Agenda **Regular Meeting of the Planning Commission**
January 16, 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.

Members of the Public may join and participate in the meeting in person or online by Zoom here:

Join on Zoom: https://santafenm-gov.zoom.us/j/86739822181

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Webinar ID: 867 3982 2181

Public 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/

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. November 21, 2024 **(POSTPONED FROM DECEMBER 5, 2024)**

   b. December 5, 2024

7. Approval of Findings/Conclusions

   a. **Case #2023-7752. 4000 and 4200 Beckner Road Preliminary Serial Subdivision Plat.**

   b. **Case #2024-9318. 4400 Hart Road Development Plan.**

   c. **Case #2024-8898. 214 Camino De Los Marquez Rezoning.**

8. Consent

   a. **Case #2024-000 Plaza Contenta Development Plan Second Time Extension.** Robert Gibbs, Agent for Plaza Contenta Apartments, LLC and B&R Land Investments, Applicant requests a second time extension for the approved development plan for 6001 Jaguar Drive (Case #2020-2498). The applicant is requesting a second 1-year extension to the time allowed for approvals granted by the Planning Commission on October 15, 2020.

9. Staff Communications

   a. Santa Fe Green Building Code Update Presentation - Stephen Onstad, Founder EverGreen Building Solutions, Santa Fe Code Compliance & IECC Residential Energy Inspector/Plans Examiner and Doug Pushard, Founder, HarvestH2o and KuelWater.org

10. Old Business

11. New Business

   a. **Case #2024-8550. Fiesta Hyundai Dealership Development Plan.** Lloyd & Associates, Agent, for 2015 Cerrillos, road Properties LLC, Applicant, requests Development Plan approval to construct approximately 25,541 square feet of new construction for an automotive dealership on 6.131± acres. The site is zoned C-2 (General Commercial) and is located at 4994 Governor Miles Road. (Dan Esquibel, Case Manager) **(POSTPONED FROM NOVEMBER 21, 2024 AND DECEMBER 5, 2024)**

   b. **Case #2024-9304. Fiesta Hyundai Dealership Development Plan.** Lloyd & Associates, Agent, for 2015 Cerrillos, road Properties LLC, Applicant, requests Development Plan approval to construct approximately 20,894 square feet of

new construction for an automotive dealership on 5.860± acres. The site is zoned C-2 (General Commercial) and is located at 4994 Governor Miles Road. (Dan Esquibel, Case Manager) **(POSTPONED FROM NOVEMBER 21, 2024 AND DECEMBER 5, 2024)**

c. **Case #2024 –7909. RKSS- Cerrillos Multifamily Development Plan.** JenkinsGavin, Agent, for RKSS Santa Fe 1, LLC, Owner, requests approval of a development plan to establish development standards for a 192,570 SF, 194-unit multifamily development located at 3471, 3431, 3435, 3439 and 3443 Cerrillos Road and 3420 + 3450 Rufina Street over five lots totaling approximately 7.5 acres. The property is zoned C-2 and R-3 (General Commercial and Residential – 3 unit per acre) and is within the Cerrillos Road Highway Corridor (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

d. **Case #2024-7998. Los Prados Preliminary Subdivision Plat.** JenkinsGavin, Inc., Agent, for HomeWise, Inc., owner and applicant ("Applicant"), requests review and approval of a Preliminary Subdivision Plat for a 97-unit residential development consisting of 42 townhomes and 55 single-family detached homes, as well as the development of a 5.12-acre public park. The subject 14.41-acre parcel is located at 3730 South Meadows Road and is zoned R-6 (six residential units per acre). (Janice Biletnikoff, AICP, Case Manager, jibiletnikoff@santafenm.gov).

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
NOVEMBER 21, 2024 AT 6:00

A. ROLL CALL

Members Present:
Chair Janet Clow
Vice Chair Jessica Eaton Lawrence
Member Gurushabad Mirando
Member Peter Smith
Member Thomas (TJ) Rieland

Not Present:
Member Sasha McGhee

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Member Lawrence moved, seconded by Member Rieland, to approve the agenda as amended my staff to move staff communications after approval of the minutes.

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

For:
Vice Chair Jessica Eaton Lawrence Yes
Member Gurushabad Mirando Yes
Member Peter Smith Yes
Member Thomas (TJ) Rieland Yes

Against: None

Abstain: None

D. APPROVAL OF MINUTES:

1. October 3, 2024

MOTION: Vice Chair Jessica Eaton Lawrence Motioned, seconded by Member Thomas TJ Thomas (TJ) Rieland, to approve the October 3, 2024 minutes.

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

For:
Vice Chair Jessica Eaton Lawrence Yes
Member Gurushabad Mirando Yes
Member Peter Smith Yes
Member Thomas (TJ) Rieland Yes

Against: None

Not present: Member Sasha McGhee

2. October 17, 2024

MOTION: Vice Chair Jessica Eaton Lawrence Motioned, seconded by Member Thomas (TJ) Rieland, to approve the October 17, 2024 minutes.

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

For:
Vice Chair Jessica Eaton Lawrence Yes
Member Gurushabad Mirando Yes
Member Peter Smith Yes
Member Thomas (TJ) Rieland Yes

Against: None

Not Member Sasha McGhee

I. STAFF COMMUNICATIONS

Daniel Alverado provided a status update of Chapter 14 Janice Biletnikoff provided a status update or the General Plan

E. APPROVAL OF FINDINGS/CONCLUSIONS

F. CONSENT

1. Case #2024-9306. 7261 Airport Road Development Plan Time Extension per Section 14-3.19(C) SFCC 1987. Orion-West LLC., Agent, MBR 7261 Airport Road LLC, Applicant (Buyer), request a time extension for Development Plan approved by the Planning Commission on August 4, 2022, to construct 261,000 square feet of new construction for a 221-unit multi-family apartment complex. The project is a 7.96-acre lot zoned C-2 (General Commercial) within the Airport Road Overlay and River and Trails Archaeological Review District. (Carly Venditti, Case Manager)

MOTION: **Vice Chair Jessica Eaton Lawrence Motioned, seconded by Member Thomas (TJ) Rieland, to approve the Consent Agenda.**

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

For:

Vice Chair Jessica Eaton Lawrence Yes
Member Gurushabad Mirando Yes
Member Peter Smith Yes
Member Thomas (TJ) Rieland Yes

Against: None

Abstain: None

G. OLD BUSINESS

H. NEW BUSINESS

1. **Case #2024-8550. Fiesta Hyundai Dealership Development Plan. Lloyd & Associates, Agent, for 2015 Cerrillos, road Properties LLC, Applicant, requests Development Plan approval to construct approximately 25,541 square feet of new construction for an automotive dealership on 6.131± acres. The site is zoned C-2 (General Commercial) and is located at 4994 Governor Miles Road. (Dan Esquibel, Case Manager) (TO BE POSTPONED TO DECEMBER 5, 2024)**

2. **Case #2024-9304. Fiesta Hyundai Dealership Development Plan. Lloyd & Associates, Agent, for 2015 Cerrillos, road Properties LLC, Applicant, requests Development Plan approval to construct approximately 20,894 square feet of new construction for an automotive dealership on 5.860± acres. The site is zoned C-2 (General Commercial) and is located at 4994 Governor Miles Road. (Dan Esquibel, Case Manager) (TO BE POSTPONED TO DECEMBER 5, 2024)**

3. **Case #2023-7752. 4000 and 4200 Beckner Road Preliminary Serial Subdivision Plat. Orion West LLC, Agent, for Santa Fe Las Soleras Medical Development LLC, Las Soleras Center LLC, and Las Soleras Village LLC, Owners, requests approval to subdivide Lots 18A (29.82 acres) and 18B (18.01 acres) of the Las Soleras Master Plan to create a total of six lots. The property is zoned C-2 (General Commercial) and is located within the Suburban Archaeological Review District. (Janice Biletnikoff, Case Manager)**

MOTION: **Vice Chair Jessica Eaton Lawrence motioned, seconded by Member Thomas (TJ) Rieland, to approve case 2023-7752, 4000 and 4200 Beckner Road Preliminary Serial Subdivision Plat subject to conditions of approval and technical corrections recommended by Staff, including the additional following condition *"Dedication of internal subdivision roads be addressed during Final Plat and with reference to this meeting record for more information."***

VOTE:

The motion was approved on the following Roll Call vote:

For:

Vice Chair Jessica Eaton Lawrence
Yes Member Gurushabad Mirando
Yes Member Peter Smith Yes
Member Thomas (TJ) Rieland Yes

Against: None

Abstain: None

J. MATTERS FROM THE COMMISSION

K. ADJOURNMENT

_____ _____

Liaison Chair

City of Santa Fe

MINUTES

REGULAR MEETING OF
THE PLANNING COMMISSION
December 05, 2024, AT 6:00 PM

A. ROLL CALL

Members Present:
Chair Janet Clow
Member Gurushabad Mirando
Member Peter Smith
Member Thomas (TJ) Rieland
Member Piper Kapin

Excused
Member Sasha McGhee
Member Jessica Lawrence

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

Staff Requested to move Agenda item H. STAFF COMMUNICATIONS before New Business to allow Allen Hook to provide a presentation on water.

MOTION: Member Peter Smith moved, seconded by Member Gurushabad Mirando, to approve the agenda as amended.

VOTE: The motion was approved on the following Roll Call vote: 5-0

For: Member Gurushabad Mirando, Member Peter Smith, Member Piper Kapin and, Member Thomas (TJ) Rieland.

Against: None.

Abstain: None.

D. APPROVAL OF MINUTES:

1. November 17, 2024

MOTION: Member Gurushabad Mirando moved to Reject the minutes as presented and revisit the amended minutes at the next meeting, seconded by Member Thomas (TJ) Rieland.

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

For: Member Gurushabad Mirando, Member Peter Smith, Member Thomas (TJ) Rieland, and Member Piper Kapin .

Against: None.

Not present: None.

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. None.

6. OLD BUSINESS

None

G. NEW BUSINESS

a. Case #2024-9318. 4400 Hart Road Development Plan. NM Land Solutions LLC., Agent, for BH Devco, owner and applicant ("Applicant") requests approval of a Development Plan for a 62,200 square foot warehouse distribution building. The property address is 4400 Hard Road and is zoned I-1 (light industrial). It consists of an undeveloped 10.73-acre lot. (Carly Venditti, Case Manager, cavenditti@santafenm.gov).

MOTION: Member Gurushabad Mirando moved to approve, seconded by Member Peter Smith.

For: Member Gurushabad Mirando, Member Peter Smith, Member Gurushabad Mirando, Member Thomas (TJ) Rieland, and Member Piper Kapin

Against: None.

Not present: Vice Chair Jessica Eaton Lawrence, and Member Sasha McGhee

Conditions: None

b. Case #2024-8550. Fiesta Hyundai Dealership Development Plan. Lloyd & Associates, Agent, for 2015 Cerrillos, road Properties LLC, Applicant, requests Development Plan approval to construct approximately 25,541 square feet of new construction for an automotive dealership on 6.131± acres. The site is zoned C-2 (General Commercial) and is located at 4994 Governor Miles Road. (Dan Esquibel, Case Manager) **(POSTPONED FROM NOVEMBER 21, 2024) (POSTPONED TO JANUARY 16, 2025)**

c. Case #2024-9304. Fiesta Hyundai Dealership Development Plan. Lloyd & Associates, Agent, for 2015 Cerrillos, road Properties LLC, Applicant, requests Development Plan approval to construct approximately 20,894 square feet of new construction for an automotive dealership on 5.860± acres. The site is zoned C-2 (General Commercial) and is located at 4994 Governor Miles Road. (Dan Esquibel, Case Manager) **(POSTPONED FROM NOVEMBER 21, 2024) (POSTPONED TO JANUARY 16, 2025)**

d. Case #2024-8898. 214 Camino De Los Marquez Rezoning. JenkinsGavin, Inc.,

Agent, for Santa Fe Opera, Owner/Applicant, requests the Planning Commission recommend and the Governing Body approve and adopt an Ordinance to rezone 2.50 acres located at 214 Camino De Los Marquez from R-21 PUD (Residential Twenty-one [21] dwellings per acre, Planned Unit Development) to R-29
(Residential Twenty-nine [29] dwellings per acre), including removal of the PUD from the subject property. The Property is located within the Suburban Archaeological Review District and the River and Trails Archaeological Review District. (Janice Biletnikoff, Case Manager, jbiletnikoff@santafenm.gov)

Prior to any presentations or discussion on the case, Chair Clow recused herself from the matter and left the chambers.

MOTION: Member Gurushabad Mirando moved to recommend approval with staff's technical corrections to the Governing Body, seconded by Member Piper Kapin .

For: Member Thomas (TJ) Rieland, Member Gurushabad Mirando, and Member Piper Kapin .

Against: None.

Not present: Chair Clow (Recused), Vice Chair Jessica Eaton Lawrence, Member Sasha McGhee

Conditions: None.

H. STAFF COMMUNICATIONS

a. Presentation by Alan Hook, City of Santa Fe Public Utilities

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

Liaison

Chair

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

Case# 2024-9318
4400 Hart Road Development Plan
Applicant's Name – BH Devco
Agent's Name- NM Land Solutions LLC

THIS MATTER came before the Planning Commission (Commission) for hearing on on July 11, 2024 and December 5, 2024, , upon the application (Application) of NM Land Solutions LLC., agent for BH Devco (Applicant).

The Applicant sought the Commission's approval of a Development Plan to construct approximately 62,200 square feet of new construction for warehouse distribution building (Project). The project is a 10.73-acre lot zoned I-1 (Light Industrial) (Property).

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

FINDINGS OF FACT

1. Under the Santa Fe City Code (SFCC) 1987 Section 14-3.8(B)(3)(a), a development plan is required for proposed development with a "gross floor area of thirty thousand square feet or more and is located within any zoning district of the city."
2. The Applicant attended a pre-application conference with City Land Use Department staff (Staff) on August 8, 2024, in accordance with SFCC 1987 Section 14-3.1(E).
3. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.
4. The Applicant conducted one virtual ENN meetings one on September 24, 2024. Both ENN meetings were attended by staff, the Applicant's agent but no members of the public attended the meeting.
5. SFCC 1987 Section 14-3.8(C)(1) requires applicants for development plan approval to submit certain plans and other documentation that show compliance with applicable provisions of the Code (Submittal Requirements).
6. The Applicant's submittals included Development Plan drawings, reports, a traffic impact analysis, and an application letter. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
7. Staff reviewed the Application and related materials, and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report).
8. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].

9. Staff recommended that the Commission approve the Development Plan, subject to certain conditions of approval and technical corrections set forth in the Staff Report and attached exhibits.
10. SFCC 1987 Section 14-3.8 establishes certain procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC 1987 Section 14-3.8(D).
11. At the Hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and opened the floor to receive testimony offered by any interested members of the public prior to making a decision. No members of the public offered testimony at the Hearing.
12. SFCC 1987 Section 14-3.8(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before a development plan may be approved. SFCC 1987 Section 14-3.8(D)(l) sets out certain findings that the Commission must make to grant a special use permit, including:
    a. *That the Commission is empowered to approve the development plan under the section of Chapter 14 described in the*; Santa Fe City Code (SFCC) Subsection 14-2.3(C)(1) authorizes the Planning Commission to review and approve or disapprove development plans.
    b. *That approving the development plan will not adversely affect the public interest;* the Commission found that approving the development plan for a distribution warehouse will not adversely affect the public interest.
    c. *That the use is compatible with and adaptable to adjacent properties and other properties in the vicinity.* The Commission found that the proposed use of the project site is compatible with and adaptable to the surrounding uses and structures.
    d. The Planning Commission adopted the conditions of approval recommended by staff.
13. On December 5, 2024, the Commission approved the development plan to construct a 62,200 square foot warehouse distribution building subject to the conditions of approval implemented by staff and those conditions adopted by the Commission at the Hearing.

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 14-3.8(D)(2) the Commission is authorized to specify conditions of approval for a development plan to accomplish the proper development of the area and to implement the policies of the general plan.
2. The Commission has the power and authority under SFCC 1987 Section 14-2.3(D)(1) to approve the development plan applied for in this request.
3. Pursuant to SFCC 1987 Section 14-6.1(C) Table 14-6-1.1, "*Table of Permitted Uses*", "*warehouse*" and "*freight movement*" uses over 3,000 square feet are permitted within the I-1 Light Industrial zone with a development plan.
4. The Early Neighborhood Notification (ENN) meeting was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.

5. The Planning Commission Public Hearing on December 5th, 2024, was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
6. The Applicable Requirements set forth in SFCC 1987 Section 14-3.8 for approving the requested development plan have been met:
    a. That granting approval of the development plan will not adversely affect the public interest.
    b. The Project is compatible with adjacent land uses and to other properties in the vicinity of the Project. The nature of the warehouse distribution business aligns within the industrial character of the I-1 Light Industrial zone.

WHEREFORE, IT IS ORDERED ON THE 16TH DAY OF JANUARY 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:
The Development Plan for the Project is approved, subject to the conditions of approval and technical corrections set forth in the Staff Report and exhibits. The Development Plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to SFCC 1987 Subsection 14-3.19(B)(6) or a time extension is granted pursuant to SFCC 1987 Section 14-3.19(C).

_____ _____
Janet Clow, Chair Date
FILED:

_____ _____
Andrea X. Salaxar Date
City Clerk

APPROVED AS TO FORM

_____ _____
Rebecca Mnuk-Herrmann Date
Assistant City Attorney

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Chris Rivera, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

Hearing Date: January 16, 2023 (Consent Agenda)

To: Planning Commission

Via: Heather L. Lamboy, Planning and Land Use Director
Maggie Moore, Interim Assistant Director

From: Dan Esquibel, Interim Planning Manager

Re: **Case #2024-9640 Plaza Contenta Development Plan Second Time Extension.** Robert Gibbs, Agent for Plaza Contenta Apartments, LLC and B&R Land Investments, Applicant requests a second time extension for the approved development plan for 6001 Jaguar Drive (Case #2020-2498). The applicant is requesting a second, 1-year extension to the time allowed for approvals granted by the Planning Commission on October 15, 2020.

Executive Summary:
B&R Land Development appeared before the Planning Commission on October 15, 2020 for approval of a Development Plan for 6001 Jaguar Drive. The development plan included neighborhood commercial uses, 150 multifamily dwelling units and open space on approximately 7.02 acres (see Attachment A Case #2020-2498 Staff Report). The original expiration date for the approval was October 15, 2023 or three years from the date of final approval.

On November 2, 2023, the Planning Commission approved a 1-year extension (Case #2023-7305) moving the expiration date of the development plan to October 15, 2024. While the applicant committed to finalizing and recording their development plan within the 1-year extension, they have requested an additional 1-year extension due to higher than expected construction costs and other financing challenges (see Attachment B-1 Time Extension Letter of Intent). If approved, this will extend their expiration date to October 15, 2025. No additional extensions are allowed.

Recommendation:
Staff recommends the Planning Commission approve Case #2024-9640 Plaza Contenta Development Plan Time Extension.

Per SFCC 14-3.19(B)(4) *Expiration of Development Approvals*, approval of a final development plan shall expire three (3) years after the final action approving it unless actual development of the site or off-site improvements has begun. The final action for this development approval (see Attachment B-2 Findings of Fact and Conclusions of Law Case #2020-2498) was October 15, 2020.

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Chris Rivera, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

Per SFCC 14-3.19(C*) Time Extensions*, applications for time extensions shall be filed prior to the expiration of the final action for which the extension is requested. The Applicant applied for the second time extension on September 26, 2024, prior to the expiration of the final action, October 15, 2024 (see Attachment B-3 Time Extension Application).

Attachments:

A. Case #2020-2498 Staff Report
B. Applicant Submittals
    1. Time Extension Letter of Intent
    2. Findings of Fact and Conclusions of Law Case #2020-2498
    3. Time Extension Application

Land Use Department
Planning Commission Staff Report

Case No:	2020-2498
Hearing Date:	October 15, 2020
Applicant:	B&R Land Development
Request:	Approval of Final Development Plan
Location:	6001 Jaguar Drive
Case Mgr.:	John Neunuebel, Planner Senior
Zoning:	PRC (Planned Residential Community)
Overlay:	Overlay Not Applicable; (Subject Site Located Within Tierra Contenta Master Plan Area)
Pre-app Mtg:	April 23, 2020 & June 4, 2020
ENN Mtg:	July 15, 2020
Proposal:	Proposed Development Plan approval for a mixed-use project including neighborhood commercial uses and 150 multifamily units, and open space on approximately +/-7.02 acres

Site Map



Case #2020-2498. **Plaza Contenta Development Plan**. Autotroph, Agent for B&R Land Development, owner, requests final Development Plan approval for a mixed-use project including multi-family residential comprising 150 apartments; 14,000 sqare feet of neighborhood commercial uses; and public open space as located at 6001 Jaguar Drive. The property is located within the Tierra Contenta Master Plan Area Phase 1A, as Tract 11, zoned PRC (Planned Residential Community) and is approximately 7.2 acres in size. (John Neunuebel, Case Manager, jcneunuebel@santafenm.gov Telephone: 505-966-6656.)

I. RECOMMENDATION:

Staff recommends that the Commission should **APPROVE** the proposed development plan (Case #2020-2498), subject to conditions of approval and technical corrections outlined in this report.

Two motions will be required for this case:

- *Approve or deny the Development Plan for Case #2020-2498, subject to the conditions of approval and technical corrections recommended by staff;*
- *Approve or deny the Findings of Fact and Conclusions of Law for Case #2020-2498 (Exhibit A(2)).*

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

#	Condition of Approval	Dept. or Division	To be completed by:
1	Design Work shall comply with ICC ANSI A117.1-2009, Chapters 1-5 and Chapter 7 as required, and applicable Federal and State codes and statutes. (See Requirements & Conditions below for additional information). 2. Provide ADA detail/specifications for site fencing gate latches. 3. Incorporate dimensions into construction plans for all features required for ADA accessibility. These may be on shown on an enlarged plan and as typical. 4. Include Keyed note/tag/sheet reference for NMDOT curb ramp types and other applicable NMDOT design standards on construction plans. 5. Indicate slopes along the accessible path of travel, including driveway and intersection crossings. 6. Accessibility feature design within the Public Right-of-Way shall comply with NMDOT Pedestrian Access Route Details (Serial 608). Applicable On-Site accessible features shall also comply with NMDOT Serial 608 unless alternate feature design is provided for approval.	Land Use Department/Technical Review	Prior to construction permit application and Construction Permit
2	Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC2009 Section 503.2.1) Shall comply with Table D103.4 Requirements for Dead-End Fire Apparatus Access Roads. Fire Department shall have 150 feet distance to any portion of any building newly constructed. (IFC 2009 section 503.1.1)	Fire Prevention	Prior to Recordation

3	Provide an approved Water Plan from the Water Division will be required. Water Plan comments will be submitted to the design engineer.	Water Engineering	Prior to Recordation
4	1) New General Note No. 13 shall be added to Development Plan indicating the following: "The plaza area, adjacent to Jaguar Drive, shall remain open and accessible to the public, and signs indicating this shall be prominently posted within the plaza area." 2) Add title block that includes the following: "PLAZA CONTENTA DEVELOPMENT PLAN FOR MULTIPLE USES INCLUDING THE PLAZA CONTENTA APARTMENTS, NEIGHBORHOOD COMMERCIAL USES, AND PUBLIC PARK SPACE" 3) IMPLEMENT PUBLIC USE EASEMENT FOR PLAZA, PEDESTRIAN PROMENADE, AND PEDESTRIAN GATEWAY AREA(S) TO ENSURE CONTINUED PUBLIC ACCESS.	Land Use/Current Planning	Prior to Recordation

Following standard practice, redline comments will be provided to the surveyor who shall make any necessary changes to comply with technical corrections, and submit the corrected plat in Mylar. The "technical corrections" that must be made to the development plan and preliminary subdivision plat prior to recordation are listed in Exhibit A.

III. EXECUTIVE SUMMARY:

The subject site is located at 6001 Jaguar Road within a central portion of the Tierra Contenta community with nearby facilities including public schools and public library. The 7.2-acre site is bound by Jaguar Drive, Plaza Del Sol, and Avenida Contenta and currently includes two (2) existing structures each comprised of commercial spaces at ground level with residential apartments above pursuant to a previously-approved development plan. The Applicant is now proposing a new development plan that will provide for completion of development on the site through provision of 150 additional residential apartments within five separate, 1 & 2 story buildings, along with commercial spaces within three (3) 1-story buildings. (The new plan also provides for conversion of commercial spaces within the two presently-completed buildings into 5 residential apartments, as well as co-working / studio space for residents.) Additionally, the new development plan continues the designation of open space including completion of the now half-complete, circular-plaza feature, along with other open space areas that together provide for park space accessible to the general public pursuant to the Tierra Contenta Master Plan.

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

IV. BACKGROUND

The subject property as part of the Tierra Contenta Master Plan area was annexed into the City pursuant to annexation agreement subsequently "Restated" with recordation on July 19, 1994. The proposed new development plan for the subject site will replace an existing development plan as was approved by the Planning Commission on October 2, 2003, and amended on March 25, 2010. (Note: The existing development plan stipulates 4 phases of development, with only Phase 1 development having been completed to date.) The proposed new development plan provides for substantially more residential development and substantially less commercial development than the existing development plan.

The Tierra Contenta Master Plan designates the subject site for "Neighborhood Commercial" uses, along with a public park, which the Applicant is proposing, and will comprise completion of the circular plaza and other public open space. Permitted uses pursuant to the master plan include residential, retail, office, art & dance studios, eating establishments, and other compatible uses.

V. EXISTING CONDITIONS:

The property is primarily vacant, except for the two buildings constructed pursuant to Phase 1 of the existing development plan, along with parking lot areas and open space including the partially constructed circular plaza area. The site has been entirely graded pursuant to implementing the existing development plan.

Surrounding uses include Cesar Chavez Elementary School to the north and west, the Paseo Del Sol apartments to the south (east of Paseo Del Sol and south of Avenida Contenta) with Capital High School also located to the south (west of Paseo Del Sol). Existing single-family residences are located east of Avenida Contenta and to the southwest along Jaguar Drive just north of Capital High School. All adjacent areas are zoned PRC (Planned Residential Community) as is the subject site as they are all part of the Tierra Contenta Master Plan.

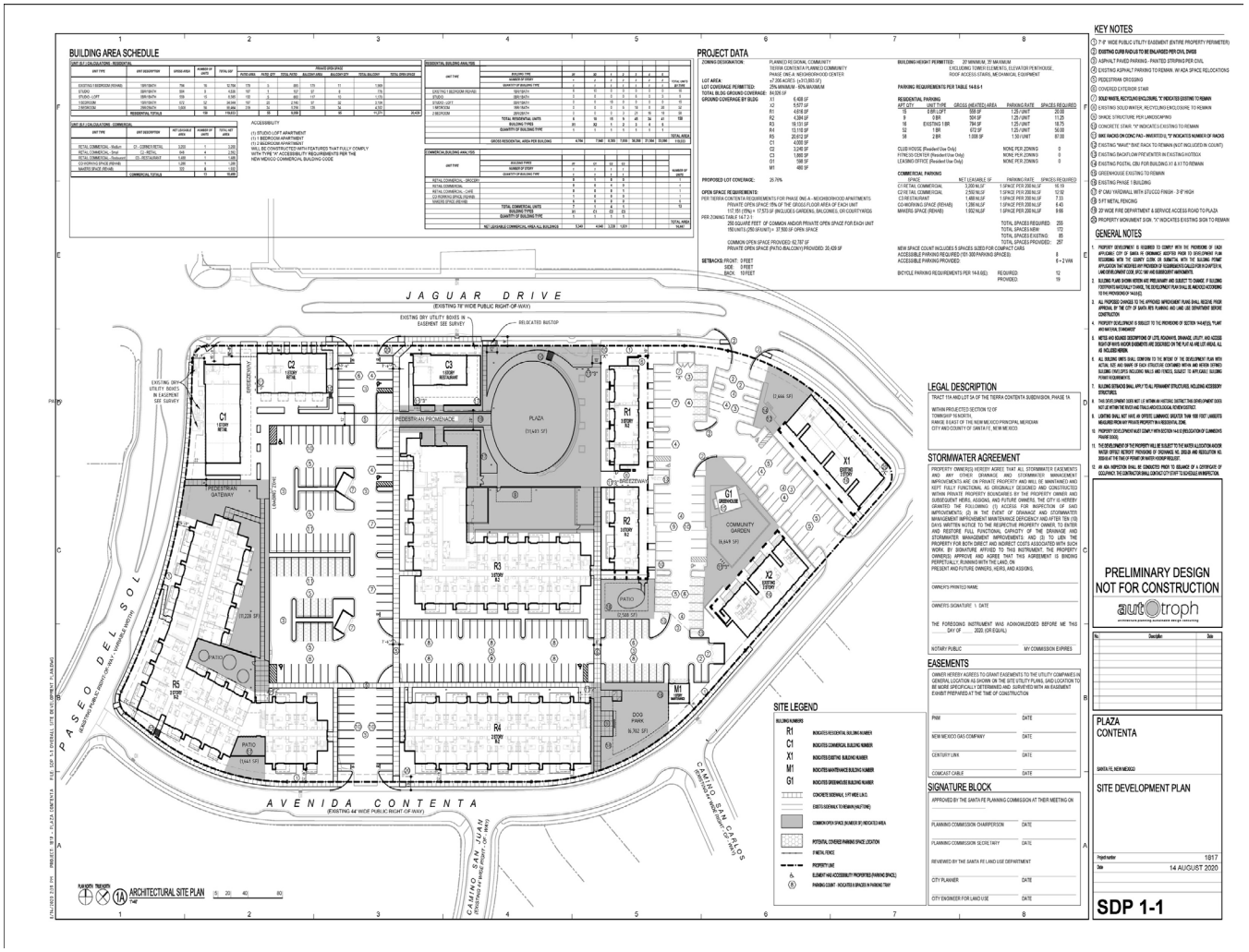
VI. PROJECT DESCRIPTION AND ANALYSIS:

Project Description

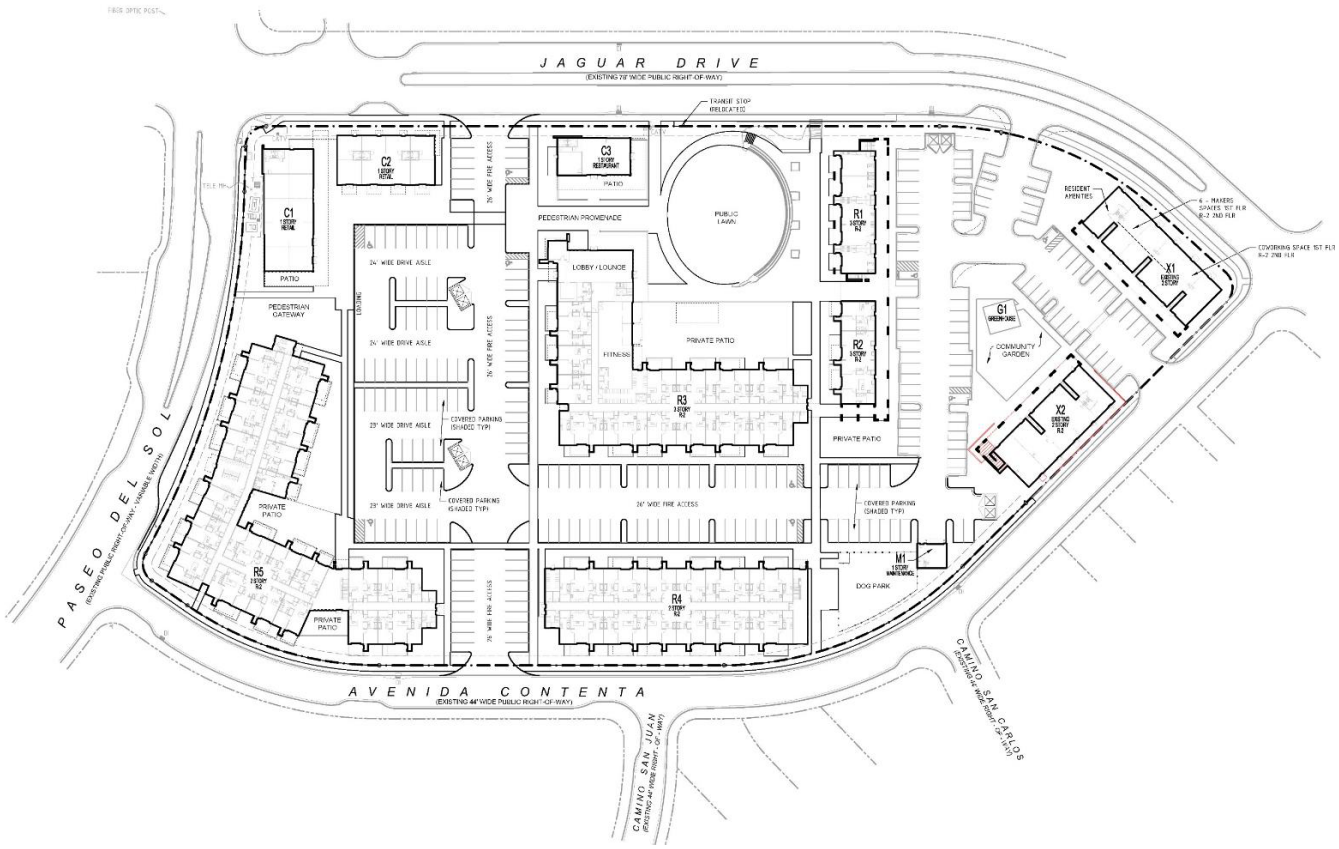
The proposed mixed-use project encompasses approximately 7.02 acres contained within a single lot. Proposed new residential development on the site consists of five (5) new, 2 and 3-story buildings, located throughout the site. Proposed new commercial development will be contained within three (3) new buildings located adjacent to Jaguar Drive near intersection with Paseo Del Sol. Private open space comprised of residential patios and balconies total 20,429 sq.ft., while common open space comprising all other designated open space including the central plaza, community garden, and dog park totals 62,787 sq.ft.

UNIT (S.F.) CALCULATIONS - RESIDENTIAL						
UNIT TYPE	UNIT DESCRIPTION	NET AREA (1)	NUMBER OF UNITS	APARTMENT MIX	TOTAL NET AREA	
EXISTING 1 BEDROOM (REHAB)	1BR/1BATH	794	16	11%	12,704	
STUDIO	0BR/1BATH	504	9	6%	4,536	
STUDIO - LOFT	0BR/1BATH	559	15	10%	8,385	
1 BEDROOM	1BR/1BATH	657	52	35%	34,164	
2 BEDROOM	2BR/2BATH	989	58	39%	57,362	
	RESIDENTIAL TOTALS		**150**	**100%**	**117,151**	

UNIT (S.F.) CALCULATIONS - COMMERCIAL						
UNIT TYPE	UNIT DESCRIPTION	NET AREA (1)	NUMBER OF UNITS		TOTAL NET AREA	LEASABLE AREA
RETAIL COMMERCIAL - Medium	C1 - CORNER RETAIL	4,048	1		4,048.00	3,238
RETAIL COMMERCIAL - Small	C2 - RETAIL	807	4		3,228.00	2,582
RETAIL COMMERCIAL - Restaurant	C3 - RESTAURANT	1,831	1		1,831.00	1,465
					-	0
CO-WORKING SPACE (REHAB)		2,136	**1**		2,136.00	1,709
MAKERS SPACE (REHAB)		534	**6**		3,204.00	2,563
	COMMERCIAL TOTALS		**13**		**14,447**	**11,558**



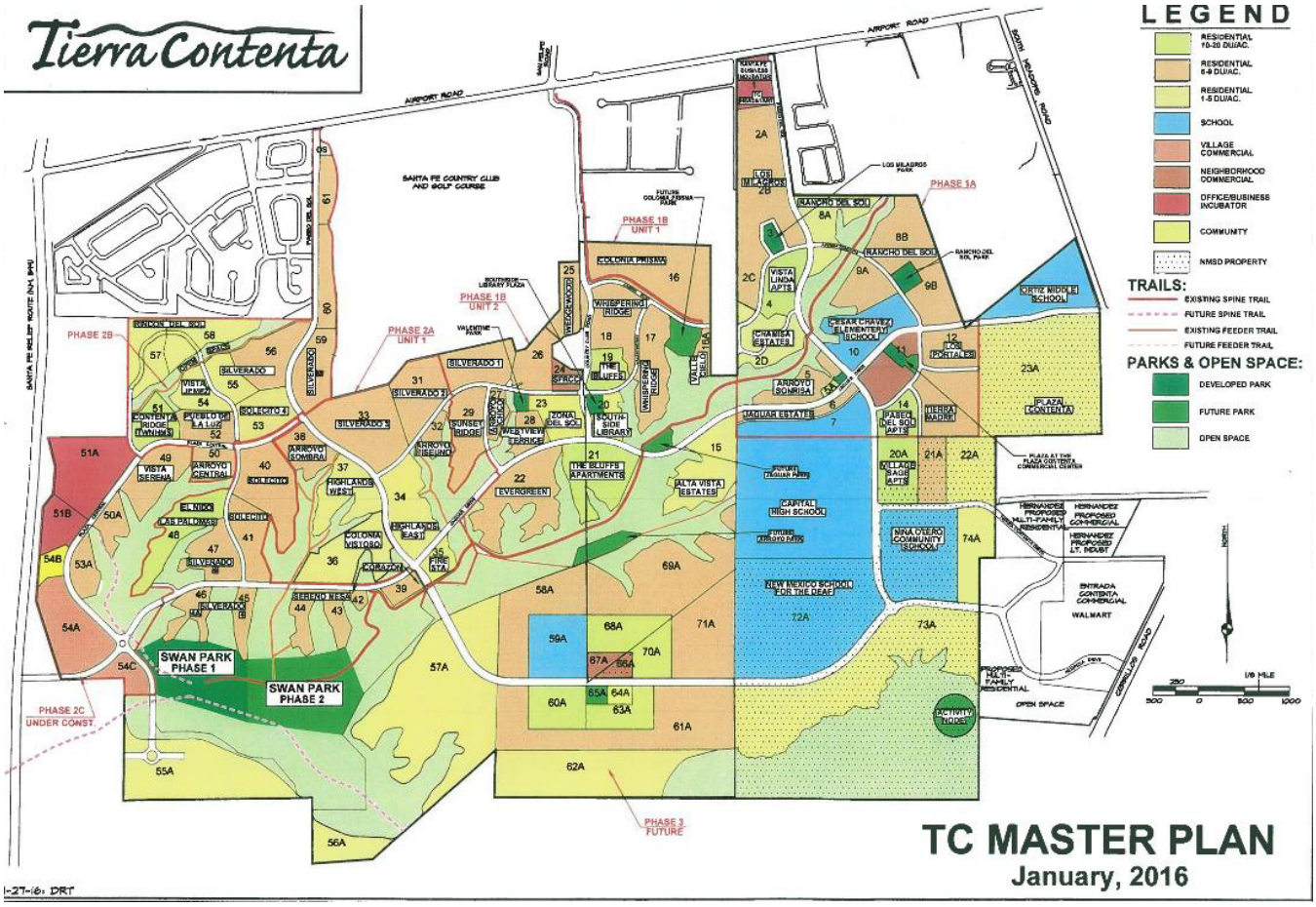
Proposed development plan above and next page, with open space areas shaded above





Conceptual aerial view from intersection of Paseo Del Sol & Avenida Contenta

Tierra Contenta Master Plan



As indicated on the Master Plan land use map, the subject site is intended for Neighborhood Commercial use, along with the site also indicated to include a park. Land Use Department staff have determined that the proposed Tierra Contenta Development Plan adheres to the Tierra Content Design Standards as specified for Neighborhood Commercial.

Site Designation: Neighborhood Commercial

Purpose: Neighborhood Commercial centers provide shopping, employment and community amenities for local residents within walking distance of their homes. Neighborhood Commercial centers shall contain a mixture of uses including residential.

General Characteristics: Businesses and other facilities shall be of a small scale and primarily for the benefit of neighborhood residents. Neighborhood Commercial centers shall be organized around a public plaza and parking shall be located behind buildings or otherwise screened. Buildings are typically between 2-3 stories and front public streets.
Permitted Uses: Residential, retail, office, art & dance studios, and eating establishments and other compatible uses.

Allowable Height: 20’ min., 35’ max. (excluding tower elements, elevator penthouse, roof access stairs & mechanical equipment)

Setbacks: 0’ Front, 0’ side and 10’ rear

Lot coverage: 25% Min, 60% Max.

Parking: Per city of Santa Fe Land Use Code Requirements.
-Residential: 1.25 space per unit for units up to 800 SF. 1.5 spaces per unit for units between 800-1200 sf.
-Commercial: 1 space per 200 SF for retail, office, and restaurant uses

Staff have determined that the specified open spaces including central plaza, dog park, and community garden adhere to the Tierra Contenta Master Plan’s inclusion of park space on the subject site.

Architectural Design

All buildings will include earth tone stucco finishes with varied architectural details that may be categorized as contemporary in design. The Applicant will be required to provide an analysis that proposed designs meet the Architectural Design Standards per Table 14-8.7-2 as part of the City’s building permit application process.



Preliminary architectural designs above & next page



Santa Fe HOMES Program
The Applicant is required to build affordable units in this development in accordance with Tierra Contenta Master Plan affordability requirements, and City staff will be calculating precise requirements for the proposed development. The Applicant will submit a proposal to the City's Affordable Housing Director for review.

Access and Traffic
The proposed project, having existing collector roadways on the perimeter of the site, will have a total of 4 vehicular access points; two on Jaguar Drive and two on Avenida Contenta, with pedestrian access provided from all roadways. The interior of the project site will utilize private drive aisles connecting various parking lot areas. A Traffic Impact Analysis was completed for the project, and the City Engineer concluded that the analysis demonstrates that the area roadway network can adequately accommodate traffic generated by the proposed project.

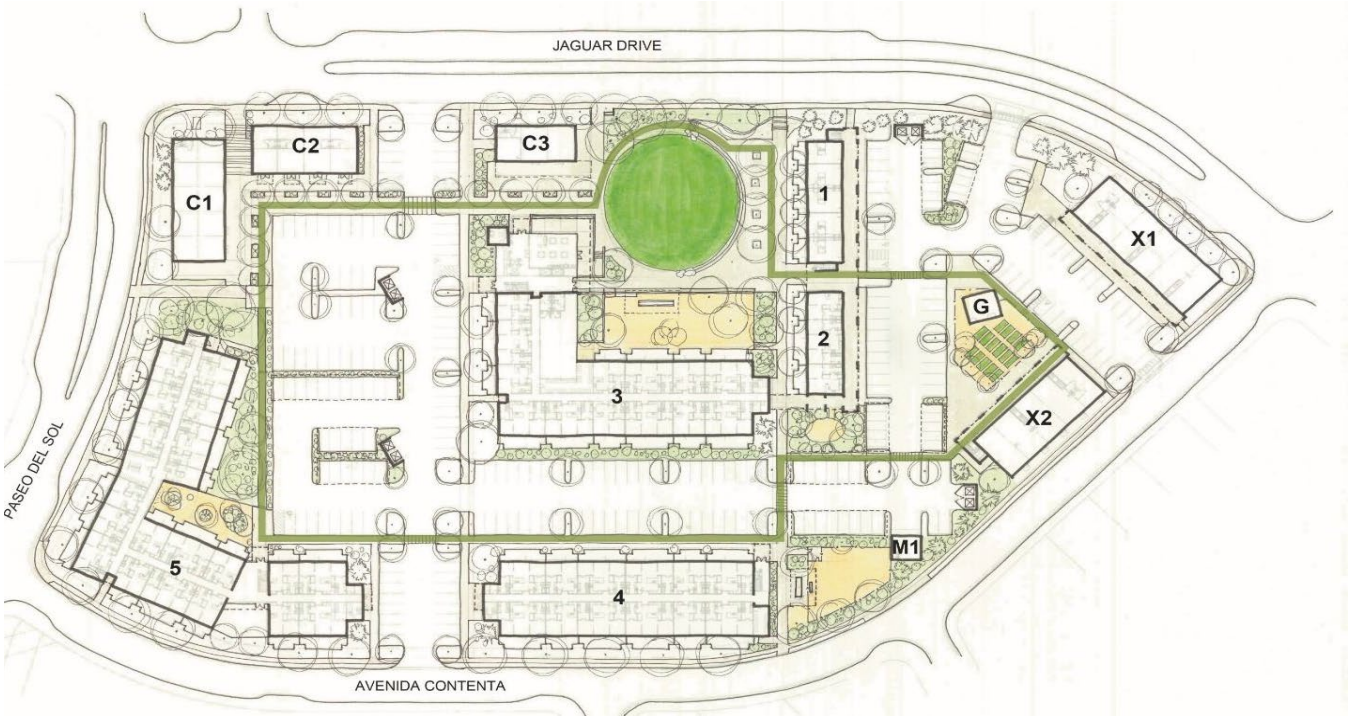
Parking
The commercial and residential components of the proposed development have a combined parking requirement of 255 spaces. There are currently 85 parking spaces on the site, with 172 new spaces to be provided for a total of 257 spaces. Required bicycle parking is provided at various locations.

Fire
The Fire Department has reviewed this proposal and has provided comments for construction. As proposed the Fire Department approves of this project.

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

Landscaping
Street trees will be planted along periphery roadways, with the central plaza area comprising an open

area with trees also surrounding. Detailed landscape plans will be reviewed as part of the City's building permit application process.



Water Budget
The project has been conditioned to require provision of an approved Water Plan from the City's Water Division prior to recordation of the subject Development Plan.

Grading and Drainage
As previously indicated, development on the site has already commenced pursuant to the existing development plan, and the entire 7.2 acre site has undergone grading. Revised drainage plans have been submitted in conjunction with the proposed new development plan. On site drainage is proposed with this project.

Lighting and Signage
Site lighting will be provided via pole-mounted LED fixtures located within the interior areas of the project site. The Development Plan includes the placement of two (2) project monument signs (each monument sign 16 sq.ft. maximum) with one monument sign to be located at each primary north and south entryways. Additionally, there are as two (2) building-mounted, hanging signs indicated for placement on commercial buildings (each wall sign 5 sq. ft. maximum).

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

General Design Standards – Tierra Contenta Master Plan

The proposed development plan adheres to Tierra Contenta Phase 1A design standards including setbacks, density, open space, and parking design, as well as specific standards related to the subject site being categorized within the Master Plan as Neighborhood Commercial inclusive of park space. As required, the Tierra Contenta Architectural Review Committed has reviewed and approved the proposed development plan.

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

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

Criterion 1: that the Planning Commission has the authority and is empowered to approve the development plan under the section of Chapter 14 described in the application;	**Criterion Met:** (Yes/No) **YES**
Santa Fe City Code (SFCC) Subsection 14-3.8(B)(3)(a) requires a development plan for development with a gross floor area of over thirty thousand square feet in any zone. Subsection 14-2.3(C)(1) authorizes the Planning Commission to review and approve or disapprove development plans.	
Criterion 2: that approving the development plan will not adversely affect the public interest; and	**Criterion Met:** (Yes/No) **YES**
The Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. Subject to staff recommended conditions of approval, the proposed development plan complies with both SFCC Chapter 14 and the Tierra Contenta Master Plan, and would not adversely affect the public interest. The project serves the public interest through the construction of needed housing and commercial services and complies with all City ordinances relating to the proposed project.	
Criterion 3: that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	**Criterion Met:** (Yes/No) **YES**
The subject property is located in a mixed-use area of commercial, institutional, and multi-family development. The proposed use and scale of the Project is compatible with land uses in the vicinity and is adherence to the Tierra Contenta Master Plan.	

VIII. EARLY NEIGHBORHOOD NOTIFICATION

An ENN meeting was conducted via a virtual format on July 15, 2020. There were 30 attendees, in addition to the Applicant's project team and city staff. Issues identified and discussed comprised parking, traffic, project scale including building heights, and sustainability. (Note: Applicant was initially considering exceeding maximum building heights of 35' requiring a variance, but subsequently revised building heights in conformance with 35' standard.)

IX. EXPIRATION

The development plan, if approved by Planning Commission and the Findings of Fact and Conclusions of Law as adopted, will expire in three years, thus the expiration date would be October 15, 2023.

Per SFCC Subsection 14-3.19(B)(4) “Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6).”

X. ATTACHMENTS:

EXHIBIT A:

1. Technical Corrections
2. Draft Findings of Fact/Conclusions of Law Case #2020-2498

EXHIBIT B: Development Review Team Memoranda

1. Traffic Review Memorandum
2. Land Use/ Terrain Management Memorandum
3. Water Division Engineering
4. Wastewater Division Memorandum
5. Fire Prevention Memorandum
6. ADA Site Review Memorandum

EXHIBIT C: Maps and Photos

1. Site Photos

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

EXHIBIT E: Applicant Materials

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

APPROVED BY:

Title	Name	Initials
Planning and Land Use Director	Elias Isaacson, AICP	ESI
Land Use Planner Manager	Noah Berke, AICP, CFM	
Land Use Department Case Manager	John Neunuebel	

PLAZA CONTENTA
RESIDENTIAL COMMUNITY RETAIL

9/15/2024
Maggie Moore
Planning Director
Land Development
City of Santa Fe

Ref: B&R Land Development - Plaza Contenta Apartments – Case #2020-2498 Development Plan
6001 Jaguar Drive, Santa Fe, NM – Tierra Contenta Master Plan Community

Dear Ms. Moore:

B&R land Development – Plaza Contenta Apartment, LLC applicant for the above development plan is requesting a 12-month extension for our approved apartment development project that was approved October 15, 2020 and has received one time extension as of November 2, 2023. See attached time extension form and Findings of Fact and Conclusions of Law Item #20-0614.

Over the last 12 months we have been working on getting our construction cost together with our subcontractors and suppliers. Our initial cost have come in higher than expected and we have been working on value engineering with our team of consultants to reduce costs. Also, we have been waiting for the overall construction financing costs to become lower with interest rate reductions.

We have been able to make some cost reductions and with the Federal Reserve lowering interest rates we are getting closer to getting started. Currently we have been working with our Architect Autotroph to finish up the construction drawings for the first two buildings of the five that will be built. I have attached the site plan for reference. Our request for the time extension is for us to complete the construction drawings and be able to record the development plan and submit for vertical construction in the first quarter of 2025.

We appreciate your assistance in moving forward with this time extension request and would like to meet with you and your staff to discuss starting development early next year.

Let us know if you have any questions and need any further information.

Sincerely,
B&R Land Investment – Plaza Contenta Apartments, LLC

Robert Gibbs
Managing Member

Cc: Alexander Dzurec – Autotroph
Oralynn Guerrerortiz – Design Enginuity

ITEM # 20-0614

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

Case #2020-2498
6001 Jaguar Drive Plaza Contenta Development Plan

Owner's/Applicant's Name - B&R Land Development
Agent's Name - Alexander Dzurec; Autotroph

THIS MATTER came before the Planning Commission (Commission) for hearing on October 15, 2020 upon the application (Application) of Autotroph as agent for B&R Land Development (Applicant).

The Application pertains to 6001 Jaguar Drive, totaling approximately 7.2 acres (Property). The Applicant requests approval of a development plan intended to replace an existing development plan, only partially implemented, as was approved by the Planning Commission on October 2, 2003, and amended on March 25, 2010. The new development plan will provide for completion of development on the site through provision of one hundred and fifty additional residential apartments within five separate one and two-story buildings, along with commercial spaces within three one-story buildings. The new development plan also provides for conversion of commercial spaces within the two existing buildings into five residential apartments, as well as co-working / studio space for residents. The Property is located within the Tierra Contenta Master Plan Area Phase 1A, as Tract 11, and is zoned PRC (Planned Residential Community).

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

FINDINGS OF FACT

General

1. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
2. The Santa Fe City Code ("SFCC") Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC Section 14-3.1(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC Section 14-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC Section 14-3.1(H)-(I)].
3. An initial pre-application conference was held on April 23, 2020, and a second pre-application conference was held on June 4, 2020, in accordance with SFCC Section 14-3.1(E).
4. Pursuant to SFCC Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
5. Pursuant to SFCC Section 14-3.1(F), an ENN meeting was held on July 15, 2020 and was conducted in a virtual meeting format pursuant to the City of Santa Fe's Covid Pandemic-related procedures and requirements. There were thirty attendees in addition to the

Applicant's project team and city staff. Issues identified and discussed comprised parking, traffic, project scale including building heights, and sustainability.

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

Development Plan

11. Under SFCC Section 14-3.8(B)(3)(a), a new development with a gross floor area of thirty thousand (30,000) square feet or more requires approval of a development plan by the Commission.
12. SFCC Section 14-3.8 establishes certain procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC Section 14-3.8(D).
13. SFCC Section 14-3.8(C)(1) requires the Applicant to submit plans and other documentation that demonstrates conformance with applicable provisions of the SFCC (Submittal Requirements).
14. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
15. SFCC Section 14-3.8(D) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a development plan.
16. Pursuant to SFCC Section 14-3.8(D)(1)(a), the Commission finds that it has the authority and is empowered to approve the development plan under SFCC Sections 14-2.3(C)(1) and 14-3.8(B)(3)(a).
17. Pursuant to SFCC Section 14-3.8(D)(1)(b), the Commission finds that the development plan will not adversely affect the public interest, as it is a permitted use in the zoning district. Pursuant to SFCC Section 14-3.8(D)(1)(c), the Commission finds that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration. The site is surrounded by residential and institutional uses, including Cesar Chavez Elementary School to the north and west, the Paseo Del Sol apartments to the south (east of Paseo Del Sol and south of Avenida Contenta), and Capital High School also to the south (west of Paseo Del Sol). Existing single-family residences are located east of Avenida Contenta and to the

southwest along Jaguar Drive, just north of Capital High School. All adjacent areas are zoned PRC (Planned Residential Community) as is the subject site.

18. Pursuant to SFCC Section 14-3.8(D)(2), the Commission "may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan."
19. The Commission finds that the Conditions set forth in the Staff Report are necessary to accomplish the proper development of the area and to implement the policies of the general plan.

CONCLUSIONS OF LAW

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

General

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

Development Plan

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

WHEREFORE, IT IS ORDERED ON THE 15th DAY OF OCTOBER 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the development plan requested in Case #2020-2498, subject to the Conditions and the technical corrections set forth in the Staff Report and attached exhibits. The development plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to SFCC Section 14-3.19(B)(6) or an extension is granted pursuant to SFCC Section 14-3.19(C).

John B. Hiatt
Chairperson

11-6-20
Date:

FILED:

Yolanda Y. Vigil
City Clerk

11/6/2020
Date:

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

October 15, 2020
Date

TIME EXTENSION APPLICATION

Parcel Information

Project Name: PLAZA CONTENTIA APARTMENTS CASE # 2020-2498

Address: 6001 JAGUAR DRIVE Zoning: PRC

Previous Approvals: 10/15/2020 Purpose of Amendment: TIME EXTENSION

Property Owner Information

Company Name: B&R LAND DEVELOPMENT / PLAZA CONTENTIA APARTMENTS, LLC

Name: ROBERT GIBBS L
Last First M.I.

Address: 1000 CORRIDA PLACE #357
Street Address Suite/Unit #

SANTA FE NM 87505
City State ZIP Code

Phone: (505) 629-5292 E-mail Address: ROB@ARETEHOMESOFSANTAFE.COM

Applicant/Agent Information (if different from owner)

Company Name: AUTOTROPH

Name: DZUREC ALEXANDER
Last First M.I.

Address: 222 E. MARCY STREET
Street Address Suite/Unit #

SANTA FE NM 87507
City State ZIP Code

Phone: (505) 216-7555 E-mail Address: DZUREC@AUTOTROPHDESIGN.COM

Correspondence Directed to: ☐ Owner ☐ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: 6001 JAGUAR DRIVE

I/We authorize ROBERT GIBBS, MANAGING MEMBER to act as my/our agent to execute this application.

Signed: [signature] Date: 8/14/23

Signed: Date:

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 2001. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and annexation requirements.

Signature: [signature] Date: 8/14/23

MANAGING MEMBER

City of Santa Fe, New Mexico
Memorandum

Date: January 10, 2025

To: Planning Commission

From: Janice Biletnikoff, AICP, Long-Range Strategic Planner

Via: Heather Lamboy, Director of Planning and Land Use

RE: Santa Fe Forward: General Plan Update Briefing

Purpose:

This item is an update on "Santa Fe Forward," the City's General Plan Update (GPU). The presentation will outline the initial stages of the project, including the project team, the purpose and benefits of the General Plan Update, an overview of the Assessment Report, and the Public Engagement and Communications Plan. This presentation marks the kickoff of public engagement efforts. No action is required, as this is an information item on the agenda.

Background:

Santa Fe's General Plan, first adopted in 1972 and last updated in 1999, serves as the City's long-range framework for land use, development, and community priorities. While many foundational themes remain relevant, the plan requires revision, as was directed by the Governing Body in 2023. This will include an actionable framework to address today's contemporary challenges, including climate change, housing affordability, technology, social equity, and more. The update will align with recent planning efforts and integrate public input to ensure a cohesive approach to Santa Fe's future.

Santa Fe Forward - General Plan Update Objectives:

- Update data, demographics, and current conditions for relevance to Santa Fe's evolving needs.
- Incorporate short- and long-term community priorities, informed by a robust public engagement plan.
- Address contemporary challenges while honoring cultural, environmental, and historic heritage.
- Coordinate with ongoing projects, including the Land Development Code (LDC) Update. The LDC Update will provide restructured zoning and development regulations that align with the updated General Plan.

Next Steps:

Public Engagement Kickoff: Launch of outreach activities, including digital platforms and initial events to gather community input.

Developing the Assessment Report: Compiling a comprehensive report that informs the General Plan update by analyzing current conditions, trends, opportunities and challenges.

ATTACHMENTS:

- **Attachment 1: Planning Commission Presentation**
- **Attachment 2: Public Engagement and Communications Plan**
  - **Appendix A: Community Partner Program Policy**
  - **Appendix B: Technical Working Group Charter**



Public Engagement and Communications Plan

09 January 2025

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Appendices

A. Community Partner Policy
B. Technical Working Group

1.0 Executive Summary

The Public Engagement and Communications Plan (PECP) for the City of Santa Fe's General Plan Update, known as Santa Fe Forward (SFF)—is a comprehensive strategy designed to foster broad and inclusive community participation. Its goal is to ensure the General Plan reflects the diverse perspectives and evolving needs of Santa Fe's residents, with an emphasis on equity, transparency, and accessibility. Through partnerships with compensated Community-Based Organizations (CBOs), a Technical Working Group (TWG) of knowledgeable support to the project team, focused outreach efforts, and bilingual project materials, the plan focuses on historically underserved communities and fostering a collaborative, broad approach to planning. To ensure SFF engages broadly and inclusively, community members, interested parties, and partners will have multiple opportunities to engage, provide feedback, and shape the direction of SFF through public open house events, themed community conversations, and virtual participation activities. This will ensure that the resulting policies represent and empower all Santa Fe. The plan is structured into the following steps, each building upon the previous to create a thoughtful and effective engagement process:

Step 1: Mobilization and Understanding – Kickoff of the PECP. Initial outreach and Open Houses set guiding themes. Launches engagement with Community Partners, establishes equity frameworks.

Step 2: Vision and Goals – Establishes the SFF's vision using feedback from surveys, conversations, and events, supported by targeted branding and outreach.

Step 3: Scenario Planning – Gathers public input on draft scenarios through workshops and Open Houses, guided by an Equity Analysis to ensure inclusivity.

Step 4: Development of Preferred Plan – Creates an accessible draft plan using maps, graphics, narratives, and videos to simplify complex concepts and encourage understanding.

Step 5: Work Program and Funding Plan – Aligns the plan's implementation with funding opportunities and equity-driven guidelines to ensure inclusive, actionable outcomes.

Step Forward: Governing Body Action and Implementation – Prepares for final adoption with briefings with interested parties and decision makers, engaging presentations, and public hearings.

Step Ongoing: Coordination and Communication – Maintains transparency through updates, social media campaigns, and continuing collaboration with Community Partners.

This process represents a bold step toward an inclusive and forward-thinking vision for Santa Fe's future. By incorporating diverse voices and prioritizing equity, the City will create a General Plan that meets the needs of its residents while promoting collaboration, trust, and shared prosperity over the next two decades.

2.0 Introduction

2.1 Project Background

SANTA FE FORWARD is a three-year initiative where residents[1], interested parties[2], Community Partners[3] and the City will embark on an engaging process to update the City's General Plan for a more connected, equitable and sustainable Santa Fe.

The General Plan is one of our community's most important tools to help plan our future. Through this plan, the City seeks to transparently incorporate and manifest the perspectives of equity-focused communities, key interested parties, and the broader community into policies and laws that govern future development in Santa Fe. The General Plan shapes land use by establishing a comprehensive framework for development, zoning, and more. The City's overall vision for growth, sustainability, and quality of life should be reflected in the zoning and development plans.

This public involvement plan is a living document and may be updated as the project progresses.

2.2 Purpose of the Public Engagement[4] and Communications[5] Plan

The purpose of this Public Engagement and Communications Plan is to outline a thoughtful public engagement and communications process that clearly articulates the approach to engaging on the General Plan Update with the diverse residents, interested parties and Community Partners of Santa Fe. The Plan includes public involvement goals, objectives, and performance measures, the approach and process for community engagement, a strategy for equitable engagement, and a process for tracking feedback. This Plan will do the following:

- Outline our methods for actively engaging and sharing updates and key information with residents, interested parties, and Community Partners. Explain how we will inform the community the vision for Santa Fe in the short-, medium- and long-term.

---

[1] Residents are defined as persons who live, work, or spend time in the City of Santa Fe and environs.
[2] Individuals, groups, or organizations that have an interest in or are affected by the project and its outcomes.
[3] Community-Based Organizations that are selected to support the Plan's engagement efforts with diverse groups and equity-focused communities.
[4] Active process of involving interested parties or the public in dialogue and decision-making.
[5] Process of sharing information and updates with interested parties and/or the public.

- Highlight our commitment to equity-focused communities and reaching those who may not usually participate in planning by establishing a network of compensated Community Partners with existing relationships and trust with underrepresented communities.
- Explain how input will be transparently evaluated and considered in preparing the General Plan Update.
- Clarify our approach to address power dynamics and set and manage community expectations regarding the impact of their feedback.
- Commit to providing a summary of the public engagement and involvement process, including comments, evaluations, and lessons learned.
- Explain how regional input will be considered, as Santa Fe is the capital city and a cultural center of New Mexico.

2.3 Community Statistics and Demographics

The demographic and social changes seen in the chart below are important to consider and will guide the engagement efforts for SANTA FE FORWARD.

2.4 Demographic Information

Table 2.4 City of Santa Fe Demographic Information

Demographic category	July 1, 2023 (V2023) ACS Estimates
Population estimates, July 1, 2023 (V2023)	89,167
Race/Ethnicity:	
White alone, not Hispanic or Latino	61%
Black alone	1.3%
American Indian alone	2.1%
Asian alone	1.9%
Native Hawaiian or Pacific Islander alone	0.1%
Two or more races	22.4%
Hispanic/Latino	49.9%
Education (Population 25 years and over)	
Less than high school education	10%
High school graduate	23.3%
Bachelor's degree or more	44%
Age	
0-4 years	4%
0-18 years	17%
18 years and older	83%
65 years and older	25%
Median Age	44.5

Demographic category	July 1, 2023 (V2023) ACS Estimates
Limited English households (Less than well)	3%
Languages Spoken at Home	
English	67%
Spanish	29%
German or other West Germanic	1%
Other and Unspecified	1%
Total Non-English	33%
People of color	60%
Persons w/ Disabilities (ACS 1-Year Estimate)	16.4%
Average household income (2023 Inflation-Adjusted Dollars)	$98,310
Median household income (2023 Inflation-Adjusted Dollars)	$70,940
Per capita personal income (2023 Inflation-Adjusted Dollars)	$48,167
Persons in poverty	13.7%
Households with a computer	93.4%
Source: American Community Survey (ACS) 2018-2022 5-year estimates	

2.4.1 Notable Points

- The total population of 89,167 encompasses a diverse community, with 39% identifying as people of color, underscoring the need for culturally relevant engagement strategies.
  - Considering the original inhabitants of Santa Fe are Native Americans, it is notable that those identifying as American Indian today only comprise approximately 2.1% of the Santa Fe population. Throughout greater Santa Fe are numerous pueblos and other communities with Indigenous residents who may prefer to live within Santa Fe proper, but housing and other costs pose barriers.
  - More than 22.4% of Santa Fe residents identify as two or more races, suggesting that some individuals might live in multi-cultural homes, speak several languages, celebrate holidays that originate from different regions, and more.
- Most households in Santa Fe have a computer. This suggests that digital outreach methods (email, website, social media, etc.) could be an effective method for reaching a broad audience.
- Spanish is an integral language in Santa Fe, as it is spoken in nearly one-third of households. Outreach materials should be translated into Spanish to ensure that Spanish speakers can get involved.

- The median age in Santa Fe, which is 44.5 years, is significantly higher than the national median age, which is 38.9 years (US Census Bureau). Engagement efforts should take into consideration how to reach the median age group considering they comprise a notable portion of the overall Santa Fe population. At the same time, Santa Fe's age profile target could change to meet the vision, goals and preferred plan resulting from the General Plan Update.
- The average household income of $98,310 and a poverty rate of 13.7% suggest that economic disparities exist, highlighting the importance of targeted support for low-income families. The average individual income of $48,167 demonstrates how a relatively small cohort of very high household incomes masks significant disparities in Santa Fe.

3.0 Public Engagement Approach

3.1 Public Engagement Phases

The project phases are described below. Additional details on the events and tools used in each phase are included in the Engagements section.

Table 3.1 Public Engagement Phases [dates are illustrative and subject to change]

Tactics	Objectives	Events/Touchpoints
Step 1: Mobilization and Understanding		
The project team will launch its public engagement process and update the City's Governing Body and Planning Commission. A network of compensated Community Partners will be selected that represent diverse interests and groups, and lead neighborhood-specific engagement initiatives over the course of the engagement period (2025-2027). There will be project informational materials, such as a community-centric brand identity, a Social Pinpoint Hub, factsheets, postcards, and other small project collateral, as well as an Open House to initiate the City's engagement efforts. An equity analysis will take place in parallel to these efforts to identify equity focused communities.	Build an inclusive engagement process that will be informed by collaboration from key Community Partners, develop accessible project materials to inform and involve the public, and conduct an equity analysis to prioritize input from historically underserved or excluded communities.	• Governing Body and Planning Commission Update • Informational materials • Community Partner applications, interviews, selections, onboarding, and workshop • Distribute media toolkit to community partners • Social Media campaigns • Establish equity framework • Hold Technical Working Group meeting #1 • Briefings with interested parties • Social Pinpoint/Project Website launch • 1st Open House on Assessment initial guiding themes and findings • Publish draft assessment report, then final assessment report • Planning Commission and Governing Body Stage Gate #1
Step 2: Vision and Goals		
At community outreach events, project informational materials will be distributed by City and project team staff. The feedback gathered at these events will guide the Equity Needs Assessment and will be shared across the project team at team	Enhance public awareness in diverse settings, ensure broad and inclusive participation, and integrate community feedback into project planning to support and solidify Santa Fe Forward's	• Vision surveys on Social Pinpoint • Community Partners kickoff Social Media campaigns • Technical Working Group meeting #2 • Individual organized briefings with interested parties and decision-makers

meetings and with Community Partners as part of their onboarding process. Branding assets will be created to inspire public participation and spark awareness.	Vision and Goals and Equity Needs Assessment.	• Introductory video about conceptual plans • Visionary Community Conversations • Open House event on curated Vision and Goals • Community leader interviews • Community tabling events • Planning Commission and Governing Body Stage Gate #2
Step 3: Scenario Planning		
WSP will collect input on the different scenarios proposed. Other methods for scenario planning include models of conceptual neighborhoods and draft scenario summaries. The project team will take the public input provided thus far and conduct an Equity Analysis w/Community Partners and the Equity team to guide the project's future engagement efforts.	Gather community input on proposed scenarios and facilitate informed feedback on neighborhood concepts. Using tools such as conceptual models and scenario summaries, these engagement strategies aim to make planning ideas more tangible, enabling residents to understand and evaluate how each scenario might impact their community.	• Equity analysis with Community Partners, Equity Team, and City of Santa Fe • Technical Working Group Meeting #3 • Individual organized briefings with interested parties and decision-makers • Technical workshop on curated scenarios w/Community Partners • Community conversations • Community tabling events • Open House on curated scenarios • Planning Commission and Governing Body Stage Gate #3
Step 4: Development of Preferred Plan		
The project team will deliver a focused plan that is concise to encourage regular reference. Using narrative, map, graphic and other formats, WSP will create supporting materials to make the Plan suitable for many audiences. Narrative videos will also be created to explain each conceptual scenario.	A clear and concise plan is designed to encourage regular use and engagement from a broad audience. By utilizing a mix of narrative, maps, graphics, and other formats, the plan will be accessible and engaging for various interested parties. Additionally, narrative videos may be produced to explain each conceptual scenario, making complex ideas easier to understand.	• Community conversations • Technical Working Group Meeting #4 • Technical workshop w/Community Partners on draft General Plan • Individual organized briefings with interested parties and decision-makers • Open House on draft General Plan • Planning Commission and Governing Body Stage Gate #4

Step 5: Work Program and Funding Plan		
WSP will prepare a prioritized work program and identify potential local, regional, state, and federal funding sources to promote its implementation. WSP will produce Equitable Project Development and Delivery Guidelines to empower the City to incorporate equity into the General Plan.	Outline actionable steps for implementation and to identify funding sources at local, regional, state, and federal levels to support the plan's execution. The Equitable Project Development and Delivery Guidelines will enable the City to integrate equity considerations into the General Plan, ensuring that its implementation benefits all communities fairly.	• Open House and/or Presentation on draft Work Program and Funding Plan • Technical Working Group Meeting #5 • Individual organized briefings with interested parties and decision-makers • Technical workshop w/ community partners on draft Work Program and Funding Plan • Planning Commission and Governing Body Stage Gate #5
Step Forward: Governing Body Action + Implementation and Evaluation		
WSP will support City staff in preparing for final hearings before the Planning Commission, Governing Body, and any other established City advisory body. Short interview bits can be developed and integrated into the presentations. Other visual assets that can be created include interactive maps, graphs, and examples of existing conditions.	Assist City staff in preparing for final hearings by providing support in presentation materials and engaging formats to enhance understanding during the hearings.	• Final digital campaign to inform public of pending decision of final draft • Technical Working Group Meeting #6 • Technical workshop w/community partners on public hearing process • Individual organized briefings with interested parties and decision-makers • Planning Commission recommendation and Governing Body action
Step Ongoing: Administrative Coordination + Engagement and Communication		
Engagement and communication efforts will continue throughout the life of the project. WSP will assist with developing PowerPoint presentations, social media posts, and progress reports for periodic updates to the Planning Commission and Governing body.	Ensure a reliable, consistent, and transparent engagement and communication experience throughout the project by regularly updating key interested parties and the public.	• Community Partner meetings/check ins/briefings • Individual organized briefings with interested parties and decision-makers • Equity team meetings • Periodic e-newsletter • Social media campaigns and website updates • PowerPoint Presentations for periodic Planning Commission and Governing body updates • Periodic progress reports

3.2 Broad and Equitable Engagement

3.2.1 Broad Engagement

In SANTA FE FORWARD, the project team and the community will work together to create a plan that acknowledges varying viewpoints and lived experiences and ensures that everyone has the opportunity to participate.

The goal is to maximize reach and accessibility, engaging people across various demographics, locations, and interests to create a community-wide conversation. Methods in which to accomplish this include the following practices:

- Accessible communication materials such as fact sheets, event flyers, FAQs, etc.
- Digital engagement platforms like Social Pinpoint or Zoom to be used in both virtual and hybrid settings, giving residents the flexibility to participate remotely. These tools would utilize surveys, interactive maps, and virtual comment boards.
- Email newsletters and mailing lists to keep the public informed about project updates, upcoming events and engagement opportunities.
- Open House events in various locations throughout Santa Fe that are open to the general public.

3.2.2 Equitable Engagement

Equitable community engagement will be achieved through the following practices:

  - TV, print, social media and radio coverage may be available in, but not limited to, Spanish and Diné (Navajo language).
  - Public forums, tabling events and open houses with Spanish and Diné (Navajo language) interpreters, as needed. If available and desired, Puebloan language interpreters may also be considered.
  - Partnerships and paid community outreach grants made available to CBO), non-profits and other networks that represent equity-focused communities.
- Community Outreach & Media Toolkits.
  - Increasing the capacity of City of Santa Fe staff to engage with underrepresented populations and equity-focused communities through partnerships with compensated CBOs.
  - Virtual and in-person meetings with diverse youth groups and public-school students and officials.

3.3 Community Partnership Approach

3.3.1 Community Partners

The City will be compensating up to 10 CBOs who will act as members of the project team in the role of **Community Partner.** Through their work, Community Partners

may collaboratively shape aspects of the engagement process and the comprehensive plan, co-lead or co-facilitate engagement events and conversations with the community, co-invite community members to events or co-promote engagement events, listen to community ideas and information that will inform the comprehensive plan, and analyze policies and influence equitable outcomes. A detailed Community Compensation Policy is included in APPENDIX A.

With the help of the Community Partners, we will seek perspectives that represent diverse interests and groups such as:

- Indigenous communities, pueblos around Santa Fe
- Multilingual and multicultural groups and businesses
- People with disabilities
- Communities with limited English proficiency (LEP)
- People with lower incomes
- Individuals and families experiencing houselessness
- Immigrants and refugees
- Young people, groups, and students
- Older adults
- Modes of transportation (pedestrian, ADA interests, bicycle, public transit, freight, automobile)
- Neighborhood associations within equity-focused areas
- Economic development & small business development
- Arts and culture
- Environmental quality, environmental justice, & climate change organizations
- Housing groups and organizations

3.3.2 Equity Team

The **Equity Team** includes Community Partners and key representatives from the city and the consultant team. Their role is to ensure integration between the technical recommendations, community feedback and the SANTA FE FORWARD Equity Framework. The **Equity Team** will review technical recommendations, analyze community feedback collected during Outreach Events and report back to the project team to ensure equity is centered throughout the project and community priorities are amplified, evaluated, and included, to the extent possible, in the final plan.

The **Equity Team** will collaborate with the public engagement team to leverage the equity analysis and the requested Neighborhoods and Districts Map to inform a neighborhood-level public engagement plan. Neighborhood-level public engagement will capture insight specifically from equity communities to develop a Neighborhood Equitable Vision & Needs Assessment. Inclusive public engagement and meeting people where they are will allow us to empower and hear diverse voices, including the Hispanic, Native, Spanish, Asian, and Black communities, as well as Santa Fe's thriving arts community.

3.3.3 Key Audiences and Interested Parties

The table below provides an overview of the communities, organizations, partner agencies and interested parties that could be affected by the plan update, including historically unrepresented and/or most vulnerable communities. This is a non-exhaustive list that will grow throughout the project's life cycle. Groups listed in this chart could be potential Community Partners.

Table 3.3.3 Key Audiences and Interested Parties

Key Audience	**Specific Agencies, Organizations, and Community Groups** **This list is not exhaustive and will continue to grow as the project team learns more and the plan develops.*
Including, but not limited to, multicultural organizations (e.g., Hispanic, Indigenous)	• Santa Fe Indigenous Center • Culture Connects: Santa Fe • Mana del Norte • New Mexico Alliance of Health Councils • Sustainable Native Communities Design Lab
Including, but not limited to, people experiencing low incomes or who are cost burdened	• Benchmark Human Services • Catholic Charities Santa Fe • Chainbreaker Collective
Including, but not limited to, food insecurity	• The Food Depot • Bag N' Hand Pantry
Including, but not limited to, people living with disabilities, including those who are neurodivergent	• Prism Autism Services (Santa Fe location) • New Vistas, Independent Living Resource Center • City of Santa Fe Americans with Disabilities Compliance
Including, but not limited to, healthcare, behavioral health, and addiction service providers	• TeamBuilders Behavioral Health (Santa Fe location) • NAMI Santa Fe • Santa Fe Recovery Center • New Mexico Alliance of Health Councils • The Mountain Center

Including, but not limited to, youth groups	• YouthWorks
	• New Mexico Children's Foundation
	  ◦ Children, Youth & Families Department
	  ◦ Santa Fe Children's Museum
	  ◦ New Mexico Youth Conservation Corps
	  ◦ The Mountain Center
	• Student extracurricular organizations
	  ○ National Honor Society
	  ○ Debate teams
	  ○ Civic organizations

Including, but not limited to, education providers	• Santa Fe Public Schools (elementary, middle and high schools within this school district)

(higher education, K-12, pre-school, etc.)	• Preparatory/private schools
	  • Santa Fe Preparatory School
	  • Saint Michael's High School
	  ○ Mandela International Magnet School
	• Higher education
	  ○ Southwestern College
	  ○ Santa Fe Community College
	  ○ St. John's College
	  ○ Institute of American Indian Arts

Including, but not limited to, elders & older adults	• Coming Home Connection • Luisa Senior Center • Pasatiempo Senior Center • AARP New Mexico State Office
Including, but not limited to, LGBTQ+ communities	• Gay New Mexico (online organization) • Santa Fe Pride and Human Rights Alliance • Equality New Mexico • Santa Fe Community Foundation

Including, but not limited to, housing groups	• Neighborhood associations/housing cooperatives
	  ○ Tano Road Association
	  ○ Canyon Neighborhood Association
	  ○ Southeast Neighborhood Association
	  ○ Park Plazas Community Services Association
	  • Eldorado Community Improvement Association
	  • Affordable Housing Developers
	  • HomeWise, Inc.
	• Realtors
	  ○ Santa Fe Association of Realtors

Including, but not limited to, people without an address/people experiencing homelessness/people with housing affordability/insecurity concerns	• Esperanza Shelter • Santa Fe Civic Housing Authority • Bienvenidos Outreach Inc • St. Elizabeth Shelter Corporation
Including, but not limited to, the building and development community	• Santa Fe Area Home Builders Association • Sustainable Native Communities Design Lab • Santa Fe Style Architect • Friends of Architecture Santa Fe • Palo Santo Designs • Coyote Development Group
Including, but not limited to, small business owners/ economic community	• TOURISM Santa Fe • Santa Fe Chamber of Commerce • Santa Fe Hispanic Chamber of Commerce

Including, but not limited to, refugees	• New Mexico Health Care Authority: Refugee Resettlement Program • Santa Fe Refugee Collaborative • Catholic Charities Santa Fe NM • Las Cumbres (Santa Fe location)
Including, but not limited to, the environmental community	• Santa Fe Conservation Trust • The Nature Conservancy (Santa Fe location) • Earth Care • New Mexico Environment Department (Santa Fe headquarters) • New Mexico Climate Change Action • Santa Fe Botanical Garden • Wild Earth Guardians • Chainbreaker Collective
Including, but not limited to, veterans	• American Legion • Veterans of Foreign Wars • New Mexico Department of Veterans Services • Santa Fe Vet Center (U.S. Department of Veterans Affairs)
Regional partner agencies including, but not limited to, advisory boards, commissions, and regional partner agencies.	• City of Santa Fe Parks & Recreation Department • NMDOT Transportation Commission • Santa Fe County Planning Commission
Including, but not limited to, historic preservation organizations	• Old Santa Fe Association • City of Santa Fe Historic Preservation Division • Historic Santa Fe Foundation • New Mexico Department of Cultural Affairs
Including, but not limited to, partner agencies and utility providers	• City of Santa Fe Utility Billing Division • Santa Fe Water Division • Broadband service providers • PNM
Including, but not limited to, transportation sectors	• Santa Fe MPO • Santa Fe Trails Bus System • City of Santa Fe Transit Division • Bike Santa Fe • Rio Metro Regional Transit • North Central Regional Transit District
Including, but not limited to, elected officials.	• Mayor • City Councilors • State Legislators • Federal Legislators
Including, but not limited to, pedestrians	• Walkers • Bikers • Others

Including, but not limited to, local businesses	• Restaurants • Shops • Others affected by the plan updates • Farmer's markets ○ Santa Fe Farmer's Market
Including, but not limited to, social justice organizations/foundations	• Angelica Foundation • Santa Fe Community Foundation • Chainbreaker Collective
Including, but not limited to, artists/art community	• Santa Fe Society of Artists • Santa Fe Artists Market • Santa Fe Art Auction • Artful Life • Canyon Road Contemporary Art • Artists and Art of Santa Fe • Jean Cocteau Cinema • The Center for Contemporary Arts • Vladem Contemporary • Lensic Performing Arts Center • Santa Fe Opera

Including, but not limited to, religious centers/groups	• San Miguel Mission
	• Loretto Chapel
	  • Holy Faith Church
	  • First Presbyterian Church of Santa Fe
	  • Christ Church Santa Fe
	• United Church of Santa Fe
	• Temple Beth Shalom
	• Santa Fe Jewish Center
	• Upaya Zen Center
	• Mountain Cloud Zen Center
	• The Buddhist Center Thubten Norbu Ling
	• Diamond Way Buddhist Center
	• Amma Center
	• Mosque of Al Rahma
	  • TaHa Mosque & The Islamic Center of Santa Fe

3.5 Key Messages

The project team will maintain an inventory of key messages that are tailored for different phases of the engagement and project development process. These messages will be updated as new information is received, as Community Partners are chosen, and as community concerns are identified. They are meant for external communications and are the foundation for public involvement materials and coordination, such as correspondence with the public in both general audience and specific audience's format.

4.0 Public Involvement Strategies

The following strategies will guide public involvement and communications for SANTA FE FORWARD, ensuring the final adopted comprehensive plan is thoughtful and intentional in responding to the shifting development, demographic, economic, and social trends facing the community.

4.1 Engagement Tools

The table below identifies the tools that will be used throughout the plan update process to achieve the public engagement goals and objectives outlined above:

Table 4.1 Engagement Tools

Tactic /Tool	Details/Description	Considerations
Digital User Platform (DUP) including Project Website	WSP will establish a multi-disciplinary interactive platform through Social Pinpoint that will act as the public engagement hub for the project. This Social Pinpoint Hub will include opportunities for community members to provide input, stay up to date on the project, as well as opportunities for team members to communicate project information in a graphically-articulate way.	The public can submit thoughts and feedback through interactive features on the site, such as an interactive idea board, an interactive map, or submission form.
Community pop-up events	Pop-up events will be coordinated with Community Partners and will increase awareness about project benefits and will provide opportunities for early input.	These events could be held during a range of times recommended by Community Partners. Potential locations include libraries, farmer's markets, sporting events, community festivals, etc.
Focus groups with key partner groups	Focus groups will be held with CBOs and will focus on a specific topic(s) from the project.	These meetings could be held with neighborhood associations, local businesses, etc. They can be held in strategic locations and focus on increasing awareness and education.
Supporting visual information materials	These materials can include roadside signs, project billboards, factsheets with frequently asked questions, posters, display boards, handouts and interactive activities, such as an interactive map where	Considering the high proportion of Spanish-speaking population in the area, all materials are recommended to be translated into Spanish.

Tactic /Tool	Details/Description	Considerations
	community members can pinpoint specific areas of concern. These materials can include QR codes that link out to more information that will be created.	Materials should be strategically placed Santa within the community to help increase awareness for commuters and travelers who may miss community-focused messaging. Avoid misinforming the community and negative media attention.
Community Outreach & Media Toolkits	Community Outreach & Media Kits can be used by Community Partners and local champions to promote awareness and build project support. These kits will guide partners on how to share project-related content and how to generally inform folks on how to get involved. They'll include fact sheets to introduce the project, social media handles, project-related links, and key messages.	Make sure the tools provided will be valuable for the Community Partners. Helpful project links for Community Partners include the Social Pinpoint site and sites that contain City of Santa Fe resources.
Surveys/polls	Distribute survey forms through emails, mail, and at in-person events. Allow people to fill out the form to express what priority concerns or expectations are for Santa Fe Forward.	Consider preparing these in advance of community events to allow for distribution. Make it clear to individuals when they need to submit their survey. Surveys and polls will allow the project team to gather feedback about specific topics as identified by the project team and staff.
Interviews	Scheduling interviews with Community Partners, interested parties, and others to allow for one-on-one interactions and more personalized input and responses.	Consider which groups could provide the most valuable input in one-on-one settings. Group interviews with student groups could provide a comfortable atmosphere for the youth to get together and voice their concerns or ideas.
Open Houses	Hosting open houses to create a welcoming and casual atmosphere for the public to get involved in Santa Fe Forward. The open houses	Consider hosting at a community center that would be convenient and welcoming, and already

Tactic /Tool	Details/Description	Considerations
	can be supported by project team members, City staff, and/or Community Partners. These events can provide a space for the community to weigh in on what the city may look like in the future, where new housing or commercial centers may be located, and more.	known to community members. This could be at existing City and community events. Community Kits would be a helpful tool to facilitate discussions at these events.
Offline Engagement	Offline engagement can occur through local non-profit and neighborhood association newsletters, newspaper advertisements, community bulletin boards at libraries, by word of mouth, through flyers at local businesses and more. Offline engagement can also include in-person presentations, community or technical working groups, small group discussions with different organizations and advocacy groups, and more.	Certain assets, like flyers or fact sheets, can be used in both online and offline settings. Community Partners will be helpful in providing guidance on opportunities for offline engagement. Additionally, they can share information with their own networks.

4.2 Project Identity

WSP will create a project brand and messaging that will be used throughout the project to provide a consistent graphic identity on all publicly distributed materials including the Social Pinpoint Hub, Community Outreach & Media Toolkits, notices of events and meetings, and other materials that will promote the project, inform the community, and build consensus. All outreach materials will meet City of Santa Fe standards and will be developed in accordance with the City's Public Engagement Guide.

4.3 Digital and Online Engagement

Digital and online engagement will be an integral component of the SANTA FE FORWARD engagement strategy. A summary of digital and online tools is included below.

4.3.1 Digital User Platform (DUP)

Project team will launch a DUP that will serve as one-stop-shop for public-facing information and planning department-related operations and information. To keep the community informed and engaged, project information and engagement tools will be updated and added to the project website at key milestones. The website will link to other City pages, and will include:

- **Project Key Messaging:** project information will be highlighted on the project website describing SANTA FE FORWARD and fostering excitement for the future benefits at a personal, community, and city level.
- **Project Timeline:** a visual graphic will be included on the project website displaying the project timeline and current status, including the project phases, milestones, and engagement opportunities.
- **Upcoming Events:** an event calendar of upcoming events, meetings, and workshops will be listed on the project website with regular updates and links to agendas and maps.
- **Past Events:** there will be sections on the website that include brief overviews of tabling events and other outreach events, with pictures added and links to videos of the event (when possible).
- **Links to Important Documents:** reference documents will be linked to the project webpage for public information and review. Materials to be uploaded include presentations, meeting agendas, fact sheets, and summary reports.
- **Land Use Possibility Maps and Graphics:** maps and graphics representing the future possibilities of Santa Fe will be included.
- **Engagement Activities and Surveys:** specific tools will be identified at different phases of the project to correspond to the communication tools needed during that phase. During the visioning phase, short survey polls and an interactive map will be available.
- **Sign-up Features:** website visitors will have the option to sign up for project emails through a subscription form.
- **Comment Form:** website visitors will have the option to leave a comment through a comment form.
- **Contact Information:** key contact information will be included to reach city staff including an email address, phone number, and mailing address.

In addition to project website, the City will develop the SANTA FE FORWARD webpage on the City's website that provides general information about the project and links to key project documents and project Website for engagement opportunities.

4.3.2 Social Media

Project outreach efforts will be promoted on the City of Santa Fe's social media channels at least monthly over the course of the project. The project team will develop content to share information about the project and promote engagement opportunities, including Outreach Events.

Organic social media posts will aim to draw attention to project milestones, events and opportunities for engagement. The project will leverage established City of Santa Fe social media accounts, including Instagram, X, Facebook, YouTube, NextDoor and Reddit. Social media content for SANTA FE FORWARD will:

- Provide regular and consistent updates, news, outreach events, success stories, testimonials, and relevant content about the project.
- Direct viewers to the project website for detailed project information and to provide feedback and ask questions.
- Inform communities of opportunities to engage with the project, including community events and Outreach Events.
- Seek collaborations with local organizations, nonprofits, or influencers who share a similar mission or have an interest in the project.

4.3.3 Email Updates

The project team will distribute email communication to the public through established listservs and a project-specific list generated through signups at events and on the project website. Email communication may include project updates, event information, and public engagement opportunity announcements.

4.4 Earned and Paid Media

Earned and paid media are critical tools to amplify outreach efforts and increase project awareness and visibility. The project team may engage with local news media outlets and social media channels, including non-English language media and trade publications, to support the development of news releases as the project progresses.

5.0 Community Feedback

5.1 Communication Channels

The community can ask questions and share input through a variety of channels, including

- Email: a project email address will be provided to the public.
- Phone Number & Voicemail: a voicemail box will be set up for individuals to leave messages.
- In-person events: at in-person events, comment forms will be provided, and staff will be present to answer questions and engage in conversation.
    - Translation services may be made available at in-person events by project staff and/or Community Partners. If special accommodations need to made to attend and participate that can't be serviced by staff or Community Partners, participants are asked to contact project staff at least 72 hours prior to the event to ensure arrangements are made.
- Social media: individuals may leave comments or questions on social media posts.
- Surveys: input forms will be provided both in-person and on the project website for individuals to submit feedback.

5.2 Response Protocol

To build trust through transparent two-way communication channels, it is important to send timely responses to community members. For all communication channels, misinformation will be addressed and clarified on a case-by-case basis within 5 business days of the project team being made aware of the misinformation.

5.2.1 Email

- Send automatic and personalized email replies to acknowledge we received the public comment and are including their insights and priorities for consideration in updating the plan.
- Reply to comments requiring a response, such as answering a question, within 5 business days of receiving the comment. If a full answer cannot be provided within 5 days, an interim email will be sent to inform the interested party that the team is still working on a response and will be in touch soon.

5.2.2 Voicemail

- The project team will return the calls to individuals who left a voice message. In the voicemail box, there will be reference to the project website for individuals to find more information while waiting for a call-back.

5.2.3 In-person events

- Team members are responsible for creating a list of talking points in preparation for in-person engagement events. Team members should also take note of the questions and comments received for internal consideration.

5.2.4 Social Media

- Individuals may leave comments or questions on social media posts. The project team is responsible for replying to these comments with language that matches the project messaging.

5.2.5 Surveys

- For all completed input forms, individuals should have confirmation that their form has been received and acknowledged. When forms are submitted in-person, the team member who has received the form should provide assurance that their input will be considered and saved in the team's files. For the online input form, there will be an automatic response sent to individuals, stating that their form was successfully submitted.

5.3 Incorporating Input

The priorities flagged by the community will be incorporated into the public engagement strategies, planning process, and help guide the equitable project development and delivery guidelines. In close coordination with the selected Community Partners, the project team will track interested party comments in an accountability matrix.

The project team will scan and save all comment forms, as well as emails. Transcripts of voicemails will also be on file.

Outreach Event leads are responsible for tracking the conversations they facilitate with community members at Outreach Events. Team members will document the necessary information and send it to the project team within 48 hours for recording in the accountability matrix.

Interested party conversations that require follow up will be coordinated with the City to confirm messaging and determine the best point person to respond.

6.0 Land Development Code Update Coordination

[Preparing in coordination with LDC; will be included here when completed]

Appendix A
Santa Fe Forward Community Partner Program
Eligibility and Compensation Policy

Community Engagement Miniature Grants

Purpose and Need

The City of Santa Fe is committed to fostering inclusive and equitable public participation for the General Plan Update (GPU). The Public Engagement and Communications Plan (PECP) outlines a strategic approach to broadly and equitably engaging residents, stakeholders, and community partners in the GPU's development. Recognizing the importance of amplifying voices from historically underrepresented cohorts, the City will introduce Community Engagement Mini-Grants to establish partnerships with up to 10 Community-Based Organizations (CBOs) that serve or represent equity-focused communities, generally defined as socio-economically disadvantaged or underrepresented in the policy-making process. These partnerships are designed to guide engagement efforts, ensuring a process that authentically represents the diversity of the community and results in policies that empower and reflect the needs of all residents.

By providing grants of $1,000 to $5,000, the resources given by the City to CBOs supports them in leading meaningful outreach initiatives, gathering feedback, and disseminating critical information to ensure that historically underrepresented voices play an active role in shaping the GPU. This support recognizes the vital role these organizations play in connecting with diverse populations and fosters collaboration among all residents that will guide Santa Fe's development for the next two decades and beyond. Typical outreach methods struggle to effectively reach equity-focused communities. Because established, organized CBOs are already connected with disadvantaged and underrepresented communities, they are an expeditious and effective method for engaging with them.

Grant Eligibility

To be eligible, CBOs must:

- Serve at least one equity-focused community. This includes:
  - Indigenous communities, with a key focus on Pueblos around Santa Fe
  - Multilingual and multicultural groups and businesses
  - People with disabilities
  - Communities with limited English proficiency (LEP)
  - People with lower income
  - Individuals and families experiencing houselessness
  - Immigrants and refugees
  - Young people, groups, and students
  - Older adults
  - Modes of transportation (people who walk, bike, use public transit, and/or use mobility devices)
  - Neighborhood associations within equity-priority areas
  - Economic development & small business development
  - Arts and culture organizations

    - Environmental quality, environmental justice, & climate change organizations
    - Housing groups and organizations
- Have an office or members located within the Santa Fe area who work with communities within Santa Fe.
- Be actively using multiple modes of engagement with their member/constituent base (social media, email, phones, newsletters, etc.)
- Have been established legally as a non-profit for at least one year or be fiscally sponsored by a 501c3.

Program Policy & Oversight

Interested CBOs will be invited to submit an accessible grant application, selecting a participation tier that matches their capacity. The application will allow the City to assess each CBO's engagement platforms, audience reach, average number of clients, target populations, and strategies for enhancing public involvement in the GPU. Accepted CBOs will become designated Community Partners, working closely with the City to implement the Public Engagement and Communications Plan and elevate the community's voice in shaping the General Plan Update.

To successfully implement the Community Partner Program, each participating organization will have clear roles and responsibilities to ensure seamless collaboration and effective community engagement. The following breakdown outlines specific tasks for WSP, the City of Santa Fe, and the Community Partners, each designed to support a cohesive engagement process and to maintain alignment with the project's Public Engagement and Communications Plan:

- WSP would be responsible for the following:
    - Develop, launch, promote, and manage the mini-grant applications and grantee deliverables
    - Host interviews with each applicant
    - Provide the City of Santa Fe with recommendations for selected Community Partners
    - Serve as the Community Partner liaison between grant recipients and the City of Santa Fe
    - Onboard and train all Community Partners to begin facilitating outreach events
    - Provide the City with Community Partner updates as needed
    - Observe and guide compliance with the Public Engagement and Communications Plan by the Community Partners
    - Making the input received on the digital user platform accessible
- The City would be responsible for the following:
    - Review and approve mini-grant applications, grantee deliverables, and selected Community Partners
    - Co-facilitate the Community Partners' onboarding
    - Provide funding for the grant program
- Community Partners would be responsible for the following:
    - Comply with this program, but maintain an independent voice
    - Participate in an onboarding meeting of no longer than one hour after selection.
    - Participate in a three-hour workshop after contracts are signed.
    - Mandatory Check-in meetings with City of Santa project team members to discuss progress during engagement period; Winter 2025 – Winter 2027.
    - Participating in an hour-long debrief meeting after engagement efforts are complete.
    - Fulfill specific tiered deliverables as listed below.

Community Partner Participation Level, Responsibilities and Compensation

- Grants will be issued on a tiered scale. The tiered model approach ensures CBOs can identify a level of effort that aligns with their available capacity. The City's goal in establishing Community Partners is to maintain a low-barrier program that organizations can easily incorporate into their ongoing efforts. All CBOs will be required to track and communicate their labor hours committed towards GPU outreach efforts. This program will provide funding for up to 10 CBOs.

    - **Tier 1 Deliverables:** *($1,000 One-time grant)*
        - Distribute information about GPU community outreach events, meetings, and surveys in newsletters, e-blasts, and social media at least once a month.
        - Promote GPU community outreach events and meetings on CBO website with hyperlinks to informational materials (factsheets, etc.) and the GPU project website.
        - Participate in a CBO executive leadership workshop with all other Community Partners.
        - Co-host one Focus Groups/Community Conversations with the City of Santa Fe project team.

    - **Tier 2 Deliverables:** *($2,500 One-time grant)*
        - Distribute information about GPU community outreach events, meetings, and surveys in newsletters, e-blasts, and social media at least once a month.
        - Promote community outreach events and meetings on CBO website with hyperlinks to informational materials (factsheets, etc.) and the GPU project website.
        - Participate in a CBO executive leadership workshop with all other Community Partners.
        - Co-host two Focus Groups/Community Conversations with the City of Santa Fe project team.
        - Co-host one Open House event with the City of Santa Fe project team and other CBO partners.

    - **Tier 3 Deliverables:** *($5,000 One-time grant)*
        - Distribute information about GPU community outreach events, meetings, and surveys in newsletters, e-blasts, and social media at least once a month.
        - Promote GPU community outreach events and meetings on CBO website with hyperlinks to information materials (factsheets, etc.) and the GPU project website.
        - Participate in a CBO executive leadership workshop with all other Community Partners.
        - Co-host four Focus Groups/Community Conversations with the City of Santa Fe project team.
        - Co-host two Open House outreach events with the City of Santa Fe project and other CBO partners.
        - Participate in two technical workshops with the City to discuss GPU policies.
        - Participate in equity analysis of plan policies meeting(s)

Community Partners Program Outcomes

The Community Partners Program is expected to produce several key outcomes for the City of Santa Fe's General Plan Update (GPU).

- By partnering with Community-Based Organizations (CBOs) that have established relationships with equity-focused communities, the program will enhance public participation and ensure greater inclusive representation.
- CBO-led outreach initiatives will generate feedback from historically underrepresented groups, making it possible to address their specific needs and priorities in the GPU.
- Additionally, the program will foster greater community trust and strengthen collaboration between the City and diverse residents, ensuring that the GPU reflects the aspirations of the entire community.
- Finally, the feedback and insights gathered through these partnerships will contribute to more equitable, community-informed policies that will guide Santa Fe's development for the next 25 years and beyond.

Appendix B
Charter for Santa Fe General Plan Update Technical Working Group (TWG)

Purpose

To provide technical input to City staff and their consultants in comprehensively updating the City of Santa Fe General Plan. Technical expertise, knowledge and input should be aligned to the topics of the General Plan Assessment Report, included as Attachment #1.

Mission

The TWG is a committed group from the diverse backgrounds of the Santa Fe region with individual knowledge and expertise in at least several of the topics listed in Attachment #1 that is informed by their deep understanding of Santa Fe. The TWG's technical input helps inform and guide public, stakeholder, and partner engagement. The technical work, coupled with this engagement and the General Plan Update process will lead to an updated, long-term vision for the City, which the Mayor and Governing Body will consider in their roles as decision-makers representing the Santa Fe community and by the Planning Commission as an advisory body to the Governing Body on this General Plan Update.

Roles and Responsibilities

- The TWG will provide input, insight and improvement throughout the creation of the General Plan.
- The TWG will advise the project manager and consultant team as they strive to ensure that the General Plan Update is inclusive, innovative and representative of the community. The ongoing review and input from the TWG is also intended to result in equitable outcomes across the diverse communities of Santa Fe.
- The TWG will authentically engage with City staff and their consultants to lend their technical expertise and deep local knowledge of the technical topics.
- The TWG will commit to the project schedule set forth in the Public Engagement and Communications Plan, attending meetings consistently, responding to inquiries from staff in a timely manner. To help the staff and consultant team address comments as efficiently as possible, the TWG will avoid piecemeal feedback.
- The TWG will give input to City and partner agency staff, who will separately serve as a resource for the General Plan Update project manager and consultant team. The General Plan Update project manager will make requests of City and partner agency

staff. The TWG has no authority to manage or direct any staff or consultant resources and will not have staff of its own.

Organization and Eligibility

The TWG includes up to 15 members, which will be facilitated by City staff and assisted- when needed- by other departments within the City as applicable. At least 10 or two-thirds of the members shall reside, work or operate a business in Santa Fe for at least one year prior to the initiation of TWG assemblage. Up to five members or one-third may live or work outside the Santa Fe City limits within Santa Fe, Los Alamos or Bernalillo Counties for at least one year prior to the initiation of TWG assemblage. Because partner agencies will specifically be engaged due to significant policy or regulatory decision-making authority affecting Santa Fe, staff of these partners may not be TWG members. TWG members may not be appointed or elected officials nor a Community Partner specifically engaged by the City, pursuant to the Planning, Engagement and Communications Plan. These eligibility criteria further efforts and maximum overall participation and engagement for the General Plan Update. The TWG is established in furtherance of the direction set forth in the adopted Governing Body Resolution initiating the General Plan Update. TWG selection will be based on a recommendation of the Planning and Land Use Director to the City Manager for their approval, after a five-day notification to the Mayor and Governing Body. The City Manager may remove a TWG member for failure to conform to this charter, City policies or applicable law.

Expectations

Members of the TWG will interact with each other, City staff and the public with respect, integrity and honesty.

To the public: TWG members are one of many ambassadors of the General Plan update, representing the process and considering the opinions of all who participate in the process.

To the City: TWG members are experienced and knowledgeable in the Attachment #1 topics, helping inform the planning process, whose technical input is considered. The TWG's input is helpful to the success of the General Plan update; however, not all suggestions and requests can or will be integrated into the final draft, as the TWG's role is focused on technical support rather than crafting policy. Decisions on the form and content of the Plan are not made by the TWG. The TWG is encouraged to openly explore share diverse information and ideas, with discussions proceeding without disruption.

TWG membership is recognized as a sacrifice of the TWG members' personal time and- if the offer of TWG participation is accepted- a commitment. It is with gratitude that the City requests of TWG members time and input. As such, TWG members are expected to attend all committee meetings consistently and commit to the duration of the planning process. This also includes attending some public engagement events and public hearings as the General Plan update progresses. Membership in the TWG is a reciprocal investment between the City and TWG members, in full acknowledgment that everyone's time is precious. Consistent tardiness or absence from meetings is disruptive to the process and may result in one's position being offered to another community member.

Discretion is expected regarding conversations held in TWG meetings as well as regarding as-yet-unreleased drafts of the General Plan before their publication.

Procedures

Meetings will be offered in a hybrid format, in-person at City Hall and online via Zoom or Microsoft Teams. Attendance will be recorded and retained for process records.

Minutes/notes will be taken and then emailed to the TWG following each meeting, with the request to review and augment or correct as needed.

Public records laws and policies may apply to the products of the TWG.

Public notice of TWG meetings will be provided 72 hours in advance on the www.SantaFeForward.org website.

Public may observe the meetings, however, no public comment is permitted, as this group supports City staff, not Boards, Commissions or elected bodies.

The City's project manager or designee shall facilitate the TWG meetings. No TWG officers will be selected or appointed.

Ground Rules

- Listen carefully and respectfully with the intent of understanding.
- Let others finish before speaking; let others speak once before speaking twice.
- Focus questions and comments on the agenda topic and meeting purpose.
- Seek to find common ground.
- Minimize distractions during meetings by refraining from multi-tasking.

Santa Fe Forward

Embracing Our Heritage • Empowering Our Future

Fortaleciendo Nuestro Futuro
Santa Fe Avanzando

The City of Santa Fe's General Plan Update

Overview and Initiation

16 January 2025

CITY OF SANTA FE

Project Team

City of Santa Fe

Santa Fe, New Mexico

CITY OF SANTA FE

WSP USA

Global consulting firm with local presence in New Mexico. Expertise in community development and infrastructure.

wsp

Leland Consulting Group

Provide deep expertise in the strategic, market, financial, and economic elements of Santa Fe.

DESIGNWORKSHOP

Design Workshop

Support land use and urban design for preservation, creating opportunities, activity centers, and the natural environment.

Overview

- Purpose, Need, and Benefits
- Work Plan and Project Team
- Assessment Report Outline
- Public Engagement and Communications
- Next Steps



Why Update the General Plan?

Purpose:

- Establishes a collective vision for Santa Fe
- Foundational policy guide to set priorities and values
- Lays out long-term goals and implementation strategies

Need:

- Some priorities and needs have changed
- Capitalize on opportunities
- Address challenges from an evolving world

Benefits:

- A consensus vision and plan streamlines implementation and operations
- Focuses private and public investments
- Creates opportunities for all Santa Feans

Santa Fe Forward General Plan Update Components

- Resilient, Sustainable & Equitable
- Respectful of Heritage, Supporting the Present & Guiding the Future

Vision, Goals & Policies

Physical Form and Function

Economic, Social and Environment

Services, Facilities & Culture

Three-Year Work Plan

STEP 1 **Mobilization & Understanding**	Launch Public Engagement & Digital User Platform, Deliver Assessment Report	25%
STEP 2 **Vision & Goals**	Build Public Awareness, Affirm and Develop Vision & Goals	20%
STEP 3 **Scenario Planning**	Facilitate Community Feedback on Potential Scenarios	20%
STEP 4 **Development of Plan**	Draft & Final Plan Developed	20%
STEP 5 **Work Program & Funding Plan**	Identify Resources to Implement & Integrate Equity Guidelines	10%
STEP FORWARD **Governing Body Action, Implementation, & Evaluation**	Final Action/Action	5%
STEP ONGOING **Administrative Coordination, Engagement & Communication**	Project Website Updates, Social Media Campaigns, Individual Interested Party Briefings	Continuous

Assessment Report

Comprehensive review of Santa Fe's existing conditions, trends, and community input, building on prior work since 1999 to inform the General Plan Update.



Key Components:

- Foundational information and summary of existing conditions
- Public input
- Issues and community needs that emerged
- Policy recommendations

Assessment Report Topics

1. Demographics
2. Land Use, Neighborhoods, and Housing
3. Historical and Cultural Resources
4. Arts and Culture
5. Economic Development
6. Transportation
7. Community Services and Facilities
8. Natural Resources, Resilience, and Climate Change
9. Governance

Public Engagement & Communications Launch

Broad, Equitable, Bilingual, & Collaborative Engagement for All of Santa Fe

- **Community Partners Program**
- **Technical Working Group & Interested Party Briefings**
- **Open Houses, Community Conversations, & Tabling Events**
- **Interactive Project Website, Social Media, & Visual Communications**
- **Alignment and collaboration with the Land Development Code Update**



Community Partner Program

- 501(c)(3)-affiliated community-based organizations
- Representative of diverse and equity-focused groups and organizations
- Compensated through micro-grants
- Roles/expectations
    - Engagement events
    - Community conversations
    - Community ideas and information
    - Co-analyze policies and technical work
    - Enhance public participation/ensure inclusive representation



Technical Working Group

Group of diverse, knowledgeable stakeholders providing technical input on topics being studied and the engagement process.



Key Components:

- Up to 15 members who reside, work or operate a business in Santa Fe and surrounding area
- Operates as an technical reference group, no authority over staff or resources
- Input for project team in creating an inclusive, equitable, and community-centered plan



Let's Move Forward Together



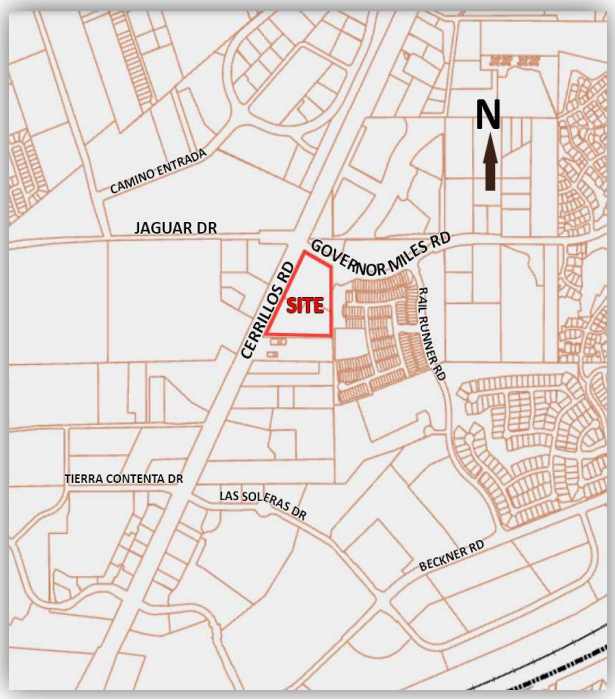
Thank You.

CITY OF SANTA FE

Planning and Land Use Department
Planning Commission Staff Report

Cases Nos:	2024-8550 and 9304
Hearing Date:	January 16, 2025
Applicant:	2015 Cerrillos Road Properties, LLC
Requests:	Development Plan
Location:	6590 Cerrillos Rd & 4994 Governor Miles Rd
Case Mgr.:	Daniel A Esquibel
Zoning:	C-2 (General Commercial)
Overlay:	Suburban Archaeological Review District & Cerrillos Rd Corridor Overlay (Zone 4)
Pre-app. Mtg.:	September 14, 2023
ENN Mtg.:	December 14, 2023

Proposal:
Applicant requests development plan approval to construct approximately 46,435 square feet of new construction for Fiesta Nissan and Fiesta Hyundai Automotive Dealerships on +/-11.9 acres.



Case #2024-8550. Fiesta ~~Hyundai~~ Nissan Dealership Development Plan. Lloyd & Associates, Agent, for 2015 Cerrillos, road Properties LLC, Applicant, requests Development Plan approval to construct approximately 25,541 square feet of new construction for an automotive dealership on 6.131± acres. The site is zoned C-2 (General Commercial) and is located at 4994 Governor Miles Road. (Dan Esquibel, Case Manager)

Case #2024-9304. Fiesta Hyundai Dealership Development Plan. Lloyd & Associates, Agent, for 2015 Cerrillos, road Properties LLC, Applicant, requests Development Plan approval to construct approximately 20,894 square feet of new construction for an automotive dealership on 5.860± acres. The site is zoned C-2 (General Commercial) and is located at 4994 Governor Miles Road. (Dan Esquibel, Case Manager)

I. RECOMMENDATION

The Land Use Department recommends Preliminary Development Plan Approval subject to condition **Cases #2024-8550 Fiesta Nissan Dealership Development Plan, and Case #2024-9304 Fiesta Hyundai Dealership Development Plan,** subject to conditions of approval as outlined in this report and technical correction listed in Attachments A "Technical Conditions" and B "Development Review Team (DRT) Comments."

Two motions will be required. The motions should be considered in the following order:

1. *Preliminary Development Approval or deny* cases # **Case #2024-8550. Cases #2024-8550 Fiesta Nissan Dealership Development Plan,** subject to conditions of approval as outlined in this report and technical

correction listed in Attachments A "Technical Conditions" and B "Development Review Team (DRT) Comments."

2. *Preliminary Development Approval or deny* **Case #2024-9304. Fiesta Hyundai Dealership Development Plan,** subject to conditions of approval as outlined in this report and technical correction listed in Attachments A "Technical Conditions" and B "Development Review Team (DRT) Comments."

II. EXECUTIVE SUMMARY

There are two cases that make up this development project. This report will combine reviews for convenience of and discussion.

The Planning Commission approved development plans for the property located at 4994 Governor Miles Road on April 4, 2019. However, those development plans expired due to a lack of continuing development activity required by SFCC 14-3.19 *"Expiration, Extension and Amendment of Development Approvals."* The applicant is reappearing before the Planning Commission for a new development plans ("Development Plans") for both dealerships. The proposal is for the construction of two automotive dealerships, each on a separate legal lot of record for a total +/-11.9 acres for new construction for a total of approximately 46,435 square feet.

1. Fiesta Nissan Dealership 25,541 square feet on Lot 1A:5.86 +/-acres , and
2. Fiesta Hyundai Dealership 20,894 square feet on Lot 1B:6.13 +/-acres.

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

Staff's analysis finds that the applicant has addressed the necessary findings and recommends **APPROVAL** of the development plan, subject to conditions and technical corrections of approval.

III. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

Table 1 Conditions of Approval

#	CONDITION OF APPROVAL	DEPT/DIVISION	COMPLETED BY:
1	Archaeological clearance is required.	Land Use/Current Planning	Prior to recording the Development Plan
2	TIA technical corrections be completed.		
3	The Applicant shall revise the architectural style to meet the intent of the Cerrillos Road Overlay, and in conformance with the Architectural Design Review standards.		
4	Provide detailed Architectural points together with the elevations and specify on the drawing how the points are allocated.		Prior to recording the development Plan
5	Dedicate a 10' trail easements on Lots 1-A and B along the eastern edge of the property to accommodate the planned	MPO	Prior to recording the Development

	Arroyo Chamiso Trail.		Plan
6	An approved Water Plan will be required for all new public water infrastructure and fire services.	Water Division	Prior to recording the Development Plan.
7	An approved Agreement to Construct and Dedicate (ACD) will be required for new public water infrastructure and fire services		Prior to building permit approval
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.		At the time of development
9	A separate irrigation meter will be required for commercial lots 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.		
10	Must Comply with all ADA codes and standards.	ADA Review	Prior to recording the development Plan
11	Must comply with SFCC Sec 17-9.2 (E) (2-3)		Prior to recording the development Plan
10	Shall verify whether fire sprinklered or not	Fire Prevention	Prior to recording the development Plan
11	Shall provide location of Fire Department Connections for buildings.		Prior to Building Permit Approval.
12	Photometric plan does not meet Code requirements. See Article 14-8.9 and revise for compliance. Sidewalks: 1.0, Pedestrian Area: 2.0, Parking Lots: 1.0, Building Entrances: 5.0, Building Grounds: 1.0, and Public Spaces: 3.0. The maximum illumination at any point shall not exceed the allowed average by more than 1.5 Foot-candles.	Technical Review Division	Prior to recording the Development Plan.
13	No landscape plantings shall occur within the public sanitary sewer easements and we would request that no trees be planted proximate to the easements. Roots are very destructive to gravity sewers.	Sewer Division	Prior to recording the Development Plan.
14	The proposed Nissan building is shown up against the existing sanitary sewer easement at the rear of the	Sewer Division	Prior to recording the Development

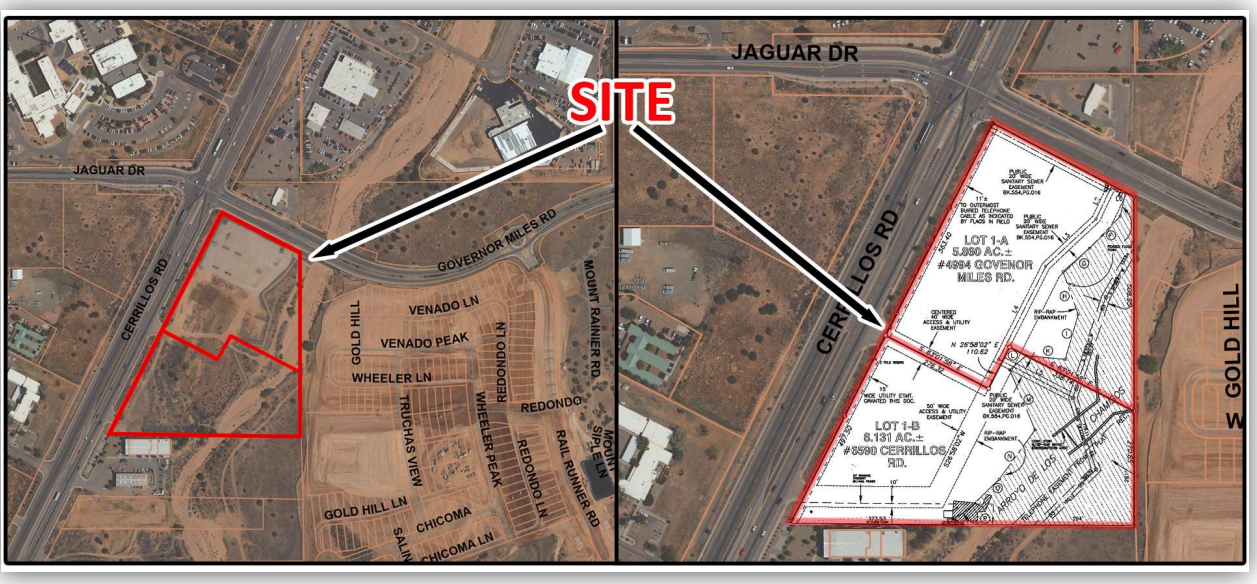
	building. The gravity sewer running within this easement is between 12' and 16' deep. If a repair of this sewer line requiring excavation was to occur, it is possible it could result in damage to the building. The City of Santa Fe will not be responsible for any damage incurred as a result of repair or maintenance activities on this public sewer line.		Plan.
15	The WWMD prefers that the access road for the existing sanitary sewer be the same width as the easement or 20 feet.	Sewer Division	Prior to recording the Development Plan.
16	Sheet C-100 shows a future trail fence crossing or entering the public sewer easement. A full width gate is required wherever a fence crosses a sewer easement. No fencing shall encroach within the easement as this limits access for maintenance.	Sewer Division	Prior to recording the Development Plan.
17	Sheet C-300, Note 22 references Doug Flores. Luke Gray should be listed. His phone is 505-955-4626.	Sewer Division	Prior to recording the Development Plan.
18	Sheet C-300, Note 26 requires low-pressure sewers to be "air or hydrostatically tested @ 120 psi". No air testing at high pressures is allowed. All low-pressure lines shall be hydrostatically tested only.	Sewer Division	Prior to recording the Development Plan.
19	The Sheet Keynotes 18 in SheetC-100, the gravel road shall be 18 feet wide	Sewer Division	Prior to recording the Development Plan.

The project is also subject to the technical requirements listed in Exhibit A.

IV. SITE ANALYSIS

The project is comprised of two (2) vacant lots (Lot 1-A +/-5.86 and Lot 1-B 6.13+/- acres) located at 6590 Cerrillos Rd & 4994 Governor Miles Rd ("Property"). The Property is a legal lot of record, zoned C-2 (General Commercial), located within the Suburban Archaeological Review District, and the Cerrillos Road Highway Protection District Zone 4.

Figure 1 Aerial / Lot Image



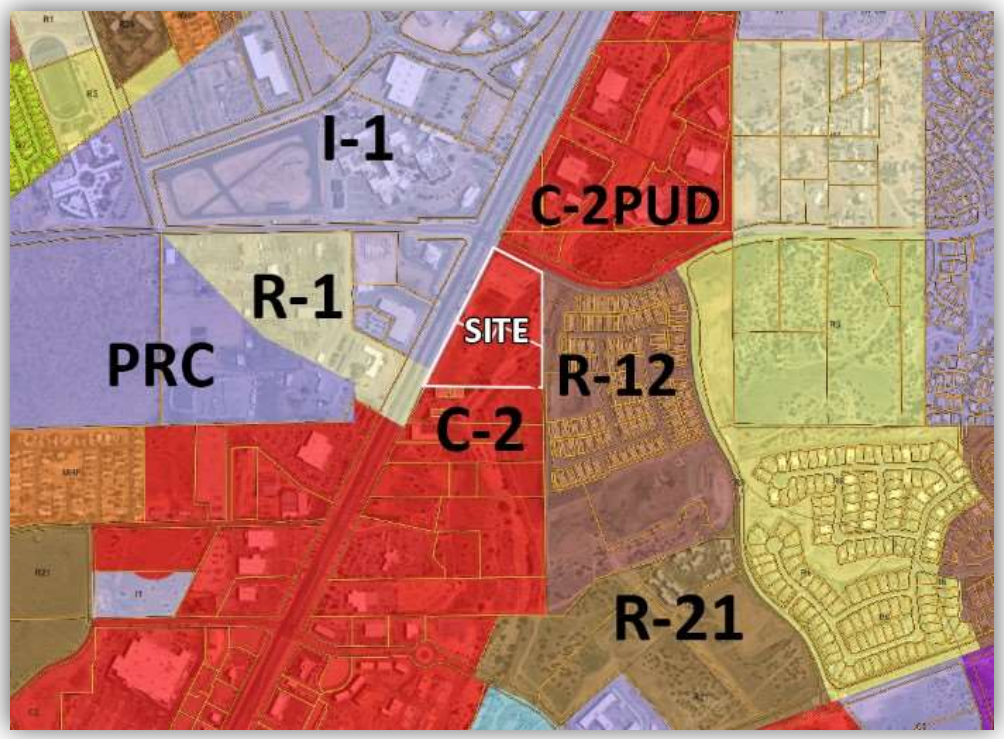
A. Adjacent Properties

The Property is adjacent to Cerrillos Road, the Frontage Road, and the Arroyo de Los Chamisos, as well as land with residential uses, non-residential uses as shown in Table 2 *"Adjacent Uses and Zoning";* Figures 2 *"Zoning Map";* and 3 *"Adjoining Properties"* below.

Table 2. Adjacent Uses and Zoning

Direction	Property Address	Zoning
North	4995 Cerrillos Road	C-2 (General Commercial)
East	Ross's Peak Subdivision	R-12 (Residential-twelve dwelling units per acre)
South	6700 Cerrillos Road	C-2 (General Commercial)
West	5310 Cerrillos Road	1-1 (Light Industrial)
Southwest	7315 Cerrillos Road	R-1 (Residential-one dwelling unit per acre)

Figure 2 Zoning



B. Overlay Districts

The Property is within the Suburban Archaeological Review District and in Zone four (4) of the Cerrillos Road Highway Corridor (CRHC). The Application will be required to provide archaeological clearance prior to recording the Development Plan (Condition added in Section III "*Conditions of Approval"* of this report.)

The purpose of the CRHC is to accommodate safe traffic circulation, provide for a visually attractive introduction to Santa Fe, provide for a transition between more rural development and more intense development, and provide design direction regarding lot depth, height, setbacks, and lot coverage. *See* SFCC 1987, 14-5.5(B)(1). As this site is at an important gateway to Santa Fe, the expectation that this development will have the architectural character of Santa Fe.

Table 3 SFCC 1987, 14-5.5(B)(1) Standards and Review (CRHC).

Design Standard	Code Requirement Zone 4	Applicant Submittal	Review
Lot Depth	225'	Minimum=- 380.10', Maximum = 822.79	Complies
Height of Structures	45'	Hyundai = 26' Nissan = 26'	Complies
Setback	45'	Hyundai = +/-91' Nissan = - +/-91'	Complies
Lot Coverage	60%	Hyundai (Lot A-1) = .08% Nissan (Lot B-1) = .09%	Complies

C. Parking

The Applicant is proposing a total of 141 dwelling units (DUs) constructed in 2 Phases as shown in Table 3 *"Required Vehicular Parking"* below:

Table 4 Required Vehicular Parking

HYUNDAI				
NET LEASABLE AREA SQ. FT.	TYPE OF PARKING	PARKING REQUIREMENT	PROVIDED	**Review**
22,310	Standard Cars	1 Parking Space per200 Sq. Ft. = 112 Parking Spaces	227	Complies
NISSAN				
17,177	Standard Cars	1 Parking Space per 200 Sq. Ft. = 85 Parking Spaces	202	Complies

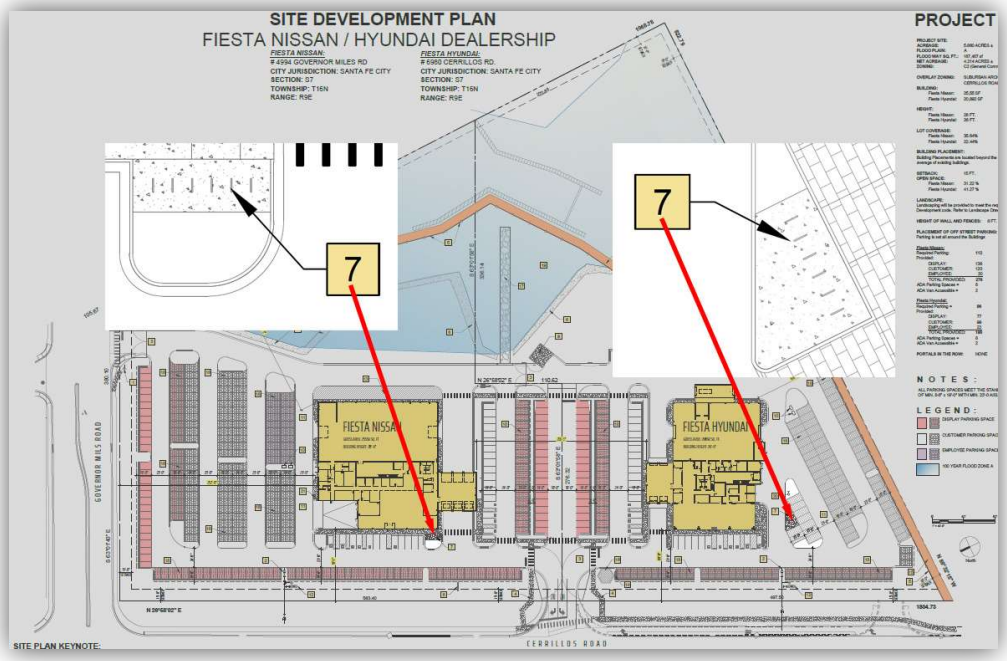
The applicant is providing 90° parking for *"Standard Car"* parking:

Table 5 Parking Type

Type 90°	**Minimum Width**	**Vehicle Projection**	**Aisle**	**Typical Module**	**Overhang**
One Size Fits All	8'-4"	10'-0"	22'-6"	58'-4"	2'-8"
Small Car	7'-6"	15'-0"	19'-0"	50'-0"	2'-0"
Standard Cars	8"-6"	19'-0"	23'-0"	61'-0"	3'-0"

The Development Plan shows one location for bicycle parking for each dealership. The total number of bicycle parking racks proposed per lot is 6 bicycle parking racks. Each bicycle rack can support two bicycle parking spaces for a total of 12 bicycle parking spaces per dealership lot. Bicycle parking complies with Exhibit C – *"Off-Street Bicycle Parking Table 14-8.6-3"* (reference Figure 3 Bicycle Parking).

Figure 3 Bicycle Parking



The Land Use Technical Review Division has reviewed the development plan parking scheme for compliance with the ADA. Comments and conditions of approval can be found in Attachments A and B.

D. Access and Traffic

The Project proposes two driveways into the project, one shared driveway is proposed off Cerrillos Rd and one shared access proposed off Governor Miles Road.

The Applicant submitted a traffic impact analysis (TIA). The City traffic review required technical corrections to the submitted TIA. A "complete by date" was not included in the TIA comments from City traffic. However, Land Use will require the TIA technical corrections be completed prior to recording of the Development Plan. The Land Use has included a condition addressing this issue to Section III *"Conditions of Approval"* of this report.

E. Trails

The City's planned "Arroyo Chamiso Trail" runs north/south along the east boundary of the project, crossing both Lot 1-A and 1-B See Figure 6. The City Metropolitan Planning Organization (MPO) has requested the applicant dedicate easements on Lot 1-A and 1-B to accommodate the "Arroyo Chamiso Trail." A Condition of approval is added in Section III "*Conditions of Approval"* of this report requiring the dedication easements. The Land Use department is changing the *"must be completed by"* from *"[p]rior to Public Hearing"* to *"[p]rior to recordation of the Development Plan."*

Figure 4 Trails



F. Landscaping

The Applicant has placed landscaping throughout the Project. However, Staff's review found the landscape plan to be incomplete requiring many technical corrections (see Attachment A *"Technical Corrections"*). The technical corrections must be addressed prior to recording the Development Plan. All technical corrections have been included in Attachment A *"Technical Corrections"*.

The Technical Review Division comments for landscaping can be found in Attachments A and B.

G. Utilities

The proposed utility plan for the development is to connect to City services for water and sewer.

1. Water

The project is proposing to connect to City water via an 8" public water line off Cerrillos Rd. A water budget was provided identifying 1.02 AF per year for Fiesta Hyundai Dealership and 1.537 AF for the Fiesta Nissan Dealership.

Approval of the water budget by the City Water Division is required prior to recording the Development Plan. A Condition of approval is added in Section III *"Conditions of Approval"*. The Water Division has included conditions of approval and Technical Corrections. The Land use changed the *"Must be completed by"* from "Prior to Public Hearing" to *"prior to recording the Development Plan."*

2. Sewer

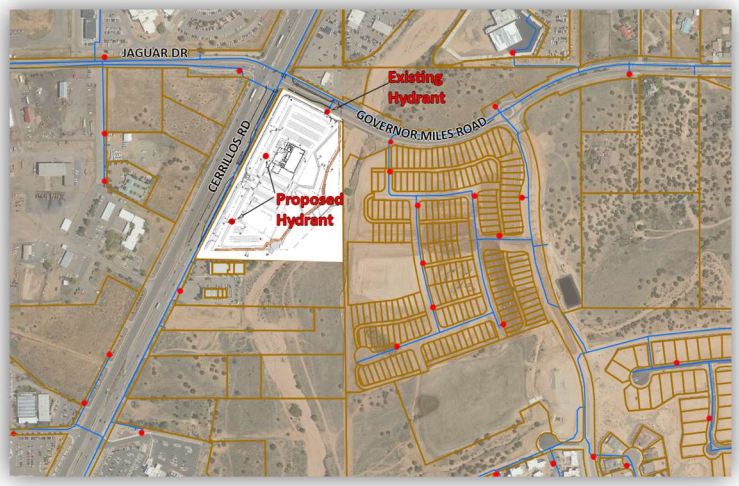
The Applicant is proposing a 6" sewer line to provided sewer service to the project. City Sewer Divisions provided several conditions to be completed prior to recording the Development Plan.

The Water Division conditions of approval are listed in Section III *"Conditions of Approval" and in attachment "B"*

H. Fire

There is one existing fire hydrant next to the project. The existing hydrant is located northwest of the Governor Miles driveway. The Applicant is proposing two new fire hydrants: one per lot, and west of each building. *See* Figure 8 *"Fire Hydrants."* The Fire Marshal's review did not find if the building was sprinkled or not or where Fire Department Connections are for the buildings. Conditions of approval have been included in Section III *"Conditions of Approval"* of this report.

Figure 5 Fire Hydrants



I. Lighting

The Applicant has submitted a lighting plan with a photometric analysis. The Technical Review Division found the lighting plan non-compliant to SFCC §14-8.9 "Outdoor Lighting." A Condition of approval has been included in Section III *"Conditions of Approval"* of this report. The Land use changed the *"Must be completed by"* from "Prior to Recordation" to *"Included with the Final Development Plan Submittal."*

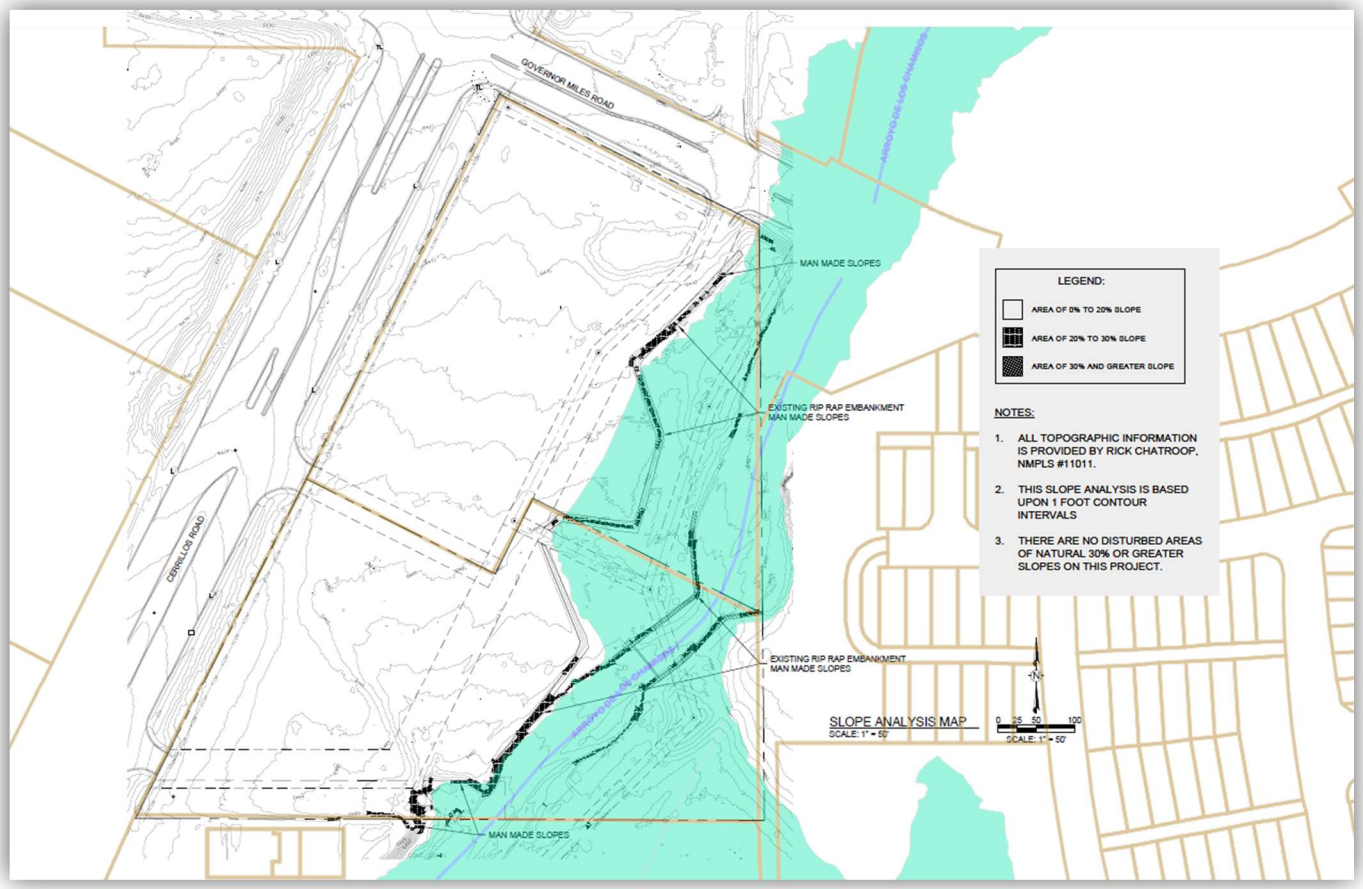
J. Terrain Management

The Arroyos De Los Chamisos runs along the east side of the property lines. The Property has a gradual slope from 0 to 20%, with 20 to 30% in areas withing the Arroyos De Los Chamisos flood area. The City Engineer provided no comments. No development is proposed on slopes greater than 30%.

K. Landscaping

The Applicant has provided landscaping throughout the Project. The Technical Review Division has reviewed the landscaping plan a provided many technical corrections to be completed prior to recording the Development Plan.

Figure 6 Slopes

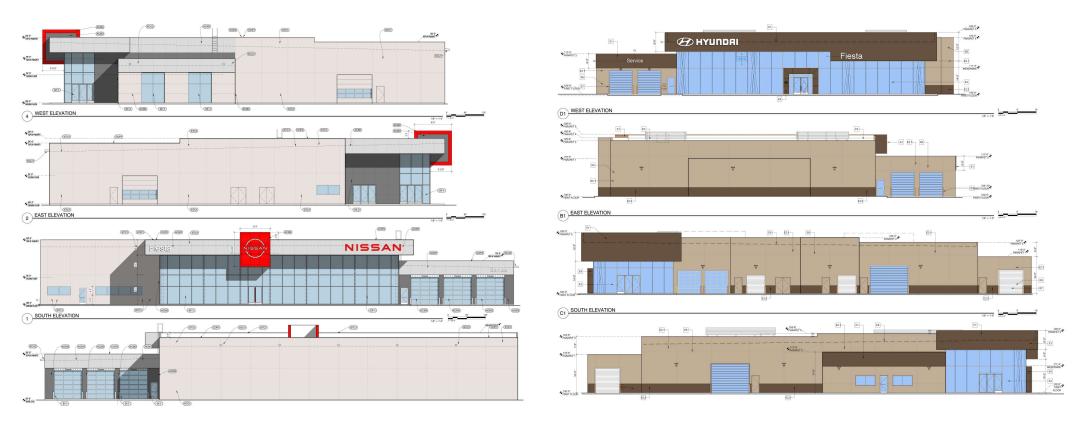


L. Architectural

The Applicant submitted a points analysis with the for both dealership buildings with Development Plan. The Elevations plans identify a franchise architectural style branding and aligns with modern commercial emphasizing functionality and brand visibility through clean lines, extensive use of glass, and metal cladding. Since the Architectural points analysis submitted was vague and limited.

Staff review of the Elevations and point allotment identified 205 points for both Dealerships the required in a C-2 District.

Figure 7 Architecture



V. DEVELOPMENT PLAN APPROVAL CRITERIA

Table 8 Approval Criteria Development Plan Necessary Findings (Section 14-3.8(D))

§14-3.8(D)(1)(a)- that it is empowered to approve the plan under the section of Chapter 14 described in the application;	Criterion Met: (Yes/No) **YES**
Applicant's Response: *"We acknowledge that the City of Santa Fe is empowered to approve this Development plan per the ordinances specified in this section."* **Staff Response:** The Santa Fe City Code (SFCC) Subsection 14-2.3(D)(1) authorizes the Planning Commission to review and approve or disapprove development plans and subdivision plans. Subsection 14-3.8(B) requires approval of a development plan for projects with a gross floor area of thirty thousand feet or more. The Development Plans comply with Santa Fe City Code Section 14-3.8(D)(1)(a).	
§14-3.8(D)(1)(b)- that approving the development plan will not adversely affect the public interest;	Criterion Met: (Yes/No) **YES**
Applicant Response: *"The development of Fiesta Nissan and Hyundai dealerships are within existing zoning criteria, similar to other existing automobile dealerships, and our intent is to meet the ordinances of Section 14-3.8. We have complied with the initial submittals, i.e. DRT, ENN with no adverse reactions resulting from these reviews."* Staff Response: The Applicant response did not directly respond to the requirement. However, the term *"Public Interest"* is not specifically defined in Chapter 14; however, the Governing Body has implemented the General Plan as	

stated in Subsection Section 14-1.3 (General Purposes). The resulting ordinances establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest from within the municipality.

Staff has reviewed the Development Plan applications in accordance with the City Code. Subject to staff recommended conditions of approval, the Development Plans comply with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.

Development Plans comply with Santa Fe City Code 14-3.8(D)(1)(b).

14-3.8(D)(1)(c)- that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	Criterion Met: (Yes/No) **YES**

Applicant Response:

"The development Fiesta Nissan and Hyundai will be in keeping with existing development along the Cerrillos Road corridor. Adjacent existing uses include automobile dealerships and other larger scale developments, many within 1 mile of our site. To the east side of this project, there is a residential subdivision. This project is shielded from residences by Arroyo De Los Chamisos, open space that includes the arroyo for a minimum of 180' from the edge of our access drive, and we also include extensive landscaping within the open space. Site lighting meets the ordinance requirements. Development of this project will not affect the adjacent properties."

Staff response:

The proposed dealerships uses are uses that are allowed in a C-2 Zoned district. The adaptability of the structure within the C-2 District is compatible with the uses adjoining the property. The architecture deviates from the traditional Santa Fe Style incorporating non-Santa Fe corporate branding as building styles however complies with 14-8.7 – *"Architectural Design Review."*

The Development Plans comply with Santa Fe City Code Section 14-3.8(D)(1)(c).

VI. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted two ENN meetings: December 14, 2023. The ENNs were well attended by area residents. The Applicant presented the proposal in both public meetings, where questions and answers followed. No members of the public raised concerns. .

VII. ATTACHMENTS:

ATTACHMENT A: Technical Conditions

ATTACHMENT B: Development Review Team (DRT)

1) Metropolitan Planning Organization (MPO), Leah Yngve
2) Water Division, Clinton Peterson, P.E.
3) ADA Review, Teddy Padilla
4) Fire Department, Geronimo Griego, Fire Marshal
5) Technical Review Division (Landscaping), Lawrence Rivera
6) City's Traffic consultant Wilson & Company, Inc., Engineers & Architects (City traffic Engineer)

7) City Sewer Division, Stan Holland PE

ATTACHMENT C: Early Neighborhood Notification
1) Guidelines

ATTACHMENT D: Maps and Photos
1) Figure 1 Aerial / Lot Image
2) Figure 2 Zoning Map
3) Figure 3 Bicycle Parking
4) Figure 4 Trails
5) Figure 5 Fire Hydrants
6) Figure 6 Slopes
7) Figure 7 Architecture
8) Vicinity Map

ATTACHMENT E: Applicant Submittals
1) Application Letter
2) TIA
3) Development Plan Drawings
4) Civil Drawings

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

Title	**Name**	**Initials**
Department Director	Heather Lamboy	HLL
Interim Assistant Department Director	Maggie Moore	HLL for MM
Interim Planning Manager	Dan Esquibel	DAE

	Technical Corrections of approval	Department	To be completed by:
1	Photometric plan does not meet Code requirements. See Article 14-8.9 and revise for compliance. Sidewalks: 1.0, Pedestrian Area: 2.0, Parking Lots: 1.0, Building Entrances: 5.0, Building Grounds: 1.0, and Public Spaces: 3.0. The maximum illumination at any point shall not exceed the allowed average by more than 1.5 Foot-candles.	Technical Review Division	Prior to recordation
2	Provide a professional landscape design which fulfills Section 14-8.4 of the City of Santa Fe Code. The landscape design is not very appealing and lacks symmetry, there is no scale on the landscape plan to measure plant placements but the trees seem to be planted to close to each other. Plant material heights and growth habits of the trees have not been accounted for. A cookie cutter approach was taken with the placement of the trees and shrubs. Cottonwood trees should never be planted near pedestrian walkways or parking lots due to their notorious limb dropping. Life and property damage are a real danger with the current placement. Crabbapple trees planted at the edge of parking lots are a threat to cars parked below them in the fall and winter, due to the acid in the fruit and the fruit dropping onto the vehicles. At the Cerrillos Road corridor the plan shows 24 Western Hackberry Trees, 2 Washington Hawthorn and 1 Chickapin Oak as street trees. The design is off balanced. Ensure all trees within the Cerrillos Road Corridor have a 15-feet clearance on either side of utilities. North side landscape planter strip at Governor Miles Road is over planted. The mature size of the existing Ash trees was not realized in the placement of the new plant material. This project requires an skilled Landscape Architect and certified Irrigation Designer.		
	Landscape design shall have separate icons for each plant shown on the plan and referenced on the plant schedule. The plant location and species is critical for the landscape and irrigation system design. A selection of plant material for the contractor to pick from is not acceptable. Each Tree and shrub on the plan and species must be accounted for in the plant schedule.		
	Provide the water use needs for each plant within the landscape schedule as shown in the city's approved plant material list. This information is critical for the irrigation design and review.		
	Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico.		
	Provide a plant material demo list, provide the plant species and size. Caliper for deciduous, height for evergreen, and height and width for shrubs. Highlight all existing plant material to stay in the landscape and clearly identify the size and species.		
	Due to the Shade Master Bore epidemic throughout Santa Fe, City Staff respectfully request the replacement of Honey Locust trees with another approved tree variety from the City of Santa Fe plant list.		
	Salix exigua, Coyote Willow, is not on the city approved plant list.		
	Alnus tenufloia, Mountain Alder, is not on the City approved plant list.		

	Provide landscape details.	Technical Review Division	Prior to recordation
	Provide ponding locations on the landscape plan. 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.		
	Provide notes, description, and quantity of mulches to be use in the landscape within the Plant Schedule. Show mulch type and locations mulch materials on the landscape plan or provide a separate Mulch Plan.		
	Provide notations of native seeding areas on the Landscape plan. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. The seed rate shall be 2 lbs. per 1,000 sf. Seeded areas shall be graded two inches (2") below top of concrete curbs and sidewalks. Disk or rototill soil to a depth of 4- 6" depth. Grade prepaired soil level removing all stones ¾" and larger.		
	14-8.4(I)(2)(c) The parking lot shall be screened from all public streets and adjacent properties by a continuous wall or berm four (4) feet or more in height, a hedge a minimum four (4) feet high at maturity, other vegetative screening appropriate to the landscape design intent or any combination of these so long as the screening objective is achieved. Topography and adjacent uses shall be taken into account to determine the most effective means of screening.		
	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. The seed rate shall be 2 lbs. per 1,000 sf. 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.		
	City staff respectfully requests that trees be planted to the greatest extent possible in swales or basins that collect run-off and precipitation; trees be located at least fifteen (15) feet from light standards, so as not to impede outdoor illumination; trees be located at least fifteen (15) feet from fire hydrants so as not to interfere with hydrant operation; trees located under utility lines shall be a species that maintains a minimum of five (5) feet of clearance from overhead utility lines at maturity.		
	Provide a landscape irrigation plan by a qualified irrigation designer per COSF code Chapter 14-8.4(E) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards. The irrigation design is to gerneralized and lacks vital information. A certified irrigation designer is needed.		
	COSF Code 3.19.1 requires landscape irrigation plans for large projects not to exceed 20 scale, 1 inch equals 20 feet.		

	Irrigation design plan shall be overlayed on top of the landscape plan to show the plant locations. Irrigation lateral lines shall be shown within the plant material showing the respective zone areas.	Technical Review Division	Prior to recordation
	Provide a complete set of installation details, notes, and specifications for the irrigation system. Show on the detail drawings the installation of all assemblies without any questions for size or type of materials to use for said irrigation system.		
	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 in a separate zone. Separate zones are required for permanent and temporary irrigation lines.		
	Trees shall have six emitters, two (2) emitters within the root ball zone and four (4) emitters located at drip edge locations. Shrubs shall have two (2) emitters, one (1) located four (4) inches from the root flare of each Shrub and another at the drip edge. 5.6 Landscape Irrigation Design Standards. City of Santa Fe		
	Provide temporary irrigation for seeded areas on the irrigation design.		
	Technical comments on the new public water infrastructure will be provided to the engineer via the water plan review.	Water Division	Prior to Water Plan approval
	See attached TIA Redline Markups (and email from Wilson &Co dated 6/24/24).	Traffic Division	Prior to Recordation

Development Review Team (DRT)
Comment Form

Date: 6/7/2024

DRT Member: Leah Yngve

Dept/Div: PW/MPO

Case No.: **Case #2024 - XX. Fiesta Hyundai Nissan**

Case Planner: Dan Esquibel

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. The development plan should show 10 bicycle parking spaces per business accomplished by 5 inverted U racks per business to meet Chapter 14 requirements	Prior to Public Hearing	
2. Dedicate a 10' trail easement along the eastern edge of the property to accommodate the planned Arroyo Chamiso Trail		
3. Dedicate a 10' trail easement along the southern boundary of the property to support trail connectivity to Cerrillos Road at the time of Arroyo Chamiso Trail development		

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

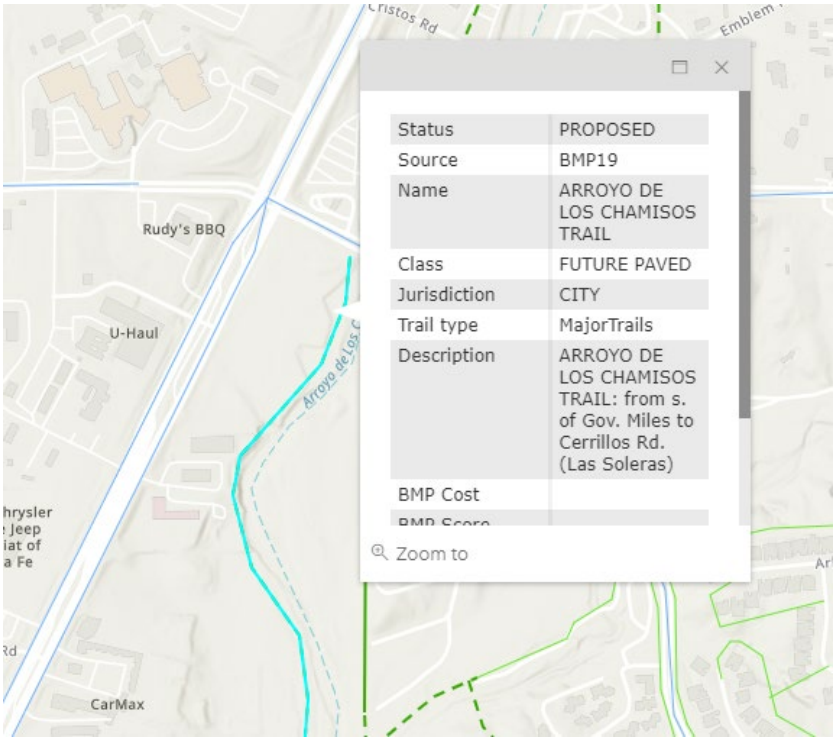
Explanation of Conditions or Corrections (if needed):

1.

TABLE 14-8.6-3: General Off-Street Bicycle Parking For all uses except hotels or motels	
Automobile Parking Spaces Required	**Bicycle Spaces Required**
0—5	4
5—15	6
16—50	8
51—100	10
100 or more	12

Form Updated: September 2023

2. A trail easement will reserve the right for trail development along the Arroyo Chamiso as planned by the Bicycle Master Plan.



3. Due to existing constraints along the western edge of the Arroyo Chamiso, trail passage will be difficult. Providing the option for the trail to connect to Cerrillos instead or in addition to along the Arroyo Chamiso will improve the feasibility of this trail.

Exhibit D Bicycle Rack Standards and Dimensions

(Subsection 14-8.6(E))

Racks:

- Inverted U type bicycle racks are the required bicycle parking rack.
- Each rack must be securely anchored and accommodate a bicycle frame where one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle.
- A space of two (2) feet by six (6) feet (12 square feet) must be provided for each required bicycle parking space so that a bicycle six (6) feet long can be securely held with two points supported so that the bicycle cannot be pushed, or fall in a way that would damage the bicycle frame, wheel, or components.
- All racks must provide two points of contact with the frame at least 6" apart horizontally.
- If a bicycle corral is sought within a public street right-of-way, all design elements shall be developed in coordination with and approved by the city of Santa Fe public works department and parking division.

Distance to other racks:

- Racks placed parallel to each other (side by side) must be at least thirty-six (36) inches apart, this includes rack units sold as multiple units attached together.
- Racks aligned end to end must be at least ninety-six (96) inches apart.

Distance from wall:

- Racks placed perpendicular to a wall must be at least forty-eight (48) inches from the wall to the nearest vertical component of the rack.

Form Updated: September 2023

- Racks parallel to a wall must be at least thirty-six (36) inches from the wall.

Distance from curb:

- Racks placed perpendicular to a curb must be at least forty-eight (48) inches from the curb to the nearest vertical component of the rack.
- Racks placed parallel to a curb must be at least twenty-four (24) inches from the curb to the rack.

Distance from pedestrian aisle:

- Rack units perpendicular to a pedestrian aisle must be at least forty-eight (48) inches from the rack to the edge of the aisle, and the pedestrian aisle should be at least sixty (60) inches wide.

Parking and maneuvering areas:

- Each required bicycle parking space must be accessible without needing to move another bicycle.
- There must be an aisle of at least five (5) feet wide behind all required bicycle parking to allow for maneuvering of the bicycle. Where bicycle parking is next to a sidewalk, the maneuvering area may extend into the sidewalk.

- The area devoted to bicycle parking must be hard surfaced.

Development Review Team (DRT)
Comment Form

Date: 6/14/24

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: Case #2024-TBD: Fiesta Hyundai and Nissan Dealership (Development Plan)

Case Planner: Daniel Esquibel

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.



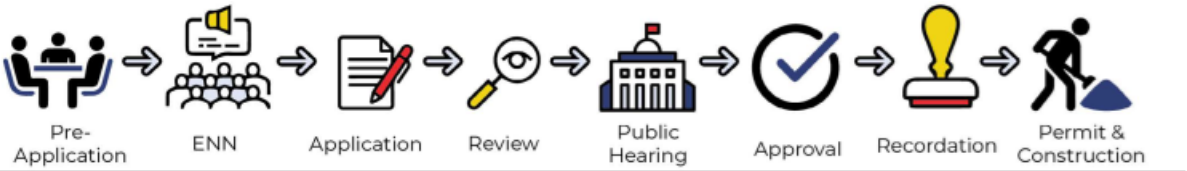
Timing of Conditions of Approval + Technical Corrections

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

Form Updated: March 2024

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

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

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Public Hearing	
2. An approved Agreement to Construct and Dedicate (ACD) will be required for 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. A separate irrigation meter will be required for commercial lots 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	
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Technical comments on the new public water infrastructure will be provided to the engineer via the water plan review.	Prior to Water Plan approval	
2.		
3.		
4.		

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

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

1. [list any additional items]
2.

Form Updated: March 2024

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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



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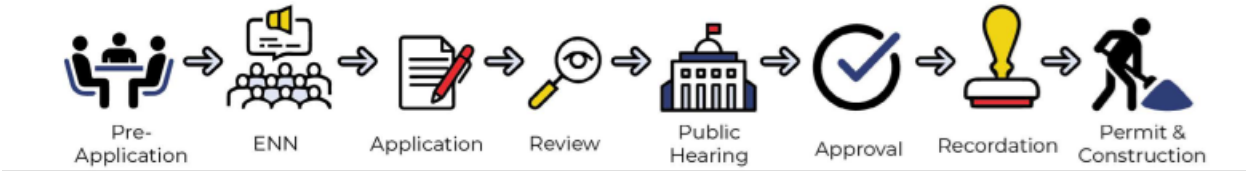
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 5/17/24

DRT Member: Teddy Padilla

Dept/Div: Land Use/Technical Review

Case No.: #2024-XX

Case Planner: Daniel Esquibel

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Must Comply with all ADA codes and standards.		
2. Must comply with SFCC Sec 17-9.2 (E) (2-3)		
3.		
4.		
5.		
6.		

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

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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

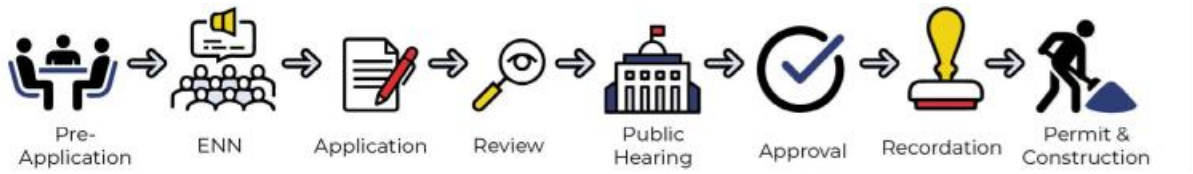


Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: May 31, 2024

DRT Member: Geronimo Griego

Dept/Div: Fire Prevention Bureau

Case No.: 2024-(number not issued yet) FiestaHyundai_Nissan_DPSubmittal

Case Planner: Daniel Alvardo

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall verify whether fire sprinklered or not.	Prior to planning commission	
2. Shall provide location of Fire Department Connections for buildings.	Prior to Building Permit Approval.	
3.		
4.		
5.		
6.		

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

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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

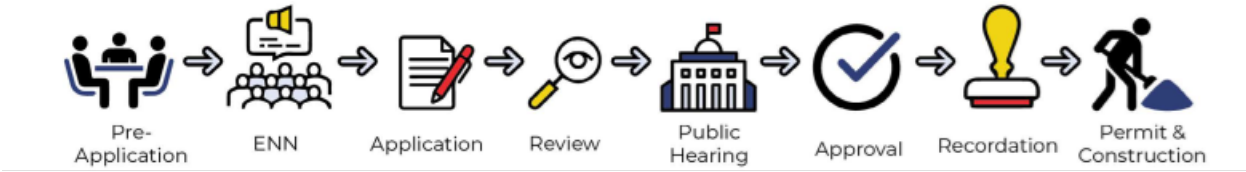


Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: June 29, 2024

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, and Outdoor Lighting

Case No.: #2024-XX. Fiesta Hyundai Dealership Development Plan

Case Planner: Daniel Esquibel, Planner Senior, 505-955-6587 daesquibel@santafenm.gov

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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:

Case #

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

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Photometric plan does not meet Code requirements. See Article 14-8.9 and revise for compliance. Sidewalks: 1.0, Pedestrian Area: 2.0, Parking Lots: 1.0, Building Entrances: 5.0, Building Grounds: 1.0, and Public Spaces: 3.0. The maximum illumination at any point shall not exceed the allowed average by more than 1.5 Foot-candles.	Prior to recordation	
2. Provide a professional landscape design which fulfills Section 14-8.4 of the City of Santa Fe Code. The landscape design is not very appealing and lacks symmetry, there is no scale on the landscape plan to measure plant placements but the trees seem to be planted to close to each other. Plant material heights and growth habits of the trees have not been accounted for. A cookie cutter approach was taken with the placement of the trees and shrubs. Cottonwood trees should never be planted near pedestrian walkways or parking lots due to their notorious limb dropping. Life and property damage are a real danger with the current placement. Crabbapple trees planted at the edge of parking lots are a threat to cars parked below them in the fall and winter, due to the acid in the fruit and the fruit dropping onto the vehicals. At the Cerrillos Road corridor the plan shows 24 Western Hackberry Trees, 2 Washington Hawthorn and 1 Chickapin Oak as street trees. The design is	Prior to recordation	

off balanced. Ensure all trees with in the Cerrillos Road Corridor have a 15-feet clearance on either side of utilities. North side landscape planter strip at Govenor Miles Road is over planted. The mature size of the existing Ash trees was not realized in the placement of the new plant material. This project requires an skilled Landscape Architect and certified Irrigation Designer.		
3. Landscape design shall have separate icons for each plant shown on the plan and referenced on the plant schedule. The plant location and species is critical for the landscape and irrigation system design. A selection of plant material for the contractor to pick from is not acceptable. Each Tree and shrub on the plan and species must be accounted for in the plant schedule.	Prior to recordation	
4. Provide the water use needs for each plant within the landscape schedule as shown in the city's approved plant material list. This information is critical for the irrigation design and review.	Prior to recordation	
5. Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	Prior to recordation	
6. Provide a plant material demo list, provide the plant species and size. Caliper for deciduous, height for evergreen, and height and width for shrubs. Highlight all existing plant material to stay in the landscape and clearly identify the size and species.	Prior to recordation	
7. Due to the Shade Master Bore epidemic throughout Santa Fe, City Staff respectfully request the replacement of Honey Locust trees with another approved tree variety from the City of Santa Fe plant list.	Prior to recordation	
8. Salix exigua, Coyote Willow, is not on the city approved plant list.	Prior to recordation	
9. Alnus tenufloia, Mountain Alder, is not on the City approved plant list.	Prior to recordation	
10. Provide landscape details.	Prior to recordation	
11. Provide ponding locations on the landscape plan. 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.	Prior to recordation	

12. Provide notes, description, and quantity of mulches to be use in the landscape within the Plant Schedule. Show mulch type and locations mulch materials on the landscape plan or provide a separate Mulch Plan.	Prior to recordation	
13. Provide notations of native seeding areas on the Landscape plan. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. The seed rate shall be 2 lbs. per 1,000 sf. Seeded areas shall be graded two inches (2") below top of concrete curbs and sidewalks. Disk or rototill soil to a depth of 4-6" depth. Grade prepaired soil level removing all stones ¾" and larger.	Prior to recordation	
14. 14-8.4(I)(2)(c) The parking *lot* shall be *screened* from all public *streets* and adjacent *properties* by a continuous *wall* or berm four (4) feet or more in height, a hedge a minimum four (4) feet high at maturity, other vegetative *screening* appropriate to the *landscape design intent* or any combination of these so long as the *screening* objective is achieved. Topography and adjacent uses shall be taken into account to determine the most effective means of *screening*.	Prior to recordation	
15. 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. The seed rate shall be 2 lbs. per 1,000 sf. 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 recordation	

16. City staff respectfully requests that trees be planted to the greatest extent possible in *swales* or basins that collect run-off and precipitation; trees be located at least fifteen (15) feet from light standards, so as not to impede outdoor illumination; trees be located at least fifteen (15) feet from fire hydrants so as not to interfere with hydrant operation; trees located under utility lines shall be a species that maintains a minimum of five (5) feet of clearance from overhead utility lines at maturity.	Prior to recordation	
17. Provide a landscape irrigation plan by a qualified irrigation designer per COSF code Chapter 14-8.4(E) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards. The irrigation design is to gerneralized and lacks vital information. A certified irrigation designer is needed.	Prior to recordation	
18. COSF Code 3.19.1 requires landscape irrigation plans for large projects not to exceed 20 scale, 1 inch equals 20 feet.	Prior to recordation	
19. Irrigation design plan shall be overlayed on top of the landscape plan to show the plant locations. Irrigation lateral lines shall be shown within the plant material showing the respective zone areas.	Prior to recordation	
20. Provide a complete set of installation details, notes, and specifications for the irrigation system. Show on the detail drawings the installation of all assemblies without any questions for size or type of materials to use for said irrigation system.	Prior to recordation	
21. 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 in a separate zone. Separate zones are required for permanent and temporary irrigation lines.	Prior to recordation	
22. Trees shall have six emitters, two (2) emitters within the root ball zone and four (4) emitters located at drip edge locations. Shrubs shall have two (2) emitters, one (1) located four (4) inches from the root flare of each Shrub and another at the drip edge. 5.6 Landscape Irrigation Design Standards. City of Santa Fe	Prior to recordation	
23. Provide temporary irrigation for seeded areas on the irrigation design.	Prior to recordation	

4. STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS UPON RECEIVING REVISIONS.		

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

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

1. [list any additional items]
2.

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

Development Review Team (DRT)
Comment Form

Date: June 25, 2024

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

Dept/Div: Public Works

Case No.: Case #2024-XX: Fiesta Nissan/Hyundai Dealership Development Plan

Case Planner: Dan Esquibel, Planner Senior and Case Manager

Conditions of Approval and Technical Corrections

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

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

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. See attached TIA Redline Markups (and email from Wilson&Co dated 6/24/24).		
2.		
3.		
4.		

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

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

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

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: March 2024

Santa Fe Nissan/Hyundai TIA Review

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

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

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

Date Monday, June 24th, 2024 at 7:36 AM

Leroy, attached is a marked up version of the TIA and below is a summary of my comments. Please let me know if you have any questions or need more information. As discussed last week I cross checked both submittals and there were no significant differences. Thanks, Phil

The Executive Summary should include more information

- Should have introductory paragraph stating the purpose of the study to evaluate traffic conditions before and after implementation and to determine the impact of the site on the transportation system and recommended mitigation measures if necessary

- Should include site location and study area

- Should include the square footage of the buildings here as well as in the Trip Generation Section so calculations can be verified.

- Should include section on recommendations for mitigation measures in the executive summary. There also isn't a recommendations section in the body of the report. As stated in the report a right turn decel lane will be required for the northbound entrance on Cerrillos Road

All of the appendices in the report are blank. There was not way of checking calculations etc. On the next submission all appendices data should be included.

Introduction

Should include the square footage of the buildings in this section

The 70 foot long left turn lane for the westbound driveway into site should be evaluated to insure that the length is adequate.

On page IV-8

should explain in more detail why this signal warrant analysis was not done for the Jaguar/South Meadows Intersection. There are failing movements in the 2026 implementation year and it is stated later in the report that this intersection operates at a marginal rate in the build year and horizon year

Page VI-1 Item 5: Which intersection is referred to here this is a vague sentence

Page VI-3 Item D: refers to sign warrant should be signal warrant and as stated above should explain in more detail why this wasn't done.

Section VII Summary of Deficiencies, Anticipated Impacts, Recommendations.

There are no mitigation recommendations here for the recommended right turn deceleration lane required for the northbound entrance on Cerrillos Road. Should include all mitigation recommendations here.

Civil Engineer

Wilson & Company, Inc., Engineers & Architects

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

505-348-4126 (direct)

wilsonco.com

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

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12.68 MB 1 file attached

Fiesta Nissan. TIA Mark Up 6 24 24.pdf 12.68 MB

TRAFFIC IMPACT ANALYSIS
FOR
FOR FIESTA NISSAN / FIESTA HYUNDAI
4994 AND 6590 CERRILLOS ROAD
SANTA FE, NEW MEXICO

Prepared For:

Wayne Lloyd and Associates Architects
740 Saint Michaels Drive, Suite 4A
Santa Fe, NM 87505

Prepared By:

Santa Fe Engineering Consultants, LLC.
1599 S. St. Francis Drive, Suite B
Santa Fe, New Mexico 87505

May 2024

Should have introductory paragraph stating the purpose of the study to evaluate traffic conditions before and after implementation and to determine the impact of the site on the transportation system and recommended mitigation measures if necessary

Should include site location and study area

Should include the square footage of the buildings here as well as in the Trip Generation Section so calculations can be verified.

TRAFFIC IMPACT ANALYSIS
FOR
FOR FIESTA NISSAN / FIESTA HYUNDAI
4994 AND 6590 CERRILLOS ROAD
SANTA FE, NEW MEXICO

EXECUTIVE SUMMARY

Fiesta Nissan and Hyundai car dealerships are to be developed on a 11.99 ± acre site in Santa Fe, New Mexico. The project site is located in Section 7, Township 16 North, Range 9 East, N.M.P.M. at 35.6266 degrees latitude and -106.0243 degrees longitude.

A. Existing Conditions

The intersection of Cerrillos Road / Jaguar Drive / Governor Miles Road has a failing level of service F for the eastbound thru / right turn movement for the P.M. Peak Hour. All other intersections and conditions operate at a level of satisfactory level of service D or better.

B. Implementation Year 2026 – No Build

There is a failing movement on the eastbound thru / right movement in the PM. The background traffic increase at Jaguar Road / South Meadows cause failures on the eastbound thru and on the northbound thru / right turn movement.

C. Implementation Year – Build 2026

There is a failing movement on the eastbound thru / right movement in the AM and PM. At Jaguar Road / South Meadows there are failures on the eastbound thru in the AM and on the westbound thru / right turn movement in the PM.

D. Horizon Year 2036 – No Build

There is a failing movement on the eastbound thru / right movement in the PM. At Jaguar Road / South Meadows There are failures on the eastbound in the AM thru and on the westbound thru / right turn movement in the AM..

E. Horizon Year 2036 - Build

There is a failing movement on the eastbound thru / right movement in the PM. At Jaguar Road / South Meadows There are failures on the eastbound in the AM thru and on the westbound thru / right turn movement in the AM.

Should include section on recommendations for mitigation measures in the executive summary. There also isn't a recommendations section in the body of the report. As stated in the report a right turn decel lane will be required for the northbound entrance on Cerrillos Road

TRAFFIC IMPACT ANALYSIS
FOR
FOR FIESTA NISSAN / FIESTA HYUNDAI
4994 AND 6590 CERRILLOS ROAD
SANTA FE, NEW MEXICO

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TRAFFIC IMPACT ANALYSIS
FOR
FOR FIESTA NISSAN / FIESTA HYUNDAI
4994 AND 6590 CERRILLOS ROAD
SANTA FE, NEW MEXICO

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TRAFFIC IMPACT ANALYSIS
FOR FIESTA NISSAN / FIESTA HYUNDAI
4994 AND 6590 CERRILLOS ROAD
SANTA FE, NEW MEXICO

I. INTRODUCTION

A. Purpose

Should include the square footage of the buildings

The Fiesta Nissan and Hyundai car dealerships are proposing to develop a new facility on a 11.99 ± acre vacant site at the intersection of Cerrillos Road and Governor Miles Road, in Santa Fe, New Mexico. The site had been approved for the same car dealership with a similar plan in July 2020. However, the project was not constructed, and the approvals have lapsed. The plan has been revised slightly and is now seeking development plan approval.

The purpose of this report is to examine the existing traffic conditions, to estimate the traffic generated by this development, to determine the impact of the development on the existing roadway infrastructure and to provide recommendations for improvements to meet City of Santa Fe requirements. This report has been prepared in accordance with the New Mexico Department of Transportation (NMDOT) State Access Management Manual (SAMM).

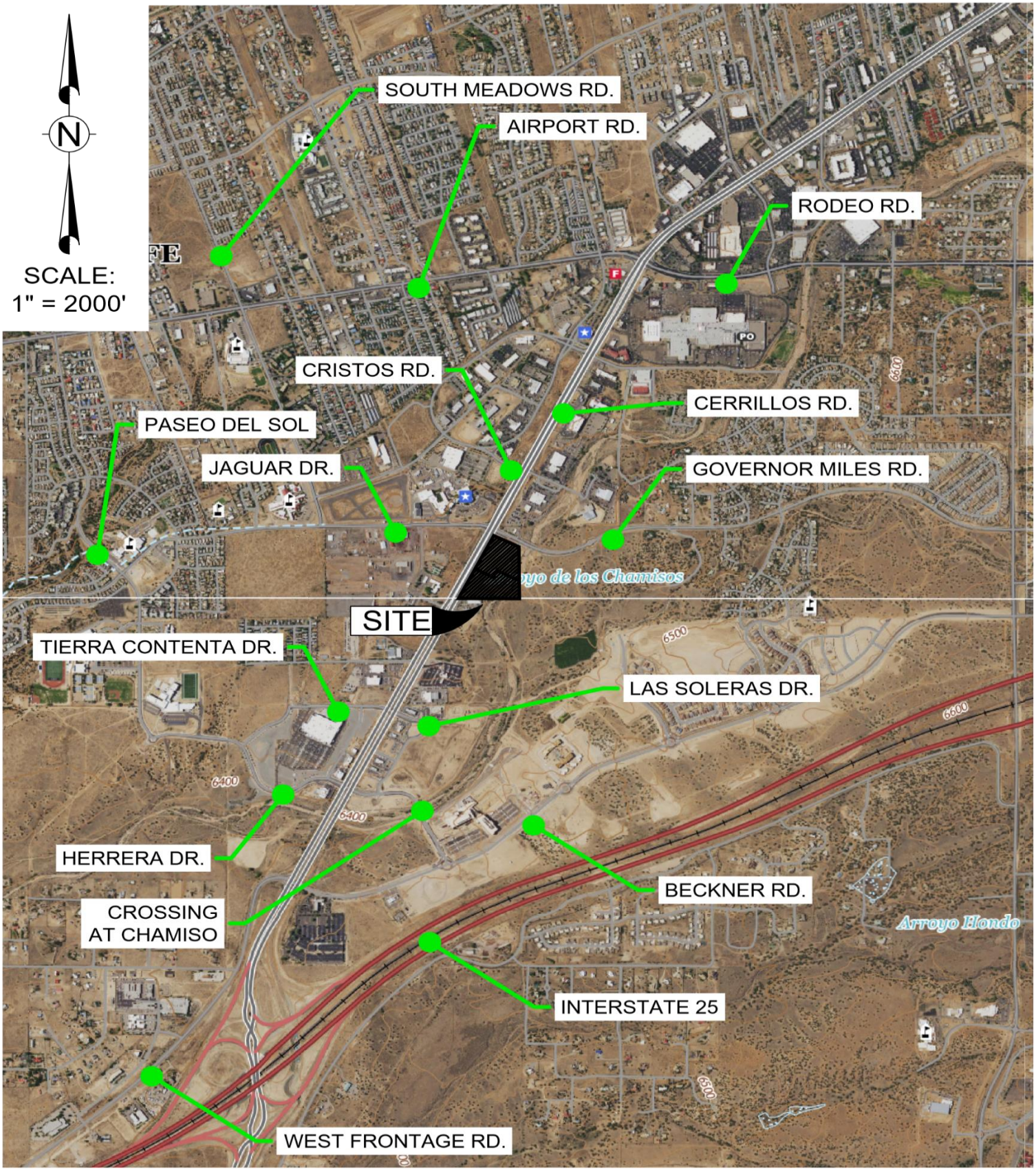
A scoping meeting was conducted on February 27, 2024, with Mr. Leroy Pacheco, PE, City of Santa Fe Public Works department and Phil Gallegos PE, of Wilson, and Company (City Traffic Engineering Consultant) to discuss the project and to determine which intersections should be analyzed.

B. Project Location

The site is located within Section 7, Township 16 North, Range 9 East, NMPM. (The latitude is 35.6266 degrees; the longitude is 106.0243 degrees.) The development is in the City of Santa Fe. The project is at 4994 Governor Miles Road.

C. Vicinity Map

The Vicinity Map is presented in Figure 1.



REFERENCE:
USGS Quadrangle Maps Entitled
"Agua Fria, NM" and "Turquoise Hill, NM" both Dated 2020

VICINITY MAP
FIGURE 1

II. DESCRIPTION OF PROPOSED DEVELOPMENT

The existing site is currently vacant land. In the past the site had been approved for a multi-use project consisting of restaurants, a gas station, and a hotel. It was later approved for a bank. Recently, the site had been approved for the Fiesta Nissan / Hyundai dealership, however the approvals have lapsed. The current plan is to obtain development plan approval and to move into construction.

A. Land Use and Intensity

The proposed land uses are as follows:

- Fiesta Nissan car dealership 23,050 Square Feet
- Fiesta Hyundai car dealership 20,900 Square Feet

The Proposed activities consist of new and used sales, servicing parts sales, and other car related facilities.

B. Phasing and Timing

The project will be completed in one phase. It is anticipated that construction will begin in the year 2024 and will be completed by 2026.

C. Zoning

The existing property is zoned C-2 (General Commercial).

D. Access Points

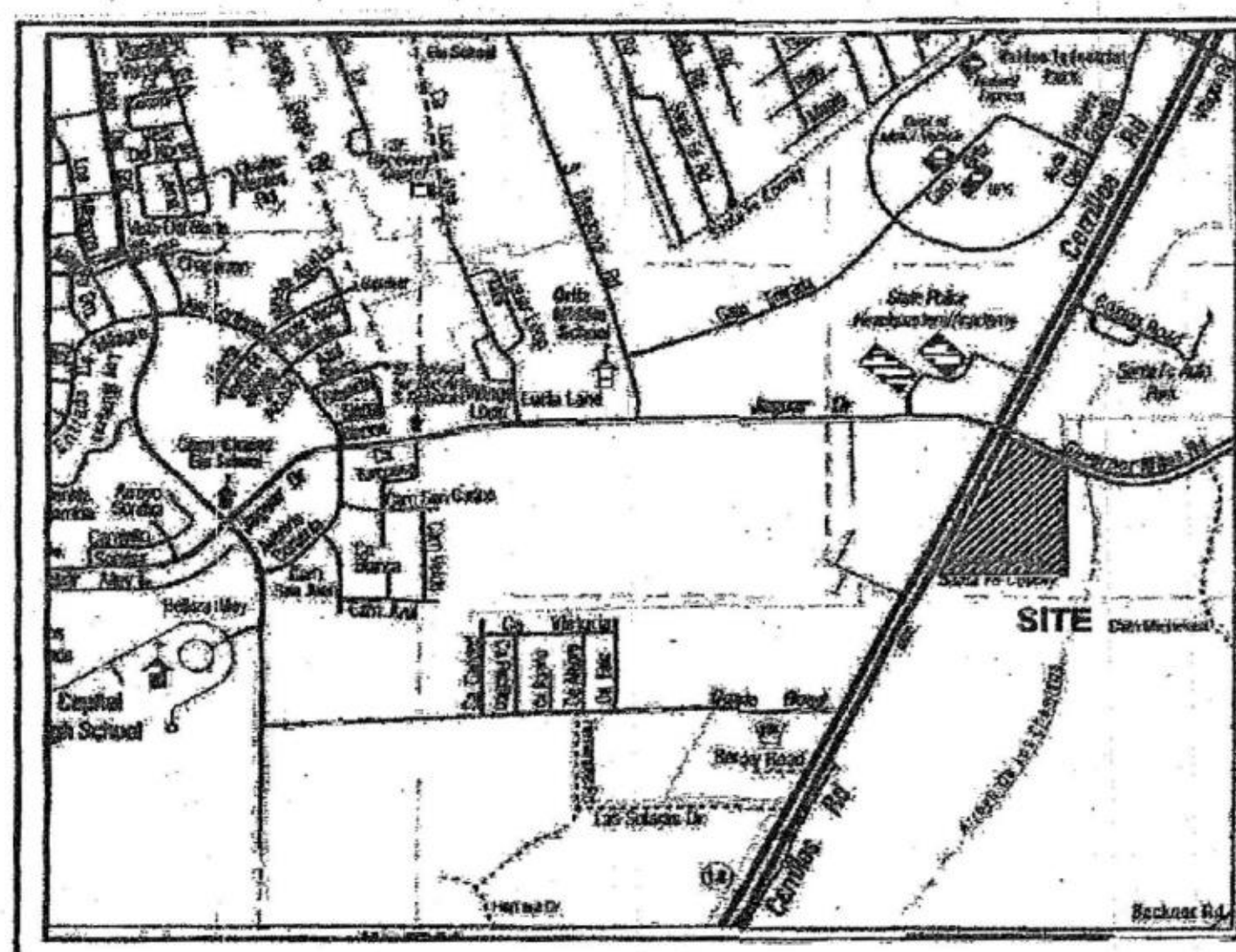
Access will be provided by two existing driveway turnouts, one on Cerrillos Road and one on Governor Miles Road. The turnout on Cerrillos Road was completed as a part of the 1998 Cerrillos Road Improvement Project, New Mexico Department of Transportation Project No. TPS-001-4(21) 48. The driveway turnout on Governor Miles Road was built as a part of the City of Santa Fe's Governor Miles Road Project in 2003. The construction costs for the portion of Governor Miles Road through the development was paid for by the original developer, who also dedicated the right-of-way for the roadway. This was done in the original approvals for this parcel.

The existing access points are as follows:

- Governor Miles Road / Entrance Driveway– This driveway is a full access driveway onto Governor Miles, and lines up with the Capitol Ford entrance to provide a two-way stop-controlled intersection, with the stop control on the Entrance Driveways of the intersection. A 70-foot long, left turn lane is provided for westbound lefts into the site.
- Cerrillos Road / Main Entrance Driveway - This driveway is the northernmost driveway on Cerrillos Road into the development. This driveway is a full access driveway stop controlled intersection, with the stop control on the Main Entrance Driveway leg of the intersection, with a 150-foot long, left turn lane provided for southbound lefts into the site. The improvement included median improvements to serve the driveway turnout on Cerrillos Road, including a left turn lane.
- The entry Driveway on Cerrillos on the south side of the site will be permanently closed.

E. Site Plan

The legal lot of record is presented in Figure 2. The Civil Site Plan South is shown in Figure 3 and the Civil Site Plan North is shown in Figure 4.



VICINITY MAP (NTS)

KEY TO LETTERED NOTES

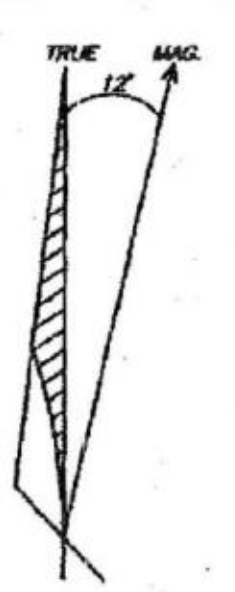
FLOOD PLAIN BOUNDARY

- (A) 7.17 S 00°12'51" E, TIE TO PROPERTY CORNER
- (B) 6.39 S 84°58'55" W
- (C) 122.74 S 03°16'06" W
- (D) 111.59 S 01°15'00" E
- (E) 95.66 S 12°28'16" W
- (F) 106.61 S 43°56'43" W
- (G) 84.12 S 49°10'43" W
- (H) 107.29 S 20°00'19" E
- (I) 110.87 S 15°57'16" W
- (K) 94.59 N 84°39'59" W
- (L) 52.00 S 48°48'17" W
- (M) 153.84 S 23°24'36" E
- (N) 144.30 S 36°18'40" W
- (O) 104.60 S 46°22'00" W
- (P) 38.10 S 57°21'03" W
- (Q) 16.31 S 79°53'14" W
- (R) 13.55 S 10°34'18" W

373.53 N 89°32'15" W, TIE TO S.W. PROPERTY COR.

CENTERLINE DATA 20' PUBLIC SANITARY SEWER EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	321.03	S62°58'34"E
L2	78.01	S25°33'04"W
L3	165.03	S46°59'35"W
L4	246.51	S26°58'02"W
L5	200.37	S63°01'58"E
L6	11.74	N06°11'31"E
L7	14.45	N06°11'31"E
L8	50.62	S63°01'43"E



NORTH
SCALE 1"=100'

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON NOV. 18TH, 2016, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

3/9/17

RICHARD A. CHATROOP N.M.P.L.S.#11011

DEDICATION AND AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER HAS CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. THIS DIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. EASEMENTS ARE GRANTED AS SHOWN. ALL UTILITY EASEMENTS SHOWN HEREON ARE GRANTED TO THE UTILITY COMPANIES AND THE CITY OF SANTA FE FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPAIRING AND REPLACING SUCH PUBLIC OR PRIVATE UTILITIES AS ELECTRIC POWER, CABLE TELEVISION, TELEPHONE, WATER, SEWER & GAS. SUCH EASEMENTS CARRY WITH THEM THE RIGHT OF FREE INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY AND THE RIGHT TO TRIM OR REMOVE INTERFERING VEGETATION OR OBSTRUCTIONS BY AGENCIES RESPONSIBLE FOR SAID UTILITIES. ALL OTHER EASEMENTS SHOWN GRANTED FOR THE PURPOSE STATED. EASEMENTS GRANTED FOR EXISTING OVERHEAD AND UNDERGROUND UTILITIES.

THIS SUBDIVISION CONTAINS 11.991 AC +/-, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

BY ______
FOR 2015 CERRILLLOS ROAD PROPERTIES, LLC

STATE OF NEW MEXICO
COUNTY OF SANTA FE SS

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME

BY Jamie Dick for 2015 Cerrillos Road Properties, LLC

THIS 10th DAY OF March, 2017.

NOTARY PUBLIC

10/26/2019
MY COMMISSION EXPIRES

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. NEW MEXICO GAS COMPANY for installation, maintenance and service of natural gas lines, valves and other equipment and facilities resonably necessary to provide natural gas.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilites resonably necessary to provide electrical service.
3. QWEST CORP. d/b/a/ CENTURYLINK QC for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provided communication services, including but not limited to above ground pedestals and closures.
4. CABLE TV for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

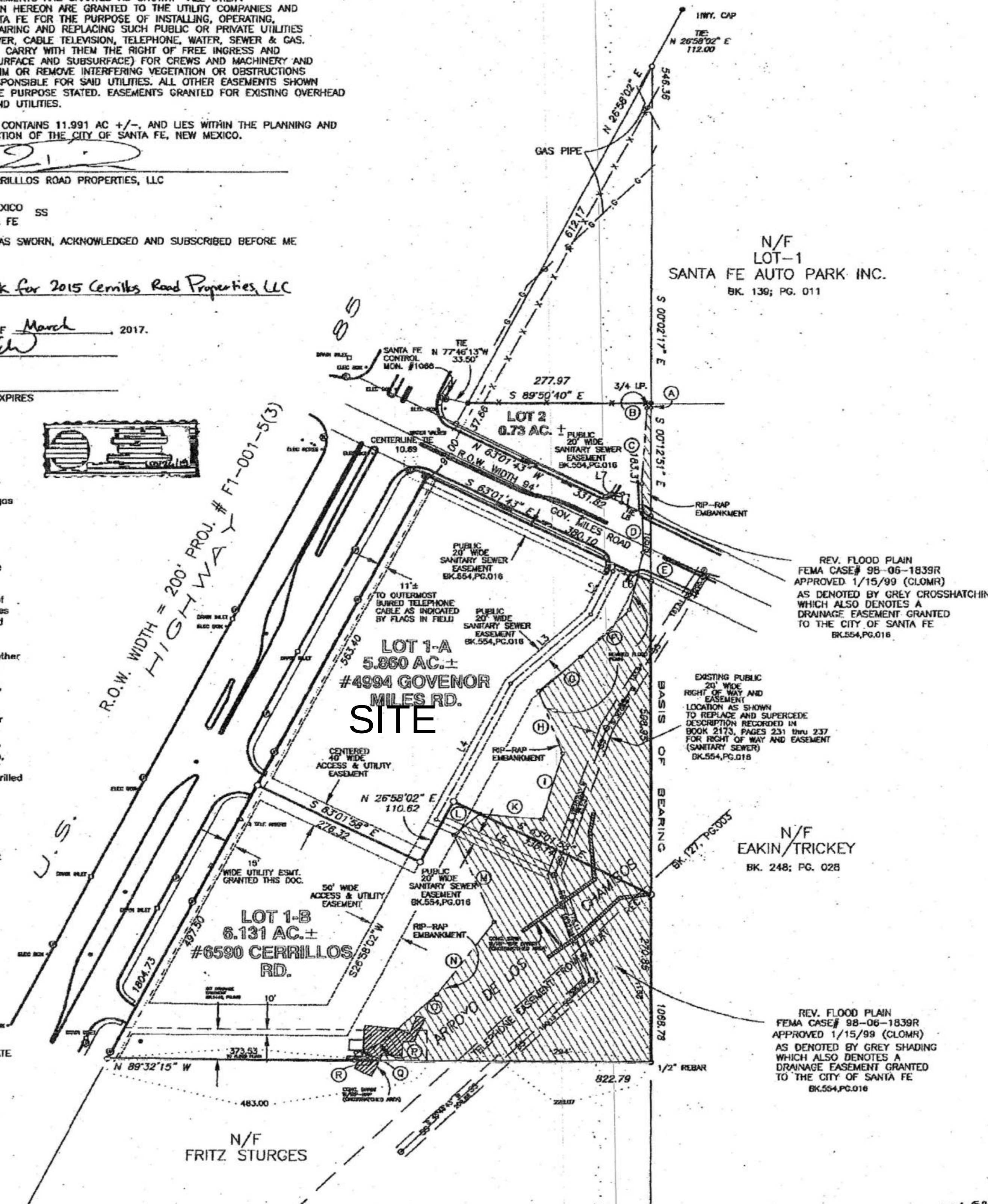
UTILITIES APPROVAL

NEW MEXICO GAS COMPANY 3-10-17 DATE

PNM ELECTRIC SERVICES 3/10/2017 DATE

QWEST CORP. d/b/a/ CENTURYLINK QC 3-10-17 DATE

COMCAST 3-10-2017 DATE



COUNTY OF SANTA FE)ss Inst 824179
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 27 day of April A.D. 20 17 at 5:17 o'clock P m. and was duly recorded in book page 18-1829 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Geraldine Salazar
County Clerk, Santa Fe County, N.M.
Deputy

LEGEND AND NOTES

817018

- DENOTES POINT FOUND (11011 CAP UNLESS OTHERWISE NOTED)
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES BRASS MONUMENT
- DENOTES MANHOLE
- DENOTES TEL. RISER
- DENOTES DRAIN GRATE
- DENOTES TRAFFIC LIGHT
- DENOTES LIGHT POLE
- DENOTES UTILITY POLE
- DENOTES SANITARY SEWER LINE
- DENOTES EDGE OF EASEMENT
- DENOTES OVERHEAD LINES
- DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM "ROAD DEDICATION AND LOT LINE ADJUSTMENT FOR BURRO ALLEY PART." BY RICHARD A. CHATROOP, NMPLS # 11011 AND FILED IN THE OFFFICE OF THE SANTA FE CO. CLERK IN BK.529, PG.040.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.
3. LOT 1 REFERENCE IS FROM PLAT ENTITLED "EASEMENT SURVEY WITHIN LOTS 1 AND 2 FOR CORRECTION OF RIGHT OF WAY AND EASEMENT (SANITARY SEWER) AND GRANTING OF PUBLIC SANITARY SEWER EASEMENT AND DRAINAGE EASEMENT" BY RICHARD A. CHATROOP, NMPLS#11011 AND RECORDED IN PLAT BK. 554, PG. 016 IN THE OFFICE OF THE SANTA FE COUNTY CLERK. THIS PLAT IS FOR

FLOOD NOTE: THIS PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN F.I.R.M. PANEL 35049C0411E, DATED 12/04/2012.

CITY OF SANTA FE REVIEW

CITY ENGINEER FOR LAND USE 04/24/17 DATE

CITY PLANNER 4/26/2017 DATE

CITY OF SANTA FE APPROVAL,

NOTES AND CONDITIONS:

APPROVED BY THE CITY OF SANTA FE SUMMARY COMMITTEE AT THEIR MEETING OF FEBRUARY, 2017, AS CASE NO. 2016-141

SUMMARY COMMITTEE CHAIRPERSON 04.20.2017 DATE

SUMMARY COMMITTEE SECRETARY 4/24/17 DATE

SANTA FE COUNTY TREASURER 4.5.2017 DATE

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. WASTEWATER UTILITY EXPANSION CHARGES (UEC) FOR EACH LOT SHALL BE PAID AT THE TIME OF CONSTRUCTION PERMIT APPLICATION.
3. NO FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN PUBLIC SANITARY SEWER OR UTILITY EASEMENTS.
4. EACH LOT SHALL BE SERVED BY ITS OWN SEPARATE SEWER SERVICE LINE.
5. SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC.
6. FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.
7. MUST MEET ALL FIRE PROTECTION REQUIREMENTS SET FORTH BY IFC 2009 EDITION FOR ITS CLASSIFIED OCCUPANCY.
8. SHALL MEET 150 FOOT DRIVEWAY REQUIREMENTS PER IFC, OR AN EMERGENCY TURN-AROUND THAT MEETS IFC REQUIREMENTS SHALL BE PROVIDED.
9. ALL FIRE DEPARTMENT ACCESS SHALL BE NO GREATER THAN A 10% GRADE THROUGHOUT.
10. FIRE DEPARTMENT ACCESS SHALL BE NO LESS THAN 20 FEET IN WIDTH. THROUGHOUT.

CONDITIONS

A. ANY NEW CONSTRUCTION, ADDITIONS, OR REMODELS ON LOTS 1-A OR 1-B WILL BE REQUIRED TO SATISFY ALL CURRENT REGULATIONS OF THE LAND USE DEVELOPMENT CODE.

LOT SPLIT OF

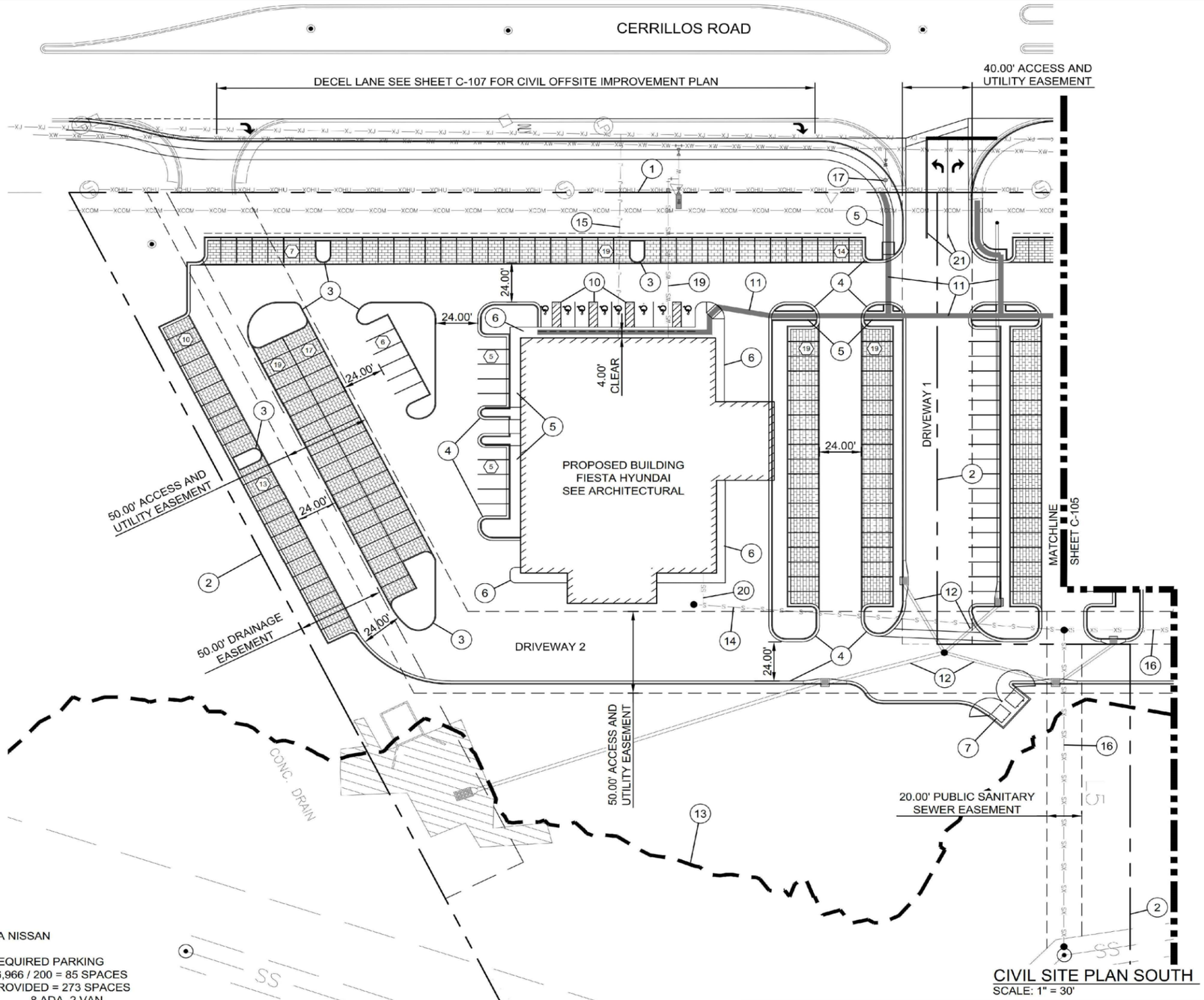
LOT 1

#4994 GOVENOR MILES RD.

LYING WITHIN SECTION 7, T16N, R9E, N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM 87010

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: 2015 CERRILLOS ROAD PROPERTIES, LLC
LOCATION: LYING WITHIN SECTION 7, T16N, R9E, NMPM, SANTA FE COUNTY, NEW MEXICO.



CIVIL SITE PLAN SOUTH
SCALE: 1" = 30'

SHEET KEYNOTES

1. RIGHT OF WAY LINE
2. PROPERTY LINE
3. 6" STAND-UP CURB SEE SHEET C-202
4. 2' STANDARD CURB AND GUTTER SEE SHEET C-202
5. CONCRETE SIDEWALK SEE SHEET C-202
6. TURN DOWN CONCRETE SIDEWALK SEE SHEET C-202
7. TRASH ENCLOSURE SEE ARCH
8. FLOW THRU CURB SEE SHEET C-202
9. TIE TO EXISTING
10. ADA COMPLIANT PARKING SEE SHEET C-204
11. ADA ACCESSIBLE ROUTE
12. PROPOSED STORM SEWER SEE SHEET C-504
13. EFFECTIVE 100 YEAR FLOOD PLAIN
14. PROPOSED 4" SANITARY SEWER LINE SEE SHEET C-301
15. PROPOSED JOINT UTILITY TRENCH SEE SHEET C-301
16. EXISTING SANITARY SEWER LINE SEE SHEET C-301
17. PROPOSED FIRE HYDRANT SEE SHEET C-301
18. EXISTING FIRE HYDRANT SEE SHEET C-301
19. PROPOSED WATER SERVICE SEE SHEET C-301
20. PROPOSED SANITARY SEWER SERVICE SEE SHEET C-301
21. PROPOSED STRIPING AND SIGNING SEE SHEET C-204

LEGEND

- (11) PARKING COUNT
- PERVIOUS PAVER SEE SHEET C-203
- ADA ACCESSIBLE ROUTE

FIGURE 3

0 15 30 60
SCALE: 1" = 30'

FIESTA NISSAN

REQUIRED PARKING
16,966 / 200 = 85 SPACES
PROVIDED = 273 SPACES
8 ADA, 2 VAN

FIESTA HYUNDAI

REQUIRED PARKING
11,890 / 200 = 60 SPACES
PROVIDED = 153 SPACES
8 ADA, 2 VAN

CASE # 2019-

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

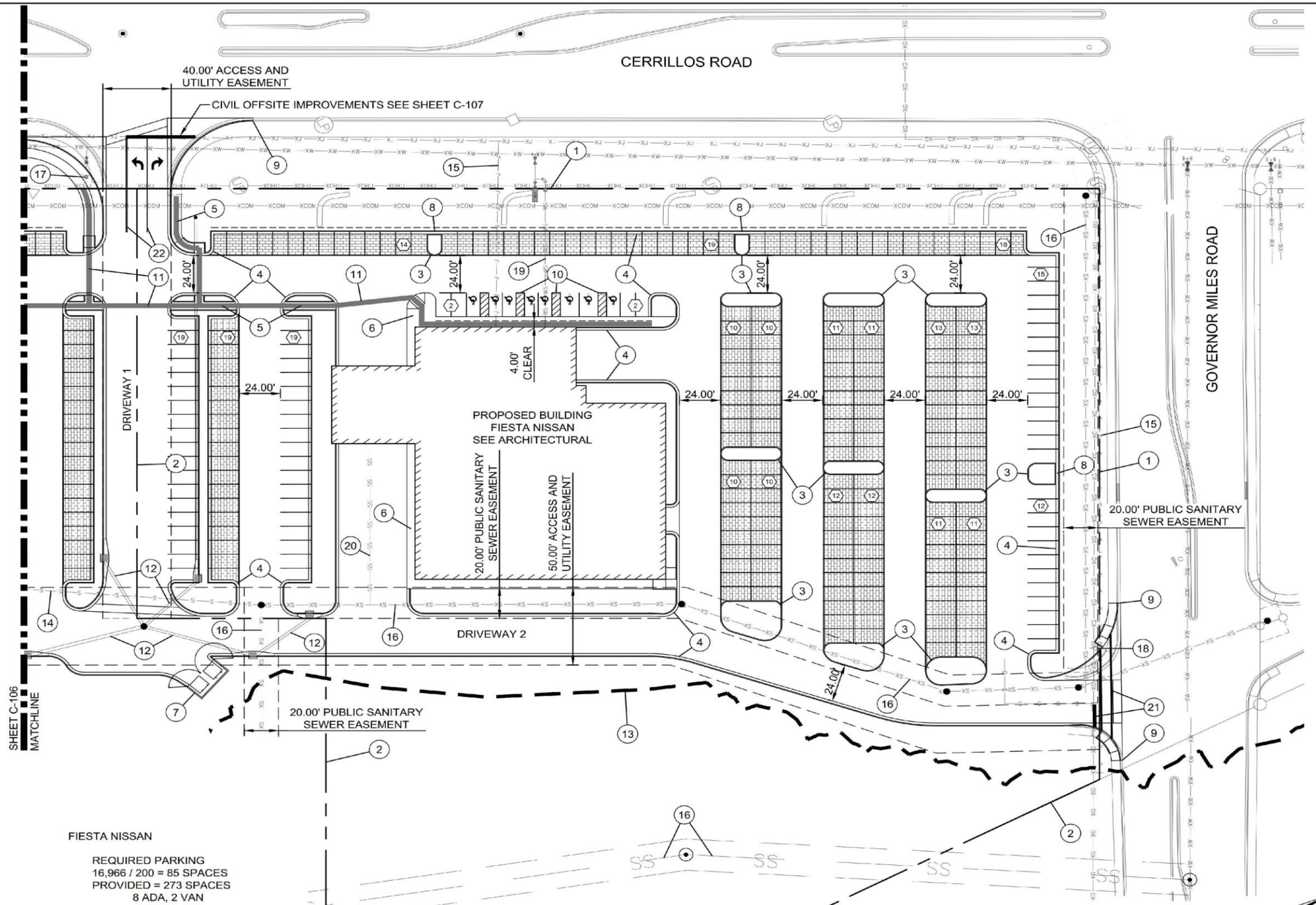
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

FIESTA NISSAN / HYUNDAI DEALERSHIP
4994 AND 6590 CERRILLOS ROAD
SANTA FE, NM
DEVELOPMENT PLAN SUBMITTAL

CIVIL SITE PLAN SOUTH

DATE:	SCALE:	SHEET:
FEBRUARY 2019	1" = 30'	C-106

ENGINEERS SEAL | DATE | REVISIONS



SHEET KEYNOTES

1. RIGHT OF WAY LINE
2. PROPERTY LINE
3. 6" STAND-UP CURB SEE SHEET C-202
4. 2' STANDARD CURB AND GUTTER SEE SHEET C-202
5. CONCRETE SIDEWALK SEE SHEET C-202
6. TURN DOWN CONCRETE SIDEWALK SEE SHEET C-202
7. TRASH ENCLOSURE SEE ARCH
8. FLOW THRU CURB SEE SHEET C-202
9. TIE TO EXISTING
10. ADA COMPLIANT PARKING SEE SHEET C-204
11. ADA ACCESSIBLE ROUTE
12. PROPOSED STORM SEWER SEE SHEET C-504
13. EFFECTIVE 100 YEAR FLOOD PLAIN
14. PROPOSED 4" SANITARY SEWER LINE SEE SHEET C-301
15. PROPOSED JOINT UTILITY TRENCH SEE SHEET C-301
16. EXISTING SANITARY SEWER LINE SEE SHEET C-301
17. PROPOSED FIRE HYDRANT SEE SHEET C-301
18. EXISTING FIRE HYDRANT SEE SHEET C-301
19. PROPOSED WATER SERVICE SEE SHEET C-301
20. PROPOSED SANITARY SEWER SERVICE SEE SHEET C-301
21. PROPOSED STRIPING AND SIGNING SEE SHEET C-204

LEGEND

- (11) PARKING COUNT
- PERVIOUS PAVER SEE SHEET C-203
- ADA ACCESSIBLE ROUTE

FIESTA NISSAN

REQUIRED PARKING
16,966 / 200 = 85 SPACES
PROVIDED = 273 SPACES
8 ADA, 2 VAN

FIESTA HYUNDAI

REQUIRED PARKING
11,890 / 200 = 60 SPACES
PROVIDED = 153 SPACES
8 ADA, 2 VAN

CIVIL SITE PLAN
SCALE: 1" = 30'

0 15 30 60
SCALE: 1" = 30'

FIGURE 4

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

CASE # 2019-__

Santa Fe Engineering Consultants, LLC
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http://www.SFENGR.com

ENGINEERS SEAL | DATE | REVISIONS

FIESTA NISSAN / HYUNDAI DEALERSHIP
4994 AND 6590 CERRILLOS ROAD
SANTA FE, NM
DEVELOPMENT PLAN SUBMITTAL

CIVIL SITE PLAN NORTH

DATE:	SCALE:	SHEET:
FEBRUARY 2019	1" = 30'	C-105

III. AREA CONDITIONS

A. Study Area

The area of influence consists of Cerrillos Road, Governor Miles Road, and Jaguar Drive. The area of significant impact is to the immediate area on Cerrillos Road and the entrance driveway on Cerrillos Road and Governor Miles Road. The Existing Road Network is presented in Figure 5.

B. Existing Land Use

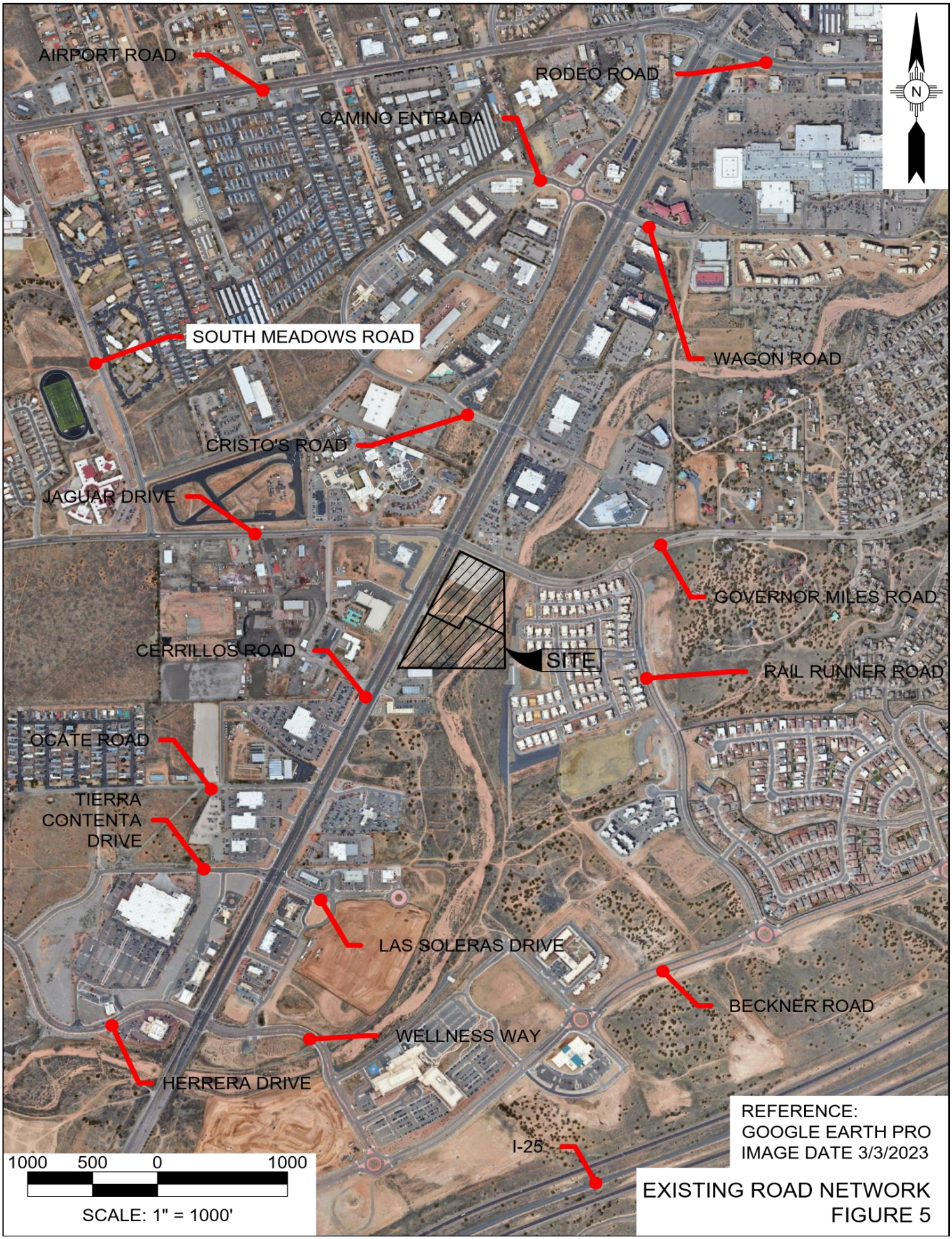
The site is bordered by Governor Miles Road on the north, Cerrillos Road on the west, developed land on the south, and the Arroyo de Los Chamisos on the east. Capitol Ford is located on the north side of Governor Miles Road. Rudy's Barbeque is west of Cerrillos Road. The Hope US Church, Rocky Tops Stone, Southwest Financial services and several other small offices and businesses are south of the subject property. The Existing Conditions Map is presented in Figure 6. The development is located in a C2 (PUD) General Commercial sub-districts of the Highway Corridor Protection Districts.

C. Other Know Development Activity

The Las Soleras development is the largest development in the area. Las Soleras is a 545-acre Master Planned Development, approved in 2008. It has developed slowly over the past 16 years. Eventually land uses in Los Soleras will include a hospital, medical buildings, offices, restaurants, residential dwelling units, apartments, and a gas station.

The other major development in the area is the Tierra Contenta development on the west side of Cerrillos Road. It was approved in 1994 and has developed slowly over the past 30 years. Land uses include a Walmart Supercenter, an elementary school, high school, apartments, and residential lots.

Both projects have taken years to develop and will require years to be fully developed.


AIRPORT ROAD
RODEO ROAD
CAMINO ENTRADA
N
SOUTH MEADOWS ROAD
WAGON ROAD
CRISTO'S ROAD
JAGUAR DRIVE
GOVERNOR MILES ROAD
CERRILLOS ROAD
SITE
RAIL RUNNER ROAD
OCATE ROAD
TIERRA CONTENTA DRIVE
LAS SOLERAS DRIVE
BECKNER ROAD
WELLNESS WAY
HERRERA DRIVE
I-25
1000 500 0 1000
SCALE: 1" = 1000'
REFERENCE:
GOOGLE EARTH PRO
IMAGE DATE 3/3/2023
EXISTING ROAD NETWORK
FIGURE 5



N

600 300 0 600

SCALE: 1" = 600'

LEGEND

S DENOTES SIGNALIZED INTERSECTION

U DENOTES UNSIGNALIZED INTERSECTION WITH SIGNS

R DENOTES ROUNDABOUT

REFERENCE:
GOOGLE EARTH PRO
IMAGE DATE 3/3/2023

EXISTING CONDITIONS MAP
FIGURE 6

D. Existing Roadway System Characteristics

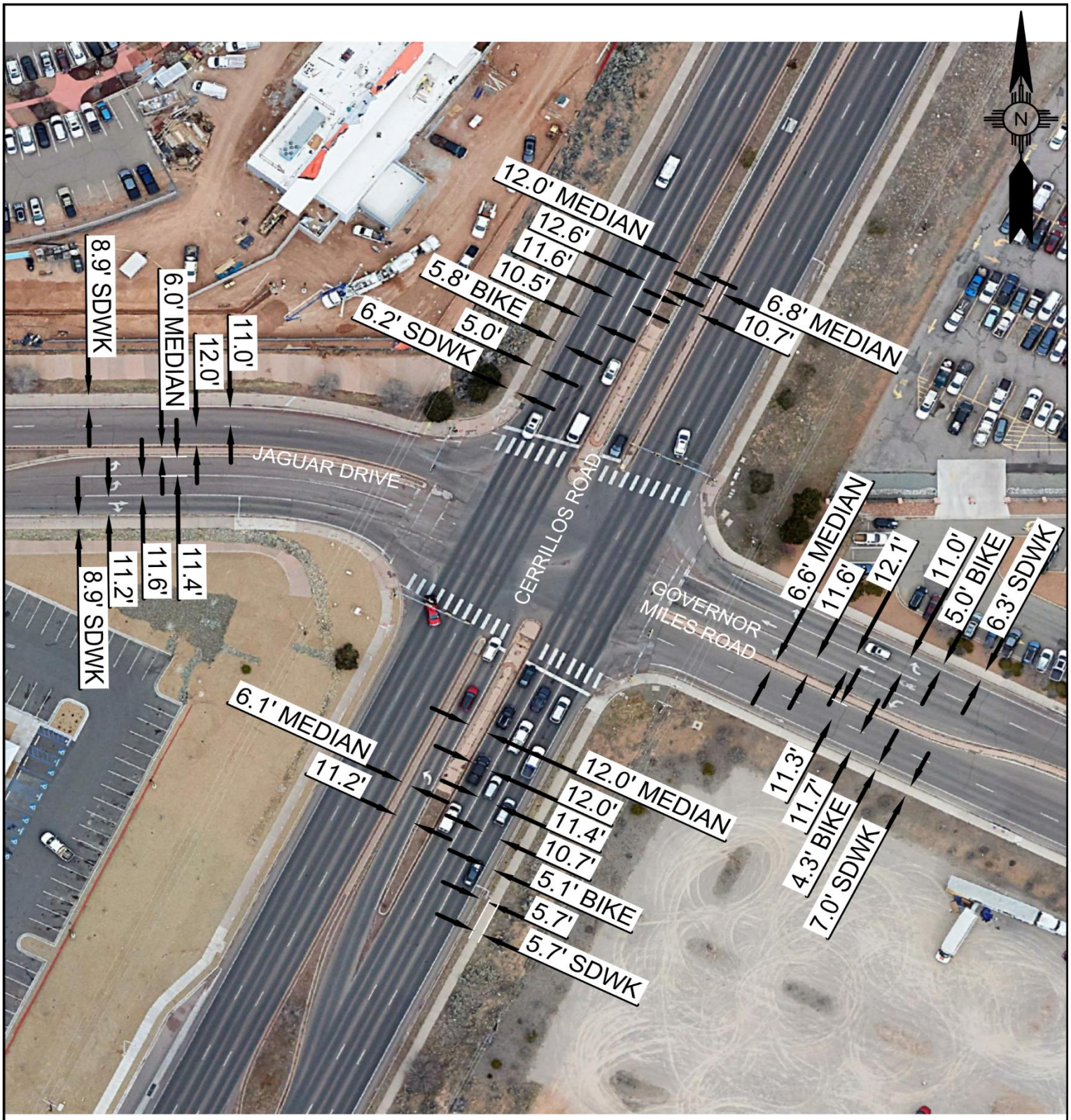
1. Cerrillos Road

Cerrillos Road is classified as an urban principal arterial, according to the "Recommended Changes to the Function Classification of Roadways in the Santa Fe MPO Planning Area," approved by the Santa Fe MPO Transportation Policy Board on August 27, 2015. This portion of Cerrillos Road consists of a six lane, divided, two-way, multilane urban highway. The roadway includes raised medians, curb and gutter, and sidewalks. The posted speed limit on Cerrillos Road in the vicinity of the site is 45 M.P.H.

The intersection of Cerrillos Road / Jaguar Drive / Governor Miles Road is a signalized intersection. Left turn storage lanes are provided on all legs of the intersection to allow left turn movements. For northbound left turns, the storage length is 220-feet long and, for southbound left turns, the storage length is 380-feet long. For eastbound left turns, the storage length is 200-feet long and for westbound left turns, the storage length is 170 feet long. The intersection geometrics are presented in Figure 7.

2. Governor Miles Road

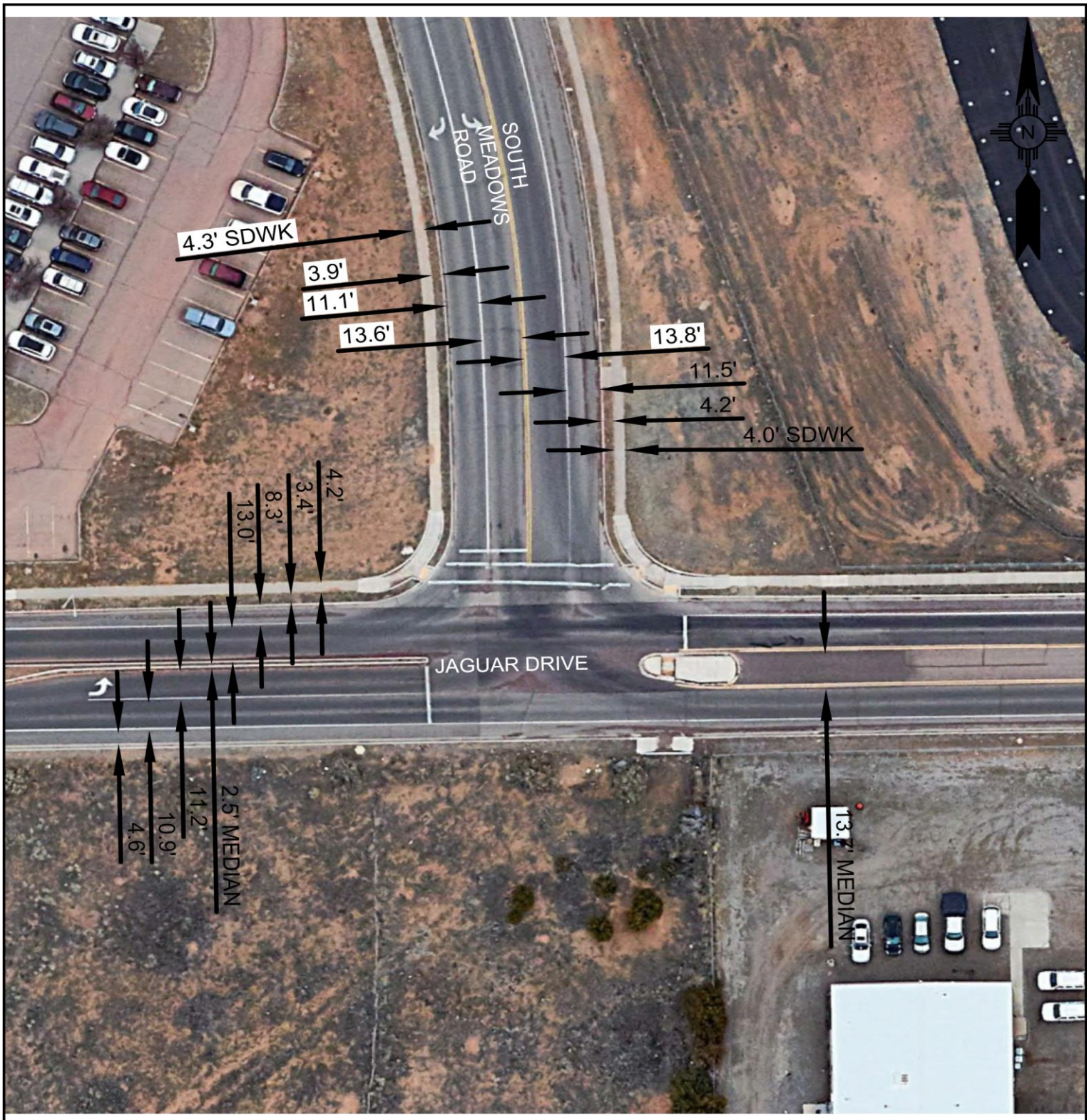
Governor Miles Road is an east / west roadway that connects Cerrillos Road to Richards Avenue and further to the east, connects to Camino Carlos Rey. Governor Miles Road is classified as an urban minor arterial, according to the "Recommended Changes to the Function Classification of Roadways in the Santa Fe MPO Planning Area," approved by the Santa Fe MPO Transportation Policy Board on March 27, 2014. This portion of Governor Miles Road consists of one-eleven-foot lane in each direction, (except in the vicinity of its intersection with Cerrillos Road where Governor Miles Road consists of two-eleven-foot lanes in each direction), bicycle lanes, curb and gutter, and sidewalk on both sides of the road. The posted speed limit on Governor Miles Road in the vicinity of the project is 30 M.P.H. Intersection geometrics are presented in Figure 8.



NOTE: DIMENSIONS SHOWN ARE NOT SURVEYED.
THEY WERE OBTAINED BY QUICK MEASUREMENTS MADE IN THE FIELD USING TAPE MEASURE AND MEASURING WHEEL. THE DIMENSIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED FOR ACCURACY.

REFERENCE:
GOOGLE EARTH PRO IMAGE DATE 3-3-2023

INTERSECTION GEOMETRICS
CERRILLOS ROAD
/ GOVERNOR MILES ROAD
/ JAGUAR DRIVE
FIGURE 7



NOTE: DIMENSIONS SHOWN ARE NOT SURVEYED. THEY WERE OBTAINED BY QUICK MEASUREMENTS MADE IN THE FIELD USING TAPE MEASURE AND MEASURING WHEEL. THE DIMENSIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED FOR ACCURACY.

REFERENCE:
GOOGLE EARTH PRO IMAGE DATE 3-3-2023

INTERSECTION GEOMETRICS
JAGUAR DRIVE/SOUTH MEADOWS ROAD
FIGURE 8

3. Jaguar Drive

Jaguar Drive is an east-west roadway, which provides access through Tierra Contenta from NM 599 to Cerrillos Road to Avenida El Nido. Jaguar Drive is classified as an urban minor arterial, according to the "Recommended Changes to the Function Classification of Roadways in the Santa Fe MPO Planning Area," approved by the Santa Fe MPO Transportation Policy Board on March 27, 2014.

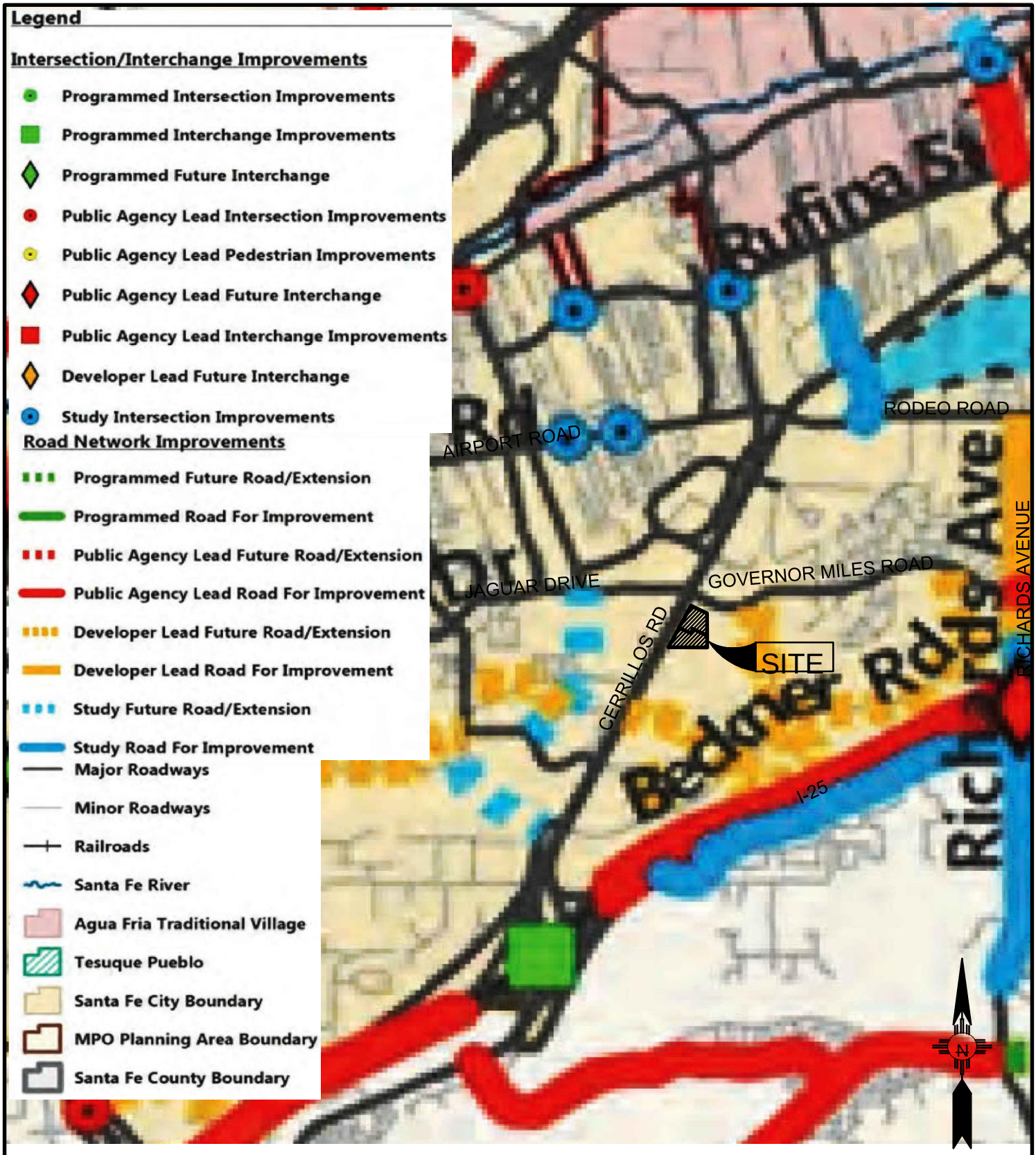
This portion Jaguar Drive consists of one eleven-foot lane in each direction, (except in the vicinity of its intersection with Cerrillos Road where Jaguar Drive consists of two eleven-foot lanes in each direction), bicycle lanes, curb and gutter, and sidewalk on both sides of the road. The posted speed limit on Jaguar Drive in the vicinity of the project is 30 M.P.H.

E. Programmed Transportation Improvements

The Santa Fe Metropolitan Planning Organization Future Roadway Network Map is presented in Figure 9. According to the Santa Fe MPO, this site is not impacted by any planned transportation improvements.

F. Alternative Travel Modes

The development is currently served by the City of Santa Fe Trails Bus System. There are also bicycle lanes constructed on Governor Miles Road and Jaguar Drive. For conservative analysis, no reduction or adjustment of trip generation numbers was made for this report for alternative travel modes.



REFERENCE:
Santa Fe MPO 2015–2040 Metropolitan Transportation Plan

SCALE:
1" = 3000'

FUTURE ROAD NETWORK
FIGURE 9

IV. ANALYSIS OF EXISTING CONDITIONS

A. Daily Peak Hour Traffic Volumes

Site-specific peak hour traffic counts were conducted at the following intersections to sample background traffic:

- Cerrillos Road / Governor Miles Road / Jaguar Drive
  Count conducted on Thursday, March 13, 2024 - See Figure 10.
- Jaguar Drive / South Meadows
  Count conducted on March 13, 2024 - See Figure 11.

Tabulated traffic counts are presented in Appendix A.

B. Level of Service Criteria

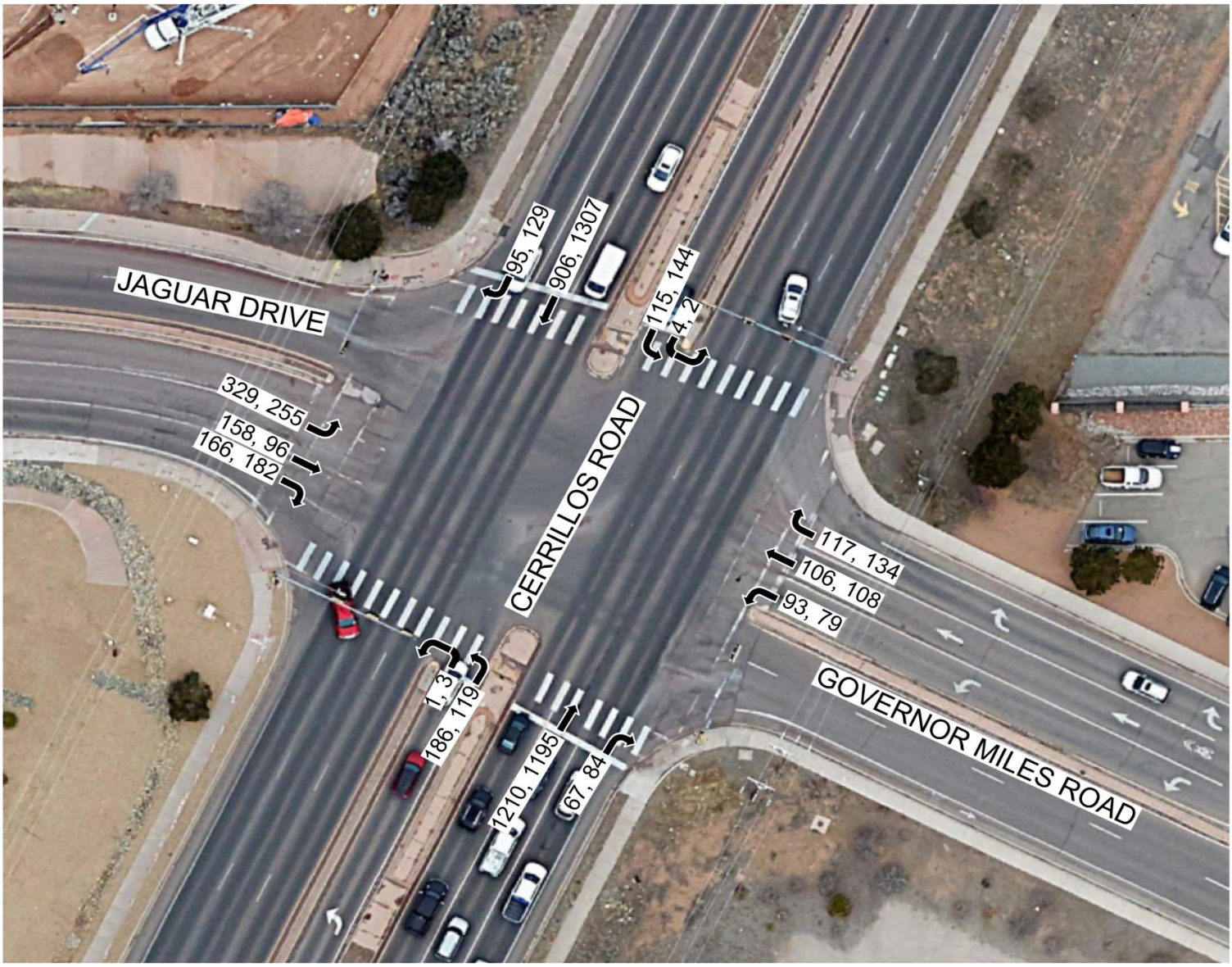
Minimum Acceptable Table 1 Level of Service								
Facility Type	**Access Categories (see Sub-Section 10.D)**							
	UINT	**UPA**	**UMA**	**UCOL**	**RINT**	**RPA**	**RMA**	**RCOL**
Freeway Sections	D	-	-	-	C	-	-	-
Ramp Junctions	D	- [2]	- [2]	- [2]	C	- [2]	- [2]	- [2]
Weaving Areas	D	- [2]	- [2]	- [2]	C	- [2]	- [2]	- [2]
Multi-lane Highways	-	D	D	C	-	C	C	B
Two-lane Highways	-	D	D	C	-	C	C	B
Signalized Intersections	-	D	D	D	-	C	C	C
Unsignalized Intersections	-	D	D	D	-	D	D	C

Note: 1. The Facility Types are per the Highway Capacity Manual
2. Evaluate safety and operational concerns using the best available technique.

According to Table 15.C-1, "Minimum Acceptable Level of Service Standards," of the State Access Management Manual, the minimum acceptable level of service is D for urban arterial and minor collectors at signalized and unsignalized intersections. A level of service F shall not be accepted for individual movements.

C. Existing Level of Service

The City of Santa Fe Public Works Staff does not have a traffic model for Cerillos Road. The existing capacity of the intersections was calculated using Highway Capacity Software 2023,Version 8.3. The existing conditions capacity calculations were performed using the site-specific traffic counts conducted for the project. Capacity reports are presented in Appendix B and are summarized in Table 2.



PEAK HOURS FOR TRAFFIC COUNT DATED March 13, 2024 (Wednesday)	
AM	PM
7:45 AM to 8:45 AM	3:15 PM to 4:15 PM

LEGEND

DENOTES PEAK HOUR TRAFFIC VOLUME AM, PM — 11, 23

DENOTES MOVEMENT ←

50 25 0 50

SCALE: 1" = 50'

EXISTING TRAFFIC VOLUMES
CERRILLOS ROAD
/ GOVERNOR MILES ROAD
/ JAGUAR DRIVE
FIGURE 10



PEAK HOURS FOR TRAFFIC COUNT DATED March 13, 2024 (Wednesday)	
AM	PM
7:45 AM to 8:45 AM	5:00 PM to 6:00 PM



LEGEND

DENOTES PEAK HOUR TRAFFIC VOLUME AM, PM — 11, 23

DENOTES MOVEMENT ←

50 25 0 50

SCALE: 1" = 50'

EXISTING TRAFFIC VOLUMES
JAGUAR DRIVE /SOUTH MEADOWS ROAD
FIGURE 11

TABLE 1
SUMMARY OF LEVELS OF SERVICE
EXISTING CONDITIONS 2024

Movement	AM Peak Hour			PM Peak Hour		
	95% Queue (Ft/ln)	Delay (Veh / sec)	LOS	95% Queue (Ft/ln)	Delay (Veh / sec)	LOS
Cerrillos Road / Jaguar Drive / Governor Miles Road						
Eastbound Left	184	32.5	C	174	42.9	D
Eastbound Thru / Right	486	72.2	E	554	119.5	F
Westbound Left	147	61.4	E	138	67.7	E
Westbound Thru	136	41.4	D	166	51.9	D
Westbound Right	151	42.3	D	210	55.7	E
Northbound Left	131	18.0	B	74	16.0	B
Northbound Thru	362	24.1	C	338	18.9	B
Northbound Thru / Right	358	25.3	C	330	19.7	B
Southbound Left	82	19.5	B	89	14.6	B
Southbound Thru	295	24.3	C	382	19.3	B
Southbound Thru / Right	286	25.3	C	369	20.3	C
Intersection	N/D	31.2	C	N/D	31.1	C
Jaguar Drive / South Meadows Road						
Eastbound Left	128.5	24.1	C	35.3	13.4	B
Eastbound Thru	289.8	49.1	E	128.5	22.1	C
Westbound Thru / Right	143.6	24.1	C	297.4	45.1	E
Southbound Left	78.1	19.7	C	50.4	16.1	C
Southbound Right	47.9	14.0	B	37.8	12.7	B
Intersection	N/D	29.6	D	N/D	27.8	D

N/D indicates no data.

There is a failing movement on the eastbound thru / right movement in the PM. All other movements and intersections meet NMDOT requirements.

D. Safety Analysis

Traffic crash data was obtained from the NMDOT for the years 2016 through 2022 for this analysis. See Figure 12.

1. Cerillos Road / Governor Miles Road / Jaguar Drive

The crash data is presented in Figure 12. The crash data shows that in the seven-year period from 2016 to 2022 the were a total of 106 crashes at the intersection of Cerrillos Road / Governor Miles Road / Jaguar. The crashes per year vary from a high of 22 in 2016 to a low of 7 in 2020. There were no crashes that involved fatalities. Of the 106 crashes, 74 crashes involved another vehicle. The severity of injuries ranged from suspected minor injuries to no apparent injuries.

CRASHES NEAR THE INTERSECTION OF CERRILLOS ROAD AND GOVERNOR MILES ROAD AND JAGUAR DRIVE, 2016 - 2022

FIGURE 1: CRASHES NEAR THE INTERSECTION OF CERRILLOS ROAD AND GOVERNOR MILES ROAD AND JAGUAR DRIVE, 2016 - 2022

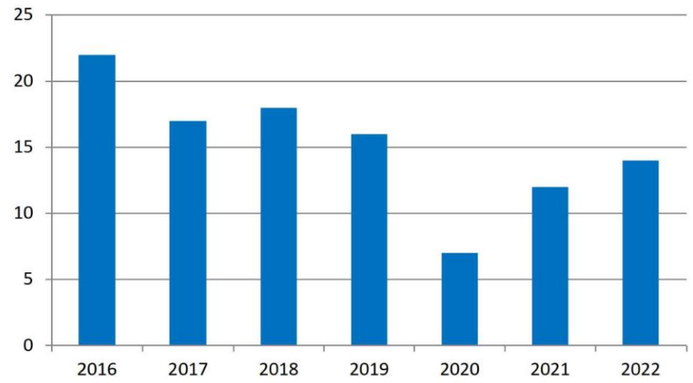


TABLE 1: CRASHES NEAR THE INTERSECTION OF CERRILLOS ROAD AND GOVERNOR MILES ROAD AND JAGUAR DRIVE, 2016 - 2022

	FATAL CRASHES		INJURY CRASHES		PROPERTY DAMAGE ONLY CRASHES		TOTAL CRASHES	
YEAR	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
2016	0	0.0%	10	29.4%	12	16.7%	22	20.8%
2017	0	0.0%	3	8.8%	14	19.4%	17	16.0%
2018	0	0.0%	5	14.7%	13	18.1%	18	17.0%
2019	0	0.0%	6	17.6%	10	13.9%	16	15.1%
2020	0	0.0%	4	11.8%	3	4.2%	7	6.6%
2021	0	0.0%	4	11.8%	8	11.1%	12	11.3%
2022	0	0.0%	2	5.9%	12	16.7%	14	13.2%
GRAND TOTAL	0	0.0%	34	100.0%	72	100.0%	106	100.0%

SOURCE: NMDOT CRASH DATABASE AS OF NOVEMBER 28, 2023

TABLE 2: PEOPLE IN CRASHES NEAR THE INTERSECTION OF CERRILLOS ROAD AND GOVERNOR MILES ROAD AND JAGUAR DRIVE BY SEVERITY OF INJURY, 2016 - 2022

	FATALITIES		SUSPECTED SERIOUS INJURIES		SUSPECTED MINOR INJURIES		POSSIBLE INJURIES		NO APPARENT INJURIES		TOTAL PEOPLE IN CRASHES	
YEAR	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
2016	0	0.0%	0	0.0%	3	0.9%	9	2.7%	61	18.5%	73	22.1%
2017	0	0.0%	0	0.0%	0	0.0%	8	2.4%	48	14.5%	56	17.0%
2018	0	0.0%	0	0.0%	0	0.0%	9	2.7%	50	15.2%	59	17.9%
2019	0	0.0%	0	0.0%	1	0.3%	8	2.4%	33	10.0%	42	29.6%
2020	0	0.0%	0	0.0%	0	0.0%	5	1.5%	15	4.5%	20	6.9%
2021	0	0.0%	0	0.0%	1	0.3%	7	2.1%	32	9.7%	40	12.1%
2022	0	0.0%	0	0.0%	1	0.3%	2	0.6%	37	11.2%	40	12.1%

TABLE 3: CRASHES NEAR THE INTERSECTION OF CERRILLOS ROAD AND GOVERNOR MILES ROAD AND JAGUAR DRIVE BY CRASH CLASSIFICATION, 2016 - 2022

CRASH CLASSIFICATION	2016	2017	2018	2019	2020	2021	2022	7-YEAR TOTAL
OTHER VEHICLE	21	17	17	15	4	0	0	74
LEFT BLANK	0	0	0	0	3	12	14	29
FIXED OBJECT	1	0	0	0	0	0	0	1
OTHER OBJECT	0	0	1	0	0	0	0	1
OTHER (NON-COLLISION)	0	0	0	1	0	0	0	1
GRAND TOTAL	22	17	18	16	7	12	14	106

SOURCE: NMDOT CRASH DATABASE AS OF MARCH 24, 2024

NMDOT CRASH DATA
FIGURE 12

2. Jaguar Drive / South Meadows Road

The crash data is presented in Figure 13. The crash data shows that in a seven-year period from 2016 to 2022 there were a total of 16 crashes at the intersection of Jaguar Drive / South Meadows Road. The crashes per year vary from a high of 4 in 2017 and 2022 to a low of 1 in 2019 and there were no fatalities. Of the 16 crashes, 9 crashes involved another vehicle, 4 crashes occurring with a fixed object. The severity of the injuries ranged from possible injuries to no apparent injuries.

CRASHES NEAR THE INTERSECTION OF JAGUAR DRIVE AND SOUTH MEADOWS ROAD, 2016 - 2022

FIGURE 1: CRASHES NEAR THE INTERSECTION OF JAGUAR DRIVE AND SOUTH MEADOWS ROAD, 2016 - 2022

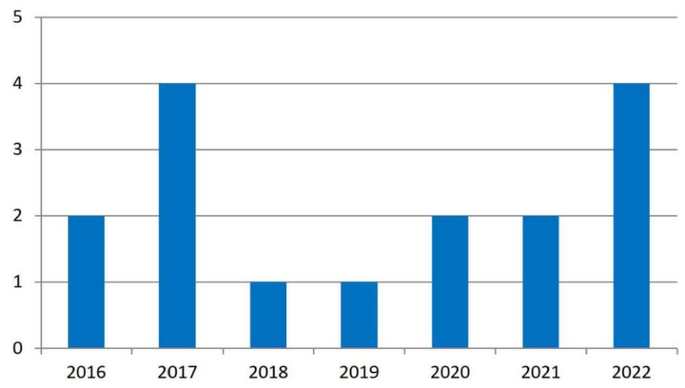


TABLE 1: CRASHES NEAR THE INTERSECTION OF JAGUAR DRIVE AND SOUTH MEADOWS ROAD, 2016 - 2022

	FATAL CRASHES		INJURY CRASHES		PROPERTY DAMAGE ONLY CRASHES		TOTAL CRASHES	
YEAR	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
2016	0	0.0%	1	20.0%	1	9.1%	2	12.5%
2017	0	0.0%	2	40.0%	2	18.2%	4	25.0%
2018	0	0.0%	0	0.0%	1	9.1%	1	6.3%
2019	0	0.0%	1	20.0%	0	0.0%	1	6.3%
2020	0	0.0%	1	20.0%	1	9.1%	2	12.5%
2021	0	0.0%	0	0.0%	2	18.2%	2	12.5%
2022	0	0.0%	0	0.0%	4	36.4%	4	25.0%
GRAND TOTAL	0	0.0%	5	100.0%	11	100.0%	16	100.0%

SOURCE: NMDOT CRASH DATABASE AS OF NOVEMBER 28, 2023

TABLE 2: PEOPLE IN CRASHES NEAR THE INTERSECTION OF JAGUAR DRIVE AND SOUTH MEADOWS ROAD BY SEVERITY OF INJURY, 2016 - 2022

	FATALITIES		SUSPECTED SERIOUS INJURIES		SUSPECTED MINOR INJURIES		POSSIBLE INJURIES		NO APPARENT INJURIES		TOTAL PEOPLE IN CRASHES	
YEAR	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
2016	0	0.0%	0	0.0%	0	0.0%	1	2.6%	4	10.3%	5	12.8%
2017	0	0.0%	0	0.0%	0	0.0%	2	5.1%	9	23.1%	11	28.2%
2018	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	2.6%	1	2.6%
2019	0	0.0%	0	0.0%	0	0.0%	1	2.6%	1	2.6%	2	9.1%
2020	0	0.0%	0	0.0%	0	0.0%	1	2.6%	4	10.3%	5	12.8%
2021	0	0.0%	0	0.0%	0	0.0%	0	0.0%	6	15.4%	6	17.6%
2022	0	0.0%	0	0.0%	0	0.0%	0	0.0%	9	23.1%	9	23.1%

TABLE 3: CRASHES NEAR THE INTERSECTION OF JAGUAR DRIVE AND SOUTH MEADOWS ROAD BY CRASH CLASSIFICATION, 2016 - 2022

CRASH CLASSIFICATION	2016	2017	2018	2019	2020	2021	2022	7-YEAR TOTAL
OTHER VEHICLE	2	4	0	1	2	0	0	9
LEFT BLANK	0	0	0	0	0	2	4	6
FIXED OBJECT	0	0	1	0	0	0	0	1
GRAND TOTAL	2	4	1	1	2	2	4	16

SOURCE: NMDOT CRASH DATABASE AS OF MARCH 24, 2024

NMDOT CRASH DATA
FIGURE 13

should explain in more detail why this signal warrant analysis was not done. There are failing movements in the 2026 implementation year and it is stated later in the report that this intersection operates at a marginal rate in the build year and horizon year

E. Warrant Analysis

The intersection of Cerrillos Road / Jaguar Drive / Governor Miles Road is already signalized. A warrant analysis of the intersection of Jaguar Drive / South Meadows Road was not performed because of the low traffic volumes.

F. Speed Change Lanes

According to Table 17.B-2 of the NMDOT State Access Management Manual, speed change lanes are not required for the existing driveway on Governor Miles Road.

G. Operational and Safety Deficiencies

The intersection of Cerrillos Road / Jaguar Drive / Governor Miles Road has a failing level of service F for the eastbound thru / right movement for the PM Peak Hours. All other intersections and conditions operate at a level of service of D or better. Capacity reports are presented in Appendix B.

V. ANALYSIS OF IMPLEMENTATION YEAR CONDITIONS (2027)

The project is anticipated to be fully operational in 2027. The following conditions were to be analyzed for this project. The following conditions were to be analyzed for this project:

- Implementation Year without the Proposed Development – 2027
- Implementation Year with the Proposed Development – 2027

A. Traffic Projections

1. Background Traffic

In the past the City of Santa Fe Public work department has used a growth rate of 1% per year on Cerrillos Road. It is assumed that the background traffic at the intersection of Cerrillos Road / Jaguar Drive / Governor Miles and Jaguar Drive / South Meadows Road will increase at a rate of 1% per year compounded yearly.

2. Development Assumptions for Implementation Year Conditions

It is assumed that build out of the proposed project will occur as anticipated.

3. Trip Generation

The traffic generated by a development is dependent on the size and type of the land use and its characteristic pattern. Traffic Generation Rates were determined using utilizing the Online Traffic Impact Study Software by Transoft Inc. (OTISS), dated 2012. The OTISS software is based upon the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 9th Edition. Trip generation calculations utilized equations when available and ITE rates in all other cases. Pass-by and internal capture trips are not appropriate for this land use.

TABLE 2 SUMMARY OF TRIP GENERATION CALCULATIONS (ITE CODE: 840) NEW VEHICLE TRIPS				
	AM Peak		**PM Peak**	
	Entry	Exit	Entry	Exit
Nissan	31	12	25	38
Hyundai	28	10	23	35
Total	59	22	48	73

Source: Institute of Transportation Engineers
Trip Generation, 11th Edition, 2021

4. Trip Distribution and Assignment

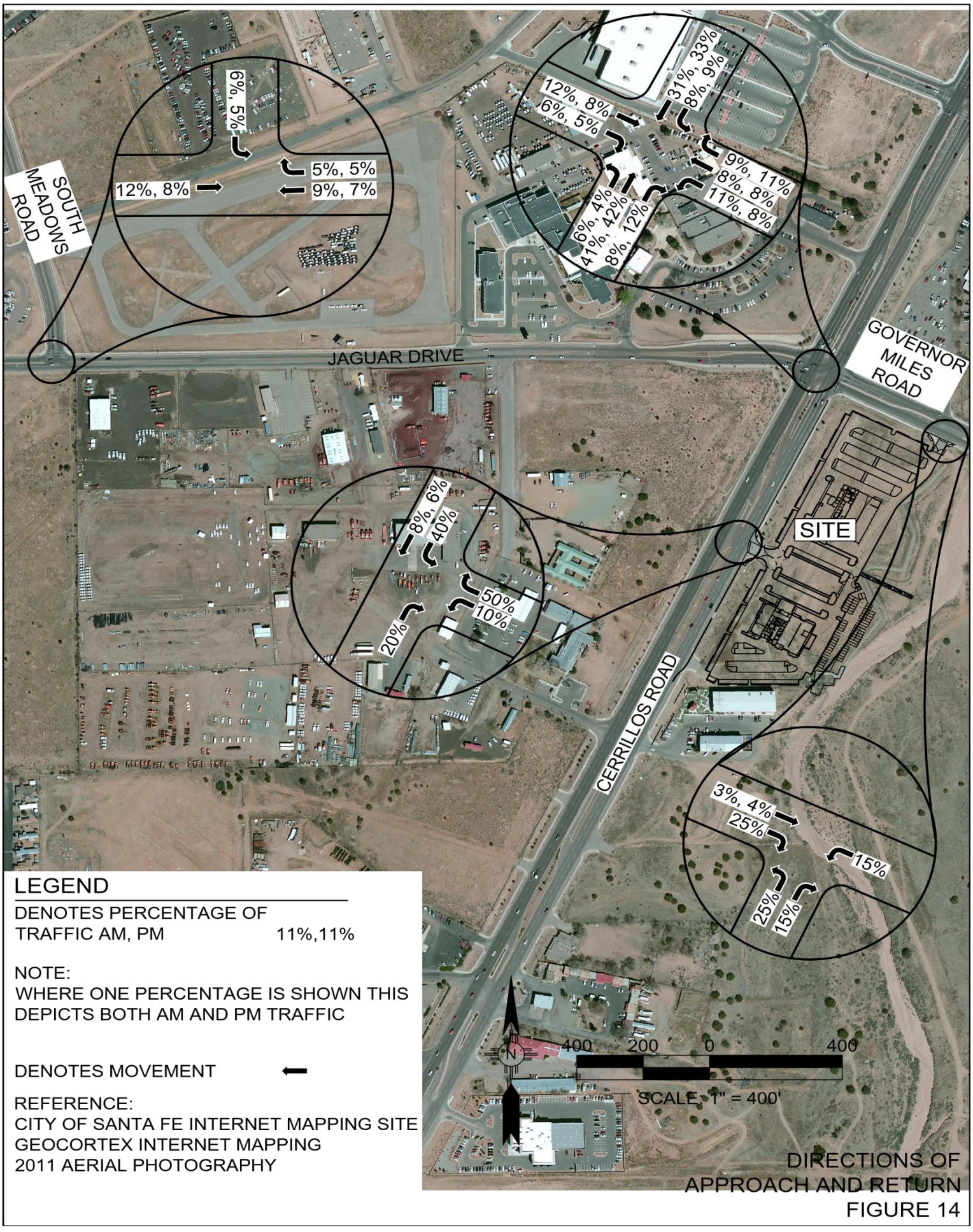
The proposed directions of approach and return for the approaching and departing patterns were estimated based upon the location of residential and business districts, see Figures 14. The site-generated traffic is presented in Figure 15.

5. Background Traffic without the Proposed Development / No Build Conditions

It is assumed that the background traffic will increase at a rate of 1% per year on all streets analyzed for this report, compounded yearly.

6. Proposed Development / Build Conditions

The site-generated traffic was added to the background traffic calculated for the no build condition.



LEGEND

DENOTES PERCENTAGE OF TRAFFIC AM, PM 11%,11%

NOTE:
WHERE ONE PERCENTAGE IS SHOWN THIS DEPICTS BOTH AM AND PM TRAFFIC

DENOTES MOVEMENT ←

REFERENCE:
CITY OF SANTA FE INTERNET MAPPING SITE
GEOCORTEX INTERNET MAPPING
2011 AERIAL PHOTOGRAPHY

DIRECTIONS OF APPROACH AND RETURN
FIGURE 14



LEGEND

DENOTES SITE GENERATED TRAFFIC AM, PM 11, 11

DENOTES MOVEMENT ←

REFERENCE:
CITY OF SANTA FE INTERNET MAPPING SITE
GEOCORTEX INTERNET MAPPING
2011 AERIAL PHOTOGRAPHY

SITE GENERATED TRAFFIC.
FIGURE 15

B. Traffic Analysis – Implementation Year 2026

1. No Build Conditions – Implementation Year 2026

The traffic was analyzed to determine the level of service at each intersection for the 2026 no build condition. Capacity analysis reports are presented in Appendix D, and the results are summarized in in Table 3.

TABLE 3
SUMMARY OF LEVELS OF SERVICE
NO BUILD CONDITIONS 2026

Movement	AM Peak Hour			PM Peak Hour		
	95% Queue (ft/ln)	Delay (Veh / sec)	LOS	95% Queue (ft/ln)	Delay (Veh / sec)	LOS
Cerrillos Road / Jaguar Drive / Governor Miles						
Eastbound Left	188	32.6	C	178	43.0	D
Eastbound Thru / Right	510	77.5	E	583	129.0	F
Westbound Left	152	62.3	E	142	68.1	E
Westbound Thru	140	41.6	D	170	52.2	D
Westbound Right	154	42.6	D	215	56.6	E
Northbound Left	134	18.2	B	75	16.4	B
Northbound Thru	372	24.3	C	346	19.1	B
Northbound Thru / Right	367	25.7	C	338	20.0	B
Southbound Left	84	19.8	B	91	14.9	B
Southbound Thru	302	24.6	C	391	19.5	B
Southbound Thru / Right	293	25.6	C	379	20.6	C
Intersection	N/D	31.9	C	N/D	30.3	C
Jaguar Drive / South Meadows						
Eastbound Left	136.1	25.4	D	37.8	13.6	B
Eastbound Thru	312.5	54.6	F	138.6	23.4	C
Westbound Thru / Right	153.7	25.5	D	322.6	50.5	F
Southbound Left	83.2	20.3	C	52.9	16.4	C
Southbound Right	50.4	14.3	B	37.8	12.9	B
Intersection	N/D	31.9	D	N/D	30.3	D

N/D indicates no data.

There is a failing movement on the eastbound thru / right movement in the PM. The background traffic increase at Jaguar Road / South Meadows cause failures on the eastbound thru and on the northbound thru / right turn movement.

2. Build Conditions – Implementation Year 2026

The traffic was analyzed to determine the level of service at each intersection for the 2026 no build condition. Capacity analysis reports are presented in Appendix D, and the results are summarized in in Table 3.

TABLE.4
SUMMARY OF LEVELS OF SERVICE
BUILD CONDITIONS 2026

Movement	AM Peak Hour			PM Peak Hour		
	95% Queue (ft/ln)	Delay (Veh / sec)	LOS	95% Queue (ft/ln)	Delay (Veh / sec)	LOS
Cerrillos Road / Jaguar Drive / Governor Miles Road						
Eastbound Left	188	32.7	C	178	43.1	D
Eastbound Thru / Right	556	88.1	F	616	140.1	F
Westbound Left	159	63.6	E	148	69.3	E
Westbound Thru	142	41.7	D	173	52.3	D
Westbound Right	157	42.7	D	218	57.0	E
Northbound Left	135	18.4	B	78	16.7	B
Northbound Thru	377	24.6	C	359	19.5	B
Northbound Thru / Right	372	26.0	C	350	20.4	C
Southbound Left	88	20.1	C	94	15.5	B
Southbound Thru	308	24.7	C	397	19.7	B
Southbound Thru / Right	299	25.8	C	385	20.8	C
Intersection	N/D	33.4	C	N/D	33.2	C
Governor Miles Entrance						
Westbound Left	0.0	8.1	A	0.0	8.1	A
Northbound Thru	2.5	11.2	B	5.0	11.2	B
Jaguar Drive / South Meadows Road						
Eastbound Left	138.6	25.7	D	37.8	13.7	B
Eastbound Thru	332.6	60.0	F	143.6	24.3	C
Westbound Thru / Right	156.2	26.1	D	342.7	55.2	F
Southbound Left	85.7	20.9	C	55.4	16.7	C
Southbound Right	50.4	14.3	B	37.8	13.0	B
Intersection	N/D	34.2	D	N/D	32.3	D
Cerrillos Road Entrance						
Westbound Thru	5.0	25.0	C	22.7	27.3	D
Southbound Left	12.6	27.1	D	7.6	24.0	C

N/D indicates no data.

There is a failing movement on the eastbound thru / right movement in the AM and PM. At Jaguar Road / South Meadows there are failures on the eastbound thru in the AM and on the westbound thru / right turn movement in the PM.

3. Speed Change Lanes – Implementation Year 2026

According to Table 17.B-2 of the NMDOT State Access Management Manual, a right turn deceleration lane is required for the intersection of Cerrillos Road / Main Site Driveway for northbound right-turns into the development. Speed change lanes are not required for the other intersections.

4. Traffic Signal Warrant Review – Implementation Year 2026

As pervious explained in Section IV.E., no warrant analyses were conducted for this analysis.

C. LOS Results, Identified Deficiencies, Proposed Improvements – Implementation Year 2026

5. Implementation Year 2026 – No Build

For the Implementation Year 2026 – No Build condition, the intersection of Cerrillos Road / Jaguar Drive / Governor Miles Road has a failing level of service F for the eastbound Thru / Right turn leg of the intersection for AM and PM Peak Hours. The intersection of Jaguar Drive / South Meadows Road has failing movements for the eastbound thru and the westbound thru / right turn movements. All other movements meet NMDOT requirements Capacity reports are presented in Appendix E.

6. Implementation Year – Build 2026

For the Implementation Year 2026 – build condition, the intersection of Cerrillos Road / Jaguar Drive / Governor Miles Road has failing movement for the eastbound thru / right turn movements both in the AM and PM. The intersection of Jaguar Drive / South Meadows has failing movements for the eastbound thru and westbound thru / right turn movements.

VI. ANALYSIS OF HORIZON YEAR (2036)

The following conditions were analyzed for the Horizon Year. According to SAMM, the Horizon year is the implementation year plus 10 years.

- Horizon Year without the Proposed Development – 2036
- Horizon Year with the Proposed Development - 2036

A. Traffic Projections

1. Background Traffic

It is assumed that the background traffic will increase at a rate of 1% per year on all streets analyzed for this report, compounded yearly.

2. Development Assumptions for Horizon Year Conditions

It is assumed that the Horizon year is 10 years after the implementation year.

3. Trip Generation

No additional Trip Generation calculations are needed.

4. Trip Distribution and Assignment

It is assumed that the trip distribution and assignment will be the same in the year 2026 as discussed in the implementation year.

5. Background Traffic without Proposed Development / No Build Conditions

The background traffic without the proposed development was calculated at 1% per year for leg of the intersection.

which intersections?
should be specific here
more than one sentence

6. Proposed Development / Build Conditions

The traffic generated by the proposed development was added to the background traffic as calculated for the no build condition.

B. Traffic Analysis

1. No Build and Build Conditions

The traffic was analyzed to determine the level of service at each intersection for each condition. The results are presented in Tables 5 and 6.

TABLE.5
SUMMARY OF LEVELS OF SERVICE
NO BUILD CONDITIONS 2036

Movement	AM Peak Hour			PM Peak Hour		
	95% Queue (ft/ln)	Delay (veh / sec)	LOS	95% Queue (ft/ln)	Delay (veh / sec)	LOS
Cerrillos Road / Jaguar Drive / Governor Miles Road						
Eastbound Left	204	32.8	C	196	43.3	D
Eastbound Thru / Right	665	115.4	F	738	182.1	F
Westbound Left	176	66.4	E	163	72.5	E
Westbound Thru	157	43.0	D	192	53.7	D
Westbound Right	176	44.1	D	245	62.9	E
Northbound Left	150	19.9	B	85	19.6	B
Northbound Thru	421	26.1	C	392	20.4	C
Northbound Thru / Right	418	27.8	C	384	21.4	C
Southbound Left	96	21.9	C	102	17.3	B
Southbound Thru	341	26.1	C	445	21.0	C
Southbound Thru / Right	330	27.4	C	432	22.3	C
Intersection	N/D	36.9	D	N/D	37.5	D
Jaguar Drive/ South Meadows Road						
Eastbound Left	186.5	34.1	D	45.4	14.4	B
Eastbound Thru	448.6	94.1	F	181.4	29.6	D
Westbound Thru / Right	199.1	32.2	D	466.2	87.2	F
Southbound Left	100.8	22.8	C	63.0	17.6	C
Southbound Right	60.5	15.3	C	45.4	13.6	B
Intersection	N/D	47.4	E	N/D	46.0	E

N/D indicates no data.

There is a failing movement on the eastbound thru / right movement in the PM. At Jaguar Road / South Meadows There are failures on the eastbound in the AM thru and on the westbound thru / right turn movement in the AM.

TABLE.6
SUMMARY OF LEVELS OF SERVICE
BUILD CONDITIONS 2036

Movement	AM Peak Hour			PM Peak Hour		
	95% Queue (ft/ln)	Delay (Veh / sec)	LOS	95% Queue (ft/ln)	Delay (Veh / sec)	LOS
Cerrillos Road / Jaguar Drive / Governor Miles Road						
Eastbound Left	205	33.9	C	196	43.4	D
Eastbound Thru / Right	720	129.7	F	778	196.2	F
Westbound Left	183	67.6	E	168	73.5	E
Westbound Thru	160	43.1	D	194	53.7	D
Westbound Right	178	44.2	D	249	63.7	E
Northbound Left	151	20.2	C	88	20.3	C
Northbound Thru	427	26.4	C	406	20.8	C
Northbound Thru / Right	424	28.2	C	397	21.9	C
Southbound Left	98	22.3	C	109	19.0	B
Southbound Thru	346	26.3	C	451	21.2	C
Southbound Thru / Right	337	27.7	C	439	22.5	C
Intersection	N/D	38.9	D	N/D	38.9	D
Governor Miles Entrance						
Westbound Left	0.0	8.2	A	0.0	8.2	A
Northbound Thru	2.5	11.5	B	5.0	11.5	B
Jaguar Drive / South Meadows Road						
Eastbound Left	186.5	34.5	D	45.4	14.4	B
Eastbound Thru	476.3	102.2	F	186.5	30.6	D
Westbound Thru / Right	206.6	33.3	D	491.4	94.2	F
Southbound Left	103.3	23.3	C	63.0	17.8	C
Southbound Right	60.5	15.3	C	45.4	13.7	B
Intersection	N/D	50.4	F	N/D	49.0	E
Cerrillos Road Entrance						
Westbound Thru	7.6	29.5	D	27.7	33.1	D
Southbound Left	15.1	32.9	D	10.1	28.4	D

N/D indicates no data.

There is a failing movement on the eastbound thru / right movement in the PM. At Jaguar Road / South Meadows There are failures on the eastbound in the AM thru and on the westbound thru / right turn movement in the AM.

C. Speed Change Lanes

Speed change lanes are the same as required in the Implementation Year 2036 Build Condition.

D. Traffic Signal Warrant Review

No traffic sign warrant review was conducted as previously explained in this study. signal

E. LOS Results, Identified Deficiencies, Proposed Improvements

1. Horizon Year 2036 – No Build

There is a failing movement on the eastbound thru / right movement in the PM. At Jaguar Road / South Meadows There are failures on the eastbound in the AM thru and on the westbound thru / right turn movement in the AM.

2. Horizon Year 2036 - Build

There is a failing movement on the eastbound thru / right movement in the PM. At Jaguar Road / South Meadows There are failures on the eastbound in the AM thru and on the westbound thru / right turn movement in the AM.

Where are the recommendations for the required speed change lane on Cerrillos road mentioned previously in the report on page v-7 etc.?

VII. SUMMARY OF DEFICIENCIES, ANTICIPATED IMPACTS, RECOMMENDATIONS

A. Existing Conditions

The intersection of Cerrillos Road / Jaguar Drive / Governor Miles Road has a failing level of service for the eastbound thru / right turn movement for the PM Peak Hour. The intersection of Jaguar Drive / South Meadows operates at marginal level of service but has no failures.

B. Implementation Year 2026 – No Build

For the Implementation Year 2026 – No Build condition, the intersection of Cerrillos Road / Jaguar Drive / Governor Miles Road has a failing level of service F for the eastbound Thru / Right turn leg of the intersection for AM and PM Peak Hours. The intersection of Jaguar Drive / South Meadows Road has failing movements for the eastbound thru and the westbound thru / right turn movements. All other movements meet NMDOT requirements Capacity reports are presented in Appendix E.

C. Implementation Year – Build 2026

For the Implementation Year 2026 – build condition, the intersection of Cerrillos Road / Jaguar Drive / Governor Miles Road has failing movement for the eastbound thru / right turn movements both in the AM and PM. The intersection of Jaguar Drive / South Meadows has failing movements for the eastbound thru and westbound thru / right turn movements.

D. Horizon Year 2036 – No Build

There is a failing movement on the eastbound thru / right movement in the PM. At Jaguar Road / South Meadows There are failures on the eastbound in the AM thru and on the westbound thru / right turn movement in the AM.

E. Horizon Year 2036 - Build

There is a failing movement on the eastbound thru / right movement in the PM. At Jaguar Road / South Meadows There are failures on the eastbound in the AM thru and on the westbound thru / right turn movement in the AM.

APPENDIX A

TRAFFIC COUNTS

APPENDIX B
PERTINENT DATA

APPENDIX C

EXISTING CONDITIONS CAPACITY CALCULATIONS

APPENDIX D

TRIP GENERATION CALCULATIONS

APPENDIX E

IMPLEMENTATION YEAR – 2015 CALCULATIONS

APPENDIX F

HORIZON YEAR – 2027 CALCULATIONS

Development Review Team (DRT)
Comment Form

Date: 8-16-2024

DRT Member: Stan Holland

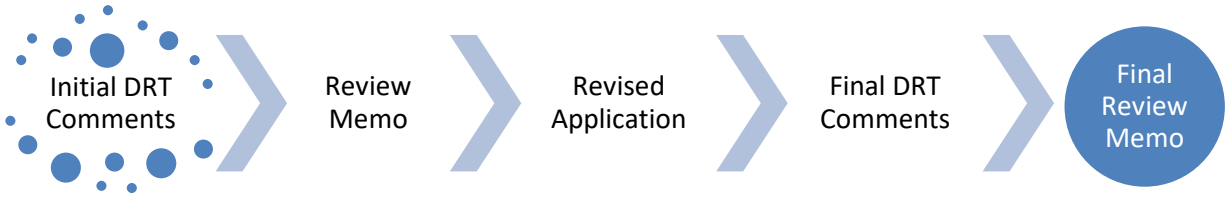
Dept/Div: Utilities/Wastewater

Case No.: 2024-June

Case Planner: Daniel Esquibel

DRT Review Schedule – 9-12+ weeks*

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

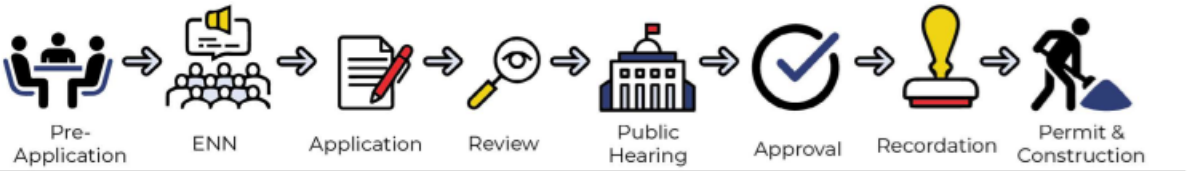


Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Form Updated: September 2023

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. No landscape plantings shall occur within the public sanitary sewer easements and we would request that no trees be planted proximate to the easements. Roots are very destructive to gravity sewers. 2. The proposed Nissan building is shown up against the existing sanitary sewer easement at the rear of the building. The gravity sewer running within this easement is between 12' and 16' deep. If a repair of this sewer line requiring excavation was to occur, it is possible it could result in damage to the building. The City of Santa Fe will not be responsible for any damage incurred as a result of repair or maintenance activities on this public sewer line. 3. The WWMD prefers that the access road for the existing sanitary sewer be the same width as the easement or 20 feet. 4. Sheet C-100 shows a future trail fence crossing or entering the public sewer easement. A full width gate is required wherever a fence crosses a sewer easement. No fencing shall encroach within the easement as this limits access for maintenance. 5. Sheet C-300, Note 22 references Doug Flores. Luke Gray should be listed. His phone is 505-955-4626. 6. Sheet C-300, Note 26 requires low-pressure sewers to be "air or hydrostatically tested @ 120 psi". No air testing at high pressures is allowed. All low-pressure lines shall be hydrostatically tested only. 7. The Sheet Keynotes 18 in SheetC-100, the gravel road shall be 18 feet wide	Prior to Recordation	
8.		
9.		

Form Updated: September 2023

10.		
11.		
12.		

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

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: Fiesta Nissan and Fiesta Hyundai

Address: 4994 Governor Miles Road / 6590 Cerrillos RD. Parcel Size: 12.41 +/- Acres

Zoning: C-2 Future Land Use: Two Automobile Dealerships

Preapplication Conference Date:

Detailed Project Description: Develop the site to house a 25,000 SF Fiesta Nissan dealership on a 6.15 +/- acre site and a 21,600 SF Hyundai dealership on a 6.12 acre site. Proposal to meet the requirements of the City of Santa Fe as to be determined through the permitting process.

Property Owner Information

Name: Mr. Jamie Dick

Address: 414 Executive Center BLVD, El Paso TX 79902

Phone: 505-428-7110 E-mail Address: jamie_dick@fiestaautogroup.com

Applicant/Agent Information (if different from owner):

Name: Wayne Lloyd, Lloyd & Associates Architects

Address: 730-A St. Michaels Dr., Santa Fe, NM 87505

Phone: 505-988-9789 E-mail Address: wlloyd@lloyd-architects.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 to act as my/our agent to execute this application.

Signed: Date: 4/20/23

Signed: Date:

Proposed ENN Meeting Dates:

Provide 2 options:	*Preferred Option*	
DATE:	11/27/2023	11/28/2023
TIME:	5:30PM	5:30PM
LOCATION:	Virtual Meeting	Virtual Meeting

ENN GUIDELINES

Applicant Information

Project Name: Fiesta Nissan and Fiesta Hyundai

Name: Dick (Last) Jamie (First) (M.I.)

Address: 414 Executive Center BLVD (Street Address) (Suite/Unit #)

El Paso (City) Texas (State) 79902 (ZIP Code)

Phone: (505) 428-7110 E-mail Address: jamie_dick@fiestaautogroup.com

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS ***For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.***

The site, located on the corner of Governor Miles Road and Cerrillos Road is a currently vacant lot. Both Projects will meet the City of Santa Fe development ordinances. The new development will be in keeping with the character of the variety of developments currently experienced in the neighborhood. The buildings are setback from both streets, existing landscaping will be augmented. Lighting of the site and buildings will meet City requirements. Access to existing trails will be maintained. The buildings are single story with a small mezzanine within the main building overall height.

(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.***

Both Projects will protect existing significant trees and positive land features. The existing arroyo flowing on the South side of the property has already been improved with a rip rap shoulder along the West side bank. Trash generation on the developed site will be minimal and confined to developed trash enclosures. Fire risk will be mitigated by having both buildings fully sprinkled and monitored. There will only be minimal hazardous materials used in every-day business operations. Existing and new required easements will be maintained.

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN ***For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.***

The site is not located on or near any known historical, archaeological or cultural sites or structures.

(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.***

This Project is consistant, and will comply, with the C2 zoning development established by the City of Santa Fe development ordinance.

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES ***For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.***

This Project will have a minimal impact on increased traffic patterns. Automobile dealerships generate very low traffic increases in the initial and long-term business operation. This Project will meet all of the City and NMDOT transportation access requirements.

(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.***

Development of these two Automobile dealerships will increase the economic base of the City of Santa Fe.

(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.***

Development of these two Automobile dealerships would not significantly increase housing demand because they are relocated from within the City limits. There would be a limited number of new employees for each dealership. Hyundai and Nissan are positive business members of the economic and overall livability of Santa Fe.

(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.***

Developed Automobile Dealerships have a minimal impact on existing public City infrastructure.

(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.***

These developed dealerships will utilize water conservation design for irrigation, xeriscape landscaping,recycled automobile washing stations, reclaimed stormwater, and water conservation plumbing fixtures.

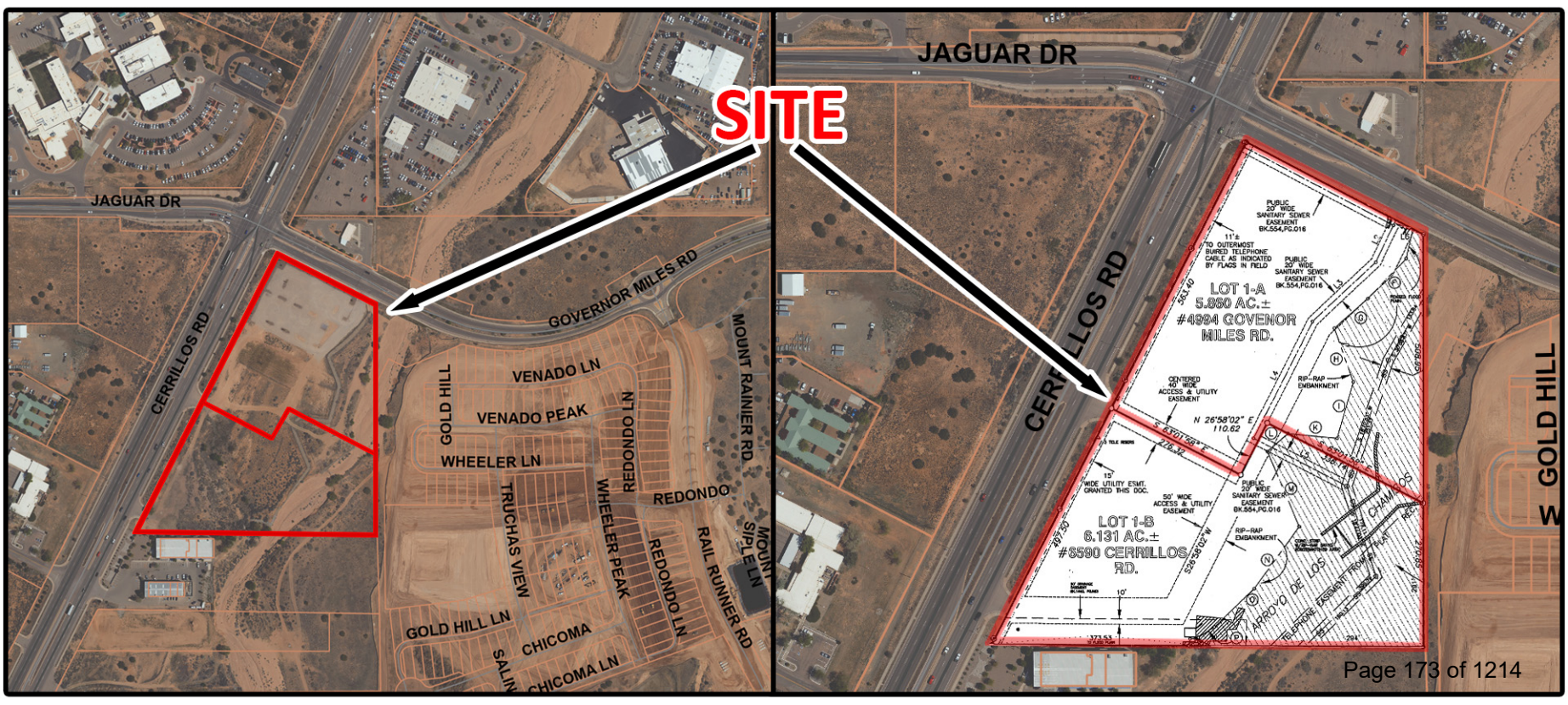
(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS ***For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.***

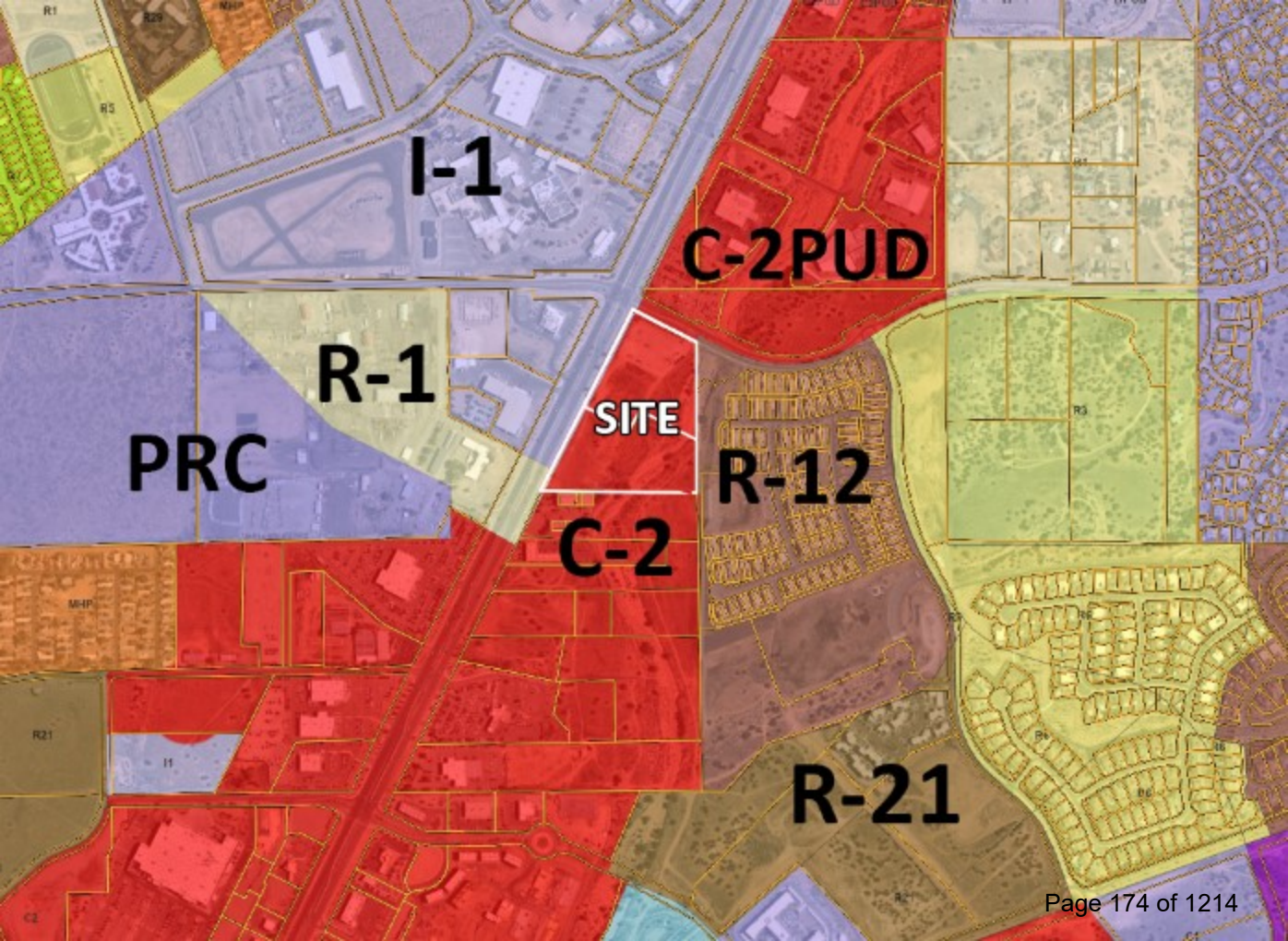
These developed dealerships will continue the City of Santa Fe pedestrian pathways and will be consistant with the existing mix of uses within the C-2 zoning district.

(k) EFFECT ON SANTA FE'S URBAN FORM ***For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.***

These developed dealerships will help in-fill a vacant lot along the Cerrillos road corridor.

(l) ADDITIONAL COMMENTS (optional)


SITE
JAGUAR DR
CERRILLOS RD
GOVERNOR MILES RD
VENADO LN
VENADO PEAK
GOLD HILL
WHEELER LN
TRUCHAS VIEW
WHEELER PEAK
REDONDO LN
REDONDO
MOUNT RAINIER RD
RAIL RUNNER RD
MOUNT SIPLE LN
GOLD HILL LN
CHICOMA
CHICOMA LN
LOT 1-A
5.860 AC.±
#4994 GOVENOR MILES RD.
LOT 1-B
6.131 AC.±
#6590 CERRILLOS RD.
N 26°58'02" E
110.62
S 63°01'58" E
276.32
S 26°58'02" W
497.50
563.40
PUBLIC 20' WIDE SANITARY SEWER EASEMENT BK.554,PG.016
11'± TO OUTERMOST BURIED TELEPHONE CABLE AS INDICATED BY FLAGS IN FIELD
CENTERED 40' WIDE ACCESS & UTILITY EASEMENT
15' WIDE UTILITY ESMT. GRANTED THIS DOC.
50' WIDE ACCESS & UTILITY EASEMENT
RIP-RAP EMBANKMENT
ARROYO DE LOS CHAMISOS
TELEPHONE EASEMENT FROM PLAT REC.
GOLD HILL

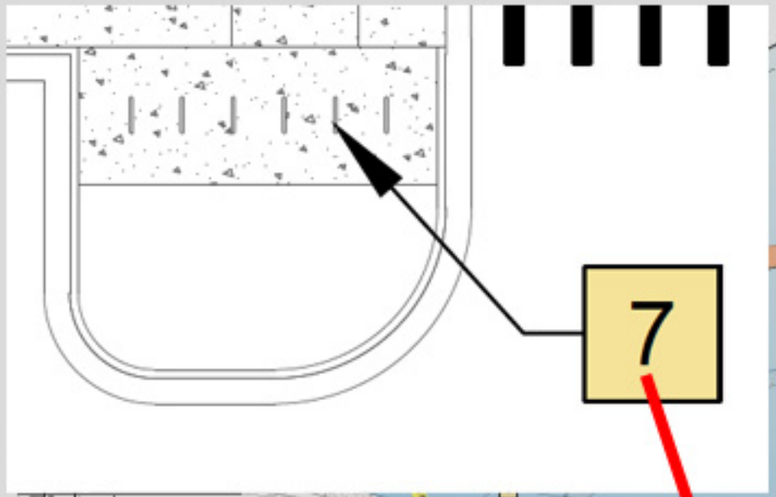

I-1
C-2PUD
R-1
SITE
PRC
R-12
C-2
R-21

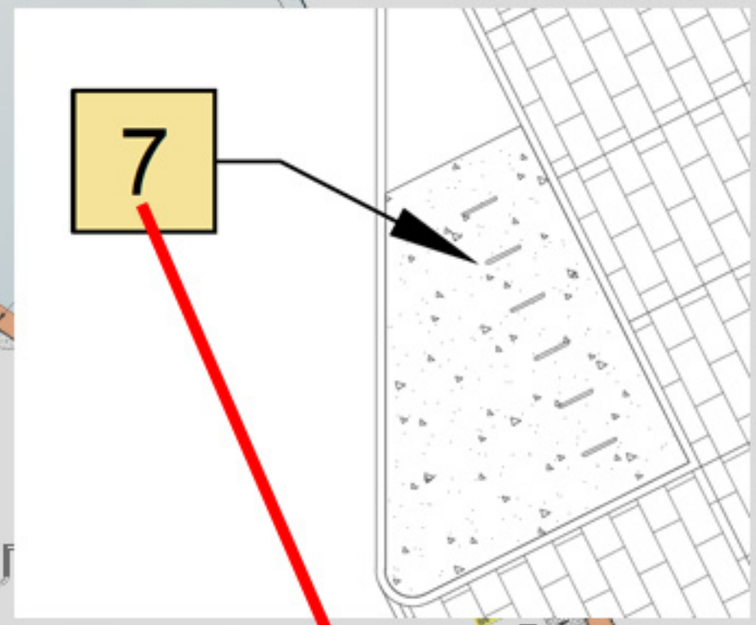
SITE DEVELOPMENT PLAN

FIESTA NISSAN / HYUNDAI DEALERSHIP

FIESTA NISSAN:
4994 GOVERNOR MILES RD
CITY JURISDICTION: SANTA FE CITY
SECTION: S7
TOWNSHIP: T16N
RANGE: R9E

FIESTA HYUNDAI:
6980 CERRILLOS RD.
CITY JURISDICTION: SANTA FE CITY
SECTION: S7
TOWNSHIP: T16N
RANGE: R9E





PROJECT

PROJECT SITE:
ACREAGE: 5.060 ACRES ±
FLOOD PLAIN: A
FLOOD WAY SQ. FT.: 187,407 sf
NET ACREAGE: 4.214 ACRES ±
ZONING: C2 (General Comm

OVERLAY ZONING: SUBURBAN ARC
CERRILLOS ROA

BUILDING:
Fiesta Nissan: 25,55 SF
Fiesta Hyundai: 20,080 SF

HEIGHT:
Fiesta Nissan: 28 FT.
Fiesta Hyundai: 26 FT.

LOT COVERAGE:
Fiesta Nissan: 35.64%
Fiesta Hyundai: 22.44%

BUILDING PLACEMENT:
Building Placements are located beyond the
average of existing buildings.

SETBACK: 15 FT.
OPEN SPACE:
Fiesta Nissan: 31.22 %
Fiesta Hyundai: 41.27 %

LANDSCAPE:
Landscaping will be provided to meet the req
Development code. Refer to Landscape Dra

HEIGHT OF WALL AND FENCES: 6 FT.

PLACEMENT OF OFF STREET PARKING:
Parking is set all around the Buildings

Fiesta Nissan:
Required Parking: 112
Provided:
DISPLAY: 130
CUSTOMER: 120
EMPLOYEE: 30
TOTAL PROVIDED: 276
ADA Parking Spaces = 6
ADA Van Accessible = 2

Fiesta Hyundai:
Required Parking = 86
Provided:
DISPLAY: 77
CUSTOMER: 99
EMPLOYEE: 22
TOTAL PROVIDED: 198
ADA Parking Spaces = 6
ADA Van Accessible = 2

PORTALS IN THE ROW: NONE

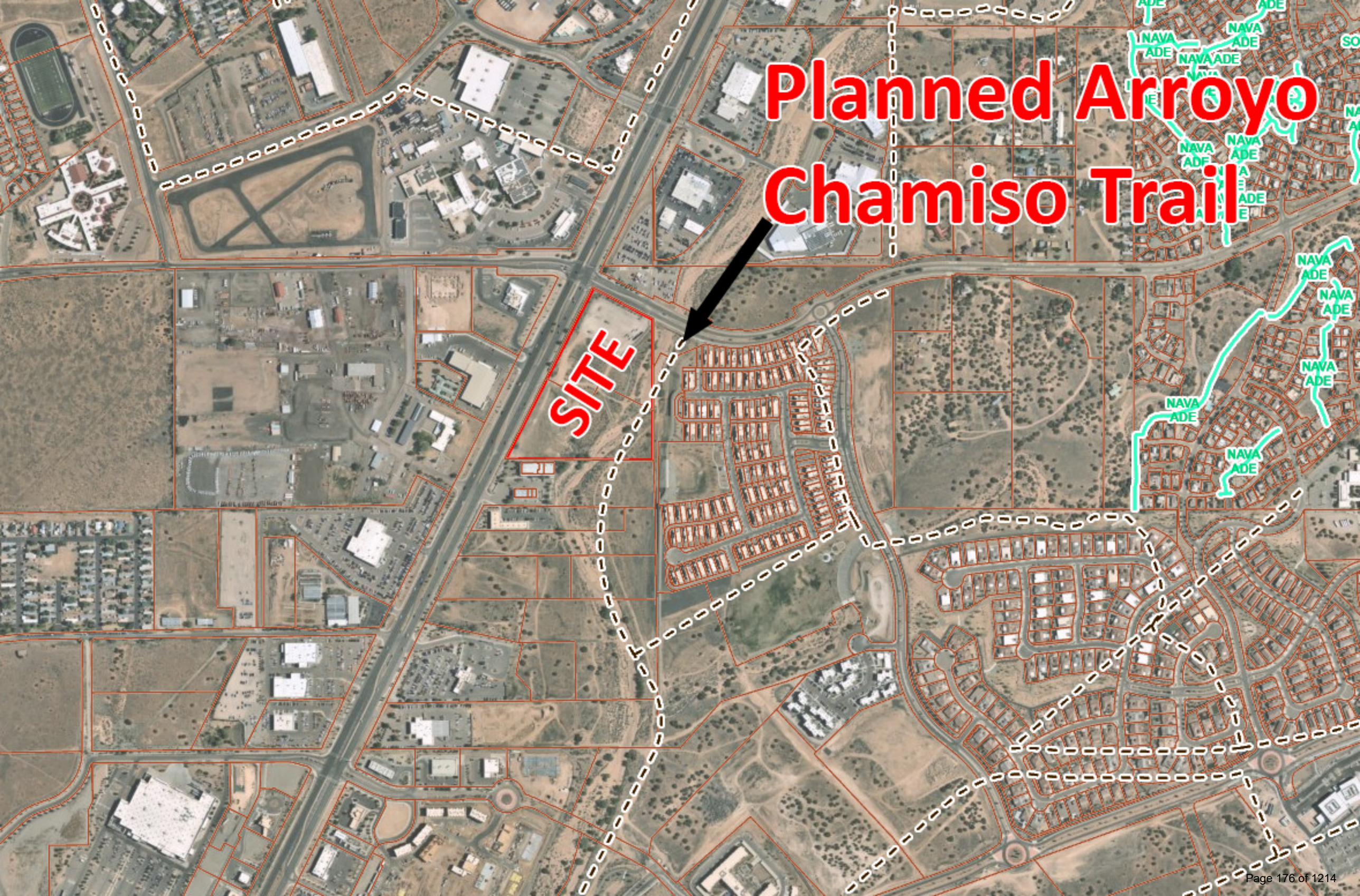
NOTES:

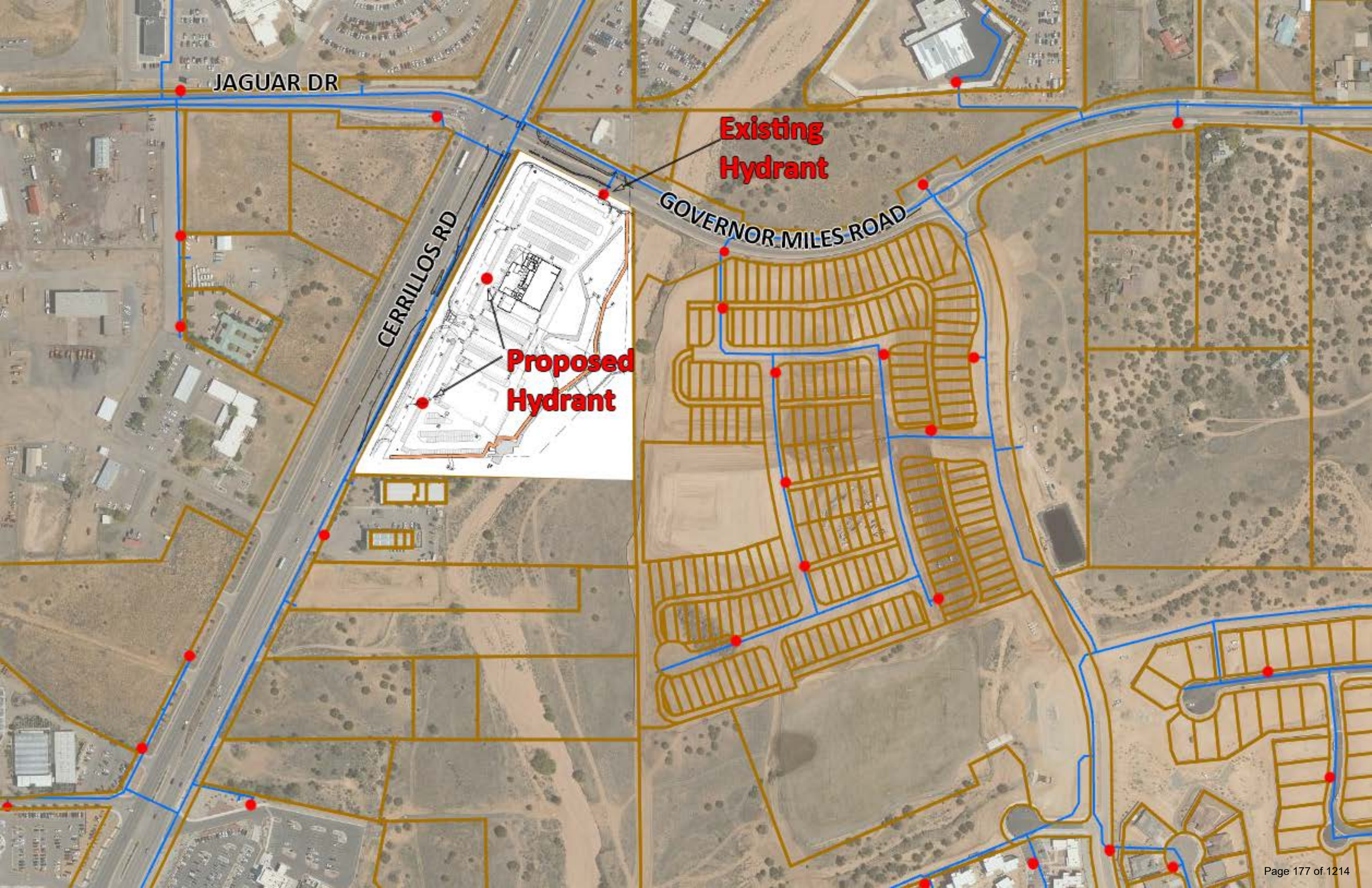
ALL PARKING SPACES MEET THE STAN
OF MIN. 8-0" x 19'-0" WITH MIN. 22'-0 AISL

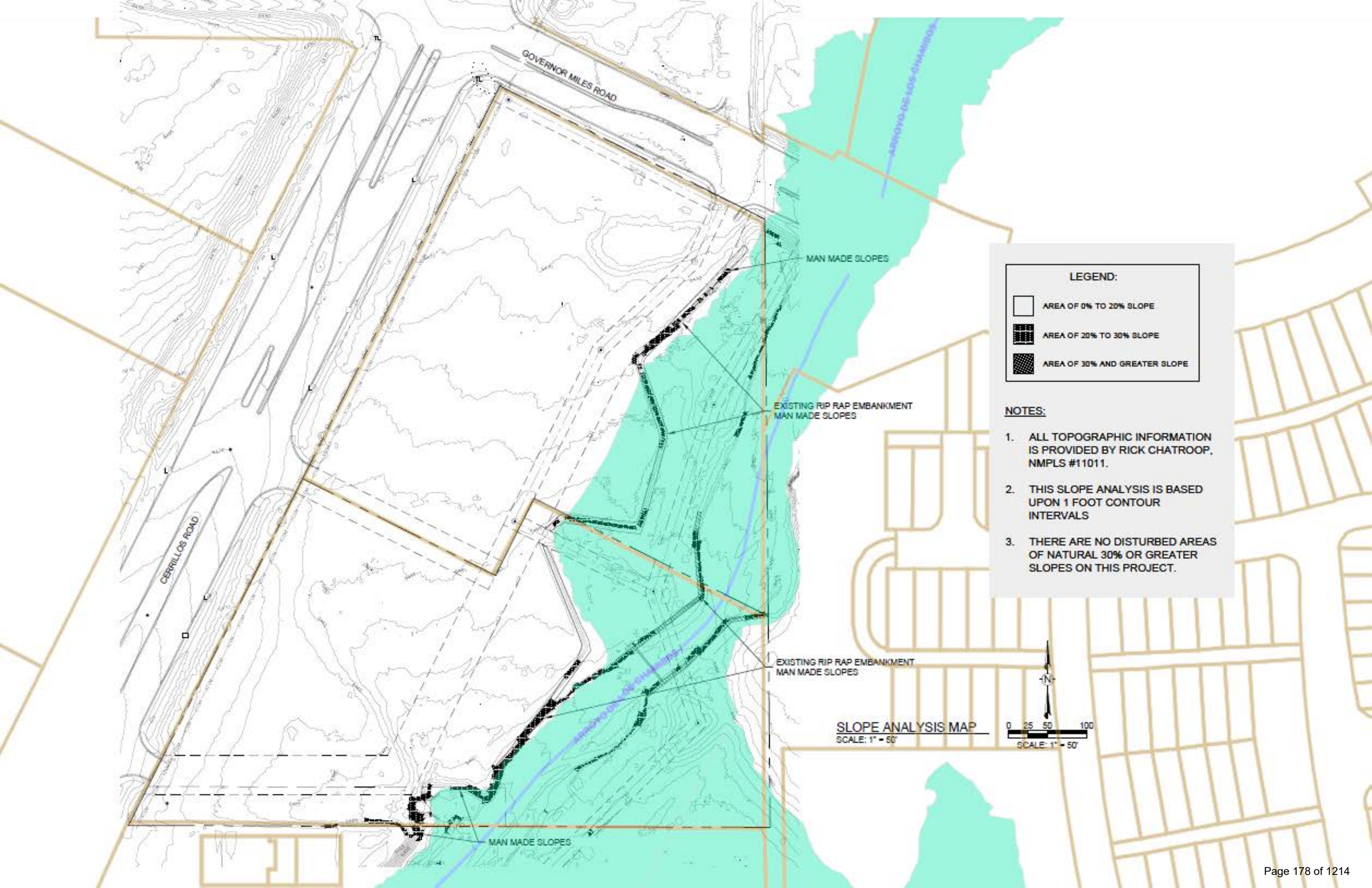
LEGEND:

DISPLAY PARKING SPACE
CUSTOMER PARKING SPAC
EMPLOYEE PARKING SPACE
100 YEAR FLOOD ZONE A

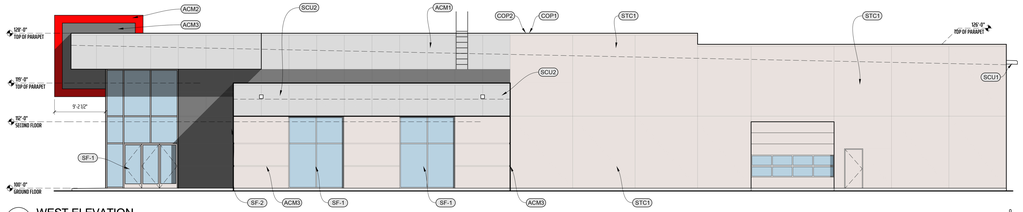
SITE PLAN KEYNOTE:


Planned Arroyo Chamiso Trail
SITE
NAVA ADE


JAGUAR DR
CERRILLOS RD
GOVERNOR MILES ROAD
Existing Hydrant
Proposed Hydrant

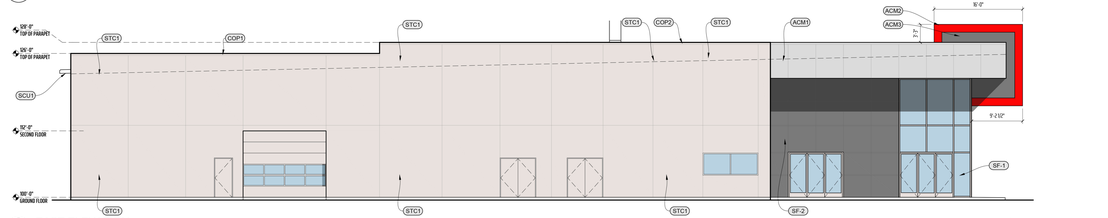


SLOPE ANALYSIS MAP
SCALE: 1" = 50'



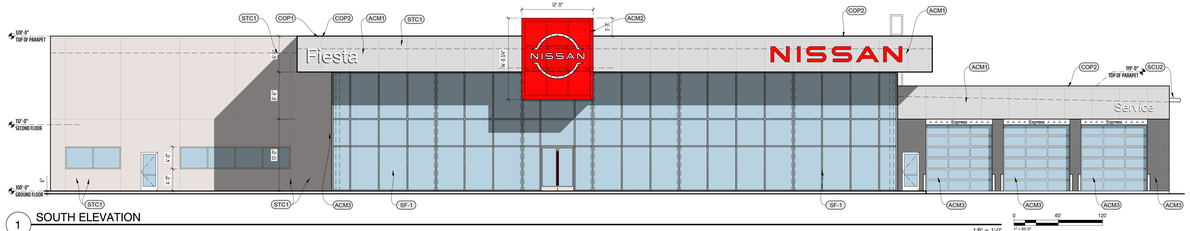
4 WEST ELEVATION

1/8" = 1'-0"



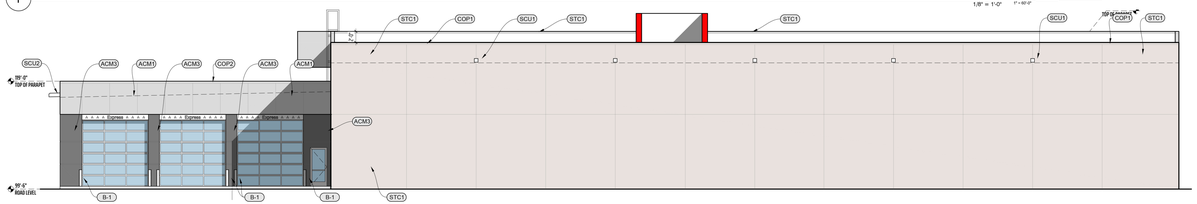
2 EAST ELEVATION

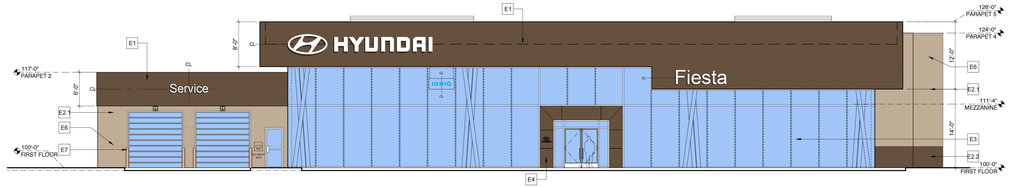
1/8" = 1'-0"



1 SOUTH ELEVATION

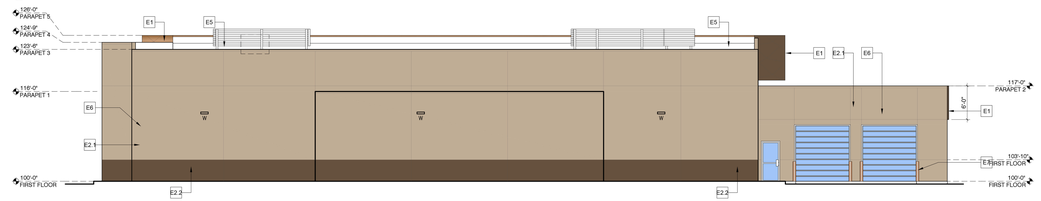
1/8" = 1'-0"





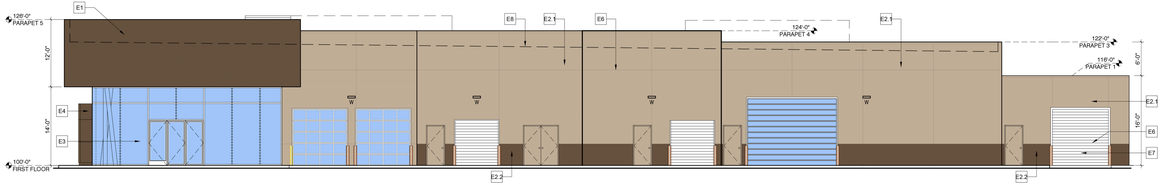
D1 WEST ELEVATION

1/8" = 1'-0"



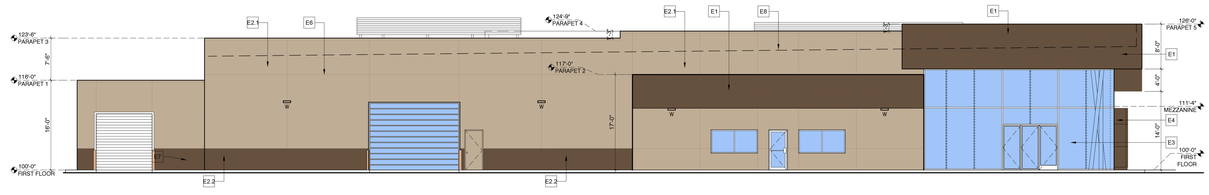
B1 EAST ELEVATION

1/8" = 1'-0"



C1 SOUTH ELEVATION

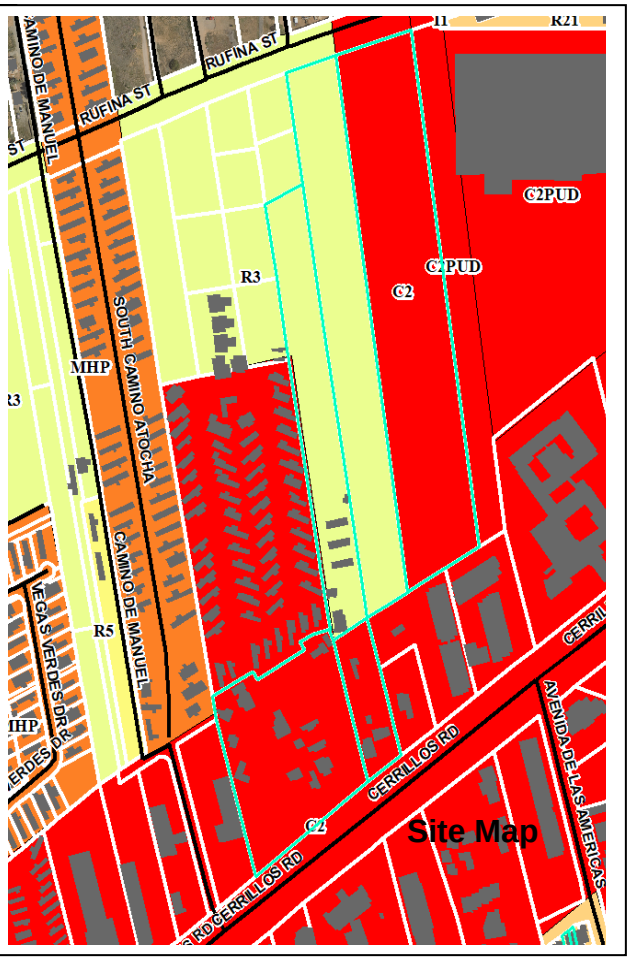
1/8" = 1'-0"



CITY OF SANTA FE
PLANNING & LAND USE

Planning and Land Use Department
Planning Commission Staff Report

Case No:	2024–7909
Hearing Date:	January 16th, 2025
Agent:	JenkinsGavin Inc.
Owner:	RKSS Santa Fe 1, LLC
Request:	Development Plan
Location:	3471, 3431, 3435, 3439, 3443 Cerrillos Rd. & 3420 + 3450 Rufina St.
Case Mgr.:	Daniel Alvarado
Zoning:	C-2 and R3
Future Land Use:	Community Commercial, Transitional Mixed-Use, Residential Low Density
Overlay:	Cerrillos Road Highway Corridor Protection District
Master Plan:	None
Pre-app Mtg:	July 27th, 2023
ENN Mtg:	November 6th, 2023 and July 25th, 2024
Proposal:	The applicant requests approval of a Development Plan for a multifamily development with 5 buildings totaling 192,570 square feet and 194 units located on 5 lots totaling a 7.5-acre.



Case #2024 – 7909. RKSS- Cerrillos Multifamily Development Plan. JenkinsGavin, Agent, for RKSS Santa Fe 1, LLC, Owner and Applicant ("Applicant"), requests approval of a development plan ("Development Plan") for a 192,570 SF, 194-unit multifamily development located at 3471, 3431, 3435, 3439 and 3443 Cerrillos Road and 3420 + 3450 Rufina Street over five lots totaling 7.5 acres. The property is zoned C-2 and R-3 (General Commercial and Residential – 3 unit per acre) and is within the Cerrillos Road Highway Corridor (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

I. RECOMMENDATION:

Staff recommends **APROVAL** of the Development Plan for Case #2024-7909.

One motion will be required for this case:

1. *Approve or deny the Development Plan (Case #2024-7909), subject to the conditions of approval*

and technical corrections recommended by staff.

II. CONDITIONS OF APPROVAL

Should the Commission vote to approve the variance and development plan as proposed, staff recommends the following conditions of approval for the **Development Plan** (Case #2024-7909).

Table 1. Conditions of Approval

#	Condition of Approval	Dept. or Division	To be completed:
1	Shall verify gate widths to match apparatus access roads required of this development and use of OPTICOM (D103.5 Fire Apparatus Access Road Gates Drawings L.4.1 & L.4.2)	Fire Prevention	Prior to Recordation
2	Shall confirm access does not reduce the existing public vehicular access to the northern parcel. (see note in Exhibit A)	Fire Prevention	Prior to Recordation
3	A revised, compliant 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.	Water Engineering	Prior to Recordation
4	An approved Agreement to Construct and Dedicate (ACD) will be required for new public water infrastructure and fire services.	Water Engineering	Prior to building permit approval
5	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 Engineering	At the time of development
6	All lot line consolidations, adjustments and splits, submitted concurrently with this Development Plan except those affecting Lot A-2, must be reviewed and recorded prior to development plan recordation.	Land Use	Prior to Recordation
7	Primary vehicular access to the Trailer Ranch Mobile Home Community from Rufina St. must be constructed prior to the elimination of vehicular access to the community from Cerrillos Rd.	Land Use	Prior to Building Permits
8	Submit a Sign Plan.	Land Use	Prior to Recordation
9	Revise the Lighting Plan to eliminate noncompliant luminosity.	Landscape	Prior to Recordation
10	Reduce the parking count to no more than required by City Code.	Land Use	Prior to Recordation
11	Applicant shall apply for Lot A-2 to be rezoned to C-2.	Land Use	Prior to Building Permit issuance for Lot A-2
12	Applicant shall submit a phasing plan that allows for Lot A-2 to be developed after it has been rezoned to C-2.	Land Use	Prior to Recordation
14	Applicant shall submit a lot consolidation for all lots in the proposed development concurrently with the Administrative Development Plan.	Land Use	Prior to Building Permit issuance for Lot A-2

Following standard practice, redline comments will be provided to the applicant who shall make all necessary changes to comply with conditions of approval and technical corrections, and submit the development plan in Mylar for signature. The “technical corrections” that must be made to the development plan prior to recordation are listed in Exhibit A (1).

III. EXECUTIVE SUMMARY:

The subject property is located at 3471, 3431, 3435, 3439, 3443 Cerrillos Rd. & 3420 + 3450 Rufina St. For the sake of this report, the address will henceforth be referred to as 3471 Cerrillos Rd. The property is located on the north side of Cerrillos Road, portions of which extend to Rufina Street, approximately 0.25 miles south of Richards Ave. The subject property is comprised of five lots totaling ±19.6 acres, but the proposed development area covers only ±7.5 acres. The applicant has proposed several lot line adjustments, consolidations and a lot split outside the development area to accommodate future development oriented to Rufina St. The future development is not being considered as part of this proposal. The lot line adjustments/consolidations and split will be reviewed administratively contingent on the approval of this development plan. The applications for those administrative cases are included in Exhibit E.

The Applicant requests approval of a development plan for five multifamily buildings totaling 192,570 SF with 194 residential dwelling units. In addition to the residential units, the project would include amenities such as a fitness center, game room, conference room, community room, dog cleaning area, indoor bike repair and storage area, outdoor lounge, outdoor pool and spa, dog park and outdoor recreation area. The development would provide 324 parking spaces including 11 that are ADA accessible and 30 EV capable spaces.

The development area includes the existing Trailer Ranch RV Park, which became a separate property from its neighbor, the Trailer Ranch Mobile Home Community, after a lot split that was completed in 2022. The RV Park is currently operational and provides short-term rental space for RVs, which will cease under this development proposal. The Trailer Ranch Mobile Home Community, which includes over 50 units of permanent senior housing units, is not proposed to change under this application. The remainder of the development area includes vacant lots and unoccupied storage buildings that would be removed under this development proposal.

Staff recommends approval of the Development Plan request because the proposed development meets all of the Development Plan Approval Criteria, as outlined below in the staff report.

Figure 1: Development Area (boundary for illustrative purposes only)



IV. BACKGROUND

The primary parcel in the development area, located at 3571 Cerrillos Rd, has been the location of the Trailer Ranch RV Resort for several decades. The Resort includes approximately 75 short-term RV spaces, 1 single family residential unit and several ancillary buildings including a club house, washroom and office. In 2022, the owners of the Trailer Ranch RV Resort and Mobile Home Community split the property into two parcels and subsequently sold 3571 Cerrillos Rd to RKSS Santa Fe 1, LLC. The RV Resort remains operational while this application has been under review but will be removed if the application is approved and construction proceeds.

The Trailer Ranch Mobile Home Community, just north of the RV Resort, includes over 50 units of permanent housing units reserved by the owner as senior housing. Presently, the mobile home community remains under original ownership and is not proposed to change under this application. The primary vehicular access to the Mobile Home Community will be moved to Rufina Street, and the existing vehicular access from Cerrillos Road through the RV Resort will be converted to emergency and pedestrian access only. The residents of the Mobile Home Community will be provided with pedestrian access to Cerrillos Rd through the proposed development to access transit, businesses and services.

Development Plan is comprised of 5 multifamily buildings totaling 192,570 SF square feet with 194 units. The subject property is comprised of five lots totaling 19.6 acres, but the development area under review totals approximately 7.5 acres. The primary development area is the area that is currently home to the Trailer Ranch RV Park, or Lot 5A B1 in the development plan. The Applicant has added lots A-2 and M-2 to the development area, creating a secondary development area to the northeast of the primary area. Lot A-2 is zoned R-3, or 3 residential units per acre, and therefore isn't suitable for significant multifamily development. Therefore, the development on that lot is limited to residential parking and recreation areas. Lot M-2, on the other hand, is zoned C-2, and therefore can host a higher density residential building as proposed.

The buildings are categorized into 3 "design types" – A, B, and C. The distinctions between the design types are further described in Section D below.

Table 2. Building Details

Building	Design Type	Gross Floor Area	Units	Height
1	A	72,568 SF	92	45' (4 stories)
2	C	17,640 SF	24	36' 10" (3 stories)
3	C	17,640 SF	24	36' 10" (3 stories)
4	C	17,640 SF	24	36' 10" (3 stories)
5	B	21,548 SF	30	36' 10" (3 stories)

The five buildings are spread throughout the site and connected by access driveways and pedestrian paths. Buildings 1 and 2 are arranged around a courtyard and pool at the center of the site, creating a more urban layout oriented towards Cerrillos Rd. Buildings 3, 4 and 5 are arranged at the perimeter of the site, following a more "garden style" apartment layout.

In addition to the residential buildings, the site features a central courtyard with a pool, a walking path and landscape buffer parallel to Cerrillos Rd, ample parking lots, and a recreation area featuring a dog park and small ball court.

A. Surrounding Zoning and Land Use

The property is primarily surrounded by C-2 zoning. Additionally, there are some areas of R-3 zoning directly to the north in the parcels occupied by the Trailer Ranch Mobile Home Community. The surrounding land uses include a car wash to the southwest, several motels and apartment complexes across Cerrillos Rd to the southeast, and a restaurant and an apartment complex to the northeast. There are also several large vacant parcels to the northeast, however those parcels are also owned by RKKS Santa Fe 1 and may be developed in the future. The property is within walking distance from the Cerrillos Rd and Richards Ave intersection, which provides access to dozens of businesses including Home Depot, Walmart, Savers and several restaurants.

B. Project Zoning and Overlay Standards

The property is primarily zoned C-2, General Commercial. "Dwelling, Multiple- Family" is allowed under this zoning category. A portion of the property is zoned R-3, Residential, 3-units per acre. The portion of the property that is zoned R-3 is proposed to include parking for residents, a dog park and a recreation area, all of which are allowed under the R-3 zoning category. There are no residential units proposed in the portion of the property zoned R-3.

The property is also within the Cerrillos Road Highway Corridor Protection District (CRHC), Zone 3. This overlay district includes additional requirements for lot depth, height, setbacks, lot coverage, landscaping and screening.

The proposal meets all dimensional standards as shown in Table 2 below. Note that all calculations are based on the acreage of the property after the lot consolidations, adjustments and splits are completed, which is ± 7.5 acres.

Table 3. Zoning and Overlay Standards

Requirement	C - 2	CRHC Zone 3	Proposed
Height	45 feet	45 feet or setback distance from Cerrillos Road (45+ ft)	45 feet
Setbacks	Street, main: 15 feet Rear: 15 feet Side: 0 feet	Cerrillos Rd: 35 feet (zone 3)	Street: 45 feet Side Setback: 5 feet Rear: 15 feet
Open Space	250 SF/unit = 48,500 SF	N/A	51,475 SF
Lot Coverage	60% maximum	60% maximum	17.7%
Density	N/A	N/A	N/A
Lot Depth	N/A	175 feet	~ 400 feet
Landscaping Strip	N/A	25 feet abutting Cerrillos Rd	~ 45 feet

C. Architecture

The proposed development is subject to the architectural standards for a C-2 district, which requires designs to reach 205 points using Table 14-8.7-1: Point Requirements by Zoning District. The applicant has submitted a design which reaches 235 points for building type A, and 205 points for buildings B and C, which meets or exceeds the required 205 points for a C-2 district. The sloped roof on buildings B and C's account for the reduced the points achieved by the design, however they still meet the requirements for a C-2 zone. Final review of architectural points is conducted at the time of building permit.

Under the current proposed design, the project is comprised of 5 multifamily buildings, split between 3 designs – buildings A, B, and C. All of the buildings share the same exterior material and color palette – an "El Rey" stucco material colored with various shaded of earth tones, including "105 Bamboo", "106 Buckskin" and "116 Adobe". There is also a small percentage of the exteriors that are clad with a grey limestone. All of the buildings also feature accent motifs including French balconies and faux portals.

Building A is by far the largest at 72,568 SF and 92 units. The L-shaped building is located near the main entrance to the site and includes the shared spaces and recreational pool. The façade features large ground floor glazing and a glass door entrance to a shared space. The residential units are accessed via an open-air central stairwell and open-air stairwells at both ends of the building which provide access to a central corridor on each of the building's 4 floors.

Building B is the next largest at 21,548 SF and 30 units. It is located in the northeast corner of the site adjacent to the dog park and recreation area. The façade is nearly identical to building A, except it does not feature large ground floor glazing. Additionally, it features a sloped roof with asphalt shingles, which detracts from the building's architectural points checklist score, but still meets the requirements for a C-

2 zone. The residences are accessed by two open-air central stairwells which provide access to a central corridor on each of the building's 3 floors.

Building type C is the smallest building type at 17,640 SF and 24 units. This building design is repeated across buildings 2, 3 and 4 which are placed centrally, on the north end, and the east end of the site respectively. The façade is nearly identical to building B. Additionally, it features a sloped roof, with asphalt shingles, which detracts from the building's architectural points checklist score, but still meets the requirements for a C-2 zone. The residences are accessed by two open-air central stairwells which provide access to a central corridor on each of the building's 3 floors.

D. Access and Traffic

Vehicular ingress and egress to the property is via two driveways off Cerrillos Rd. The westernmost driveway provides the primary entrance and exit, accommodating right-in, right-out, and left-in turning movements. The secondary driveway is located on the east end of development and provide right-in, right-out access to Cerrillos.

Pedestrian, transit and cycling access is also via Cerrillos Rd. Pedestrians may access the property via the sidewalk on Cerrillos Rd, through pedestrian gates into the property, and a network of interior sidewalks and pathways. Cyclists can access the property via a bicycle lane on Cerrillos Rd and enter through the main vehicular access points. Transit riders are served by a southbound transit stop and shelter just outside the main entrance gate as well as a northbound stop directly across Cerrillos, although riders must travel several blocks to the nearest crosswalk to access the northbound stops.

A Site Threshold Assessment (STA) and a Traffic Impact Analysis (TIA) were provided by the applicant and reviewed by a contract engineer on behalf of the Public Works Department. The Public Works Department determined that the TIA demonstrated that the road capacity is adequate for the property and required the applicant make changes to the medians on Cerrillos Rd to facilitate the right-in, right-out and left-in turning movements at the primary entrance, as well as the right-in, right-out movements at the secondary entrance.

E. Fire Prevention and Emergency Access

Primary fire access to all buildings is provided via the entrances off Cerrillos Rd. Secondary access to the development is provided via Rufina St. via an emergency access gate between the subject property and the Trailer Ranch Mobile Home Community. All internal access roads and fire paths will accommodate a minimum 28' truck turning radius.

Water for fire suppression is provided via a new 8" water line that will connect to the existing main on Cerrillos Rd. The building will include fire suppression and sprinkler systems that meet IFC requirements.

F. Vehicular Parking

The Parking requirements in Chapter 14 Appendix, Exhibit A, Table 14-8.6-1 is 1.25 spaces per dwelling unit for attached dwelling units less than 800 SF, and 1.5 spaces per dwelling units for attached dwelling units between 800 and 1,200 SF. The parking is calculated per unit but can be distributed throughout the site as needed so long as the total parking required count is achieved.

Table 4. Parking Requirements

Requirement	Unit Count	Parking Requirement	Parking Proposed

1.25 parking spaces per ≤ 800 SF unit	142	178	273
1.5 spaces per 800 SF - 1,200 SF unit	52	78	-
ADA Accessible (1 EV space)	N/A	12	12
EV spaces	N/A	N/A	9
EV Capable	N/A	N/A	30
Total	194	256	324

G. Bicycle Parking

A development with a requirement of more than 100 vehicular parking spaces is required to provide at least 12 bicycle parking spaces. The applicant is providing this required amount of bicycle parking, some of which is indoors inside a dedicated secure bicycle parking, maintenance and charging room.

H. Grading and Drainage/Terrain Management

The site's gently slopes from the northeast to the southwest. There are no arroyos, floodplains or other major terrain features on the site.

Stormwater is managed stormwater collection swales and three detention ponds spread throughout the site. The collection swales are distributed throughout the site including in the landscape strip and within the parking median areas. The development proposes installing a new on-site underground stormwater system which will route the stormwater to the ponds, where it will eventually be released into the public stormwater system along Cerrillos Rd. Ponds will be required to be fenced as required by City code.

I. Open Space, Landscaping, Signage and Lighting

SFCC 14-7.5, in combination with an official Planning and Land Use Department interpretation, identifies the Open Space standards for residential uses within C-2 zoning districts. The open space requirement is 250 SF per unit in a C-2 zoning district, or 48,500 SF for 194 units. The proposed development provides 51,475 SF of open space.

The proposed landscape plan depicts significant landscaping throughout the site, including several types of deciduous, evergreen, shrubbery and grasses. Landscaping is particularly concentrated along Cerrillos Rd, along pedestrian paths, recreational areas and stormwater features to maximize shade, screening and infiltration. The Landscape and Irrigation review staff have provided significant technical corrections to the landscape plan requesting additional details and corrections.

The development plan does not include a sign plan, which has been requested as a condition of approval.

A lighting plan is provided; however, it does not meet code requirements. Therefore, an amendment to the lighting plan to show compliance will be required as a condition of approval.

J. Water and Sewer

The property is served by an existing water main in Cerrillos Rd. A new 8" public water line will connect to the existing main to serve the development. Water consumption offsets will be provided per the Water Budget below. The Water Department has requested several revisions to the Water Plan, therefore the applicant will be required to submit a compliant Water Plan as a condition of approval.

The lot is served by an existing sewer line in Cerrillos Rd. A new 6' public sewer line which will connect to the existing main to serve the development.

K. Water Budget

A water budget was calculated using an estimation of the average water use per unit, common spaces and landscaping. A detailed Water Budget can be found in Exhibit C.

Table 5. Water Budget

Use per unit annually	32,466.8 gallons	.10-acre feet
Total domestic use for 194 units	6,298,549.5 gallons	19.33-acre feet
Leasing office and common area	40,000 gallons	.12-acre feet
First 3 Years of Landscaping	203,071.3 gallons	.62-acre feet
9.8% CONTINGENCY per SFCC §14-8.13(E)(1)	641,078.8 gallons	1.97-acre feet
Total annual water consumption	7,182,699.7 gallons	22.04 A/F/Y

L. Santa Fe Homes Program Proposal

Under the Santa Fe Homes Program, a development with 194 rental units in a C-2 zone would require 29.1 SFHP qualifying units. The applicant has proposed to pay a fee-in-lieu of providing the units as per SFCC Ordinance 2019-30.

M. Impact on Schools

A School Impact Form has been submitted as part of this application and is included in Exhibit C. The schools impacted by this project are Kearny Elementary, Milagro Middle School, and Santa Fe High School.

N. Archaeology

The proposed development is within the Suburban Archaeological Review Overlay District; however the development area is less than 10 acres and therefore does not trigger the requirement for an archaeological clearance permit. Utility trenching will be monitored by an archaeologist during construction as is required.

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

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

Criterion 1: that the Planning Commission has the authority and is empowered to approve the development plan under the section of Chapter 14 described in the application;	**Criterion Met:** (Yes/No) **YES**
Applicant Response*:* *SFCC §14-2.3 (C)(1) states, " the planning commission shall review and approve or disapprove various specific development plans, requests and subdivision plats. When specifically authorized by Chapter 14, the decision of the planning commission is final, subject to any appeal right provided in this chapter."*	

Staff Response:

Santa Fe City Code (SFCC) Subsection 14-2.3(C)(1) authorizes the Planning Commission to review and approve or disapprove development plans.

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

Applicant Response*:*

The project does not adversely affect the public interest and it serves the public interest through the construction of much-needed housing for Santa Fe residents in a desired location. The location is within walking distance to public transportation and several amenities such as retail services, pharmacies, restaurants, and places of employment.

Staff Response:

The Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. Multifamily residential developments are a permissible land use under both the zoning district, C-2, and the Future Land Use designations, Community Commercial and Transitional Mixed Use. Therefore, the proposed development meets the goals of the General Plan is not adverse to the public interest.

Criterion 3: that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

The subject property is located on the Cerrillos Road Highway Corridor Protection District, which is a diverse mixed-use area comprised of a variety of residential and commercial uses, including restaurants, retail stores, and a fitness facility, as well as single-family, mobile home communities, and multifamily development. The Project is within walking distance to Santa Fe Trails Bus Stop and is served by Route 2, which travels to the Downtown Transit center to the north and the Santa Fe Place transit center to the south. The proposed residential use and scale of the project is compatible with land uses in the vicinity and the addition of quality multifamily housing aligns with the City of Santa Fe General Plan's intent for a mix of residential and commercial uses throughout the city, as well as its policy of infill development.

Staff Response:

The proposed use is compatible with the neighboring uses, buildings and structures. There are several other multifamily developments in the immediate vicinity, and the property is well served by transit access and amenities on Cerrillos Rd. The development has taken into account the possible impact to the adjacent Trailer Ranch Mobile Home Community and has made efforts to reduce negative impact to the community by declining vehicular access through the community, providing pedestrian access through the development and moved the development away from existing residences to the extent possible.

VI. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification (ENN) meeting was held for this project on was held on November 6th, 2023. A second ENN was held on July 25th, 2024, after significant revisions to the development plan were proposed by the applicant.

At the both of the ENN meetings, members of the applicant team, city staff, and approximately 30 members of the public were in attendance. The applicant team presented an overview of the proposed development and received questions from the public and City staff. Questions include addressing issues of pedestrian access to Cerrillos road, the nature of the housing in the development, potential buffers between the proposed development and existing units, and future vehicular access to the Trailer Ranch Mobile Home Community.

VII. EXPIRATION

Per SFCC Section 14-3.19(B)(4) "Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6)."

VIII. EXHIBITS

EXHIBIT A: Development Review Team

1. Compiled Technical Corrections
2. Water Engineering
3. MPO
4. Fire Prevention
5. Traffic Engineering
6. City Engineer
7. Landscape

EXHIBIT B: Maps and Photos

1. Future Land Use
2. Current Zoning
3. Aerial Photos
4. Street View
5. Birdseye View

EXHIBIT C: Applicant Materials

1. Application Report and Development Plan Criteria Response
2. Development Plan Application and Authorization
3. Deeds, Legal Lots of Record
4. ENN Notes
5. Utility Service Application
6. Water Budget
7. Light Fixture Cut Sheets
8. Santa Fe Homes Proposal
9. Architecture Points Checklist
10. Traffic Impact Analysis

11. Drainage Report

EXHIBIT D: Development Plan Sheets

EXHIBIT E: Appendix

1. Lot Consolidation Application 3431+ 3471 Cerrillos Rd.
2. Lot Consolidation + Lot Line Adjustment Application 435-3443 Cerrillos Rd + 3450 Rufina St.
3. RKSS- Cerrillos Lot Line Adjustments + Lot Consolidation Plats
4. Lot M-2 Split Application and Plat
5. Lot Key

APPROVED AS TO FORM BYTHE PLANNING AND LAND USE DEPARTMENT:

Title	**Name**	**Initials**
Department Director	Heather Lamboy, AICP	HLL
Interim Assistant Department Director	Maggie Moore	
Interim Planning Division Manager	Dan Esquibel	DAE
Planner Senior	Daniel Alvarado, AICP	DA

City of Santa Fe, New Mexico

Cases #2024-7909
3471, 3431, 3435, 3439, 3443 Cerrillos Rd.
& 3420 + 3450 Rufina St.
Development Plan
Planning Commission
January 16th, 2025

Exhibit A

Development Review Team

1. **Compiled Technical Corrections**
2. **Water Engineering**
3. **MPO**
4. **Fire Prevention**
5. **Traffic Engineering**
6. **City Engineer**
7. **Landscape**

EXHIBIT A1
Technical Corrections
Case #2024-7909
3471, 3431, 3435, 3439, 3443 Cerrillos Rd & 3420 + 3450 Rufina St.
Development Plan

Technical Corrections	Completed By	Department	Staff
Label pond numbers and pond volumes on all the grading sheets.	Prior to Recordation	City Engineer	Dee Beingessner
Provide details of ponds, especially the overflow detail. Provide details of inlets under sidewalks. Pond 2 shows a half circle around the sidewalk inlet, what is this?	Prior to Recordation	City Engineer	Dee Beingessner
Provide profile sheets for the underground storm drain.	Prior to Recordation	City Engineer	Dee Beingessner
Provide details of the pond connection to Cerrillos Road Storm drain.	Prior to Recordation	City Engineer	Dee Beingessner
Add Cerrillos Road Highway Corridor Protection District setback and landscape buffer information to the plan set.	Prior to Recordation	Land Use	Daniel Alvarado
Adjust open space calculation to reflect current interpretation of 250 SF per unit, or 48,500 SF for 194 units.	Prior to Recordation	Land Use	Daniel Alvarado
Add note specifying that all parking in the lot zoned R-3 can only be used for residential purposes	Prior to Recordation	Land Use	Daniel Alvarado
Specific technical comments on the new public water infrastructure plans will be provided to the engineer via the water plan review.	Prior to Recordation	Water Utilities	Taylor Jurgens
See email from Wilson & Company dated 12/9/24. Developer's recommendation to modify the left turn deceleration lane at the west entrance needs to be completely depicted in the civil plan set to include all proposed modifications to the existing deceleration lane for the full deceleration lane length proposed in the TIA. Currently only the proposed median curb island is depicted.	Prior to Recordation	Traffic Engineering	Leroy Pacheco
Shall provide code analysis of project for proper occupancy classification designation as per IFC2015.	Prior to Recordation	Fire Prevention	Geronimo Griego
Shall provide engineered (civil engineered) all weather road as per IFC 2015, 104.7.2 Technical Assistance, 503.2.3 Surface.	Prior to Recordation	Fire Prevention	Geronimo Griego

503.1.1 Fire Department shall have 150 feet distance to any portion of the building on any new construction.	Prior to Recordation	Fire Prevention	Geronimo Griego
503.2.1 Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6inches.	Prior to Recordation	Fire Prevention	Geronimo Griego
503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and503.2.2 shall be maintained at all times.	Prior to Recordation	Fire Prevention	Geronimo Griego
507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1through 507.5.6	Prior to Recordation	Fire Prevention	Geronimo Griego
507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.	Prior to Recordation	Fire Prevention	Geronimo Griego
912.2 Location (Fire Department Connections).With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief.	Prior to Recordation	Fire Prevention	Geronimo Griego
Shall have water supply that meets fire flow requirements as per IFC (Appendix B)	Prior to Recordation	Fire Prevention	Geronimo Griego
D102.1 Access and Loading (75,000 lbs.)	Prior to Recordation	Fire Prevention	Geronimo Griego
D103.5 Fire apparatus access road gates.	Prior to Recordation	Fire Prevention	Geronimo Griego
D103.4 Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.	Prior to Recordation	Fire Prevention	Geronimo Griego
Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade	Prior to Recordation	Fire Prevention	Geronimo Griego
Shall comply with D105 Aerial Fire Apparatus Access Roads. (width and proximity to building).	Prior to Recordation	Fire Prevention	Geronimo Griego

Shall comply with Section D106 Multiple-Family Residential Developments.	Prior to Recordation	Fire Prevention	Geronimo Griego
D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	Prior to Recordation	Fire Prevention	Geronimo Griego
D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the property or area to be served measured in a straight line between accesses.	Prior to Recordation	Fire Prevention	Geronimo Griego
Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	Prior to Recordation	Fire Prevention	Geronimo Griego
Add significant tree survey plan with locations of existing trees. Trees to be removed can be marked with a red X. a. City Staff found no Oak tree species on site, please confirm species of trees counted. 21 Oak trees are listed as deemed dead by arborist. b. There is also a missing Blue spruce (Picea Pungens) estimated to be 50 feet tall 14-8.4 (F)(2)(f) any plant material required by this Section 14-8.4 that fails to show healthy growth due to damage, pest, disease or neglect shall be promptly replaced with a similar plant.	Prior to Recordation	Landscape	Nicole Cunico
For all Open Spaces, existing Significant trees that are healthy and not noxious weeds are to be be preserved. 14-8.4 (F)(5)(a)	Prior to Recordation	Landscape	Nicole Cunico
Remove and replace Siberian Elm trees along the southern border of property. Aside from their classification as noxious weeds these trees are not thriving. They have been severely pruned, lack good structure and have low aesthetic value 14-8.4 (5)(G). Replacement trees shall have a mature tree canopy that is 5 feet below Utility lines. 14-8.4(G)(3)(f)	Prior to Recordation	Landscape	Nicole Cunico
Review plant selection for cold hardiness to USDA zone 5. 14-8.4 (F)(1)	Prior to Recordation	Landscape	Nicole Cunico
Plant selection for stormwater ponds should include varieties that can withstand complete submersion in water 14-8.4 (F)(2)(e).	Prior to Recordation	Landscape	Nicole Cunico

14-8.4(F)(4) Turf grass sod or turf grass seed mixes are recommended to be warm season varieties. Zoysia grass (Palisades Zoysia) hardy to USDA zone 6 is considered an experimental species on this site only.	Prior to Recordation	Landscape	Nicole Cunico
Lined screening plant material is excessive. Staff strongly suggest the removal of every other shrub and utilize these plant numbers at focal points at building entries and gravel desert areas.	Prior to Recordation	Landscape	Nicole Cunico
14-8.4(I)(3)(d) A minimum of ten (10) square feet of permeable *landscaped* area shall be provided per parking space. A minimum of one deciduous tree shall be planted per ninety (90) square feet of *landscaped* area.	Prior to Recordation	Landscape	Nicole Cunico
14-8.4(E)(4)(g) planting beds shall be swaled, sloped or recessed below grade preventing fugitive water.	Prior to Recordation	Landscape	Nicole Cunico
City staff respectfully request the use of a gravel mulch that is washed and screened.	Prior to Recordation	Landscape	Nicole Cunico
14-8.4(F)(5)(f) Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation.	Prior to Recordation	Landscape	Nicole Cunico
A security fence around ponds three feet and deeper with a maintenance gate is required	Prior to Recordation	Landscape	Nicole Cunico
Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	Prior to Recordation	Landscape	Nicole Cunico
Irrigation water lines shall not cross city water mains.	Prior to Recordation	Landscape	Nicole Cunico
14-8.4(E)(4)(H) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plants with similar water use requirements shall be grouped together. Separate zones are required for permanent and temporary irrigation lines.	Prior to Recordation	Landscape	Nicole Cunico
Provide the water usage of each plant on the plan Schedule as shown on the city approved plant list.	Prior to Recordation	Landscape	Nicole Cunico
Outdoor lighting plan with photometric data per 14-8.9(C) is not to COSF code.	Prior to Recordation	Landscape	Nicole Cunico
All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland	Prior to Recordation	Landscape	Nicole Cunico

Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf.			
Staff reserves the right to require additional submittals upon receiving revisions.	Prior to Recordation	Landscape	Nicole Cunico

Development Review Team (DRT)
Comment Form

Date: December 9, 2024

DRT Member: Taylor Jurgens

Dept/Div: Public Utilities/Water Division

Case No.: Case 2024-7909: RKSS-Cerrillos Multifamily Development Plan and Plat

Case Planner: Daniel Alvarado

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.

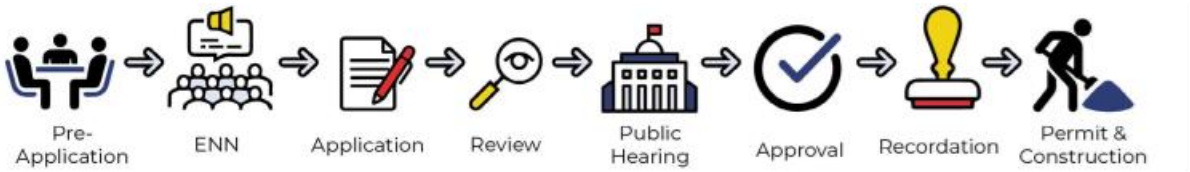


Timing of Conditions of Approval + Technical Corrections

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 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. 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 Recordation	
2. An approved Agreement to Construct and Dedicate (ACD) will be required for 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.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. Specific technical comments on the new public water infrastructure plans will be provided to the engineer via the water plan review.	Prior to Water Plan approval	
2.		
3.		
4.		

The applicant 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: 12/2/2024

DRT Member: Leah Yngve

Dept/Div: PW/MPO

Case No.: Case #2024-7909. RKSS Multifamily DP Files

Case Planner: Daniel Alvarado

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. Reduce the southwestern entrance width from Cerrillos to the development to decrease the pedestrian crossing distance.	Recordation of Development Plan	
2.		
3.		
4.		
5.		
6.		

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

Explanation of Conditions or Corrections (if needed):

The City of Santa Fe and the Santa Fe MPO have taken measures to improve transportation safety, such as adopting the new Transportation Impact Analysis Guidelines which include pedestrian level of stress considerations. Cerrillos Road has above expected pedestrian crashes and fatalities, many of which have occurred at driveways and intersections. Reducing the crossing distance for pedestrians minimizes the amount of time it takes them to cross the conflict prone driveway. Additionally, a narrower entrance may facilitate vehicles to enter the development slower which will increase stopping time and the consequences of impact if they don't see a person walking.

Narrowing the crossing distance is a FHWA best practice to improve pedestrian safety, most notably through curb extensions: https://www.fhwa.dot.gov/innovation/everydaycounts/edc_5/docs/STEP-guide-improving-ped-safety.pdf

Form Updated: September 2023

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: December 6, 2024

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Prevention Division

Case No.: 2024-7909_3471_Cerrillos_RKKS_Multifamily_DP

Case Planner: Daniel Alvarado

DRT Review Schedule – 9-12+ weeks*

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



Timing of Conditions of Approval + Technical Corrections

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

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
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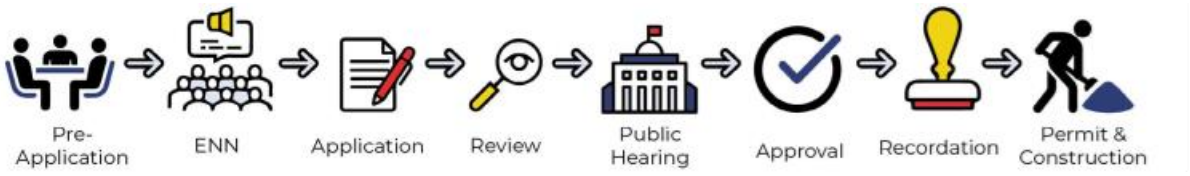
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of development* -

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 verify gate widths to match apparatus access roads required of this development and use of OPTICOM (D103.5 Fire Apparatus Access Road Gates Drawings L.4.1 & L.4.2)	Prior to Recordation	
2. Shall confirm access does not reduce the existing public vehicular access to the northern parcel. (see note below)	Prior to recordation	
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Shall provide code analysis of project for proper occupancy classification designation as per IFC 2015.		
2. Shall provide engineered (civil engineered) all weather road as per IFC 2015, 104.7.2 Technical Assistance, 503.2.3 Surface.		
3. 503.1.1 Fire Department shall have 150 feet distance to any portion of the building on any new construction.		
4. 503.2.1 Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.		
5. 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times.		
6. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6		
7. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.		
8. 912.2 Location (Fire Department Connections). With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose	Prior to recordation	

connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief.		
9. Shall have water supply that meets fire flow requirements as per IFC (Appendix B)		
10. D102.1 Access and Loading (75,000 lbs.)		
11. D103.5 Fire apparatus access road gates.		
12. D103.4 Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.		
13. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade		
14. Shall comply with D105 Aerial Fire Apparatus Access Roads. (width and proximity to building).		
15. Shall comply with Section D106 Multiple-Family Residential Developments.		
16. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.		
17. D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the property or area to be served measured in a straight line between accesses.		
18. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.		

**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. Limiting existing accesses to the northern parcel may need review for life safety plan review for compliance.

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: December 10, 2024

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

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Case #2024-7909_3471_Cerrillos_RKKS_Multifamily_DP

Case Planner: Daniel Alvarado, AICP Senior Planner

Conditions of Approval and Technical Corrections Tables

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

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

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. See attached email from Wilson & Company dated 12/9/24. Developer's recommendation to modify the left turn deceleration lane at the west entrance needs to be completely depicted in the civil plan set to include all proposed modifications to the existing deceleration lane for the full deceleration lane length proposed in the TIA. Currently only the proposed median curb island is depicted.	Prior to Recordation	
2.		
3.		
4.		

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

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

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

From: **Gallegos, Phil** Philip.Gallegos@wilsonco.com
Subject: RKSS TIA Resubmittal Review
Date: December 9, 2024 at 2:26 PM
To: Leroy Nicholas Pacheco, PE Engineer@leroypacheco.com
Cc: Luna, Robert Robert.Luna@wilsonco.com

PG

Leroy, I have reviewed the resubmittal of the TIA dated July 31, 2024 for the RKSS Cerrillos Road Multi Family Development submitted by BHI and my comments are below.

My original comments on the previous submission of the TIA have been addressed. A U-Turn analysis was conducted and showed that the additional traffic directed to a U-Turn at the Intersection of Cerrillos Rd. and Avenida de las Americas if the west left in access were closed, does not adversely impact the signalized intersection during the peak hours. Since the developer is requesting to keep this left access and the TIA recommends modifying this left turn lane to be 325 feet in length and include a deceleration taper of 125, this modification on Cerrillos Road should be shown in the Plan Set Dated October 18, 2024. The only detail in the plan set shown at this entrance is the channelizing island allowing left ins for the property and property on the opposite side.

Please let me know if you have any questions or need more information. Thanks, Phil

Phil Gallegos, PE
Civil Engineer

Wilson & Company, Inc., Engineers & Architects
4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109
505-348-4126 (direct)
wilsonco.com

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

Confidential/Proprietary Note: The information in this email is confidential and may be legally privileged. Access to this email by anyone other than the intended addressee is unauthorized. If you are not the intended recipient of this message, any review, disclosure, copying, distribution, retention, or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful. If you are not the intended recipient, please reply to or forward a copy of this message to the sender and delete the message, any attachments, and any copies thereof from your system. Thank you.

Development Review Team (DRT)
Comment Form

Date: 3/7/24

DRT Member: Dee Beingessner

Dept/Div: Land Use, Engineering

Case No.: 2024-7909 BRTT Multifamily DP

Case Planner: Daniel Alvarado

DRT Review Schedule – 9-12+ weeks*

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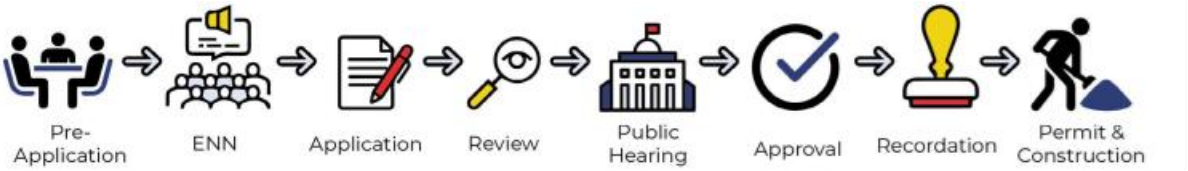
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection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

Development Review Process Flow Chart



Form Updated: 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. Label pond numbers and pond volumes on all of the grading sheets. I have to go back to the first grading plan to find the pond numbers.	Prior to signature sheet or recordation	
2. Provide details of ponds especially the overflow detail. Provide detail of inlets under sidewalks. Pond 2 shows a half circle around the sidewalk inlet, what is this?	Prior to signature sheet or recordation	
3. Provide profile sheets for underground storm drain.	Prior to signature sheet or recordation	
4. Provide details of pond connection to Cerrillos Road Storm drain.	Prior to signature sheet or recordation	

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. The public roadway asphalt paving detail is missing from the Public Paving Plan. Also, please correct or explain why the hatching for asphalt paving is different from the hatching on the plan. Pavement should be at least 2.5" SPIII under 1.5" SPIV for public ROW. Demonstrate if there is there to be a valley gutter across westernmost driveway, if not, provide a justification for why not.	Prior to signature sheet or recordation	
2. Label the dotted hatching on sheet CG-103 in the parking area south of Pond 2.	Prior to signature sheet or recordation	
3. The detail specified in note 14 is missing from page CG-501. Please correct.	Prior to signature sheet or recordation	
4. Include a legend item for covered parking over many of the parking space.	Prior to signature sheet or recordation	
Provide the location of note 20 on any of the grading plans.	Prior to signature sheet or 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)

Development Review Team

Comment Form

Date: 12/06/24

Staff person: Nicole Cunico

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

Case: #2022-6012. Cerrillos Road Multi Family/ RKSS

Case Manager: Daniel Alvarado

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

Conditions of Approval:	Must be completed by:

Technical Corrections*:	Must be completed by:
1. Add significant tree survey plan with locations of existing trees. Trees to be removed can be marked with a red X. a. City Staff found no Oak tree species on site, please confirm species of trees counted. 21 Oak trees are listed as deemed dead by arborist. b. There is also a missing Blue spruce (Picea Pungens) estimated to be 50 feet tall 14-8.4 (F)(2)(f) any plant material required by this Section 14-8.4 that fails to show healthy growth due to damage, pest, disease or neglect shall be promptly replaced with a similar plant.	Prior to recording
2. For all Open Spaces, existing Significant trees that are healthy and not noxious weeds are to be be preserved. 14-8.4 (F)(5)(a)	Prior to recording
3. Remove and replace Siberian Elm trees along the southern border of property. Aside from their classification as noxious weeds these trees are not thriving. They have been severely pruned, lack good structure and have low aesthetic value 14-8.4 (5)(G). Replacement trees shall have a mature tree canopy that is 5 feet below Utility lines. 14-8.4(G)(3)(f)	Prior to recording
4. Review plant selection for cold hardiness to USDA zone 5. 14-8.4 (F)(1)	Prior to recording
5. Plant selection for stormwater ponds should include varieties that can withstand complete submersion in water 14-8.4 (F)(2)(e).	Prior to recording
6. 14-8.4(F)(4) Turf grass sod or turf grass seed mixes are recommended to be warm season varieties. Zoysia grass (Palisades	Prior to recording

Zoysia) hardy to USDA zone 6 is considered an experimental species on this site only.	
7. Lined screening plant material is excessive. Staff strongly suggest the removal of every other shrub and utilize these plant numbers at focal points at building entries and gravel desert areas.	Prior to recording
8. 14-8.4(I)(3)(d) A minimum of ten (10) square feet of permeable landscaped area shall be provided per parking space. A minimum of one deciduous tree shall be planted per ninety (90) square feet of landscaped area.	Prior to recording
9. 14-8.4(E)(4)(g) planting beds shall be swaled, sloped or recessed below grade preventing fugitive water.	Prior to recording
10. City staff respectfully request the use of a gravel mulch that is washed and screened.	Prior to recording
11. 14-8.4(F)(5)(f) Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation.	Prior to recording
12. A security fence around ponds three feet and deeper with a maintenance gate is required	Prior to recording
13. Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	Prior to recording
14. Irrigation water lines shall not cross city water mains.	Prior to recording
15. 14-8.4(E)(4)(H) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plants with similar water use requirements shall be grouped together. Separate zones are required for permanent and temporary irrigation lines.	Prior to recording
16. Provide the water usage of each plant on the plan Schedule as shown on the city approved plant list.	Prior to recording
11. Outdoor lighting plan with photometric data per 14-8.9(C) is not to COSF code.	Prior to recording
12. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf.	Prior to recording
Staff reserves the right to require additional submittals upon receiving revisions.	

*Must made prior to recording and/or permit issuance

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

City of Santa Fe, New Mexico

Cases #2024-7909
4851 Hart Road
Development Plan
Planning Commission
January 16th, 2025

Exhibit B

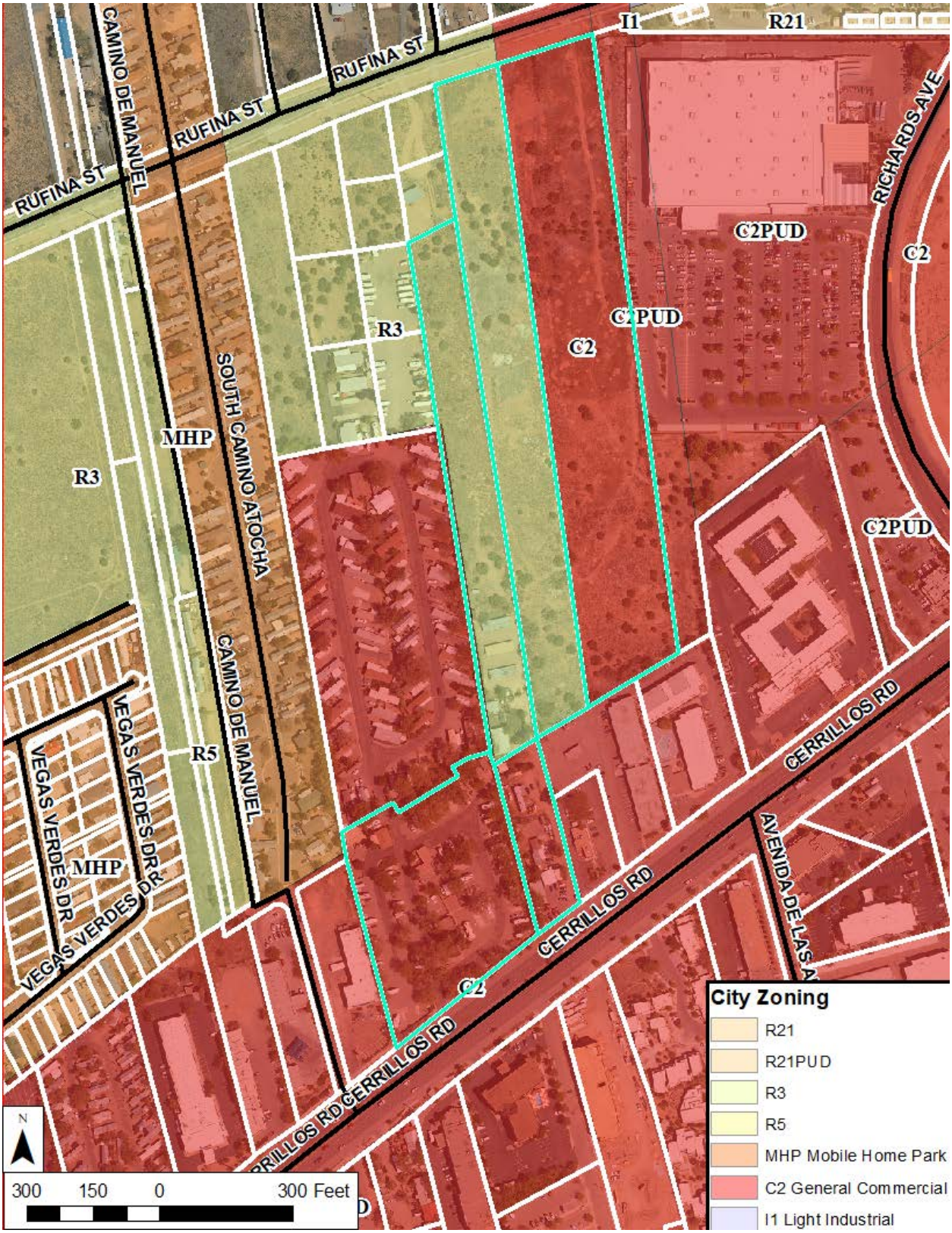
Maps and Photos

1. **Future Land Use**
2. **Current Zoning**
3. **Aerial Photo**
4. **Street View**
5. **Birdseye View**

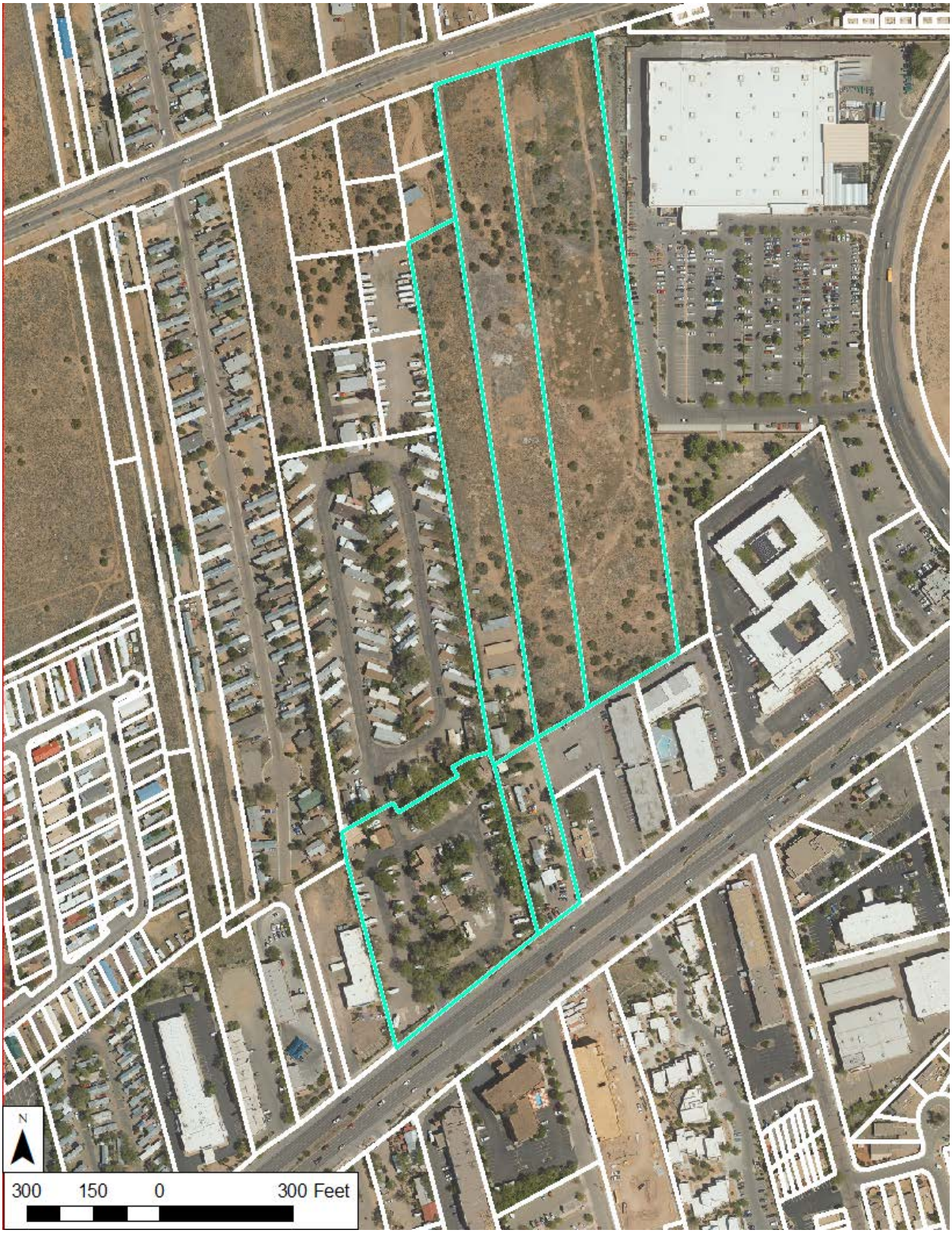
FUTURE LAND USE



CURRENT ZONING



AERIAL PHOTO



STREET VIEW (Northwest)



STREET VIEW (Southwest)



BIRDSEYE (Northwest)



City of Santa Fe, New Mexico

Cases #2024-7909
3471, 3431, 3435, 3439, 3443 Cerrillos Rd. & 3420 + 3450 Rufina St.
Development Plan
Planning Commission
January 16th 2025

Exhibit C

Application Materials

1. Application Report and Development Plan Criteria Response
2. Development Plan Application and Authorization
3. Deeds, Legal Lots of Record
4. ENN Notes
5. Utility Service Application
6. Water Budget
7. Light Fixture Cut Sheets
8. Santa Fe Homes Proposal
9. Architecture Points Checklist
10. Traffic Impact Analysis
11. Drainage Report
12. School Impact Form

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

February 12, 2024
Revised October 17, 2024

Daniel Alvarado, Senior Planner
Current Planning Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: RKSS-Cerrillos Multifamily, Development Plan & Plat Applications
3471, 3431, 3435, 3439 and 3443 Cerrillos Road and 3420 & 3450 Rufina Street

Dear Daniel:

This letter is respectfully submitted on behalf of RKSS Santa Fe 1, LLC in application for approval of a multi-family project comprising of 194-unit apartment community (the "Project"), for consideration by the Planning Commission at their meeting of December 5, 2024. The project is located in the Cerrillos Road Highway Corridor Protection District. This request is comprised of the following parcels:

Address	Zoning	Applications	Parcel Size
3471 Cerrillos Road	C-2	Development Plan + Lot Line Adjustment + Lot Consolidation	3.857 ac
3431 Cerrillos Road	C-2	Development Plan + Lot Consolidation	0.979 ac
3435 + 3439 + 3443 Cerrillos Road	R-3	Development plan + Lot Line Adjustment + Lot Consolidation	2.964 ac
3450 Rufina Street	R-3	Development Plan + Lot Line adjustment + Lot Consolidation	4.658 ac
3420 Rufina Street	C-2	Development Plan + Lot Consolidation	7.129 ac
		Total Acreage	**19.587 ac**
		Total Site Area:	**7.480 ac**

Lot Line Adjustment & Lot Consolidation Plats

Two lot line adjustment plats and one lot consolidation plat are submitted with the Development Plan application. The lot consolidation plat will combine parcels 3471 Cerrillos Road

(99312013) and 3431 Cerrillos Road (54027150) to create one tract. A lot line adjustment will occur on Parcel 3471 Cerrillos Rd (99312013) which will adjust its lot line on the north end of the parcel to accommodate the Trailer Ranch well. A final lot line adjustment and lot consolidation will take place on parcels 3435 + 3439 + 3443 Cerrillos Road (54027136) and 3450 and 3420 Rufina Street (56011995). The lot line currently runs north to south between the two properties and will now run east to west. Plats for all these actions have been included in this submittal.

Project Description

The subject property is located on Cerrillos Road and is currently utilized as the Trailer Ranch RV Park, neighboring the Trailer Ranch Mobile Home Community. Existing surrounding uses include retail/commercial, single-family and some mobile home park and multifamily development. The proposed multifamily project will consist of a 194-unit apartment home community in five buildings. Building 1 will be four stories and have a central court yard, while the other four buildings will be three stories and spread throughout the parcel. Community amenities include a fitness center, conference room, game room, Uber waiting area, dog spa, community room, outdoor lounge, outdoor heated spa, bike repair/storage area, as well as a dog park north of the building.

The proposed unit mix is as follows:

Studios:	42
One bedroom Units:	100
Two bedroom Units:	52
Total units:	**194**

The proposed gross floor area is as follows:

Building 1	101,744 SF
Building 2	21,605 SF
Building 3	21,605 SF
Building 4	21,605 SF
Building 5	26,011 SF
	192,570 SF

Zoning Compliance

Compliance with relevant C-2 zoning standards is outlined below:

- Use: The proposed multifamily use is permitted in the C-2 zoning district.
- Density: No maximum; proposed density of 194 units is 26 dwellings per acre.
- Height: Maximum permissible building height is 45 feet; proposed height at its highest point is 45 feet.
- Lot Coverage: Maximum permissible is 60.0% (195,554 SF); proposed lot coverage is 17.7% (57, 703 SF)

- Open Space: 250 S/ Ground Floor Unit must be dedicated open space (13,250 SF); provided open space will be 51,475 SF and of that 51, 475 SF will be usable.
- Parking: 258 spaces are required for the project and 324 spaces are provided**.**
- Building Setbacks: Maximum permissible for street (15'), side (0') and rear (15'); proposed setbacks will be street (45'), side (5') and rear (15').

Parking Plan

Parking will be provided as required per SFCC Table 14-8.6, and bicycle spaces will be provided in accordance with the provisions of SFCC Table 14-8.6-3.

Please see the chart below.

One Bedroom (1.25 per du less than 800 sq. ft.)	142 Spaces
Two Bedroom (1.5 per du 800- 1,200 sq. ft.)	052 Spaces
Required:	**256 Spaces**
Surface Parking Spaces	273 Spaces
Surface ADA Spaces	11 Spaces (2 ADA Van)
Electric Vehicle Spaces	9 Spaces
Electric Vehicle ADA Spaces	1 Space (1 ADA Van)
Electric Vehicle Capable Spaces	30 Spaces
Provided:	**324 Spaces**

Bicycle Parking (per SFCC 14-8.6-3)
Required: 12 Stalls
Provided: 12 Stalls

Access & Traffic

The Project will be accessed via Cerrillos Road by means of two driveways to the site. Access at the west end of the site will be the primary entrance and exit, accommodating right-in, right-out, and left-in turning movements. The secondary driveway will be located to the east side of the development and will provide right-in/right-out access at westbound Cerrillos.

A Traffic Impact Analysis (TIA) was conducted by Bohannan Huston, the scope of which was established in coordination with the City Public Works Department, with the following intersections analyzed:

- Cerrillos Road and Vegas Verdes Drive
- Cerrillos Road and Richards Avenue
- Cerrillos Road and Avenida de Las Americas
- Cerrillos Road and Site Driveways

The following improvements to Cerrillos Road are proposed as recommended in the TIA:

.

- Reduce the length of the existing eastbound left-turn lane to align with the new primary access drive, which is further west than the exiting Trailer Ranch access.

- A channelizing island in the Cerrillos Road median will be installed to prevent left-out exits from the site

.

Right-in access to the property at the secondary east driveway will be accommodated by the existing bus/right turn lane with no modifications required.

Trailer Ranch is in the process of establishing access from Rufina St., so no vehicular traffic from Trail Ranch will access Cerrillos Road. However, a gated emergency-only access between the two properties is provided, in addition to a pedestrian connection to Cerrillos Road and the bus stop.

Terrain Management

The site's terrain slopes gently from the northeast to the southwest, with no arroyos on the site. The proposed site drainage will follow the existing site flow path, at which point developed runoff will be stored and released, matching the existing flow rate exiting the overall site. Storm water will run through a new on-site underground system which will collect and route runoff to the southwestern ponding area. The ponding area will store the runoff until it is released directly to the public storm system through existing storm inlet found near the site.

Water & Sewer

Water and sewer will be provided by the City of Santa Fe and Utility Service Application is included with this submittal.

A new 8" public waterline will connect to the existing main in Cerrillos Rd. In addition, the waterline will be extended to the north property boundary in accordance with City requirements. A new 6" public sewer line will connect to the existing main in Cerrillos Rd. at the east access drive and will similarly extend to the north property boundary.

The projected annual water budget is 21.50 AFY. Therefore, in accordance with the requirements of SFCC §14-8.13, Development Water Budgets, water rights will be acquired to offset the Project's water demand. Please refer to the attached Water Budget for further details.

Fire Protection and Emergency Access

All buildings will be equipped with automatic fire suppression in accordance with IFC requirements. All access roads and fire paths will accommodate a 28' minimum truck turning radius. Furthermore, as described above, emergency access is provided to Trailer Ranch via the west entrance to the project.

Landscaping

Landscaping is provided in accordance with City Code requirements. Vegetation will include a combination of deciduous and evergreen trees, shrubs, and ornamental and native grasses. Street trees will be planted along Cerrillos Road and all efforts will be made to preserve the existing trees. A 15-foot landscape buffer is provided on the south property boundary along Cerrillos Road, which includes native trees and a walking path with direct access to the Santa Fe Trails Bus System. Stormwater collection swales are a key feature in the landscaped open space and will serve to maximize passive water harvesting and infiltration. Plant selections focus on drought tolerant, pest resistant and appropriate species that are viable in urban/ semi- urban settings. A diverse combination of native and introduced plant species will provide biodiversity and resilience to climate shifts. Please refer to the attached Landscape Plans for further details.

The project landscape approach is tailored to provide a range of enjoyable outdoor areas for community use. A proposed Common area courtyard nestled in the center of the main building, is furnished with a walking path, benches, and shade structures with seating to serve as informal community gathering areas. A tree study was conducted by a certified New Mexico Arborist to the significant trees. Significant trees that cannot be preserved will be replaced in accordance with Code requirements.

Lighting & Signage

Site lighting will be provided via a combination of Energy Star or equivalently rated fixtures, including lights in the parking area and as well as the dog park. Light fixtures include wall sconces, walkway bollards and Mirada Small Area (MRS) which are full cut-off and shielded. Please refer to the attached Site Lighting and Photometric Plans for further details.

A project identification monument sign is proposed at the property's southeast corner, which will be mounted on the existing site wall fronting Cerrillos Road. In addition, the overall signage program will include directional and wayfinding signage, etc.

Development Plan Approval Criteria

In accordance with §14-3.8(D)(1), the Development Plan approval criteria are addressed below:

(a) that it is empowered to approve the plan under the section of Chapter 14 described in the application

> SFCC §14-2.3 (C)(1) states, *" the planning commission shall review and approve or disapprove various specific development plans, requests and subdivision plats. When specifically authorized by Chapter 14, the decision of the planning commission is final, subject to any appeal right provided in this chapter."*

(b) that approving the development plan will not adversely affect the public interest

The project does not adversely affect the public interest and it serves the public interest through the construction of much-needed housing for Santa Fe residents in a desired location. The location is within walking distance to public transportation and several amenities such as retail services, pharmacies, restaurants, and places of employment.

(c) that the use and any associated buildings are compatible with and adaptable to buildings , structures and uses of the abutting property and other properties in the vicinity of the premises under consideration

The subject property is located on the Cerrillos Road Highway Corridor Protection District, which is a diverse mixed-use area comprised of a variety of residential and commercial uses, including restaurants, retail stores, and a fitness facility, as well as single-family, mobile home communities, and multifamily development. The Project is within walking distance to Santa Fe Trails Bus Stop and is served by Route 2, which travels to the Downtown Transit center to the north and the Santa Fe Place transit center to the south. The proposed residential use and scale of the project is compatible with land uses in the vicinity and the addition of quality multifamily housing aligns with the City of Santa Fe General Plan's intent for a mix of residential and commercial uses throughout the city, as well as its policy of infill development.

Cerrillos Road Highway Corridor Protection District

The Project complies with the provisions of the Cerrillos Road Highway Corridor Protection District relative to site design, architecture, landscaping, setbacks, signage, etc. Please refer to the attached development plans for further information.

Santa Fe Homes Program

In accordance with the Santa Fe Homes Program, the project will comply through payment of a fee-in-lieu. The Santa Fe Homes Program Proposal is submitted herewith for your reference.

Archaeology

The Project is located within the Suburban Archaeological District. Since the parcels are less than 10 acres, an archaeological clearance permit is not required. Any utility trench over 550 LF will be monitored by an archaeologist.

Early Neighborhood Notification

An Early Neighborhood Notification Meeting was held on November 6, 2023. City staff, consultants, and members of the public were in attendance. The applicant presented a slide show that featured conceptual project plans and other relevant information. The question and answer session covered various topics that are summarized in the attached meeting notes.

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

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

1. Development Plan Application
2. Plat Applications
3. Letters of Agent Authorization
4. Warranty Deed (s)
5. Legal Lot of Record Plat (s)
6. Early Neighborhood Notification Meeting Notes
7. Utility Service Application
8. Water Budget
9. Site Lighting Cut Sheets
10. Santa Fe Homes Program Proposal
11. Architectural Points Checklists
12. Traffic Impact Analysis
13. Drainage Report
14. Lot Line Adjustment & Lot Consolidation Plats
15. Development Plans

The Development Review Fees are calculated as follows:

• Development Plan ($40,000,000.00 Valuation)	*$20,000.00*
• Lot Line Adjustment Fee	*$200.00*
• Lot Consolidation Fee	*$200.00*
• Lot Line Adjustment & Lot Consolidation Fee	*$400.00*
• 2 Notice Posters	*$60.00*
TOTAL	**$20,860.00**

PAID on 2.20.2024

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

Thank you for your consideration.

Sincerely,

JENKINSGAVIN, INC.

Angelica Reed

(date stamp)

DEVELOPMENT PLAN APPLICATION

Parcel Information

Project Name: RKSS Cerrillos Multi-Family

Address: 3471, 3431, 3435, 3439, 3443 Cerrillos Rd. & 3420 + 3450 Rufina St.

Property Size: Total Acreage 19.587 ac.

Current Use of Land: RV Park or Vacant

Proposed Use of Land: Multi-Family Development

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

Are any variances required? YES ☐ NO ☑

Preapplication Conference Date: January 27, 2023

Early Neighborhood Notice (ENN) meeting date: 11/6/2023

Zoning: C-2 and R3

Property Owner Information

Name: RKSS Santa Fe 1, LLC
First *Last*

Address: P.O. Box 5098
Street Address *Suite/Unit #*

Santa Fe NM 87502
City *State* *ZIP Code*

Phone: ( ) E-mail Address:

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGavin Inc

Name: Jennifer Jenkins
First *Last*

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

Santa Fe NM 87501
City *State* *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/We are the owner(s) and record title holder(s) of the property located at: << See attached authorization forms >>

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

Signed: _____ Date: _____

Signed: _____ Date: _____

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

☐ *Six (6) 24"x36" plan sets and one (1) CD are required. Please include the following:*

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

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

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

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

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: *Angelica Reed* Date: _____

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

Revised 12-11-12

June 28, 2024

Current Planning Division
City of Santa Fe Land Use Department
200 Lincoln Avenue,
Santa Fe, New Mexico 87501

RE: RKSS Cerrillos Multi Family Project
3471, 3431, 3453, and 3443 Cerrillos Road and 3450 Rufina Street

To Whom It May Concern:

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

Thank you.

Sincerely,

RKSS Santa Fe 1, LLC

By: Sheva Soloman

Signed: _____ 7/1/24
Date

ACKNOWLEDGMENT

State of New York)
) ss
County of New York)

The foregoing instrument was acknowledged before me this 1st day of July, 2024 by Amanda Povman.

_____
Notary Public

My Commission Expires 03-28-2026

AMANDA GRACE POVMAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 02PO6431112
Qualified in New York County
My Commission Expires 03-28-2026

COUNTY OF SANTA FE } SPECIAL WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 3

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 1ST Day Of December, A.D., 2023 at 02:44:41 PM
And Was Duly Recorded as Instrument # 2024324
Of The Records Of Santa Fe County

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

Return to First American Title Insurance Company
File No. 2814241-SF01 jlo

SPECIAL WARRANTY DEED

Bienvenidos Properties, LLC, a New Mexico limited liability company, for consideration paid, grant to RKSS Santa Fe 1, LLC, a New Mexico limited liability company whose address is 900 West Avenue, Apt. 1019, Miami Beach, FL 33135 the following described real estate in Santa Fe County New Mexico:

Parcel 1

Lots 3, 4 and 5, as shown on plat entitled "Boundary Survey Plat of Lots 1 & 2 of the "Mexpag Replat" within a portion of SHC 438 Lot and Lots 3, 4 & 5 within a portion of SHC 454 Tr 3 lying & being situate within Section 5, T 16 N, R 9 E, NMPM...", filed in the office of the County Clerk, Santa Fe County, New Mexico on January 4, 2010 in Plat Book 712, Page 010 as Instrument No. 1587522 and re-recorded on February 6, 2012, in Plat Book 742, Page 9, as Instrument No. 1659567.

Parcel 2

Lot A, as shown on plat entitled "Boundary Survey Plat of Lot A for Stephen Etre lying and being situate within a portion of SHC 581; within Section 5, T 16 N, R 9 E...", filed in the office of the County Clerk, Santa Fe County, New Mexico on December 30, 2011 in Plat Book 740, Page 035 as Instrument No. 1656225.

Subject to:

Taxes for the year 2024 and thereafter.

Sewer maintenance and garbage disposal assessments for the year 2024 and thereafter.

Terms and conditions as contained in Deed for Easement of Way, filed April 20, 1942 in Deeds Book 24, Page 246, records of Santa Fe County, New Mexico. (as to Parcels 1 and 2)

Easement in favor of Public Service Company of New Mexico, and rights incident thereto, recorded in Book 358, Page 883, records of Santa Fe County, New Mexico. (as to Parcel 2)

Easement in favor of the City of Santa Fe, recorded in Book 726, page 090, records of Santa Fe County, New Mexico. (as to Parcel 2)

Shared Driveway and Utility Easement Agreement, filed July 23, 2010 as Instrument No. 1605897, records of Santa Fe County, New Mexico. (as to Parcel 1)

Notes, conditions, easements, and rights incident thereto, all as shown on plat recorded in Plat Book 712, page 10, and re-recordd in Plat Book 742, Page 9. (as to Parcel 1).

Notes, conditions, easements, and rights incident thereto, all as shown on plat recorded in Plat Book 740, page 35. (as to Parcel 2).

Lack of a right of access to and from the Land, except by common ownership. (as to Parcel 1)

r d e d 2024324 12/01/23 S F C

Rights of parties in possession, as tenants only, under prior unrecorded lease agreements, with no option to purchase or rights of first refusal in the Land.

Rights of easement, if any, relating to the overhead electric lines, power poles, guy line anchors, light pole and septic lid, as shown on the Survey prepared by Jason Natera, NMPS No. 27749, dated September 1, 2023.

Encroachment of the building, burned carport debris, concrete, block wall and fence onto the adjoining property; encroachment of the storage building onto effluent line easement as shown on the Survey prepared by Jason Natera, NMPS No. 27749, dated September 1, 2023.

Notes, conditions, easements, and rights incident thereto, all as shown on plat recorded in Plat Book 907, Pages 28-29.

with special warranty covenants.

WITNESS our hands and seal this First day of December, 2023.

Bienvenidos Properties, LLC,

a New Mexico limited liability company

By: _____

Name: Stephen A. Etre

Title: Member

By: _____

Name: Kathy D. Armijo Etre

Title: Member

e-Recorded 2024324 12/01/23 SFC

Acknowledgement for Representative Capacity

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

This instrument was acknowledged before me on December 1st, 2023, by Stephen A. Etre and Kathy D. Armijo Etre as Members of Bienvenidos Properties, LLC, a New Mexico limited liability company, on behalf of said limited liability company.

My commission expires:

Notary Public

(Seal)

STATE OF NEW MEXICO
NOTARY PUBLIC
LYNNEA MARIE ORTIZ
COMMISSION #1058857
COMMISSION EXPIRES 08/19/2026

e-Recorded 2024324 12/01/23 SFC

e-Recorded 2019673 09/14/23 SFC

Return to First American Title Insurance Company
File No. 2754962-SF01 jlo

SPECIAL WARRANTY DEED

TRAILER RANCH RESORT LLC, a New Mexico limited liability company, for consideration paid, grant to RKSS Santa Fe 1, LLC, a New Mexico limited liability company whose address is 900 West Avenue, Apt. 1019, Miami Beach, FL 33135 the following described real estate in Santa Fe County New Mexico:

Parcel 1:

Lot 5A, as shown on DIVISION OF LAND PLAT PREPARED FOR THE TRAILER RANCH INC., lying and being situate within S.H.C. 454, Lot 2; S.H.C. 432, Lot 2; S.H.C. 434, Tract 1; S.H.C. Tract 3 and Lot 11, in Section 05, T.16 N., R.9 E., N.M.P.M., City Limits of Santa Fe, filed in the office of the County Clerk, Santa Fe County, New Mexico on December 1, 2022, in Plat Book 897, Page 044, as Instrument No. 2002298, records of Santa Fe County, New Mexico.

Subject to:

Taxes for the year 2023 and thereafter.

Sewer maintenance and garbage disposal assessments for the year 2023 and thereafter.

Easement granted to Southern Union Gas Company filed July 28, 1930, recorded in X, Misc., Page 29 as Document No. 40147; filed July 28, 1930 in Book X Misc., Page 30 as Document No. 40148; filed July 28, 1930 in Book X Misc., Page 35 as Document No. 40153; filed July 28, 1930 in Book X Misc., Page 74 as Document No. 40192, and filed August 22, 1930 in Book X Misc., Page 90 as Document No. 40331, records of Santa Fe County, New Mexico.

Deed for Easement of Way filed April 20, 1942, recorded in Book 24 of Deeds, Page 246 as Document No. 68573, records of Santa Fe County, New Mexico.

Grant of Right of Way filed July 8, 1994, recorded in Book 1073, Page 992, records of Santa Fe County, New Mexico.

Easement(s) reserved across the Land, covenants and conditions as shown and noted on the recorded plat, filed in the Office of the County Clerk of Santa Fe County, New Mexico, on December 1, 2022, in Plat Book 897, Page 044.

Rights of easement, if any, relating to the overhead utility lines, as shown on the survey by Lorenzo E. Dominguez, NMPS No. 10461, dated November 23, 2022, filed December 1, 2022 in Plat Book 897, Page 044, records of Santa Fe County, New Mexico.

Encroachment of the improvements of the walls onto the Cerrillos Road right of way as shown on the survey by Lorenzo E. Dominguez, NMPS No. 10461, dated November 23, 2022, filed December 1, 2022 in Plat Book 897, Page 044, records of Santa Fe County, New Mexico.

e-Recorded 2015389 07/10/23 SFC

SPECIAL WARRANTY DEED

CBH PROPERTIES SANTA FE, LLC, a New Mexico limited liability company, for and in consideration paid, grants to RKSS SANTA FE 1, LLC, a New Mexico limited liability company, whose address is P.O. Box 5098, Santa Fe, New Mexico 87502, the real property located in Santa Fe County, New Mexico, described as follows:

LOT NUMBERED B1, OF THE LOT CONSOLIDATION PLAT OF LOT B1, COMPRISING OF LOTS 1;.B1 & 2;B1 OF THE MEXPAG REPLAT, BEING WITHIN A PORTION OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO ON FEBRUARY 10, 2021, IN BOOK 873, PAGES 48-49, AS INSTRUMENT NO. 1943107 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING & BEING SITUATE WITHIN SECTIONS 5, T 16 N, R 9 E, N.M.P.M CITY AND COUNTY OF SANTA FE, NEW MEXICO BEING DESIGNATED AS "LOT B1" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CITY OF SANTA FE CONTROL MONUMENT THENCE NORTH 42 DEGREES 12' 43" EAST, A DISTANCE OF 6942.52 FEET TO A FOUND NO.4 REBAR WITH CAP STAMPED SHRADER PS 12451 AND THE POINT OF BEGINNING;

THENCE NORTH 58 DEGREES 36' 50" EAST, A DISTANCE OF 115.28 FEET TO A FOUND MAG NAIL AND WASHER STAMPED PLS 8466;

THENCE SOUTH 14 DEGREES 46' 46" EAST, A DISTANCE OF 131.78 TO A FOUND NO.4 REBAR WITH CAP STAMPED SHRADER PS 12451;

THENCE SOUTH 15 DEGREES 02' 20" EAST, A DISTANCE OF 250.32 FEET TO A FOUND MAG NAIL;

THENCE SOUTH 52 DEGREES 31' 04" WEST, A DISTANCE OF 118.16 FEET TO A SET NO. 4 REBAR WITH CAP STAMPED PS 23200;

THENCE NORTH 15 DEGREES 09' 47" WEST, A DISTANCE OF 250.27 FEET TO A FOUND 1" IRON PIPE;

THENCE NORTH 15 DEGREES 08' 49" WEST, A DISTANCE OF 144.50 FEET TO THE POINT AND PLACE OF BEGINNING.

with special warranty covenants.

Subject to taxes and assessments for the year 2023, restrictions, reservations and easements of record. ;

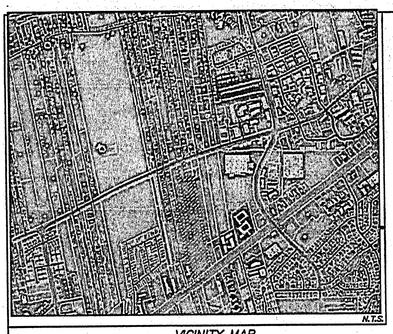
[signature page follows]

DIVISION OF LAND PLAT

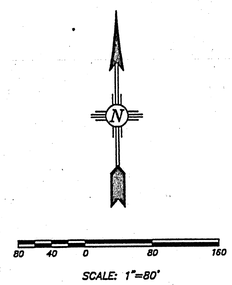
PREPARED FOR

Trailer Ranch Resort LLC

LYING AND BEING SITUATE WITHIN
S.H.C. 454, LOT 2; S.H.C. 432, LOT 2;
S.H.C. 434, TRACT 1; S.H.C. 433 TRACT 3 AND LOT 11
SECTION 05, T. 16 N., R. 9 E., N.M.P.M.
CITY LIMITS OF SANTA FE
SANTA FE COUNTY, STATE OF NEW MEXICO



VICINITY MAP



SCALE: 1"=80'

DEDICATION / AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNER HAS CAUSED THE FOREGOING DIVISION OF LAND AS SHOWN HEREON. THIS LAND DIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE SAID OWNER. EASEMENTS ARE HEREBY GRANT FOR ALL EXISTING UTILITIES. THESE LAND LIE WITH IN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, SANTA FE COUNTY, STATE OF NEW MEXICO. EASEMENTS ARE HERBY DEDICATED/GRANTED AS SHOWN HEREON.

TRAILER RANCH RESORT LLC – (MANAGING MEMBER)

STATE OF NEW MEXICO }ss
COUNTY OF SANTA FE }

ON THIS 28 DAY OF Nov., 2022, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON(S) WHOSE NAME(S) APPEAR ABOVE.

NOTARY PUBLIC

TRUMAN B. JOHNSON SANDRA L. JOHNSON

STATE OF NEW MEXICO NOTARY PUBLIC VICTORIA M. DALTON COMMISSION NUMBER 1061856 EXPIRATION DATE 05-23-2023

STATE OF NEW MEXICO }ss
COUNTY OF SANTA FE }

ON THIS 28 DAY OF Nov., 2022, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON(S) WHOSE NAME(S) APPEAR ABOVE.

NOTARY PUBLIC

STATE OF NEW MEXICO NOTARY PUBLIC VICTORIA M. DALTON COMMISSION NUMBER 1061856 EXPIRATION DATE 05-23-2023

GRANT OF 20' ACCESS AND UTILITY EASEMENT ON TRACT G

DAVID MILLER JONI JOHNSON

REFERENCES:

PLAT OF SURVEY ENTITLED "BOUNDARY SURVEY PREPARED FOR THE TRAILER RANCH, INC. OF PROPERTY WITHIN SECTION 5, SHC 454 LOT 2, SHC 432 LOT 2, SHC 454 TRACT 1, SHC 433 TRACT 3 AND LOT 11, T16N, R9E, NMPM", PREPARED BY GARY E. DAWSON LS. 7014. FILED FOR RECORD IN THE SANTA FE, NEW MEXICO COUNTY CLERK'S OFFICE IN PLAT BOOK 251 AT PAGE 040, AS DOCUMENT NO. 824654 DATED ON AUGUST 4, 1993. BEARINGS AND DISTANCES IN PARENTHESIS FROM THIS PLAT OF SURVEY.

SPECIAL WARRANTY DEED FROM DOROTHY N. MEE TO THE TRAILER RANCH, INC., FILED FOR RECORD IN THE SANTA FE, NEW MEXICO COUNTY CLERK'S OFFICE IN WARRANTY DEED BOOK 734 AT PAGE(S) 930–931.

TRAILER SPACES & CAMPER TRAILER NOTES:

EVERY TRAILER/CAMPER SPACE IS EQUIPPED WITH UTILITY HOOK-UP'S (GAS, ELEC., SEWER, CABLE TV, PHONE, ETC.). AND MAY NOT BE SHOWN HEREON.

SOME SPACES CONTAIN DIVIDING FENCE LINES AND PORTABLE SHEDS THAT ARE NOT SHOWN HEREON.

CHAIN LINK FENCE ON PROPERTY LINE MEANDERS BOUNDARY LINES AND MAY NOT BE VISIBLE HEREON.

TRAILER SPACES WITH NO TRAILERS SHOWN CONTAIN NON–TYPICAL CONCRETE PADS.

THESE TRACTS OR PARCELS OF LAND AS SHOWN HAVE UNDERGROUND UTILITIES AND MUST HAVE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

NOTES:

THE SURVEY SHOWN, IS BASED ON THE HEREON REFERENCED DOCUMENTS. SURVEYOR HAS MADE NO ATTEMPT IN A TITLE SEARCH.

ALL MANUFACTURE HOMES ON THIS PLAT ARE NOT PERMANENTLY AFFIXED TO THE PROPERTY.

THIS TRACT OR PARCEL OF LAND MAYBE SUBJECT TO RESTRICTIONS AND/OR EASEMENTS OF RECORD.

THIS TRACT OR PARCEL OF LAND CONTAINS PRIVATE UTILITIES & UNDERGROUND DEBRIS THAT ARE NOT IDENTIFIED HEREON.

THESE TRACTS OR PARCELS OF LAND AS SHOWN HEREON ARE SUBJECT TO ALL NOTES & CONDITIONS OF PRIOR SURVEYS APPROVED BY THE THE CITY OF SANTA FE LANDUSE DEPARTMENT.

SOME TRAILER SPACES CONTAIN PORTABLE SHEDS THAT ARE NOT SHOWN HEREON.

CONDITIONS OF APPROVAL

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL OF A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF CHAPTER 14 LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

3. BUILDABLE AREA AS PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.

4. PRIOR TO ANY NEW CONSTRUCTION, PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT FOR COMPLIANCE WITH INTERNATIONAL FIRE CODE.

5. SHALL MEET THE 150 FOOT DRIVEWAY REQUIREMENT AS PER IFC, OR AN EMERGENCY TURN–AROUND THAT MEETS THE IFC REQUIREMENTS SHALL BE PROVIDED (APPENDIX D TABLE D 103.4).

6. THE FIRM PANEL 35049C0394D DATED 6/17/2008 SHOW, THIS PROPERTY LIES IN "ZONE X" AREAS OUTSIDE A DESIGNATED 100 YEAR FLOOD.

7. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

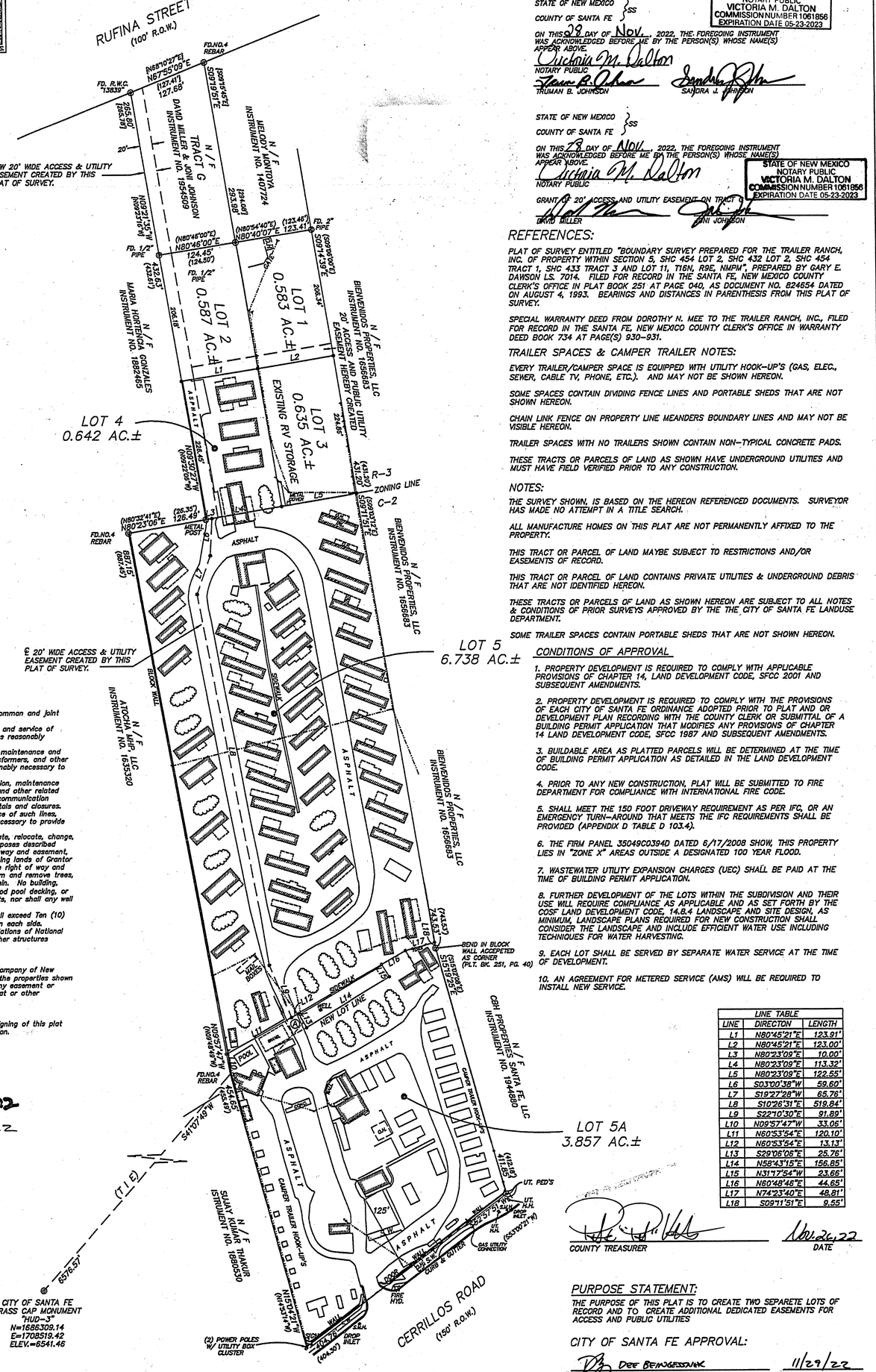
8. FURTHER DEVELOPMENT OF THE LOTS WITHIN THE SUBDIVISION AND THEIR USE WILL REQUIRE COMPLIANCE AS APPLICABLE AND AS SET FORTH BY THE COSF LAND DEVELOPMENT CODE, 14.8.4 LANDSCAPE AND SITE DESIGN, AS MINIMUM, LANDSCAPE PLANS REQUIRED FOR NEW CONSTRUCTION SHALL CONSIDER THE LANDSCAPE AND INCLUDE EFFICIENT WATER USE INCLUDING TECHNIQUES FOR WATER HARVESTING.

9. EACH LOT SHALL BE SERVED BY SEPARATE WATER SERVICE AT THE TIME OF DEVELOPMENT.

10. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICE.

LEGEND

- CALCULATED CORNER.
- CAPPED REBAR SET THIS SURVEY.
- MONUMENT FOUND AS NOTED.
- CITY OF SANTA FE MONUMENT.
- WATER METER.
- GAS METER.
- ELECTRIC METER.
- EXISTING OVERHEAD UT. LINE WITH POWER POLE
- CONC. PAD (TYP.)
- OPEN TRAILER/MOBILE HOME SPACE.
- MOBILE HOME/ BLD. (TYP.)
- 25' X 25' WIDE WELL EASEMENT.



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N80°45'21"E	123.91'
L2	N80°45'21"E	123.00'
L3	N80°23'09"E	10.00'
L4	N80°23'09"E	113.39'
L5	N80°23'09"E	122.55'
L6	S03°00'38"W	59.60'
L7	S19°27'28"W	65.76'
L8	S10°26'31"E	519.84'
L9	S22°10'30"E	91.89'
L10	N09°57'47"W	33.06'
L11	N80°53'54"E	120.10'
L12	N80°53'54"E	13.13'
L13	S29°06'06"E	25.76'
L14	N58°43'15"E	156.85'
L15	N31°17'54"W	23.66'
L16	N80°48'46"E	44.65'
L17	N74°23'40"E	48.81'
L18	S09°11'51"E	9.55'

Public Utility Easements

Public Utility Easements shown on this plat are granted for the common and joint use of:

1. New Mexico Gas Company for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
2. Public Service Company of New Mexico for installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
3. Quest Corporation d.b/a/ CenturyLink QC for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast Cable for installation, maintenance and service of such lines, cable and other related equipment facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Easements for Electric transformers/Switchgears, as Instaled, Shall exceed Ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side. Property Owners shall be solely responsible for correcting any violations of National Electric Saftey Code by construction of pools, decking, or any other structures adjacent to or near easements shown on this plat.

Disclaimer

Other than shown hereon, in approving this plat, Public Service Company of New Mexico, Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not wave 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.

CenturyLink QC disclaimer

This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone service to the subdivision.

Utility Company Approvals

Frank S. Aragon 11/21/2022
New Mexico Gas Company Date

Doug Dale 11/18/2022
Qwest Corporation d.b/a CenturyLink Date

Public Service Company of New Mexico Date 11/28/2022

Comcast Cable Date

COUNTY OF SANTA FE }ss
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 1 DAY OF Dec., A.D. 2022 AT 8:39 O'CLOCK A.M. AND WAS DULY RECORDED IN BOOK 855 PAGE 11 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
KATHARINE E. CLARK
COUNTY CLERK, SANTA FE COUNTY, NM

DEPUTY

2002298

COUNTY TREASURER DATE 12/1/22

PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO CREATE TWO SEPARETE LOTS OF RECORD AND TO CREATE ADDITIONAL DEDICATED EASEMENTS FOR ACCESS AND PUBLIC UTILITIES

CITY OF SANTA FE APPROVAL:

Dee Beingessner 11/29/22
CITY ENGINEER FOR LAND USE DATE

11/29/22
CITY PLANNER DATE

Case # 22-005484

INDEXING INFORMATION FOR COUNTY CLERK

OWNER(S): TRAILER RANCH RESORT LLC, TRUMAN B & SANDRA J JOHNSON
RECORDED DOCUMENT(S): PLT. BK. 251, PG. 40
SEC.(S), TOWNSHIP(S), RANGE(S): SEC. 5, T.16N., R.09E., N.M.P.M.
LAND GRANT(S): N / A
UPC #: 1-050-096-389-334
PROJECT NO.

SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF A SURVEY COMPLETED UNDER MY DIRECTION ON MARCH 13, 2022. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS.

11/23/22
LORENZO E. DOMINGUEZ DATE
P.S. #10461

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

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

COUNTY CLERK'S SEAL

East Mountain Surveying Co.
Lorenzo (Larry) E. Dominguez
Owner/Professional Surveyor · PS #10461
PO Box 1607, Moriarty, NM 87035
505.639-5557 · Mobile 505.450.2097

873 48

COVER SHEET
LOT CONSOLIDATION PLAT OF LOT B1

(FORMERLY LOTS 1;B1 & 2;B1 OF THE MEXPAG REPLAT)
WITHIN A PORTION OF
SECTION 5, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M.,
CITY OF SANTA FE, NEW MEXICO

DECLARATION OF LOT CONSOLIDATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF FORMER LOTS 1B1 AND 2B1 HAS CONSOLIDATED THESE LOTS AS SHOWN HEREON. SAID LOT CONSOLIDATION IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S).

ACKNOWLEDGEMENT OF OWNER(S):

THE UNDERSIGNED BEING THE OWNER OF THE LAND DESCRIBED HEREIN, HEREBY CONSENTS TO THIS LOT CONSOLIDATION.

OWNER(S) SIGNATURE: DocuSigned by: Adam Stramel 5D72AD850DAE491... 1/20/2021 | 8:59 AM PST DATE:

DocuSign Envelope ID: 8F6638B7-D7C4-4CA6-9DEC-7E889DC9B4DC

OWNER(S) NAME PRINTED

Adam Stramel 1/20/2021 | 8:59 AM PST
DATE

TITAN PROPERTIES LLC, A NEW MEXICO LIMITED LIABILITY COMPANY *(REPRESENTATIVE)*

ACKNOWLEDGEMENT

STATE OF: NEW MEXICO

COUNTY OF: SANTA FE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY

OF February 2021 ~~2020~~

BY: NATALIE SHAY

MY COMMISSION EXPIRES 7/20/22

NOTARY PUBLIC 2/2/21 DATE

OFFICIAL SEAL
NATALIE SHAY
NOTARY PUBLIC, STATE OF NEW MEXICO
MY COMMISSION EXPIRES 7/20/22

CITY OF SANTA FE REVIEW:

CITY ENGINEER FOR LAND USE 2/9/21 DATE

CITY PLANNER 2/9/21 DATE

SANTA FE COUNTY TREASURER Feb 3, 21 DATE

UTILITY COMPANY SIGNATURES:

PNM ELECTRIC 1/11/2021 DATE

Rochelle Abeyta Digitally signed by Rochelle Abeyta Date: 2021.01.11 11:07:20 -07'00'
QWEST CORPORATION D/B/A CENTURYLINK QC DATE

NEW MEXICO GAS COMPANY 1-13-2021 DATE

T. S. Holland, P.E. 1/13/21
CITY OF SANTA FE WASTEWATER DATE

01/14/2021
CITY OF SANTA FE WATER DIVISION DATE

David R Aikin 01/13/2021
COMCAST DATE

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 FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. [TELEPHONE COMPANY] FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. [CABLE COMPANY] FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE 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 GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, 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. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

QWEST COMMUNICATIONS INC. DISCLAIMER

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

NOTES:

1. PROJECT IS IN NEW MEXICO STATE PLANE NAD 1983(2010)(EPOCH 2010.0000) CENTRAL ZONE 3002.

2. ORTHOMETRIC HEIGHTS DERIVED FROM GEOID 18

3. ALL DISTANCES ARE GROUND DISTANCES GRID TO GROUND
SCALE FACTOR = 1.0004084259
ORIGIN = N35°38'50.78022", W106°00'16.27164"
(N=1691026.419' E=1713347.249').

4. BEARINGS AND DISTANCES MARKED (RECORD) ARE THE RECORD DIMENSIONS AS SHOWN ON THE PLAT DATED FEBRUARY 12, 2012, RECORDED IN PLAT BOOK 742, PAGE 8, SANTA FE COUNTY CLERKS OFFICE, NEW MEXICO.

5. SUBJECT PROPERTY LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD PER MAP NO. 35049C0394D EFFECTIVE DATE: JUNE 17, 2008.

6. SUBJECT PROPERTY IS ZONED "C-2 , GENERAL COMMERCIAL".

8. LEGAL ACCESS IS THROUGH CERRILLOS ROAD.

REFERENCE DOCUMENTS:

1. MEXPAG RE-PLAT DATED JUNE 9, 1966, BOOK 13 PAGE 65
2. WARRANTY DEED FOR GILBERT AND LUGARDA GALLEGOS DATED FEBRUARY 16TH, 1966 BOOK 234-435
3. BOUNDARY SURVEY PLAT DATED JANUARY 4, 2010, BOOK 712 PAGE 10
4. AMENDED BOUNDARY SURVEY PLAT DATED FEBRUARY 6, 2012, BOOK 742 PAGE 8
5. SHARED DRIVEWAY AND UTILITY EASEMENT DATED JULY 23 2010, INSTRUMENT NO. 1605897
6. PERSONAL REPRESENTATIVES DEED FOR GILDA AND CARLA GALLEGOS DATED MAY 4, 2010, INSTRUMENT NO. 1599376
7. PERSONAL REPRESENTATIVES DEED FOR BEAU AND CARLA CALLEGOS, DATED MAY 6, 2010, INSTRUMENT NO. 1599377
8. BLM GLO PLAT SHOWING SMALL HOLDING CLAIMS IN S. 6 T. 16 N. R. 9 E. N.M.P.M .DATED JULY 16-29, 1914, ACCEPTED SEPTEMBER 26, 1919.
9. BLM GLO PLAT SHOWING SMALL HOLDING CLAIMS IN S. 3, 4 & 5 IN T. 16 N. R. 9 E. N.M.P.M. DATED JUNE 8, 1894, ACCEPTE3D DECEMBER 21, 1895.
10. BLM GLO PLAT SHOWING SMALL HOLDING CLAIMS IN S. 5 T. 16 N. R. 9 E. N.M.P.M. DATED JULY 16-29 1914, ACCEPTED SEPTEMBER 26, 1919.
11. SETTLEMENT AGREEMENT, CITY OF SANTA FE, LAS SOLERAS ANNEXATION DATED MAY 2, 2008. ITEM NO. 08-0382

CITY OF SANTA FE PUBLIC NOTICE:

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APROVE ALL DOCUMENTS SUBMITTED WITH AN APLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

SURVEYOR'S CERTIFICATION

I, JAMES DAVID COMBS, NEW MEXICO PROFESSIONAL SURVEYOR NO. 23200, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

James David Combs
JAMES COMBS, PS 23200

JAMES DAVID COMBS NEW MEXICO 23200 PROFESSIONAL SURVEYOR

1-8-21
DATE OF PLAT

RECORD LEGAL DESCRIPTION:

LOT 1; B1 AND LOT 2; B1, AS SHOWN AND DELINEATED ON PLAT OF SURVEY ENTITLED "BOUNDARY SURVEY PLAT OF LOT 1 & 2 OF THE "MEXPAG REPLAT" WITHIN A POTION OF SHC 438 LOT 2 AND LOTS 3,4, & 5 WITHIN A PORTION OF SHC 454 TR. 3 LYING & BEING SITUATE WITHIN SECTION 5, T 16 N, R 9 E , NMPM CITY AND COUNTY OF SANTA FE, NEW MEXICO", RECORDED JANUARY 4, 2010 IN PLAT BOOK 712, PAGE 10, #1587522, FIRST AMENDMENT FILED FEBRUARY 6, 2012, IN PLAT BOOK 742, PAGE 8, #1659567, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

LEGAL DESCRIPTION PER THIS PLAT:

A TRACT OF LAND LYING & BEING SITUATE WITHIN SECTION 5, T 16 N, R 9 E , N.M.P.M CITY AND COUNTY OF SANTA FE, NEW MEXICO BEING DESIGNATED AS "LOT B1" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND CITY OF SANTA FE CONTROL MONUMENT THENCE NORTH 42° 12' 43" EAST, A DISTANCE OF 6942.52 FEET TO A FOUND NO. 4 REBAR WITH CAP STAMPED SHRADER PS 12451 AND THE POINT OF BEGINNING;

THENCE NORTH 58° 36' 50" EAST, A DISTANCE OF 115.28 FEET TO A FOUND MAG NAIL AND WASHER STAMPED PLS 8466;

THENCE SOUTH 14° 46' 46" EAST, A DISTANCE OF 131.78 TO A FOUND NO. 4 REBAR WITH CAP STAMPED SHRADER PS 12451;

THENCE SOUTH 15° 02' 20" EAST, A DISTANCE OF 250.32 FEET TO A FOUND MAG NAIL;

THENCE SOUTH 52° 31' 04" WEST, A DISTANCE OF 118.16 FEET TO A SET NO. 4 REBAR WITH CAP STAMPED PS 23200;

THENCE NORTH 15° 09' 47" WEST, A DISTANCE OF 250.27 FEET TO A FOUND 1" IRON PIPE;

THENCE NORTH 15° 08' 49" WEST, A DISTANCE OF 144.50 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID LOT CONTAINS 42634.04 SQUARE FEET OR 0.979 ACRES MORE OR LESS.

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

LOT CONSOLIDATION PLAT OF LOT B1
(FORMERLY LOTS 1;B1 & 2;B1 OF THE MEXPAG REPLAT)
WITHIN A PORTION OF SECTION 5, TOWNSHIP 16 NORTH,
RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, NEW MEXICO

COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO) Instr # 1943107
I hereby certify that this instrument was filed for record on the 10 day of February 21 A.D. at 1:24 o'clock PM, and was duly recorded in book 870, page(s) 48-49 of the records of Santa Fe County.

Witness my Hand and Seal of office
~~GERALDINE SALAZAR~~
County Clerk, Santa Fe County, N.M.
Katharine E. Clark

Destiny Romero Deputy

County Clerk
COUNTY CLERK SANTA FE COUNTY NEW MEXICO

Rev #	Date	Description	By	Ck'd

SOUDER, MILLER & ASSOCIATES
Engineering • Environmental • Surveying
Serving the Southwest & Rocky Mountains
5454 Venice Avenue NE, Suite D
Albuquerque, NM 87113
Phone (505) 299-0942 Toll-Free (877) 299-0942 Fax (505) 293-3430
www.soudermiller.com

CLIENT: CHRISTIAN BROTHERS AUTOMOTIVE SANTA FE, NM

LOT CONSOLIDATION PLAT OF LOT B1
(FORMERLY LOTS 1;B1 & 2;B1 OF THE MEXPAG REPLAT)
WITHIN A PORTION OF
SECTION 5, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M.,
CITY OF SANTA FE, NEW MEXICO

Designed	Drawn	Checked
	AMD	JDC

Date: DECEMBER 2020
Scale: Horiz: N/A Vert:
Project No: 9229267
Sheet: LC1 OF 2

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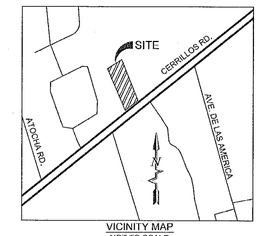
P:\9-Christian Brothers Automotive Santa Fe Site (9229287)\Survey\01-DWG\Christain Brothers Replat.dwg, 12/1/2020 10:05:31 AM AMD

DocuSign Envelope ID: 8F0B3B87-1D7C-44AD-91EC-72B3B0B3B4DC

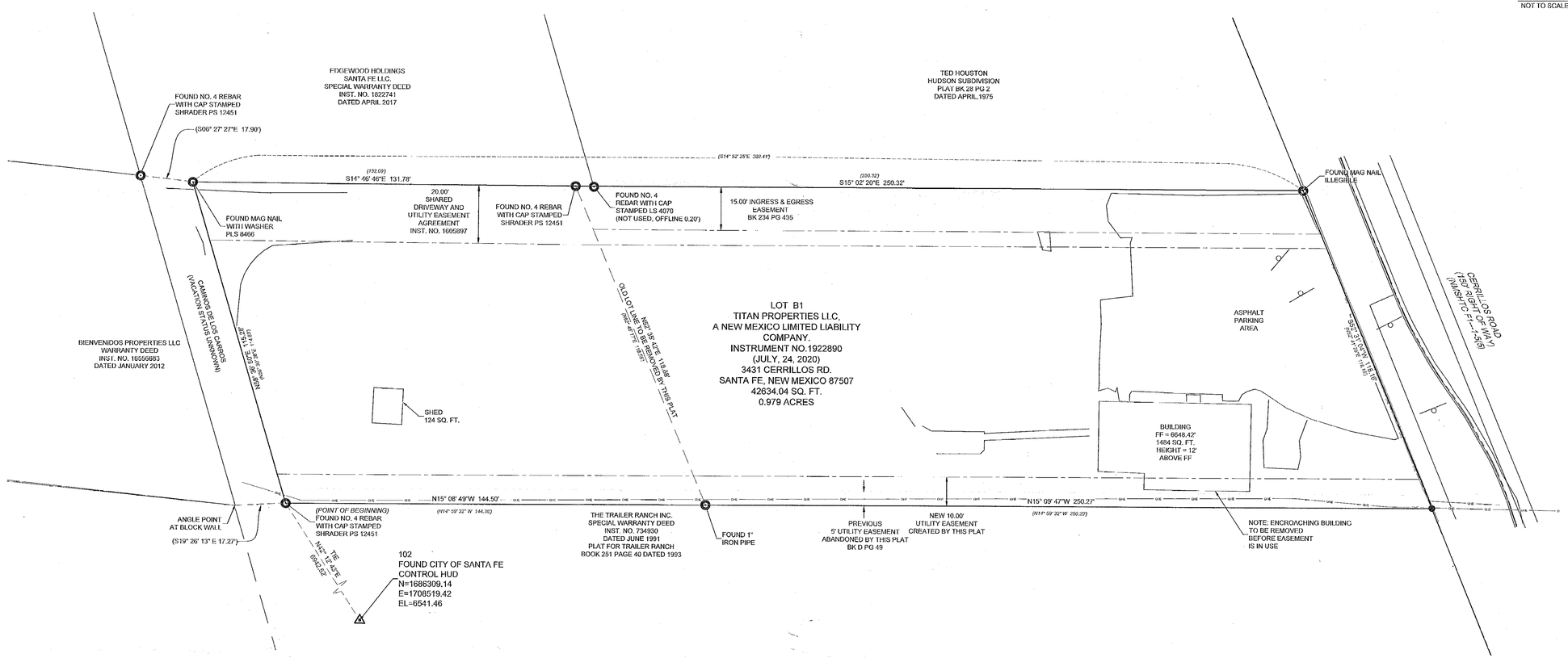
LOT CONSOLIDATION PLAT OF LOT B1

(FORMERLY LOTS 1;B1 & 2;B1 OF THE MEXPAG REPLAT)
WITHIN A PORTION OF
SECTION 5, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M.,
CITY OF SANTA FE, NEW MEXICO

873 49



VICINITY MAP
NOT TO SCALE



LEGEND

- = PROPERTY BOUNDARY
- = ADJACENT PROPERTY LINE
- = EASEMENT LINE
- = CURB AND GUTTER
- = EDGE OF PAVING
- = BUILDING FOOTPRINT
- = BUILDING OVERHANG
- OHE = OVERHEAD ELECTRIC
- = FOUND MONUMENT AS NOTED
- = SET #4 REBAR WITH CAP STAMPED 23200
- = SIGN
- N15° 09' 47"W 250.07' = MEASURED DIMENSIONS
- (N15° 09' 47"W 250.07') = RECORD DIMENSIONS

GRID NORTH

0 20 40 Feet

SCALE: 1" = 20'
US SURVEY FEET

Rev.#	Date	Description	By	CHK'd

SOUDER, MILLER & ASSOCIATES
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www.soudermiller.com

CLIENT: CHRISTIAN BROTHERS AUTOMOTIVE - SANTA FE, NM

LOT CONSOLIDATION PLAT OF LOT B1
(FORMERLY LOTS 1;B1 & 2;B1 OF THE MEXPAG REPLAT)
WITHIN A PORTION OF
SECTION 5, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M.,
CITY OF SANTA FE, NEW MEXICO

Designed	Drawn	Checked
	AMD	JDC

Date: DECEMBER 2020
Scale: Horiz: 1" = 20 FEET
Vert:
Project No: 9229267
Sheet: LC 2 OF 2

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P:\9-Christian Brothers Automotive Santa Fe Site (9229267)\Survey\01-DWG\Christain Brothers Replat.dwg, 12/1/2020 10:05:36 AM AMD

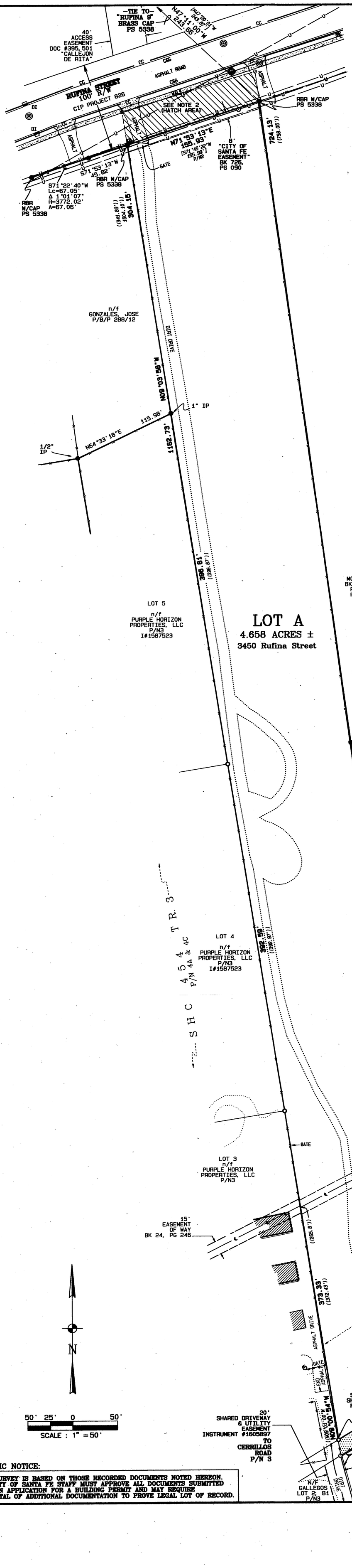
BOUNDARY SURVEY PLAT
of
LOT A
for
Stephen Etre

LYING & BEING SITUATE WITHIN A PORTION OF SHC 581; WITHIN SECTION 5, T 16 N, R 9 E, NMPM

CITY AND COUNTY OF SANTA FE, NEW MEXICO

Containing 4.658 Acres ±

740035



NOTES

1) REFER TO A "PLAT OF SURVEY FOR JOE B ROMERO, PORTION OF S.H.C. No. 581 IN SEC. 5, T 16 N, R 9 E, ..." PREPARED BY GEORGE RIVERA, PS 3149, AND DATED FEBRUARY 22, 1974. PLAT IS RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER RECEPTION No. 395,502.
DATA FROM SAID PLAT SHOWN IN SINGLE (( )) PARENTHESIS.

BASIS OF BEARINGS TAKEN FROM GPS OBSERVATION; WGS 84.

REFER TO A WARRANTY DEED BETWEEN JOE ROMERO, RITA ROMERO AND CASE THOMPSON, INC. (GRANTORS) TO VICTOR MONTANO AND VIOLA MONTANO (GRANTEES) RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER IN BOOK 341, PAGES 162 - 166 ON NOVEMBER 19, 1976.

2) REFER TO A WARRANTY DEED BETWEEN VICTOR MONTANO AND VIOLA MONTANO (GRANTORS) AND CITY OF SANTA FE (GRANTEE) RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER RECEPTION #737,870 IN BOOK 726, PAGE 088 ON MAY 22, 1991.

3) REFER TO A "BOUNDARY SURVEY PLAT OF LOT 1 & 2 OF THE "MEXPAG REPLAT" WITHIN A PORTION OF SHC 438 LOT 2 AND LOTS 3, 4 & 5 WITHIN A PORTION OF SHC 454 TR. 3 . . ." PREPARED BY DEAN L. SHRADER, PS 12451 ON 12/18/2009. RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER RECEPTION #1587,522 IN PLAT BOOK 712, PAGE 010 ON 1/4/2010.

4) REFER TO THE FOLLOWING PLATS FROM THE US SURVEYOR GENERAL'S OFFICE:

A) "PLAT SHOWING SMALL HOLDING CLAIMS IN SEC 5, T 16 N, R 9 E . . ." RESURVEYED BY CHAS W. DEVENDORF ON 2/19/1916 AND APPROVED BY LUCIUS DILLS, SURVEYOR GENERAL ON 11/16/1917.
SURVEY ACCEPTED SEPTEMBER 26, 1919 BY THE GOVERNMENT LAND OFFICE.

B) "PLAT SHOWING SMALL HOLDING CLAIMS IN SECTIONS 3, 4 & 5, T 16 N, R 9 E . . ." SURVEYED BY JOHN H. WALKER UNDER CONTRACT #284 DATED JUNE 8, 1894. SURVEY ACCEPTED DECEMBER 21, 1895 BY THE GOVERNMENT LAND OFFICE. SURVEY ACCEPTED SEPTEMBER 26, 1919 BY THE GOVERNMENT LAND OFFICE.

C) "PLAT SHOWING SMALL HOLDING CLAIMS IN SECTIONS 5, 6 & 7, T 16 N, R 9 E . . ." SURVEYED BY WILLIAM W. CORBET UNDER CONTRACT #424 DATED MARCH 10, 1909. SURVEY APPROVED BY JOHN W. MARCH, SURVEYOR GENERAL, APRIL 24, 1911.

FLOOD NOTE:

A PORTION OF THESE LOTS LIE WITHIN ZONE X:
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
REFER TO FEMA FIRM MAP No. No. 35049C0394D; DATED 6/17/08.

LEGEND

●	FOUND POINT
○	SET POINT (1/2" RBR. W/CAP No. 12451 UNLESS OTHERWISE INDICATED) OR SET BY PREVIOUS SURVEY
⊗	CALCULATED POINT (NOT SET)
◎	MANHOLE
✲	LIGHT POLE
⊠	TELEPHONE PEDESTAL
DI	DROP INLET
CGS	CURB AND GUTTER
CC	CURB CUT
P/N#	SEE PLAT OF NOTE #
⋯⋯	EXISTING DRIVE
—×—×—	FENCELINE
▨	CONCRETE SURFACE
—o—U—o—	UTILITY POLE AND OVERHEAD LINES

Surveyors Certificate

I HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE NOTES SHOWN HEREON WERE PREPARED BY ME OR UNDER MY PERSONAL DIRECTION AND ARE A TRUE & ACCURATE REPRESENTATION OF A FIELD SURVEY WHICH WAS COMPLETED ON 12/15/2011. TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO." I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

DEAN L. SHRADER NEW MEXICO PROFESSIONAL SURVEYOR No. 12451

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

DEAN L. SHRADER NEW MEXICO 12451 REGISTERED PROFESSIONAL SURVEYOR

1656225

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 30 day of Dec A.D. 20 11, at 1:58 o'clock P m. and was duly recorded in book 740 page 035 of the records of SANTA FE COUNTY.

Witness my Hand and Seal of Office
Valerie Espinoza
County Clerk, Santa Fe County, N.M.

Deputy

PUBLIC NOTICE:

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. THE CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

INDEXING INFORMATION FOR COUNTY CLERK

UPC # 1-050-096-394-446

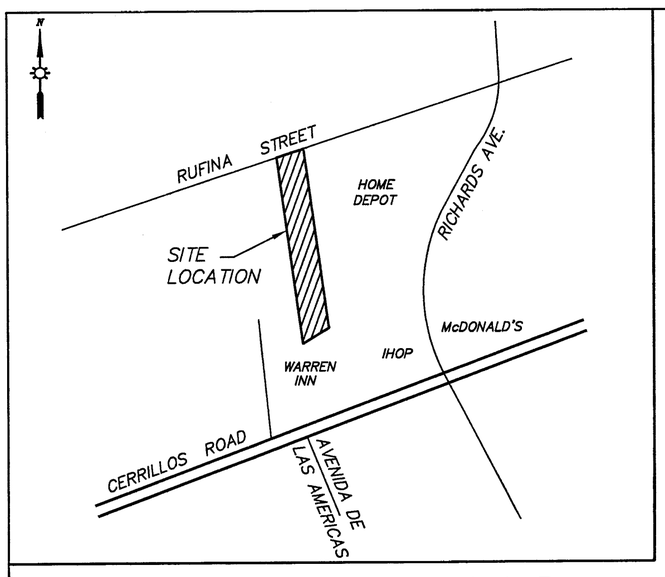
OWNER	SECTION	TWNSHP.	RANGE	LOCATION/STREET NAME
MONTANO	SEC. 5	T 16 N	R 9 E	RUFINA STREET

HIGH DESERT SURVEYING, INC.
PROFESSIONAL SURVEYING

1925 ASPEN DRIVE, SUITE 401
SANTA FE, NM. 87505
PHONE: (505) 438-8094
FAX: (505) 424-1709

DWG. NAME: BOUNDARY FOR LOT A | PROJECT No. 09003-A

Thu, Dec 29, 2011
C:\PROJECT\2000-2009\09003\09003-a2.pro



VICINITY MAP

NOT TO SCALE

DEDICATION / AFFIDAVIT

723044

KNOW ALL PERSONS BY THESE PRESENTS:

THAT MICHAEL MONTOYA AND RICKY MONTOYA ARE THE OWNERS OF THIS LAND AND THAT THE CONSOLIDATION OF THIS LAND IS MADE WITHIN THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND IS LYING AND BEING SITUATE WITHIN SECTION 5, T. 16 N., R. 9 E., N.M.P.M., SANTA FE, NEW MEXICO. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

Michael F Montoya 11-8-10
MICHAEL MONTOYA 11-8-10

Ricky Montoya 11-8-10
RICKY MONTOYA

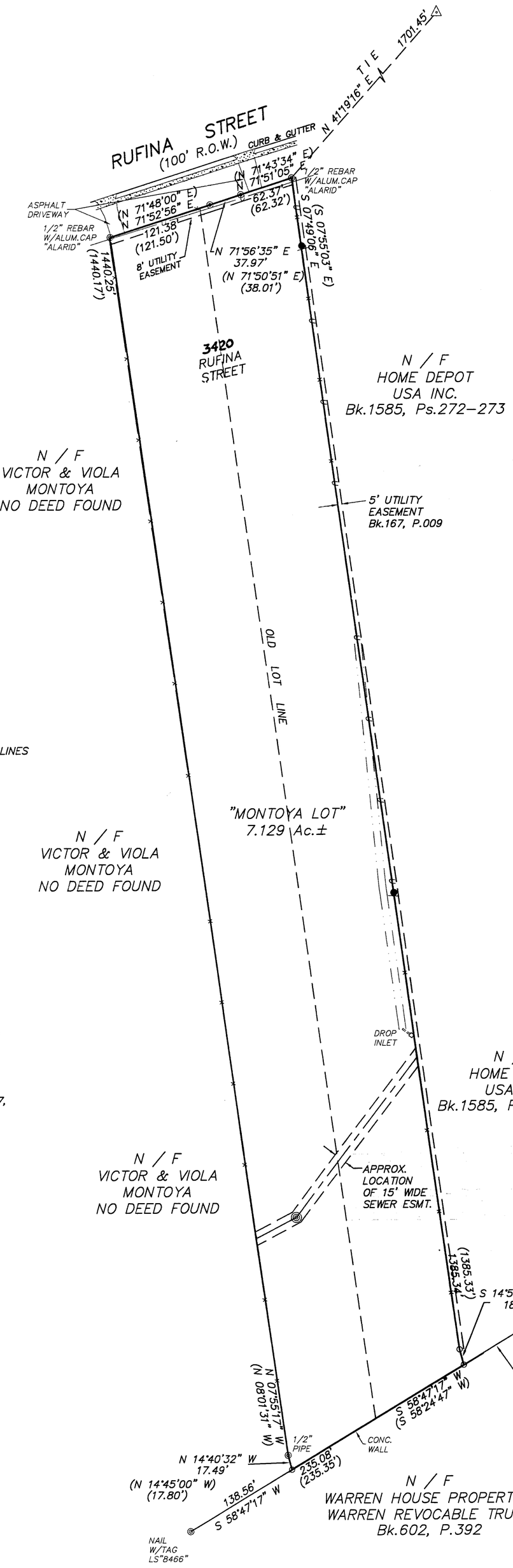
STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

ON THIS 8 DAY OF Nov., 2010, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON WHOSE NAME APPEARS ABOVE.

NOTARY PUBLIC COMMISSION EXPIRES

OFFICIAL SEAL
Denise Montoya
NOTARY PUBLIC
STATE OF NEW MEXICO
MY COMMISSION Expires: 12-10-2013

SCALE: 1"=80'



REVIEWED BY THE CITY OF SANTA FE

Risana Zaxus 11/12/10
CITY ENGINEER FOR LAND USE DATE

Jamie Doner 11.12.10
CITY PLANNER DATE

LEGEND

- ◎ INDICATES 5/8" REBAR UNLESS OTHERWISE NOTED
- ○ INDICATES 1/2" REBAR W/CAP "M.TRUJILLO, NMPS12130" SET THIS SURVEY
- ◉ INDICATES 2" BRASS CAP "ROW"
- △ INDICATES SANTA FE CONTROL No.1017
- —x— INDICATES WIRE FENCE
- ⊡ INDICATES UTILITY BOX
- —U— INDICATES UTILITY POLE AND OVERHEAD UTILITY LINES
- Ⓦ INDICATES WATER METER
- ◎ INDICATES MANHOLE COVER

NOTES:

1. PROPERTY IDENTIFICATION MAP No.1-050-096-355-464 FOR THIS LOT
2. THESE PARCELS OF LAND ARE SUBJECT TO ALL EASEMENTS, COVENANTS AND RIGHTS OF RECORD.
3. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON AND WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE WAS FURNISHED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL OF LAND.
4. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
5. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE 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.
6. BUILDABLE AREA FOR PLATTED PARCELS WILL BE DETEMINED AT THE TIME OF BUILDING PERMIT APPLICATOIN AS DETAILED IN THE LAND DEVELOPMENT CODE.
7. SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOODING, PER F.I.R.M. PANEL NUMBER 35049C0394D, EFFECTIVE DATE JUNE 17, 2008. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

REFERENCE AND BASIS OF BEARINGS:

BEARINGS BASED ON GPS OBSERVATIONS USING TRIMBLE 5800 RECEIVERS, RTK MODE, WGS84, LOCAL.

BEARINGS AND DISTANCES IN PARENTHESIS FROM PLAT OF SURVEY BY RAYMOND A. ORTIZ, N.M.P.S. No.8453, DATED MARCH 28, 1995, TITLED "PLAT OF SURVEY REQUESTED BY HERMAN MONTOYA LOT LINE ADJUSTMENT OF A PORTION OF PRIVATE CLAIM NO.581, S.32, T.17N., R.9E., AND S.5, T.16N., R.9E., SANTA FE COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO IN PLAT BOOK 364, PAGE 25.

WARRANTY DEED - FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON AUGUST 1, 1997, IN BOOK 1396, PAGE 495.

WARRANTY DEED - FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON JULY 27, 1993, IN BOOK 949, PAGE 898.

WARRANTY DEED - FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON NOVEMBER 10, 2010, AS INSTRUMENT No. 1616660.

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 12 DAY OF November A.D. 2010, AT 8:41 O'CLOCK A M., AND WAS DULY RECORDED IN BOOK 723, PAGE 44 OF THE RECORDS OF SANTA FE COUNTY
Inst # 1616699

WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, NM

DEPUTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL ON AUGUST 21, 2010, AND THAT THE DATA SHOWN HEREON IS TRUE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

MICHAEL V. TRUJILLO, N.M.P.S. No.12130 Nov. 8, 2010
DATE

MICHAEL V. TRUJILLO NEW MEXICO 12130 PROFESSIONAL SURVEYOR

1 of 2 ORIGINALS

INDEXING INFORMATION FOR COUNTY CLERK

ASSOCIATED SURVEYS MICHAEL V. TRUJILLO NMPS No.12130 1120 CAMINO CONSUELO SANTA FE, NEW MEXICO 87507 PH. 424-1395	SECTION 5 TOWNSHIP T. 16 N. RANGE R. 9 E. GRANT N.M.P.M.	LOT CONSOLIDATION PLAT FOR MICHAEL MONTOYA AND RICKY MONTOYA PORTION OF P.C. No. 581, SECTION 5, T.16N., R.9E., N.M.P.M. WITHIN THE CITY OF SANTA FE SANTA FE COUNTY, NEW MEXICO	SCALE 1" = 80' DATE AUGUST 21, 2010 DRAWN-BY CHECKED-BY M.V.T. PROJECT No. M10-147 L-391

BOUNDARY SURVEY PLAT
of
LOT 1 & 2
OF THE "MEXPAG REPLAT"
WITHIN A PORTION OF SHC 438 LOT 2
and
LOTS 3, 4 & 5
WITHIN A PORTION OF SHC 454 TR. 3

~~712010~~

742009

LYING & BEING SITUATE WITHIN
SECTION 5, T 16 N, R 9 E, NMPM
CITY AND COUNTY OF SANTA FE,
NEW MEXICO

Containing 3.942 Acres ±

NOTES

1) REFER TO THE "MEXPAG REPLAT: PORTION OF PC 438 LOT 2 ...." PREPARED BY GEORGE RIVERA, PS 3149, DATED DECEMBER, 1965. RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER RECEPTION No. 289,451 IN PLAT BOOK 13, PAGE 65 ON 1/12/1966. DATA FROM SAID PLAT SHOWN IN SINGLE ( ) PARENTHESIS.

BASIS OF BEARINGS TAKEN FROM GPS OBSERVATION: NGS 84.

2) REFER TO THE "PLAT OF SURVEY FOR PAUL GONZALES, PORTION OF SHC No 454 TR. 3 SEC 5, T 16 N, R 9 E . . ." PREPARED BY GEORGE RIVERA, PS 3149 ON FEBRUARY 25, 1969. HAVING HIS PROJECT No. A2-41 G.R.L.S. DATA FROM SAID PLAT SHOWN IN DOUBLE (( )) PARENTHESIS.

3) REFER TO THE "PLAT OF SURVEY FOR JOSE ARSENIO GONZALES, PORTION OF SHC No 454 TR. 3 SEC 5, T 16 N, R 9 E . . ." PREPARED BY GEORGE RIVERA, PS 3149 ON FEBRUARY 4, 1961. HAVING HIS PROJECT No. A-61-1. DATA FROM SAID PLAT SHOWN IN DOUBLE (( )) PARENTHESIS.

4) REFER TO THE FOLLOWING PLATS FROM THE US SURVEYOR GENERAL'S OFFICE:

A) "PLAT SHOWING SMALL HOLDING CLAIMS IN SEC 5, T 16 N, R 9 E . . ." RESURVEYED BY CHAS W. DEVENDORF ON 2/19/1915 AND APPROVED BY LUCIUS DILLS, SURVEYOR GENERAL ON 11/16/1917. SURVEY ACCEPTED SEPTEMBER 26, 1919 BY G.L.O.

B) "PLAT SHOWING SMALL HOLDING CLAIMS IN SECTIONS 3, 4 & 5, T 16 N, R 9 E . . ." SURVEYED BY JOHN H. WALKER UNDER CONTRACT #284 DATED JUNE 8, 1894. SURVEY ACCEPTED DECEMBER 21, 1895 BY G.L.O. SURVEY ACCEPTED SEPTEMBER 26, 1919 BY G.L.O.

C) "PLAT SHOWING SMALL HOLDING CLAIMS IN SECTIONS 5, 6 & 7, T 16 N, R 9 E . . ." SURVEYED BY WILLIAM W. CORBET UNDER CONTRACT #424 DATED MARCH 10, 1909. SURVEY APPROVED BY JOHN W. MARCH, SURVEYOR GENERAL, APRIL 24, 1911.

5) LOT 1 & LOT 2 ARE WITHIN THE CITY OF SANTA FE; LOT 3, LOT 4 & LOT 5 ARE WITHIN THE COUNTY OF SANTA FE. REFER TO THE CITY OF SANTA FE OFFICIAL ZONING MAP PAGES K-15 AND L-15.

~~6) THE 20' (CONDITIONAL) EASEMENT AS SHOWN SHALL BE EFFECTIVE UPON COMPLETION OF THE GILBERT AND JOSEPH ENGINEER PROJECT. SAID EASEMENT IS FOR ACCESS, ECCLESIASTICAL PURPOSES~~

LOT OF RECORD; LOTS 3 - 4 - 5

LOT 3 - SEE PLAT OF NOTE 3, RIVERA DATED 2/4/61

LOT 4 - BY "EXCLUSION"

LOT 5 - WARRANTY DEED; PAUL GONZALES AND VERNA RUTH GONZALES (GRANTORS) AND GILBERT GALLEGOS AND LUGARDA GALLEGOS (GRANTEES) FILED AT THE SANTA FE COUNTY CLERKS OFFICE ON 4/30/1963 IN BOOK 200, PG 385 ON 4/30/1963 UNDER DOC #264,708. DATA FROM SAID DEED SHOWN IN SINGLE < > CHEVRONS.

FLOOD NOTE:

A PORTION OF THESE LOTS LIE WITHIN ZONE X:
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
REFER TO FEMA FIRM MAP No. No. 35049C0394D; DATED 6/17/08.

LEGEND

- FOUND POINT
- SET POINT (1/2" RBR. W/CAP No. 12451 UNLESS OTHERWISE INDICATED)
- CALCULATED POINT
- MANHOLE
- LIGHT POLE
- GAS METER
- TRAFFIC SIGNAL BOX
- QWEST UTILITY BOX
- PHONE BOOTH
- ELECTRIC METER
- METAL PIPE/CLEAN OUT
- UTILITY PEDESTAL
- PORTAL
- UTILITY POLE, OVERHEAD LINES, AND ANCHOR GUY
- SEE PLAT OF NOTE #
- EXISTING DIRT / GRAVEL DRIVE
- FENCELINE
- GATE
- CONCRETE SURFACE

Surveyors Certificate

I HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE NOTES SHOWN HEREON WERE PREPARED BY ME OR UNDER MY PERSONAL DIRECTION AND ARE A TRUE & ACCURATE REPRESENTATION OF A FIELD SURVEY WHICH WAS COMPLETED ON 12/18/2009. TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO." I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

DEAN L. SHRADER . NEW MEXICO PROFESSIONAL SURVEYOR No. 12451

1ST AMENDMENT
THIS PLAT AMENDED ON 12/20/2011
TO: UPDATE IMPROVEMENTS WITH IN LOTS 3,4 & 5
12/20/11
NOTE 6 REMOVED 12/29/11

Inst 1659567
COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED
AND RECORDED ON THE 6 DAY OF Jan A.D.
AT 12:57 O'CLOCK P M.
AND WAS DULY RECORDED IN BOOK 712
PAGE 007 OF THE RECORDS OF SANTA FE COUNTY
WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, NM
DEPUTY

1587522
COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed
for record on the 4 day of Jan A.D.
2010, at 1:34 o'clock P m.
and was duly recorded in book 712
page 010 of the records of
SANTA FE COUNTY.
Witness my Hand and Seal of Office
Valerie Espinoza
County Clerk, Santa Fe County, N.M.
Deputy

SCALE : 1" = 50'

INDEXING INFORMATION FOR COUNTY CLERK				
UPC # 1-050-096-405-337				
OWNER	SECTION	TOWNSHIP	RANGE	LOCATION/STREET NAME
GALLEGOS	SEC. 5	T 16 N	R 9 E	3431 CERRILLOS RD

HIGH DESERT SURVEYING, INC.
PROFESSIONAL SURVEYING
1925 ASPEN DRIVE, SUITE 401
SANTA FE, NM. 87505
PHONE: (505) 438-8094
FAX: (505) 424-1709

DWG. NAME: BOUNDARY FOR LOTS 1, 2, 3, 4 & 5 | PROJECT No. 08003

Wed, Dec 30, 2009
\\Mac\Users\1080031\080003.dwg

PUBLIC NOTICE:
THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. THE CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

RKSS MULTIFAMILY DEVELOPMENT PLAN
EARLY NEIGHBORHOOD NOTIFICATION MEETING NOTES

Date: November 06, 2023
Time: 5:30 to 6:30 pm
Location: Virtual Meeting held via Zoom
Attendees: City Land Use Department Representatives: (Daniel Alvarado, Senior Planner) & (Maggie Moore, Planning Manager)
JenkinsGavin, Inc. (Jennifer Jenkins) & (Angelica Reed)
RKSS Santa Fe 1, LLC (Raul Ramirez) (Andrew Wilkinson)
Project Team (Civil, Architecture)
±33 Attendees

A presentation was given by Jennifer Jenkins of JenkinsGavin, Inc. regarding upcoming Development Plan application to the City of Santa Fe for the property located at 3471, 3431, 3453, 3443 Cerrillos Rd. & 3450 Rufina St.
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
Comment: I believe this is the first location to have a bike storage room.	We did this at Zia Flats. It is a very nice amenity. There will be outdoor and indoor bike parking, with a bike storage room.
Questions: How hard is it going to be to get out to Cerrillos Rd across 3 lanes of traffic to turn left?	A traffic study is underway for the 3 major intersections Rickards Ave., Avenida de las Americas and Vegas Verdes Dr. We are anticipating no left out, crossing 3 lanes is not safe. Public Works is working hard with median improvements. Likely it will be the existing left in to the property and a right out where you will need to make a u turn.
City Comment: The city has approved not having a public throughway road through Trailer Ranch. And it appears the residents approve of the access via Rufina St. It's also a different application to the one being discussed now.	Thank you for the clarification.
Question: So you are not proposing a vehicular throughway to Trailer Ranch, just the pedestrian gate? We love the pedestrian gate.	It is just the pedestrian gate as well as emergency access from Cerrillos Rd to Trailer Ranch.
Question: Will the project use city water?	Yes.

Question: Looking at the site plan, there is a wall/ fence that separates Trailer Ranch from the apartment building?	Correct
Question: The dog park goes with this development plan right? And the property to the east is vacant?	Correct. The property to the east was a car lot but is now vacant.
Questions: I assume there will be controlled access to utilize the pedestrian gate? Will it be big enough to walk a bike though?	It will have controlled access, it may be a key fob or something to that effect. Yes, it will be made to walk a bike through the gate with ease.
Question: Will the emergency access gate be used to get RV's or mobile homes in and out of the Trailer Ranch property? The access via Rufina St is pretty narrow.	We do not anticipate the emergency access being utilized for this. I know Joni is working diligently to make the proper improvements to serve your community.
Question: I live at Trailer Ranch will there be a buffer between the dog park and Trailer Ranch? We also have trees that provide shade there that we don't want to lose.	Any trees on Trailer Ranch property will not be touched. We also work with the city to preserve the trees we can, it's very important to us. There will also be a 5-10 ft. buffer between the properties.
Question: How secure will the property be? Do we need to be worried about homeless?	Access to get in to the building will be controlled and secured as well as a vehicular gate to secure the parking area.
Question: Will there be low income housing?	These will all be market rate. The client has paid a fee in lieu, which generates the Affordable Housing trust fund which supports Affordable Housing in Santa Fe.
City Staff: Next steps will be to receive the application from the applicant. It will go through a review period and then go to a public hearing. You will be notified of the public hearing and that will be the next step for you to weigh in. These hearing are heard in public with a hybrid option.	

Name (Original Name)	User Email	Duration (Minutes)	Guest	In Waiting Room
Jennifer Jenkins	jennifer@jenkinsgavin.com	51	No	No
Lisa Harrison	49	Yes	No	
Jonathan Batchik	5	Yes	No	
Daniel Alvarado	djalvarado@santafenm.gov	49	Yes	No
Jerry Wilmoth	49	Yes	No	
Jonathan Batchik	45	Yes	No	
Maggie Moore	44	Yes	No	
Gabriel Northington (Gabriel)	44	Yes	No	
Maddie Martinez (Maddie Carrell-Martinez (she/her))	6	Yes	No	
eugenehoffner	43	Yes	No	
Cathleen Gallagher	41	Yes	No	
Andy Wilkinson	andrew.wilkinson1990@gmail.com	41	Yes	No
Mike & Sherri Wine (Mike)	41	Yes	No	
Tom Henritze	1	Yes	No	
D Miller (Joni Miller)	41	Yes	No	
Mary Kuhns	40	Yes	No	
Tom Henritze	41	Yes	No	
15056608106	40	Yes	No	
Herb’ Dawson	41	Yes	No	
iPad	39	Yes	No	
Ian	20	Yes	No	
15054909299	37	Yes	No	
merrily Pierson	36	Yes	No	
Maddie Martinez (Maddie Carrell-Martinez (she/her))	16	Yes	No	
19725339725	35	Yes	No	
Tricia Burchett	34	Yes	No	
Ina Karish	29	Yes	No	
15056036267	26	Yes	No	
sfe.ellie@gmail.com	27	Yes	No	
Ian	15	Yes	No	
15055772730	13	Yes	No	
Maddie# Susan# D# Lourdes Martinez (Maddie Carrell-Martinez (she/her))	12	Yes	No	
Ian	3	Yes	No	

RKSS-Cerrillos Multi-Family Community
Water Budget
Ocotober 3, 2024

194 Dwelling Units
1.50 Residents per Dwelling

Water Use Per Unit

	GPY	AFY
5 FLUSHES/DAY @ 1.26 GAL EACH	3,449.3	0.011
SHOWER - 10 MINUTES/DAY @ 1.5 GPM	8,212.5	0.025
BATHROOM SINK - 5 MIN/DAY @ 2.2 GPM	6,022.5	0.018
LAUNDRY - 0.3 LOADS /DAY @ 20 GAL/LOAD	3,650.0	0.011
DISHWASHER - 0.3 LOADS/DAY @ 13 GAL/LOAD	2,372.5	0.007
KITCHEN SINK - 8 MIN/DAY @ 2.0 GPM	8,760.0	0.027
SUBTOTAL PER UNIT	*32,466.8*	*0.10*
TOTAL DOMESTIC USE FOR 194 UNITS	6,298,549.5	19.33
LEASING OFFICE & COMMON AREA	40,000.0	0.12
LANDSCAPE IRRIGATION	203,071.3	0.62
DEVELOPMENT WATER BUDGET	***6,541,620.8***	***20.08***
9.8% Contingency per SFCC §14-8.13(E)(1)	641,078.8	1.97
TOTAL WATER DEMAND OFFSET	**7,182,699.7**	**22.04**

LANDSCAPE IRRIGATION BUDGET		
	GPY*	**AFY**
YEAR 1	291,052.0	0.89
YEAR 2	161,340.0	0.50
YEAR 3	156,822.0	0.48
3-YEAR AVERAGE	***203,071.3***	***0.62***

*6-Month Irrigation Season

WAVE LIGHTING

PROJECT

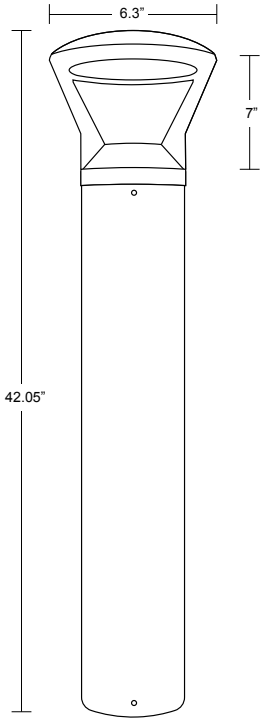
TYPE

VOLTAGE

WALKWAY BOLLARD C205BC

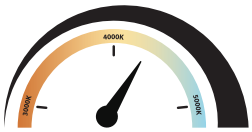
COMMERCIAL LIGHTING





Wave Lighting's C205BC Bollard adds a modern look to any pathway, and is Dark Sky Friendly. This fixture is available in LED. Features Switchable Lumen/Wattage, and Tunable CCT. UL listed and suitable for wet locations. Designed for low mounting in reinforced concrete (by others), hardware and template is included.

TUNABLE
CCT & Switchable
Lumen / Wattage



c UL us LISTED · WET · LED · IP65

SPECIFICATIONS

- Tunable CCT
- Switchable Lumen/Wattage
- Powder Coated Finish
- Aluminum Housing
- Polycarbonate Lens
- Minimum Starting Temp -20ºF
- UL Listed for Wet Locations
- 3 Anchor Bolts & Template Included

BK *BLACK* ***BZ*** *BRONZE*

LED SOURCE OPTIONS

LED MULTI-VOLT SYSTEM - L24

- 120-277V, 50/60Hz
- Estimated 50,000 Hrs L_{70}
- Surge Supression
- 3000K, 4000K, or 5000K CCT 80CRI
- 0 - 10V Dimming
- 5 Year Warranty

GUIDE CODE: C205BC-L24S-BK **CALL FOR PHOTOMETRIC INFORMATION**

ITEM #	LENS	LED LIGHT SOURCE	CCT	COLOR
C205B	POLYCARBONATE **C**-Clear	**120-277V MULTI-VOLT** **L24**- Switchable 14W, 1700lm; 19W, 2300lm; or 24W, 3000lm	**S**-Switchable 3K, 4K & 5K	**BK**-Black **BZ**-Bronze

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce

IP65 IK08



OVERVIEW	
Lumen Package	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminiare per IEC 66262 mechanical impact code
- 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.

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Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: XWM 2 LED 03L 30 UE BRZ ALSC

Family	Distribution	Light Source	Lumen Package	Color Temperature
XWM - Mirada Medium Wall Sconce	**2** - Type 2 **3** - Type 3 **4** - Type 4 **FT** - Type 4 Forward Throw	**LED**	**3L** - 3,000 **4L** - 4,000 **6L** - 6,000 **8L** - 8,000 **12L** - 12,000 **15L** - 15,000 **18L** - 18,000 **21L** - 21,000 **Custom Lumen Packages**[1]	**30** - 3000K **40** - 4000K **50** - 5000K **AMB** - Phosphor Converted Amber[2]

Voltage	Finish	Controls	Options
UE - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**Blank** - None **Wireless Controls** **ALSC** - Airlink Synapse Control System **ALSCS01** - AirLink Synapse Control System with 8-12' Motion Sensor **ALSCS02** - AirLink Synapse Control System with 12-20' Motion Sensor **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH)[3] **ALBCS2** - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH)[3] **Standalone Controls** **DIM** - 0-10v Dimming leads extended to housing exterior **IMSBT1** -Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[3,4] **IMSBT2** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[3,4] **Button Type Photocells** **PCI120** - 120V **PCI208-277** - 208 -277V **PCI347** - 347V	**Blank** - None **BB** - Battery Back-up (0°C)[5] **CWBB** - Cold Weather Battery Backup (-20°C)[5] **XPMA** - Pole Mounting Bracket **SP1** - 10kV Surge Protection **TB** - Terminal Block

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

FUSING ACCESSORY ORDERING INFORMATION[6]

Part Number	Description
FK120[7]	FK120 - Single Fusing
FK277[7]	FK277 - Single Fusing
FK347[7]	FK347 - Single Fusing
DFK208[7]	DFK - Double Fusing
DFK240[7]	DFK - Double Fusing (240V)
DFK480[7]	DFK - Double Fusing (480V)

MOUNTING ACCESSORY ORDERING INFORMATION[6]

Part Number[8]	Description
809374CLR	XWM Wet Location Surface Conduit/Wiring Box
751632	10' Linear Bird Spike Kit (2' Recommended per Luminaire)

1 Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.
2 Only available in 6L Lumen Package. Consult factory for lead time and availability.
3 IMSBT and ALBCS control options are not available in 3L or 4L lumen packages when high voltage (HV) is specified.
4 IMSBTxL is field configurable via the Leviton app that can be downloaded from your smartphone's app store.
5 Not available in HV.
6 Accessories are shipped separately and field installed.
7 Fusing must be located in a hand hole for pole or in the junction box.
8 "CLR" to be replaced by paint finish selection. See Finish options for paint color selections.

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Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

Type : _____

Have questions? Call us at (800) 436-7800

PERFORMANCE

Back to Quick Links

Delivered Lumens[1]

Lumen Package	Distribution	CRI	3000K			4000K			5000K			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
3L	2	70	3,178	138	B1-U0-G1	3,368	146	B1-U0-G1	9,853	159	B1-U0-G1	23
	3		3,224	140	B1-U0-G1	3,416	148	B1-U0-G1	3,361	145	B1-U0-G1	
	4		3,210	140	B1-U0-G2	3,364	146	B1-U0-G2	3,294	143	B1-U0-G2	
	FT		3,160	137	B1-U0-G1	3,349	145	B1-U0-G1	3,294	143	B1-U0-G1	
4L	2	70	4,230	139	B1-U0-G1	4,483	147	B1-U0-G1	4,410	145	B1-U0-G1	30
	3		4,291	141	B1-U0-G1	4,547	150	B1-U0-G1	4,473	147	B1-U0-G1	
	4		4,234	141	B1-U0-G2	4,437	148	B1-U0-G2	4,344	145	B1-U0-G2	
	FT		4,206	138	B1-U0-G1	4,458	147	B1-U0-G1	4,385	144	B1-U0-G1	
6L	2	70	6,326	134	B2-U0-G1	6,704	142	B2-U0-G2	6,595	140	B2-U0-G2	47
	3		6,417	136	B1-U0-G2	6,800	144	B2-U0-G2	6,689	142	B2-U0-G2	
	4		6,336	135	B1-U0-G3	6,640	141	B1-U0-G3	6,500	138	B1-U0-G3	
	FT		6,290	134	B2-U0-G2	6,666	142	B2-U0-G2	6,557	139	B2-U0-G2	
8L	2	70	8,166	128	B2-U0-G2	8,654	135	B2-U0-G2	8,513	133	B2-U0-G2	64
	3		8,283	129	B2-U0-G2	8,778	137	B2-U0-G2	8,635	134	B2-U0-G2	
	4		8,362	131	B1-U0-G3	8,763	137	B2-U0-G3	8,579	134	B1-U0-G3	
	FT		8,120	126	B2-U0-G2	8,605	134	B2-U0-G2	8,465	132	B2-U0-G2	
12L	2	70	11,492	149	B2-U0-G2	12,033	156	B3-U0-G2	11,927	155	B3-U0-G2	77
	3		11,757	153	B2-U0-G2	12,311	160	B2-U0-G2	12,203	158	B2-U0-G2	
	4		11,486	149	B2-U0-G3	12,058	157	B2-U0-G3	11,716	152	B2-U0-G3	
	FT		11,721	152	B2-U0-G2	12,274	159	B2-U0-G3	12,166	158	B2-U0-G3	
15L	2	70	14,221	145	B3-U0-G2	14,891	152	B3-U0-G2	14,760	151	B3-U0-G2	98
	3		14,549	148	B2-U0-G2	15,235	155	B2-U0-G2	15,101	154	B2-U0-G2	
	4		14,099	144	B2-U0-G3	14,801	151	B2-U0-G3	14,382	147	B2-U0-G3	
	FT		14,505	148	B2-U0-G3	15,189	155	B2-U0-G3	15,055	154	B2-U0-G3	
18L	2	70	16,894	138	B3-U0-G3	17,690	145	B3-U0-G3	17,534	144	B3-U0-G3	122
	3		17,285	142	B3-U0-G3	18,099	148	B3-U0-G3	17,940	147	B3-U0-G3	
	4		16,951	139	B2-U0-G3	17,795	146	B3-U0-G3	17,291	142	B3-U0-G3	
	FT		17,231	141	B3-U0-G3	18,044	148	B3-U0-G3	17,885	147	B3-U0-G3	
21L	2	70	19,961	133	B3-U0-G3	20,902	139	B3-U0-G3	20,718	138	B3-U0-G3	150
	3		20,422	136	B3-U0-G3	21,385	143	B3-U0-G3	21,197	141	B3-U0-G3	
	4		19,768	132	B3-U0-G4	20,753	138	B3-U0-G5	20,165	134	B3-U0-G4	
	FT		20,360	136	B3-U0-G3	21,320	142	B3-U0-G3	21,132	141	B3-U0-G3	

Electrical Data (Amps) - 3000K/4000K/5000K[2]

Lumen Package	120V	208V	240V	277V	347V	480V
3L	0.19	0.11	0.10	0.08	0.07	0.05
4L	0.25	0.14	0.13	0.11	0.09	0.06
6L	0.39	0.23	0.20	0.17	0.14	0.10
9L	0.53	0.31	0.27	0.23	0.18	0.13
12L	0.64	0.37	0.32	0.28	0.22	0.16
15L	0.82	0.47	0.41	0.35	0.28	0.20
18L	1.02	0.59	0.51	0.44	0.35	0.25
21L	1.25	0.72	0.63	0.54	0.43	0.31

Delivered Lumens (Phosphor Converted Amber)

Lumen Package	Distribution	Amber			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
6L	2	3,325	76	B1-U0-G1	44
	3	3,385	78	B1-U0-G1	
	4	3,310	75	B1-U0-G1	
	FT	3,343	77	B1-U0-G1	

Recommended Lumen Maintenance - XWM[3]

Ambient Temperature C°	Initial[4]	25K hrs.[4]	50K hrs.[4]	75K hrs.[5]	100K hrs.[5]
35	99%	97%	95%	93%	91%
50	100%	98%	95%	93%	90%

1 LEDs are frequently updated therefore values are nominal
2 Electrical data at 25C (77F). Actual wattage may differ by +/-10%.
3 Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
4 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
5 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

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PHOTOMETRICS

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Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

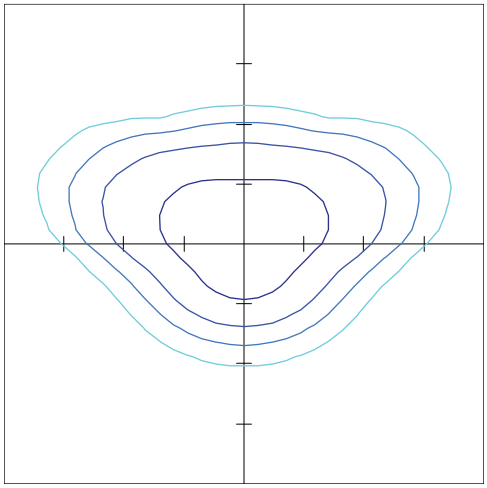
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

XWM-2-LED-12L-40

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,033
Watts	77
Efficacy	156
IES Type	Type II - Short
BUG Rating	B3-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,961	16%
Medium (30-60°)	6,874	57%
High (60-80°)	3,014	25%
Very High (80-90°)	184	2%
Uplight (90-180°)	0	0%
Total Flux	12,033	100%

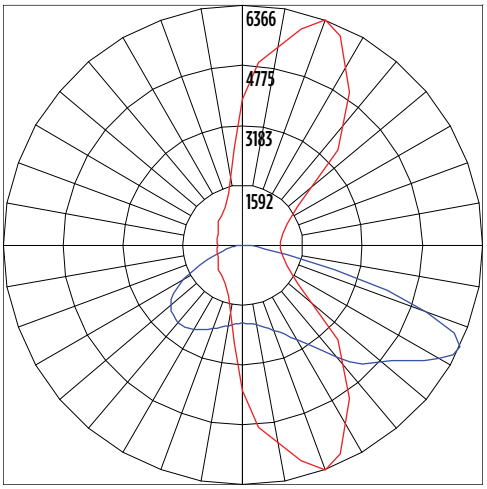
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



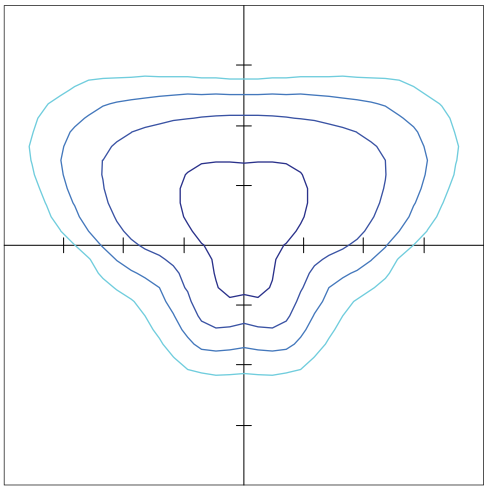
Vertical Plane Horizontal Cone

XWM-3-LED-12L-40

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,311
Watts	77
Efficacy	160
IES Type	Type III - Short
BUG Rating	B2-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,340	11%
Medium (30-60°)	6,164	50%
High (60-80°)	4,549	37%
Very High (80-90°)	258	2%
Uplight (90-180°)	0	0%
Total Flux	12,311	100%

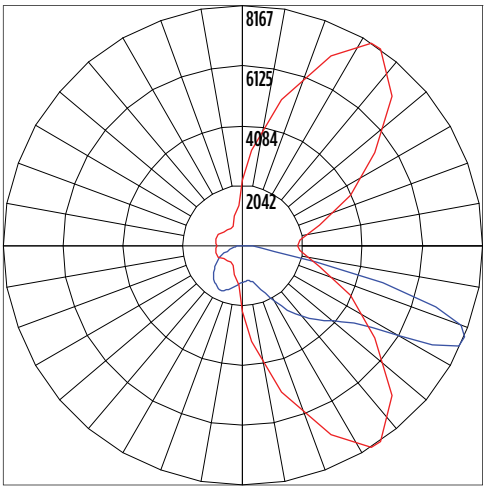
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

10 FC 5 FC 2 FC 1 FC

Polar Curve



Vertical Plane Horizontal Cone

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PHOTOMETRICS

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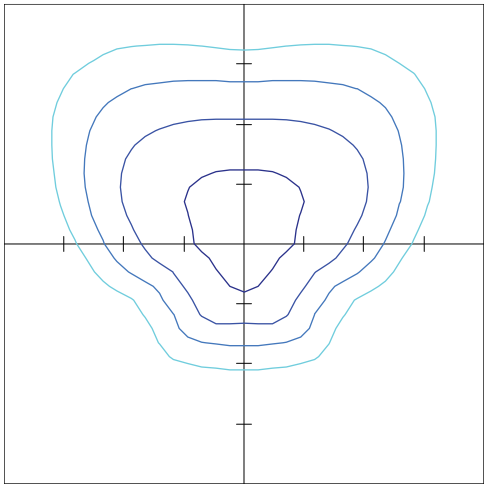
XWM-FT-LED-12L-40

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,274
Watts	77
Efficacy	159
IES Type	Type IV - Short
BUG Rating	B2-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,578	13%
Medium (30-60°)	5,798	47%
High (60-80°)	4,576	37%
Very High (80-90°)	322	3%
Uplight (90-180°)	0	0%
Total Flux	12,274	100%

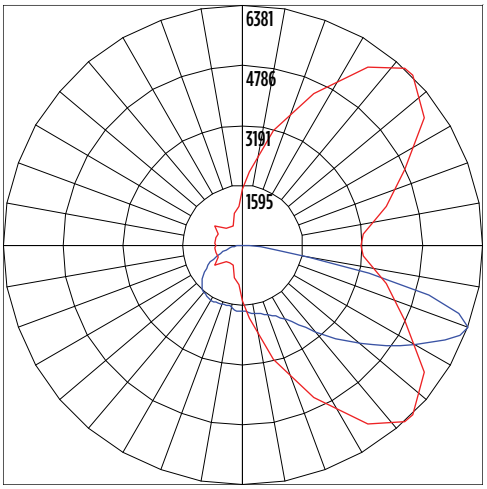
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



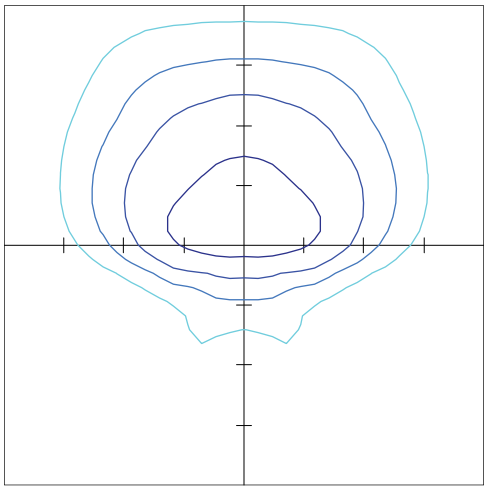
Vertical Plane Horizontal Cone

XWM-4-LED-12L-40

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,058
Watts	77
Efficacy	157
IES Type	Type IV - Very Short
BUG Rating	B2-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,345	11%
Medium (30-60°)	5,394	45%
High (60-80°)	4,855	40%
Very High (80-90°)	464	4%
Uplight (90-180°)	0	0%
Total Flux	12,058	100%

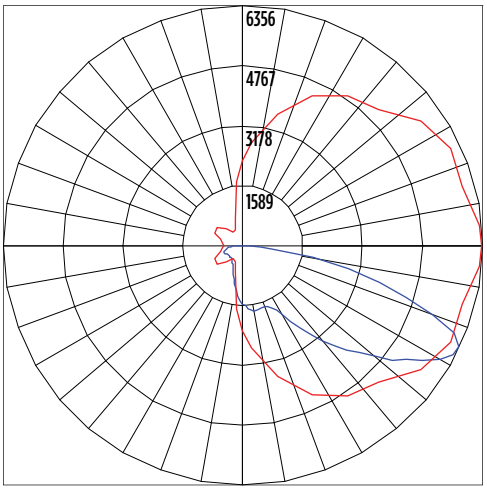
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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PRODUCT DIMENSIONS

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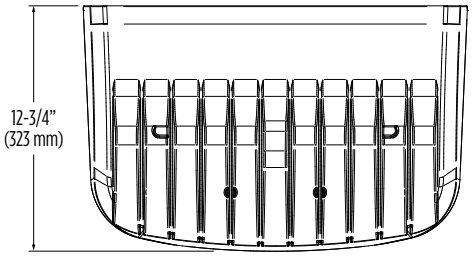
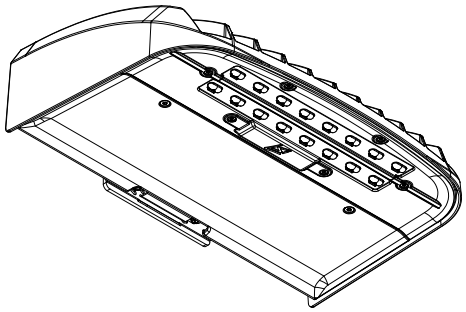
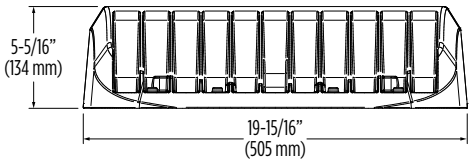
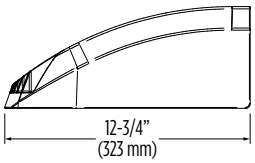


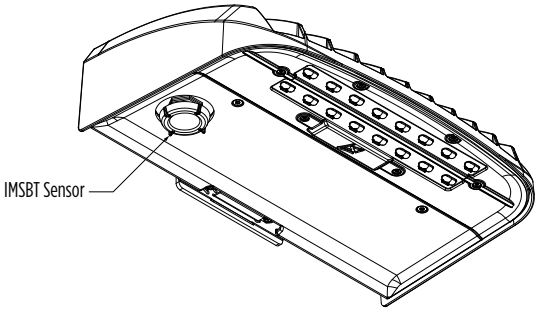






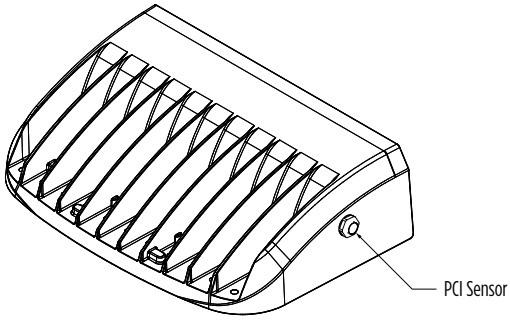
Mirada Medium Wall Sconce with Integral Bluetooth™ Motion and Photocell Sensor

(XWM IMSBTxL)



Mirada Medium Wall Sconce with Button Type Photocell

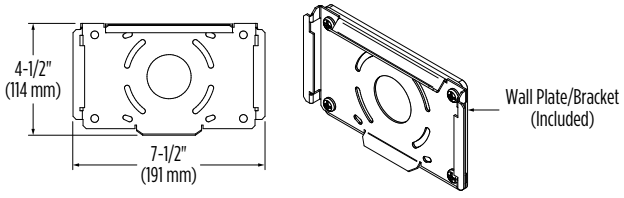
(XWM PCI)



Mounting Options

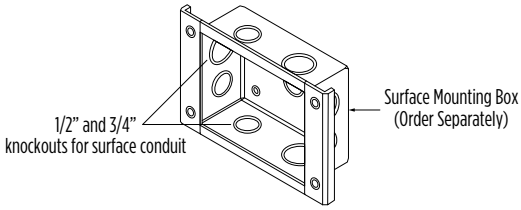
Mounting Over Junction Box

(Standard/Included)



XWM Wet Location Surface Conduit/Wiring Box

(809374CLR)



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CONTROLS

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Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App Apple Android

AirLink Wireless Lighting Controller (ALSC, ALSCS)

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

Click here to learn more details about AirLink

AirLink Blue (ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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Catalog # : _____ Project : _____

Prepared By : _____ Date : _____

Mirada Small Area (MRS)

Outdoor LED Area Light



IP66 IK08

OVERVIEW	
Lumen Package	6,000 - 30,000
Wattage Range	39 - 209
Efficacy Range (LPW)	112 - 163
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, 5W, FT, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 30L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminiare per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Mirada Small Area Light (MRS)

Type: _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

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TYPICAL ORDER EXAMPLE: MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCS1 BLK IH

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRS - Mirada Small Area Light	**LED**	**6L** - 6,000 lms, 39W **9L** - 9,000 lms, 63W **12L** - 12,000 lms, 86W **15L** - 15,000 lms, 111W **18L** - 18,000 lms, 135W **21L** - 21,000 lms, 165W **24L** - 24,000 lms, 196W **30L** - 30,000 lms, 209W Custom Lumen Packages[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **4** - Type 4 **5W** - Type 5 Wide **FT** - Forward Throw **LC** - Left Corner **RC** - Right Corner	**(blank)** - standard **L**- Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT	**70CRI** - 70 CRI	**(Blank)** - None **Wireless Controls System** **ALSC** - AirLink Synapse Control System **ALSCS2** - AirLink Synapse Control System with 12-20' MH Motion Sensor **ALSCS4 -** AirLink Synapse Control System with 20-40' MH Motion Sensor **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH)[4] **ALBCS2 -** AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH)[4] **Stand-Alone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **CR7P** - 7 Pin Control Receptacle ANSI C136.41[3] **IMSBT1 -** Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[4] **IMSBT2 -** Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[4]	**BLK -** Black **BRZ -** Dark Bronze **GMG -** Gun Metal Gray **GPT -** Graphite **MSV -** Metallic Silver **PLP -** Platinum Plus **SVG -** Satin Verde Green **WHT -** White	**(Blank)** - None **IH -** Integral Half Louver (Moderate Spill Light Cutoff)[2] **IL -** Integral Louver (Sharp Spill Light Cutoff)[2]

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

Accessory Ordering Information[5]

CONTROLS ACCESSORIES	
Description	**Order Number**
Twist Lock Photocell (120V) for use with CR7P	**122514**
Twist Lock Photocell (208-277) for use with CR7P	**122515**
Twist Lock Photocell (347V) for use with CR7P	**122516**
Twist Lock Photocell (480V) for use with CR7P	**1225180**
AirLink 5 Pin Twist Lock Controller	**661409**
AirLink 7 Pin Twist Lock Controller	**661410**
Shorting Cap for use with CR7P	**149328**

FUSING OPTIONS[7]	
Description	**Order Number**
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

SHIELDING OPTIONS	
Description	**Order Number**
Mirada Small	See Shielding Guide
Mirada Medium	
Mirada Large	
Zone Medium	
Zone Large	
Slice Medium	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type 5W" distribution.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. Motion sensors are field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.

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ACCESSORIES

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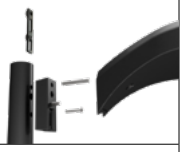
MOUNTING ACCESSORIES

Side Arm

Universal Mounting Bracket
Mounts to ≥ 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5"

Part Number: BKA UMB CLR



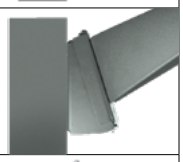
Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6"

Part Number: BKS PQM B3B5 XX CLR



15° Tilt Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6"

Part Number: BKS PQ15 B3B5 XX CLR



Tenon / Slipfitter

Adjustable Slipfitter
Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and provides 180° of tilt (max 45° above horizontal)

Part Number: BKA ASF CLR



Square Tenon Top
Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires

Part Number: BKA XNM *



Square Internal Slipfitter
Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires

Part Number: BKA X_ISF * CLR



Wall Mount/ Wood Pole

Wall Mount Bracket
Mounts onto vertical wall surface (hardware/anchors not included)

Part Number: BKS XBO WM CLR



Wood Pole Bracket
Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded)

Part Number: BKS XBO WP CLR



SHIELDING, POLES & MISC. ACCESSORIES

Shielding

Integral Louver
Field Install Integral Louver provides maximum backlight control by shiedling each individual row of LEDS

Part Number: 763445



Integral Half Louver
Field Install Integral Half Louver provides great backlight control without impacting front side distribution.

Part Number: 763446



External Shield
External shield blocks view of light source from anyside of luminaire, additional shielding configurations available

Part Number: 783607BLK (3") / 776538BLK (6")



Poles

Square Poles
14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction

Part Number: 4SQ/5SQ/6SQ



Round Poles
10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction

Part Number: 4RP/5RP



Tapered Poles
20' - 39' steel and aluminum poles for retrofit and new construction

Part Number: RTP



Misc.

Bird Spikes
10' Linear Bird Spike Kit, 4' recommended per luminaire, includes silcone adhesive and application tool

Part Number: 736795



Replace CLR with paint finish description

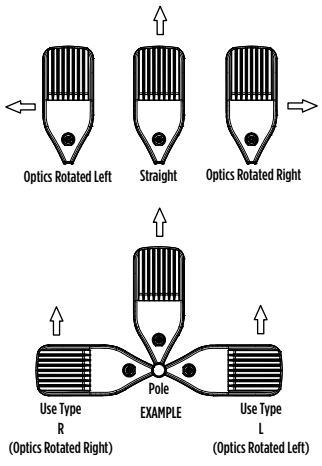
Repleace XX with SQ for square pole or RD for round pole (≥3" OD)

Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)

Replace _ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

Top View



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with Integral Louver (IL)



Luminaire Shown with IMSBT Option



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P



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PERFORMANCE

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DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
6L	2	70	5918	149	B2-U0-G1	6136	155	B2-U0-G1	6122	155	B2-U0-G1	39
	3		6016	152	B1-U0-G2	6238	158	B1-U0-G2	6224	157	B1-U0-G2	
	4		5967	153	B1-U0-G2	6333	162	B1-U0-G3	6136	157	B1-U0-G2	
	5W		5690	144	B3-U0-G1	5899	149	B3-U0-G1	5886	1479	B3-U0-G1	
	FT		5822	147	B1-U0-G1	6037	152	B1-U0-G1	6023	152	B1-U0-G1	
	LC		6003	154	B1-U0-G2	6371	163	B1-U0-G2	6173	158	B1-U0-G2	
	RC		5964	153	B1-U0-G2	6329	162	B1-U0-G2	6132	157	B1-U0-G2	
9L	2	70	9091	145	B2-U0-G2	9484	152	B2-U0-G2	9462	151	B2-U0-G2	63
	3		9241	148	B2-U0-G2	9641	154	B2-U0-G2	9619	154	B2-U0-G2	
	4		9214	146	B2-U0-G3	9778	155	B2-U0-G3	9474	150	B2-U0-G3	
	5W		8740	140	B3-U0-G2	9118	146	B3-U0-G2	9097	144	B3-U0-G2	
	FT		8943	143	B2-U0-G2	9330	149	B2-U0-G2	9308	149	B2-U0-G2	
	LC		9269	147	B2-U0-G3	9837	156	B2-U0-G3	9531	151	B2-U0-G3	
	RC		9208	146	B2-U0-G2	9772	155	B2-U0-G3	9468	150	B2-U0-G3	
12L	2	70	12132	141	B3-U0-G2	12685	148	B3-U0-G2	12514	146	B3-U0-G2	86
	3		12333	143	B2-U0-G2	12894	150	B2-U0-G2	12721	148	B2-U0-G2	
	4		12277	143	B2-U0-G3	13029	152	B2-U0-G3	12623	147	B2-U0-G3	
	5W		11664	136	B4-U0-G2	12195	142	B4-U0-G2	12031	140	B4-U0-G2	
	FT		11935	139	B2-U0-G2	12479	145	B2-U0-G2	12311	143	B2-U0-G2	
	LC		12351	144	B2-U0-G3	13108	152	B2-U0-G3	12700	148	B2-U0-G3	
	RC		12271	143	B2-U0-G3	13022	151	B2-U0-G3	12617	147	B2-U0-G3	
15L	2	70	14220	128	B3-U0-G2	15167	137	B3-U0-G2	14488	131	B3-U0-G2	111
	3		14938	135	B2-U0-G2	15933	144	B2-U0-G2	15219	137	B2-U0-G2	
	4		14792	133	B2-U0-G4	15698	141	B2-U0-G4	15209	137	B2-U0-G4	
	5W		14304	129	B4-U0-G2	15257	137	B4-U0-G2	14574	131	B4-U0-G2	
	FT		14342	129	B2-U0-G2	15297	138	B2-U0-G2	14612	132	B2-U0-G2	
	LC		14881	134	B2-U0-G3	15793	142	B2-U0-G3	15301	138	B2-U0-G3	
	RC		14784	133	B2-U0-G3	15689	141	B2-U0-G3	15201	137	B2-U0-G3	
18L	2	70	16438	122	B3-U0-G2	17532	130	B3-U0-G3	16747	124	B3-U0-G2	135
	3		17267	128	B3-U0-G3	18417	137	B3-U0-G3	17592	131	B3-U0-G3	
	4		17101	127	B3-U-G4	18149	134	B3-U-G4	17584	130	B3-U-G4	
	5W		16535	123	B4-U0-G2	17636	133	B5-U0-G2	16846	125	B4-U0-G2	
	FT		16578	123	B3-U0-G2	17682	131	B3-U0-G2	16890	125	B3-U0-G2	
	LC		17204	127	B3-U0-G3	18258	135	B3-U0-G3	17689	131	B3-U0-G3	
	RC		17091	127	B2-U0-G3	18138	134	B2-U0-G3	17574	130	B2-U0-G3	
21L	2	70	19488	118	B3-U0-G3	20786	126	B3-U0-G3	19885	120	B3-U0-G3	165
	3		20472	124	B3-U0-G3	21835	132	B3-U0-G3	20857	126	B3-U0-G3	
	4		20279	123	B3-U0-G4	21521	130	B3-U0-G5	20851	126	B3-U0-G5	
	5W		19604	119	B5-U0-G3	20909	126	B5-U0-G3	19973	121	B5-U0-G3	
	FT		19655	119	B3-U0-G3	20964	127	B3-U0-G3	20025	121	B3-U0-G3	
	LC		20401	124	B3-U0-G4	21651	131	B3-U0-G4	20977	127	B3-U0-G4	
	RC		20268	123	B3-U0-G3	21509	130	B3-U0-G4	20840	126	B3-U0-G3	

*LEDs are frequently updated therefore values are nominal.

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PERFORMANCE

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DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
24L	2	70	21976	112	B3-U0-G3	23439	120	B3-U0-G3	22390	114	B3-U0-G3	196
	3		23085	118	B3-U0-G3	24622	126	B3-U0-G3	23519	120	B3-U0-G3	
	4		23190	117	B3-U0-G5	24758	124	B3-U0-G5	23888	120	B3-U0-G5	
	5W		22105	113	B5-U0-G3	23578	120	B5-U0-G3	22522	115	B5-U0-G3	
	FT		22164	113	B3-U0-G3	23640	121	B3-U0-G3	22581	115	B3-U0-G3	
	LC		23330	117	B3-U0-G4	24907	125	B3-U0-G4	24032	121	B3-U0-G4	
	RC		23117	117	B3-U0-G4	24744	124	B3-U0-G4	23874	120	B3-U0-G4	
30L	2	70	30078	144	B4-U0-G3	29485	143	B4-U0-G4	30697	147	B4-U0-G3	209
	3		31711	154	B3-U0-G3	31086	151	B3-U0-G3	32364	157	B3-U0-G3	
	4		30459	148	B4-U0-G5	29858	145	B4-U0-G5	31085	151	B4-U0-G5	
	5W		30588	149	B5-U0-G3	29985	146	B5-U0-G3	31218	152	B5-U0-G3	
	FT		31585	153	B3-U0-G4	30962	150	B3-U0-G4	32235	156	B4-U0-G4	
	LC		32303	155	B3-U0-G5	31666	152	B3-U0-G5	32968	158	B3-U0-G5	
	RC		31943	153	B3-U0-G4	31313	150	B3-U0-G4	32600	156	B3-U0-G5	

*LEDs are frequently updated therefore values are nominal.

ELECTRICAL DATA (AMPS)*

Lumens	120V	208V	240V	277V	347V	480V
6L	0.34	0.20	0.17	0.15	0.12	0.09
9L	0.52	0.30	0.26	0.23	0.18	0.13
12L	0.72	0.41	0.36	0.31	0.25	0.18
15L	0.93	0.53	0.46	0.40	0.32	0.23
18L	1.12	0.65	0.56	0.49	0.39	0.28
21L	1.38	0.80	0.69	0.60	0.48	0.34
24L	1.63	0.94	0.82	0.71	0.56	0.41
30L	1.74	1.00	0.87	0.75	0.60	0.43

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE[1]

Ambient Temp	Lumen Multiplier				
C	0 hrs.[2]	25K hrs.[2]	50K hrs.[2]	75K hrs.[3]	100K hrs.[3]
0 C - 25 C	100%	95%	89%	84%	79%
40 C	100%	94%	87%	80%	74%

1. Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X)the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

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PHOTOMETRICS

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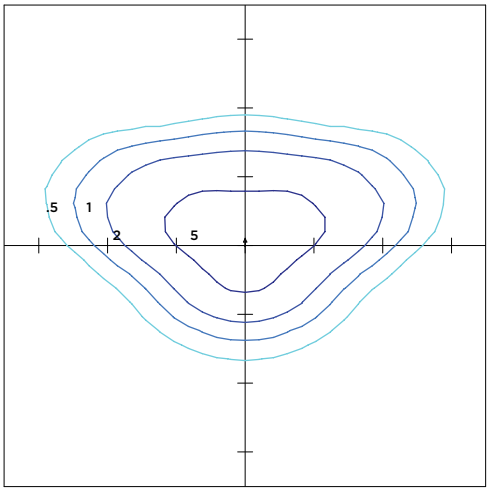
Luminaire photometry has been conducted by an accredited laboratory in accordance with IESNA LM-79. As specified by IESNA LM-79 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

MRS-LED-18L-SIL-2-40-70CRI

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,532
Watts	135
Efficacy	130
IES Type	Type II - Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	2831	16%
Medium (30-60)°	10310	59%
High (60-80)°	4208	24%
Very High (80-90)°	184	1%
Uplight (90-180)°	0	0%
Total Flux	17532	100%

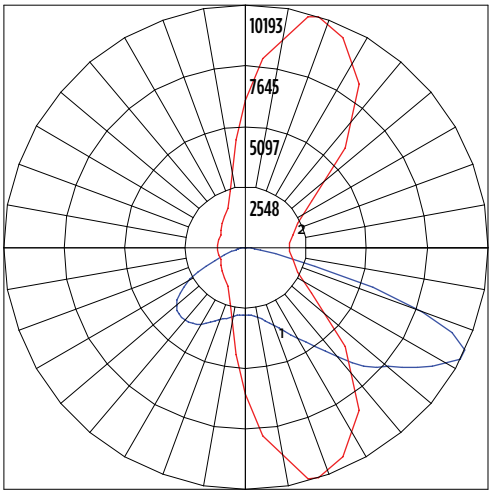
ISO Footcandle



20' Mounting Height / 20' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



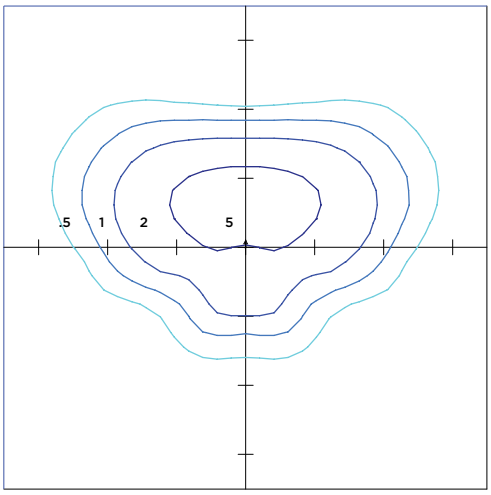
Vertical Plane Horizontal Cone

MRS-LED-18L-SIL-3-40-70CRI

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,417
Watts	135
Efficacy	137
IES Type	Type III - Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	2329	13%
Medium (30-60)°	10634	61%
High (60-80)°	5246	30%
Very High (80-90)°	208	1%
Uplight (90-180)°	0	0%
Total Flux	18417	100%

ISO Footcandle



20' Mounting Height / 20' Grid Spacing

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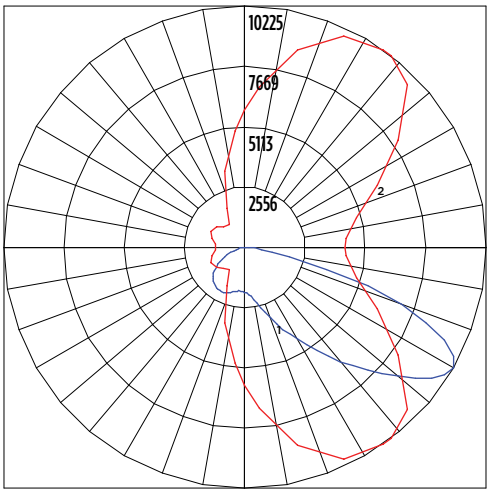
Polar Curve



Vertical Plane Horizontal Cone

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PHOTOMETRICS (CONT)

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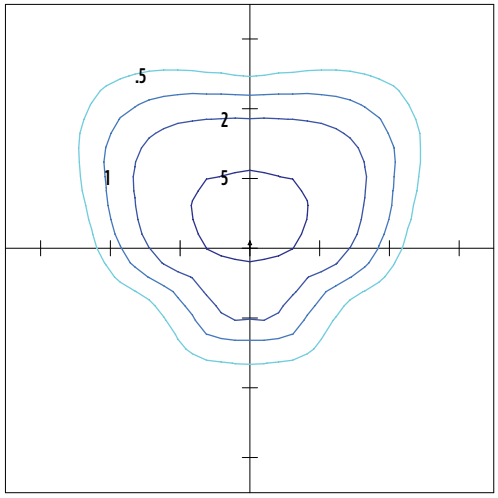
MRS-LED-18L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,682
Watts	135
Efficacy	131
IES Type	Type III - Short
BUG Rating	B3-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	2255	13%
Medium (30-60)°	9463	54%
High (60-80)°	5696	32%
Very High (80-90)°	268	2%
Uplight (90-180)°	0	0%
Total Flux	17682	100%

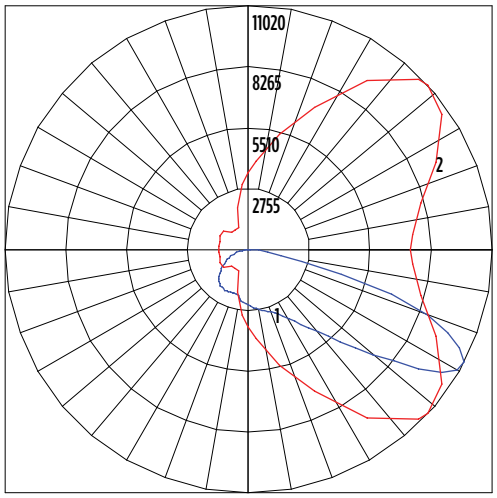
ISO Footcandle



20' Mounting Height / 20' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



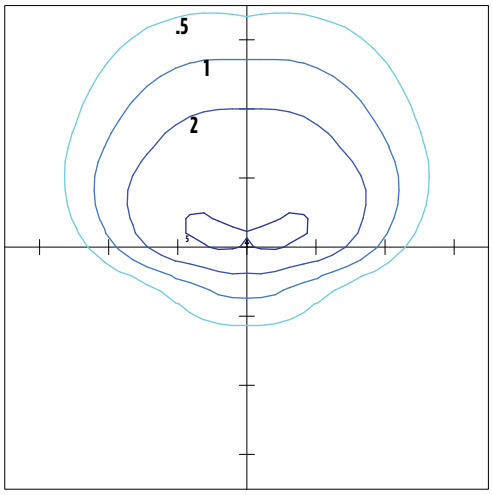
Vertical Plane Horizontal Cone

MRS-LED-18L-SIL-4-40-70CRI

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,149
Watts	135
Efficacy	134
IES Type	Type IV - Very Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	1671	9%
Medium (30-60)°	7615	42%
High (60-80)°	8074	44%
Very High (80-90)°	790	4%
Uplight (90-180)°	0	0%
Total Flux	18149	100%

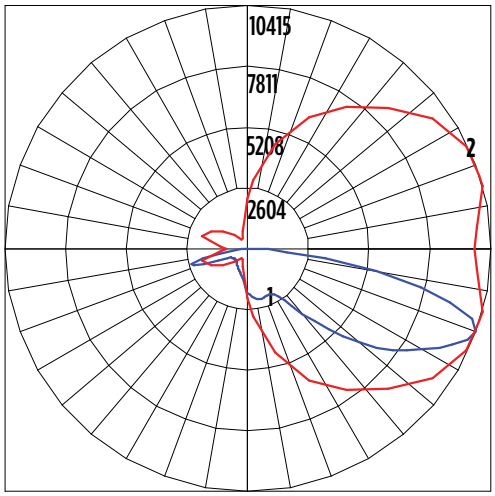
ISO Footcandle



20' Mounting Height / 20' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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PHOTOMETRICS (CONT)

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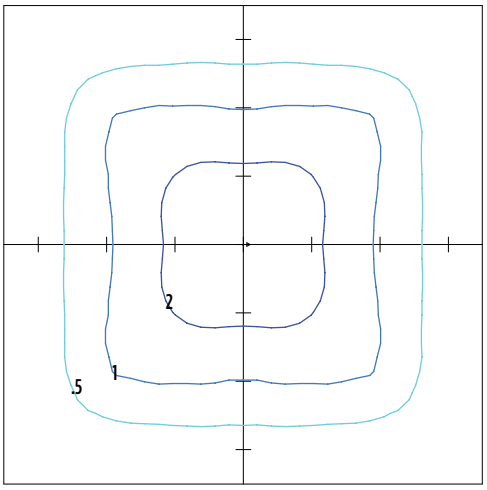
MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,636
Watts	135
Efficacy	131
IES Type	Type VS - Short
BUG Rating	B4-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	1646	9%
Medium (30-60)°	7453	43%
High (60-80)°	8405	48%
Very High (80-90)°	132	1%
Uplight (90-180)°	0	0%
Total Flux	17636	100%

ISO Footcandle



20' Mounting Height / 20' Grid Spacing

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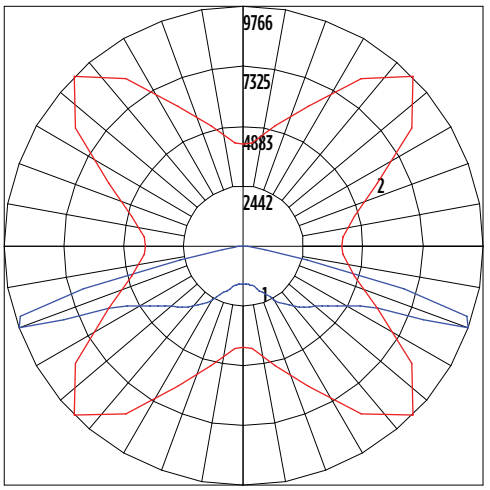
Polar Curve



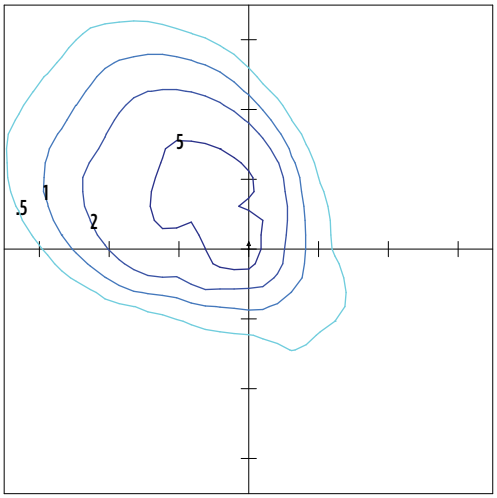
Vertical Plane Horizontal Cone

MRS-LED-18L-SIL-LC-40-70CRI

Luminaire Data	
Left Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,258
Watts	135
Efficacy	135
IES Type	N/A
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	2412	13%
Medium (30-60)°	7504	41%
High (60-80)°	7698	42%
Very High (80-90)°	644	4%
Uplight (90-180)°	0	0%
Total Flux	18258	100%

ISO Footcandle



20' Mounting Height / 20' Grid Spacing

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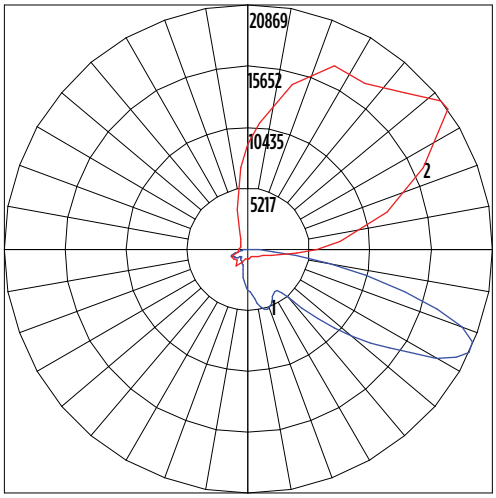
Polar Curve



Vertical Plane Horizontal Cone

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PHOTOMETRICS (CONT)

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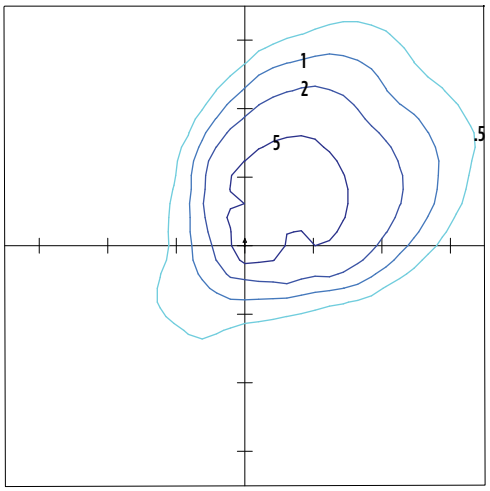
MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Right Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,138
Watts	135
Efficacy	134
IES Type	N/A
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	2317	13%
Medium (30-60)°	8066	44%
High (60-80)°	7214	40%
Very High (80-90)°	541	3%
Uplight (90-180)°	0	0%
Total Flux	18138	100%

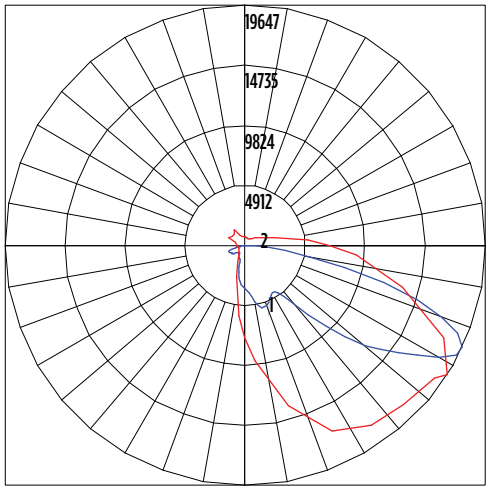
ISO Footcandle



20' Mounting Height / 20' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

PRODUCT DIMENSIONS

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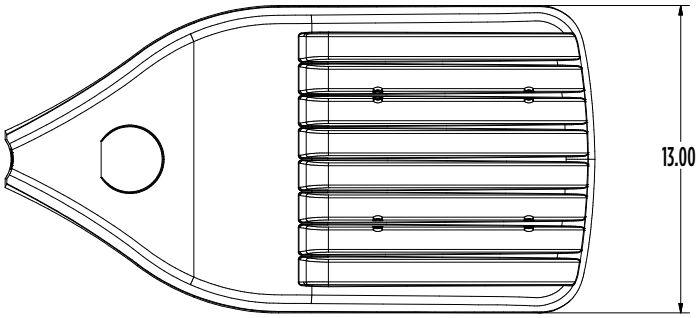

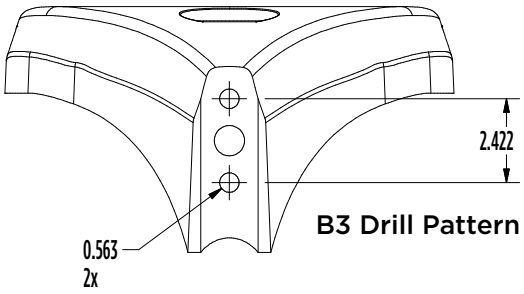

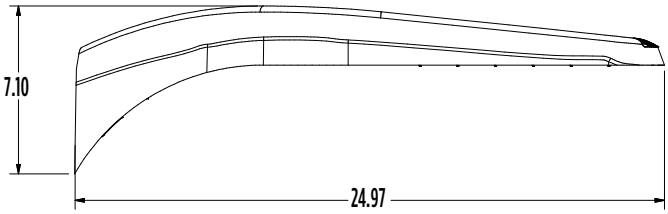

Luminaire EPA Chart					
Tilt Degree		**0°**	**15°**	**30°**	**45°**
	Single	0.5	0.8	1.3	1.8
	D180°	0.9	1.1	1.3	1.8
	D90°	0.9	1.3	1.8	2.2
	T90°	1.4	1.9	2.3	2.6
	TN120°	1.4	2.1	1.9	2.3
	Q90°	1.4	1.9	2.3	2.6

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CONTROLS

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Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App Apple Android

AirLink Blue (ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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SANTA FE HOMES PROGRAM

RENTAL PROPOSAL

"RKSS Multi Family"
3471, 3431, 3435, 3439, 3443 Cerrillos Rd., 3450 & 3420 Rufina St.

Santa Fe, New Mexico

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this _____ day of _____, 2024 by *RKSS Santa Fe 1, LLC* ("SFHP Developer").

RECITALS

A. SFHP Developer is the developer of *RKSS Multi Family* hereinafter referred to as the "Property".

B. SFHP Developer desires to develop the Property.

C. It is understood that all representations made herein are material to the City and that the City will rely upon these representations in permitting or approving development of the Property.

PROPOSAL

SFHP Developer proposes to comply with the SFHP requirements as follows:

A. DEVELOPMENT REQUEST.

1. SFHP Developer seeks **Preliminary/Final Development Plan** approval.

2. The Property is to be developed as of **194** rental units.

B. SFHP PLAN. SFHP Developer proposes to build **194** rental units. Developer agrees to comply with the Santa Fe Homes Program ordinance through the payment of a fee, established on an "affordability gap" measure as per SFCC 26-1.22. The fee revenues

will be used to provide tenant based, scattered site rental assistance to income-qualified renters or to provide capital support for an off-site affordable rental housing project. The fee for this project is **$**_____

C. SUCCESSORS IN TITLE. SFHP Developer proposes to develop the Property consistent with this SFHP Proposal. In the event that SFHP Developer sells, assigns, leases, conveys, mortgages, or encumbers the Property to any third party, the third party shall be required to execute a SFHP Agreement consistent with this Proposal prior to obtaining any City approvals. SFHP Developer proposes to record applicable regulatory agreements or liens in the public records that will ensure long-term affordability of the SFHP units or fulfillment of the proposed alternate compliance.

D. MONITORING. SFHP Developer proposes to provide such information and documentation as the City may reasonably require in order to ensure that the actual rental agreements were in compliance with the SFHP Agreement.

E. REVISIONS, MODIFICATIONS AND SUPPLEMENTATION OF THIS PROPOSAL. In the event that the SFHP Developer or the City make material modifications, including modifications to the number of lots or units or the area covered by the Proposal, a revised SFHP Proposal shall be promptly submitted to the Office of Affordable Housing in order to provide a SFHP Proposal that is current and reflects the intended development.

F. ACCESS. SFHP Developer proposes to grant access to the City or its agent to inspect the records of SFHP Developer for the SFHP units in order to determine compliance with the SFHP Ordinance and the SFHP Agreement.

IN WITNESS WHEREOF, this Proposal is made the day and year first written above.

SFHP DEVELOPER: ***RKSS Santa Fe 1, LLC***

_____

Signature
Title: _____

STATE OF NEW MEXICO)
)ss.
COUNTY OF SANTA FE)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this _____day of

_____, 2024, by_____.

_____
NOTARY PUBLIC

My Commission Expires:

_____

REVIEWED BY:

_____ _____
OFFICE OF AFFORDABLE HOUSING DATE

Attach: Exhibit 1 – Subdivision/Unit layout (proposed)
Exhibit 2 - SFHP calculation worksheet

EXHIBIT 1

Site Plan/Location Map

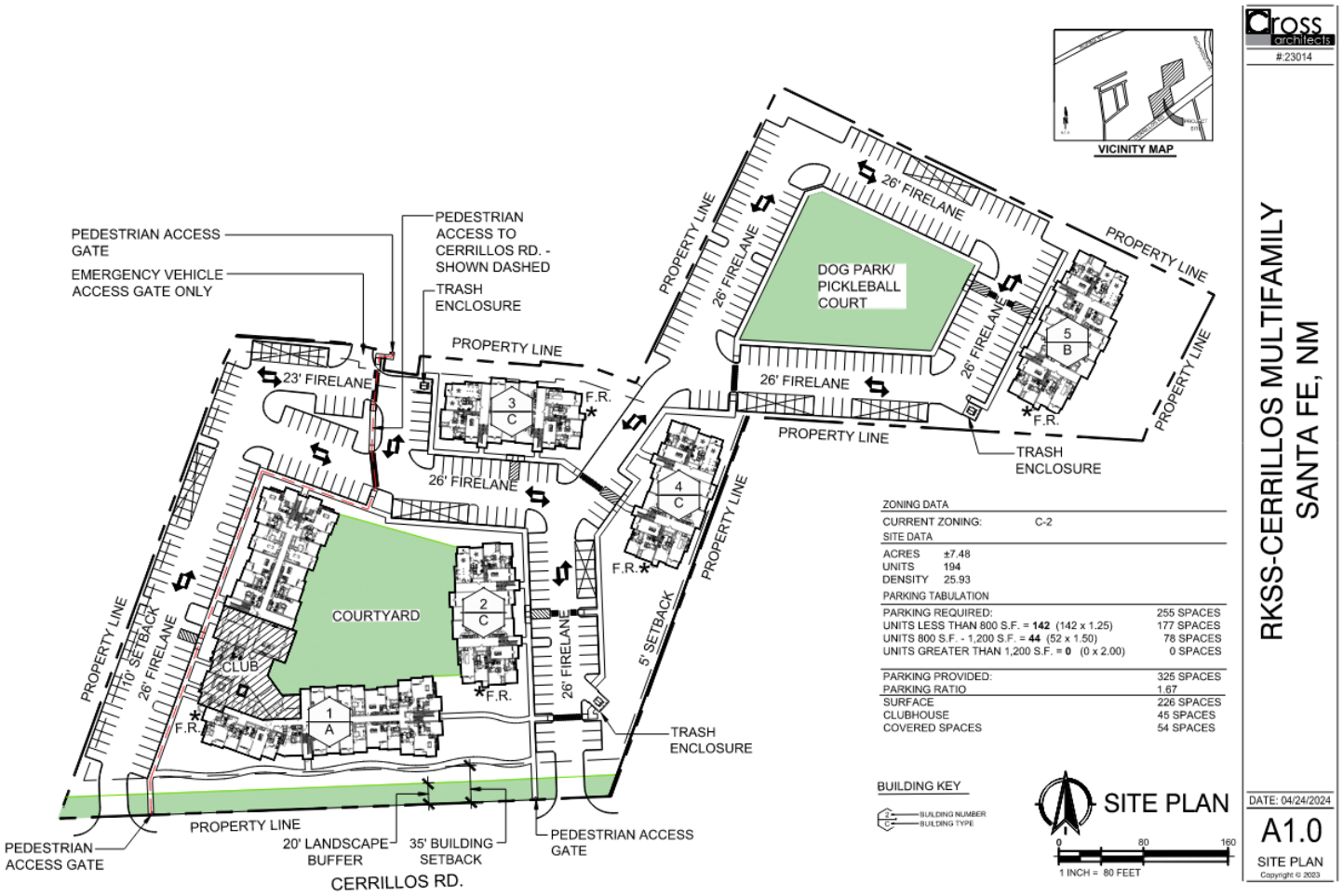

EXHIBIT 2

SFHP RENTAL UNIT CALCULATION WORKSHEET

The project is in a ***C-2*** zoning district, permitting ***194*** units per acre. The project has an area of approximately 7.8 acres. The project is proposing ***194*** rental homes; ***##*** studio, ***##*** one-bedroom units, ***##*** two-bedroom units, and ***##*** three-bedroom units. There are not additional land use requirements for this site.

The SFHP requirement is calculated below:

Total number of units multiplied by (0.15) = the number of SFHP rental units required
= ***194*** total units x 0.15 = ***29.1*** SFHP unit(s) is/are required.

In lieu of providing affordable rental units, the Developer proposes to comply with SFHP through the payment of a fee as per Ordinance 2019-30.

2023 Affordability Gap Voucher

	HUD FMR	SFHP Avg	Base Gap	Base Gap before 6/30/23	Base Gap as of 7/1/24
Studio	$ 952	$ 723	$ 230	$ 413	$ 459
1 BR	$ 1,087	$ 723	$ 365	$ 656	$ 729
2 BR	$ 1,249	$ 825	$ 424	$ 763	$ 848
3 BR	$ 1,597	$ 928	$ 669	$ 1,204	$ 1,338
4 BR	$ 1,775	$ 1,031	$ 744	$ 1,340	$ 1,488

*As of July 1, 2023, fees will increase by an additional 20%

Proposed Project

Unit Type	% of Total	# of Units
Studio	0%	0
1 BR	0%	0
2 BR	0%	0
3 BR	0%	0
	100%	0

Steps for Calculation

1. enter # of each unit type
2. multiply # of units by 15%
3. multiply # of affordable units by fee/unit/month
4. multiply fee/month by 24 (months) = Project Fee
5. Sum Project Fee to get Total Project Fee

2023 Affordability Gap Voucher Calculation

Bedrooms	# Units	Aff'd Units	Fee/Unit	Fee/Month	Project Fee	Fee After 7/1/24
0	#	#	$ 413		$	$ -
1	#	#	$ 656		$	$ -
2	#	#	$ 763		$	$ -
3	#	#	$ 1,204		$	$ -
TOTAL	##	#			$	$ -

NOTE: The rents and fee schedule are modified by the City according to Section 8.7.3 of the SFHP Administrative Procedures to reflect annual changes in the median income levels. The current schedule in effect at the time the fees are paid, determines the amount of the fee. The prices are updated annually.

Table 14-8.7-2: Architectural Design Standards and Point Allocations

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations		
Architectural Design Standards		**Points**
WALLS		
Predominant Exterior Surface Material	Stucco, adobe	30
	Brick, natural stone, and integrally colored unit masonry	
	Concrete and non-integrally colored unit masonry	
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10
	Mirrored glass curtainwall systems	
Color of Predominant Exterior Surface Material	Earthtones, creams, and pastels of earthtone hues including but not necessarily limited to rose, peach, and terra cotta colors	30
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	10
	High-intensity colors, metallic colors, glass and black	
Exterior Surface Treatment	(A) Wall surfaces appear monolithic with at least 75 percent of the total wall area one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window and door awnings, applied trim, and accent materials, colors, and decorative bands, with the exception of stucco, masonry or concrete control joints, are used in such a way that they do not give a panelized or prefabricated appearance, produce striped or checkerboard patterns, or exceed 25 percent of the surface area of any façade. Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least six feet shall be exempt from area calculations	10
	(B) Wall surfaces do not meet the criteria set forth in paragraph (A) above	
ROOFS		
Form	(A) Flat roof surfaces entirely concealed from public view by parapets	20
	(B) Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with greater than or equal to four feet of vertical rise for every 12 feet of horizontal run and less than or equal to 12 feet of vertical rise for every 12 feet of horizontal run	
	(C) Uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with less than four feet of vertical rise for every 12 feet of horizontal run or having a slope with greater than 12 feet of vertical rise for every 12 feet of horizontal run	

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations		
Architectural Design Standards		**Points**
	(D) Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs	
Predominant Material	(A) All surfaces are concealed from public view	20
	(B) Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	
	(C) Flat tiles of clay, concrete or slate	
	(D) Barrel tiles of clay, concrete, or slate; and asphalt shingles	
	(E) Wood shingles or shakes and other materials including but not necessarily limited to plastic, fiberglass or metal roof tiles	
Predominant Color	(A) All surfaces are concealed from public view	15
	(B) Dark reds, browns, and earthtones, and natural metals including aluminum, zinc, tin, and lead	
	(C) Low-intensity colors other than those stated above	
	(D) White	
	(E) Bright, non-fading, high-intensity colors and any use of multiple colors	
BUILDING FORM		
Massing	(A) One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade	
	(B) One-story buildings with less than or equal to 10,000 square feet of gross floor area and multi-story buildings with less than or equal to 20,000 square feet of gross floor area which are designed with either offsetting wall planes or upper story stepbacks of at least four horizontal feet, or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet, on at least one publicly visible façade	30
	(C) Buildings not utilizing the massing techniques described in paragraphs (A) or (B) above	
DOORS AND WINDOWS		
Treatment	(A) More than 50 percent of doors, windows and glazed surfaces, which are not located under portales or canopies having a horizontal depth of at least six feet, have either frames recessed a minimum of two inches, are cased with trim, have divided lites, or have exposed or otherwise articulated lintels	20
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations		
Architectural Design Standards		**Points**
Area	(A) All wall surfaces which are not located under portales or canopies having a horizontal depth of at least six feet, and which do not include solar fenestration, have less than or equal to 50 percent openings consisting of doors, windows, glazing and other penetrations	
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) above	
Location	(A) All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least two feet from outside building corners	20
	(B) All doors, windows and glazed surfaces, on structures having a gross floor area less than or equal to 150 square feet, have at least a two inch mullion at inside and outside building corners	
Glazing	(A) All glazing is clear or tinted neutral gray	10
	(B) Any use of colored glazing	
	(C) Any use of mirrored glazing	
EQUIPMENT		
Screening	(A) All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	10
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	

BRRT MULTI-FAMILY DEVELOPMENT

TRAFFIC IMPACT ANALYSIS

INITIAL SUBMITTAL

JANUARY 30, 2024



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Appendix F 2041 No Build Intersection Warrant Analysis
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I. INTRODUCTION AND SUMMARY

A 212-unit multifamily residential complex is planned to be developed over part of the existing mobile home park, located at 3471 Cerrillos Road in Santa Fe, New Mexico. Part of the existing mobile home park that is adjacent to Cerrillos will be removed, and the proposed development will be built as part of this project.

A. STUDY PURPOSE

The purpose of the traffic study is to determine the impacts of the proposed development on the surrounding roadway network, evaluate the operation of the proposed site entrances, and to recommend any mitigation measures that may be necessary to support additional traffic generated by the new development.

B. EXECUTIVE SUMMARY

1. SITE LOCATION AND STUDY AREA

The site is located on Cerrillos Road and will include part of the lot that is located at 3471 Cerrillos and another lot adjacent at 3431 Cerrillos. The overall site is between Vegas Verdes and Avenida de las Americas on the North side of Cerrillos in Santa Fe, New Mexico. A vicinity map and site plan are shown in Figure 1, and the proposed site plan of the future development is shown in Figure 2.

The study area consists of the following intersections:

- Cerrillos Road and Vegas Verdes Drive (existing signalized intersection)
- Cerrillos Road and Richards Avenue (existing signalized intersection)
- Cerrillos Road and Avenida de Las Americas (existing signalized intersection)
- Cerrillos Road and Site Driveway (future stop-controlled driveway)

The intersection evaluations include analysis for the AM and PM peak hours for the following traffic conditions:

- Existing traffic (2023)
- 2026 Completion Year without proposed development (2026 No Build)
- 2026 Completion Year with buildout of the site (2026 Build)
- 2041 Horizon Year without proposed development (2041 No Build)
- 2041 Horizon Year with buildout of the site (2041 Build)

2. PRINCIPAL FINDINGS

The existing intersections included in this study include several LOS E or LOS F movements included in the signalized intersections that should be monitored by the City of Santa Fe for improvements not associated with the development. These movements continue to remain throughout each analysis period to the horizon year.

The existing access to the mobile home park on Cerrillos operates with an overall LOS D in the AM peak hour and LOS F in the PM peak hour. This is primarily due to the long delay for the southbound left turn out of the existing access point during the AM peak hour. The PM peak hour sees almost double the volume on Cerrillos in the westbound direction and therefore the eastbound left into the existing access and the southbound left out of the existing access operate at LOS F. The build scenario for the access intersection proposed removal of left turn access onto Cerrillos from the site to improve operations of the exiting vehicles and to improve the safety of the intersection.

Significant redistribution of traffic specifically associated to the Arroyo de los Chamisos connection on Richards caused a change in traffic at the intersection of Cerrillos and Richards that is shown in the horizon year 2041 no build and build analysis periods. This project also will be adding a northbound right turn lane at the intersection of Cerrillos Road and Richards that will help the operations of that intersection. Due to this redistribution, there is an improvement on the northbound left movement at this intersection in both peak hours. This redistribution also causes significant decline in operations of the southbound through and westbound left. Recommendations outlined in the Arroyo de los Chamisos report indicate that insufficient right-of-way exists to support an additional southbound lane exiting the intersection at this location, therefore not allowing any mitigation efforts for those movements.

All movements of LOS E and LOS F in the existing analysis at the intersections of Cerrillos and Vegas Verdes and Cerrillos and Avenida de las Americas occur throughout each analysis period to the horizon year analysis. To improve these movements, a more complete study of the Cerrillos corridor should be evaluated by the City of Santa Fe as a means to explore options to ease these high movement delays that are seen at each of these intersections.

a) *Existing*

The existing traffic analysis found that all existing intersections listed in the site development's scope operate under overall acceptable conditions, with intersections operating at LOS C or better. While the intersections operate at overall acceptable conditions, the individual movements already see LOS E and LOS F in the existing conditions.

The intersection of Cerrillos and Vegas Verdes includes movements of LOS E in the westbound left, northbound right, and southbound left directions in the AM peak hour. This intersection also sees LOS F in the eastbound left and northbound left movements. In the AM peak hour. In the PM peak hour the eastbound left, westbound left, northbound left, northbound through, northbound right, southbound left, southbound through, and southbound right all operate at LOS E in the PM peak hour.

The intersection of Cerrillos and Richards operates at overall LOS C during both peak hours. This intersection also sees movements of LOS E. In the AM peak hour the eastbound left, westbound left, northbound left, and northbound through all operate at LOS E. In the PM peak hour the eastbound left, westbound left, northbound left, and southbound right all operate at LOS E. These movement all operate at these levels due to the priority movement along Cerrillos in the eastbound and westbound through direction.

The intersection of Avenidas de las Americas and Cerrillos operates at an overall acceptable LOS A during both peak hours. All the northbound and southbound movement at this intersection operate at LOS E due to the priority movements eastbound and westbound on Cerrillos.

The existing access to the mobile home park on Cerrillos operates with an overall LOS D in the AM peak hour and LOS F in the PM peak hour. This is primarily due to the long delay for the southbound left turn out of the existing access point during the AM peak hour. The PM peak hour sees almost double the volume on Cerrillos in the westbound direction and therefore the eastbound left into the existing access and the southbound left out of the existing access operate at LOS F.

b) *2026 No Build*

The No Build scenario finds that the signalized intersections continue to operate at an overall acceptable level of service in both peak hours, with all intersections operating at an overall LOS C or better. The unsignalized intersection at the existing access continues to operate with an overall LOS F in the PM peak hour with several movements operating at LOS F. These movements continue to struggle under the high through volumes traveling along Cerrillos, similar to the existing conditions assessment.

While Cerrillos & Vegas Verdes operates at an overall LOS B in both AM and PM peak hours, individual movements at the intersections operate at LOS E or LOS F. In the AM peak hour, the westbound left, northbound right, and southbound left operate at LOS E while the eastbound left and northbound left both operate at a LOS F. Operation follows suite in the evening, with the PM peak hour seeing the eastbound left and westbound left, as well as all northbound and southbound movements operating at LOS E.

Cerrillos & Richards sees an overall LOS C in both peak hours, but experiences individual movements that fall into LOS E. In the AM peak hour, the eastbound left, westbound left, northbound left, and northbound through movements operate at a LOS E. In the PM peak hour, the eastbound left, westbound left, northbound left, and southbound right operate at LOS E.

Cerrillos & Avenida de las Americas operates at an overall LOS A in both peak hours, but experiences individual movements of LOS E. In the AM peak hour, northbound through and northbound right movements operate at a LOS E. In the PM peak hour, the northbound through, northbound right, and the southbound movement operate at a LOS E.

Cerrillos and the existing site driveway continues to see an LOS D in the AM peak hour and LOS F in the PM peak hour. The eastbound left and southbound left operate at LOS F in the PM due to the high volume of vehicles using Cerrillos during that peak hour. This is a condition that exists at the intersection in existing conditions.

c) *2026 Build*

The 2026 Build scenario finds that the signalized intersections operate at overall acceptable conditions in both peak hours, with all intersections operating at an overall LOS C or better, the individual turning movements continue to operate similarly to the existing and no build scenario due to the high through volumes traveling along Cerrillos.

While Cerrillos & Vegas Verdes operates at an overall LOS B in both AM and PM peak hours, there are movements that operate at LOS E and LOS F. In the AM peak hour, the westbound left, northbound right, and southbound left operate at LOS E while the eastbound left and northbound left operate at a LOS F. Operation is similar during the PM peak hour with eastbound left, westbound left, and all northbound and southbound movements operating at LOS E.

Cerrillos & Richards sees an overall LOS C in both peak hours, but experiences individual movement failings as well. In the AM peak hour, the eastbound left, westbound left, northbound left, and northbound through operates at a LOS E. In the PM peak hours, the eastbound left, westbound left, northbound left, and southbound right operate at LOS E.

Cerrillos & Avenida de las Americas operates at an overall LOS A in both peak hours, but experiences individual movements of LOS E. In the AM peak hour, northbound through and northbound right movements operate at a LOS E. In the PM peak hour, the northbound through, northbound right, and southbound movement operates at a LOS E.

The west site access to the proposed development will only allow a right out of the development with access into the development with an available eastbound left or

westbound right. With these changes to the access the intersection will operate at LOS C in the AM peak hour and LOS D in the PM peak hour.

The east site access to the proposed development will only allow a right out and a right into the site. This access will operate at LOS C in the AM peak hour and LOS D in the PM peak hour.

d) *2041 No Build*

The 2041 Horizon year No Build scenario finds that the signalized intersections continue to operate at an overall acceptable level of service in both peak hours, with all intersections operating at an overall LOS D or better. The unsignalized intersection at the existing access continues to operate with an overall LOS F in the PM peak hour with several movements operating at LOS F. These movements continue to struggle under the increasing through volumes traveling along Cerrillos, similar to the existing and 2026 no build conditions assessment.

While Cerrillos & Vegas Verdes operates at an overall LOS B in both AM and PM peak hours. Individual movements at the intersections operate at LOS E or LOS F. In the AM peak hour, the westbound left, northbound right, and southbound left operate at LOS E while the eastbound left and northbound left both operate at a LOS F. Operation follows suite in the evening, with the PM peak hour seeing the eastbound left and westbound left, as well as all northbound and southbound movements operating at LOS E.

With the addition of the dedicated northbound right turn lane associated with the Arroyo de los Chamisos study, Cerrillos & Richards sees an overall LOS E in the AM peak hour and LOS F in the PM peak hour. Both peak hours continue to experience individual movements of both LOS E and LOS F. In the AM peak hour, the eastbound left, westbound left, and northbound through operate at a LOS E and the southbound through operates at LOS F. In the PM peak hour, the eastbound left operates at LOS E, while the westbound left and southbound through operate at LOS F. The southbound through in the AM peak hour declines to LOS F and the westbound left and southbound through in the PM peak hour decline to LOS F. The westbound left in the PM peak hour, and the southbound through during both peak hours decline to LOS F due to the redistribution of traffic associated with the Arroyo de los Chamisos study. The redistribution also effected the northbound left in a positive way improving that movements to a LOS D. The westbound through movement also falls to a LOS F in the PM peak hour due to the background growth added to Cerrillos. All other movements that include LOS E have been associated with those movements since the existing conditions analysis therefore no mitigation at this intersection will be the responsibility of the BRRT development.

Cerrillos & Avenida de las Americas operates at an overall LOS A in both peak hours, but experiences individual movements of LOS E. In the AM peak hour the northbound right movement operate at a LOS E. In the PM peak hour, the northbound through, northbound right, and the southbound movement operate at a LOS E.

Cerrillos and the existing site driveway continues to decline with an LOS F in both peak hours. The southbound left operates at LOS F in the AM peak hour and the eastbound left and the southbound left operate at LOS F in the PM peak hour. This is due to the increasing volume of vehicles using Cerrillos during that peak hour. This is a condition that exists at the intersection in existing conditions as well as all other scenarios analyzed.

e) *2041 Build*

The Horizon year 2041 Build scenario finds that the signalized intersections continue to operate at overall acceptable conditions in both peak hours, with all intersections operating at an overall LOS D or better, the individual turning movements continue to decline.

While Cerrillos & Vegas Verdes operates at an overall LOS B in both AM and PM peak hours, there continues to be operational issues at several of the individual movements. In the AM peak hour, the westbound left, northbound right, and southbound left operate at LOS E while the eastbound and northbound left operate at a LOS F. Operation follows suite in the evening, with the PM peak hour seeing the eastbound left and westbound left, as well as all northbound and southbound movements operating at LOS E.

Again, the connection specified in the Arroyo de los Chamisos study was included in the analysis of Cerrillos & Richards. Included as part of that was the addition of a northbound right turn lane at the intersection. This intersection will see an overall LOS E in the AM peak hour, and LOS F in the PM peak hour, with continuing individual movements of LOS E and LOS F. In the AM peak hour, the eastbound left, westbound left, and northbound through operates at a LOS E with the southbound through movement operating at LOS F. In the PM peak hours, the eastbound left operates at LOS E and the westbound left, westbound through, and southbound through movements all operate at LOS F. All these movements had these operational deficiencies in the horizon year no build scenario, so these are all due to the background growth or redistribution of traffic caused by the Arroyo de los Chamisos connection.

3. RECOMMENDATIONS

- Modification of the left turn deceleration lane is recommended at the west site entrance. This deceleration lane should modify the existing left

turn lane to be 325 feet in length and include a deceleration taper of 125 feet.

- A channelizing island in the median of Cerrillos is recommended to be installed at the west site entrance resulting in no left access out of the development and at the property access across the street at 3450 Cerrillos Road.
- Left turn access into the property across the street at 3450 Cerrillos Road should remain in place.
- The East access to the site should include the bus / right turn lane as is included in existing conditions. No median changes are proposed at this access point.
- All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and City of Santa Fe requirements.



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BRRT DEVELOPMENT
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 1
VICINITY MAP

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BRRT DEVELOPMENT
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SITE TRAFFIC ANALYSIS

FIGURE 2
SITE PLAN

II. PROPOSED DEVELOPMENT

A. LAND USE AND INTENSITY

The proposed development is a 212-unit multifamily residential apartment complex on the existing Trailer Ranch RV Park in Santa Fe, New Mexico. For low rise multifamily housing, the complex is to be under four floors, which is the intent of the development.

The development is situated between Vegas Verdes and Avenida de Las Americas on Cerrillos Road, at 3431 & 3471 Cerrillos Road. The proposed site area is to replace Trailer Ranch RV Resort, an existing mobile home park. There are also established residential neighborhoods in the surrounding area, particularly north of the development site. A number of hotels lay south of the proposed site.

B. DEVELOPMENT PHASING AND TIMING

The project is expected to be fully built out by 2026. Construction phasing is not anticipated.

III. STUDY AREA CONDITIONS

A. STUDY AREA

The study area consists of the following intersections:

- Cerrillos Road and Vegas Verdes Drive (existing signalized intersection)
- Cerrillos Road and Richards Avenue (existing signalized intersection)
- Cerrillos Road and Avenida de Las Americas (existing signalized intersection)
- Cerrillos Road and Site Driveway (future stop-controlled driveway)

B. SITE ACCESSIBILITY

The development will have access via two driveways to the site, between Vegas Verdes and Avenida de Las Americas. The access on the west end of the development site will be the primary entrance and exit with access from both eastbound and westbound Cerrillos. This driveway is proposed to not include a left out onto Cerrillos to create a safer roadway and intersection. The secondary driveway will be located on the East side of the development. This driveway will provide entrance and exit access to westbound Cerrillos for residents only.

C. DATA SOURCES

The data used in this report consist of the traffic volumes described below, aerial photography and mapping from Google Earth®, information provided by Andy Wilkinson via email, Traffic Data collected by Cleland Counts, and information provided by the Santa Fe MPO.

IV. EXISTING CONDITIONS ANALYSIS

A. BACKGROUND

Roadway federal classification is updated approximately every four years. The classification process involves local governments, the Santa Fe Metropolitan planning organization (SFMPO), New Mexico Department of Transportation (NMDOT), and the Federal Highway Administration (FHWA). The SFMPO Roadway Functional Classification Map classifies roadways based on their function. Roadways are subject to design guidance based on their functional classification, design speed, or based on Comprehensive Plan corridor designations.

1. ADJACENT ROADWAYS

The following are roadways adjacent to the site:

- Cerrillos Road is classified as a principal arterial along the relevant stretch of the development site. Within the study area, Cerrillos Road operates at 40 miles per hour (MPH) with three through lanes in each direction, divided by a non-traversable median throughout most of the corridor. Cerrillos also includes a bus lane both eastbound and westbound throughout the study area. This bus lane is signed to also be used as a dedicated right turn lane when applicable. The signals along Cerrillos Road in Santa Fe are in a coordinated system that gives preference to Cerrillos Road over the minor roadways.
- Richards Avenue is classified as a Major Collector within the development site. The road has a non-traversable median with one lane in each direction. Richards has a posted speed limit of 30 MPH. Richards has striped on-street bicycle lanes in both directions north of Cerrillos.
- Vegas Verdes and Avenida de Las Americas are not classified under the SFMPO, but can be assumed to be local roads given their locations within residential neighborhoods, with the attached speed of 25 MPH. Both are unmarked single lane roads in both directions.

B. EXISTING TRAFFIC CONDITIONS

Existing 2023 traffic turning movement counts (TMC) for the intersections analyzed in the study area were collected on November 15, 2023, by Cleland Counts for 6-hr periods. Data was collected from 7:00 AM to 10:00 AM, and from 3:00 PM to 6:00 PM. Existing traffic counts are included in Appendix A. The counts provide the AM and PM peak hour counts used in the analysis.

C. LEVEL OF SERVICE DEFINITIONS

The *Highway Capacity Manual Sixth Edition* (HCM) defines Level of Service (LOS) for un-signalized intersections in Table 1 as follows:

Table 1 | LOS Definitions

Level of Service	Definition	Signalized (sec/veh)	Unsignalized (sec/veh)
A	Most vehicles do not stop	<10	<10
B	Some vehicles stop	>10 and <20	>10 and <15
C	Significant numbers of vehicles stop	>20 and <35	>15 and <25
D	Many vehicles stop	>35 and <55	>25 and <35
E	Limit of acceptable delay	>55 and <80	>35 and <50
F	Unacceptable delay	>80	>50

The City of Santa Fe has established LOS D as the generally acceptable level of service in urban areas and when intersections operate below this level, improvements are considered, where feasible. Other critical movements are generally desired to have LOS D or better if possible.

D. EXISTING INTERSECTION CAPACITY ANALYSIS

The existing intersections traffic volume were analyzed using Highway Capacity Software version 8 (HCS 2023), which uses the intersection methodology from the 7th Edition of the Highway Capacity Manual (HCM). Individual intersection output for the existing conditions analysis is included in Appendix B. The results are summarized in Table 2.

While all existing signalized intersections operate at overall acceptable conditions in both peak hours, with all intersections operating at an overall LOS C or better, several individual turning movements operate at LOS E or LOS F due to the high through volumes traveling along Cerrillos Road.

While Cerrillos & Vegas Verdes operates at an overall LOS B in both AM and PM peak hours, there are several left turn movements that operate at LOS E or LOS F. In the AM peak hour, the westbound left, northbound right, and southbound left all operate at LOS E while the eastbound left and northbound left operate at a LOS F. Operation follows suite in the evening, with the PM peak hour seeing the eastbound left and westbound left, as well as all northbound and southbound movements operating at LOS E.

Cerrillos & Richards sees an overall LOS C in both peak hours, but experiences individual movements of LOS E during both peak periods. In the AM peak hour, the

eastbound left, westbound left, northbound left, and northbound through operates at a LOS E. In the PM peak hours, the eastbound left, westbound left, northbound left, and southbound right movements operate at LOS E.

Cerrillos & Avenida de las Americas operates at an overall LOS A in both peak hours, but experiences individual movements of LOS E in both analysis periods. In the AM peak hour, northbound through and northbound right movements operate at a LOS E. In the PM peak hour, the northbound through, northbound right, and southbound movement at a LOS E.

In order to mitigate the movements that are LOS E or LOS F a larger traffic signal timing study should be completed along Cerrillos Road because of the coordinated signal system that exists along the roadway. Since these are existing conditions the developer of the BRRT multifamily project should not be held responsible for mitigation measures.

Table 2 | Existing Signalized Intersection Results						
Intersection	2023 AM Peak			2023 PM Peak		
	Delay	LOS	V/C	Delay	LOS	V/C
Cerrillos & Vegas Verdes	10.2	B	0.804	11.5	B	0.776
Eastbound Left	99.5	F	0.761	71.9	E	0.494
Eastbound Through	6.7	A	0.412	6.8	A	0.382
Westbound Left	74.3	E	0.795	70.2	E	0.769
Westbound Through	5.3	A	0.283	6.5	A	0.506
Northbound Left	95.4	F	0.804	74.0	E	0.770
Northbound Through	53.7	D	0.038	59.1	E	0.099
Northbound Right	59.5	E	0.705	66.3	E	0.776
Southbound Left	60.2	E	0.558	65.6	E	0.541
Southbound Through	52.7	D	0.095	58.6	E	0.115
Southbound Right	53.9	D	0.289	59.5	E	0.246
Cerrillos & Richards	25.7	C	0.786	30.9	C	0.877
Eastbound Left	55.9	E	0.767	63.7	E	0.759
Eastbound Through	14.5	B	0.454	19.6	B	0.455
Eastbound Right	15.2	B	0.454	20.4	C	0.455
Westbound Left	60.7	E	0.656	66.1	E	0.823
Westbound Through	14.4	B	0.278	21.2	C	0.608
Westbound Right	7.8	A	0.058	10.9	B	0.124
Northbound Left	57.4	E	0.700	66.0	E	0.806
Northbound Through	56.2	E	0.786	53.7	D	0.579
Southbound Left	44.6	D	0.626	46.2	D	0.447
Southbound Through	47.6	D	0.406	53.7	D	0.475
Southbound Right	52.8	D	0.781	72.5	E	0.877
Cerrillos & Avenida de las Americas	5.4	A	0.696	3.7	A	0.654
Eastbound Left	2.6	A	0.011	2.0	A	0.028
Eastbound Through	4.0	A	0.416	2.5	A	0.359
Eastbound Right	2.5	A	0.009	1.7	A	0.023
Westbound Left	2.9	A	0.093	1.5	A	0.107
Westbound Through	3.0	A	0.263	2.4	A	0.469
Westbound Right	2.2	A	0.002	1.2	A	0.004
Northbound Through	55.3	E	0.196	64.2	E	0.244
Northbound Right	60.1	E	0.696	68.7	E	0.654
Southbound Approach	54.7	D	0.132	63.0	E	0.086

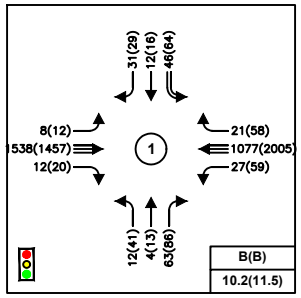
The existing entrance of the mobile home park was also analyzed to determine the level of service and operations of the existing entrance and exit. The analysis was completed with the trips associated with the trip generation that is discussed in Section V.A.2 of this report. These trips were included as existing traffic at this intersection.

Cerrillos and the existing site driveway sees an overall LOS D in the AM peak hour and a LOS F in the PM peak hour. The eastbound left and southbound left operate at LOS F in the PM peak hour due to the high volume of vehicles using Cerrillos in the PM peak hour.

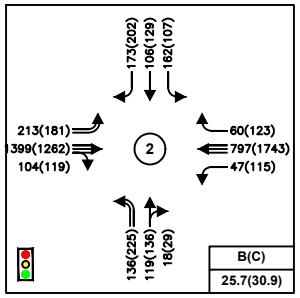
Table 3 | Existing Unsignalized Intersection Results								
	2023 AM Peak				2023 PM Peak			
Intersection/Movement	Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Cerrillos & West Site Driveway	28.6	-	-	D	128.1	-	-	F
Eastbound Left	16.8	0.01	0	C	50.7	0.09	25	F
Southbound Left	33.2	0.13	25	D	161.7	0.30	50	F
Southbound Right	14.7	0.02	25	B	27.4	0.02	25	D
* – HCM 95th percentile queue rounded to next 25-foot increment								

LEGEND

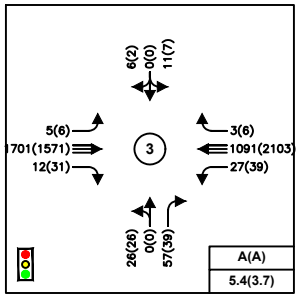
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)



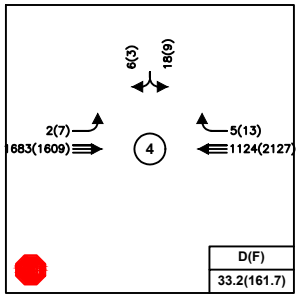
Cerrillos / Vegas Verdes



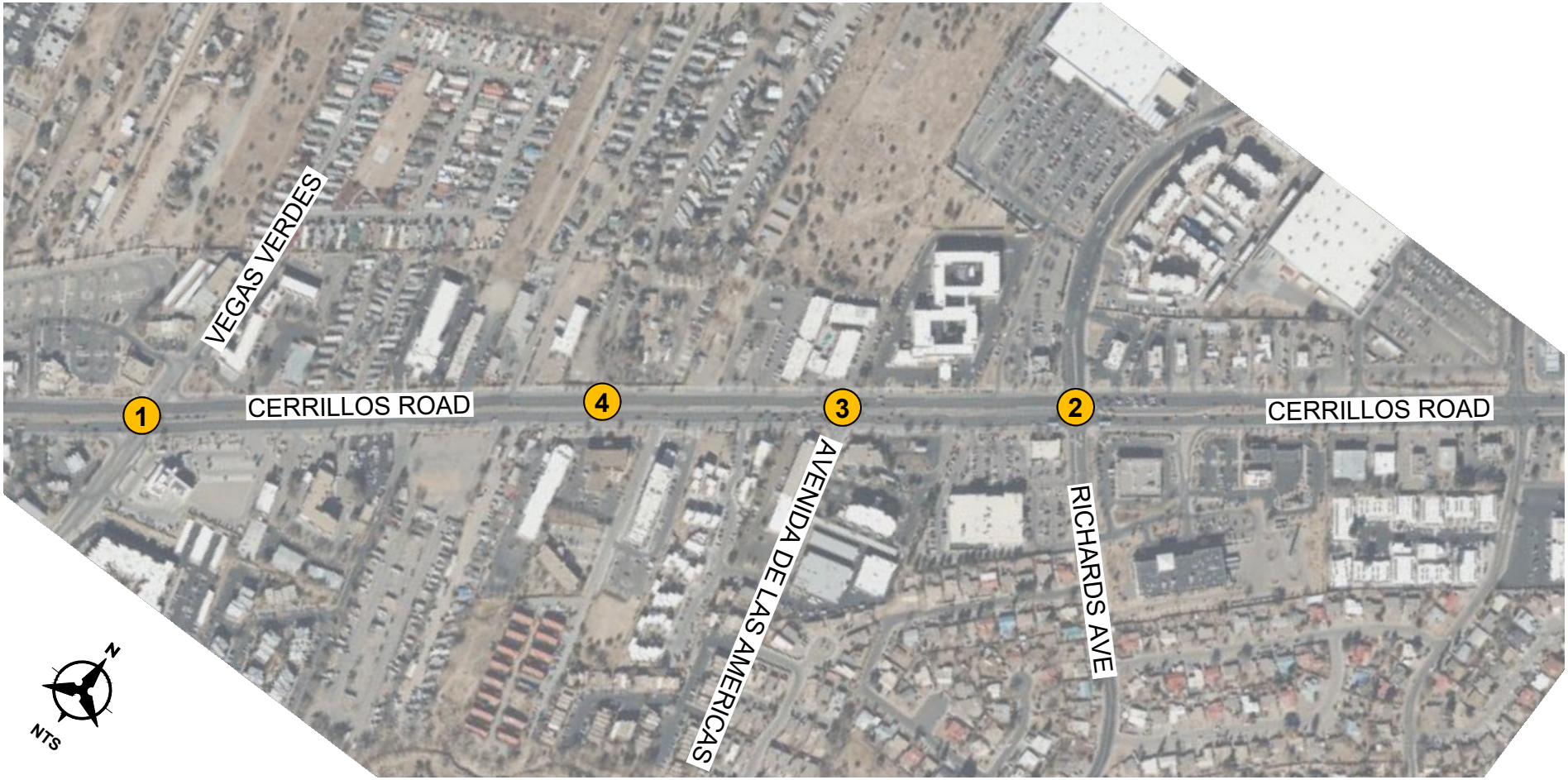
Cerrillos / Richards



Cerrillos / Avenida de las Americas



Cerrillos / West Site Driveway



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SITE TRAFFIC ANALYSIS

FIGURE 3
2023 EXISTING
PEAK HOUR TRAFFIC VOLUMES

V. PROJECTED TRAFFIC

A. SITE TRAFFIC FORECASTING

1. TRIP GENERATION

Generated trips are broken down into three types; 1) primary, 2) pass-by trips, and 3) diverted link. The Trip Generation report defines these trips as follows:

- **Primary Trips** – These trips are made for the specific purpose of visiting the generator. The stop at that generator is the primary reason for the trip. For example, a home to shopping to home combination of trips is a primary trip set.
- **Pass-by Trips** – These trips are made as intermediate stops on the way from an origin to a primary trip generation. Pass-by trips are attracted from the traffic passing the site on an adjacent street that contains direct access to the generator site. These trips do not require a diversion from another roadway. For example, stopping at the store on the way home from work is an example of a pass-by trip. No pass-by trips we used in this analysis.
- **Diverted Linked Trips –** These trips are attracted from the traffic volume on the roadway within the vicinity of the generator, but which require a diversion from that roadway to another roadway to gain access to the site. The roadways could include streets or freeways adjacent to the generator, but without access to the generator. For this study, the diverted link trips have been included in with the primary trips.

This study evaluates primary trips only.

The trip generation based on the 11th Edition of the Institute of Transportation engineer's (ITE) Trip Generation Manual is shown in Table 4 below with the following considerations. The trip generation is based on the peak hour of the adjacent street traffic. Single land use has been included as part of the BRRT trip generation for the intended multifamily complex housing included in the site plan. As the existing site contains an existing mobile home park, traffic generated by the mobile home park will be subtracted from the total trips to avoid double counting those trips as seen in the table below. The trips that do exist for the existing mobile home part will be accessed via Rufina once the development is under construction.

Table 4 | Trip Generation							
Land Use	ITE Code	Size	Daily	AM Enter	AM Exit	PM Enter	PM Exit
Multifamily Housing (Mid) - Proposed	221	212	965	19	63	51	32
Mobile Home Park - Existing	240	56	459	7	24	20	12
Difference			**506**	**12**	**39**	**31**	**20**

2. Trip Distribution and Assignment

The trip distribution was determined using a modified gravity model that considered a region-wide travel shed for employment trips. As the development is residential, standard traffic analysis assumes the trips in the peak hour to be primarily employment trips, so the destinations for the AM trips are employment locations, with the origins at the site. In the PM peak hour, the destination is the site, and the origins are the employment locations.

The gravity model uses the locations of employment, which are weighted by the number of jobs in the Subareas in the Santa Fe Metropolitan area divided by their distance from the site. This means that employment locations closer to the site are considered more likely, with those farther away to be less likely, depending on how many jobs are in each of the seventeen subareas.

The gravity model utilized socioeconomic data obtained from the Santa Fe Metropolitan Planning Area (SFMPO), which included population and employment estimates for each subarea within the Santa Fe Metropolitan Planning Area to develop the trip distribution.

The socioeconomic utilized populations from 2016, as available for MPO.

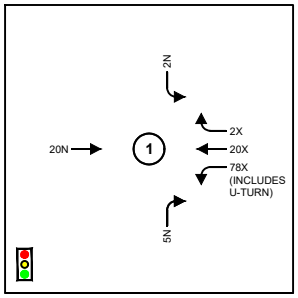
Spreadsheets showing the development of the trip distribution are included in Appendix C. The trip distribution percentages and assigned traffic volumes is shown in Figure 4 and Figure 5.

3. Traffic Projections

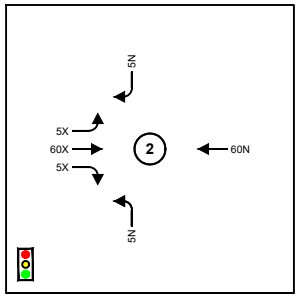
The annual background growth rate was determined by analyzing the AADT volumes from the Transportation Data Management System maintained by the NMDOT. The AADT data for the past ten years on Cerrillos Road shows a wide range between negative and positive growth. As a conservative approach a background growth rate of 2% was applied to provide an estimate of potential future growth of traffic at all intersections evaluated. The growth rate determination and data are summarized in the spreadsheets included in Appendix C.

LEGEND

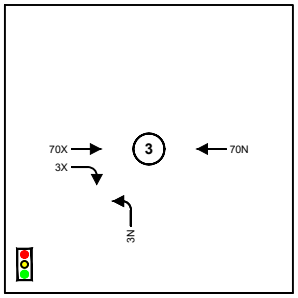
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- N — Entering
- X — Exiting



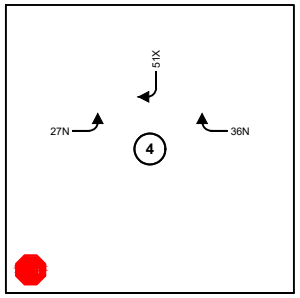
Cerrillos / Vegas Verdes



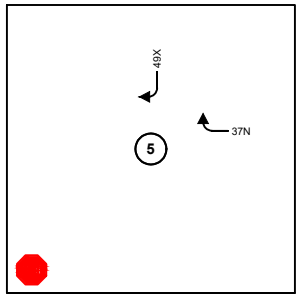
Cerrillos / Richards



Cerrillos / Avenida de las Americas



Cerrillos / West Site Driveway



Cerrillos / East Site Driveway



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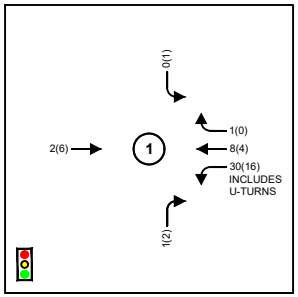
FIGURE 4
RESIDENTIAL TRIP DISTRIBUTION PERCENTAGES

LEGEND

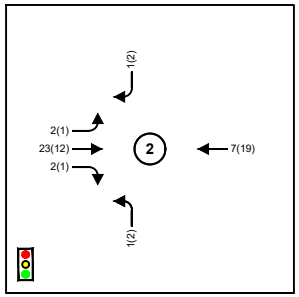
Thru Lanes (# as indicated)

Turning Lanes (# as indicated)

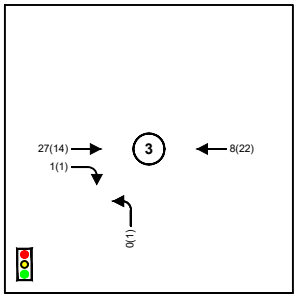
1234(1234) AM(PM) Trip Assignment Volumes



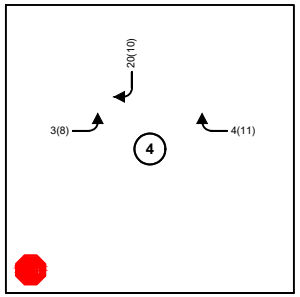
Cerrillos / Vegas Verdes



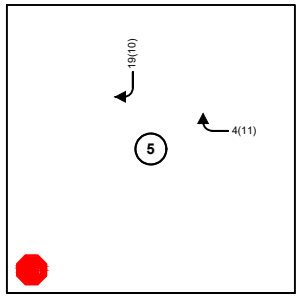
Cerrillos / Richards



Cerrillos / Avenida de las Americas



Cerrillos / West Site Driveway



Cerrillos / East Site Driveway



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FIGURE 5
RESIDENTIAL TRIP ASSIGNMENT VOLUMES AM (PM)

VI. TRAFFIC AND IMPROVEMENT ANALYSIS

The following section will discuss the results of the future year traffic analysis. The intersection capacity analysis was completed using HCS 2023 which implements the Highway Capacity Manual procedures.

1. 2026 No Build Intersection Capacity Analysis

The 2026 No Build scenario assumed that the proposed BRRT development project is not included in the volumes for the analysis, with the Trailer Ranch RV Resort remaining at the development site. Table 5 shows the 2026 No Build results. The HCS output is included in Appendix D.

The No Build scenario finds that the signalized intersections continue to operate at an overall acceptable level of service in both peak hours, with all intersections operating at an overall LOS C or better. The unsignalized intersections continue to operate with an overall LOS F in the PM peak hour with several movements operating at LOS F. The individual turning movements continue to struggle under the high through volumes traveling along Cerrillos, similar to the existing conditions assessment.

While Cerrillos & Vegas Verdes operates at an overall LOS B in both AM and PM peak hours, individual movements at the intersections, especially in the left turn movements operate at LOS E or LOS F. In the AM peak hour, the westbound left, northbound right, and southbound left operate at LOS E while the eastbound left and northbound left both operate at a LOS F. Operation follows suite in the evening, with the PM peak hour seeing the eastbound left and westbound left, as well as all northbound and southbound movements operating at LOS E.

Cerrillos & Richards sees an overall LOS C in both peak hours, but experiences individual movements that fall into LOS E. In the AM peak hour, the eastbound left, westbound left, northbound left, and northbound through movements operate at a LOS E. In the PM peak hour, the eastbound left, westbound left, and northbound left as well as the southbound right operate at LOS E.

Cerrillos & Avenida de las Americas operates at an overall LOS A in both peak hours, but experiences individual movements of LOS E. In the AM peak hour, northbound through and northbound right movements operate at a LOS E. In the PM peak hour, the northbound through, northbound right, and southbound through movements operate at a LOS E.

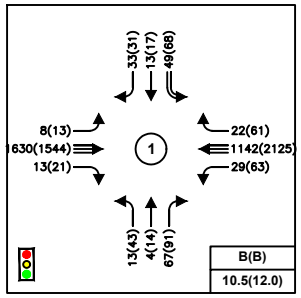
Table 5 | 2026 No Build Signalized Intersection Results						
Intersection	2026 AM Peak			2026 PM Peak		
	Delay	LOS	V/C	Delay	LOS	V/C
Cerrillos & Vegas Verdes	10.5	B	0.817	12.0	B	0.785
Eastbound Left	99.5	F	0.761	71.7	E	0.503
Eastbound Through	7.2	A	0.440	7.3	A	0.409
Westbound Left	72.8	E	0.790	69.7	E	0.772
Westbound Through	5.6	A	0.302	7.1	A	0.539
Northbound Left	95.8	F	0.817	73.4	E	0.769
Northbound Through	53.4	D	0.036	58.7	E	0.102
Northbound Right	59.4	E	0.715	66.1	E	0.785
Southbound Left	60.0	E	0.563	65.8	E	0.567
Southbound Through	52.4	D	0.098	58.4	E	0.119
Southbound Right	53.5	D	0.293	59.3	E	0.256
Cerrillos & Richards	26.5	C	0.796	32.6	C	0.885
Eastbound Left	55.7	E	0.777	63.5	E	0.769
Eastbound Through	15.6	B	0.489	21.4	C	0.496
Eastbound Right	16.5	B	0.489	22.4	C	0.496
Westbound Left	61.0	E	0.681	65.9	E	0.831
Westbound Through	15.4	B	0.302	23.5	C	0.661
Westbound Right	8.2	A	0.062	11.7	B	0.133
Northbound Left	57.3	E	0.711	67.5	E	0.816
Northbound Through	56.0	E	0.796	52.9	D	0.582
Southbound Left	44.9	D	0.644	45.2	D	0.455
Southbound Through	47.1	D	0.410	53.0	D	0.480
Southbound Right	54.3	D	0.790	76.7	E	0.885
Cerrillos & Avenida de las Americas	5.6	A	0.703	3.8	A	0.660
Eastbound Left	2.7	A	0.012	2.2	A	0.030
Eastbound Through	4.3	A	0.442	2.7	A	0.381
Eastbound Right	2.6	A	0.010	1.7	A	0.024
Westbound Left	3.1	A	0.108	1.6	A	0.121
Westbound Through	3.1	A	0.279	2.6	A	0.498
Westbound Right	2.3	A	0.002	1.2	A	0.004
Northbound Through	55.2	E	0.206	64.1	E	0.257
Northbound Right	59.9	E	0.703	68.5	E	0.660
Southbound Through	54.5	D	0.136	62.8	E	0.085

Cerrillos and the existing site driveway continues to see an overall LOS D in the AM peak hour and LOS F in the PM peak hour. The southbound left operates at LOS E in the AM peak hour and the eastbound left and southbound left operate at LOS F in the PM peak hour. These movements are mainly caused by the high volume of vehicles using Cerrillos during that peak hour. Again, this is a condition that exists at the intersection in existing conditions and no mitigations are presented here in the 2026 No build scenario.

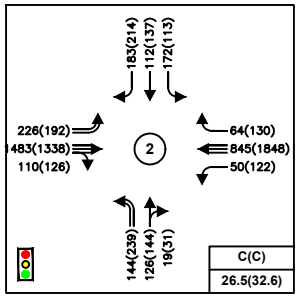
Table 6 | 2026 No Build Unsignalized Intersection Results								
	2026 AM Peak				2026 PM Peak			
Intersection/Movement	Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Cerrillos & West Site Driveway	31.9	-	-	D	183.6	-	-	F
Eastbound Left	17.9	0.01	0	C	59.8	0.10	25	F
Southbound Left	37.2	0.16	25	E	229.7	0.41	50	F
Southbound Right	15.3	0.02	25	C	29.9	0.02	25	D
* – HCM 95th percentile queue rounded to next 25-foot increment								

LEGEND

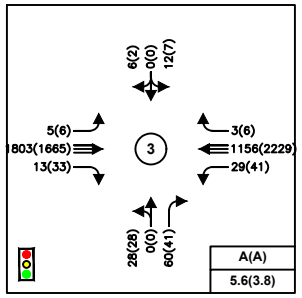
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)



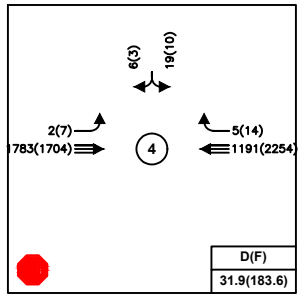
Cerrillos / Vegas Verdes



Cerrillos / Richards



Cerrillos / Avenida de las Americas



Cerrillos / West Site Driveway

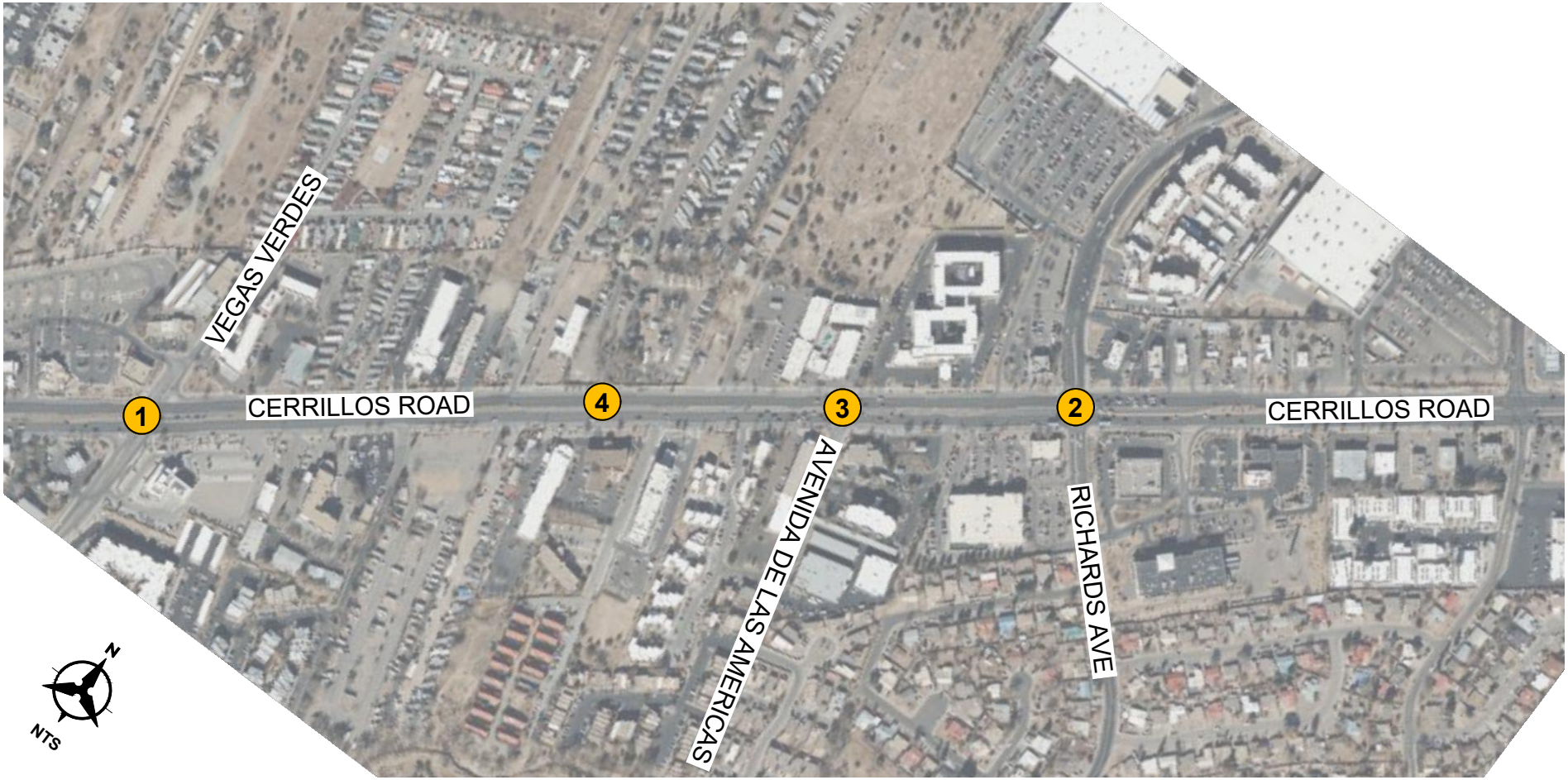


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FIGURE 6
2026 AM(PM) NO BUILD
PEAK HOUR TRAFFIC VOLUMES

2. 2026 Build Intersection Capacity Analysis

The additional trips generated by the BBRT multifamily development (Table 4) were assigned to the intersections using the trip percentages and associated volumes shown in Figure 4 and Figure 5. These trips were added to the 2026 No Build traffic projections shown in Appendix C. The 2026 Build capacity analysis is shown in Table 7 and Table 8. The individual intersection output is included in Appendix E.

Similar to the site without the development, the 2026 Build scenario finds that the signalized intersections operate at overall acceptable conditions in both peak hours, with all intersections operating at an overall LOS C or better. The same individual turning movements continue to operate the same as the 2026 no build scenario due to the high through volumes traveling along Cerrillos.

While Cerrillos & Vegas Verdes operates at an overall LOS B in both AM and PM peak hours, there are movements that continue to operate at LOS E and LOS F. In the AM peak hour, the westbound left, northbound right, and southbound left operate at LOS E while the eastbound left and northbound left operate at a LOS F. Operation follows suite in the evening, with the PM peak hour seeing the eastbound left and westbound left, as well as all northbound and southbound movements operating at LOS E.

Cerrillos & Richards sees an overall LOS C in both peak hours, but continues to experience individual movement of LOS E. In the AM peak hour, the eastbound left, westbound left, northbound left, and northbound through operates at a LOS E. In the PM peak hours, the eastbound left, westbound left, northbound left, and southbound right operate at LOS E.

Cerrillos & Avenida de las Americas operates at an overall LOS A in both peak hours, but continues to experience individual movements at LOS E. In the AM peak hour, northbound through and northbound right movements operate at a LOS E. In the PM peak hour, the northbound through, northbound right, and southbound movement operates at a LOS E.

As a note, all movements of LOS E and LOS F have been associated with each of these movements since the existing scenario analysis and a more complete study of the Cerrillos corridor should be evaluated by the City of Santa Fe as a means to explore options to ease these high movement delays that are seen at each of these intersections.

Table 7 | 2026 Build Signalized Intersection Results						
Intersection	2026 AM Peak			2026 PM Peak		
	Delay	LOS	V/C	Delay	LOS	V/C
Cerrillos & Vegas Verdes	11.6	B	0.817	12.4	B	0.790
Eastbound Left	99.5	F	0.761	71.7	E	0.503
Eastbound Through	8.4	A	0.455	7.9	A	0.417
Westbound Left	62.9	E	0.767	68.2	E	0.784
Westbound Through	5.6	A	0.304	7.2	A	0.541
Northbound Left	95.8	F	0.817	73.4	E	0.769
Northbound Through	53.4	D	0.036	58.5	E	0.101
Northbound Right	59.4	E	0.715	66.0	E	0.789
Southbound Left	60.0	E	0.563	65.8	E	0.567
Southbound Through	52.4	D	0.098	58.2	E	0.117
Southbound Right	53.5	D	0.293	59.1	E	0.252
Cerrillos & Richards	26.6	C	0.796	32.8	C	0.887
Eastbound Left	55.6	E	0.778	63.5	E	0.770
Eastbound Through	15.7	B	0.497	21.6	C	0.505
Eastbound Right	16.6	B	0.498	22.6	C	0.505
Westbound Left	61.0	E	0.681	65.9	E	0.831
Westbound Through	15.5	B	0.305	23.8	C	0.675
Westbound Right	8.2	A	0.062	11.8	B	0.134
Northbound Left	57.3	E	0.712	67.7	E	0.817
Northbound Through	56.0	E	0.796	52.7	D	0.574
Southbound Left	44.9	D	0.644	45.1	D	0.450
Southbound Through	47.1	D	0.411	52.8	D	0.474
Southbound Right	54.7	D	0.796	77.4	E	0.887
Cerrillos & Avenida de las Americas	5.6	A	0.703	3.8	A	0.660
Eastbound Left	2.7	A	0.012	2.2	A	0.031
Eastbound Through	4.3	A	0.449	2.7	A	0.385
Eastbound Right	2.6	A	0.011	1.7	A	0.024
Westbound Left	3.2	A	0.111	1.6	A	0.122
Westbound Through	3.1	A	0.282	2.6	A	0.503
Westbound Right	2.3	A	0.002	1.2	A	0.004
Northbound Through	55.2	E	0.206	64.1	E	0.257
Northbound Right	59.9	E	0.703	68.5	E	0.660
Southbound Approach	54.5	D	0.136	62.8	E	0.085

In the 2026 Build year condition, with the introduction of the proposed development, changes to the site access are being considered. These considerations are discussed in more detail in the Crash Data Information Section of this report. The changes that are implemented in both the access points are the removal of southbound left turns. The East site driveway is also not recommending an eastbound left due to the major delay of the movement and considering the West site driveway includes that movement into the site.

The unsignalized intersection of Cerrillos & West Site Driveway operates at an overall LOS C in the AM peak hour and LOS F in the PM peak hour. The eastbound left turn movement causes the LOS F in the PM peak hour due to the high volume seen on

Cerrillos in the PM peak hour. This result is the same as the no build scenario result for this access point. A sensitivity analysis was completed at this intersection and one vehicle in the peak hour would cause this movement to be a LOS F. This movement is an important access opportunity to the site throughout the remainder of the day and the eastbound left is therefore retained as part of the new access point at the west side of the new development.

The Cerrillos and East Site driveway operates acceptably in both peak hours with LOS C in the AM peak hour and LOS D in the PM peak hour. All individual movements operate at or above LOS D.

A review of the State Access Management Manual (SAMM) requires that a dedicated left turn deceleration lane be installed for the eastbound left turn access point. This lane exists for the access point into the existing mobile home community although modifications will be needed. With the speed limit on Cerrillos being 40 MPH a minimum volume in the adjacent through lane is 490 for a turning volume of 5 vehicles per hour. As this is met on Cerrillos during both the AM and PM peak hours, the deceleration lane should be 325 feet in length with 125-foot deceleration taper included. The existing median can support this length with the proposed west access point location.

In addition, the right turn deceleration lane was verified. In the build year, it is anticipated that a maximum of 12 vehicles will use the west site driveway during the peak hours and a maximum of 5 will use the east driveway. The volume of Cerrillos road in the westbound direction is 1,195 in the AM peak hour and 2,265 vehicles in the PM peak hour. The volume of users making a right into this site at the east entrance which means that the right turn deceleration lane is only warranted for the west access point. Although this is true, Cerrillos already includes a bus lane that is shared use for right turning vehicles for much of Cerrillos from Vegas Verdes to Richards. It is recommended to retain the bus lane and utilize it as a right turn deceleration lane on Cerrillos for both entrance points.

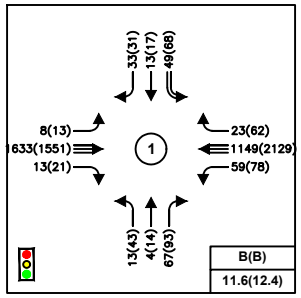
Table 8 | 2026 Build Unsignalized Intersection Results

	2026 AM Peak				2026 PM Peak			
Intersection/Movement	**Delay (sec)**	**V/C**	**Queue* (ft)**	**LOS**	**Delay (sec)**	**V/C**	**Queue* (ft)**	**LOS**
Cerrillos & West Site Driveway	18.1	-	-	C	70.5	-	-	F
Eastbound Left	18.1	0.02	25	C	70.5	0.24	25	F
Southbound Right	16.0	0.08	25	C	32.0	0.10	25	D
Cerrillos & East Site Driveway	15.7	-	-	C	31.3	-	-	D
Southbound Right	15.7	0.06	25	C	31.3	0.07	25	D

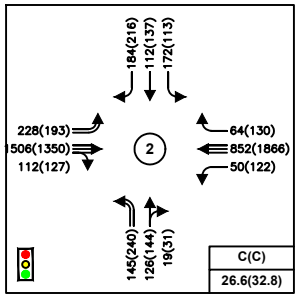
* – HCM 95th percentile queue rounded to next 25-foot increment

LEGEND

- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)



Cerrillos / Vegas Verdes



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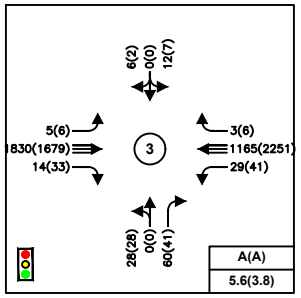
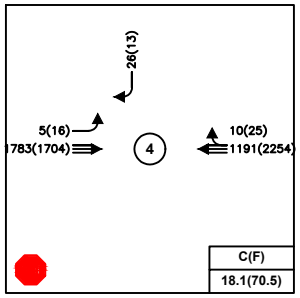
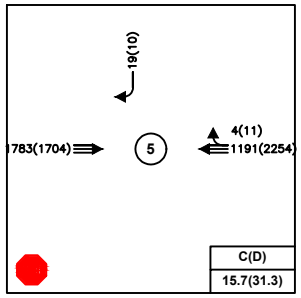


Cerrillos / Avenida de las Americas



Cerrillos / West Site Driveway



Cerrillos / East Site Driveway



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FIGURE 7
2026 AM(PM) BUILD
PEAK HOUR TRAFFIC VOLUMES

3. 2041 Horizon Year No Build Intersection Capacity Analysis

Santa Fe requires a 15-year Horizon capacity analysis to determine long term traffic effects of newly established developments within the area for future network considerations. A larger traffic analysis has been completed for the Arroyo de los Chamisos Crossing that includes the connection of Richards across the existing Arroyo. This study included the intersection of Cerrillos and Richards and rerouted traffic due to this new connection. Appendix C includes an adjustment factor specifically due to this new connection. Additionally, as part of the Arroyo de los Arroyo study, an additional northbound right turn lane will be implemented as part of that project. The horizon 2041 No build scenario for this intersection will reflect this addition in this traffic study.

The 2041 No Build scenario assumed that the proposed BRRT multifamily development will not be accomplished by this phase. Table 9 and Table 10 shows the 2041 No Build results. The HCS output is included in Appendix F.

The No Build scenario finds that the signalized intersections all operate at an overall acceptable level of service in both peak hours. The unsignalized access points into the development will see LOS F in the PM peak hour as seen in all analysis scenarios. The individual turning movements continue to struggle under the high through volumes traveling along Cerrillos.

While Cerrillos & Vegas Verdes operates at an overall LOS B in both AM and PM peak hours, there are individual movements that continue to operate at LOS E and LOS F. In the AM peak hour, the westbound left, northbound right, and southbound left operate at LOS E while the eastbound and northbound left operates at a LOS F. Operation follows suite in the evening, with the PM peak hour seeing the eastbound and westbound left, as well as all northbound and southbound movements operating at LOS E.

With the addition of the dedicated northbound right turn lane associated with the Arroyo de los Chamisos study, Cerrillos & Richards sees an overall LOS E in the AM peak hour and LOS F in the PM peak hour. Both peak hours continue to experience individual movements of both LOS E and LOS F. In the AM peak hour, the eastbound left, westbound left, and northbound through operate at a LOS E and the southbound through operates at LOS F. In the PM peak hour, the eastbound left operates at LOS E, while the westbound left and southbound through operate at LOS F. The southbound through in the AM peak hour declines to LOS F and the westbound left and southbound through in the PM peak hour decline to LOS F. The westbound left in the PM peak hour, and the southbound through during both peak hours are brought to LOS F due to the redistribution of traffic associated with the Arroyo de los Chamisos study. The redistribution also effected the northbound left in a positive way improving that movements to a LOS D. The westbound through movement also falls to a LOS F

in the PM peak hour due to the background growth added to Cerrillos. All other movements that include LOS E have been associated with those movements since the existing conditions analysis therefore no mitigation at this intersection will be the responsibility of the BRRT development.

Cerrillos & Avenida de las Americas operates at an overall LOS A in both peak hours, but experiences individual movement failings. In the AM peak hour, northbound right movement operates at a LOS E. In the PM peak hour, the northbound through and right, as well as the southbound through operates at a LOS E.

Table 9 | 2041 No Build Signalized Intersection Results

Intersection	2041 AM Peak			2041 PM Peak		
	Delay	LOS	V/C	Delay	LOS	V/C
Cerrillos & Vegas Verdes	12.5	B	0.837	15.1	B	0.823
Eastbound Left	96.9	F	0.798	71.2	E	0.529
Eastbound Through	10.0	A	0.584	10.5	B	0.548
Westbound Left	68.3	E	0.776	68.1	E	0.787
Westbound Through	7.1	A	0.398	11.0	B	0.714
Northbound Left	94.0	F	0.837	70.8	E	0.772
Northbound Through	52.0	D	0.037	56.7	E	0.107
Northbound Right	58.7	E	0.756	65.2	E	0.823
Southbound Left	59.3	E	0.587	66.0	E	0.646
Southbound Through	50.6	D	0.097	57.1	E	0.134
Southbound Right	51.9	D	0.302	58.1	E	0.280
Cerrillos & Richards (Connection)	78.1	E	1.229	122.9	F	0.923
Eastbound Left	62.0	E	0.806	63.7	E	0.772
Eastbound Through	29.2	C	0.758	31.3	C	0.712
Eastbound Right	32.7	C	0.762	34.1	C	0.714
Westbound Left	58.4	E	0.818	1419.3	F	0.866
Westbound Through	22.0	C	0.461	71.5	F	0.911
Westbound Right	11.5	B	0.113	15.3	B	0.178
Northbound Left	40.9	D	0.547	41.4	D	0.462
Northbound Through	72.7	E	0.850	50.7	D	0.517
Northbound Right	45.5	D	0.330	44.2	D	0.129
Southbound Left	48.6	D	0.768	39.7	D	0.484
Southbound Through	483.8	F	1.229	172.5	F	0.498
Southbound Right	41.2	D	0.357	49.4	D	0.923
Cerrillos & Avenida de las Americas	6.9	A	0.742	5.0	A	0.696
Eastbound Left	3.3	A	0.022	4.0	A	0.061
Eastbound Through	5.9	A	0.578	3.7	A	0.496
Eastbound Right	3.0	A	0.013	2.0	A	0.031
Westbound Left	5.3	A	0.198	2.8	A	0.214
Westbound Through	3.9	A	0.365	3.9	A	0.647
Westbound Right	2.6	A	0.003	1.4	A	0.006
Northbound Through	54.0	D	0.228	63.3	E	0.289
Northbound Right	59.0	E	0.742	67.7	E	0.696
Southbound Through	53.3	D	0.152	61.9	E	0.109

The unsignalized intersection of Cerrillos and the existing site driveway continues to worsen with the additional background growth of traffic. This intersection operates at LOS F in both peak hours. The southbound left will operate at LOS F in both peak periods with the addition of the eastbound left during the PM peak hour due to the high volume of vehicles using Cerrillos during that peak hour. Again, this is a condition that exists at the intersection in existing conditions.

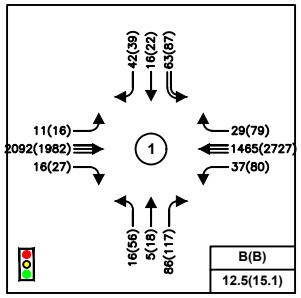
Table 10 | 2041 No Build Unsignalized Intersection Results

	2041 AM Peak				2041 PM Peak			
Intersection/Movement	**Delay (sec)**	**V/C**	**Queue* (ft)**	**LOS**	**Delay (sec)**	**V/C**	**Queue* (ft)**	**LOS**
Cerrillos & West Site Driveway	74.9	-	-	F	1902.7	-	-	F
Eastbound Left	24.8	0.02	25	C	176.1	0.34	50	F
Southbound Left	74.9	0.34	50	F	1902.7	1.45	150	F
Southbound Right	18.8	0.03	25	C	49.2	0.05	25	E

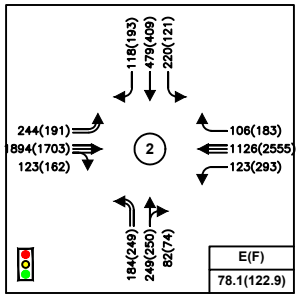
* – HCM 95th percentile queue rounded to next 25-foot increment

LEGEND

- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)



Cerrillos / Vegas Verdes



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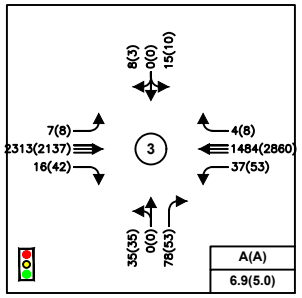
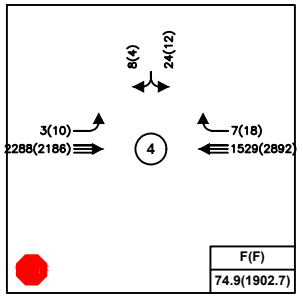
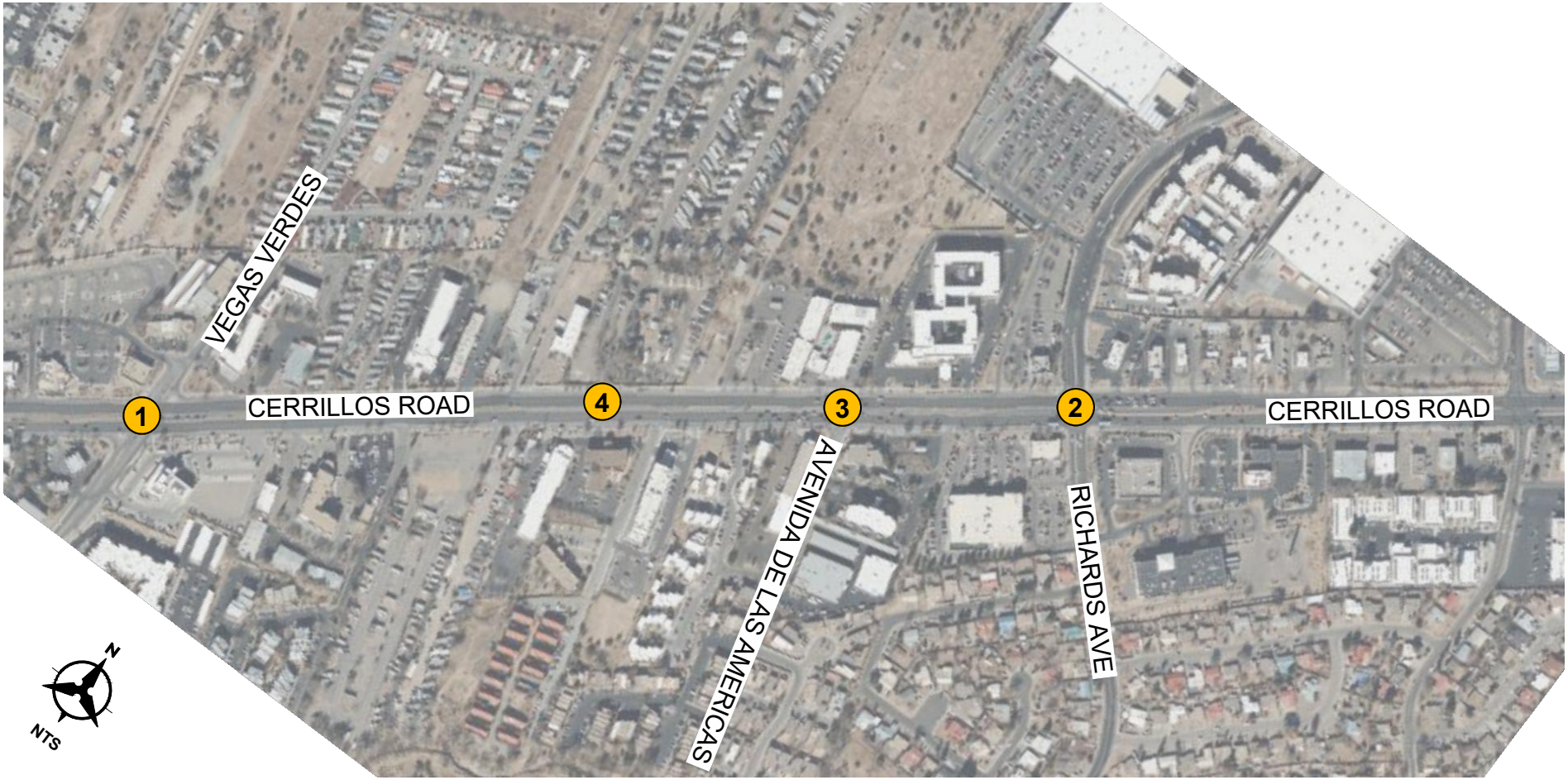


Cerrillos / Avenida de las Americas



Cerrillos / West Site Driveway



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SITE TRAFFIC ANALYSIS

FIGURE 8
2041 AM(PM) NO BUILD
PEAK HOUR TRAFFIC VOLUMES

4. 2041 Horizon Year Build Intersection Capacity Analysis

The difference in trips generated by the BRRT multifamily Development (Table 4) were assigned to the intersections using the trip percentages and associated volumes shown in Figure 4 and Figure 5. These trips were added to the 2041 No Build traffic projections that were adjusted based on the Arroyo de los Chamisos connection. The adjusted volumes to include the redistribution and site buildout is shown in Appendix C. The 2041 Build capacity analysis is shown in Table 11 and Table 12. The individual intersection output is included in Appendix H.

Similarly, to the site without the development, the Horizon year 2041 Build scenario finds that the signalized intersections operate at overall acceptable conditions in both peak hours, with all intersections operating at an overall LOS D or better. Individual movements of LOS E and LOS F remain the same as the No build scenario of the horizon year due to the high through volumes traveling along Cerrillos and background traffic that is introduced to those movements.

While Cerrillos & Vegas Verdes operates at an overall LOS B in both AM and PM peak hours, there are individual movements that continue to operate at LOS E and LOS F. In the AM peak hour, the westbound left, northbound right, and southbound left operate at LOS E while the eastbound and northbound left operate at a LOS F. Operation follows suite in the evening, with the PM peak hour seeing the eastbound and westbound left, as well as all northbound and southbound movements operating at LOS E.

Again, the connection specified in the Arroyo de los Chamisos study was included in the analysis of Cerrillos & Richards. Included as part of that was the addition of a northbound right turn lane at the intersection. This intersection will see an overall LOS E in the AM peak hour, and LOS F in the PM peak hour, with continuing individual movements of LOS E and LOS F. In the AM peak hour, the eastbound left, westbound left, and northbound through operates at a LOS E with the southbound through movement operating at LOS F. In the PM peak hours, the eastbound left operates at LOS E and the westbound left, westbound through, and southbound through movements all operate at LOS F. All these movements had these operational deficiencies in the horizon year no build scenario, so these are all due to the background growth or redistribution of traffic caused by the Arroyo de los Chamisos connection.

Cerrillos & Avenida de las Americas operates at an overall LOS A in both peak hours, but experiences individual movement failings. In the AM peak hour, northbound right movement operates at a LOS E. In the PM peak hour, the northbound through and right, as well as the southbound through operates at a LOS E.

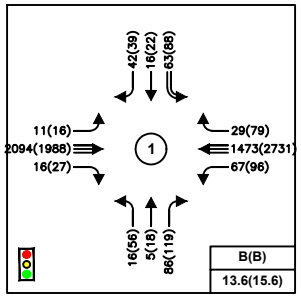
Table 11 | 2041 Build Signalized Intersection Results						
Intersection	2041 AM Peak			2041 PM Peak		
	Delay	LOS	V/C	Delay	LOS	V/C
Cerrillos & Vegas Verdes	13.6	B	0.837	15.6	B	0.826
Eastbound Left	96.9	F	0.798	71.2	E	0.529
Eastbound Through	11.5	B	0.604	11.4	B	0.559
Westbound Left	62.0	E	0.771	67.0	E	0.802
Westbound Through	7.1	A	0.401	11.1	B	0.716
Northbound Left	94.0	F	0.837	70.8	E	0.772
Northbound Through	52.0	D	0.037	56.6	E	0.106
Northbound Right	58.7	E	0.756	65.1	E	0.826
Southbound Left	59.3	E	0.587	65.9	E	0.648
Southbound Through	50.6	D	0.097	56.9	E	0.131
Southbound Right	51.9	D	0.302	57.9	E	0.275
Cerrillos & Richards (Connection)	77.9	E	1.229	126.1	F	0.924
Eastbound Left	62.2	E	0.807	63.7	E	0.773
Eastbound Through	29.6	C	0.767	31.4	C	0.718
Eastbound Right	33.3	C	0.771	34.3	C	0.721
Westbound Left	58.4	E	0.818	1419.4	F	0.866
Westbound Through	22.1	C	0.464	79.9	F	0.921
Westbound Right	11.6	B	0.113	15.3	B	0.179
Northbound Left	40.9	D	0.57	41.4	D	0.463
Northbound Through	72.7	E	0.850	50.7	D	0.515
Northbound Right	45.5	D	0.330	44.2	D	0.128
Southbound Left	48.6	D	0.768	39.7	D	0.482
Southbound Through	483.8	F	1.229	173.9	F	0.496
Southbound Right	41.2	D	0.360	49.7	D	0.924
Cerrillos & Avenida de las Americas	6.9	A	0.742	5.0	A	0.695
Eastbound Left	3.3	A	0.022	4.1	A	0.061
Eastbound Through	6.0	A	0.585	3.7	A	0.500
Eastbound Right	3.0	A	0.014	2.0	A	0.032
Westbound Left	5.4	A	0.201	2.8	A	0.216
Westbound Through	3.9	A	0.367	4.0	A	0.652
Westbound Right	2.6	A	0.003	1.4	A	0.006
Northbound Through	54.1	D	0.235	63.3	E	0.297
Northbound Right	59.0	E	0.742	67.7	E	0.696
Southbound Through	53.3	D	0.152	61.9	E	0.109

In the 2041 Build year condition, the unsignalized intersection of Cerrillos & West Site Driveway operates at an improved overall LOS D in the AM peak hour and LOS F in the PM peak hour. The improvement for this intersection in the AM peak period is due to the southbound left being removed from this intersection. The East Site driveway intersections with Cerrillos will operate at LOS C in the AM peak hour and LOS F in the PM peak hour. These operations are mainly due to the volume of traffic that use Cerrillos during the peak hour and similar operations are seen in the existing conditions.

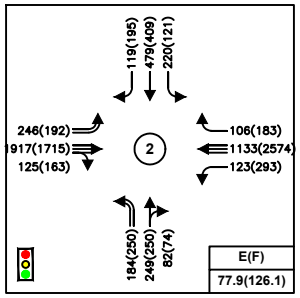
Table 12 | 2041 Build Unsignalized Intersection Results								
	2041 AM Peak				2041 PM Peak			
Intersection/Movement	Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Cerrillos & West Site Driveway	25.2	-	-	D	279.1	-	-	F
Eastbound Left	25.2	0.04	25	D	279.1	0.63	100	F
Southbound Right	20.0	0.11	25	C	56.0	0.18	25	F
Cerrillos & East Site Driveway	19.4	-	-	C	53.0	-	-	F
Southbound Right	19.4	0.08	25	C	53.0	0.13	25	F
* – HCM 95th percentile queue rounded to next 25-foot increment								

LEGEND

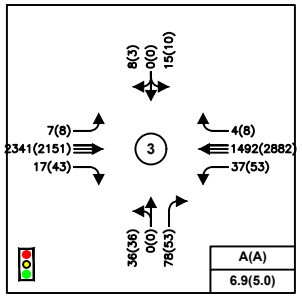
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)



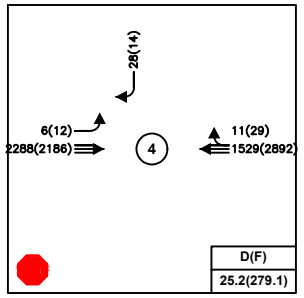
Cerrillos / Vegas Verdes



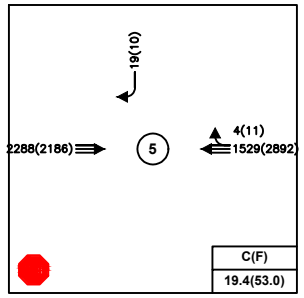
Cerrillos / Richards



Cerrillos / Avenida de las Americas



Cerrillos / Site Driveway



Cerrillos / East Site Driveway



P:\20240260\TRANS\Study\Report-Production\Report Figures\20240260_Figures.dwg Jan 25, 2024 - 10:54am

Bohannan Huston
www.bhinc.com 800.877.5332

BRRT DEVELOPMENT
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 9
2041 AM(PM) BUILD
PEAK HOUR TRAFFIC VOLUMES

VII. CRASH DATA INFORMATION

Given the classification of Cerrillos as a principal arterial with the concentration of through traffic, any left turning vehicles into the future site will have a high delay. The City of Santa Fe wanted the study to include a crash analysis to analyze the historic crash rates associated with the left turn lanes on Cerrillos. The crash data along Cerrillos, between Vegas Verdes and Avenida de las Americas, specifically for left-turn vehicle crashes, has been collected and provided in Appendix H.

Left turning vehicle crashes had a total occurrence of 4 in 2016, 3 in 2017, 4 in 2018, 6 in 2019, and 3 in the year 2020. A total of 8 left turn incidents occurred at Avenida De Las Americas. The intersection of Vegas Verdes included 8 left turn incidents. The data indicated that the remaining 4 crashes were at unsignalized midblock left turn access points. The summary of the crash data is included in Table 13.

Table 13 | Crash Analysis Results

Intersection/Movement	2016	2017	2018	2019	2020
Avenida De Las Americas	3	0	1	1	3
Vegas Verdes	0	2	1	5	0
Unsignalized left turns	1	1	2	0	0
Total	**4**	**3**	**4**	**6**	**3**

As the crash data indicates that crashes are occurring more often at the signalized intersections, it is important to note that the volumes of left turning vehicles is much greater at the signalized intersections than at the unsignalized left turns. Information on each of the signalized intersections and how the left turn movements function was provided from the signal timing information provided by the City of Santa Fe. The Avenida De Las Americas left turn signal operates as a protected/permissive movement so vehicles can make a left turn when they have either a permissive green ball or protected green arrow. The Vegas Verdes intersection operates as a protected movement, meaning the left turns on Cerrillos can only enter the intersection when they have a protected left turn arrow.

Many of the crashes that occurred, the top contributing factor was failing to yield right of way. One crash occurrence was stated as disregarded traffic signal, and one other crash occurrence was stated as excessive speed. Out of all the crashes that were gathered, no crashes were caused as a direct result of turning left out of an access point along Cerrillos.

In the past work has been completed along Cerrillos to actively close left turn access onto Cerrillos. Studies have been completed by the US Federal Highway Administration that have shown that making a U-turn at a median opening to get to

the opposite side of a busy highway is about 25% safer than a direct left turn from a side street or other access point.

The existing analysis showed that for a left turning vehicle out of the access onto Cerrillos has a delay of approximately 162 seconds. The analysis for the 2026 build condition of the access points proved that removing the left turn onto Cerrillos and only allowing a right out of the site will result in a maximum of 32 second delay between the two access points. This will result in more U-turn movements at the unsignalized median openings or at signalized intersections. As a conservative approach, this traffic study directed all the U-turn movements to the westbound left turn lane at Cerrillos Road and Vegas Verdes although some of these movements may use the left turn median openings between the site and the signal to perform a U-turn maneuver.

With this information, along with the information on safety as stated by the US Federal Highway Administration studies, the project team recommends removing left access onto Cerrillos Road from the proposed site. This should be done by adding a median island that is designed to remove left turn access onto Cerrillos at this location. The northbound left that accesses Cerrillos Road from the property at 3450 Cerrillos Road will also be removed and coordination with this property owner should take place prior to the installation of the median island.

VIII. CONCLUSIONS AND RECOMMENDATIONS

A. CONCLUSIONS

The existing intersections included in this study include several LOS E or LOS F movements included in the signalized intersections that should be monitored by the City of Santa Fe for improvements not associated with the development. These movements continue to remain throughout each analysis period to the horizon year.

The existing access to the mobile home park on Cerrillos operates with an overall LOS D in the AM peak hour and LOS F in the PM peak hour. This is primarily due to the long delay for the southbound left turn out of the existing access point during the AM peak hour. The PM peak hour sees almost double the volume on Cerrillos in the westbound direction and therefore the eastbound left into the existing access and the southbound left out of the existing access operate at LOS F. The build scenario for the access intersection proposed removal of left turn access onto Cerrillos from the site to improve operations of the exiting vehicles and to improve the safety of the intersection.

Significant redistribution of traffic specifically associated to the Arroyo de los Chamisos connection on Richards caused a change in traffic at the intersection of Cerrillos and Richards that is shown in the horizon year 2041 no build and build analysis periods. This

project also will be adding a northbound right turn lane at the intersection of Cerrillos Road and Richards that will help the operations of that intersection. Due to this redistribution, there is an improvement on the northbound left movement at this intersection in both peak hours. This redistribution also causes significant decline in operations of the southbound through and westbound left. Recommendations outlined in the Arroyo de los Chamisos report indicate that insufficient right-of-way exists to support an additional southbound lane exiting the intersection at this location, therefore not allowing any mitigation efforts for those movements.

All movements of LOS E and LOS F in the existing analysis at the intersections of Cerrillos and Vegas Verdes and Cerrillos and Avenida de las Americas occur throughout each analysis period to the horizon year analysis. To improve these movements, a more complete study of the Cerrillos corridor should be evaluated by the City of Santa Fe as a means to explore options to ease these high movement delays that are seen at each of these intersections.

1. EXISTING

The existing traffic analysis found that all existing intersections listed in the site development's scope operate under overall acceptable conditions, with intersections operating at LOS C or better. While the intersections operate at overall acceptable conditions, the individual movements already see LOS E and LOS F in the existing conditions.

The intersection of Cerrillos and Vegas Verdes includes movements of LOS E in the westbound left, northbound right, and southbound left directions in the AM peak hour. This intersection also sees LOS F in the eastbound left and northbound left movements. In the AM peak hour. In the PM peak hour the eastbound left, westbound left, northbound left, northbound through, northbound right, southbound left, southbound through, and southbound right all operate at LOS E in the PM peak hour.

The intersection of Cerrillos and Richards operates at overall LOS C during both peak hours. This intersection also sees movements of LOS E. In the AM peak hour the eastbound left, westbound left, northbound left, and northbound through all operate at LOS E. In the PM peak hour the eastbound left, westbound left, northbound left, and southbound right all operate at LOS E. These movement all operate at these levels due to the priority movement along Cerrillos in the eastbound and westbound through direction.

The intersection of Avenidas de las Americas and Cerrillos operates at an overall acceptable LOS A during both peak hours. All the northbound and southbound movement at this intersection operate at LOS E due to the priority movements eastbound and westbound on Cerrillos.

The existing access to the mobile home park on Cerrillos operates with an overall LOS D in the AM peak hour and LOS F in the PM peak hour. This is primarily due to the long delay for the southbound left turn out of the existing access point during the AM peak hour. The PM peak hour sees almost double the volume on Cerrillos in the westbound direction and therefore the eastbound left into the existing access and the southbound left out of the existing access operate at LOS F.

2. 2026 No Build

The No Build scenario finds that the signalized intersections continue to operate at an overall acceptable level of service in both peak hours, with all intersections operating at an overall LOS C or better. The unsignalized intersection at the existing access continues to operate with an overall LOS F in the PM peak hour with several movements operating at LOS F. These movements continue to struggle under the high through volumes traveling along Cerrillos, similar to the existing conditions assessment.

While Cerrillos & Vegas Verdes operates at an overall LOS B in both AM and PM peak hours, individual movements at the intersections operate at LOS E or LOS F. In the AM peak hour, the westbound left, northbound right, and southbound left operate at LOS E while the eastbound left and northbound left both operate at a LOS F. Operation follows suite in the evening, with the PM peak hour seeing the eastbound left and westbound left, as well as all northbound and southbound movements operating at LOS E.

Cerrillos & Richards sees an overall LOS C in both peak hours, but experiences individual movements that fall into LOS E. In the AM peak hour, the eastbound left, westbound left, northbound left, and northbound through movements operate at a LOS E. In the PM peak hour, the eastbound left, westbound left, northbound left, and southbound right operate at LOS E.

Cerrillos & Avenida de las Americas operates at an overall LOS A in both peak hours, but experiences individual movements of LOS E. In the AM peak hour, northbound through and northbound right movements operate at a LOS E. In the PM peak hour, the northbound through, northbound right, and the southbound movement operate at a LOS E.

Cerrillos and the existing site driveway continues to see an LOS D in the AM peak hour and LOS F in the PM peak hour. The eastbound left and southbound left operate at LOS F in the PM due to the high volume of vehicles using Cerrillos during that peak hour. This is a condition that exists at the intersection in existing conditions.

3. 2026 Build

The 2026 Build scenario finds that the signalized intersections operate at overall acceptable conditions in both peak hours, with all intersections operating at an

overall LOS C or better, the individual turning movements continue to operate similarly to the existing and no build scenario due to the high through volumes traveling along Cerrillos.

While Cerrillos & Vegas Verdes operates at an overall LOS B in both AM and PM peak hours, there are movements that operate at LOS E and LOS F. In the AM peak hour, the westbound left, northbound right, and southbound left operate at LOS E while the eastbound left and northbound left operate at a LOS F. Operation is similar during the PM peak hour with eastbound left, westbound left, and all northbound and southbound movements operating at LOS E.

Cerrillos & Richards sees an overall LOS C in both peak hours, but experiences individual movement failings as well. In the AM peak hour, the eastbound left, westbound left, northbound left, and northbound through operates at a LOS E. In the PM peak hours, the eastbound left, westbound left, northbound left, and southbound right operate at LOS E.

Cerrillos & Avenida de las Americas operates at an overall LOS A in both peak hours, but experiences individual movements of LOS E. In the AM peak hour, northbound through and northbound right movements operate at a LOS E. In the PM peak hour, the northbound through, northbound right, and southbound movement operates at a LOS E.

The west site access to the proposed development will only allow a right out of the development with access into the development with an available eastbound left or westbound right. With these changes to the access the intersection will operate at LOS C in the AM peak hour and LOS D in the PM peak hour.

The east site access to the proposed development will only allow a right out and a right into the site. This access will operate at LOS C in the AM peak hour and LOS D in the PM peak hour.

4. 2041 No Build

The 2041 Horizon year No Build scenario finds that the signalized intersections continue to operate at an overall acceptable level of service in both peak hours, with all intersections operating at an overall LOS D or better. The unsignalized intersection at the existing access continues to operate with an overall LOS F in the PM peak hour with several movements operating at LOS F. These movements continue to struggle under the increasing through volumes traveling along Cerrillos, similar to the existing and 2026 no build conditions assessment.

While Cerrillos & Vegas Verdes operates at an overall LOS B in both AM and PM peak hours. Individual movements at the intersections operate at LOS E or LOS F. In the AM peak hour, the westbound left, northbound right, and southbound left operate at LOS E while the eastbound left and northbound left both operate at a LOS F. Operation

follows suite in the evening, with the PM peak hour seeing the eastbound left and westbound left, as well as all northbound and southbound movements operating at LOS E.

With the addition of the dedicated northbound right turn lane associated with the Arroyo de los Chamisos study, Cerrillos & Richards sees an overall LOS E in the AM peak hour and LOS F in the PM peak hour. Both peak hours continue to experience individual movements of both LOS E and LOS F. In the AM peak hour, the eastbound left, westbound left, and northbound through operate at a LOS E and the southbound through operates at LOS F. In the PM peak hour, the eastbound left operates at LOS E, while the westbound left and southbound through operate at LOS F. The southbound through in the AM peak hour declines to LOS F and the westbound left and southbound through in the PM peak hour decline to LOS F. The westbound left in the PM peak hour, and the southbound through during both peak hours are brought to LOS F due to the redistribution of traffic associated with the Arroyo de los Chamisos study. The redistribution also effected the northbound left in a positive way improving that movements to a LOS D. The westbound through movement also falls to a LOS F in the PM peak hour due to the background growth added to Cerrillos. All other movements that include LOS E have been associated with those movements since the existing conditions analysis therefore no mitigation at this intersection will be the responsibility of the BRRT development.

Cerrillos & Avenida de las Americas operates at an overall LOS A in both peak hours, but experiences individual movements of LOS E. In the AM peak hour the northbound right movement operate at a LOS E. In the PM peak hour, the northbound through, northbound right, and the southbound movement operate at a LOS E.

Cerrillos and the existing site driveway continues to decline with an LOS F in both peak hours. The southbound left operates at LOS F in the AM peak hour and the eastbound left and the southbound left operate at LOS F in the PM peak hour. This is due to the increasing volume of vehicles using Cerrillos during that peak hour. This is a condition that exists at the intersection in existing conditions as well as all other scenarios analyzed.

5. 2041 BUILD

The Horizon year 2041 Build scenario finds that the signalized intersections continue to operate at overall acceptable conditions in both peak hours, with all intersections operating at an overall LOS D or better, the individual turning movements continue to decline.

While Cerrillos & Vegas Verdes operates at an overall LOS B in both AM and PM peak hours, there continues to be operational issues at several of the individual movements. In the AM peak hour, the westbound left, northbound right, and southbound left

operate at LOS E while the eastbound and northbound left operate at a LOS F. Operation follows suite in the evening, with the PM peak hour seeing the eastbound left and westbound left, as well as all northbound and southbound movements operating at LOS E.

Again, the connection specified in the Arroyo de los Chamisos study was included in the analysis of Cerrillos & Richards. Included as part of that was the addition of a northbound right turn lane at the intersection. This intersection will see an overall LOS E in the AM peak hour, and LOS F in the PM peak hour, with continuing individual movements of LOS E and LOS F. In the AM peak hour, the eastbound left, westbound left, and northbound through operates at a LOS E with the southbound through movement operating at LOS F. In the PM peak hours, the eastbound left operates at LOS E and the westbound left, westbound through, and southbound through movements all operate at LOS F. All these movements had these operational deficiencies in the horizon year no build scenario, so these are all due to the background growth or redistribution of traffic caused by the Arroyo de los Chamisos connection.

B. RECOMMENDATIONS

- Modification of the left turn deceleration lane is recommended at the west site entrance. This deceleration lane should modify the existing left turn lane to be 325 feet in length and include a deceleration taper of 125 feet.
- A channelizing island in the median of Cerrillos is recommended to be installed at the west site entrance resulting in no left access out of the development and at the property access across the street at 3450 Cerrillos Road.
- Left turn access into the property across the street at 3450 Cerrillos Road should remain in place.
- The East access to the site should include the bus / right turn lane as is included in existing conditions. No median changes are proposed at this access point.
- All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and City of Santa Fe requirements.

APPENDIX A
EXISTING TRAFFIC DATA

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

Counter R.C.

File Name : Avenida de Las Americas and Cerrillos Rd.
Site Code : 11152023
Start Date : 11/15/2023
Page No : 1

Groups Printed- Cars - Trucks - Buses

	Cerrillos Rd. Eastbound						Cerrillos Rd. Westbound						Avenida de Las Americas Northbound						Casitas De Bella Apartments Southbound						
Start Time	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Int. Total
07:00 AM	2	241	2	0	2	247	6	150	1	0	0	157	6	0	14	0	0	20	1	0	2	0	0	3	427
07:15 AM	1	317	1	0	0	319	4	149	1	0	0	154	4	0	11	0	0	15	1	0	2	0	0	3	491
07:30 AM	1	436	1	0	0	438	3	171	0	0	0	174	10	0	17	0	0	27	5	0	2	0	0	7	646
07:45 AM	1	451	2	0	0	454	5	276	0	0	0	281	11	0	17	0	1	29	5	0	2	0	0	7	771
Total	5	1445	6	0	2	1458	18	746	2	0	0	766	31	0	59	0	1	91	12	0	8	0	0	20	2335
08:00 AM	2	439	5	0	0	446	6	243	2	0	0	251	5	0	10	0	1	16	4	0	1	0	0	5	718
08:15 AM	1	410	2	0	2	415	4	294	1	0	0	299	7	0	16	0	1	24	1	0	2	0	0	3	741
08:30 AM	1	401	3	1	2	408	12	278	0	0	0	290	3	0	14	0	0	17	1	0	1	0	0	2	717
08:45 AM	3	315	1	0	0	319	7	255	0	0	0	262	7	0	9	0	0	16	1	0	2	0	0	3	600
Total	7	1565	11	1	4	1588	29	1070	3	0	0	1102	22	0	49	0	2	73	7	0	6	0	0	13	2776
09:00 AM	1	272	2	0	2	277	5	239	2	0	0	246	5	0	5	0	1	11	2	0	0	0	0	2	536
09:15 AM	1	329	4	0	0	334	5	232	0	0	0	237	6	0	9	0	1	16	2	0	1	0	0	3	590
09:30 AM	0	344	5	0	4	353	4	295	0	0	0	299	7	0	10	0	0	17	3	0	0	0	1	4	673
09:45 AM	0	291	4	0	2	297	2	315	0	0	0	317	5	0	8	0	1	14	2	0	0	0	0	2	630
Total	2	1236	15	0	8	1261	16	1081	2	0	0	1099	23	0	32	0	3	58	9	0	1	0	1	11	2429
*** BREAK ***																									
03:00 PM	1	397	3	0	2	403	10	386	1	0	0	397	8	0	5	0	0	13	2	0	1	0	2	5	818
03:15 PM	0	413	7	0	1	421	17	509	2	0	0	528	7	0	7	0	0	14	3	0	2	0	1	6	969
03:30 PM	2	396	5	0	0	403	7	483	0	0	0	490	6	0	8	0	1	15	1	0	0	0	0	1	909
03:45 PM	0	409	5	3	1	418	12	441	0	0	0	453	3	0	10	0	0	13	1	0	0	0	0	1	885
Total	3	1615	20	3	4	1645	46	1819	3	0	0	1868	24	0	30	0	1	55	7	0	3	0	3	13	3581
04:00 PM	0	331	3	0	1	335	11	478	2	0	0	491	8	0	7	0	0	15	0	0	0	0	0	0	841
04:15 PM	0	419	7	0	1	427	12	504	3	0	0	519	2	0	6	0	0	8	2	0	0	0	0	2	956
04:30 PM	0	394	5	1	1	401	7	532	0	0	0	539	9	0	11	0	0	20	2	0	1	1	1	5	965
04:45 PM	0	370	9	0	2	381	12	492	1	0	0	505	6	0	11	0	1	18	1	0	0	0	0	1	905
Total	0	1514	24	1	5	1544	42	2006	6	0	0	2054	25	0	35	0	1	61	5	0	1	1	1	8	3667
05:00 PM	3	415	9	1	0	428	14	534	2	0	0	550	6	0	12	0	1	19	0	0	0	0	0	0	997
05:15 PM	3	392	8	0	0	403	6	545	3	0	1	555	5	0	5	0	0	10	4	0	1	0	2	7	975
05:30 PM	0	359	6	0	0	365	17	503	2	0	0	522	3	0	11	0	0	14	2	0	0	0	0	2	903
05:45 PM	0	370	6	0	1	377	13	452	1	0	0	466	7	0	12	0	0	19	2	0	0	0	0	2	864
Total	6	1536	29	1	1	1573	50	2034	8	0	1	2093	21	0	40	0	1	62	8	0	1	0	2	11	3739
Grand Total	23	8911	105	6	24	9069	201	8756	24	0	1	8982	146	0	245	0	9	400	48	0	20	1	7	76	18527
Apprch %	0.3	98.3	1.2	0.1	0.3		2.2	97.5	0.3	0	0		36.5	0	61.2	0	2.2		63.2	0	26.3	1.3	9.2		
Total %	0.1	48.1	0.6	0	0.1	49	1.1	47.3	0.1	0	0	48.5	0.8	0	1.3	0	0	2.2	0.3	0	0.1	0	0	0.4	
Cars	23	8830	102	6	24	8985	199	8671	24	0	1	8895	143	0	239	0	9	391	48	0	20	1	7	76	18347
% Cars	100	99.1	97.1	100	100	99.1	99	99	100	0	100	99	97.9	0	97.6	0	100	97.8	100	0	100	100	100	100	99

Cleland Counts

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File Name : Avenida de Las Americas and Cerrillos Rd.
Site Code : 11152023
Start Date : 11/15/2023
Page No : 2

Groups Printed- Cars - Trucks - Buses

	Cerrillos Rd. Eastbound						Cerrillos Rd. Westbound						Avenida de Las Americas Northbound						Casitas De Bella Apartments Southbound						
	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Int. Total
Trucks	0	37	2	0	0	39	1	43	0	0	0	44	1	0	2	0	0	3	0	0	0	0	0	0	86
% Trucks	0	0.4	1.9	0	0	0.4	0.5	0.5	0	0	0	0.5	0.7	0	0.8	0	0	0.8	0	0	0	0	0	0	0.5
Buses	0	44	1	0	0	45	1	42	0	0	0	43	2	0	4	0	0	6	0	0	0	0	0	0	94
% Buses	0	0.5	1	0	0	0.5	0.5	0.5	0	0	0	0.5	1.4	0	1.6	0	0	1.5	0	0	0	0	0	0	0.5

Cleland Counts

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File Name : Avenida de Las Americas and Cerrillos Rd.
Site Code : 11152023
Start Date : 11/15/2023
Page No : 3

	Cerrillos Rd. Eastbound				Cerrillos Rd. Westbound				Avenida de Las Americas Northbound				Casitas De Bella Apartments Southbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 12:30 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	1	451	2	454	5	276	0	281	11	0	17	28	5	0	2	7	770
08:00 AM	2	439	5	446	6	243	2	251	5	0	10	15	4	0	1	5	717
08:15 AM	1	410	2	413	4	294	1	299	7	0	16	23	1	0	2	3	738
08:30 AM	1	401	3	405	12	278	0	290	3	0	14	17	1	0	1	2	714
Total Volume	5	1701	12	1718	27	1091	3	1121	26	0	57	83	11	0	6	17	2939
% App. Total	0.3	99	0.7		2.4	97.3	0.3		31.3	0	68.7		64.7	0	35.3		
PHF	.625	.943	.600	.946	.563	.928	.375	.937	.591	.000	.838	.741	.550	.000	.750	.607	.954
Cars	5	1683	12	1700	26	1072	3	1101	25	0	56	81	11	0	6	17	2899
% Cars	100	98.9	100	99.0	96.3	98.3	100	98.2	96.2	0	98.2	97.6	100	0	100	100	98.6
Trucks	0	9	0	9	1	9	0	10	1	0	0	1	0	0	0	0	20
% Trucks	0	0.5	0	0.5	3.7	0.8	0	0.9	3.8	0	0	1.2	0	0	0	0	0.7
Buses	0	9	0	9	0	10	0	10	0	0	1	1	0	0	0	0	20
% Buses	0	0.5	0	0.5	0	0.9	0	0.9	0	0	1.8	1.2	0	0	0	0	0.7
Peak Hour Analysis From 12:45 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	394	5	399	7	532	0	539	9	0	11	20	2	0	1	3	961
04:45 PM	0	370	9	379	12	492	1	505	6	0	11	17	1	0	0	1	902
05:00 PM	3	415	9	427	14	534	2	550	6	0	12	18	0	0	0	0	995
05:15 PM	3	392	8	403	6	545	3	554	5	0	5	10	4	0	1	5	972
Total Volume	6	1571	31	1608	39	2103	6	2148	26	0	39	65	7	0	2	9	3830
% App. Total	0.4	97.7	1.9		1.8	97.9	0.3		40	0	60		77.8	0	22.2		
PHF	.500	.946	.861	.941	.696	.965	.500	.969	.722	.000	.813	.813	.438	.000	.500	.450	.962
Cars	6	1561	30	1597	39	2099	6	2144	26	0	38	64	7	0	2	9	3814
% Cars	100	99.4	96.8	99.3	100	99.8	100	99.8	100	0	97.4	98.5	100	0	100	100	99.6
Trucks	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
% Trucks	0	0.2	0	0.2	0	0	0	0	0	0	0	0	0	0	0	0	0.1
Buses	0	7	1	8	0	4	0	4	0	0	1	1	0	0	0	0	13
% Buses	0	0.4	3.2	0.5	0	0.2	0	0.2	0	0	2.6	1.5	0	0	0	0	0.3

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

Counter R.C.

File Name : Richards Ave. and Cerrillos Rd.
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Groups Printed- Cars - Trucks - Buses

	Cerrillos Rd Eastbound					Cerrillos Rd Westbound					Richards Ave. Northbound					Richards Ave. Southbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	23	200	12	2	237	2	107	5	0	114	20	11	8	0	39	23	14	22	1	60	450
07:15 AM	42	280	16	0	338	10	106	7	0	123	15	11	3	1	30	27	18	17	0	62	553
07:30 AM	47	337	24	0	408	7	121	14	0	142	24	36	3	1	64	33	20	27	0	80	694
07:45 AM	62	417	32	0	511	8	184	18	0	210	33	29	0	0	62	32	24	54	0	110	893
Total	174	1234	84	2	1494	27	518	44	0	589	92	87	14	2	195	115	76	120	1	312	2590
08:00 AM	54	345	30	0	429	16	189	11	0	216	46	27	4	0	77	45	27	32	0	104	826
08:15 AM	48	336	23	1	408	9	213	18	0	240	22	28	8	0	58	45	21	36	0	102	808
08:30 AM	49	301	19	1	370	14	211	13	0	238	35	35	6	1	77	40	34	51	0	125	810
08:45 AM	43	304	22	0	369	11	180	22	0	213	31	17	5	3	56	23	32	33	0	88	726
Total	194	1286	94	2	1576	50	793	64	0	907	134	107	23	4	268	153	114	152	0	419	3170
09:00 AM	34	227	12	1	274	13	176	11	0	200	28	17	2	1	48	47	20	39	0	106	628
09:15 AM	36	270	11	0	317	16	193	27	0	236	35	17	7	2	61	40	17	35	1	93	707
09:30 AM	39	300	26	2	367	18	198	23	0	239	34	13	4	3	54	45	18	26	0	89	749
09:45 AM	28	236	16	0	280	23	241	20	0	284	29	27	8	1	65	29	29	41	0	99	728
Total	137	1033	65	3	1238	70	808	81	0	959	126	74	21	7	228	161	84	141	1	387	2812
*** BREAK ***																					
03:00 PM	38	336	43	2	419	24	307	30	1	362	47	22	5	2	76	32	39	51	3	125	982
03:15 PM	49	326	30	0	405	25	382	29	0	436	67	28	6	0	101	40	32	61	0	133	1075
03:30 PM	42	365	37	2	446	28	386	28	0	442	54	17	8	2	81	31	30	57	3	121	1090
03:45 PM	43	327	30	0	400	21	341	32	0	394	49	29	5	2	85	33	30	55	0	118	997
Total	172	1354	140	4	1670	98	1416	119	1	1634	217	96	24	6	343	136	131	224	6	497	4144
04:00 PM	36	292	25	0	353	36	368	37	0	441	63	39	9	1	112	33	37	48	0	118	1024
04:15 PM	36	327	35	3	401	36	420	43	1	500	43	34	8	0	85	40	35	55	0	130	1116
04:30 PM	42	338	29	0	409	21	426	26	0	473	64	31	7	0	102	18	36	52	0	106	1090
04:45 PM	52	298	23	0	373	31	379	15	0	425	55	40	8	2	105	27	28	50	0	105	1008
Total	166	1255	112	3	1536	124	1593	121	1	1839	225	144	32	3	404	118	136	205	0	459	4238
05:00 PM	38	324	30	0	392	34	460	36	0	530	45	28	8	3	84	21	29	43	3	96	1102
05:15 PM	49	302	37	0	388	29	478	46	0	553	61	37	6	2	106	41	36	57	0	134	1181
05:30 PM	30	273	25	1	329	24	366	37	0	427	54	35	7	2	98	22	28	51	0	101	955
05:45 PM	42	314	25	3	384	27	408	38	0	473	39	22	7	1	69	30	21	38	1	90	1016
Total	159	1213	117	4	1493	114	1712	157	0	1983	199	122	28	8	357	114	114	189	4	421	4254
Grand Total	1002	7375	612	18	9007	483	6840	586	2	7911	993	630	142	30	1795	797	655	1031	12	2495	21208
Apprch %	11.1	81.9	6.8	0.2		6.1	86.5	7.4	0		55.3	35.1	7.9	1.7		31.9	26.3	41.3	0.5		
Total %	4.7	34.8	2.9	0.1	42.5	2.3	32.3	2.8	0	37.3	4.7	3	0.7	0.1	8.5	3.8	3.1	4.9	0.1	11.8	
Cars	989	7306	609	15	8919	483	6769	584	2	7838	987	627	141	29	1784	791	654	1020	11	2476	21017
% Cars	98.7	99.1	99.5	83.3	99	100	99	99.7	100	99.1	99.4	99.5	99.3	96.7	99.4	99.2	99.8	98.9	91.7	99.2	99.1

Cleland Counts

1441 Camino Cerritos S.E.
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Groups Printed- Cars - Trucks - Buses

	Cerrillos Rd Eastbound					Cerrillos Rd Westbound					Richards Ave. Northbound					Richards Ave. Southbound					
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Trucks	7	30	1	3	41	0	40	1	0	41	2	1	1	1	5	3	0	6	1	10	97
% Trucks	0.7	0.4	0.2	16.7	0.5	0	0.6	0.2	0	0.5	0.2	0.2	0.7	3.3	0.3	0.4	0	0.6	8.3	0.4	0.5
Buses	6	39	2	0	47	0	31	1	0	32	4	2	0	0	6	3	1	5	0	9	94
% Buses	0.6	0.5	0.3	0	0.5	0	0.5	0.2	0	0.4	0.4	0.3	0	0	0.3	0.4	0.2	0.5	0	0.4	0.4

Cleland Counts

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	Cerrillos Rd Eastbound				Cerrillos Rd Westbound				Richards Ave. Northbound				Richards Ave. Southbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 12:30 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	62	417	32	511	8	184	18	210	33	29	0	62	32	24	54	110	893
08:00 AM	54	345	30	429	16	189	11	216	46	27	4	77	45	27	32	104	826
08:15 AM	48	336	23	407	9	213	18	240	22	28	8	58	45	21	36	102	807
08:30 AM	49	301	19	369	14	211	13	238	35	35	6	76	40	34	51	125	808
Total Volume	213	1399	104	1716	47	797	60	904	136	119	18	273	162	106	173	441	3334
% App. Total	12.4	81.5	6.1		5.2	88.2	6.6		49.8	43.6	6.6		36.7	24	39.2		
PHF	.859	.839	.813	.840	.734	.935	.833	.942	.739	.850	.563	.886	.900	.779	.801	.882	.933
Cars	208	1385	104	1697	47	784	60	891	134	118	18	270	161	106	170	437	3295
% Cars	97.7	99.0	100	98.9	100	98.4	100	98.6	98.5	99.2	100	98.9	99.4	100	98.3	99.1	98.8
Trucks	2	7	0	9	0	7	0	7	1	1	0	2	1	0	1	2	20
% Trucks	0.9	0.5	0	0.5	0	0.9	0	0.8	0.7	0.8	0	0.7	0.6	0	0.6	0.5	0.6
Buses	3	7	0	10	0	6	0	6	1	0	0	1	0	0	2	2	19
% Buses	1.4	0.5	0	0.6	0	0.8	0	0.7	0.7	0	0	0.4	0	0	1.2	0.5	0.6
Peak Hour Analysis From 12:45 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	42	338	29	409	21	426	26	473	64	31	7	102	18	36	52	106	1090
04:45 PM	52	298	23	373	31	379	15	425	55	40	8	103	27	28	50	105	1006
05:00 PM	38	324	30	392	34	460	36	530	45	28	8	81	21	29	43	93	1096
05:15 PM	49	302	37	388	29	478	46	553	61	37	6	104	41	36	57	134	1179
Total Volume	181	1262	119	1562	115	1743	123	1981	225	136	29	390	107	129	202	438	4371
% App. Total	11.6	80.8	7.6		5.8	88	6.2		57.7	34.9	7.4		24.4	29.5	46.1		
PHF	.870	.933	.804	.955	.846	.912	.668	.896	.879	.850	.906	.938	.652	.896	.886	.817	.927
Cars	180	1255	118	1553	115	1740	123	1978	225	136	29	390	107	129	201	437	4358
% Cars	99.4	99.4	99.2	99.4	100	99.8	100	99.8	100	100	100	100	100	100	99.5	99.8	99.7
Trucks	1	2	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
% Trucks	0.6	0.2	0	0.2	0	0	0	0	0	0	0	0	0	0	0	0	0.1
Buses	0	5	1	6	0	3	0	3	0	0	0	0	0	0	1	1	10
% Buses	0	0.4	0.8	0.4	0	0.2	0	0.2	0	0	0	0	0	0	0.5	0.2	0.2

Cleland Counts

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Counter R.C.

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Groups Printed- Cars - Trucks - Buses

	Cerrillos Rd. Eastbound						Cerrillos Rd. Westbound						Vegas Verdas Dr. Northbound						Vegas Verdes Dr. Southbound						
Start Time	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Int. Total
07:00 AM	1	223	2	0	1	227	4	159	6	1	0	170	6	0	13	0	0	19	6	1	7	0	4	18	434
07:15 AM	0	271	1	0	0	272	9	155	6	0	0	170	6	0	8	0	1	15	13	1	3	0	2	19	476
07:30 AM	1	414	1	0	1	417	2	183	3	0	0	188	5	0	19	0	0	24	20	1	6	0	0	27	656
07:45 AM	2	431	2	0	0	435	10	288	4	0	1	303	2	0	22	0	0	24	18	3	9	1	0	31	793
Total	4	1339	6	0	2	1351	25	785	19	1	1	831	19	0	62	0	1	82	57	6	25	1	6	95	2359
08:00 AM	1	387	1	0	0	389	2	233	8	0	0	243	4	0	16	0	0	20	8	3	6	0	0	17	669
08:15 AM	3	361	5	0	0	369	2	288	6	0	1	297	3	3	10	0	0	16	8	3	7	0	0	18	700
08:30 AM	2	359	4	0	0	365	13	268	3	0	0	284	3	1	15	0	1	20	12	3	9	0	0	24	693
08:45 AM	0	288	6	0	3	297	11	243	13	1	0	268	6	1	13	0	1	21	10	3	6	0	1	20	606
Total	6	1395	16	0	3	1420	28	1032	30	1	1	1092	16	5	54	0	2	77	38	12	28	0	1	79	2668
09:00 AM	0	257	9	0	1	267	2	234	9	0	0	245	5	3	12	0	0	20	10	3	5	0	2	20	552
09:15 AM	1	291	8	0	0	300	8	222	4	0	1	235	9	4	16	0	0	29	9	2	0	0	0	11	575
09:30 AM	5	311	4	0	2	322	6	293	6	1	0	306	2	0	8	0	0	10	13	2	8	0	0	23	661
09:45 AM	3	265	3	0	0	271	13	275	7	0	0	295	5	2	9	0	0	16	8	0	4	0	0	12	594
Total	9	1124	24	0	3	1160	29	1024	26	1	1	1081	21	9	45	0	0	75	40	7	17	0	2	66	2382
*** BREAK ***																									
03:00 PM	6	393	2	0	0	401	10	379	13	0	1	403	10	6	25	0	0	41	12	2	14	0	0	28	873
03:15 PM	3	397	8	0	2	410	18	490	12	0	0	520	6	4	22	0	0	32	14	4	12	0	1	31	993
03:30 PM	6	354	12	0	1	373	14	448	11	0	1	474	11	4	17	0	0	32	11	3	10	0	1	25	904
03:45 PM	2	370	3	0	1	376	14	434	17	0	1	466	9	2	20	0	0	31	19	2	7	0	1	29	902
Total	17	1514	25	0	4	1560	56	1751	53	0	3	1863	36	16	84	0	0	136	56	11	43	0	3	113	3672
04:00 PM	4	319	8	0	1	332	12	459	11	0	0	482	6	5	19	0	0	30	11	2	11	0	0	24	868
04:15 PM	3	367	7	0	3	380	17	421	11	0	0	449	12	6	21	0	0	39	11	6	8	0	3	28	896
04:30 PM	3	351	3	0	2	359	18	522	16	0	0	556	10	1	20	0	0	31	16	4	5	0	0	25	971
04:45 PM	0	371	4	0	0	375	14	486	10	0	3	513	9	5	19	0	0	33	16	4	9	0	2	31	952
Total	10	1408	22	0	6	1446	61	1888	48	0	3	2000	37	17	79	0	0	133	54	16	33	0	5	108	3687
05:00 PM	2	410	7	0	3	422	16	499	17	0	0	532	14	3	26	0	0	43	14	6	6	0	0	26	1023
05:15 PM	7	325	6	0	1	339	11	498	15	0	0	524	8	4	21	0	0	33	18	2	9	0	1	30	926
05:30 PM	6	362	5	0	0	373	11	485	18	0	2	516	6	5	20	0	0	31	13	7	8	0	3	31	951
05:45 PM	7	297	2	0	0	306	15	399	20	1	2	437	5	6	20	0	0	31	18	2	6	0	1	27	801
Total	22	1394	20	0	4	1440	53	1881	70	1	4	2009	33	18	87	0	0	138	63	17	29	0	5	114	3701
Grand Total	68	8174	113	0	22	8377	252	8361	246	4	13	8876	162	65	411	0	3	641	308	69	175	1	22	575	18469
Apprch %	0.8	97.6	1.3	0	0.3		2.8	94.2	2.8	0	0.1		25.3	10.1	64.1	0	0.5		53.6	12	30.4	0.2	3.8		
Total %	0.4	44.3	0.6	0	0.1	45.4	1.4	45.3	1.3	0	0.1	48.1	0.9	0.4	2.2	0	0	3.5	1.7	0.4	0.9	0	0.1	3.1	
Cars	66	8095	112	0	22	8295	250	8285	239	4	13	8791	161	64	408	0	3	636	302	69	172	1	22	566	18288
% Cars	97.1	99	99.1	0	100	99	99.2	99.1	97.2	100	100	99	99.4	98.5	99.3	0	100	99.2	98.1	100	98.3	100	100	98.4	99

Cleland Counts

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Groups Printed- Cars - Trucks - Buses

	Cerrillos Rd. Eastbound						Cerrillos Rd. Westbound						Vegas Verdas Dr. Northbound						Vegas Verdes Dr. Southbound						
	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Int. Total
Trucks	2	40	1	0	0	43	1	39	2	0	0	42	1	0	2	0	0	3	1	0	2	0	0	3	91
% Trucks	2.9	0.5	0.9	0	0	0.5	0.4	0.5	0.8	0	0	0.5	0.6	0	0.5	0	0	0.5	0.3	0	1.1	0	0	0.5	0.5
Buses	0	39	0	0	0	39	1	37	5	0	0	43	0	1	1	0	0	2	5	0	1	0	0	6	90
% Buses	0	0.5	0	0	0	0.5	0.4	0.4	2	0	0	0.5	0	1.5	0.2	0	0	0.3	1.6	0	0.6	0	0	1	0.5

Cleland Counts

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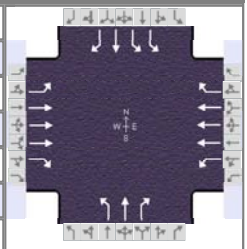
	Cerrillos Rd. Eastbound				Cerrillos Rd. Westbound				Vegas Verdas Dr. Northbound				Vegas Verdes Dr. Southbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 12:30 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	2	431	2	435	10	288	4	302	2	0	22	24	18	3	9	30	791
08:00 AM	1	387	1	389	2	233	8	243	4	0	16	20	8	3	6	17	669
08:15 AM	3	361	5	369	2	288	6	296	3	3	10	16	8	3	7	18	699
08:30 AM	2	359	4	365	13	268	3	284	3	1	15	19	12	3	9	24	692
Total Volume	8	1538	12	1558	27	1077	21	1125	12	4	63	79	46	12	31	89	2851
% App. Total	0.5	98.7	0.8		2.4	95.7	1.9		15.2	5.1	79.7		51.7	13.5	34.8		
PHF	.667	.892	.600	.895	.519	.935	.656	.931	.750	.333	.716	.823	.639	1.00	.861	.742	.901
Cars	7	1523	12	1542	26	1063	18	1107	12	4	63	79	44	12	31	87	2815
% Cars	87.5	99.0	100	99.0	96.3	98.7	85.7	98.4	100	100	100	100	95.7	100	100	97.8	98.7
Trucks	1	9	0	10	1	7	0	8	0	0	0	0	0	0	0	0	18
% Trucks	12.5	0.6	0	0.6	3.7	0.6	0	0.7	0	0	0	0	0	0	0	0	0.6
Buses	0	6	0	6	0	7	3	10	0	0	0	0	2	0	0	2	18
% Buses	0	0.4	0	0.4	0	0.6	14.3	0.9	0	0	0	0	4.3	0	0	2.2	0.6
Peak Hour Analysis From 12:45 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	3	351	3	357	18	522	16	556	10	1	20	31	16	4	5	25	969
04:45 PM	0	371	4	375	14	486	10	510	9	5	19	33	16	4	9	29	947
05:00 PM	2	410	7	419	16	499	17	532	14	3	26	43	14	6	6	26	1020
05:15 PM	7	325	6	338	11	498	15	524	8	4	21	33	18	2	9	29	924
Total Volume	12	1457	20	1489	59	2005	58	2122	41	13	86	140	64	16	29	109	3860
% App. Total	0.8	97.9	1.3		2.8	94.5	2.7		29.3	9.3	61.4		58.7	14.7	26.6		
PHF	.429	.888	.714	.888	.819	.960	.853	.954	.732	.650	.827	.814	.889	.667	.806	.940	.946
Cars	12	1447	20	1479	59	2000	58	2117	41	13	85	139	64	16	29	109	3844
% Cars	100	99.3	100	99.3	100	99.8	100	99.8	100	100	98.8	99.3	100	100	100	100	99.6
Trucks	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4
% Trucks	0	0.3	0	0.3	0	0	0	0	0	0	0	0	0	0	0	0	0.1
Buses	0	6	0	6	0	5	0	5	0	0	1	1	0	0	0	0	12
% Buses	0	0.4	0	0.4	0	0.2	0	0.2	0	0	1.2	0.7	0	0	0	0	0.3

APPENDIX B
2023 EXISTING INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

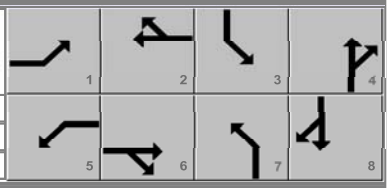
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	EXAM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Cerrillos & Vegas Verdes	File Name	2023 EXAM Cerrillos & Vegas Verdes.xus		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	8	1538	12	27	1077	21	12	4	63	46	12	31

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	0.7	1.6	87.3	1.0	1.3	6.7	
Yellow	4.0	0.0	4.0	3.5	0.0	3.5	
Red	1.0	0.0	2.0	1.5	0.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	5.7	93.3	7.3	94.8	6.0	12.2	7.3	13.5
Change Period, ($Y+R_c$), s	5.0	6.0	5.0	6.0	5.0	5.5	4.5	5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	2.5		3.8		2.8	6.6	3.6	4.2
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.2
Phase Call Probability	0.23		0.59		0.33	0.98	0.78	0.99
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	8	1538	12	27	1077	21	12	4	63	46	12	31
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712		1795	1712		1810	1900	1610	1757	1900	1610
Queue Service Time (g_s), s	0.5	14.0		1.8	8.3		0.8	0.2	4.6	1.6	0.7	2.2
Cycle Queue Clearance Time (g_c), s	0.5	14.0		1.8	8.3		0.8	0.2	4.6	1.6	0.7	2.2
Green Ratio (*g/C*)	0.01	0.73		0.02	0.74		0.01	0.06	0.06	0.02	0.07	0.07
Capacity (*c*), veh/h	11	3734		34	3801		15	105	89	82	126	107
Volume-to-Capacity Ratio (*X*)	0.761	0.412		0.795	0.283		0.804	0.038	0.705	0.558	0.095	0.289
Back of Queue (*Q*), ft/ln (95 th percentile)	16.1	194.7		43.3	112.5		22.9	5.2	87.3	31.7	15.3	40.2
Back of Queue (*Q*), veh/ln (95 th percentile)	0.6	7.7		1.7	4.5		0.9	0.2	3.5	1.3	0.6	1.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.12	0.00		0.23	0.00		0.27	0.00	0.46	0.30	0.13	0.42
Uniform Delay (d_1), s/veh	59.6	6.4		58.6	5.1		59.4	53.6	55.7	58.0	52.6	53.3
Incremental Delay (d_2), s/veh	39.9	0.3		15.9	0.2		36.0	0.1	3.8	2.2	0.1	0.5
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	99.5	6.7	0.0	74.5	5.3	0.0	95.4	53.7	59.5	60.2	52.7	53.9
Level of Service (LOS)	F	A	A	E	A	A	F	D	E	E	D	D
Approach Delay, s/veh / LOS	7.1	A		6.9	A		64.7	E		57.0	E	
Intersection Delay, s/veh / LOS	10.2						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.05	B	2.21	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.34	A	1.11	A	0.62	A	0.63	A

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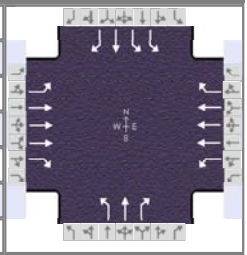
HCS Signalized Intersection Results Summary

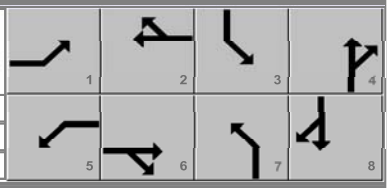
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	EXPM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Cerrillos & Vegas Verdes	File Name	2023 EXPM Cerrillos & Vegas Verdes.xus		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	12	1457	20	59	2005	58	41	13	86	64	16	29

Signal Information			
Cycle, s	135.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	1.8	3.9	99.4	4.0	0.6	9.3
Yellow	3.0	0.0	3.0	3.0	0.0	3.0
Red	1.0	0.0	1.0	1.0	0.0	1.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	5.8	103.4	9.7	107.3	8.0	13.3	8.5	13.9
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	2.9		6.4		5.0	9.1	4.4	4.3
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.2	0.1	0.2
Phase Call Probability	0.36		0.89		0.79	1.00	0.91	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	12	1457	20	59	2005	58	41	13	86	64	16	29
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725		1810	1725		1810	1900	1610	1757	1900	1610
Queue Service Time (g_s), s	0.9	13.9		4.4	20.0		3.0	0.9	7.1	2.4	1.1	2.3
Cycle Queue Clearance Time (g_c), s	0.9	13.9		4.4	20.0		3.0	0.9	7.1	2.4	1.1	2.3
Green Ratio (*g/C*)	0.01	0.74		0.04	0.77		0.03	0.07	0.07	0.03	0.07	0.07
Capacity (*c*), veh/h	24	3812		77	3962		53	131	111	118	139	118
Volume-to-Capacity Ratio (*X*)	0.494	0.382		0.769	0.506		0.770	0.099	0.776	0.541	0.115	0.246
Back of Queue (*Q*), ft/ln (95 th percentile)	20.1	200		95.3	254.8		68.3	18.8	135.3	49.3	23.1	42.3
Back of Queue (*Q*), veh/ln (95 th percentile)	0.8	8.0		3.8	10.2		2.7	0.8	5.4	2.0	0.9	1.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.15	0.00		0.50	0.00		0.80	0.00	0.71	0.47	0.20	0.45
Uniform Delay (d_1), s/veh	66.1	6.5		64.0	6.1		65.1	58.9	61.8	64.2	58.5	59.1
Incremental Delay (d_2), s/veh	5.8	0.3		6.2	0.5		8.9	0.1	4.5	1.4	0.1	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	71.9	6.8	0.0	70.2	6.5	0.0	74.0	59.1	66.3	65.6	58.6	59.5
Level of Service (LOS)	E	A	A	E	A	A	E	E	E	E	E	E
Approach Delay, s/veh / LOS	7.2	A		8.1	A		67.9	E		63.0	E	
Intersection Delay, s/veh / LOS	11.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.05	B	2.21	B	2.75	C	2.75	C
Bicycle LOS Score / LOS	1.31	A	1.65	B	0.72	A	0.67	A

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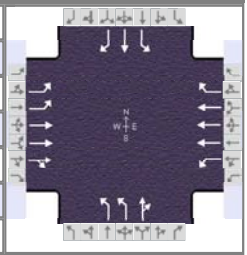
HCS Signalized Intersection Results Summary

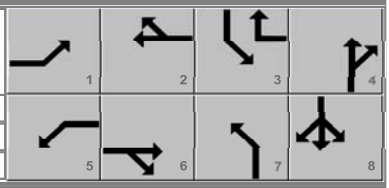
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/14/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	EXAM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Cerrillos & Richards	File Name	ALT 2023 EXAM Cerrillos & Richards.xus		
Project Description	BRRT Traffic Analysis Alternative Timing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	213	1399	104	47	797	60	136	119	18	162	106	173

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.7	4.2	66.4	6.6	0.2	11.3	
Yellow	4.0	0.0	4.0	3.5	3.5	3.5	
Red	1.5	0.0	2.0	1.0	1.5	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	1.1	3.0
Phase Duration, s	14.5	76.6	10.2	72.4	11.1	16.8	16.4	22.0
Change Period, ($Y+R_c$), s	5.0	6.0	5.5	6.0	4.5	5.5	5.0	5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	9.1		5.1		6.6	10.7	11.4	14.5
Green Extension Time (g_e), s	0.4	0.0	0.1	0.0	0.1	0.6	0.0	0.6
Phase Call Probability	1.00		0.79		0.99	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.01	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	213	1014	489	47	797	60	136	137		162	106	173
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1900	1830	1810	1725	1610	1757	1856		1810	1900	1610
Queue Service Time (g_s), s	7.1	18.0	18.0	3.1	9.8	1.6	4.6	8.7		9.4	6.1	12.5
Cycle Queue Clearance Time (g_c), s	7.1	18.0	18.0	3.1	9.8	1.6	4.6	8.7		9.4	6.1	12.5
Green Ratio (*g/C*)	0.08	0.59	0.59	0.04	0.55	0.65	0.06	0.09		0.21	0.14	0.14
Capacity (*c*), veh/h	278	2236	1077	72	2863	1043	194	174		259	261	221
Volume-to-Capacity Ratio (*X*)	0.767	0.454	0.454	0.656	0.278	0.058	0.700	0.786		0.626	0.406	0.781
Back of Queue (*Q*), ft/ln (95 th percentile)	142.6	295.9	294.4	65.6	166.3	24.8	91.6	185.6		192.1	129.6	219.9
Back of Queue (*Q*), veh/ln (95 th percentile)	5.7	11.8	11.8	2.6	6.7	1.0	3.7	7.4		7.7	5.2	8.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay (d_1), s/veh	54.2	13.9	13.9	56.8	14.2	7.7	55.7	53.2		42.2	47.3	50.0
Incremental Delay (d_2), s/veh	1.7	0.7	1.4	3.8	0.2	0.1	1.7	3.0		2.4	0.4	2.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	55.9	14.5	15.2	60.7	14.4	7.8	57.4	56.2		44.6	47.6	52.8
Level of Service (LOS)	E	B	B	E	B	A	E	E		D	D	D
Approach Delay, s/veh / LOS	19.9	B		16.4	B		56.8	E		48.5	D	
Intersection Delay, s/veh / LOS	25.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.08	B	2.26	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.43	A	0.98	A	0.94	A	1.22	A

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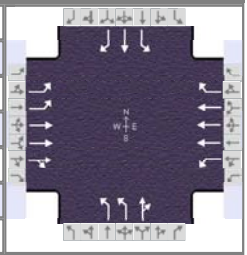
HCS Signalized Intersection Results Summary

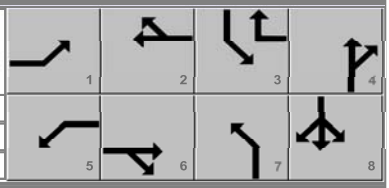
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/14/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	EXPM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Cerrillos & Richards	File Name	ALT 2023 EXPM Cerrillos & Richards.xus		
Project Description	BRRT Traffic Analysis Alternative Timing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	181	1262	119	115	1743	123	225	136	29	107	129	202

Signal Information			
Cycle, s	135.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	9.2	1.8	73.0	8.6	1.6	19.3	
Yellow	4.0	0.0	4.0	3.5	0.0	3.5	
Red	1.0	0.0	2.0	1.5	0.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	1.1	3.0
Phase Duration, s	14.2	79.0	15.9	80.8	15.2	26.4	13.6	24.8
Change Period, ($Y+R_c$), s	5.0	6.0	5.5	6.0	4.5	5.5	5.0	5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	8.8		10.5		10.5	13.2	8.7	18.6
Green Extension Time (g_e), s	0.3	0.0	0.1	0.0	0.2	0.9	0.1	0.7
Phase Call Probability	1.00		0.99		1.00	1.00	0.98	1.00
Max Out Probability	0.00		0.00		0.12	0.00	0.01	0.03

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	181	935	446	115	1743	123	225	165		107	129	202
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1900	1813	1810	1725	1610	1757	1842		1810	1900	1610
Queue Service Time (g_s), s	6.8	20.2	20.2	8.5	30.6	4.3	8.5	11.2		6.7	8.4	16.6
Cycle Queue Clearance Time (g_c), s	6.8	20.2	20.2	8.5	30.6	4.3	8.5	11.2		6.7	8.4	16.6
Green Ratio (*g/C*)	0.07	0.54	0.54	0.08	0.55	0.62	0.08	0.15		0.21	0.14	0.14
Capacity (*c*), veh/h	239	2056	981	140	2868	995	279	285		239	272	230
Volume-to-Capacity Ratio (*X*)	0.759	0.455	0.455	0.823	0.608	0.124	0.806	0.579		0.447	0.475	0.877
Back of Queue (*Q*), ft/ln (95 th percentile)	138.5	342.2	336.3	181.1	441.2	68.8	177.1	223.4		136.3	180.8	304.9
Back of Queue (*Q*), veh/ln (95 th percentile)	5.5	13.7	13.5	7.2	17.6	2.8	7.1	8.9		5.5	7.2	12.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay (d_1), s/veh	61.8	18.9	18.9	61.4	20.2	10.7	61.1	53.0		45.7	53.2	56.7
Incremental Delay (d_2), s/veh	1.9	0.7	1.5	4.7	1.0	0.3	4.9	0.7		0.5	0.5	15.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	63.7	19.6	20.4	66.1	21.2	10.9	66.0	53.7		46.2	53.7	72.5
Level of Service (LOS)	E	B	C	E	C	B	E	D		D	D	E
Approach Delay, s/veh / LOS	24.9	C		23.2	C		60.8	E		60.5	E	
Intersection Delay, s/veh / LOS	30.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.09	B	2.26	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.35	A	1.58	B	1.13	A	1.21	A

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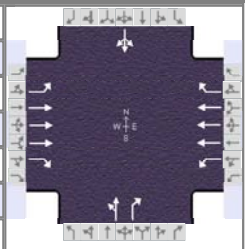
HCS Signalized Intersection Results Summary

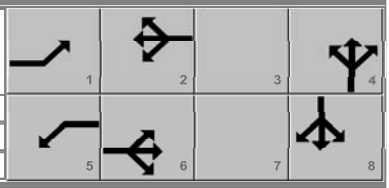
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	EXAM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Cerrillos & Avenida de la…	File Name	2023 EXAM Cerrillos & Avenida de las Americas.x…		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	5	1701	12	27	1091	3	26	0	57	11	0	6

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	0.5	1.3	95.6	6.1	0.0	0.0
Yellow	4.0	0.0	4.0	3.5	0.0	0.0
Red	1.0	0.0	2.0	2.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	3.0	1.1	3.0		7.0		8.0
Phase Duration, s	5.5	101.6	6.8	102.9		11.6		11.6
Change Period, (*Y+R c*), s	5.0	6.0	5.0	6.0		5.5		5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.2		3.2
Queue Clearance Time (*g s*), s	2.1		2.3			6.2		3.1
Green Extension Time (*g e*), s	0.0	0.0	0.0	0.0		0.1		0.2
Phase Call Probability	0.15		0.59			0.96		0.96
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	5	1701	12	27	1091	3		26	57		17	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598		1432	1610		1559	
Queue Service Time (*g s*), s	0.1	12.1	0.2	0.3	6.2	0.0		1.0	4.2		0.0	
Cycle Queue Clearance Time (*g c*), s	0.1	12.1	0.2	0.3	6.2	0.0		2.1	4.2		1.1	
Green Ratio (*g/C*)	0.80	0.80	0.80	0.81	0.81	0.81		0.05	0.05		0.05	
Capacity (*c*), veh/h	452	4092	1273	289	4148	1291		133	82		129	
Volume-to-Capacity Ratio (*X*)	0.011	0.416	0.009	0.093	0.263	0.002		0.196	0.696		0.132	
Back of Queue (*Q*), ft/ln (95 th percentile)	0.8	137.5	2.1	3.8	66.8	0.5		34.1	79.3		22.1	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.0	5.5	0.1	0.2	2.7	0.0		1.4	3.2		0.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.01	0.00	0.00	0.05	0.00	0.00		0.00	0.88		0.00	
Uniform Delay (*d 1*), s/veh	2.6	3.7	2.5	2.8	2.8	2.2		55.1	56.0		54.6	
Incremental Delay (*d 2*), s/veh	0.0	0.3	0.0	0.1	0.2	0.0		0.3	4.0		0.2	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (*d*), s/veh	2.6	4.0	2.5	2.9	3.0	2.2		55.3	60.1		54.7	
Level of Service (LOS)	A	A	A	A	A	A		E	E		D	
Approach Delay, s/veh / LOS	4.0	A		3.0	A		58.6	E		54.7	D	
Intersection Delay, s/veh / LOS	5.4						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.83	B	1.60	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.43	A	1.10	A	0.62	A	0.52	A

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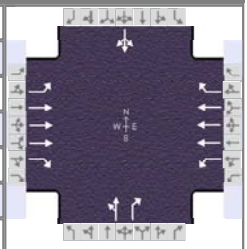
HCS Signalized Intersection Results Summary

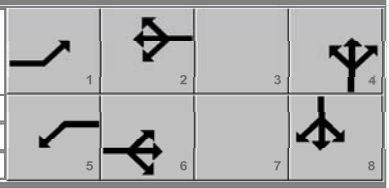
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	EXPM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Cerrillos & Avenida de la…	File Name	2023 EXPM Cerrillos & Avenida de las Americas.x…		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	6	1571	31	39	2103	6	26	0	39	7	0	2

Signal Information			
Cycle, s	135.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	1.0	2.8	114.2	5.0	0.0	0.0
Yellow	3.0	0.0	3.0	3.0	0.0	0.0
Red	1.0	0.0	1.0	1.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	3.0	1.1	3.0		7.0		8.0
Phase Duration, s	5.0	118.2	7.8	121.0		9.0		9.0
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0		4.0		4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.2		3.2
Queue Clearance Time (g_s), s	2.1		2.4			5.2		2.7
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0		0.1		0.1
Phase Call Probability	0.20		0.77			0.94		0.94
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	6	1571	31	39	2103	6		26	39		9	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1810	1725	1610		1437	1610		1531	
Queue Service Time (g_s), s	0.1	9.1	0.4	0.4	12.3	0.1		1.7	3.2		0.0	
Cycle Queue Clearance Time (g_c), s	0.1	9.1	0.4	0.4	12.3	0.1		2.4	3.2		0.7	
Green Ratio (*g/C*)	0.85	0.85	0.85	0.88	0.87	0.87		0.04	0.04		0.04	
Capacity (*c*), veh/h	217	4377	1362	363	4485	1395		107	60		104	
Volume-to-Capacity Ratio (*X*)	0.028	0.359	0.023	0.107	0.469	0.004		0.244	0.654		0.086	
Back of Queue (*Q*), ft/ln (95 th percentile)	0.6	87.3	4	2.2	96	0.6		39.6	62.3		13.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.0	3.5	0.2	0.1	3.8	0.0		1.6	2.5		0.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.01	0.00	0.00	0.03	0.00	0.00		0.00	0.69		0.00	
Uniform Delay (d_1), s/veh	2.0	2.3	1.6	1.4	2.0	1.2		63.7	64.1		62.9	
Incremental Delay (d_2), s/veh	0.0	0.2	0.0	0.0	0.4	0.0		0.4	4.6		0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (*d*), s/veh	2.0	2.5	1.7	1.5	2.4	1.2		64.2	68.7		63.0	
Level of Service (LOS)	A	A	A	A	A	A		E	E		E	
Approach Delay, s/veh / LOS	2.5	A		2.4	A		66.9	E		63.0	E	
Intersection Delay, s/veh / LOS	3.7						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.82	B	1.58	B	2.75	C	2.75	C
Bicycle LOS Score / LOS	1.37	A	1.67	B	0.59	A	0.50	A

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HCS Two-Way Stop-Control Report

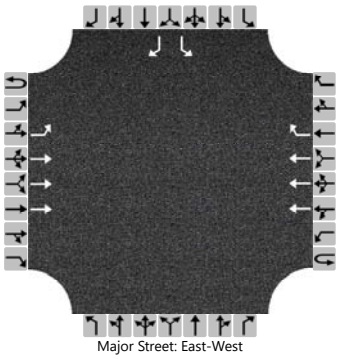
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	1/12/2024
Analysis Year	2023
Time Analyzed	EXAM
Intersection Orientation	East-West
Project Description	BRRT Traffic Analysis

Site Information

Intersection	Cerrillos & West Site Driveway
Jurisdiction	Santa Fe
East/West Street	Cerrillos
North/South Street	Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	3	0	0	0	3	1		0	0	0		1	0	1
Configuration		L	T				T	R						L		R
Volume (veh/h)	0	2	1683				1124	5						18		6
Percent Heavy Vehicles (%)	1	1												1		1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		5.3												6.4		7.1
Critical Headway (sec)		5.32												5.72		7.12
Base Follow-Up Headway (sec)		3.1												3.8		3.9
Follow-Up Headway (sec)		3.11												3.81		3.91

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		2												20		7
Capacity, c (veh/h)		306												147		376
v/c Ratio		0.01												0.13		0.02
95% Queue Length, Q_{95} (veh)		0.0												0.5		0.1
Control Delay (s/veh)		16.8												33.2		14.7
Level of Service (LOS)		C												D		B
Approach Delay (s/veh)	0.0												28.6			
Approach LOS	A												D			

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HCS Two-Way Stop-Control Report

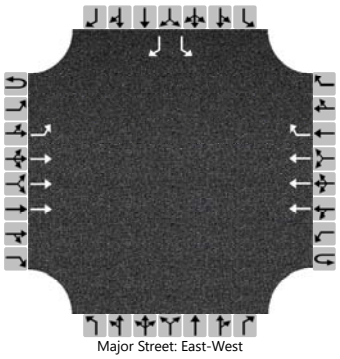
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	1/12/2024
Analysis Year	2023
Time Analyzed	EXPM
Intersection Orientation	East-West
Project Description	BRRT Traffic Analysis

Site Information

Intersection	Cerrillos & West Site Driveway
Jurisdiction	Santa Fe
East/West Street	Cerrillos
North/South Street	Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	3	0	0	0	3	1		0	0	0		1	0	1
Configuration		L	T				T	R						L		R
Volume (veh/h)	0	7	1608				2127	13						9		3
Percent Heavy Vehicles (%)	1	1												1		1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		5.3												6.4		7.1
Critical Headway (sec)		5.32												5.72		7.12
Base Follow-Up Headway (sec)		3.1												3.8		3.9
Follow-Up Headway (sec)		3.11												3.81		3.91

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		8												10		3
Capacity, c (veh/h)		86												33		164
v/c Ratio		0.09												0.30		0.02
95% Queue Length, Q_{95} (veh)		0.3												1.2		0.1
Control Delay (s/veh)		50.7												161.7		27.4
Level of Service (LOS)		F												F		D
Approach Delay (s/veh)	0.2												128.1			
Approach LOS	A												F			

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APPENDIX C
TURNING MOVEMENT COUNTS

BRRT DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: CERRILLOS ROAD & VEGAS VERDES DRIVE

AM Peak Hour

	Eastbound CERRILLOS			Westbound CERRILLOS			Northbound VEGAS VERDES			Southbound VEGAS VERDES		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2023)	8	1,538	12	27	1,077	21	12	4	63	46	12	31
Background Growth	0	92	1	2	65	1	1	0	4	3	1	2
2026 No Build	8	1,630	13	29	1,142	22	13	4	67	49	13	33
Entering	0	2	0	0	0	0	0	0	1	0	0	0
Exiting	0	0	0	30	8	1	0	0	0	0	0	0
2026 Build	8	1,633	13	59	1,149	23	13	4	67	49	13	33
Horizon Year Background Growth	2	461	4	8	323	6	4	1	19	14	4	9
2041 Horizon Year No Build	11	2,092	16	37	1,465	29	16	5	86	63	16	42
2041 Horizon Year Build	11	2,094	16	67	1,473	29	16	5	86	63	16	42
PHF	*0.90*			*0.90*			*0.90*			*0.90*		
HV %		*0.6*			*0.7*			*0*			*0*	

PM Peak Hour

	Eastbound CERRILLOS			Westbound CERRILLOS			Northbound VEGAS VERDES			Southbound VEGAS VERDES		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2023)	12	1,457	20	59	2,005	58	41	13	86	64	16	29
Background Growth	1	87	1	4	120	3	2	1	5	4	1	2
2026 No Build	13	1,544	21	63	2,125	61	43	14	91	68	17	31
Entering	0	6	0	0	0	0	0	0	2	1	0	0
Exiting	0	0	0	16	4	0	0	0	0	0	0	0
2026 Build	13	1,551	21	78	2,129	62	43	14	93	68	17	31
Horizon Year Background Growth	4	437	6	18	602	17	12	4	26	19	5	9
2041 Horizon Year No Build	16	1,982	27	80	2,727	79	56	18	117	87	22	39
2041 Horizon Year Build	16	1,988	27	96	2,731	79	56	18	119	88	22	39
PHF	*0.95*			*0.95*			*0.95*			*0.95*		
HV %		*0.3*			*0*			*0*			*0*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter		20.00%							5.00%	2.00%		
Trip Distribution % Exit	0.00%	0.00%	0.00%	78.00%	20.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

INTERSECTION: CERRILLOS ROAD & RICHARDS AVENUE

AM Peak Hour

	Eastbound CERRILLOS			Westbound CERRILLOS			Northbound RICHARDS			Southbound RICHARDS		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2023)	213	1,399	104	47	797	60	136	119	18	162	106	173
Background Growth	13	84	6	3	48	4	8	7	1	10	6	10
2026 No Build	226	1,483	110	50	845	64	144	126	19	172	112	183
Entering	0	0	0	0	7	0	1	0	0	0	0	1
Exiting	2	23	2	0	0	0	0	0	0	0	0	0
2026 Build	228	1,506	112	50	852	64	145	126	19	172	112	184
Horizon Year Background Growth	64	420	31	14	239	18	41	36	5	49	32	52
Arroyo de los Chimisos Adjustment Factor	0.80	0.99	0.83	2.19	1.05	1.39	0.99	1.69	4.04	1.00	3.98	0.36
2041 Horizon Year No Build	244	1,894	123	123	1,126	106	184	249	82	220	479	118
2041 Horizon Year Build	246	1,917	125	123	1,133	106	184	249	82	220	479	119
PHF	*0.93*			*0.93*			*0.93*			*0.93*		
HV %		*0.5*			*0.8*			*0.7*			*0.5*	

PM Peak Hour

	Eastbound CERRILLOS			Westbound CERRILLOS			Northbound RICHARDS			Southbound RICHARDS		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2023)	181	1,262	119	115	1,743	123	225	136	29	107	129	202
Background Growth	11	76	7	7	105	7	14	8	2	6	8	12
2026 No Build	192	1,338	126	122	1,848	130	239	144	31	113	137	214
Entering	0	0	0	0	19	0	2	0	0	0	0	2
Exiting	1	12	1	0	0	0	0	0	0	0	0	0
2026 Build	193	1,350	127	122	1,866	130	240	144	31	113	137	216
Horizon Year Background Growth	54	379	36	35	523	37	68	41	9	32	39	61
Arroyo de los Chimisos Adjustment Factor	0.71	0.99	1.00	2.12	1.10	1.12	0.76	1.45	2.12	0.78	2.71	0.62
2041 Horizon Year No Build	191	1,716	162	156	2,370	167	306	185	39	146	175	275
2041 Horizon Year Build	192	1,728	163	156	2,389	167	308	185	39	146	175	276
PHF	*0.93*			*0.93*			*0.93*			*0.93*		
HV %		*0.2*			*0*			*0*			*0*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter					60.00%		5.00%					5.00%
Trip Distribution % Exit	5.00%	60.00%	5.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

INTERSECTION: CERRILLOS ROAD & AVENIDA DE LAS AMERICAS

AM Peak Hour

	Eastbound CERRILLOS			Westbound CERRILLOS			Northbound AVENIDA DE LAS AMERICAS			Southbound DRIVEWAY		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2023)	5	1,701	12	27	1,091	3	26	0	57	11	0	6
Background Growth	0	102	1	2	65	0	2	0	3	1	0	0
2026 No Build	5	1,803	13	29	1,156	3	28	0	60	12	0	6
Entering	0	0	0	0	8	0	0	0	0	0	0	0
Exiting	0	27	1	0	0	0	0	0	0	0	0	0
2026 Build	5	1,830	14	29	1,165	3	28	0	60	12	0	6
Horizon Year Background Growth	2	510	4	8	327	1	8	0	17	3	0	2
2041 Horizon Year No Build	7	2,313	16	37	1,484	4	35	0	78	15	0	8
2041 Horizon Year Build	7	2,341	17	37	1,492	4	36	0	78	15	0	8
PHF	*0.95*			*0.95*			*0.95*			*0.95*		
HV %		*0.5*			*0.9*			*1.2*			*0*	

PM Peak Hour

	Eastbound CERRILLOS			Westbound CERRILLOS			Northbound AVENIDA DE LAS AMERICAS			Southbound DRIVEWAY		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2023)	6	1,571	31	39	2,103	6	26	0	39	7	0	2
Background Growth	0	94	2	2	126	0	2	0	2	0	0	0
2026 No Build	6	1,665	33	41	2,229	6	28	0	41	7	0	2
Entering	0	0	0	0	22	0	1	0	0	0	0	0
Exiting	0	14	1	0	0	0	0	0	0	0	0	0
2026 Build	6	1,679	33	41	2,251	6	28	0	41	7	0	2
Horizon Year Background Growth	2	471	9	12	631	2	8	0	12	2	0	1
2041 Horizon Year No Build	8	2,137	42	53	2,860	8	35	0	53	10	0	3
2041 Horizon Year Build	8	2,151	43	53	2,882	8	36	0	53	10	0	3
PHF	*0.96*			*0.96*			*0.96*			*0.96*		
HV %		*0.2*			*0*			*0*			*0*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter					70.00%		3.00%					
Trip Distribution % Exit	0.00%	70.00%	3.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

BRRT DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: CERRILLOS ROAD & WEST SITE DRIVEWAY

AM Peak Hour

	Eastbound CERRILLOS			Westbound CERRILLOS			Northbound			Southbound WEST SITE DRIVEWAY		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2023)	2	1,683			1,124	5				18		6
Background Growth	0	101	0	0	67	0	0	0	0	1	0	0
2026 No Build	2	1,783	0	0	1,191	5	0	0	0	19	0	6
Entering	3	0	0	0	0	4	0	0	0	0	0	0
Exiting	0	0	0	0	0	0	0	0	0	0	0	20
Removal of Left out Access										-19		
2026 Build	5	1,783	0	0	1,191	10	0	0	0	0	0	26
Horizon Year Background Growth	1	505	0	0	337	2	0	0	0	5	0	2
2041 Horizon Year No Build	3	2,288	0	0	1,529	7	0	0	0	24	0	8
2041 Horizon Year Build	6	2,288	0	0	1,529	11	0	0	0	0	0	28
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*0.5*			*0.5*			*0.5*			*0.5*	

PM Peak Hour

	Eastbound CERRILLOS			Westbound CERRILLOS			Northbound			Southbound WEST SITE DRIVEWAY		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2023)	7	1,608			2,127	13				9		3
Background Growth	0	96	0	0	128	1	0	0	0	1	0	0
2026 No Build	7	1,704	0	0	2,254	14	0	0	0	10	0	3
Entering	8	0	0	0	0	11	0	0	0	0	0	0
Exiting	0	0	0	0	0	0	0	0	0	0	0	10
Removal of Left out Access										-10		
2026 Build	16	1,704	0	0	2,254	25	0	0	0	0	0	13
Horizon Year Background Growth	2	482	0	0	638	4	0	0	0	3	0	1
2041 Horizon Year No Build	10	2,186	0	0	2,892	18	0	0	0	12	0	4
2041 Horizon Year Build	18	2,186	0	0	2,892	29	0	0	0	0	0	14
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*0.5*			*0.5*			*0.5*			*0.5*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter	27.00%					36.00%						
Trip Distribution % Exit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	51.00%

INTERSECTION: CERRILLOS ROAD & EAST SITE DRIVEWAY

AM Peak Hour

	Eastbound CERRILLOS			Westbound CERRILLOS			Northbound			Southbound EAST SITE DRIVEWAY		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2023)	0	1,683			1,124	0						
Background Growth	0	101	0	0	67	0	0	0	0	0	0	0
2026 No Build	0	1,783			1,191	0				0		0
Entering	0	0	0	0	0	4	0	0	0	0	0	0
Exiting	0	0	0	0	0	0	0	0	0	0	0	19
2026 Build	0	1,783	0	0	1,191	4	0	0	0	0	0	19
Horizon Year Background Growth	0	505	0	0	337	0	0	0	0	0	0	0
2041 Horizon Year No Build	0	2,288	0	0	1,529	0	0	0	0	0	0	0
2041 Horizon Year Build	0	2,288	0	0	1,529	4	0	0	0	0	0	19
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*0.5*			*0.5*			*0.5*			*0.5*	

PM Peak Hour

	Eastbound CERRILLOS			Westbound CERRILLOS			Northbound			Southbound EAST SITE DRIVEWAY		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2023)		1,608			2,127							
Background Growth	0	96	0	0	128	0	0	0	0	0	0	0
2026 No Build	0	1,704			2,254	0				0		0
Entering	0	0	0	0	0	11	0	0	0	0	0	0
Exiting	0	0	0	0	0	0	0	0	0	0	0	10
2026 Build	0	1,704	0	0	2,254	11	0	0	0	0	0	10
Horizon Year Background Growth	0	482	0	0	638	0	0	0	0	0	0	0
2041 Horizon Year No Build	0	2,186	0	0	2,892	0	0	0	0	0	0	0
2041 Horizon Year Build	0	2,186	0	0	2,892	11	0	0	0	0	0	10
PHF	*0.96*			*0.96*			*0.96*			*0.96*		
HV %		*0.1*			*0.1*			*0.1*			*0.1*	

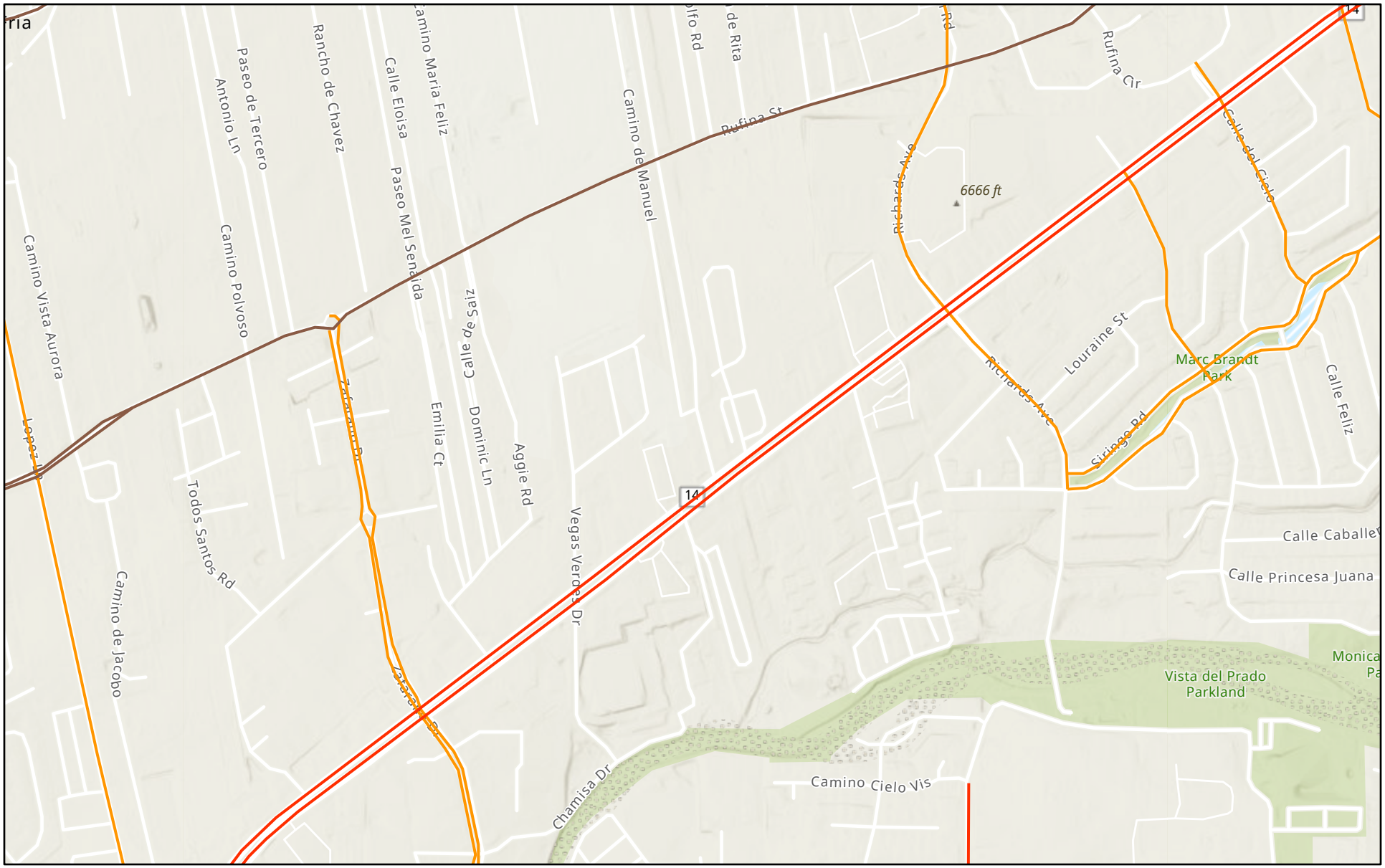
growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter						37.00%						
Trip Distribution % Exit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	49.00%

BRRT Development - Residential Trips
Employees by Subarea

Subarea	Employees* 2016	Distance (mi)	Employees / Distance 2016	% Emp. / Dist	W Cerrillos to/from West			E Cerrillos to/from East			zone	% utilizing sum
					% Utililizing	% Employees/ Dist. Utilizing	Employees	% Utililizing	% Employees/ Dist. Utilizing	Employees		
1	8,373	1.9	4,407	6.77%		0.00%	0	100%	6.77%	8,373	1	100%
2	16,177	3.4	4,758	7.31%	40%	2.92%	6,471	60%	4.38%	9,706	2	100%
3	1,579	2.1	752	1.15%	60%	0.69%	947	40%	0.46%	632	3	100%
4	3,725	1.1	3,386	5.20%	50%	2.60%	1,863	50%	2.60%	1,863	4	100%
5	14,923	3.2	4,663	7.16%	100%	7.16%	14,923		0.00%	0	5	100%
6	2,051	4.8	427	0.66%		0.00%	0	100%	0.66%	2,051	6	100%
7	9,234	6.5	1,421	2.18%		0.00%	0	100%	2.18%	9,234	7	100%
8	9,101	4.3	2,117	3.25%	100%	3.25%	9,101		0.00%	0	8	100%
9	671	10.4	65	0.10%		0.00%	0	100%	0.10%	671	9	100%
10	3,409	8.9	383	0.59%	100%	0.59%	3,409		0.00%	0	10	100%
11	5,699	6.4	890	1.37%	100%	1.37%	5,699		0.00%	0	11	100%
12	6,287	2.0	3,144	4.83%	70%	3.38%	4,401	30%	1.45%	1,886	12	100%
13	38,387	2.6	14,764	22.68%		0.00%	0	100%	22.68%	38,387	13	100%
14	37,516	4.8	7,816	12.00%		0.00%	0	100%	12.00%	37,516	14	100%
15	17,358	7.6	2,284	3.51%	40%	1.40%	6,943	60%	2.10%	10,415	15	100%
16	54,135	7.0	7,734	11.88%		0.00%	0	100%	11.88%	54,135	16	100%
17	39,647	6.5	6,100	9.37%	40%	3.75%	15,859	60%	5.62%	23,788	17	100%
Total	268,272		65,110	100.00%		27.12%	69,616		72.88%	198,656		100%

* - Subarea Employment from MRCOG 2040 Socioeconomic Forecasts

BBRT Roadway Classification



12/20/2023

NMDOT Functional Class

- 3 - Principal Arterial - Other
- 4 - Minor Arterial
- 5 - Major Collector

World Hillshade

1:13,467

0 0.07 0.15 0.3 mi

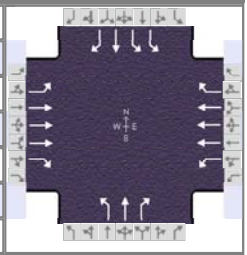
0 0.15 0.3 0.6 km

Esri Community Maps Contributors, New Mexico State University, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc,

APPENDIX D
2026 NO BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

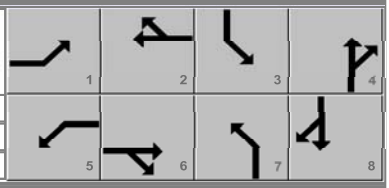
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	NBAM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Cerrillos & Vegas Verdes	File Name	2026 NBAM Cerrillos & Vegas Verdes.xus		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	8	1630	13	29	1142	22	13	4	67	49	13	33

Signal Information									
Cycle, s	120.0	Reference Phase	2						
Offset, s	0	Reference Point	End						
Uncoordinated	No	Simult. Gap E/W	On						
Force Mode	Fixed	Simult. Gap N/S	On						

Green	0.7	1.7	86.6	1.1	1.4	7.0
Yellow	4.0	0.0	4.0	3.5	0.0	3.5
Red	1.0	0.0	2.0	1.5	0.0	2.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	5.7	92.6	7.5	94.3	6.1	12.5	7.5	13.9
Change Period, ($Y+R_c$), s	5.0	6.0	5.0	6.0	5.0	5.5	4.5	5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	2.5		3.9		2.9	6.9	3.7	4.3
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.2
Phase Call Probability	0.23		0.62		0.35	0.99	0.80	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	8	1630	13	29	1142	22	13	4	67	49	13	33
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712		1795	1712		1810	1900	1610	1757	1900	1610
Queue Service Time (g_s), s	0.5	15.5		1.9	9.1		0.9	0.2	4.9	1.7	0.8	2.3
Cycle Queue Clearance Time (g_c), s	0.5	15.5		1.9	9.1		0.9	0.2	4.9	1.7	0.8	2.3
Green Ratio (*g/C*)	0.01	0.72		0.02	0.74		0.01	0.06	0.06	0.02	0.07	0.07
Capacity (*c*), veh/h	11	3706		37	3780		16	111	94	87	133	113
Volume-to-Capacity Ratio (*X*)	0.761	0.440		0.790	0.302		0.817	0.036	0.715	0.563	0.098	0.293
Back of Queue (*Q*), ft/ln (95 th percentile)	16.1	213.9		45.8	124.6		24.7	5.1	92.7	33.8	16.5	42.6
Back of Queue (*Q*), veh/ln (95 th percentile)	0.6	8.5		1.8	4.9		1.0	0.2	3.7	1.4	0.7	1.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.12	0.00		0.24	0.00		0.29	0.00	0.49	0.32	0.14	0.45
Uniform Delay (d_1), s/veh	59.6	6.8		58.5	5.4		59.4	53.3	55.5	57.9	52.3	53.0
Incremental Delay (d_2), s/veh	39.9	0.4		14.3	0.2		36.4	0.0	3.8	2.1	0.1	0.5
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	99.5	7.2	0.0	72.8	5.6	0.0	95.8	53.4	59.4	60.0	52.4	53.5
Level of Service (LOS)	F	A	A	E	A	A	F	D	E	E	D	D
Approach Delay, s/veh / LOS	7.6	A		7.1	A		64.7	E		56.7	E	
Intersection Delay, s/veh / LOS	10.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.05	B	2.21	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.40	A	1.14	A	0.63	A	0.64	A

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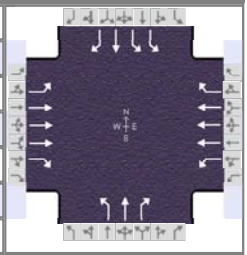
HCS Signalized Intersection Results Summary

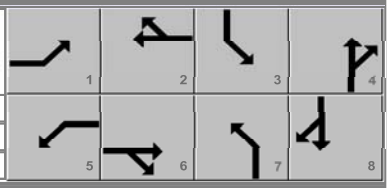
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	NBPM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Cerrillos & Vegas Verdes	File Name	2026 NBPM Cerrillos & Vegas Verdes.xus		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	13	1544	21	63	2125	61	43	14	91	68	17	31

Signal Information			
Cycle, s	135.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	1.9	0.2	98.6	4.2	0.4	9.7	
Yellow	3.0	3.0	3.0	3.0	0.0	3.0	
Red	1.0	1.0	1.0	1.0	0.0	1.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	5.9	102.6	10.1	106.7	8.2	13.7	8.6	14.2
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.0		6.6		5.2	9.5	4.6	4.5
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.2	0.1	0.3
Phase Call Probability	0.39		0.91		0.80	1.00	0.92	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	13	1544	21	63	2125	61	43	14	91	68	17	31
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725		1810	1725		1810	1900	1610	1757	1900	1610
Queue Service Time (g_s), s	1.0	15.5		4.6	22.5		3.2	0.9	7.5	2.6	1.1	2.5
Cycle Queue Clearance Time (g_c), s	1.0	15.5		4.6	22.5		3.2	0.9	7.5	2.6	1.1	2.5
Green Ratio (*g/C*)	0.01	0.73		0.05	0.76		0.03	0.07	0.07	0.03	0.08	0.08
Capacity (*c*), veh/h	26	3779		82	3939		56	137	116	120	143	121
Volume-to-Capacity Ratio (*X*)	0.503	0.409		0.772	0.539		0.769	0.102	0.785	0.567	0.119	0.256
Back of Queue (*Q*), ft/ln (95 th percentile)	21.6	220.2		101.4	282.3		71.3	20.2	143	52.4	24.4	45.2
Back of Queue (*Q*), veh/ln (95 th percentile)	0.9	8.8		4.1	11.3		2.9	0.8	5.7	2.1	1.0	1.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.17	0.00		0.53	0.00		0.84	0.00	0.75	0.50	0.21	0.48
Uniform Delay (d_1), s/veh	66.1	7.0		63.8	6.5		64.9	58.6	61.6	64.2	58.2	58.9
Incremental Delay (d_2), s/veh	5.6	0.3		5.9	0.5		8.4	0.1	4.5	1.6	0.1	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	71.7	7.3	0.0	69.7	7.1	0.0	73.4	58.7	66.1	65.8	58.4	59.3
Level of Service (LOS)	E	A	A	E	A	A	E	E	E	E	E	E
Approach Delay, s/veh / LOS	7.8	A		8.6	A		67.5	E		63.0	E	
Intersection Delay, s/veh / LOS	12.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.05	B	2.21	B	2.75	C	2.75	C
Bicycle LOS Score / LOS	1.36	A	1.72	B	0.73	A	0.68	A

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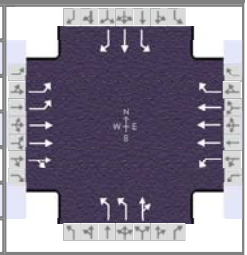
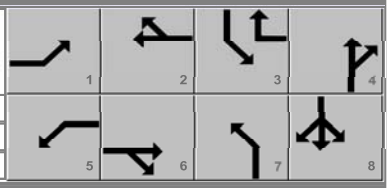
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/14/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	NBAM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Cerrillos & Richards	File Name	ALT 2026 NBAM Cerrillos & Richards.xus		
Project Description	BRRT Traffic Analysis Alternative Timing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	226	1483	110	50	845	64	144	126	19	172	112	183

Signal Information												
Cycle, s	120.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On									
Force Mode	Fixed	Simult. Gap N/S	On									
				Green	4.9	4.6	64.9	6.9	0.5	11.8		
				Yellow	4.0	0.0	4.0	3.5	3.5	3.5		
				Red	1.5	0.0	2.0	1.0	1.5	2.0		



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	1.1	3.0
Phase Duration, s	14.9	75.5	10.4	70.9	11.4	17.3	16.9	22.8
Change Period, (*Y+R c*), s	5.0	6.0	5.5	6.0	4.5	5.5	5.0	5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (*g s*), s	9.6		5.3		6.8	11.2	11.9	15.2
Green Extension Time (*g e*), s	0.4	0.0	0.1	0.0	0.1	0.6	0.0	0.6
Phase Call Probability	1.00		0.81		0.99	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.01	0.03	1.00	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	226	1075	518	50	845	64	144	145		172	112	183
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1900	1830	1810	1725	1610	1757	1856		1810	1900	1610
Queue Service Time (*g s*), s	7.6	19.9	20.0	3.3	10.8	1.8	4.8	9.2		9.9	6.4	13.2
Cycle Queue Clearance Time (*g c*), s	7.6	19.9	20.0	3.3	10.8	1.8	4.8	9.2		9.9	6.4	13.2
Green Ratio (*g/C*)	0.08	0.58	0.58	0.04	0.54	0.64	0.06	0.10		0.21	0.14	0.14
Capacity (*c*), veh/h	291	2199	1059	73	2799	1030	203	182		267	273	232
Volume-to-Capacity Ratio (*X*)	0.777	0.489	0.489	0.681	0.302	0.062	0.711	0.796		0.644	0.410	0.790
Back of Queue (*Q*), ft/ln (95 th percentile)	151.2	324.7	323	70.1	184.9	27.4	97	194.6		202.5	136.1	233.7
Back of Queue (*Q*), veh/ln (95 th percentile)	6.0	13.0	12.9	2.8	7.4	1.1	3.9	7.8		8.1	5.4	9.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	53.9	14.8	14.8	56.8	15.1	8.1	55.6	52.9		41.6	46.7	49.6
Incremental Delay (*d 2*), s/veh	1.7	0.8	1.6	4.2	0.3	0.1	1.7	3.1		3.4	0.4	4.7
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	55.7	15.6	16.5	61.0	15.4	8.2	57.3	56.0		44.9	47.1	54.3
Level of Service (LOS)	E	B	B	E	B	A	E	E		D	D	D
Approach Delay, s/veh / LOS	20.8	C		17.3	B		56.7	E		49.1	D	
Intersection Delay, s/veh / LOS	26.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.08	B	2.26	B	2.74	C	2.73	C
Bicycle LOS Score / LOS	1.49	A	1.02	A	0.96	A	1.26	A

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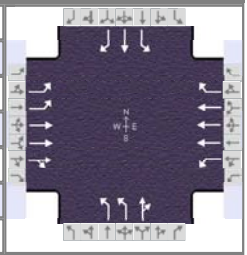
HCS Signalized Intersection Results Summary

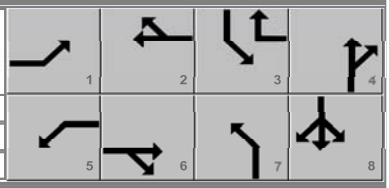
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/14/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	NBPM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Cerrillos & Richards	File Name	ALT 2026 NBPM Cerrillos & Richards.xus		
Project Description	BRRT Traffic Analysis Alternative Timing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	192	1338	126	122	1848	130	239	144	31	113	137	214

Signal Information			
Cycle, s	135.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	9.6	1.9	71.0	9.0	1.8	20.3	
Yellow	4.0	0.0	4.0	3.5	0.0	3.5	
Red	1.0	0.0	2.0	1.5	0.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	1.1	3.0
Phase Duration, s	14.6	77.0	16.5	78.9	15.8	27.5	14.0	25.8
Change Period, ($Y+R_c$), s	5.0	6.0	5.5	6.0	4.5	5.5	5.0	5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	9.2		11.0		11.0	13.9	9.0	19.6
Green Extension Time (g_e), s	0.4	0.0	0.1	0.0	0.2	0.9	0.1	0.7
Phase Call Probability	1.00		0.99		1.00	1.00	0.99	1.00
Max Out Probability	0.00		0.00		0.22	0.00	0.02	0.09

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	192	991	473	122	1848	130	239	175		113	137	214
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1900	1813	1810	1725	1610	1757	1841		1810	1900	1610
Queue Service Time (g_s), s	7.2	22.6	22.6	9.0	34.5	4.7	9.0	11.9		7.0	8.9	17.6
Cycle Queue Clearance Time (g_c), s	7.2	22.6	22.6	9.0	34.5	4.7	9.0	11.9		7.0	8.9	17.6
Green Ratio (*g/C*)	0.07	0.53	0.53	0.08	0.54	0.61	0.08	0.16		0.22	0.15	0.15
Capacity (*c*), veh/h	250	1999	954	147	2794	976	293	301		248	285	242
Volume-to-Capacity Ratio (*X*)	0.769	0.496	0.496	0.831	0.661	0.133	0.816	0.582		0.455	0.480	0.885
Back of Queue (*Q*), ft/ln (95 th percentile)	147	376.8	371	191.3	492.9	76.1	190.8	233		142.6	190.6	329.4
Back of Queue (*Q*), veh/ln (95 th percentile)	5.9	15.1	14.8	7.7	19.7	3.0	7.6	9.3		5.7	7.6	13.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay (d_1), s/veh	61.6	20.5	20.5	61.1	22.2	11.4	60.9	52.2		44.8	52.5	56.2
Incremental Delay (d_2), s/veh	1.9	0.9	1.9	4.7	1.3	0.3	6.7	0.7		0.5	0.5	20.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	63.5	21.4	22.4	65.9	23.5	11.7	67.5	52.9		45.2	53.0	76.7
Level of Service (LOS)	E	C	C	E	C	B	E	D		D	D	E
Approach Delay, s/veh / LOS	26.6	C		25.2	C		61.3	E		62.1	E	
Intersection Delay, s/veh / LOS	32.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.10	B	2.26	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.40	A	1.64	B	1.17	A	1.25	A

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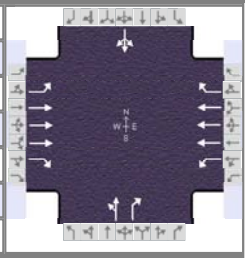
HCS Signalized Intersection Results Summary

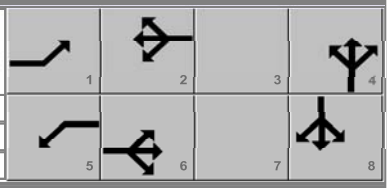
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	NBAM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Cerrillos & Avenida de la…	File Name	2026 NBAM Cerrillos & Avenida de las Americas.…		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	5	1803	13	29	1156	3	28	0	60	12	0	6

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	0.5	1.4	95.3	6.4	0.0	0.0
Yellow	4.0	0.0	4.0	3.5	0.0	0.0
Red	1.0	0.0	2.0	2.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	3.0	1.1	3.0		7.0		8.0
Phase Duration, s	5.5	101.3	6.9	102.7		11.9		11.9
Change Period, (*Y+R c*), s	5.0	6.0	5.0	6.0		5.5		5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.2		3.2
Queue Clearance Time (*g s*), s	2.1		2.4			6.4		3.2
Green Extension Time (*g e*), s	0.0	0.0	0.0	0.0		0.2		0.2
Phase Call Probability	0.15		0.62			0.97		0.97
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	5	1803	13	29	1156	3		28	60		18	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598		1432	1610		1553	
Queue Service Time (*g s*), s	0.1	13.4	0.2	0.4	6.8	0.0		1.1	4.4		0.0	
Cycle Queue Clearance Time (*g c*), s	0.1	13.4	0.2	0.4	6.8	0.0		2.3	4.4		1.2	
Green Ratio (*g/C*)	0.80	0.79	0.79	0.81	0.81	0.81		0.05	0.05		0.05	
Capacity (*c*), veh/h	426	4077	1268	267	4137	1287		136	85		132	
Volume-to-Capacity Ratio (*X*)	0.012	0.442	0.010	0.108	0.279	0.002		0.206	0.703		0.136	
Back of Queue (*Q*), ft/ln (95 th percentile)	0.8	154.4	2.3	4.2	74.3	0.5		36.8	83.4		23.4	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.0	6.1	0.1	0.2	2.9	0.0		1.5	3.3		0.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.01	0.00	0.00	0.06	0.00	0.00		0.00	0.93		0.00	
Uniform Delay (*d 1*), s/veh	2.7	3.9	2.6	3.1	2.9	2.3		54.9	55.9		54.4	
Incremental Delay (*d 2*), s/veh	0.0	0.3	0.0	0.1	0.2	0.0		0.3	4.0		0.2	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (*d*), s/veh	2.7	4.3	2.6	3.1	3.1	2.3		55.2	59.9		54.5	
Level of Service (LOS)	A	A	A	A	A	A		E	E		D	
Approach Delay, s/veh / LOS	4.3	A		3.1	A		58.4	E		54.5	D	
Intersection Delay, s/veh / LOS	5.6						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.83	B	1.60	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.49	A	1.14	A	0.63	A	0.52	A

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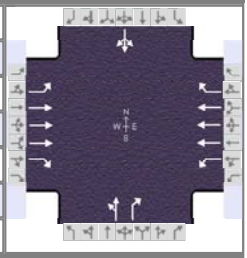
HCS Signalized Intersection Results Summary

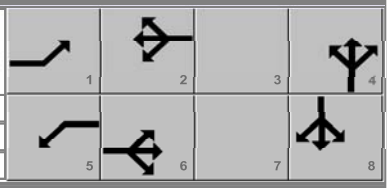
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	NBPM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Cerrillos & Avenida de la…	File Name	2026 NBPM Cerrillos & Avenida de las Americas.…		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	6	1665	33	41	2229	6	28	0	41	7	0	2

Signal Information			
Cycle, s	135.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	1.0	2.9	113.9	5.2	0.0	0.0
Yellow	3.0	0.0	3.0	3.0	0.0	0.0
Red	1.0	0.0	1.0	1.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	3.0	1.1	3.0		7.0		8.0
Phase Duration, s	5.0	117.9	7.9	120.8		9.2		9.2
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0		4.0		4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.2		3.2
Queue Clearance Time (g_s), s	2.1		2.4			5.4		2.7
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0		0.1		0.1
Phase Call Probability	0.20		0.79			0.95		0.95
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	6	1665	33	41	2229	6		28	41		9	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1810	1725	1610		1437	1610		1531	
Queue Service Time (g_s), s	0.1	10.0	0.4	0.4	13.8	0.1		1.9	3.4		0.0	
Cycle Queue Clearance Time (g_c), s	0.1	10.0	0.4	0.4	13.8	0.1		2.6	3.4		0.7	
Green Ratio (*g/C*)	0.85	0.84	0.84	0.88	0.87	0.87		0.04	0.04		0.04	
Capacity (*c*), veh/h	197	4365	1358	339	4477	1393		109	62		106	
Volume-to-Capacity Ratio (*X*)	0.030	0.381	0.024	0.121	0.498	0.004		0.257	0.660		0.085	
Back of Queue (*Q*), ft/ln (95 th percentile)	0.7	98.3	4.4	2.4	109.6	0.6		42.7	65.3		13.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.0	3.9	0.2	0.1	4.4	0.0		1.7	2.6		0.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.01	0.00	0.00	0.03	0.00	0.00		0.00	0.73		0.00	
Uniform Delay (d_1), s/veh	2.1	2.4	1.7	1.5	2.2	1.2		63.6	64.0		62.7	
Incremental Delay (d_2), s/veh	0.0	0.3	0.0	0.1	0.4	0.0		0.5	4.5		0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (*d*), s/veh	2.2	2.7	1.7	1.6	2.6	1.2		64.1	68.5		62.8	
Level of Service (LOS)	A	A	A	A	A	A		E	E		E	
Approach Delay, s/veh / LOS	2.7	A		2.5	A		66.7	E		62.8	E	
Intersection Delay, s/veh / LOS	3.8						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.82	B	1.58	B	2.75	C	2.75	C
Bicycle LOS Score / LOS	1.42	A	1.74	B	0.60	A	0.50	A

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HCS Two-Way Stop-Control Report

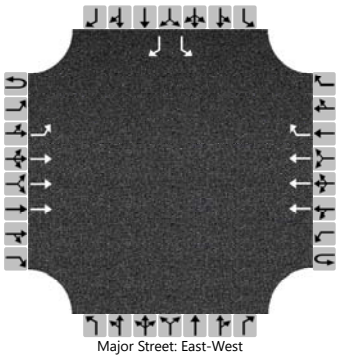
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	1/12/2024
Analysis Year	2026
Time Analyzed	NBAM
Intersection Orientation	East-West
Project Description	BRRT Traffic Analysis

Site Information

Intersection	Cerrillos & West Site Driveway
Jurisdiction	Santa Fe
East/West Street	Cerrillos
North/South Street	Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	3	0	0	0	3	1		0	0	0		1	0	1
Configuration		L	T				T	R						L		R
Volume (veh/h)	0	2	1783				1191	5						19		6
Percent Heavy Vehicles (%)	1	1												1		1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		5.3												6.4		7.1
Critical Headway (sec)		5.32												5.72		7.12
Base Follow-Up Headway (sec)		3.1												3.8		3.9
Follow-Up Headway (sec)		3.11												3.81		3.91

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		2												21		7
Capacity, c (veh/h)		282												132		356
v/c Ratio		0.01												0.16		0.02
95% Queue Length, Q_{95} (veh)		0.0												0.5		0.1
Control Delay (s/veh)		17.9												37.2		15.3
Level of Service (LOS)		C												E		C
Approach Delay (s/veh)	0.0												31.9			
Approach LOS	A												D			

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HCS Two-Way Stop-Control Report

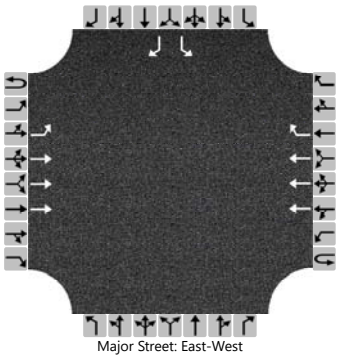
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	1/12/2024
Analysis Year	2026
Time Analyzed	NBPM
Intersection Orientation	East-West
Project Description	BRRT Traffic Analysis

Site Information

Intersection	Cerrillos & West Site Driveway
Jurisdiction	Santa Fe
East/West Street	Cerrillos
North/South Street	Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	3	0	0	0	3	1		0	0	0		1	0	1
Configuration		L	T				T	R						L		R
Volume (veh/h)	0	7	1704				2254	14						10		3
Percent Heavy Vehicles (%)	1	1												1		1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		5.3												6.4		7.1
Critical Headway (sec)		5.32												5.72		7.12
Base Follow-Up Headway (sec)		3.1												3.8		3.9
Follow-Up Headway (sec)		3.11												3.81		3.91

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		8												11		3
Capacity, c (veh/h)		73												26		148
v/c Ratio		0.10												0.41		0.02
95% Queue Length, Q_{95} (veh)		0.3												1.7		0.1
Control Delay (s/veh)		59.8												229.7		29.9
Level of Service (LOS)		F												F		D
Approach Delay (s/veh)	0.2												183.6			
Approach LOS	A												F			

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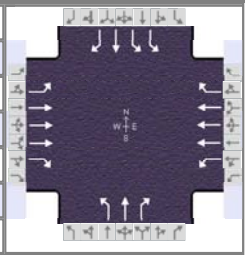
APPENDIX E
2026 BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

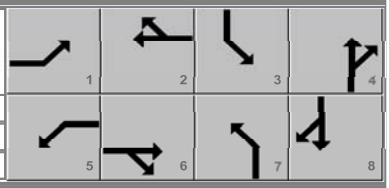
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	BAM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Cerrillos & Vegas Verdes	File Name	2026 BAM Cerrillos & Vegas Verdes.xus		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	8	1633	13	59	1149	23	13	4	67	49	13	33

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	0.7	4.4	83.9	1.1	1.4	7.0
Yellow	4.0	0.0	4.0	3.5	0.0	3.5
Red	1.0	0.0	2.0	1.5	0.0	2.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	5.7	89.9	10.1	94.3	6.1	12.5	7.5	13.9
Change Period, ($Y+R_c$), s	5.0	6.0	5.0	6.0	5.0	5.5	4.5	5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	2.5		5.9		2.9	6.9	3.7	4.3
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.2	0.0	0.2
Phase Call Probability	0.23		0.86		0.35	0.99	0.80	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	8	1633	13	59	1149	23	13	4	67	49	13	33
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712		1795	1712		1810	1900	1610	1757	1900	1610
Queue Service Time (g_s), s	0.5	16.8		3.9	9.1		0.9	0.2	4.9	1.7	0.8	2.3
Cycle Queue Clearance Time (g_c), s	0.5	16.8		3.9	9.1		0.9	0.2	4.9	1.7	0.8	2.3
Green Ratio (*g/C*)	0.01	0.70		0.04	0.74		0.01	0.06	0.06	0.02	0.07	0.07
Capacity (*c*), veh/h	11	3591		77	3780		16	111	94	87	133	113
Volume-to-Capacity Ratio (*X*)	0.761	0.455		0.767	0.304		0.817	0.036	0.715	0.563	0.098	0.293
Back of Queue (*Q*), ft/ln (95 th percentile)	16.1	234.2		84.9	125.4		24.7	5.1	92.7	33.8	16.5	42.6
Back of Queue (*Q*), veh/ln (95 th percentile)	0.6	9.3		3.4	5.0		1.0	0.2	3.7	1.4	0.7	1.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.12	0.00		0.45	0.00		0.29	0.00	0.49	0.32	0.14	0.45
Uniform Delay (d_1), s/veh	59.6	8.0		56.8	5.4		59.4	53.3	55.5	57.9	52.3	53.0
Incremental Delay (d_2), s/veh	39.9	0.4		6.1	0.2		36.4	0.0	3.8	2.1	0.1	0.5
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	99.5	8.4	0.0	62.9	5.6	0.0	95.8	53.4	59.4	60.0	52.4	53.5
Level of Service (LOS)	F	A	A	E	A	A	F	D	E	E	D	D
Approach Delay, s/veh / LOS	8.8	A		8.2	A		64.7	E		56.7	E	
Intersection Delay, s/veh / LOS	11.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.06	B	2.21	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.40	A	1.16	A	0.63	A	0.64	A

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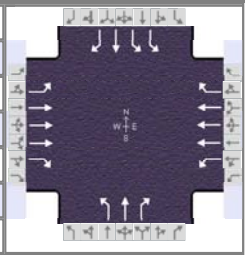
HCS Signalized Intersection Results Summary

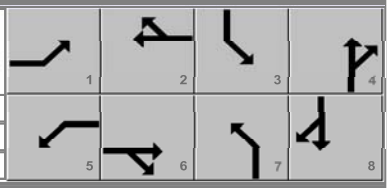
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	BPM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Cerrillos & Vegas Verdes	File Name	2026 BPM Cerrillos & Vegas Verdes.xus		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	13	1551	21	78	2129	62	43	14	93	68	17	31

Signal Information			
Cycle, s	135.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	1.9	1.5	97.1	4.2	0.4	9.9	
Yellow	3.0	3.0	3.0	3.0	0.0	3.0	
Red	1.0	1.0	1.0	1.0	0.0	1.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	5.9	101.1	11.4	106.6	8.2	13.9	8.6	14.3
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.0		7.7		5.2	9.7	4.6	4.4
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.2	0.1	0.3
Phase Call Probability	0.39		0.95		0.80	1.00	0.92	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	13	1551	21	78	2129	62	43	14	93	68	17	31
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725		1810	1725		1810	1900	1610	1757	1900	1610
Queue Service Time (g_s), s	1.0	16.2		5.7	22.7		3.2	0.9	7.7	2.6	1.1	2.4
Cycle Queue Clearance Time (g_c), s	1.0	16.2		5.7	22.7		3.2	0.9	7.7	2.6	1.1	2.4
Green Ratio (*g/C*)	0.01	0.72		0.05	0.76		0.03	0.07	0.07	0.03	0.08	0.08
Capacity (*c*), veh/h	26	3722		99	3932		56	139	118	120	145	123
Volume-to-Capacity Ratio (*X*)	0.503	0.417		0.784	0.541		0.769	0.101	0.789	0.567	0.117	0.252
Back of Queue (*Q*), ft/ln (95 th percentile)	21.6	231.4		124.1	284.7		71.3	20.1	146.2	52.4	24.4	45.1
Back of Queue (*Q*), veh/ln (95 th percentile)	0.9	9.3		5.0	11.4		2.9	0.8	5.8	2.1	1.0	1.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.17	0.00		0.65	0.00		0.84	0.00	0.77	0.50	0.21	0.47
Uniform Delay (d_1), s/veh	66.1	7.6		63.0	6.6		64.9	58.4	61.5	64.2	58.1	58.7
Incremental Delay (d_2), s/veh	5.6	0.3		5.2	0.5		8.4	0.1	4.5	1.6	0.1	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	71.7	7.9	0.0	68.2	7.2	0.0	73.4	58.5	66.0	65.8	58.2	59.1
Level of Service (LOS)	E	A	A	E	A	A	E	E	E	E	E	E
Approach Delay, s/veh / LOS	8.4	A		9.1	A		67.4	E		62.9	E	
Intersection Delay, s/veh / LOS	12.4						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.06	B	2.21	B	2.75	C	2.75	C
Bicycle LOS Score / LOS	1.36	A	1.74	B	0.74	A	0.68	A

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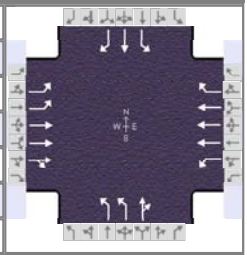
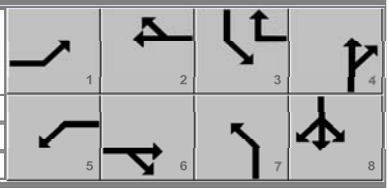
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/14/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	BAM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Cerrillos & Richards	File Name	ALT 2026 BAM Cerrillos & Richards.xus		
Project Description	BRRT Traffic Analysis Alternative Timing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	228	1506	112	50	852	64	145	126	19	172	112	184

Signal Information												
Cycle, s	120.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On									
Force Mode	Fixed	Simult. Gap N/S	On									
				Green	4.9	4.6	64.8	7.0	0.4	11.8		
				Yellow	4.0	0.0	4.0	3.5	3.5	3.5		
				Red	1.5	0.0	2.0	1.0	1.5	2.0		



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	1.1	3.0
Phase Duration, s	15.0	75.5	10.4	70.8	11.5	17.3	16.9	22.7
Change Period, ($Y+R_c$), s	5.0	6.0	5.5	6.0	4.5	5.5	5.0	5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	9.6		5.3		6.9	11.2	11.9	15.3
Green Extension Time (g_e), s	0.4	0.0	0.1	0.0	0.1	0.6	0.0	0.6
Phase Call Probability	1.00		0.81		0.99	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.01	0.03	1.00	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	228	1092	526	50	852	64	145	145		172	112	184
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1900	1830	1810	1725	1610	1757	1856		1810	1900	1610
Queue Service Time (g_s), s	7.6	20.4	20.4	3.3	10.9	1.8	4.9	9.2		9.9	6.4	13.3
Cycle Queue Clearance Time (g_c), s	7.6	20.4	20.4	3.3	10.9	1.8	4.9	9.2		9.9	6.4	13.3
Green Ratio (*g/C*)	0.08	0.58	0.58	0.04	0.54	0.64	0.06	0.10		0.21	0.14	0.14
Capacity (*c*), veh/h	293	2199	1059	73	2796	1029	204	182		267	273	231
Volume-to-Capacity Ratio (*X*)	0.778	0.496	0.497	0.681	0.305	0.062	0.712	0.796		0.644	0.411	0.796
Back of Queue (*Q*), ft/ln (95 th percentile)	152.2	330	328.8	70.1	186.8	27.4	97.7	194.6		202.5	136.1	235.7
Back of Queue (*Q*), veh/ln (95 th percentile)	6.1	13.2	13.2	2.8	7.5	1.1	3.9	7.8		8.1	5.4	9.4
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay (d_1), s/veh	53.9	14.9	14.9	56.8	15.2	8.1	55.5	52.9		41.6	46.8	49.7
Incremental Delay (d_2), s/veh	1.7	0.8	1.7	4.2	0.3	0.1	1.7	3.1		3.4	0.4	5.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	55.6	15.7	16.6	61.0	15.5	8.2	57.3	56.0		44.9	47.1	54.7
Level of Service (LOS)	E	B	B	E	B	A	E	E		D	D	D
Approach Delay, s/veh / LOS	20.9	C		17.3	B		56.6	E		49.3	D	
Intersection Delay, s/veh / LOS	26.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.08	B	2.26	B	2.74	C	2.73	C
Bicycle LOS Score / LOS	1.50	B	1.02	A	0.97	A	1.26	A

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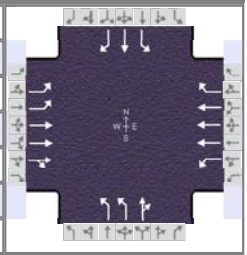
HCS Signalized Intersection Results Summary

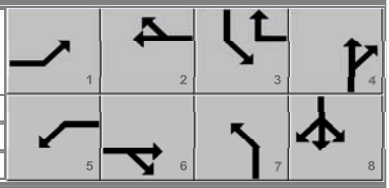
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/14/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	BPM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Cerrillos & Richards	File Name	ALT 2026 BPM Cerrillos & Richards.xus		
Project Description	BRRT Traffic Analysis Alternative Timing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	193	1350	127	122	1866	130	240	144	31	113	137	216

Signal Information			
Cycle, s	135.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	9.6	1.8	70.8	9.0	1.8	20.4
Yellow	4.0	0.0	4.0	3.5	0.0	3.5
Red	1.0	0.0	2.0	1.5	0.0	2.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	1.1	3.0
Phase Duration, s	14.6	76.8	16.5	78.6	15.8	27.7	14.0	25.9
Change Period, ($Y+R_c$), s	5.0	6.0	5.5	6.0	4.5	5.5	5.0	5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	9.3		11.0		11.1	13.8	9.0	19.7
Green Extension Time (g_e), s	0.4	0.0	0.1	0.0	0.2	0.9	0.1	0.7
Phase Call Probability	1.00		0.99		1.00	1.00	0.99	1.00
Max Out Probability	0.00		0.00		0.23	0.00	0.02	0.11

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	193	1000	477	122	1866	130	240	175		113	137	216
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1900	1813	1810	1725	1610	1757	1841		1810	1900	1610
Queue Service Time (g_s), s	7.3	22.9	22.9	9.0	35.2	4.7	9.1	11.8		7.0	8.9	17.7
Cycle Queue Clearance Time (g_c), s	7.3	22.9	22.9	9.0	35.2	4.7	9.1	11.8		7.0	8.9	17.7
Green Ratio (*g/C*)	0.07	0.52	0.52	0.08	0.54	0.60	0.08	0.16		0.22	0.15	0.15
Capacity (*c*), veh/h	251	1993	951	147	2785	973	294	303		250	288	244
Volume-to-Capacity Ratio (*X*)	0.770	0.502	0.502	0.831	0.670	0.134	0.817	0.577		0.452	0.476	0.886
Back of Queue (*Q*), ft/ln (95 th percentile)	147.6	382.3	376	191.3	502	76.4	191.6	232.5		142.3	190.3	333.3
Back of Queue (*Q*), veh/ln (95 th percentile)	5.9	15.3	15.0	7.7	20.1	3.1	7.7	9.3		5.7	7.6	13.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay (d_1), s/veh	61.6	20.7	20.7	61.1	22.5	11.5	60.8	52.0		44.6	52.4	56.1
Incremental Delay (d_2), s/veh	1.9	0.9	1.9	4.8	1.3	0.3	6.8	0.6		0.5	0.5	21.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	63.5	21.6	22.6	65.9	23.8	11.8	67.7	52.7		45.1	52.8	77.4
Level of Service (LOS)	E	C	C	E	C	B	E	D		D	D	E
Approach Delay, s/veh / LOS	26.7	C		25.5	C		61.3	E		62.3	E	
Intersection Delay, s/veh / LOS	32.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.10	B	2.26	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.41	A	1.65	B	1.17	A	1.26	A

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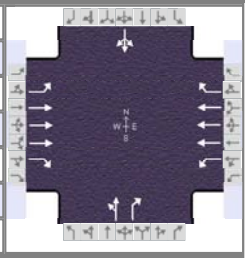
HCS Signalized Intersection Results Summary

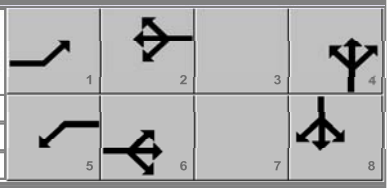
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	BAM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Cerrillos & Avenida de la…	File Name	2026 BAM Cerrillos & Avenida de las Americas.xus		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	5	1830	14	29	1165	3	28	0	60	12	0	6

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	0.5	1.4	95.3	6.4	0.0	0.0
Yellow	4.0	0.0	4.0	3.5	0.0	0.0
Red	1.0	0.0	2.0	2.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	3.0	1.1	3.0		7.0		8.0
Phase Duration, s	5.5	101.3	6.9	102.7		11.9		11.9
Change Period, ($Y+R_c$), s	5.0	6.0	5.0	6.0		5.5		5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.2		3.2
Queue Clearance Time (g_s), s	2.1		2.4			6.4		3.2
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0		0.2		0.2
Phase Call Probability	0.15		0.62			0.97		0.97
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	5	1830	14	29	1165	3		28	60		18	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598		1432	1610		1553	
Queue Service Time (g_s), s	0.1	13.7	0.2	0.4	6.8	0.0		1.1	4.4		0.0	
Cycle Queue Clearance Time (g_c), s	0.1	13.7	0.2	0.4	6.8	0.0		2.3	4.4		1.2	
Green Ratio (*g/C*)	0.80	0.79	0.79	0.81	0.81	0.81		0.05	0.05		0.05	
Capacity (*c*), veh/h	422	4077	1268	262	4137	1287		136	85		132	
Volume-to-Capacity Ratio (*X*)	0.012	0.449	0.011	0.111	0.282	0.002		0.206	0.703		0.136	
Back of Queue (*Q*), ft/ln (95 th percentile)	0.8	157.6	2.5	4.2	74.9	0.5		36.8	83.4		23.4	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.0	6.3	0.1	0.2	3.0	0.0		1.5	3.3		0.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.01	0.00	0.00	0.06	0.00	0.00		0.00	0.93		0.00	
Uniform Delay (d_1), s/veh	2.7	4.0	2.6	3.1	2.9	2.3		54.9	55.9		54.4	
Incremental Delay (d_2), s/veh	0.0	0.4	0.0	0.1	0.2	0.0		0.3	4.0		0.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (*d*), s/veh	2.7	4.3	2.6	3.2	3.1	2.3		55.2	59.9		54.5	
Level of Service (LOS)	A	A	A	A	A	A		E	E		D	
Approach Delay, s/veh / LOS	4.3	A		3.1	A		58.4	E		54.5	D	
Intersection Delay, s/veh / LOS	5.6						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.83	B	1.60	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.50	B	1.15	A	0.63	A	0.52	A

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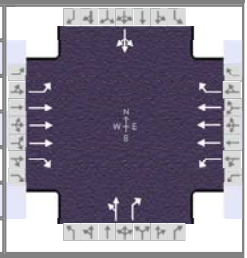
HCS Signalized Intersection Results Summary

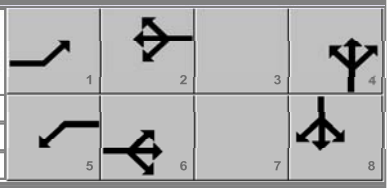
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	BPM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Cerrillos & Avenida de la…	File Name	2026 BPM Cerrillos & Avenida de las Americas.xus		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	6	1679	33	41	2251	6	28	0	41	7	0	2

Signal Information			
Cycle, s	135.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	1.0	2.9	113.9	5.2	0.0	0.0
Yellow	3.0	0.0	3.0	3.0	0.0	0.0
Red	1.0	0.0	1.0	1.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	3.0	1.1	3.0		7.0		8.0
Phase Duration, s	5.0	117.9	7.9	120.8		9.2		9.2
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0		4.0		4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.2		3.2
Queue Clearance Time (g_s), s	2.1		2.4			5.4		2.7
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0		0.1		0.1
Phase Call Probability	0.20		0.79			0.95		0.95
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	6	1679	33	41	2251	6		28	41		9	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1810	1725	1610		1437	1610		1531	
Queue Service Time (g_s), s	0.1	10.1	0.4	0.4	14.0	0.1		1.9	3.4		0.0	
Cycle Queue Clearance Time (g_c), s	0.1	10.1	0.4	0.4	14.0	0.1		2.6	3.4		0.7	
Green Ratio (*g/C*)	0.85	0.84	0.84	0.88	0.87	0.87		0.04	0.04		0.04	
Capacity (*c*), veh/h	194	4365	1358	336	4477	1393		109	62		106	
Volume-to-Capacity Ratio (*X*)	0.031	0.385	0.024	0.122	0.503	0.004		0.257	0.660		0.085	
Back of Queue (*Q*), ft/ln (95 th percentile)	0.7	99.8	4.4	2.4	111.7	0.6		42.7	65.3		13.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.0	4.0	0.2	0.1	4.5	0.0		1.7	2.6		0.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.01	0.00	0.00	0.03	0.00	0.00		0.00	0.73		0.00	
Uniform Delay (d_1), s/veh	2.2	2.4	1.7	1.5	2.2	1.2		63.6	64.0		62.7	
Incremental Delay (d_2), s/veh	0.0	0.3	0.0	0.1	0.4	0.0		0.5	4.5		0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (*d*), s/veh	2.2	2.7	1.7	1.6	2.6	1.2		64.1	68.5		62.8	
Level of Service (LOS)	A	A	A	A	A	A		E	E		E	
Approach Delay, s/veh / LOS	2.7	A		2.6	A		66.7	E		62.8	E	
Intersection Delay, s/veh / LOS	3.8						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.82	B	1.58	B	2.75	C	2.75	C
Bicycle LOS Score / LOS	1.43	A	1.75	B	0.60	A	0.50	A

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HCS Two-Way Stop-Control Report

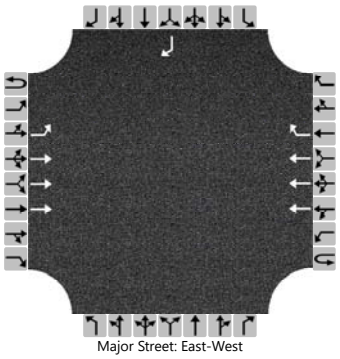
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	1/12/2024
Analysis Year	2026
Time Analyzed	BAM
Intersection Orientation	East-West
Project Description	BRRT Traffic Analysis

Site Information

Intersection	Cerrillos & West Site Driveway
Jurisdiction	Santa Fe
East/West Street	Cerrillos
North/South Street	Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	3	0	0	0	3	1		0	0	0		0	0	1
Configuration		L	T				T	R								R
Volume (veh/h)	0	5	1783				1191	10								26
Percent Heavy Vehicles (%)	1	1														1
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized						No								No		
Median Type | Storage			Left Only								1					

Critical and Follow-up Headways

Base Critical Headway (sec)		5.3														7.1
Critical Headway (sec)		5.32														7.12
Base Follow-Up Headway (sec)		3.1														3.9
Follow-Up Headway (sec)		3.11														3.91

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5														28
Capacity, c (veh/h)		280														356
v/c Ratio		0.02														0.08
95% Queue Length, Q_{95} (veh)		0.1														0.3
Control Delay (s/veh)		18.1														16.0
Level of Service (LOS)		C														C
Approach Delay (s/veh)		0.1												16.0		
Approach LOS		A												C		

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HCS Two-Way Stop-Control Report

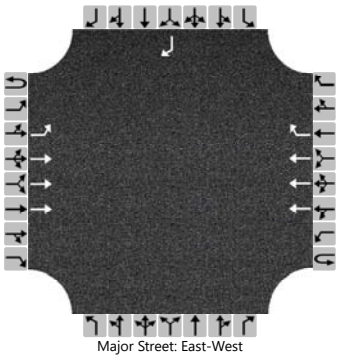
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	1/12/2024
Analysis Year	2026
Time Analyzed	BPM
Intersection Orientation	East-West
Project Description	BRRT Traffic Analysis

Site Information

Intersection	Cerrillos & West Site Driveway
Jurisdiction	Santa Fe
East/West Street	Cerrillos
North/South Street	Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	3	0	0	0	3	1		0	0	0		0	0	1
Configuration		L	T				T	R								R
Volume (veh/h)	0	16	1704				2254	25								13
Percent Heavy Vehicles (%)	1	1														1
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized						No								No		
Median Type | Storage			Left Only								1					

Critical and Follow-up Headways

Base Critical Headway (sec)		5.3														7.1
Critical Headway (sec)		5.32														7.12
Base Follow-Up Headway (sec)		3.1														3.9
Follow-Up Headway (sec)		3.11														3.91

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		17														14
Capacity, c (veh/h)		72														148
v/c Ratio		0.24														0.10
95% Queue Length, Q_{95} (veh)		0.9														0.3
Control Delay (s/veh)		70.5														32.0
Level of Service (LOS)		F														D
Approach Delay (s/veh)		0.7												32.0		
Approach LOS		A												D		

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HCS Two-Way Stop-Control Report

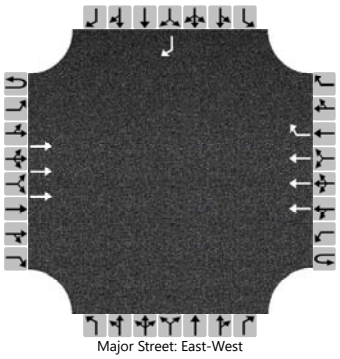
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	1/12/2024
Analysis Year	2026
Time Analyzed	BAM
Intersection Orientation	East-West
Project Description	BRRT Traffic Analysis

Site Information

Intersection	Cerrillos & East Site Driveway
Jurisdiction	Santa Fe
East/West Street	Cerrillos
North/South Street	Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	3	0	0	0	3	1		0	0	0		0	0	1
Configuration			T				T	R								R
Volume (veh/h)			1783				1191	4								19
Percent Heavy Vehicles (%)																1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																7.1
Critical Headway (sec)																7.12
Base Follow-Up Headway (sec)																3.9
Follow-Up Headway (sec)																3.91

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																21
Capacity, c (veh/h)																356
v/c Ratio																0.06
95% Queue Length, Q_{95} (veh)																0.2
Control Delay (s/veh)																15.7
Level of Service (LOS)																C
Approach Delay (s/veh)													15.7			
Approach LOS													C			

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HCS Two-Way Stop-Control Report

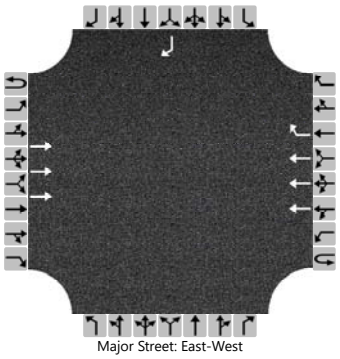
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	1/12/2024
Analysis Year	2026
Time Analyzed	BPM
Intersection Orientation	East-West
Project Description	BRRT Traffic Analysis

Site Information

Intersection	Cerrillos & East Site Driveway
Jurisdiction	Santa Fe
East/West Street	Cerrillos
North/South Street	Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	3	0	0	0	3	1		0	0	0		0	0	1
Configuration			T				T	R								R
Volume (veh/h)			1704				2254	11								10
Percent Heavy Vehicles (%)																1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized							No						No			
Median Type | Storage			Left Only								1					

Critical and Follow-up Headways

Base Critical Headway (sec)																7.1
Critical Headway (sec)																7.12
Base Follow-Up Headway (sec)																3.9
Follow-Up Headway (sec)																3.91

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																11
Capacity, c (veh/h)																148
v/c Ratio																0.07
95% Queue Length, Q_{95} (veh)																0.2
Control Delay (s/veh)																31.3
Level of Service (LOS)																D
Approach Delay (s/veh)													31.3			
Approach LOS													D			

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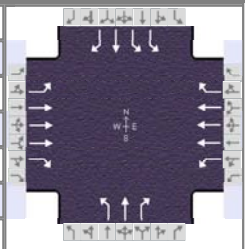
APPENDIX F
2041 NO BUILD INTERSECTION WARRANT ANALYSIS

HCS Signalized Intersection Results Summary

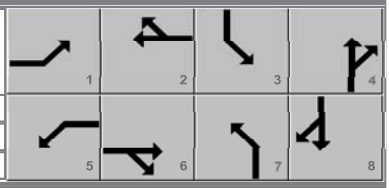
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	NBAM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2041	Analysis Period	1> 7:00
Intersection	Cerrillos & Vegas Verdes	File Name	2041 NBAM Cerrillos & Vegas Verdes.xus		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	2092	16	37	1465	29	16	5	86	63	16	42

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	0.9	2.3	83.7	1.3	1.9	8.5
Yellow	4.0	0.0	4.0	3.5	0.0	3.5
Red	1.0	0.0	2.0	1.5	0.0	2.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	5.9	89.7	8.2	91.9	6.3	14.0	8.2	15.9
Change Period, ($Y+R_c$), s	5.0	6.0	5.0	6.0	5.0	5.5	4.5	5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	2.7		4.5		3.1	8.3	4.1	4.9
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.2
Phase Call Probability	0.31		0.71		0.41	1.00	0.88	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	11	2092	16	37	1465	29	16	5	86	63	16	42
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712		1795	1712		1810	1900	1610	1757	1900	1610
Queue Service Time (g_s), s	0.7	25.0		2.5	13.6		1.1	0.3	6.3	2.1	0.9	2.9
Cycle Queue Clearance Time (g_c), s	0.7	25.0		2.5	13.6		1.1	0.3	6.3	2.1	0.9	2.9
Green Ratio (*g/C*)	0.01	0.70		0.03	0.72		0.01	0.07	0.07	0.03	0.09	0.09
Capacity (*c*), veh/h	14	3581		48	3677		19	134	114	107	164	139
Volume-to-Capacity Ratio (*X*)	0.798	0.584		0.776	0.398		0.837	0.037	0.756	0.587	0.097	0.302
Back of Queue (*Q*), ft/ln (95 th percentile)	21.4	324.8		56.1	194.1		29.8	6.3	118.5	43.1	19.9	53.4
Back of Queue (*Q*), veh/ln (95 th percentile)	0.9	12.9		2.2	7.7		1.2	0.3	4.7	1.7	0.8	2.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.16	0.00		0.30	0.00		0.35	0.00	0.62	0.41	0.17	0.56
Uniform Delay (d_1), s/veh	59.4	9.3		58.1	6.8		59.3	52.0	54.7	57.4	50.5	51.4
Incremental Delay (d_2), s/veh	37.5	0.7		10.3	0.3		34.8	0.0	3.9	1.9	0.1	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	96.9	10.0	0.0	68.3	7.1	0.0	94.0	52.0	58.7	59.3	50.6	51.9
Level of Service (LOS)	F	A	A	E	A	A	F	D	E	E	D	D
Approach Delay, s/veh / LOS	10.4	B		8.4	A		63.6	E		55.6	E	
Intersection Delay, s/veh / LOS	12.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.06	B	2.22	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.65	B	1.33	A	0.66	A	0.69	A

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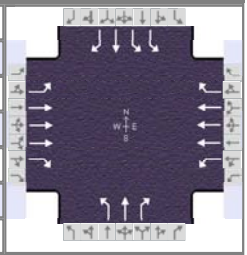
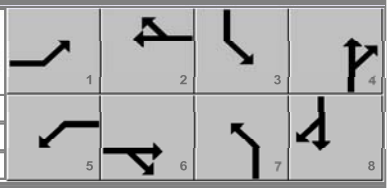
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	NBPM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2041	Analysis Period	1> 7:00
Intersection	Cerrillos & Vegas Verdes	File Name	2041 NBPM Cerrillos & Vegas Verdes.xus		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	16	1982	27	80	2727	79	56	18	117	87	22	39

Signal Information										
Cycle, s	135.0	Reference Phase	2							
Offset, s	0	Reference Point	End	Green	2.3	1.3	94.3	5.2	0.2	11.7
Uncoordinated	No	Simult. Gap E/W	On	Yellow	3.0	3.0	3.0	3.0	0.0	3.0
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	1.0	1.0	1.0	0.0	1.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	6.3	98.3	11.6	103.7	9.4	15.9	9.2	15.7
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.2		7.9		6.1	11.6	5.3	5.1
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.3	0.1	0.3
Phase Call Probability	0.45		0.95		0.88	1.00	0.96	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	16	1982	27	80	2727	79	56	18	117	87	22	39
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725		1810	1725		1810	1900	1610	1757	1900	1610
Queue Service Time (g_s), s	1.2	25.2		5.9	39.4		4.1	1.2	9.6	3.3	1.4	3.1
Cycle Queue Clearance Time (g_c), s	1.2	25.2		5.9	39.4		4.1	1.2	9.6	3.3	1.4	3.1
Green Ratio (*g/C*)	0.02	0.70		0.06	0.74		0.04	0.09	0.09	0.04	0.09	0.09
Capacity (*c*), veh/h	30	3616		102	3820		73	168	142	135	164	139
Volume-to-Capacity Ratio (*X*)	0.529	0.548		0.787	0.714		0.772	0.107	0.823	0.646	0.134	0.280
Back of Queue (*Q*), ft/ln (95 th percentile)	26.4	339		127.3	468.6		90.8	25.4	183.5	67.3	31.3	56.3
Back of Queue (*Q*), veh/ln (95 th percentile)	1.1	13.6		5.1	18.7		3.6	1.0	7.3	2.7	1.3	2.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.20	0.00		0.67	0.00		1.07	0.00	0.97	0.64	0.27	0.59
Uniform Delay (d_1), s/veh	65.8	9.9		62.9	9.8		64.2	56.6	60.5	64.0	57.0	57.7
Incremental Delay (d_2), s/veh	5.3	0.6		5.2	1.2		6.6	0.1	4.7	1.9	0.1	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	71.2	10.5	0.0	68.1	11.0	0.0	70.8	56.7	65.2	66.0	57.1	58.1
Level of Service (LOS)	E	B	A	E	B	A	E	E	E	E	E	E
Approach Delay, s/veh / LOS	10.9	B		12.2	B		66.0	E		62.6	E	
Intersection Delay, s/veh / LOS	15.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.06	B	2.22	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.60	B	2.07	B	0.80	A	0.73	A

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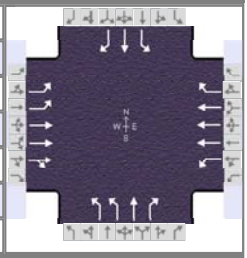
HCS Signalized Intersection Results Summary

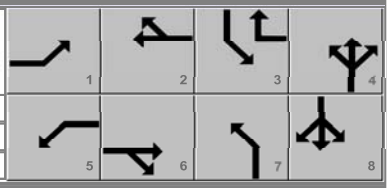
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/14/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	NBAM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2041	Analysis Period	1> 7:00
Intersection	Cerrillos & Richards	File Name	ALT 2041 NBAM Cerrillos & Richards_Connection…		
Project Description	BRRT Traffic Analysis_Connection				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	244	1894	123	123	1126	106	184	249	82	220	479	118

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.3	0.1	56.5	7.4	1.1	18.5	
Yellow	4.0	0.0	4.0	3.5	3.5	3.5	
Red	1.0	0.0	2.0	1.0	1.5	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	15.3	62.5	15.5	62.7	11.9	24.0	18.0	30.1
Change Period, ($Y+R_c$), s	5.0	6.0	5.5	6.0	4.5	5.5	5.0	5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.0	3.1	3.0
Queue Clearance Time (g_s), s	10.2		10.0		7.2	17.3	14.0	26.6
Green Extension Time (g_e), s	0.2	0.0	0.1	0.0	0.2	0.3	0.0	0.0
Phase Call Probability	1.00		0.98		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		0.02	1.00	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	244	1357	660	123	1126	106	184	249	82	220	479	118
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1900	1838	1810	1725	1610	1757	1900	1610	1810	1900	1610
Queue Service Time (g_s), s	8.2	35.3	35.5	8.0	17.6	3.5	5.2	15.3	5.4	12.0	24.6	7.5
Cycle Queue Clearance Time (g_c), s	8.2	35.3	35.5	8.0	17.6	3.5	5.2	15.3	5.4	12.0	24.6	7.5
Green Ratio (*g/C*)	0.09	0.47	0.47	0.08	0.47	0.58	0.22	0.15	0.15	0.28	0.21	0.21
Capacity (*c*), veh/h	303	1790	866	150	2444	935	336	293	248	286	390	330
Volume-to-Capacity Ratio (*X*)	0.806	0.758	0.762	0.818	0.461	0.113	0.547	0.850	0.330	0.768	1.229	0.357
Back of Queue (*Q*), ft/ln (95 th percentile)	175.3	559.7	572.7	169.8	282.5	57.2	100.7	348.6	97.5	253.6	1993.3	133.6
Back of Queue (*Q*), veh/ln (95 th percentile)	7.0	22.4	22.9	6.8	11.3	2.3	4.0	13.9	3.9	10.1	79.7	5.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	53.8	26.1	26.2	54.1	21.4	11.3	40.4	49.4	45.2	37.0	47.7	40.9
Incremental Delay (d_2), s/veh	8.2	3.1	6.5	4.3	0.6	0.2	0.5	23.3	0.3	11.6	436.1	0.2
Initial Queue Delay (d_3), 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
Control Delay (*d*), s/veh	62.0	29.2	32.7	58.4	22.0	11.5	40.9	72.7	45.5	48.6	483.8	41.2
Level of Service (LOS)	E	C	C	E	C	B	D	E	D	D	F	D
Approach Delay, s/veh / LOS	33.8	C		24.5	C		57.0	E		302.7	F	
Intersection Delay, s/veh / LOS	78.1						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.27	B	2.27	B	2.73	C	2.73	C
Bicycle LOS Score / LOS	1.73	B	1.23	A	1.34	A	1.84	B

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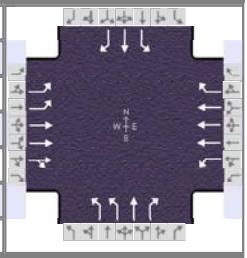
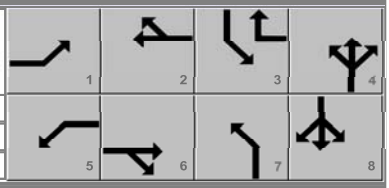
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/14/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	NBPM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2041	Analysis Period	1> 7:00
Intersection	Cerrillos & Richards	File Name	ALT 2041 NBPM Cerrillos & Richards_Connection…		
Project Description	BRRT Traffic Analysis_Connection				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	191	1703	162	293	2555	183	249	250	74	121	409	193

Signal Information										
Cycle, s	135.0	Reference Phase	2							
Offset, s	0	Reference Point	End							
Uncoordinated	No	Simult. Gap E/W	On							
Force Mode	Fixed	Simult. Gap N/S	On							
				Green	9.5	3.6	63.0	9.0	0.2	28.3
				Yellow	4.0	0.0	4.0	3.5	0.0	3.5
				Red	1.0	0.0	2.0	1.5	0.0	2.0



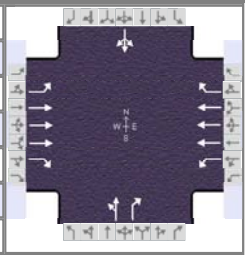
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	14.5	69.0	18.0	72.5	14.2	34.0	14.0	33.8
Change Period, ($Y+R_c$), s	5.0	6.0	5.5	6.0	4.5	5.5	5.0	5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	9.2		14.6		9.4	18.1	9.0	30.3
Green Extension Time (g_e), s	0.3	0.0	0.0	0.0	0.3	1.5	0.1	0.0
Phase Call Probability	1.00		1.00		1.00	1.00	0.99	1.00
Max Out Probability	0.00		1.00		0.04	0.06	0.02	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	191	1261	604	293	2555	183	249	250	74	121	409	193
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1900	1812	1810	1725	1610	1757	1900	1610	1810	1900	1610
Queue Service Time (g_s), s	7.2	35.8	36.0	12.6	66.5	7.6	7.4	16.1	5.1	7.0	28.3	14.5
Cycle Queue Clearance Time (g_c), s	7.2	35.8	36.0	12.6	66.5	7.6	7.4	16.1	5.1	7.0	28.3	14.5
Green Ratio (*g/C*)	0.07	0.47	0.47	0.09	0.49	0.56	0.28	0.21	0.21	0.28	0.21	0.21
Capacity (*c*), veh/h	247	1772	845	168	2551	901	359	401	340	262	398	337
Volume-to-Capacity Ratio (*X*)	0.774	0.712	0.714	1.741	1.002	0.203	0.693	0.623	0.218	0.463	1.027	0.572
Back of Queue (*Q*), ft/ln (95 th percentile)	146.3	574.9	574.4	2482.8	1121.5	5.7	144.3	310	92.1	140.4	885.9	247.3
Back of Queue (*Q*), veh/ln (95 th percentile)	5.9	23.0	23.0	99.3	44.9	0.2	5.8	12.4	3.7	5.6	35.4	9.9
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	61.7	28.8	28.8	61.2	34.2	14.8	40.5	48.4	44.0	39.2	53.4	47.9
Incremental Delay (d_2), s/veh	2.0	2.5	5.3	1358.0	37.2	0.5	0.9	2.3	0.1	0.5	119.1	1.5
Initial Queue Delay (d_3), 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
Control Delay (*d*), s/veh	63.7	31.3	34.1	1419.3	71.5	15.3	41.4	50.7	44.2	39.7	172.5	49.4
Level of Service (LOS)	E	C	C	F	F	B	D	D	D	D	F	D
Approach Delay, s/veh / LOS	35.1	D		198.4	F		45.8	D		117.4	F	
Intersection Delay, s/veh / LOS	122.9						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.28	B	2.27	B	2.73	C	2.73	C
Bicycle LOS Score / LOS	1.62	B	2.15	B	1.43	A	1.68	B

HCS Signalized Intersection Results Summary

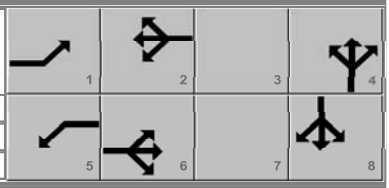
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	NBAM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2041	Analysis Period	1> 7:00
Intersection	Cerrillos & Avenida de la…	File Name	2041 NBAM Cerrillos & Avenida de las Americas.…		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	7	2313	16	37	1484	4	35	0	78	15	0	8

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	0.6	1.5	93.5	7.8	0.0	0.0
Yellow	4.0	0.0	4.0	3.5	0.0	0.0
Red	1.0	0.0	2.0	2.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	3.0	1.1	3.0		7.0		8.0
Phase Duration, s	5.6	99.5	7.1	101.0		13.3		13.3
Change Period, ($Y+R_c$), s	5.0	6.0	5.0	6.0		5.5		5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.2		3.2
Queue Clearance Time (g_s), s	2.1		2.5			7.7		3.5
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0		0.2		0.2
Phase Call Probability	0.21		0.71			0.99		0.99
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	7	2313	16	37	1484	4		35	78		23	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598		1430	1610		1552	
Queue Service Time (g_s), s	0.1	21.7	0.3	0.5	10.1	0.1		1.3	5.7		0.0	
Cycle Queue Clearance Time (g_c), s	0.1	21.7	0.3	0.5	10.1	0.1		2.8	5.7		1.5	
Green Ratio (*g/C*)	0.78	0.78	0.78	0.80	0.79	0.79		0.07	0.07		0.07	
Capacity (*c*), veh/h	317	4003	1245	187	4067	1265		153	105		151	
Volume-to-Capacity Ratio (*X*)	0.022	0.578	0.013	0.198	0.365	0.003		0.228	0.742		0.152	
Back of Queue (*Q*), ft/ln (95 th percentile)	1.2	247.7	3.2	6.4	117.2	0.7		45.5	107.6		29.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.0	9.8	0.1	0.3	4.6	0.0		1.8	4.3		1.2	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.02	0.00	0.00	0.09	0.00	0.00		0.00	1.20		0.00	
Uniform Delay (d_1), s/veh	3.3	5.3	2.9	5.1	3.7	2.6		53.7	55.1		53.1	
Incremental Delay (d_2), s/veh	0.0	0.6	0.0	0.2	0.3	0.0		0.3	3.9		0.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (*d*), s/veh	3.3	5.9	3.0	5.3	3.9	2.6		54.0	59.0		53.3	
Level of Service (LOS)	A	A	A	A	A	A		D	E		D	
Approach Delay, s/veh / LOS	5.9	A		3.9	A		57.5	E		53.3	D	
Intersection Delay, s/veh / LOS	6.9						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.84	B	1.61	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.77	B	1.33	A	0.67	A	0.53	A

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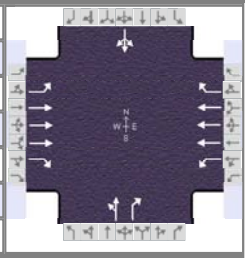
HCS Signalized Intersection Results Summary

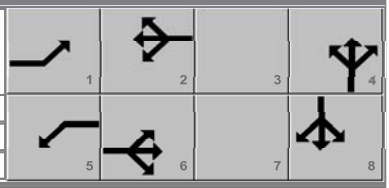
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	NBPM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2041	Analysis Period	1> 7:00
Intersection	Cerrillos & Avenida de la…	File Name	2041 NBPM Cerrillos & Avenida de las Americas.…		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	8	2137	42	53	2860	8	35	0	53	10	0	3

Signal Information			
Cycle, s	135.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	1.3	3.0	112.3	6.4	0.0	0.0
Yellow	3.0	0.0	3.0	3.0	0.0	0.0
Red	1.0	0.0	1.0	1.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	3.0	1.1	3.0		7.0		8.0
Phase Duration, s	5.3	116.3	8.3	119.3		10.4		10.4
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0		4.0		4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.2		3.2
Queue Clearance Time (g_s), s	2.1		2.5			6.4		3.0
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0		0.1		0.2
Phase Call Probability	0.26		0.86			0.98		0.98
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	8	2137	42	53	2860	8		35	53		13	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1810	1725	1610		1436	1610		1529	
Queue Service Time (g_s), s	0.1	16.0	0.6	0.5	24.3	0.1		2.2	4.4		0.0	
Cycle Queue Clearance Time (g_c), s	0.1	16.0	0.6	0.5	24.3	0.1		3.2	4.4		1.0	
Green Ratio (*g/C*)	0.84	0.83	0.83	0.87	0.85	0.85		0.05	0.05		0.05	
Capacity (*c*), veh/h	132	4306	1339	248	4421	1375		121	76		119	
Volume-to-Capacity Ratio (*X*)	0.061	0.496	0.031	0.214	0.647	0.006		0.289	0.696		0.109	
Back of Queue (*Q*), ft/ln (95 th percentile)	1.4	169.4	6.5	5.1	211.9	0.9		53.1	83.9		19.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.1	6.8	0.3	0.2	8.5	0.0		2.1	3.4		0.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.02	0.00	0.00	0.07	0.00	0.00		0.00	0.93		0.00	
Uniform Delay (d_1), s/veh	3.9	3.2	2.0	2.6	3.2	1.4		62.8	63.4		61.7	
Incremental Delay (d_2), s/veh	0.1	0.4	0.0	0.2	0.7	0.0		0.5	4.3		0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (*d*), s/veh	4.0	3.7	2.0	2.8	3.9	1.4		63.3	67.7		61.9	
Level of Service (LOS)	A	A	A	A	A	A		E	E		E	
Approach Delay, s/veh / LOS	3.6	A		3.9	A		65.9	E		61.9	E	
Intersection Delay, s/veh / LOS	5.0						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.82	B	1.59	B	2.75	C	2.75	C
Bicycle LOS Score / LOS	1.69	B	2.09	B	0.63	A	0.51	A

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HCS Two-Way Stop-Control Report

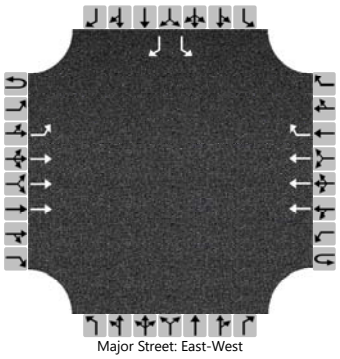
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	1/12/2024
Analysis Year	2041
Time Analyzed	NBAM
Intersection Orientation	East-West
Project Description	BRRT Traffic Analysis

Site Information

Intersection	Cerrillos & West Site Driveway
Jurisdiction	Santa Fe
East/West Street	Cerrillos
North/South Street	Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	3	0	0	0	3	1		0	0	0		1	0	1
Configuration		L	T				T	R						L		R
Volume (veh/h)	0	3	2288				1529	7						24		8
Percent Heavy Vehicles (%)	1	1												1		1
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized						No								No		
Median Type | Storage			Left Only								1					

Critical and Follow-up Headways

Base Critical Headway (sec)		5.3												6.4		7.1
Critical Headway (sec)		5.32												5.72		7.12
Base Follow-Up Headway (sec)		3.1												3.8		3.9
Follow-Up Headway (sec)		3.11												3.81		3.91

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3												26		9
Capacity, c (veh/h)		185												77		270
v/c Ratio		0.02												0.34		0.03
95% Queue Length, Q_{95} (veh)		0.1												1.4		0.1
Control Delay (s/veh)		24.8												74.9		18.8
Level of Service (LOS)		C												F		C
Approach Delay (s/veh)		0.0												60.9		
Approach LOS		A												F		

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HCS Two-Way Stop-Control Report

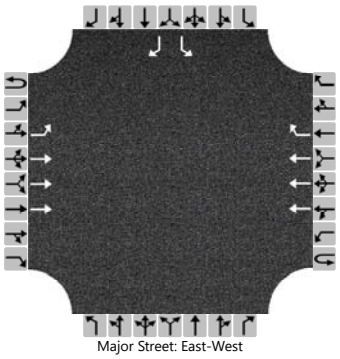
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	1/12/2024
Analysis Year	2041
Time Analyzed	NBPM
Intersection Orientation	East-West
Project Description	BRRT Traffic Analysis

Site Information

Intersection	Cerrillos & West Site Driveway
Jurisdiction	Santa Fe
East/West Street	Cerrillos
North/South Street	Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	3	0	0	0	3	1		0	0	0		1	0	1
Configuration		L	T				T	R						L		R
Volume (veh/h)	0	10	2186				2892	18						12		4
Percent Heavy Vehicles (%)	1	1												1		1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		5.3												6.4		7.1
Critical Headway (sec)		5.32												5.72		7.12
Base Follow-Up Headway (sec)		3.1												3.8		3.9
Follow-Up Headway (sec)		3.11												3.81		3.91

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		11												13		4
Capacity, c (veh/h)		32												9		86
v/c Ratio		0.34												1.45		0.05
95% Queue Length, Q_{95} (veh)		1.4												5.5		0.2
Control Delay (s/veh)		176.1												1902.7		49.2
Level of Service (LOS)		F												F		E
Approach Delay (s/veh)	0.8												1439.4			
Approach LOS	A												F			

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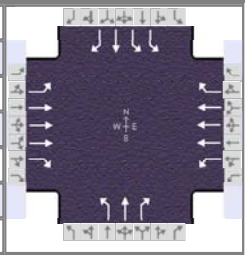
APPENDIX G
2041 BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

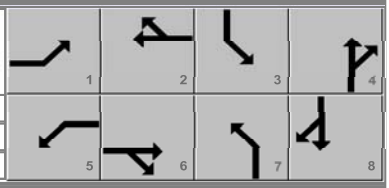
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	BAM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2041	Analysis Period	1> 7:00
Intersection	Cerrillos & Vegas Verdes	File Name	2041 BAM Cerrillos & Vegas Verdes.xus		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	2094	16	67	1473	29	16	5	86	63	16	42

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	0.9	4.9	81.0	1.3	1.9	8.5
Yellow	4.0	0.0	4.0	3.5	0.0	3.5
Red	1.0	0.0	2.0	1.5	0.0	2.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	5.9	87.0	10.8	91.9	6.3	14.0	8.2	15.9
Change Period, ($Y+R_c$), s	5.0	6.0	5.0	6.0	5.0	5.5	4.5	5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	2.7		6.4		3.1	8.3	4.1	4.9
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.2	0.1	0.2
Phase Call Probability	0.31		0.89		0.41	1.00	0.88	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	11	2094	16	67	1473	29	16	5	86	63	16	42
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712		1795	1712		1810	1900	1610	1757	1900	1610
Queue Service Time (g_s), s	0.7	26.8		4.4	13.7		1.1	0.3	6.3	2.1	0.9	2.9
Cycle Queue Clearance Time (g_c), s	0.7	26.8		4.4	13.7		1.1	0.3	6.3	2.1	0.9	2.9
Green Ratio (*g/C*)	0.01	0.68		0.05	0.72		0.01	0.07	0.07	0.03	0.09	0.09
Capacity (*c*), veh/h	14	3468		87	3677		19	134	114	107	164	139
Volume-to-Capacity Ratio (*X*)	0.798	0.604		0.771	0.401		0.837	0.037	0.756	0.587	0.097	0.302
Back of Queue (*Q*), ft/ln (95 th percentile)	21.4	352.6		95.6	194.5		29.8	6.3	118.5	43.1	19.9	53.4
Back of Queue (*Q*), veh/ln (95 th percentile)	0.9	14.0		3.8	7.7		1.2	0.3	4.7	1.7	0.8	2.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.16	0.00		0.50	0.00		0.35	0.00	0.62	0.41	0.17	0.56
Uniform Delay (d_1), s/veh	59.4	10.7		56.4	6.8		59.3	52.0	54.7	57.4	50.5	51.4
Incremental Delay (d_2), s/veh	37.5	0.8		5.5	0.3		34.8	0.0	3.9	1.9	0.1	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	96.9	11.5	0.0	62.0	7.1	0.0	94.0	52.0	58.7	59.3	50.6	51.9
Level of Service (LOS)	F	B	A	E	A	A	F	D	E	E	D	D
Approach Delay, s/veh / LOS	11.8	B		9.3	A		63.6	E		55.6	E	
Intersection Delay, s/veh / LOS	13.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.06	B	2.22	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.65	B	1.35	A	0.66	A	0.69	A

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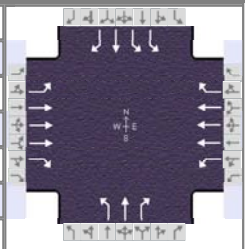
HCS Signalized Intersection Results Summary

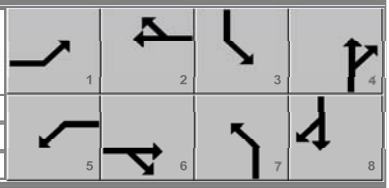
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	BPM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2041	Analysis Period	1> 7:00
Intersection	Cerrillos & Vegas Verdes	File Name	2041 BPM Cerrillos & Vegas Verdes.xus		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	16	1988	27	96	2731	79	56	18	119	88	22	39

Signal Information			
Cycle, s	135.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	2.3	2.7	92.8	5.2	0.2	11.9
Yellow	3.0	3.0	3.0	3.0	0.0	3.0
Red	1.0	1.0	1.0	1.0	0.0	1.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	6.3	96.8	12.9	103.4	9.4	16.1	9.2	15.9
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.2		9.1		6.1	11.8	5.3	5.1
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.3	0.1	0.3
Phase Call Probability	0.45		0.97		0.88	1.00	0.96	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	16	1988	27	96	2731	79	56	18	119	88	22	39
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725		1810	1725		1810	1900	1610	1757	1900	1610
Queue Service Time (g_s), s	1.2	26.3		7.1	39.7		4.1	1.2	9.8	3.3	1.4	3.1
Cycle Queue Clearance Time (g_c), s	1.2	26.3		7.1	39.7		4.1	1.2	9.8	3.3	1.4	3.1
Green Ratio (*g/C*)	0.02	0.69		0.07	0.74		0.04	0.09	0.09	0.04	0.09	0.09
Capacity (*c*), veh/h	30	3557		120	3812		73	170	144	136	167	142
Volume-to-Capacity Ratio (*X*)	0.529	0.559		0.802	0.716		0.772	0.106	0.826	0.648	0.131	0.275
Back of Queue (*Q*), ft/ln (95 th percentile)	26.4	355.9		151.7	473.2		90.8	25.4	186.5	68.1	31.2	56.2
Back of Queue (*Q*), veh/ln (95 th percentile)	1.1	14.2		6.1	18.9		3.6	1.0	7.5	2.7	1.2	2.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.20	0.00		0.80	0.00		1.07	0.00	0.98	0.65	0.27	0.59
Uniform Delay (d_1), s/veh	65.8	10.7		62.2	9.9		64.2	56.5	60.4	64.0	56.8	57.5
Incremental Delay (d_2), s/veh	5.3	0.6		4.8	1.2		6.6	0.1	4.7	1.9	0.1	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	71.2	11.4	0.0	67.0	11.1	0.0	70.8	56.6	65.1	65.9	56.9	57.9
Level of Service (LOS)	E	B	A	E	B	A	E	E	E	E	E	E
Approach Delay, s/veh / LOS	11.7	B		12.6	B		66.0	E		62.5	E	
Intersection Delay, s/veh / LOS	15.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.06	B	2.22	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.60	B	2.09	B	0.81	A	0.73	A

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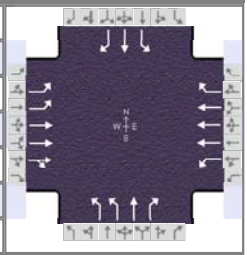
HCS Signalized Intersection Results Summary

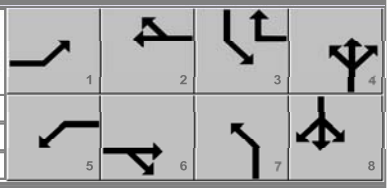
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/14/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	BAM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2041	Analysis Period	1> 7:00
Intersection	Cerrillos & Richards	File Name	ALT 2041 BAM Cerrillos & Richards_Connection....		
Project Description	BRRT Traffic Analysis_Connection				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	246	1917	125	123	1133	106	184	249	82	220	479	119

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.4	56.6	7.4	1.1	18.5	0.0
Yellow	4.0	4.0	3.5	3.5	3.5	0.0
Red	1.0	2.0	1.0	1.5	2.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	15.4	62.5	15.5	62.6	11.9	24.0	18.0	30.1
Change Period, ($Y+R_c$), s	5.0	6.0	5.5	6.0	4.5	5.5	5.0	5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.0	3.1	3.0
Queue Clearance Time (g_s), s	10.2		10.0		7.2	17.3	14.0	26.6
Green Extension Time (g_e), s	0.2	0.0	0.1	0.0	0.2	0.4	0.0	0.0
Phase Call Probability	1.00		0.98		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		0.02	1.00	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	246	1374	668	123	1133	106	184	249	82	220	479	119
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1900	1838	1810	1725	1610	1757	1900	1610	1810	1900	1610
Queue Service Time (g_s), s	8.2	35.9	36.2	8.0	17.8	3.6	5.2	15.3	5.4	12.0	24.6	7.6
Cycle Queue Clearance Time (g_c), s	8.2	35.9	36.2	8.0	17.8	3.6	5.2	15.3	5.4	12.0	24.6	7.6
Green Ratio (*g/C*)	0.09	0.47	0.47	0.08	0.47	0.58	0.22	0.15	0.15	0.28	0.21	0.21
Capacity (*c*), veh/h	305	1790	866	150	2441	934	336	293	248	286	390	330
Volume-to-Capacity Ratio (*X*)	0.807	0.767	0.771	0.818	0.464	0.113	0.547	0.850	0.330	0.768	1.229	0.360
Back of Queue (*Q*), ft/ln (95 th percentile)	177.3	569.4	584.2	169.8	284.7	57.2	100.7	348.6	97.5	253.6	1993	134.9
Back of Queue (*Q*), veh/ln (95 th percentile)	7.1	22.8	23.4	6.8	11.4	2.3	4.0	13.9	3.9	10.1	79.7	5.4
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	53.8	26.3	26.4	54.1	21.4	11.3	40.4	49.4	45.2	37.0	47.7	40.9
Incremental Delay (d_2), s/veh	8.4	3.3	6.9	4.3	0.6	0.2	0.5	23.3	0.3	11.6	436.1	0.2
Initial Queue Delay (d_3), 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
Control Delay (*d*), s/veh	62.2	29.6	33.3	58.4	22.1	11.6	40.9	72.7	45.5	48.6	483.8	41.2
Level of Service (LOS)	E	C	C	E	C	B	D	E	D	D	F	D
Approach Delay, s/veh / LOS	34.2	C		24.5	C		57.0	E		302.4	F	
Intersection Delay, s/veh / LOS	77.9						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.27	B	2.27	B	2.73	C	2.73	C
Bicycle LOS Score / LOS	1.75	B	1.24	A	1.34	A	1.84	B

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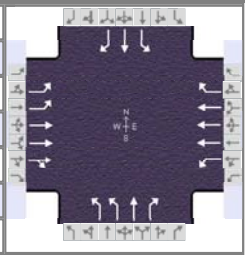
HCS Signalized Intersection Results Summary

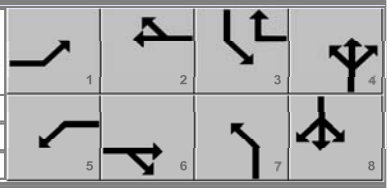
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/14/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	BPM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2041	Analysis Period	1> 7:00
Intersection	Cerrillos & Richards	File Name	ALT 2041 BPM Cerrillos & Richards_Connection....		
Project Description	BRRT Traffic Analysis_Connection				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	192	1715	163	293	2574	183	250	250	74	121	409	195

Signal Information			
Cycle, s	135.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	9.5	3.5	63.0	9.0	0.2	28.3
Yellow	4.0	0.0	4.0	3.5	0.0	3.5
Red	1.0	0.0	2.0	1.5	0.0	2.0



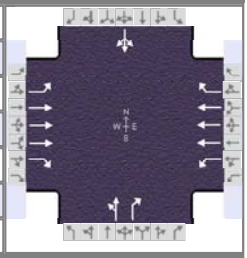
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	14.5	69.0	18.0	72.5	14.2	34.0	14.0	33.8
Change Period, (*Y+R c*), s	5.0	6.0	5.5	6.0	4.5	5.5	5.0	5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (*g s*), s	9.3		14.6		9.4	18.1	9.0	30.3
Green Extension Time (*g e*), s	0.3	0.0	0.0	0.0	0.3	1.5	0.1	0.0
Phase Call Probability	1.00		1.00		1.00	1.00	0.99	1.00
Max Out Probability	0.00		1.00		0.04	0.06	0.02	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	192	1270	608	293	2574	183	250	250	74	121	409	195
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1900	1813	1810	1725	1610	1757	1900	1610	1810	1900	1610
Queue Service Time (*g s*), s	7.3	36.2	36.4	12.6	66.5	7.6	7.4	16.1	5.1	7.0	28.3	14.7
Cycle Queue Clearance Time (*g c*), s	7.3	36.2	36.4	12.6	66.5	7.6	7.4	16.1	5.1	7.0	28.3	14.7
Green Ratio (*g/C*)	0.07	0.47	0.47	0.09	0.49	0.56	0.28	0.21	0.21	0.28	0.21	0.21
Capacity (*c*), veh/h	248	1772	845	168	2549	900	360	401	340	262	398	337
Volume-to-Capacity Ratio (*X*)	0.774	0.717	0.719	1.741	1.010	0.203	0.694	0.623	0.218	0.463	1.028	0.579
Back of Queue (*Q*), ft/ln (95 th percentile)	147.1	580.2	580.1	2483.1	1186.1	5.7	144.9	310	92.1	140.4	889.6	250.1
Back of Queue (*Q*), veh/ln (95 th percentile)	5.9	23.2	23.2	99.3	47.4	0.2	5.8	12.4	3.7	5.6	35.6	10.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	61.7	28.9	28.9	61.2	34.3	14.8	40.5	48.4	44.0	39.3	53.4	48.0
Incremental Delay (*d 2*), s/veh	2.0	2.6	5.4	1358.1	45.7	0.5	0.9	2.3	0.1	0.5	120.6	1.6
Initial Queue Delay (*d 3*), 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
Control Delay (*d*), s/veh	63.7	31.4	34.3	1419.4	79.9	15.3	41.4	50.7	44.2	39.7	173.9	49.7
Level of Service (LOS)	E	C	C	F	F	B	D	D	D	D	F	D
Approach Delay, s/veh / LOS	35.3	D		204.7	F		45.8	D		118.1	F	
Intersection Delay, s/veh / LOS	126.1						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.28	B	2.27	B	2.73	C	2.73	C
Bicycle LOS Score / LOS	1.63	B	2.17	B	1.43	A	1.68	B

HCS Signalized Intersection Results Summary

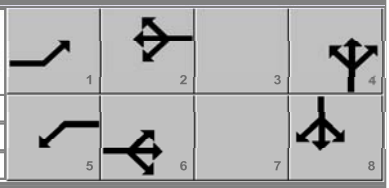
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	BAM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2041	Analysis Period	1> 7:00
Intersection	Cerrillos & Avenida de la…	File Name	2041 BAM Cerrillos & Avenida de las Americas.xus		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	7	2341	17	37	1492	4	36	0	78	15	0	8

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	0.6	1.5	93.5	7.8	0.0	0.0	
Yellow	4.0	0.0	4.0	3.5	0.0	0.0	
Red	1.0	0.0	2.0	2.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	3.0	1.1	3.0		7.0		8.0
Phase Duration, s	5.6	99.5	7.1	101.0		13.3		13.3
Change Period, (*Y+R c*), s	5.0	6.0	5.0	6.0		5.5		5.5
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.2		3.2
Queue Clearance Time (*g s*), s	2.1		2.5			7.7		3.5
Green Extension Time (*g e*), s	0.0	0.0	0.0	0.0		0.2		0.2
Phase Call Probability	0.21		0.71			0.99		0.99
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	7	2341	17	37	1492	4		36	78		23	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598		1430	1610		1552	
Queue Service Time (*g s*), s	0.1	22.2	0.3	0.5	10.2	0.1		1.4	5.7		0.0	
Cycle Queue Clearance Time (*g c*), s	0.1	22.2	0.3	0.5	10.2	0.1		2.9	5.7		1.5	
Green Ratio (*g/C*)	0.78	0.78	0.78	0.80	0.79	0.79		0.07	0.07		0.07	
Capacity (*c*), veh/h	315	4003	1245	184	4067	1265		153	105		151	
Volume-to-Capacity Ratio (*X*)	0.022	0.585	0.014	0.201	0.367	0.003		0.235	0.742		0.152	
Back of Queue (*Q*), ft/ln (95 th percentile)	1.2	252.4	3.4	6.8	118.4	0.7		46.8	107.6		29.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.0	10.0	0.1	0.3	4.7	0.0		1.9	4.3		1.2	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.02	0.00	0.00	0.10	0.00	0.00		0.00	1.20		0.00	
Uniform Delay (*d 1*), s/veh	3.3	5.4	2.9	5.2	3.7	2.6		53.8	55.1		53.1	
Incremental Delay (*d 2*), s/veh	0.0	0.6	0.0	0.2	0.3	0.0		0.3	3.9		0.2	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (*d*), s/veh	3.3	6.0	3.0	5.4	3.9	2.6		54.1	59.0		53.3	
Level of Service (LOS)	A	A	A	A	A	A		D	E		D	
Approach Delay, s/veh / LOS	6.0	A		3.9	A		57.4	E		53.3	D	
Intersection Delay, s/veh / LOS	6.9						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.84	B	1.61	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.79	B	1.33	A	0.68	A	0.53	A

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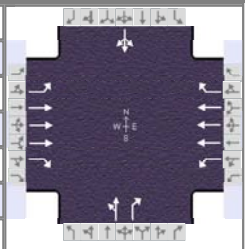
HCS Signalized Intersection Results Summary

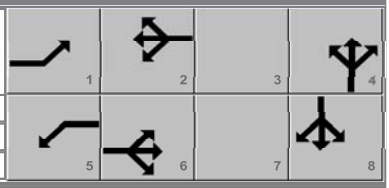
General Information				Intersection Information	
Agency	BH			Duration, h	1.000
Analyst	AG	Analysis Date	12/12/2023	Area Type	Other
Jurisdiction	Santa Fe	Time Period	BPM	PHF	1.00
Urban Street	Cerrillos Road	Analysis Year	2041	Analysis Period	1> 7:00
Intersection	Cerrillos & Avenida de la…	File Name	2041 BPM Cerrillos & Avenida de las Americas.xus		
Project Description	BRRT Traffic Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	8	2151	43	53	2882	8	36	0	53	10	0	3

Signal Information			
Cycle, s	135.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	1.3	3.0	112.3	6.4	0.0	0.0
Yellow	3.0	0.0	3.0	3.0	0.0	0.0
Red	1.0	0.0	1.0	1.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	3.0	1.1	3.0		7.0		8.0
Phase Duration, s	5.3	116.3	8.3	119.3		10.4		10.4
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0		4.0		4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.2		3.2
Queue Clearance Time (g_s), s	2.1		2.5			6.4		3.0
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0		0.2		0.2
Phase Call Probability	0.26		0.86			0.98		0.98
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	8	2151	43	53	2882	8		36	53		13	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1810	1725	1610		1436	1610		1529	
Queue Service Time (g_s), s	0.1	16.1	0.6	0.5	24.7	0.1		2.3	4.4		0.0	
Cycle Queue Clearance Time (g_c), s	0.1	16.1	0.6	0.5	24.7	0.1		3.3	4.4		1.0	
Green Ratio (*g/C*)	0.84	0.83	0.83	0.87	0.85	0.85		0.05	0.05		0.05	
Capacity (*c*), veh/h	130	4305	1339	245	4421	1375		121	76		120	
Volume-to-Capacity Ratio (*X*)	0.061	0.500	0.032	0.216	0.652	0.006		0.297	0.696		0.109	
Back of Queue (*Q*), ft/ln (95 th percentile)	1.4	172.4	6.7	5.3	214.2	0.9		54.6	83.9		19.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.1	6.9	0.3	0.2	8.6	0.0		2.2	3.4		0.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.02	0.00	0.00	0.08	0.00	0.00		0.00	0.93		0.00	
Uniform Delay (d_1), s/veh	4.0	3.3	2.0	2.7	3.2	1.4		62.8	63.3		61.7	
Incremental Delay (d_2), s/veh	0.1	0.4	0.0	0.2	0.8	0.0		0.5	4.3		0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (*d*), s/veh	4.1	3.7	2.0	2.8	4.0	1.4		63.3	67.7		61.9	
Level of Service (LOS)	A	A	A	A	A	A		E	E		E	
Approach Delay, s/veh / LOS	3.7	A		4.0	A		65.9	E		61.9	E	
Intersection Delay, s/veh / LOS	5.0						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.82	B	1.59	B	2.75	C	2.75	C
Bicycle LOS Score / LOS	1.70	B	2.11	B	0.63	A	0.51	A

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HCS Two-Way Stop-Control Report

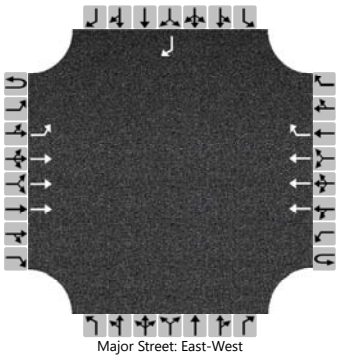
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	1/12/2024
Analysis Year	2041
Time Analyzed	BAM
Intersection Orientation	East-West
Project Description	BRRT Traffic Analysis

Site Information

Intersection	Cerrillos & West Site Driveway
Jurisdiction	Santa Fe
East/West Street	Cerrillos
North/South Street	Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	3	0	0	0	3	1		0	0	0		0	0	1
Configuration		L	T				T	R								R
Volume (veh/h)	0	6	2288				1529	11								28
Percent Heavy Vehicles (%)	1	1														1
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized						No								No		
Median Type | Storage			Left Only								1					

Critical and Follow-up Headways

Base Critical Headway (sec)		5.3														7.1
Critical Headway (sec)		5.32														7.12
Base Follow-Up Headway (sec)		3.1														3.9
Follow-Up Headway (sec)		3.11														3.91

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		7														30
Capacity, c (veh/h)		185														270
v/c Ratio		0.04														0.11
95% Queue Length, Q_{95} (veh)		0.1														0.4
Control Delay (s/veh)		25.2														20.0
Level of Service (LOS)		D														C
Approach Delay (s/veh)		0.1												20.0		
Approach LOS		A												C		

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HCS Two-Way Stop-Control Report

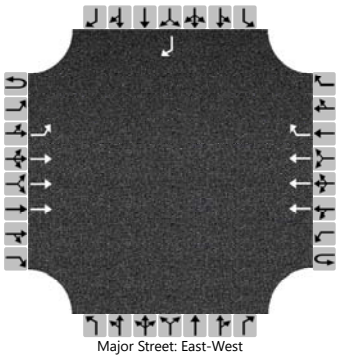
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	1/12/2024
Analysis Year	2041
Time Analyzed	BPM
Intersection Orientation	East-West
Project Description	BRRT Traffic Analysis

Site Information

Intersection	Cerrillos & West Site Driveway
Jurisdiction	Santa Fe
East/West Street	Cerrillos
North/South Street	Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	3	0	0	0	3	1		0	0	0		0	0	1
Configuration		L	T				T	R								R
Volume (veh/h)	0	18	2186				2892	29								14
Percent Heavy Vehicles (%)	1	1														1
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized						No								No		
Median Type | Storage			Left Only								1					

Critical and Follow-up Headways

Base Critical Headway (sec)		5.3														7.1
Critical Headway (sec)		5.32														7.12
Base Follow-Up Headway (sec)		3.1														3.9
Follow-Up Headway (sec)		3.11														3.91

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		20														15
Capacity, c (veh/h)		31														86
v/c Ratio		0.63														0.18
95% Queue Length, Q_{95} (veh)		3.3														0.6
Control Delay (s/veh)		279.1														56.0
Level of Service (LOS)		F														F
Approach Delay (s/veh)		2.3												56.0		
Approach LOS		A												F		

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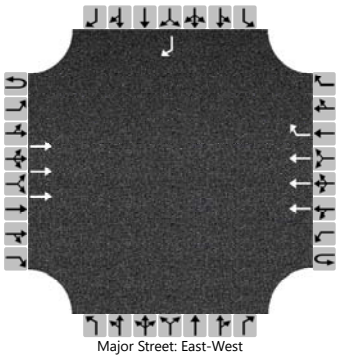
HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	AG	Intersection	Cerrillos & East Site Driveway
Agency/Co.	BH	Jurisdiction	Santa Fe
Date Performed	1/12/2024	East/West Street	Cerrillos
Analysis Year	2041	North/South Street	Site Driveway
Time Analyzed	BAM	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	1.00
Project Description	BRRT Traffic Analysis		

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	3	0	0	0	3	1		0	0	0		0	0	1
Configuration			T				T	R								R
Volume (veh/h)			2288				1529	4								19
Percent Heavy Vehicles (%)																1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																7.1
Critical Headway (sec)																7.12
Base Follow-Up Headway (sec)																3.9
Follow-Up Headway (sec)																3.91

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																21
Capacity, c (veh/h)																270
v/c Ratio																0.08
95% Queue Length, Q_{95} (veh)																0.2
Control Delay (s/veh)																19.4
Level of Service (LOS)																C
Approach Delay (s/veh)													19.4			
Approach LOS													C			

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HCS Two-Way Stop-Control Report

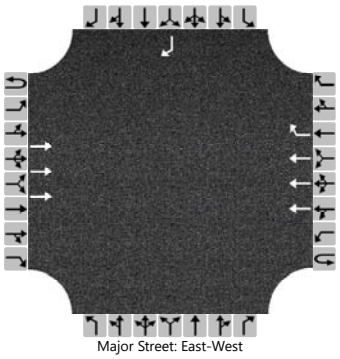
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	1/12/2024
Analysis Year	2041
Time Analyzed	BPM
Intersection Orientation	East-West
Project Description	BRRT Traffic Analysis

Site Information

Intersection	Cerrillos & East Site Driveway
Jurisdiction	Santa Fe
East/West Street	Cerrillos
North/South Street	Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	3	0	0	0	3	1		0	0	0		0	0	1
Configuration			T				T	R								R
Volume (veh/h)			2186				2892	11								10
Percent Heavy Vehicles (%)																1
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized							No							No		
Median Type | Storage							Left Only							1		

Critical and Follow-up Headways

Base Critical Headway (sec)																7.1
Critical Headway (sec)																7.12
Base Follow-Up Headway (sec)																3.9
Follow-Up Headway (sec)																3.91

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																11
Capacity, c (veh/h)																86
v/c Ratio																0.13
95% Queue Length, Q_{95} (veh)																0.4
Control Delay (s/veh)																53.0
Level of Service (LOS)																F
Approach Delay (s/veh)														53.0		
Approach LOS														F		

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APPENDIX H
CRASH DATA 2016-2020

2016 CRASH DATA

FID	OBJECTID	UCRnumber	CrashDate	Year	Month	Hour	Day	Agency	County	City	AStreet	BStreet	Landmark	GIS_Route	_Mil	Dir	Ldir	Measur	Killed	ClassA	ClassB	ClassC	Injured	Unhurt	Total	nVeh	Severity	Class	Analysis	TopCFacc	Weather	Light	HitRun	Alcinv	Druginv	PEDinv	MCinv	PECinv	TRKinv	MaxDam	RoadChara	RoadGrade	GIS_UTMX	GIS_UTMY	GIS_Lat	GIS_Long	UCRorig
34692	34693	710312169	2016-04-19	2016	April	7 p.m.	Tuesday	SANTA F	SANTA FE	SANTA FE	CERRILLOS RD		3450 CERR	NM 14	50	S	W		0	0	0	1	1	6	7	2	Injury Crash	Other Vehicle	Other Vehicle - From Opposite Direction/One Left Turn	Failed to Yield Right o	Clear	Daylight	No	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Disabling	Straight	Level	409023.8	3945280	35.6472	-106.005	
34706	34707	23370889	2016-07-30	2016	July	10 p.m	Saturday	SANTA F	SANTA FE	SANTA FE	CERRILLOS ROAD	AVENIDA DE LAS AMERICAS		NM 14	50	N			0	0	0	0	0	3	3	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - One Left Turn/Entering At Angle	Disregarded Traffic Si	Clear	Dark-Light	No	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Appearanc	Straight	Level	409190.6	3945405	35.6483	-106.003	
34708	34709	710124513	2016-09-21	2016	Septeml	7 p.m.	Wednesda	SANTA F	SANTA FE	SANTA FE	CERRILLOS RD	AVENIDA DE LAS AMERICAS		NM 14	50	SW			0	0	0	0	0	4	4	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Opposite Direction/One Left Turn	Failed to Yield Right o	Clear	Dusk	No	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Disabling	Straight	Level	409190.6	3945405	35.6483	-106.003	
34712	34713	710311847	2016-05-23	2016	May	8 a.m.	Monday	SANTA F	SANTA FE	SANTA FE	CERRILLOS RD	AVENIDA DE LAS AMERICAS		NM 14	50	S			0	0	1	0	1	2	3	2	Injury Crash	Other Vehicle	Other Vehicle - From Opposite Direction/One Left Turn	Failed to Yield Right o	Clear	Daylight	No	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Disabling	Straight	Level	409190.6	3945405	35.6483	-106.003	

2017 CRASH DATA

FID	UCRnumber	CrashDate	Year	Month	Hour	Day	Agency	County	City	AStreet	BStreet	Landmark	GIS_Route	GIS_Milepo	Dir	Ldir	Measure	Killed	ClassA	ClassB	ClassC	Injured	Unhurt	Total	nVeh	Severity	Class	Analysis	TopCFacc	Weather	Light	Alcinv	Druginv	PEDinv	MCinv	PECinv	TRKinv	MaxDam	RoadChara	RoadGrade	GIS_UTMX	GIS_UTMY	GIS_Lat	GIS_Long	UCRorig	HitRun	Time
25454	710312278	2017-01-05	2017	Janua	7 p.m.	Thursd	SANTA FI	SANTA F	SANTA FE	CERRILLOS RD	VEGAS VERDES DR		NM 14	49	S			0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Opposite Direction/One Left Turn	Speed Too Fast for Conditions	Sleet or Hail	Dark-Lighted	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Disabling	Straight	Level	408626.1	3944975	35.64438	-106.009			19:47
26581	710316627	2017-08-11	2017	Augus	8 p.m.	Friday	SANTA FI	SANTA F	SANTA FE	CERRILLOS RD			NM 14	50	N			0	0	0	1	1	1	2	2	Injury Crash	Other Vehicle	Other Vehicle - From Opposite Direction/One Left Turn	Driver Inattention	Raining	Dark-Lighted	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Functional	Straight	Level	408830.9	3945134	35.64583	-106.007			20:32
31184	710316738	2017-06-26	2017	June	6 a.m.	Monda	SANTA FI	SANTA F	SANTA FE	CERRILOS RD SW		VERGAS VERDE	NM 14	49	S	Soutl	160 FT	0	0	0	1	1	1	2	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/One Left Turn	Failed to Yield Right of Way	Clear	Daylight	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Disabling	Straight	Level	408626.1	3944975	35.64438	-106.009			6:59

2018 CRASH DATA

FID	UCRnumber	CrashDate	Year	Month	Hour	Day	Agency	County	City	AStreet	BStreet	Landmark	GIS_Route	GIS_Milepo	Dir	Ldir	Measure	Killed	ClassA	ClassB	ClassC	Injured	Unhurt	Total	nVeh	Severity	Class	Analysis	TopCFacc	Weather	Light	HitRun	Alcinv	Druginv	PEDinv	MCinv	PECinv	TRKinv	MaxDam	RoadChara	RoadGrade	GIS_UTMX	GIS_UTMY	GIS_Lat	GIS_Long	UCRorig
40353	710316207	2018-04-22	2018	April	6 p.m.	Sunday	SANTA FI	SANTA F	SANTA FE	CERRILLOS RD	VEGAS VERDES DR		NM 14	49	N	Soutl		0	0	2	2	4	0	4	2	Injury Crash	Other Vehicle	Other Vehicle - From Opposite Direction/One Left Turn	Failed to Yield Right of Way	Clear	Daylight	No	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Disabling	Straight	Level	408626.1	3944975	35.64438	-106.009	
40394	710319678	2018-06-10	2018	June	2 p.m.	Sunday	SANTA FI	SANTA F	SANTA FE	CERRILLOS RD	THE LOFTS		NM 14	50	N			0	0	1	0	1	1	2	2	Injury Crash	Other Vehicle	Other Vehicle - One Left Turn/Entering At Angle	Improper Lane Change	Clear	Daylight	No	Not Involve	Not Involve	Not Involve	Involved	Not Involve	Not Involve	Disabling	Straight	Level	408816.7	3945141	35.6459	-106.007	
40409	710319974	2018-02-11	2018	Febru	2 p.m.	Sunday	SANTA FI	SANTA F	SANTA FE	CERRILLOS RD	CAMINO ATOCHA		NM 14	50	SW			0	0	0	1	1	0	1	1	Injury Crash	Other Vehicle	Other Vehicle - One Left Turn/Entering At Angle	None	Clear	Daylight	Yes	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Appearanc	Straight	Level	408910.3	3945208	35.64651	-106.006	
40481	710320282	2018-05-11	2018	May	4 p.m.	Friday	SANTA FI	SANTA F	SANTA FE	CERRILLOS RD		AVENIDA DE LAS AMERCIAS	NM 14	50	SW	North	345 FT	0	0	0	1	1	1	2	2	Injury Crash	Other Vehicle	Other Vehicle - One Left Turn/Entering At Angle	Other Improper Driving	Clear	Daylight	No	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Disabling	Straight	Level	409190.6	3945405	35.64831	-106.003	

2019 CRASH DATA

FID	UCRnumber	CrashDate	Year	Month	Hour	Day	Agency	County	City	AStreet	BStreet	Landmark	Route	MilePost	Dir	Ldir	Measure	Killed	ClassA	ClassB	ClassC	Injured	Unhurt	Total	nVeh	Severity	Class	Analysis	TopCFacc	Weather	Light	HitRun	Alcinv	Druginv	PEDinv	MCinv	PECinv	TRKinv	HZinv	MaxDam	RoadChara	RoadGrade	GIS_UTMX	GIS_UTMY	GIS_Lat	GIS_Long	UCRorig	CaseNumbe	StationRep	TraCS
34336	710589773	2019-05-19	2019	May	10 a.m.	Sunday	SANTA FI	SANTA F	SANTA FE	CERRILLOS RD	VEGAS VERDES	INTERSECTION OF CERRILLOS	NM 14	49	E	N	0 FT	0	0	0	1	1	2	3	2	Injury Crash	Other Vehicle	Other Vehicle - One Left Turn/Entering At Angle	Other Improper Driving	Clear	Daylight	No	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Disabling	Straight	Level	408626.1	3944975	35.64438	-106.009	0	71058977	Left Blank	Yes
35292	710592257	2019-08-01	2019	Augus	9 p.m.	Thursd	SANTA FI	SANTA F	SANTA FE	CERRILLOS RD		3695 CERRILLOS ROAD	NM 14	49	SW			0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - One Left Turn/Entering At Angle	Failed to Yield Right of Way	Clear	Dark-Lighted	No	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Disabling	Straight	Level	408643.5	3944989	35.6445	-106.009	0	71059225	Left Blank	Yes
35310	710592295	2019-07-30	2019	July	12 p.m.	Tuesda	SANTA FI	SANTA F	SANTA FE	CERRILLOS RD		VEGAS VERDES DR	NM 14	49	S	S	330 FT	0	0	0	2	2	0	2	2	Injury Crash	Other Vehicle	Other Vehicle - From Opposite Direction/One Left Turn	Failed to Yield Right of Way	Clear	Daylight	No	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Disabling	Straight	Level	408626.1	3944975	35.64438	-106.009	0	71059229	Left Blank	Yes
35318	710592304	2019-08-20	2019	Augus	3 p.m.	Tuesda	SANTA FI	SANTA F	SANTA FE	CERRILLOS RD		VEGAS VERDES DR	NM 14	49	S	S	334 FT	0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/One Left Turn	Excessive Speed	Clear	Daylight	Yes	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Functional	Straight	Level	408626.1	3944975	35.64438	-106.009	0	71059230	Left Blank	Yes
35319	710592305	2019-08-21	2019	Augus	10 a.m.	Wedne	SANTA FI	SANTA F	SANTA FE	CERRILLOS RD	VEGAS VERDES DR		NM 14	49	W			0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Opposite Direction/One Left Turn	None	Clear	Daylight	Yes	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Functional	Straight	Level	408626.1	3944975	35.64438	-106.009	0	71059230	Left Blank	Yes
35566	710592811	2019-10-25	2019	Octob	3 p.m.	Friday	SANTA FI	SANTA F	SANTA FE	CERRILLOS RD	AVENIDA DE LAS AMERICAS		NM 14	50	E			0	0	0	3	3	0	3	2	Injury Crash	Other Vehicle	Other Vehicle - From Opposite Direction/One Left Turn	Failed to Yield Right of Way	Clear	Daylight	No	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Functional	Straight	Level	409190.6	3945405	35.64831	-106.003	0	71059281	Left Blank	Yes

2020 CRASH DATA

FID	UCRnumber	CrashDate	Year	Month	MilitaryT	Hour	Day	Agency	County	City	AStreet	BStreet	Landmark	GIS_Route	_Mil	Dir	Ldir	Measur	Severity	Killed	ClassA	ClassB	ClassC	Injured	Unhurt	Total	nVeh	Motorists	Nonmotoris	MotorVeh	CrashOcc	Class	Analysis	FHE	FHEAnalys	FHELocatio	FHEImpact	FHEManner	Weather	Weather2	Light	HitRun	Alcinv	Druginv	PEDinv	MCinv	PECinv	TRKinv	CMVINV	SBINV
19712	710593533	2020-01-14	2020	Janua	15:15	3 p.m.	Tuesday	SANTA F	SANTA FE	SANTA FE	CERRILLOS RD		AVENIDA D	NM 14	50	NE	NE	262 FT	Property	0	0	0	0	0	5	5	2	5	0	2	On Roadway	Other Vehi	Other Vehi	Collision w	MV in Tran	Left Blank	Left Blank	Left Blank	Clear	Left Blank	Daylight	No	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve
19908	710594600	2020-02-24	2020	Febru	10:02	10 a.m	Monday	SANTA F	SANTA FE	SANTA FE	CERRILLOS RD	AVENIDA DE LAS AMERICAS		NM 14	50	NE			Injury Cr	0	0	0	5	5	1	6	2	6	0	2	On Roadway	Other Vehi	Other Vehi	Collision w	MV in Tran	Left Blank	Left Blank	Left Blank	Clear	Left Blank	Daylight	No	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve
20082	710595251	2020-04-09	2020	April	15:25	3 p.m.	Thursday	SANTA F	SANTA FE	SANTA FE	CERRILLOS RD	AVENIDA DE LAS AMERICAS		NM 14	50	N			Injury Cr	0	0	0	1	1	1	2	2	2	0	2	On Roadway	Other Vehi	Other Vehi	Collision w	MV in Tran	Left Blank	Left Blank	Left Blank	Clear	Left Blank	Daylight	No	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve	Not Involve

OCTOBER 10, 2024

DRAINAGE REPORT

for

RKSS-CERRILLOS MULTI-FAMILY

3435 and 3443 Cerrillos Rd. & 3420 and 3450 Rufina Ave.

Santa Fe, New Mexico

BY



Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

I&A Project No. 2596

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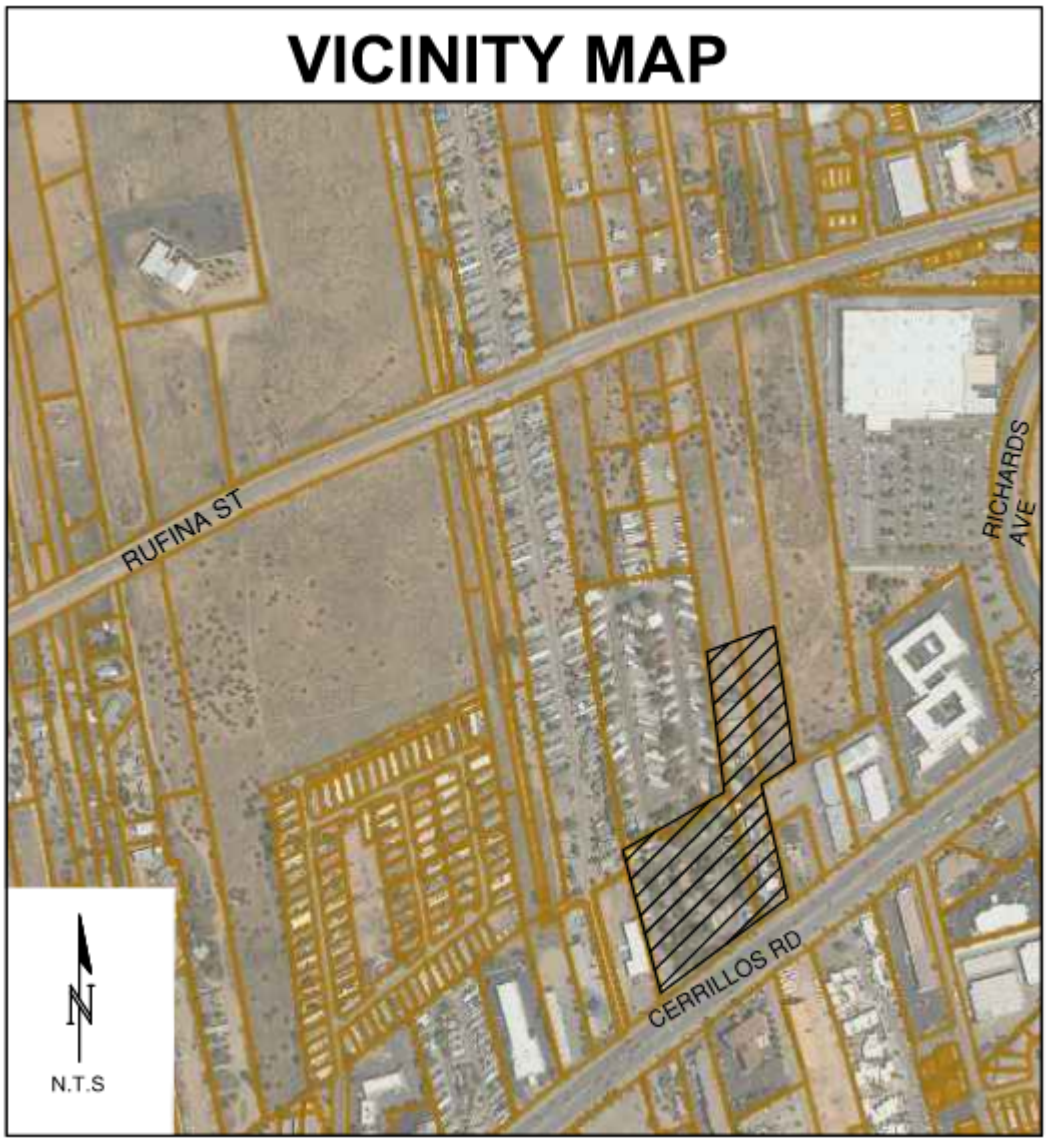

VICINITY MAP
RUFINA ST
RICHARDS AVE
CERRILLOS RD
N
N.T.S

National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE)
- With BFE or Depth
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee. See Notes.
- Area with Flood Risk due to Levee

OTHER AREAS
- Area of Minimal Flood Hazard
- Effective LOMRs
- Area of Undetermined Flood Hazard

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/5/2024 at 10:53 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FIRM MAP

INTRODUCTION:

The site consists of a 7.48-acre site located at 3435 and 3443 Cerrillos Rd. & 3420 and 3450 Rufina Ave., Santa Fe, NM. The site has been previously partially developed and the new development will consist of five multi-family apartment buildings with the following amenities:

- Parking
- Open space
- Dog Park
- Clubhouse for fitness and pool and outdoor amenities

A future phase of the multi-family development (Phase 2) of this project will be constructed to the north of this project, south of Rufina Ave. The Phase 2 area will drain partially to Rufina Ave. and partially to the current development. This report includes drainage calculations for the portion of Phase 2 that will drain to the south.

EXISTING CONDITIONS:

There are four separate existing lots. The southern two lots have been previously developed with an RV park and a pre-owned auto sales lot, but they are currently vacant property. The northern portions of the northerly lots, had previous building structures but currently sit vacant and drain north to Rufina St. The southern portion of the north two lots is partially developed and drain to the south to Cerrillos Rd.

The existing runoff generated on each lot flows southwest to Cerrillos Rd. and is captured in existing curb inlets.

There are contributing off-site flows of 6.1 cfs from the Home-Depot site to the east which enter the northern lots and are carried through the lots to Cerrillos Rd. The off-site flow is quantified under drainage basin 'OFF-1'.

PROPOSED CONDITIONS:

The proposed site will follow the existing site drainage pattern, maintaining the site flow path from the northeast portion of the site to the south. Three ponds will detain the flows and release developed runoff matching the existing flow rate exiting the overall site.

There will be two storm drain outfalls connecting to the public storm drain system in Cerrillos Rd. via two existing street inlets.

DRAINAGE CALCULATIONS:

See Appendix A for a basin summary and land treatment tables, pond volume calculations, Pond 1 outflow calculations, curb opening capacity calculations and inlet capacity charts; See Appendix B for

AHYMO calculations; See Appendix C for storm drain calculations; See Appendix D for the Home Depot Drainage Plan; See Appendix E for a Drainage Basin & Storm Drain Exhibit.

An analysis for the 100-year, 24-hour storm using AHYMO was performed using NOAA Atlas 14 rainfall values and location set to "SANTA FE".

The site was divided into sub basins and land treatments in the existing and developed conditions were designated based on impervious areas/undisturbed areas of each basin. AHYMO was then used to calculate the existing and proposed 100-year, 24-hour storm water flows from each basin.

Three detention ponds (Ponds 1-3) will detain the flows to reduce the outflow to the allowable (historical) rate. Basin S2 drains to Pond 1 at the southwest corner of the site; Basins FUT-2 and N2 drain to Pond 2; Basins FUT-1 and N1 drain to Pond 3; and Basin S1 drains to a surface inlet connecting to the east storm drain system.

Curb openings/sidewalk culverts will direct the water to the open space/ponding parcels as shown on the basin exhibit where the flows are intercepted in proposed storm inlets.

Detention through the ponds will be provided as calculated in AHYMO with staged elevation/outflow via drain basins and pipes to the storm drain systems. Pond 1 will have one 30-inch drain basin and one 24-inch drain basin, Pond 2, one 30-inch drain basin, and Pond 3, two 24-inch drain basins.

Two separate storm drain systems will collect the water from the ponds and from onsite inlets and discharge to two curb inlets in Cerrillos Rd. The west storm drain system will collect flows from basin S2 and discharge into detention Pond 1 via two bubble-up inlets and then discharge 14.1 cfs to an existing curb inlet in Cerrillos Rd. The east storm drain system will collect flows from the remaining basins and discharge 23.0 cfs to an existing curb inlet in Cerrillos Rd.

The AHYMO calculations show that the total discharge from the site is 37.1 cfs (14.1 cfs + 23.0 cfs), which is equal to the historic discharge.

SUMMARY:

The developed flows will be routed through the site via three detention ponds, surface flow and two storm drain systems discharging at the historical rate to two street inlets and the public storm drain system in Cerrillos Rd.

APPENDIX A

- Basin Summary & Land Treatment Tables
- Pond volume calculations
- Pond 1 Outflow Calculations
- Curb Opening Capacity Calculations
- Inlet Capacity Charts

CERRILLOS ROAD MULTI-FAMILY - 2596

BASIN AREA & FLOW SUMMARY TABLE

Isaacson & Arfman, Inc.

10/07/24

BASIN AREA & FLOW SUMMARY TABLE EXISTING CONDITIONS				
BASIN ID	AREA (SF)	AREA (AC)	AREA (SQ. MI.)	Q100 (CFS)
N1	79,284	1.8201	0.00284	4.9
N2	16,222	0.3724	0.00058	0.8
S1	60,077	1.3792	0.00215	5.2
S2	170,228	3.9079	0.00611	14.8
FUT-1	74,520	1.7107	0.00267	3.4
FUT-2	40,655	0.9333	0.00146	1.9
OFF-1	61,890	1.4208	0.00222	6.1
			ALLOWABLE	**37.1**

LAND TREATMENTS			
A	B	C	D
67	5	5	23
90	5	5	0
0	5	61	34
0	5	61	34
95	0	5	0
95	0	5	0

BASIN AREA & FLOW SUMMARY TABLE DEVELOPED CONDITIONS				
BASIN ID	AREA (SF)	AREA (AC)	AREA (SQ. MI.)	Q100 (CFS)
N1	79,284	1.8201	0.00284	7.8
N2	16,222	0.3724	0.00058	1.6
S1	60,077	1.3792	0.00215	6.0
S2	170,228	3.9079	0.00611	16.9
FUT-1	74,520	1.7107	0.00267	7.4
FUT-2	40,655	0.9333	0.00146	4.1
OFF-1	61,890	1.4208	0.00222	6.1
			TOTAL	**49.9**

LAND TREATMENTS			
A	B	C	D
0	15	10	75
0	15	10	75
0	15	10	75
0	15	10	75
0	15	10	75
0	15	10	75

FROM AHYMO:

TOTAL TO EAST SD CONNECTION IN CERRILLOS = 23.0 CFS

TOTAL TO WEST SD CONNECTION IN CERRILLOS = 14.1 CFS

37.1 CFS OK

	POND INFORMATION				
	IN (CFS)	OUT (CFS)	V (AC-FT)	WSEL (FT)	Time to Peak (hr.)
POND 1	16.9	14.1	0.0744	31.2	1.6
POND 2	11.8	7.4	0.1016	44.4	1.65
POND 3	15.2	10.7	0.0960	39.7	1.6

POND VOLUMES
RKSS-CERRILLOS MULTI-FAMILY

Isaacson & Arfman, Inc.

9/2/2024

POND 1					
ELEVATION OF CONTOUR	CONTOUR AREA (SF)	PARTIAL VOLUME (CF)	PARTIAL VOLUME (Ac-ft)	VOLUME SUMMARY AT ELEVATION (Ac-ft)	VOLUME SUMMARY AT ELEVATION (CF)
30	2,177				
31	3,242	2709	0.06220	0.06220	2,709
31.5	3,885	1782	0.04090	0.10309	4,491
			TOTAL POND 1 VOLUME =	**0.10309**	**4,491**

POND 2					
ELEVATION OF CONTOUR	CONTOUR AREA (SF)	PARTIAL VOLUME (CF)	PARTIAL VOLUME (Ac-ft)	VOLUME SUMMARY AT ELEVATION (Ac-ft)	VOLUME SUMMARY AT ELEVATION (CF)
43	1,360				
44	3,811	2586	0.05935	0.05935	2,586
44.5	4,766	2144	0.04923	0.10858	4,730
			TOTAL POND 2 VOLUME =	**0.10858**	**4,730**

POND 3					
ELEVATION OF CONTOUR	CONTOUR AREA (SF)	PARTIAL VOLUME (CF)	PARTIAL VOLUME (Ac-ft)	VOLUME SUMMARY AT ELEVATION (Ac-ft)	VOLUME SUMMARY AT ELEVATION (CF)
38	1,490				
39	2,579	2034	0.04670	0.04670	2,034
39.8	3,859	2575	0.05911	0.10581	4,609
			TOTAL POND 3 VOLUME =	**0.10581**	**4,609**

RKSS-CERRILLOS MULTI-FAMILY

POND 1 OUTFLOW CALCULATIONS

By: Åsa Nilsson-Weber, Isaacson & Arfman, Inc.

September 27, 2024

I&A Project #: 2596

POND 1 - 6" PIPE ORIFICE CAPACITY CALCULATIONS

Bleeder pipe from bubble-up structure.

Diameter of Outflow Pipe=		6	in.
	Area=	0.20	
	Inv.=	24.60	

Orifice Capacity at WSEL101:

$Q = CA(2gH)^{1/2}$

C =	0.6	
g =	32.20	fps
Center orifice=	25.1	
Wsel=	31.0	
Q_{max} =	2.30	cfs

Orifice Capacity at WSEL=101.5:

$Q = CA(2gH)^{1/2}$

C =	0.6	
g =	32.20	fps
Center orifice=	25.1	
Wsel=	31.5	
Q_{max} =	2.39	cfs

DRAIN BASIN CAPACITY (See Chart in Appendix A of the report)

POND 1 OUTFLOW TABLE

	Elev = 31.0	Elev = 31.5
30" DB	6.8	7.3
24" DB	4.5	5.5
6" Pipe	2.3	2.4
	13.60	15.20

Weir Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Sep 25 2024

2-FT CURB OPENING CAPACITY

Rectangular Weir

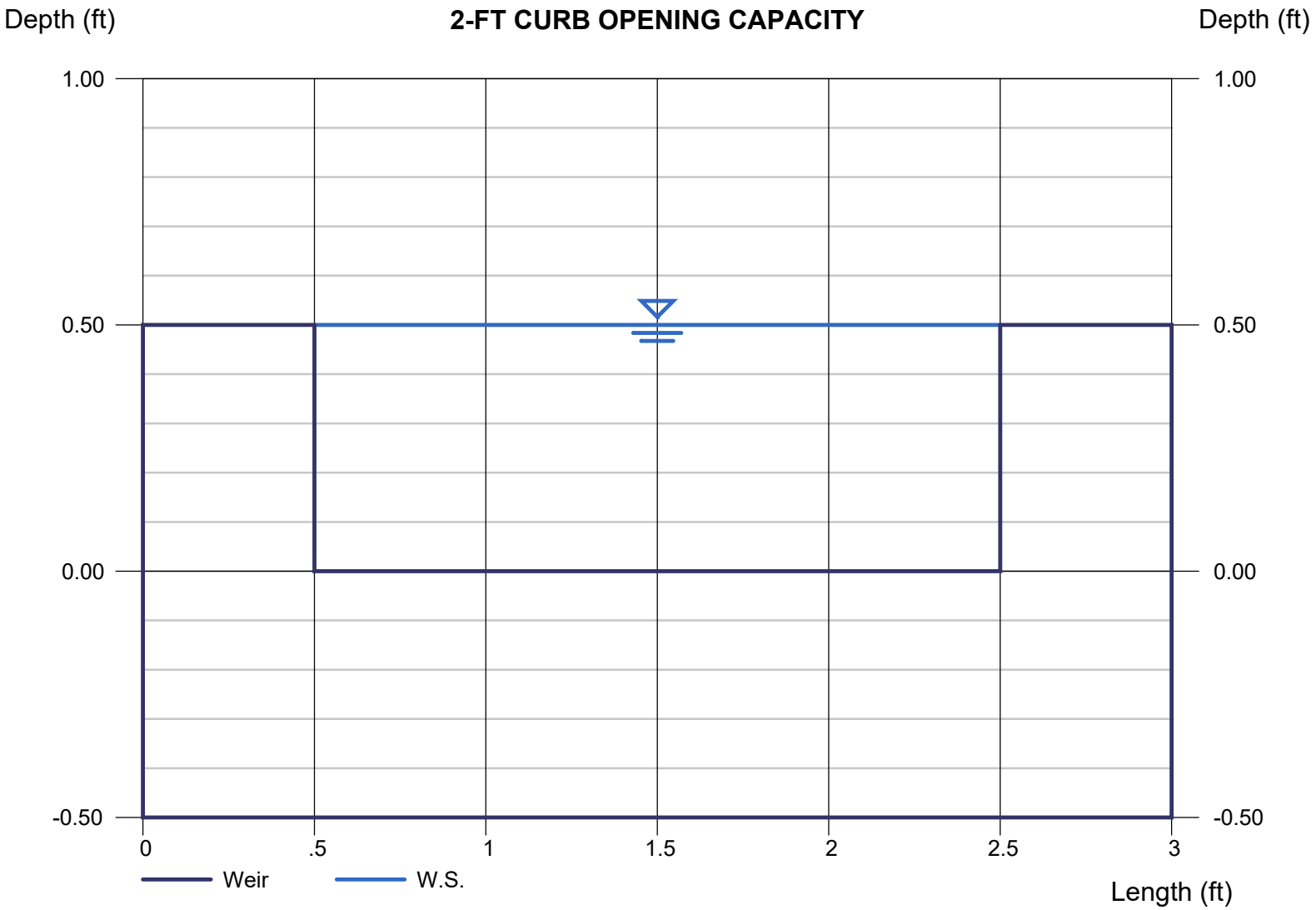
Crest	= Sharp
Bottom Length (ft)	= 2.00
Total Depth (ft)	= 0.50

Calculations

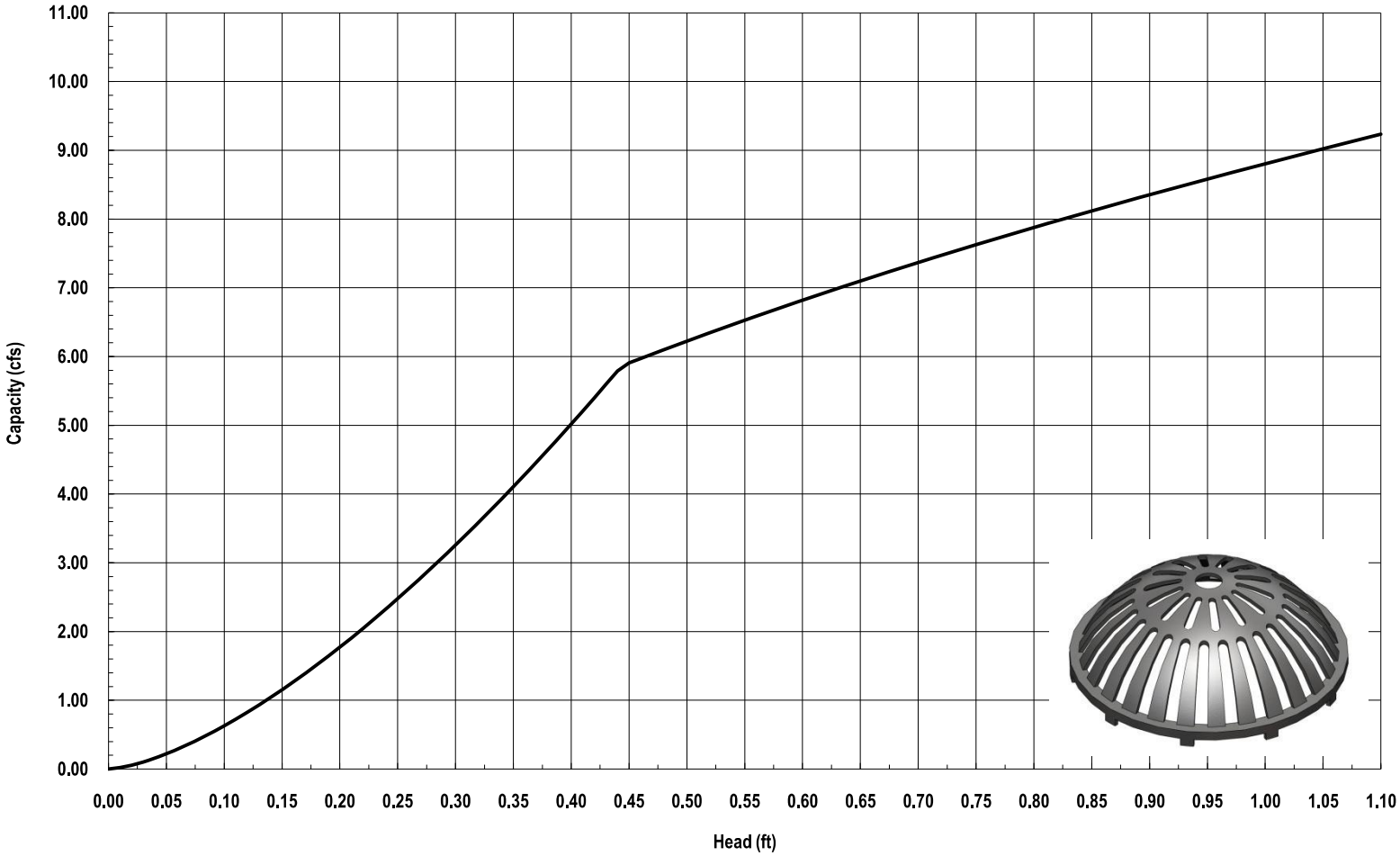
Weir Coeff. Cw	= 3.33
Compute by:	Q vs Depth
No. Increments	= 1

Highlighted

Depth (ft)	= 0.50
Q (cfs)	= 2.355
Area (sqft)	= 1.00
Velocity (ft/s)	= 2.35
Top Width (ft)	= 2.00



Nyloplast 24" Dome Grate Inlet Capacity Chart



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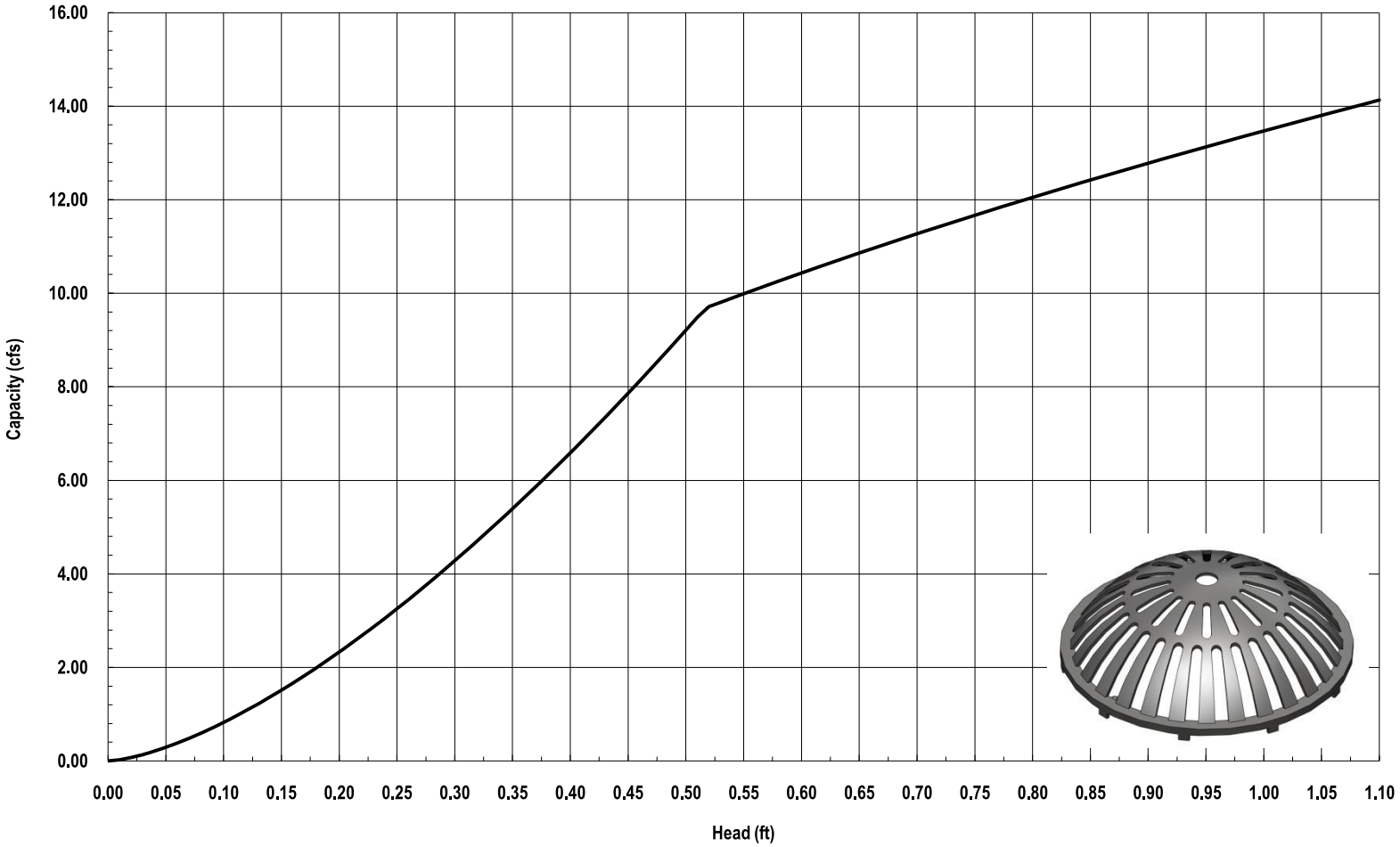
Nyloplast 30" Dome Grate Inlet Capacity Chart



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APPENDIX B

- AHYMO 100-YR, 24-HR CALCULATIONS

```
*S*********************************************************************
*
*     2596 - CERILLOS ROAD MULTI-FAMILY DEVELPOMENT
*     SEPTEMBER 27, 2024
*
*     PRECIPITATION FROM NOAA
*     AIRPORT ROAD SITE; SANTA FE; (LAT: 35.6477° LONG:-106.0055°)
*          P15 =       1.20"
*          P60 =       2.00"
*          P360 =      2.60"
*          P1440 =     3.19"
*
*     HYDROLOGIC MODEL FOR 100-YEAR, 24-HOUR STORM
*
*     2596.DAT
*     BY ISAACSON & ARFMAN,INC - ANW
*
*********************************************************************
START               TIME=0.0 HR  PUNCH CODE=0
LOCATION        SANTA FE
RAINFALL            TYPE=2 RAIN QUARTER=1.20 RAIN ONE=2.00
                    RAIN SIX=2.60 RAIN DAY=3.19 DT=0.05HR
*********************************************************************
*S  BASIN N1 - HISTORIC
COMPUTE NM HYD       ID=1 HYD NO=101 AREA= 0.00284 SQ MI
                     PER A=67 PER B=5 PER C=5 PER D=23
                     TP=-0.1333 HR   MASS RAIN=-1
PRINT HYD            ID=1   CODE=5
*S  BASIN N2 - HISTORIC
COMPUTE NM HYD       ID=2 HYD NO=102 AREA= 0.00058 SQ MI
                     PER A=90 PER B=5 PER C=5 PER D=0
                     TP=-0.1333 HR   MASS RAIN=-1
PRINT HYD            ID=2   CODE=5
*S  BASIN S1 - HISTORIC
COMPUTE NM HYD       ID=3 HYD NO=103 AREA= 0.00215 SQ MI
                     PER A=0 PER B=5 PER C=61 PER D=34
                     TP=-0.1333 HR   MASS RAIN=-1
PRINT HYD            ID=3   CODE=5
*S  BASIN S2 - HISTORIC
COMPUTE NM HYD       ID=1 HYD NO=101.1 AREA= 0.00611 SQ MI
                     PER A=0 PER B=5 PER C=61 PER D=34
                     TP=-0.1333 HR   MASS RAIN=-1
PRINT HYD            ID=1   CODE=5
*S  BASIN FUT-1 - HISTORIC
COMPUTE NM HYD       ID=4 HYD NO=104 AREA= 0.00267 SQ MI
                     PER A=95 PER B=0 PER C=5 PER D=0
                     TP=-0.1333 HR   MASS RAIN=-1
PRINT HYD            ID=4   CODE=5
*S  BASIN FUT-2 - HISTORIC
COMPUTE NM HYD       ID=5 HYD NO=105 AREA= 0.00146 SQ MI
                     PER A=95 PER B=0 PER C=5 PER D=0
                     TP=-0.1333 HR   MASS RAIN=-1
PRINT HYD            ID=5   CODE=5
*S  BASIN N1 - DEVELOPED
```

```
COMPUTE NM HYD       ID=6 HYD NO=106 AREA= 0.00284 SQ MI
                     PER A=0 PER B=15 PER C=10 PER D=75
                     TP=-0.1333 HR   MASS RAIN=-1
PRINT HYD            ID=6   CODE=5
*S  BASIN N2 - DEVELOPED
COMPUTE NM HYD       ID=7 HYD NO=107 AREA= 0.00058 SQ MI
                     PER A=0 PER B=15 PER C=10 PER D=75
                     TP=-0.1333 HR   MASS RAIN=-1
PRINT HYD            ID=7   CODE=5
*S  BASIN S1 - DEVELOPED
COMPUTE NM HYD       ID=8 HYD NO=108 AREA= 0.00215 SQ MI
                     PER A=0 PER B=15 PER C=10 PER D=75
                     TP=-0.1333 HR   MASS RAIN=-1
PRINT HYD            ID=8   CODE=5
*S  BASIN S2 - DEVELOPED
COMPUTE NM HYD       ID=9 HYD NO=109 AREA= 0.00611 SQ MI
                     PER A=0 PER B=15 PER C=10 PER D=75
                     TP=-0.1333 HR   MASS RAIN=-1
PRINT HYD            ID=9   CODE=5
*S  BASIN FUT-1 - DEVELOPED
COMPUTE NM HYD       ID=10 HYD NO=110 AREA= 0.00267 SQ MI
                     PER A=0 PER B=15 PER C=10 PER D=75
                     TP=-0.1333 HR   MASS RAIN=-1
PRINT HYD            ID=10   CODE=5
*S  BASIN FUT-2 - DEVELOPED
COMPUTE NM HYD       ID=11 HYD NO=111 AREA= 0.00146 SQ MI
                     PER A=0 PER B=15 PER C=10 PER D=75
                     TP=-0.1333 HR   MASS RAIN=-1
PRINT HYD            ID=11   CODE=5
*S  BASIN OFF-1 - DEVELOPED HOME DEPOT SITE-6.1 CFS
COMPUTE NM HYD       ID=12 HYD NO=112 AREA= 0.00222 SQ MI
                     PER A=0 PER B=15 PER C=10 PER D=75
                     TP=-0.1333 HR   MASS RAIN=-1
PRINT HYD            ID=12   CODE=5
*S  ADD BASINS OFF1, FUT2 & N2
ADD HYD              ID=15 HYD NO=115  ID I=7  ID II=11
PRINT HYD            ID=15 CODE=1
ADD HYD              ID=16 HYD NO=116  ID I=12  ID II=15
PRINT HYD            ID=16 CODE=1
*S  ~~~~~~~~~~~~~~~~~~~~POND 2~~~~~~~~~~~~~~~~~~~~~~
*S      ROUTE FLOWS THROUGH POND 2 (30-IN. DRAIN BASIN)
ROUTE RESERVOIR     ID=20 HYD NO=200  INFLOW ID=16 CODE=10
                    OUTFLOW(CFS)      STORAGE(AC-FT)    ELEVATION(FT)
                       0.0             0.00000           43.0
                       6.8             0.05935           44.0
                       7.3             0.10858           44.5
PRINT HYD           ID=20 CODE=1
*S  ADD BASINS FUT1 & N1
ADD HYD              ID=21 HYD NO=121  ID I=6  ID II=10
PRINT HYD            ID=21 CODE=1

*S  ~~~~~~~~~~~~~~~~~~~~POND 3~~~~~~~~~~~~~~~~~~~~~~
*S      ROUTE FLOWS THROUGH POND 3 (2 24-IN. DRAIN BASIN)
ROUTE RESERVOIR     ID=22 HYD NO=300  INFLOW ID=21 CODE=10
```

```
                    OUTFLOW(CFS)      STORAGE(AC-FT)    ELEVATION(FT)
                       0.0             0.00000           38.0
                       9.0             0.04670           39.0
                      11.0             0.10581           39.8
PRINT HYD           ID=22 CODE=1
*S  ADD BASIN S1 AND POND2 & POND 3 OUTFLOW
ADD HYD              ID=23 HYD NO=123  ID I=8  ID II=20
PRINT HYD            ID=23 CODE=1
*S       **** TOTAL TO E. SD CONNECTION *****
ADD HYD              ID=24 HYD NO=124  ID I=22  ID II=23
PRINT HYD            ID=24 CODE=1
*S  ~~~~~~~~~~~~~~~~~~~~POND 1~~~~~~~~~~~~~~~~~~~~~~
*S      ROUTE FLOWS FROM BASIN S2 THROUGH POND 1
*S      (1 30-IN & 1 24-IN BASINS)
*S       **** TOTAL TO W. SD CONNECTION *****
ROUTE RESERVOIR     ID=25 HYD NO=100  INFLOW ID=9 CODE=10
                    OUTFLOW(CFS)      STORAGE(AC-FT)    ELEVATION(FT)
                       0.0             0.00000           30.0
                      13.6             0.06142           31.0
                      15.2             0.10309           31.5
PRINT HYD           ID=25 CODE=1
FINISH
```

```
AHYMO PROGRAM SUMMARY TABLE (AHYMO-S4)                        - Ver. S4.01a, Rel: 01a      RUN DATE (MON/DAY/YR) =10/07/2024
INPUT FILE = M:\PROJECTS\2500-2599\2596\CALCS\HYDROLOGY\AHYMO\2596.DAT                    USER NO.= AHYMO_Temp_User:20122010

                              FROM  TO                    PEAK         RUNOFF                TIME TO    CFS      PAGE =   1
                  HYDROGRAPH   ID   ID         AREA     DISCHARGE      VOLUME      RUNOFF     PEAK     PER
COMMAND        IDENTIFICATION  NO.  NO.      (SQ MI)      (CFS)        (AC-FT)    (INCHES)  (HOURS)    ACRE     NOTATION

*S*********************************************************************
START                                                                                                          TIME=      0.00
LOCATION                        SANTA FE
RAINFALL  TYPE= 2 NOAA 14                                                                                      RAIN24=   3.190
*S  BASIN N1 - HISTORIC
COMPUTE NM HYD        101.00   -     1       0.00284         4.85       0.191      1.26094    1.500    2.671 PER IMP=  23.00
*S  BASIN N2 - HISTORIC
COMPUTE NM HYD        102.00   -     2       0.00058         0.75       0.023      0.75153    1.500    2.022 PER IMP=   0.00
*S  BASIN S1 - HISTORIC
COMPUTE NM HYD        103.00   -     3       0.00215         5.21       0.203      1.76815    1.500    3.787 PER IMP=  34.00
*S  BASIN S2 - HISTORIC
COMPUTE NM HYD        101.10   -     1       0.00611        14.77       0.576      1.76815    1.500    3.778 PER IMP=  34.00
*S  BASIN FUT-1 - HISTORIC
COMPUTE NM HYD        104.00   -     4       0.00267         3.37       0.106      0.74157    1.500    1.972 PER IMP=   0.00
*S  BASIN FUT-2 - HISTORIC
COMPUTE NM HYD        105.00   -     5       0.00146         1.85       0.058      0.74157    1.500    1.977 PER IMP=   0.00
*S  BASIN N1 - DEVELOPED
COMPUTE NM HYD        106.00   -     6       0.00284         7.85       0.372      2.45840    1.500    4.321 PER IMP=  75.00
*S  BASIN N2 - DEVELOPED
COMPUTE NM HYD        107.00   -     7       0.00058         1.62       0.076      2.45840    1.500    4.361 PER IMP=  75.00
*S  BASIN S1 - DEVELOPED
COMPUTE NM HYD        108.00   -     8       0.00215         5.95       0.282      2.45840    1.500    4.324 PER IMP=  75.00
*S  BASIN S2 - DEVELOPED
COMPUTE NM HYD        109.00   -     9       0.00611        16.88       0.801      2.45840    1.500    4.316 PER IMP=  75.00
*S  BASIN FUT-1 - DEVELOPED
COMPUTE NM HYD        110.00   -    10       0.00267         7.38       0.350      2.45840    1.500    4.321 PER IMP=  75.00
*S  BASIN FUT-2 - DEVELOPED
COMPUTE NM HYD        111.00   -    11       0.00146         4.05       0.191      2.45840    1.500    4.331 PER IMP=  75.00
*S  BASIN OFF-1 - DEVELOPED HOME DEPOT SITE-6.1 CFS
COMPUTE NM HYD        112.00   -    12       0.00222         6.14       0.291      2.45840    1.500    4.324 PER IMP=  75.00
*S  ADD BASINS OFF1, FUT2 & N2
ADD HYD               115.00  7&11  15       0.00204         5.67       0.267      2.45812    1.500    4.339
ADD HYD               116.00 12&15  16       0.00426        11.81       0.559      2.45820    1.500    4.331
*S  ~~~~~~~~~~~~~~~~~~~~~POND 2~~~~~~~~~~~~~~~~~~~~~~~
*S      ROUTE FLOWS THROUGH POND 2 (30-IN. DRAIN BASIN)
ROUTE RESERVOIR       200.00   16   20       0.00426         7.23       0.559      2.45820    1.650    2.651 AC-FT=    0.102
*S  ADD BASINS FUT1 & N1
ADD HYD               121.00  6&10  21       0.00551        15.24       0.722      2.45829    1.500    4.321
*S  ~~~~~~~~~~~~~~~~~~~~~POND 3~~~~~~~~~~~~~~~~~~~~~~~
*S      ROUTE FLOWS THROUGH POND 3 (2 24-IN. DRAIN BASIN)
ROUTE RESERVOIR       300.00   21   22       0.00551        10.67       0.722      2.45829    1.600    3.025 AC-FT=    0.096
*S  ADD BASIN S1 AND POND2 & POND 3 OUTFLOW
ADD HYD               123.00  8&20  23       0.00641        12.81       0.840      2.45820    1.500    3.124
*S       **** TOTAL TO E. SD CONNECTION *****
ADD HYD               124.00 22&23  24       0.01192        23.02       1.563      2.45823    1.550    3.017
```

```
*S  ~~~~~~~~~~~~~~~~~~~~POND 1~~~~~~~~~~~~~~~~~~~~~~
*S      ROUTE FLOWS FROM BASIN S2 THROUGH POND 1
*S     (1 30-IN & 1 24-IN BASINS)
*S       **** TOTAL TO W. SD CONNECTION *****
ROUTE RESERVOIR       100.00    9   25       0.00611        14.10       0.801      2.45835    1.600    3.605 AC-FT=    0.074
FINISH
```

```
    AHYMO PROGRAM (AHYMO-S4)                    - Version: S4.01a - Rel: 01a
         RUN DATE (MON/DAY/YR) = 10/07/2024
         START TIME (HR:MIN:SEC) = 09:10:06     USER NO.= AHYMO_Temp_User:20122010
         INPUT FILE = M:\PROJECTS\2500-2599\2596\CALCS\HYDROLOGY\AHYMO\2596.DAT
*S**********************************************************************
*
*     2596 - CERILLOS ROAD MULTI-FAMILY DEVELPOMENT
*     SEPTEMBER 27, 2024
*
*     PRECIPITATION FROM NOAA
*     AIRPORT ROAD SITE; SANTA FE; (LAT: 35.6477° LONG:-106.0055°)
*          P15 =       1.20"
*          P60 =       2.00"
*          P360 =      2.60"
*          P1440 =     3.19"
*
*     HYDROLOGIC MODEL FOR 100-YEAR, 24-HOUR STORM
*
*     2596.DAT
*     BY ISAACSON & ARFMAN,INC - ANW
*
**********************************************************************
START               TIME=0.0 HR  PUNCH CODE=0
LOCATION                SANTA FE
     City of Santa Fe soil infiltration values (LAND FACTORS) used for computations.
     Land Treatment     Initial Abstr.(in)    Unif. Infilt.(in/hour)
          A             0.70                  1.79
          B             0.54                  1.34
          C             0.37                  0.89
          D             0.10                  0.04
RAINFALL            TYPE=2 RAIN QUARTER=1.20 RAIN ONE=2.00
                    RAIN SIX=2.60 RAIN DAY=3.19 DT=0.05HR
               24-HOUR RAINFALL DIST. - BASED ON NOAA ATLAS 14 FOR CONVECTIVE AREAS (NM & AZ) - D1
               DT =   0.050000 HOURS       END TIME =    24.000002 HOURS
                 0.0000  0.0040  0.0081  0.0125  0.0173  0.0222  0.0278
                 0.0356  0.0481  0.0615  0.0754  0.0905  0.1057  0.1215
                 0.1377  0.1542  0.1724  0.1914  0.2119  0.2381  0.2670
                 0.3057  0.3496  0.4039  0.4762  0.5577  0.6982  0.9167
                 1.2912  1.5544  1.7619  1.8662  1.9577  2.0233  2.0756
                 2.1211  2.1545  2.1851  2.2104  2.2317  2.2510  2.2683
                 2.2846  2.2991  2.3128  2.3262  2.3391  2.3497  2.3557
                 2.3615  2.3673  2.3727  2.3780  2.3832  2.3883  2.3934
                 2.3982  2.4029  2.4076  2.4121  2.4166  2.4209  2.4252
                 2.4294  2.4335  2.4376  2.4415  2.4454  2.4492  2.4529
                 2.4567  2.4603  2.4639  2.4675  2.4711  2.4746  2.4780
                 2.4814  2.4848  2.4881  2.4914  2.4947  2.4979  2.5011
                 2.5042  2.5074  2.5104  2.5135  2.5165  2.5195  2.5225
                 2.5254  2.5283  2.5312  2.5340  2.5369  2.5397  2.5424
                 2.5452  2.5479  2.5506  2.5533  2.5559  2.5585  2.5611
                 2.5637  2.5663  2.5688  2.5713  2.5738  2.5763  2.5788
                 2.5812  2.5836  2.5860  2.5884  2.5907  2.5931  2.5954
                 2.5977  2.6000  2.6023  2.6046  2.6069  2.6091  2.6114
                 2.6137  2.6160  2.6182  2.6205  2.6227  2.6250  2.6273
                 2.6295  2.6317  2.6340  2.6362  2.6385  2.6407  2.6429
                 2.6451  2.6474  2.6496  2.6518  2.6540  2.6562  2.6584
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                2.6606  2.6628  2.6650  2.6672  2.6694  2.6715  2.6737
                2.6759  2.6781  2.6802  2.6824  2.6845  2.6867  2.6889
                2.6910  2.6932  2.6953  2.6974  2.6996  2.7017  2.7038
                2.7059  2.7081  2.7102  2.7123  2.7144  2.7165  2.7186
                2.7207  2.7228  2.7249  2.7270  2.7291  2.7311  2.7332
                2.7353  2.7374  2.7394  2.7415  2.7435  2.7456  2.7477
                2.7497  2.7517  2.7538  2.7558  2.7579  2.7599  2.7619
                2.7639  2.7659  2.7680  2.7700  2.7720  2.7740  2.7760
                2.7780  2.7800  2.7820  2.7840  2.7859  2.7879  2.7899
                2.7919  2.7938  2.7958  2.7978  2.7997  2.8017  2.8036
                2.8056  2.8075  2.8094  2.8114  2.8133  2.8152  2.8172
                2.8191  2.8210  2.8229  2.8248  2.8267  2.8286  2.8305
                2.8324  2.8343  2.8362  2.8381  2.8400  2.8418  2.8437
                2.8456  2.8474  2.8493  2.8512  2.8530  2.8549  2.8567
                2.8586  2.8604  2.8622  2.8641  2.8659  2.8677  2.8695
                2.8714  2.8732  2.8750  2.8768  2.8786  2.8804  2.8822
                2.8840  2.8858  2.8876  2.8894  2.8911  2.8929  2.8947
                2.8964  2.8982  2.9000  2.9017  2.9035  2.9052  2.9070
                2.9087  2.9104  2.9122  2.9139  2.9156  2.9174  2.9191
                2.9208  2.9225  2.9242  2.9259  2.9276  2.9293  2.9310
                2.9327  2.9344  2.9361  2.9378  2.9394  2.9411  2.9428
                2.9444  2.9461  2.9478  2.9494  2.9511  2.9527  2.9543
                2.9560  2.9576  2.9593  2.9609  2.9625  2.9641  2.9657
                2.9674  2.9690  2.9706  2.9722  2.9738  2.9754  2.9770
                2.9785  2.9801  2.9817  2.9833  2.9849  2.9864  2.9880
                2.9896  2.9911  2.9927  2.9942  2.9958  2.9973  2.9988
                3.0004  3.0019  3.0034  3.0050  3.0065  3.0080  3.0095
                3.0110  3.0125  3.0140  3.0155  3.0170  3.0185  3.0200
                3.0215  3.0230  3.0245  3.0259  3.0274  3.0289  3.0303
                3.0318  3.0332  3.0347  3.0361  3.0376  3.0390  3.0405
                3.0419  3.0433  3.0448  3.0462  3.0476  3.0490  3.0504
                3.0518  3.0532  3.0546  3.0560  3.0574  3.0588  3.0602
                3.0616  3.0630  3.0643  3.0657  3.0671  3.0684  3.0698
                3.0711  3.0725  3.0738  3.0752  3.0765  3.0779  3.0792
                3.0805  3.0819  3.0832  3.0845  3.0858  3.0871  3.0884
                3.0897  3.0910  3.0923  3.0936  3.0949  3.0962  3.0975
                3.0988  3.1000  3.1013  3.1026  3.1038  3.1051  3.1063
                3.1076  3.1088  3.1101  3.1113  3.1126  3.1138  3.1150
                3.1163  3.1175  3.1187  3.1199  3.1211  3.1223  3.1235
                3.1247  3.1259  3.1271  3.1283  3.1295  3.1307  3.1319
                3.1330  3.1342  3.1354  3.1365  3.1377  3.1389  3.1400
                3.1412  3.1423  3.1434  3.1446  3.1457  3.1468  3.1480
                3.1491  3.1502  3.1513  3.1524  3.1536  3.1547  3.1558
                3.1569  3.1579  3.1590  3.1601  3.1612  3.1623  3.1634
                3.1644  3.1655  3.1666  3.1676  3.1687  3.1697  3.1708
                3.1718  3.1729  3.1739  3.1749  3.1760  3.1770  3.1780
                3.1790  3.1800  3.1811  3.1821  3.1831  3.1841  3.1851
                3.1861  3.1871  3.1880  3.1890  3.1900
**************************************************************************
*S  BASIN N1 - HISTORIC
COMPUTE NM HYD       ID=1 HYD NO=101 AREA= 0.00284 SQ MI
                     PER A=67 PER B=5 PER C=5 PER D=23
                     TP=-0.1333 HR   MASS RAIN=-1
     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   2.5789    CFS   UNIT VOLUME =   0.9951       B =   526.28      P60 = 2.0000
     AREA =     0.000653 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
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```
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
     K =  0.164482HR    TP =  0.133300HR    K/TP RATIO =  1.233923     SHAPE CONSTANT, N =  2.886906
     UNIT PEAK =   4.4700    CFS   UNIT VOLUME =   0.9952       B =   272.47      P60 = 2.0000
     AREA =     0.002187 SQ MI    IA =   0.66818 INCHES    INF =   1.70234 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
PRINT HYD            ID=1   CODE=5
                                  PARTIAL HYDROGRAPH   101.00
     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.0        10.000       0.0        15.000       0.0        20.000       0.0
     0.250       0.0         5.250       0.0        10.250       0.0        15.250       0.0        20.250       0.0
     0.500       0.0         5.500       0.0        10.500       0.0        15.500       0.0        20.500       0.0
     0.750       0.1         5.750       0.0        10.750       0.0        15.750       0.0        20.750       0.0
     1.000       0.2         6.000       0.0        11.000       0.0        16.000       0.0        21.000       0.0
     1.250       0.4         6.250       0.0        11.250       0.0        16.250       0.0        21.250       0.0
     1.500       4.9         6.500       0.0        11.500       0.0        16.500       0.0        21.500       0.0
     1.750       1.8         6.750       0.0        11.750       0.0        16.750       0.0        21.750       0.0
     2.000       0.6         7.000       0.0        12.000       0.0        17.000       0.0        22.000       0.0
     2.250       0.3         7.250       0.0        12.250       0.0        17.250       0.0        22.250       0.0
     2.500       0.2         7.500       0.0        12.500       0.0        17.500       0.0        22.500       0.0
     2.750       0.1         7.750       0.0        12.750       0.0        17.750       0.0        22.750       0.0
     3.000       0.1         8.000       0.0        13.000       0.0        18.000       0.0        23.000       0.0
     3.250       0.0         8.250       0.0        13.250       0.0        18.250       0.0        23.250       0.0
     3.500       0.0         8.500       0.0        13.500       0.0        18.500       0.0        23.500       0.0
     3.750       0.0         8.750       0.0        13.750       0.0        18.750       0.0        23.750       0.0
     4.000       0.0         9.000       0.0        14.000       0.0        19.000       0.0        24.000       0.0
     4.250       0.0         9.250       0.0        14.250       0.0        19.250       0.0        24.250       0.0
     4.500       0.0         9.500       0.0        14.500       0.0        19.500       0.0
     4.750       0.0         9.750       0.0        14.750       0.0        19.750       0.0
    RUNOFF VOLUME =     1.26094 INCHES     =       0.1910 ACRE-FEET
    PEAK DISCHARGE RATE =       4.85 CFS  AT   1.500 HOURS   BASIN AREA =  0.0028 SQ. MI.
*S  BASIN N2 - HISTORIC
COMPUTE NM HYD       ID=2 HYD NO=102 AREA= 0.00058 SQ MI
                     PER A=90 PER B=5 PER C=5 PER D=0
                     TP=-0.1333 HR   MASS RAIN=-1
     K =  0.165870HR    TP =  0.133300HR    K/TP RATIO =  1.244335     SHAPE CONSTANT, N =  2.865146
     UNIT PEAK =   1.1776    CFS   UNIT VOLUME =   0.9863       B =   270.64      P60 = 2.0000
     AREA =     0.000580 SQ MI    IA =   0.67550 INCHES    INF =   1.72250 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
PRINT HYD            ID=2   CODE=5
                                  PARTIAL HYDROGRAPH   102.00
     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         0.750       0.0         1.500       0.8         2.250       0.0         3.000       0.0
     0.250       0.0         1.000       0.0         1.750       0.3         2.500       0.0         3.250       0.0
     0.500       0.0         1.250       0.0         2.000       0.1         2.750       0.0
    RUNOFF VOLUME =     0.75153 INCHES     =       0.0232 ACRE-FEET
    PEAK DISCHARGE RATE =       0.75 CFS  AT   1.500 HOURS   BASIN AREA =  0.0006 SQ. MI.
*S  BASIN S1 - HISTORIC
COMPUTE NM HYD       ID=3 HYD NO=103 AREA= 0.00215 SQ MI
                     PER A=0 PER B=5 PER C=61 PER D=34
                     TP=-0.1333 HR   MASS RAIN=-1
     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   2.8860    CFS   UNIT VOLUME =   0.9951       B =   526.28      P60 = 2.0000
     AREA =     0.000731 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
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     K =  0.112852HR    TP =  0.133300HR    K/TP RATIO =  0.846600     SHAPE CONSTANT, N =  4.206171
     UNIT PEAK =   3.9248    CFS   UNIT VOLUME =   0.9988       B =   368.69      P60 = 2.0000
     AREA =     0.001419 SQ MI    IA =   0.38288 INCHES    INF =   0.92409 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
PRINT HYD            ID=3   CODE=5
                                  PARTIAL HYDROGRAPH   103.00
     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.0        10.000       0.0        15.000       0.0        20.000       0.0
     0.250       0.0         5.250       0.0        10.250       0.0        15.250       0.0        20.250       0.0
     0.500       0.0         5.500       0.0        10.500       0.0        15.500       0.0        20.500       0.0
     0.750       0.1         5.750       0.0        10.750       0.0        15.750       0.0        20.750       0.0
     1.000       0.2         6.000       0.0        11.000       0.0        16.000       0.0        21.000       0.0
     1.250       0.6         6.250       0.0        11.250       0.0        16.250       0.0        21.250       0.0
     1.500       5.2         6.500       0.0        11.500       0.0        16.500       0.0        21.500       0.0
     1.750       1.8         6.750       0.0        11.750       0.0        16.750       0.0        21.750       0.0
     2.000       0.6         7.000       0.0        12.000       0.0        17.000       0.0        22.000       0.0
     2.250       0.3         7.250       0.0        12.250       0.0        17.250       0.0        22.250       0.0
     2.500       0.1         7.500       0.0        12.500       0.0        17.500       0.0        22.500       0.0
     2.750       0.1         7.750       0.0        12.750       0.0        17.750       0.0        22.750       0.0
     3.000       0.0         8.000       0.0        13.000       0.0        18.000       0.0        23.000       0.0
     3.250       0.0         8.250       0.0        13.250       0.0        18.250       0.0        23.250       0.0
     3.500       0.0         8.500       0.0        13.500       0.0        18.500       0.0        23.500       0.0
     3.750       0.0         8.750       0.0        13.750       0.0        18.750       0.0        23.750       0.0
     4.000       0.0         9.000       0.0        14.000       0.0        19.000       0.0        24.000       0.0
     4.250       0.0         9.250       0.0        14.250       0.0        19.250       0.0        24.250       0.0
     4.500       0.0         9.500       0.0        14.500       0.0        19.500       0.0
     4.750       0.0         9.750       0.0        14.750       0.0        19.750       0.0
    RUNOFF VOLUME =     1.76815 INCHES     =       0.2027 ACRE-FEET
    PEAK DISCHARGE RATE =       5.21 CFS  AT   1.500 HOURS   BASIN AREA =  0.0022 SQ. MI.
*S  BASIN S2 - HISTORIC
COMPUTE NM HYD       ID=1 HYD NO=101.1 AREA= 0.00611 SQ MI
                     PER A=0 PER B=5 PER C=61 PER D=34
                     TP=-0.1333 HR   MASS RAIN=-1
     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   8.2017    CFS   UNIT VOLUME =   0.9978       B =   526.28      P60 = 2.0000
     AREA =     0.002077 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
     K =  0.112852HR    TP =  0.133300HR    K/TP RATIO =  0.846600     SHAPE CONSTANT, N =  4.206171
     UNIT PEAK =   11.154    CFS   UNIT VOLUME =    1.001       B =   368.69      P60 = 2.0000
     AREA =     0.004033 SQ MI    IA =   0.38288 INCHES    INF =   0.92409 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
PRINT HYD            ID=1   CODE=5
                                  PARTIAL HYDROGRAPH   101.10
     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.1        10.000       0.1        15.000       0.0        20.000       0.0
     0.250       0.0         5.250       0.1        10.250       0.1        15.250       0.0        20.250       0.0
     0.500       0.0         5.500       0.1        10.500       0.1        15.500       0.0        20.500       0.0
     0.750       0.2         5.750       0.1        10.750       0.1        15.750       0.0        20.750       0.0
     1.000       0.5         6.000       0.1        11.000       0.1        16.000       0.0        21.000       0.0
     1.250       1.7         6.250       0.1        11.250       0.1        16.250       0.0        21.250       0.0
     1.500      14.8         6.500       0.1        11.500       0.1        16.500       0.0        21.500       0.0
     1.750       5.1         6.750       0.1        11.750       0.1        16.750       0.0        21.750       0.0
     2.000       1.7         7.000       0.1        12.000       0.1        17.000       0.0        22.000       0.0
     2.250       0.8         7.250       0.1        12.250       0.0        17.250       0.0        22.250       0.0
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     2.500       0.4          7.500       0.1         12.500       0.0         17.500       0.0         22.500       0.0
     2.750       0.2          7.750       0.1         12.750       0.0         17.750       0.0         22.750       0.0
     3.000       0.1          8.000       0.1         13.000       0.0         18.000       0.0         23.000       0.0
     3.250       0.1          8.250       0.1         13.250       0.0         18.250       0.0         23.250       0.0
     3.500       0.1          8.500       0.1         13.500       0.0         18.500       0.0         23.500       0.0
     3.750       0.1          8.750       0.1         13.750       0.0         18.750       0.0         23.750       0.0
     4.000       0.1          9.000       0.1         14.000       0.0         19.000       0.0         24.000       0.0
     4.250       0.1          9.250       0.1         14.250       0.0         19.250       0.0         24.250       0.0
     4.500       0.1          9.500       0.1         14.500       0.0         19.500       0.0         24.500       0.0
     4.750       0.1          9.750       0.1         14.750       0.0         19.750       0.0
    RUNOFF VOLUME =     1.76815 INCHES     =       0.5762 ACRE-FEET
    PEAK DISCHARGE RATE =      14.77 CFS  AT   1.500 HOURS   BASIN AREA =  0.0061 SQ. MI.
*S  BASIN FUT-1 - HISTORIC
COMPUTE NM HYD       ID=4 HYD NO=104 AREA= 0.00267 SQ MI
                     PER A=95 PER B=0 PER C=5 PER D=0
                     TP=-0.1333 HR   MASS RAIN=-1
     K =  0.167533HR    TP =  0.133300HR    K/TP RATIO =  1.256815     SHAPE CONSTANT, N =  2.839654
     UNIT PEAK =   5.3777    CFS   UNIT VOLUME =   0.9957       B =   268.48      P60 = 2.0000
     AREA =     0.002670 SQ MI    IA =   0.68350 INCHES    INF =   1.74500 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
PRINT HYD            ID=4   CODE=5
                                  PARTIAL HYDROGRAPH   104.00
     TIME      FLOW           TIME      FLOW           TIME      FLOW           TIME      FLOW           TIME      FLOW
      HRS       CFS            HRS       CFS            HRS       CFS            HRS       CFS            HRS       CFS
     0.000       0.0          1.000       0.0          2.000       0.4          3.000       0.0          4.000       0.0
     0.250       0.0          1.250       0.0          2.250       0.2          3.250       0.0
     0.500       0.0          1.500       3.4          2.500       0.1          3.500       0.0
     0.750       0.0          1.750       1.3          2.750       0.1          3.750       0.0
    RUNOFF VOLUME =     0.74157 INCHES     =       0.1056 ACRE-FEET
    PEAK DISCHARGE RATE =       3.37 CFS  AT   1.500 HOURS   BASIN AREA =  0.0027 SQ. MI.
*S  BASIN FUT-2 - HISTORIC
COMPUTE NM HYD       ID=5 HYD NO=105 AREA= 0.00146 SQ MI
                     PER A=95 PER B=0 PER C=5 PER D=0
                     TP=-0.1333 HR   MASS RAIN=-1
     K =  0.167533HR    TP =  0.133300HR    K/TP RATIO =  1.256815     SHAPE CONSTANT, N =  2.839654
     UNIT PEAK =   2.9406    CFS   UNIT VOLUME =   0.9931       B =   268.48      P60 = 2.0000
     AREA =     0.001460 SQ MI    IA =   0.68350 INCHES    INF =   1.74500 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
PRINT HYD            ID=5   CODE=5
                                  PARTIAL HYDROGRAPH   105.00
     TIME      FLOW           TIME      FLOW           TIME      FLOW           TIME      FLOW           TIME      FLOW
      HRS       CFS            HRS       CFS            HRS       CFS            HRS       CFS            HRS       CFS
     0.000       0.0          0.750       0.0          1.500       1.8          2.250       0.1          3.000       0.0
     0.250       0.0          1.000       0.0          1.750       0.7          2.500       0.1          3.250       0.0
     0.500       0.0          1.250       0.0          2.000       0.2          2.750       0.0          3.500       0.0
    RUNOFF VOLUME =     0.74157 INCHES     =       0.0577 ACRE-FEET
    PEAK DISCHARGE RATE =       1.85 CFS  AT   1.500 HOURS   BASIN AREA =  0.0015 SQ. MI.
*S  BASIN N1 - DEVELOPED
COMPUTE NM HYD       ID=6 HYD NO=106 AREA= 0.00284 SQ MI
                     PER A=0 PER B=15 PER C=10 PER D=75
                     TP=-0.1333 HR   MASS RAIN=-1
     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   8.4094    CFS   UNIT VOLUME =   0.9978       B =   526.28      P60 = 2.0000
     AREA =     0.002130 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
     K =  0.126688HR    TP =  0.133300HR    K/TP RATIO =  0.950400     SHAPE CONSTANT, N =  3.718820
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     UNIT PEAK =   1.7895    CFS   UNIT VOLUME =   0.9937       B =   335.97      P60 = 2.0000
     AREA =     0.000710 SQ MI    IA =   0.47200 INCHES    INF =   1.16000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
PRINT HYD            ID=6   CODE=5
                                  PARTIAL HYDROGRAPH   106.00
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TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.1	10.000	0.1	15.000	0.0	20.000	0.0
0.250	0.0	5.250	0.1	10.250	0.1	15.250	0.0	20.250	0.0
0.500	0.0	5.500	0.1	10.500	0.1	15.500	0.0	20.500	0.0
0.750	0.2	5.750	0.1	10.750	0.1	15.750	0.0	20.750	0.0
1.000	0.5	6.000	0.1	11.000	0.1	16.000	0.0	21.000	0.0
1.250	1.4	6.250	0.1	11.250	0.1	16.250	0.0	21.250	0.0
1.500	7.9	6.500	0.1	11.500	0.1	16.500	0.0	21.500	0.0
1.750	2.8	6.750	0.1	11.750	0.1	16.750	0.0	21.750	0.0
2.000	1.1	7.000	0.1	12.000	0.1	17.000	0.0	22.000	0.0
2.250	0.6	7.250	0.1	12.250	0.1	17.250	0.0	22.250	0.0
2.500	0.3	7.500	0.1	12.500	0.1	17.500	0.0	22.500	0.0
2.750	0.1	7.750	0.1	12.750	0.1	17.750	0.0	22.750	0.0
3.000	0.1	8.000	0.1	13.000	0.0	18.000	0.0	23.000	0.0
3.250	0.1	8.250	0.1	13.250	0.0	18.250	0.0	23.250	0.0
3.500	0.1	8.500	0.1	13.500	0.0	18.500	0.0	23.500	0.0
3.750	0.1	8.750	0.1	13.750	0.0	18.750	0.0	23.750	0.0
4.000	0.1	9.000	0.1	14.000	0.0	19.000	0.0	24.000	0.0
4.250	0.1	9.250	0.1	14.250	0.0	19.250	0.0	24.250	0.0
4.500	0.1	9.500	0.1	14.500	0.0	19.500	0.0	24.500	0.0
4.750	0.1	9.750	0.1	14.750	0.0	19.750	0.0		

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    RUNOFF VOLUME =     2.45840 INCHES     =       0.3724 ACRE-FEET
    PEAK DISCHARGE RATE =       7.85 CFS  AT   1.500 HOURS   BASIN AREA =  0.0028 SQ. MI.
*S  BASIN N2 - DEVELOPED
COMPUTE NM HYD       ID=7 HYD NO=107 AREA= 0.00058 SQ MI
                     PER A=0 PER B=15 PER C=10 PER D=75
                     TP=-0.1333 HR   MASS RAIN=-1
     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   1.7174    CFS   UNIT VOLUME =   0.9928       B =   526.28      P60 = 2.0000
     AREA =     0.000435 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
     K =  0.126688HR    TP =  0.133300HR    K/TP RATIO =  0.950400     SHAPE CONSTANT, N =  3.718820
     UNIT PEAK =  0.36546    CFS   UNIT VOLUME =   0.9645       B =   335.97      P60 = 2.0000
     AREA =     0.000145 SQ MI    IA =   0.47200 INCHES    INF =   1.16000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
PRINT HYD            ID=7   CODE=5
                                  PARTIAL HYDROGRAPH   107.00
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TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.0	10.000	0.0	15.000	0.0	20.000	0.0
0.250	0.0	5.250	0.0	10.250	0.0	15.250	0.0	20.250	0.0
0.500	0.0	5.500	0.0	10.500	0.0	15.500	0.0	20.500	0.0
0.750	0.1	5.750	0.0	10.750	0.0	15.750	0.0	20.750	0.0
1.000	0.1	6.000	0.0	11.000	0.0	16.000	0.0	21.000	0.0
1.250	0.3	6.250	0.0	11.250	0.0	16.250	0.0	21.250	0.0
1.500	1.6	6.500	0.0	11.500	0.0	16.500	0.0	21.500	0.0
1.750	0.6	6.750	0.0	11.750	0.0	16.750	0.0	21.750	0.0
2.000	0.2	7.000	0.0	12.000	0.0	17.000	0.0	22.000	0.0
2.250	0.1	7.250	0.0	12.250	0.0	17.250	0.0	22.250	0.0
2.500	0.0	7.500	0.0	12.500	0.0	17.500	0.0	22.500	0.0

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     2.750       0.0          7.750       0.0         12.750       0.0         17.750       0.0         22.750       0.0
     3.000       0.0          8.000       0.0         13.000       0.0         18.000       0.0         23.000       0.0
     3.250       0.0          8.250       0.0         13.250       0.0         18.250       0.0         23.250       0.0
     3.500       0.0          8.500       0.0         13.500       0.0         18.500       0.0         23.500       0.0
     3.750       0.0          8.750       0.0         13.750       0.0         18.750       0.0         23.750       0.0
     4.000       0.0          9.000       0.0         14.000       0.0         19.000       0.0         24.000       0.0
     4.250       0.0          9.250       0.0         14.250       0.0         19.250       0.0
     4.500       0.0          9.500       0.0         14.500       0.0         19.500       0.0
     4.750       0.0          9.750       0.0         14.750       0.0         19.750       0.0
    RUNOFF VOLUME =     2.45840 INCHES     =       0.0760 ACRE-FEET
    PEAK DISCHARGE RATE =       1.62 CFS  AT   1.500 HOURS   BASIN AREA =  0.0006 SQ. MI.
*S  BASIN S1 - DEVELOPED
COMPUTE NM HYD       ID=8 HYD NO=108 AREA= 0.00215 SQ MI
                     PER A=0 PER B=15 PER C=10 PER D=75
                     TP=-0.1333 HR   MASS RAIN=-1
     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   6.3662    CFS   UNIT VOLUME =   0.9975       B =   526.28      P60 = 2.0000
     AREA =     0.001613 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
     K =  0.126688HR    TP =  0.133300HR    K/TP RATIO =  0.950400     SHAPE CONSTANT, N =  3.718820
     UNIT PEAK =   1.3547    CFS   UNIT VOLUME =   0.9914       B =   335.97      P60 = 2.0000
     AREA =     0.000538 SQ MI    IA =   0.47200 INCHES    INF =   1.16000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
PRINT HYD            ID=8   CODE=5
                                PARTIAL HYDROGRAPH   108.00
     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0          5.000       0.0         10.000       0.0         15.000       0.0         20.000       0.0
     0.250       0.0          5.250       0.0         10.250       0.0         15.250       0.0         20.250       0.0
     0.500       0.0          5.500       0.0         10.500       0.0         15.500       0.0         20.500       0.0
     0.750       0.2          5.750       0.0         10.750       0.0         15.750       0.0         20.750       0.0
     1.000       0.4          6.000       0.0         11.000       0.0         16.000       0.0         21.000       0.0
     1.250       1.0          6.250       0.0         11.250       0.0         16.250       0.0         21.250       0.0
     1.500       5.9          6.500       0.0         11.500       0.0         16.500       0.0         21.500       0.0
     1.750       2.2          6.750       0.0         11.750       0.0         16.750       0.0         21.750       0.0
     2.000       0.8          7.000       0.0         12.000       0.0         17.000       0.0         22.000       0.0
     2.250       0.4          7.250       0.0         12.250       0.0         17.250       0.0         22.250       0.0
     2.500       0.2          7.500       0.0         12.500       0.0         17.500       0.0         22.500       0.0
     2.750       0.1          7.750       0.0         12.750       0.0         17.750       0.0         22.750       0.0
     3.000       0.1          8.000       0.0         13.000       0.0         18.000       0.0         23.000       0.0
     3.250       0.1          8.250       0.0         13.250       0.0         18.250       0.0         23.250       0.0
     3.500       0.0          8.500       0.0         13.500       0.0         18.500       0.0         23.500       0.0
     3.750       0.0          8.750       0.0         13.750       0.0         18.750       0.0         23.750       0.0
     4.000       0.0          9.000       0.0         14.000       0.0         19.000       0.0         24.000       0.0
     4.250       0.0          9.250       0.0         14.250       0.0         19.250       0.0         24.250       0.0
     4.500       0.0          9.500       0.0         14.500       0.0         19.500       0.0         24.500       0.0
     4.750       0.0          9.750       0.0         14.750       0.0         19.750       0.0
    RUNOFF VOLUME =     2.45840 INCHES     =       0.2819 ACRE-FEET
    PEAK DISCHARGE RATE =       5.95 CFS  AT   1.500 HOURS   BASIN AREA =  0.0022 SQ. MI.
*S  BASIN S2 - DEVELOPED
COMPUTE NM HYD       ID=9 HYD NO=109 AREA= 0.00611 SQ MI
                     PER A=0 PER B=15 PER C=10 PER D=75
                     TP=-0.1333 HR   MASS RAIN=-1
     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   18.092    CFS   UNIT VOLUME =   0.9985       B =   526.28      P60 = 2.0000
     AREA =     0.004583 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
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RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000
K = 0.126688HR TP = 0.133300HR K/TP RATIO = 0.950400 SHAPE CONSTANT, N = 3.718820
UNIT PEAK = 3.8499 CFS UNIT VOLUME = 0.9979 B = 335.97 P60 = 2.0000
AREA = 0.001528 SQ MI IA = 0.47200 INCHES INF = 1.16000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

PRINT HYD ID=9 CODE=5

PARTIAL HYDROGRAPH 109.00

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.1	10.000	0.1	15.000	0.1	20.000	0.1
0.250	0.0	5.250	0.1	10.250	0.1	15.250	0.1	20.250	0.1
0.500	0.0	5.500	0.1	10.500	0.1	15.500	0.1	20.500	0.1
0.750	0.5	5.750	0.1	10.750	0.1	15.750	0.1	20.750	0.1
1.000	1.1	6.000	0.1	11.000	0.1	16.000	0.1	21.000	0.1
1.250	2.9	6.250	0.1	11.250	0.1	16.250	0.1	21.250	0.1
1.500	16.9	6.500	0.1	11.500	0.1	16.500	0.1	21.500	0.1
1.750	6.1	6.750	0.1	11.750	0.1	16.750	0.1	21.750	0.1
2.000	2.4	7.000	0.1	12.000	0.1	17.000	0.1	22.000	0.1
2.250	1.2	7.250	0.1	12.250	0.1	17.250	0.1	22.250	0.1
2.500	0.6	7.500	0.1	12.500	0.1	17.500	0.1	22.500	0.1
2.750	0.3	7.750	0.1	12.750	0.1	17.750	0.1	22.750	0.1
3.000	0.2	8.000	0.1	13.000	0.1	18.000	0.1	23.000	0.1
3.250	0.2	8.250	0.1	13.250	0.1	18.250	0.1	23.250	0.1
3.500	0.1	8.500	0.1	13.500	0.1	18.500	0.1	23.500	0.1
3.750	0.1	8.750	0.1	13.750	0.1	18.750	0.1	23.750	0.1
4.000	0.1	9.000	0.1	14.000	0.1	19.000	0.1	24.000	0.1
4.250	0.1	9.250	0.1	14.250	0.1	19.250	0.1	24.250	0.0
4.500	0.1	9.500	0.1	14.500	0.1	19.500	0.1	24.500	0.0
4.750	0.1	9.750	0.1	14.750	0.1	19.750	0.1		

RUNOFF VOLUME = 2.45840 INCHES = 0.8011 ACRE-FEET
PEAK DISCHARGE RATE = 16.88 CFS AT 1.500 HOURS BASIN AREA = 0.0061 SQ. MI.

*S BASIN FUT-1 - DEVELOPED

COMPUTE NM HYD ID=10 HYD NO=110 AREA= 0.00267 SQ MI
PER A=0 PER B=15 PER C=10 PER D=75
TP=-0.1333 HR MASS RAIN=-1

K = 0.072649HR TP = 0.133300HR K/TP RATIO = 0.545000 SHAPE CONSTANT, N = 7.106428
UNIT PEAK = 7.9060 CFS UNIT VOLUME = 0.9978 B = 526.28 P60 = 2.0000
AREA = 0.002002 SQ MI IA = 0.10000 INCHES INF = 0.04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000
K = 0.126688HR TP = 0.133300HR K/TP RATIO = 0.950400 SHAPE CONSTANT, N = 3.718820
UNIT PEAK = 1.6824 CFS UNIT VOLUME = 0.9937 B = 335.97 P60 = 2.0000
AREA = 0.000668 SQ MI IA = 0.47200 INCHES INF = 1.16000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = 0.050000

PRINT HYD ID=10 CODE=5

PARTIAL HYDROGRAPH 110.00

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
0.000	0.0	5.000	0.1	10.000	0.1	15.000	0.0	20.000	0.0
0.250	0.0	5.250	0.1	10.250	0.1	15.250	0.0	20.250	0.0
0.500	0.0	5.500	0.1	10.500	0.1	15.500	0.0	20.500	0.0
0.750	0.2	5.750	0.1	10.750	0.1	15.750	0.0	20.750	0.0
1.000	0.5	6.000	0.1	11.000	0.0	16.000	0.0	21.000	0.0
1.250	1.3	6.250	0.1	11.250	0.1	16.250	0.0	21.250	0.0
1.500	7.4	6.500	0.1	11.500	0.0	16.500	0.0	21.500	0.0
1.750	2.7	6.750	0.1	11.750	0.0	16.750	0.0	21.750	0.0
2.000	1.0	7.000	0.1	12.000	0.0	17.000	0.0	22.000	0.0

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     2.250       0.5          7.250       0.1         12.250       0.0         17.250       0.0         22.250       0.0
     2.500       0.2          7.500       0.1         12.500       0.0         17.500       0.0         22.500       0.0
     2.750       0.1          7.750       0.1         12.750       0.0         17.750       0.0         22.750       0.0
     3.000       0.1          8.000       0.1         13.000       0.0         18.000       0.0         23.000       0.0
     3.250       0.1          8.250       0.1         13.250       0.0         18.250       0.0         23.250       0.0
     3.500       0.1          8.500       0.1         13.500       0.0         18.500       0.0         23.500       0.0
     3.750       0.1          8.750       0.1         13.750       0.0         18.750       0.0         23.750       0.0
     4.000       0.1          9.000       0.1         14.000       0.0         19.000       0.0         24.000       0.0
     4.250       0.1          9.250       0.1         14.250       0.0         19.250       0.0         24.250       0.0
     4.500       0.1          9.500       0.1         14.500       0.0         19.500       0.0         24.500       0.0
     4.750       0.1          9.750       0.1         14.750       0.0         19.750       0.0
    RUNOFF VOLUME =     2.45840 INCHES     =       0.3501 ACRE-FEET
    PEAK DISCHARGE RATE =       7.38 CFS  AT   1.500 HOURS   BASIN AREA =  0.0027 SQ. MI.
*S  BASIN FUT-2 - DEVELOPED
COMPUTE NM HYD       ID=11 HYD NO=111 AREA= 0.00146 SQ MI
                     PER A=0 PER B=15 PER C=10 PER D=75
                     TP=-0.1333 HR   MASS RAIN=-1
     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
     UNIT PEAK =   4.3231    CFS   UNIT VOLUME =   0.9966       B =   526.28      P60 = 2.0000
     AREA =     0.001095 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
     K =  0.126688HR    TP =  0.133300HR    K/TP RATIO =  0.950400     SHAPE CONSTANT, N =  3.718820
     UNIT PEAK =  0.91995    CFS   UNIT VOLUME =   0.9867       B =   335.97      P60 = 2.0000
     AREA =     0.000365 SQ MI    IA =   0.47200 INCHES    INF =   1.16000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
PRINT HYD            ID=11   CODE=5
                                  PARTIAL HYDROGRAPH   111.00
     TIME      FLOW           TIME      FLOW           TIME      FLOW           TIME      FLOW           TIME      FLOW
      HRS       CFS            HRS       CFS            HRS       CFS            HRS       CFS            HRS       CFS
     0.000       0.0          5.000       0.0         10.000       0.0         15.000       0.0         20.000       0.0
     0.250       0.0          5.250       0.0         10.250       0.0         15.250       0.0         20.250       0.0
     0.500       0.0          5.500       0.0         10.500       0.0         15.500       0.0         20.500       0.0
     0.750       0.1          5.750       0.0         10.750       0.0         15.750       0.0         20.750       0.0
     1.000       0.3          6.000       0.0         11.000       0.0         16.000       0.0         21.000       0.0
     1.250       0.7          6.250       0.0         11.250       0.0         16.250       0.0         21.250       0.0
     1.500       4.0          6.500       0.0         11.500       0.0         16.500       0.0         21.500       0.0
     1.750       1.5          6.750       0.0         11.750       0.0         16.750       0.0         21.750       0.0
     2.000       0.6          7.000       0.0         12.000       0.0         17.000       0.0         22.000       0.0
     2.250       0.3          7.250       0.0         12.250       0.0         17.250       0.0         22.250       0.0
     2.500       0.1          7.500       0.0         12.500       0.0         17.500       0.0         22.500       0.0
     2.750       0.1          7.750       0.0         12.750       0.0         17.750       0.0         22.750       0.0
     3.000       0.0          8.000       0.0         13.000       0.0         18.000       0.0         23.000       0.0
     3.250       0.0          8.250       0.0         13.250       0.0         18.250       0.0         23.250       0.0
     3.500       0.0          8.500       0.0         13.500       0.0         18.500       0.0         23.500       0.0
     3.750       0.0          8.750       0.0         13.750       0.0         18.750       0.0         23.750       0.0
     4.000       0.0          9.000       0.0         14.000       0.0         19.000       0.0         24.000       0.0
     4.250       0.0          9.250       0.0         14.250       0.0         19.250       0.0         24.250       0.0
     4.500       0.0          9.500       0.0         14.500       0.0         19.500       0.0
     4.750       0.0          9.750       0.0         14.750       0.0         19.750       0.0
    RUNOFF VOLUME =     2.45840 INCHES     =       0.1914 ACRE-FEET
    PEAK DISCHARGE RATE =       4.05 CFS  AT   1.500 HOURS   BASIN AREA =  0.0015 SQ. MI.
*S  BASIN OFF-1 - DEVELOPED HOME DEPOT SITE-6.1 CFS
COMPUTE NM HYD       ID=12 HYD NO=112 AREA= 0.00222 SQ MI
                     PER A=0 PER B=15 PER C=10 PER D=75
                     TP=-0.1333 HR   MASS RAIN=-1
     K =  0.072649HR    TP =  0.133300HR    K/TP RATIO =  0.545000     SHAPE CONSTANT, N =  7.106428
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     UNIT PEAK =   6.5735    CFS   UNIT VOLUME =   0.9975       B =   526.28      P60 = 2.0000
     AREA =     0.001665 SQ MI    IA =   0.10000 INCHES    INF =   0.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
     K =  0.126688HR    TP =  0.133300HR    K/TP RATIO =  0.950400     SHAPE CONSTANT, N =  3.718820
     UNIT PEAK =   1.3988    CFS   UNIT VOLUME =   0.9914       B =   335.97      P60 = 2.0000
     AREA =     0.000555 SQ MI    IA =   0.47200 INCHES    INF =   1.16000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  0.050000
PRINT HYD            ID=12   CODE=5
                                  PARTIAL HYDROGRAPH   112.00
     TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW          TIME      FLOW
      HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS           HRS       CFS
     0.000       0.0         5.000       0.0        10.000       0.0        15.000       0.0        20.000       0.0
     0.250       0.0         5.250       0.0        10.250       0.0        15.250       0.0        20.250       0.0
     0.500       0.0         5.500       0.0        10.500       0.0        15.500       0.0        20.500       0.0
     0.750       0.2         5.750       0.0        10.750       0.0        15.750       0.0        20.750       0.0
     1.000       0.4         6.000       0.0        11.000       0.0        16.000       0.0        21.000       0.0
     1.250       1.1         6.250       0.0        11.250       0.0        16.250       0.0        21.250       0.0
     1.500       6.1         6.500       0.0        11.500       0.0        16.500       0.0        21.500       0.0
     1.750       2.2         6.750       0.0        11.750       0.0        16.750       0.0        21.750       0.0
     2.000       0.9         7.000       0.0        12.000       0.0        17.000       0.0        22.000       0.0
     2.250       0.4         7.250       0.0        12.250       0.0        17.250       0.0        22.250       0.0
     2.500       0.2         7.500       0.0        12.500       0.0        17.500       0.0        22.500       0.0
     2.750       0.1         7.750       0.0        12.750       0.0        17.750       0.0        22.750       0.0
     3.000       0.1         8.000       0.0        13.000       0.0        18.000       0.0        23.000       0.0
     3.250       0.1         8.250       0.0        13.250       0.0        18.250       0.0        23.250       0.0
     3.500       0.0         8.500       0.0        13.500       0.0        18.500       0.0        23.500       0.0
     3.750       0.0         8.750       0.0        13.750       0.0        18.750       0.0        23.750       0.0
     4.000       0.0         9.000       0.0        14.000       0.0        19.000       0.0        24.000       0.0
     4.250       0.0         9.250       0.0        14.250       0.0        19.250       0.0        24.250       0.0
     4.500       0.0         9.500       0.0        14.500       0.0        19.500       0.0        24.500       0.0
     4.750       0.0         9.750       0.0        14.750       0.0        19.750       0.0
    RUNOFF VOLUME =     2.45840 INCHES     =       0.2911 ACRE-FEET
    PEAK DISCHARGE RATE =       6.14 CFS  AT   1.500 HOURS   BASIN AREA =  0.0022 SQ. MI.
*S  ADD BASINS OFF1, FUT2 & N2
ADD HYD              ID=15 HYD NO=115  ID I=7  ID II=11
PRINT HYD            ID=15 CODE=1
                                  PARTIAL HYDROGRAPH   115.00
    RUNOFF VOLUME =     2.45812 INCHES     =       0.2674 ACRE-FEET
    PEAK DISCHARGE RATE =       5.67 CFS  AT   1.500 HOURS   BASIN AREA =  0.0020 SQ. MI.
ADD HYD              ID=16 HYD NO=116  ID I=12  ID II=15
PRINT HYD            ID=16 CODE=1
                                  PARTIAL HYDROGRAPH   116.00
    RUNOFF VOLUME =     2.45820 INCHES     =       0.5585 ACRE-FEET
    PEAK DISCHARGE RATE =      11.81 CFS  AT   1.500 HOURS   BASIN AREA =  0.0043 SQ. MI.
*S  ~~~~~~~~~~~~~~~~~~~~POND 2~~~~~~~~~~~~~~~~~~~~~~~
*S      ROUTE FLOWS THROUGH POND 2 (30-IN. DRAIN BASIN)
ROUTE RESERVOIR      ID=20 HYD NO=200  INFLOW ID=16 CODE=10
                    OUTFLOW(CFS)      STORAGE(AC-FT)    ELEVATION(FT)
                       0.0             0.00000           43.0
                       6.8             0.05935           44.0
                       7.3             0.10858           44.5
  *  *  *  *  *  *  *  *  *  *  *  *  *  *  *  *  *  *  *
    TIME      INFLOW    ELEV      VOLUME    OUTFLOW
    (HRS)     (CFS)     (FEET)    (AC-FT)   (CFS)
     0.00       0.00     43.00      0.000      0.00
     0.50       0.00     43.00      0.000      0.00
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     1.00       0.74     43.08      0.005      0.57
     1.50      11.81     44.07      0.066      6.87
     2.00       1.67     43.47      0.028      3.19
     2.50       0.38     43.09      0.005      0.61
     3.00       0.12     43.02      0.001      0.15
     3.50       0.09     43.01      0.001      0.09
     4.00       0.08     43.01      0.001      0.08
     4.50       0.08     43.01      0.001      0.08
     5.00       0.08     43.01      0.001      0.08
     5.50       0.09     43.01      0.001      0.09
     6.00       0.09     43.01      0.001      0.09
     6.50       0.09     43.01      0.001      0.09
     7.00       0.09     43.01      0.001      0.09
     7.50       0.09     43.01      0.001      0.09
     8.00       0.09     43.01      0.001      0.09
     8.50       0.09     43.01      0.001      0.09
     9.00       0.09     43.01      0.001      0.09
     9.50       0.08     43.01      0.001      0.09
    10.00       0.08     43.01      0.001      0.08
    10.50       0.08     43.01      0.001      0.08
    11.00       0.08     43.01      0.001      0.08
    11.50       0.08     43.01      0.001      0.08
    12.00       0.08     43.01      0.001      0.08
    12.50       0.08     43.01      0.001      0.08
    13.00       0.07     43.01      0.001      0.07
    13.50       0.07     43.01      0.001      0.07
    14.00       0.07     43.01      0.001      0.07
    14.50       0.07     43.01      0.001      0.07
    15.00       0.07     43.01      0.001      0.07
    15.50       0.07     43.01      0.001      0.07
    16.00       0.07     43.01      0.001      0.07
    16.50       0.06     43.01      0.001      0.06
    17.00       0.06     43.01      0.001      0.06
    17.50       0.06     43.01      0.001      0.06
    18.00       0.06     43.01      0.001      0.06
    18.50       0.06     43.01      0.001      0.06
    19.00       0.06     43.01      0.000      0.06
    19.50       0.05     43.01      0.000      0.05
    20.00       0.05     43.01      0.000      0.05
    20.50       0.05     43.01      0.000      0.05
    21.00       0.05     43.01      0.000      0.05
    21.50       0.05     43.01      0.000      0.05
    22.00       0.05     43.01      0.000      0.05
    22.50       0.04     43.01      0.000      0.05
    23.00       0.04     43.01      0.000      0.04
    23.50       0.04     43.01      0.000      0.04
    24.00       0.04     43.01      0.000      0.04
    24.50       0.00     43.00      0.000      0.00
 PEAK DISCHARGE =        7.229 CFS - PEAK OCCURS AT HOUR    1.65
 MAXIMUM WATER SURFACE ELEVATION =       44.429
 MAXIMUM STORAGE =        0.1016 AC-FT      INCREMENTAL TIME=    0.050000HRS
PRINT HYD           ID=20 CODE=1

                                PARTIAL HYDROGRAPH   200.00
    RUNOFF VOLUME =     2.45820 INCHES     =       0.5585 ACRE-FEET
    PEAK DISCHARGE RATE =       7.23 CFS  AT   1.650 HOURS   BASIN AREA =  0.0043 SQ. MI.
*S  ADD BASINS FUT1 & N1
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ADD HYD              ID=21 HYD NO=121  ID I=6  ID II=10
PRINT HYD            ID=21 CODE=1
                                  PARTIAL HYDROGRAPH   121.00
    RUNOFF VOLUME =     2.45829 INCHES     =       0.7224 ACRE-FEET
    PEAK DISCHARGE RATE =      15.24 CFS  AT   1.500 HOURS   BASIN AREA =  0.0055 SQ. MI.

*S  ~~~~~~~~~~~~~~~~~~~~~POND 3~~~~~~~~~~~~~~~~~~~~~~
*S      ROUTE FLOWS THROUGH POND 3 (2 24-IN. DRAIN BASIN)
ROUTE RESERVOIR     ID=22 HYD NO=300  INFLOW ID=21 CODE=10
                    OUTFLOW(CFS)      STORAGE(AC-FT)    ELEVATION(FT)
                       0.0             0.00000            38.0
                       9.0             0.04670            39.0
                      11.0             0.10581            39.8
  *  *  *  *  *  *  *  *  *  *  *  *  *  *  *  *  *
    TIME      INFLOW    ELEV      VOLUME    OUTFLOW
    (HRS)     (CFS)     (FEET)    (AC-FT)   (CFS)
     0.00       0.00     38.00      0.000      0.00
     0.50       0.00     38.00      0.000      0.00
     1.00       0.96     38.09      0.004      0.82
     1.50      15.24     39.24      0.064      9.59
     2.00       2.16     38.32      0.015      2.91
     2.50       0.51     38.08      0.004      0.68
     3.00       0.16     38.02      0.001      0.19
     3.50       0.12     38.01      0.001      0.12
     4.00       0.11     38.01      0.001      0.11
     4.50       0.11     38.01      0.001      0.11
     5.00       0.11     38.01      0.001      0.11
     5.50       0.11     38.01      0.001      0.11
     6.00       0.12     38.01      0.001      0.12
     6.50       0.12     38.01      0.001      0.12
     7.00       0.12     38.01      0.001      0.12
     7.50       0.12     38.01      0.001      0.12
     8.00       0.12     38.01      0.001      0.12
     8.50       0.11     38.01      0.001      0.11
     9.00       0.11     38.01      0.001      0.11
     9.50       0.11     38.01      0.001      0.11
    10.00       0.11     38.01      0.001      0.11
    10.50       0.11     38.01      0.001      0.11
    11.00       0.10     38.01      0.001      0.10
    11.50       0.10     38.01      0.001      0.10
    12.00       0.10     38.01      0.001      0.10
    12.50       0.10     38.01      0.001      0.10
    13.00       0.10     38.01      0.000      0.10
    13.50       0.09     38.01      0.000      0.09
    14.00       0.09     38.01      0.000      0.09
    14.50       0.09     38.01      0.000      0.09
    15.00       0.09     38.01      0.000      0.09
    15.50       0.09     38.01      0.000      0.09
    16.00       0.08     38.01      0.000      0.08
    16.50       0.08     38.01      0.000      0.08
    17.00       0.08     38.01      0.000      0.08
    17.50       0.08     38.01      0.000      0.08
    18.00       0.08     38.01      0.000      0.08
    18.50       0.07     38.01      0.000      0.07
    19.00       0.07     38.01      0.000      0.07
    19.50       0.07     38.01      0.000      0.07
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    20.00       0.07     38.01      0.000      0.07
    20.50       0.07     38.01      0.000      0.07
    21.00       0.06     38.01      0.000      0.06
    21.50       0.06     38.01      0.000      0.06
    22.00       0.06     38.01      0.000      0.06
    22.50       0.06     38.01      0.000      0.06
    23.00       0.06     38.01      0.000      0.06
    23.50       0.05     38.01      0.000      0.05
    24.00       0.05     38.01      0.000      0.05
    24.50       0.00     38.00      0.000      0.00
 PEAK DISCHARGE =       10.667 CFS - PEAK OCCURS AT HOUR    1.60
 MAXIMUM WATER SURFACE ELEVATION =       39.667
 MAXIMUM STORAGE =        0.0960 AC-FT      INCREMENTAL TIME=    0.050000HRS
PRINT HYD           ID=22 CODE=1
                                        HYDROGRAPH FROM AREA   300.00
    RUNOFF VOLUME =     2.45829 INCHES     =       0.7224 ACRE-FEET
    PEAK DISCHARGE RATE =      10.67 CFS  AT   1.600 HOURS   BASIN AREA =  0.0055 SQ. MI.
*S  ADD BASIN S1 AND POND2 & POND 3 OUTFLOW
ADD HYD             ID=23 HYD NO=123  ID I=8  ID II=20
PRINT HYD           ID=23 CODE=1
                                     PARTIAL HYDROGRAPH   123.00
    RUNOFF VOLUME =     2.45820 INCHES     =       0.8404 ACRE-FEET
    PEAK DISCHARGE RATE =      12.81 CFS  AT   1.500 HOURS   BASIN AREA =  0.0064 SQ. MI.
*S       **** TOTAL TO E. SD CONNECTION *****
ADD HYD             ID=24 HYD NO=124  ID I=22  ID II=23
PRINT HYD           ID=24 CODE=1
                                     PARTIAL HYDROGRAPH   124.00
    RUNOFF VOLUME =     2.45823 INCHES     =       1.5628 ACRE-FEET
    PEAK DISCHARGE RATE =      23.02 CFS  AT   1.550 HOURS   BASIN AREA =  0.0119 SQ. MI.
*S  ~~~~~~~~~~~~~~~~~~~~POND 1~~~~~~~~~~~~~~~~~~~~~~
*S      ROUTE FLOWS FROM BASIN S2 THROUGH POND 1
*S     (1 30-IN & 1-24-IN BASINS)
*S       **** TOTAL TO W. SD CONNECTION *****
ROUTE RESERVOIR     ID=25 HYD NO=100  INFLOW ID=9 CODE=10
                    OUTFLOW(CFS)      STORAGE(AC-FT)    ELEVATION(FT)
                       0.0             0.00000           30.0
                      13.6             0.06142           31.0
                      15.2             0.10309           31.5
  *  *  *  *  *  *  *  *  *  *  *  *  *  *  *  *  *  *
    TIME      INFLOW    ELEV      VOLUME    OUTFLOW
    (HRS)     (CFS)     (FEET)    (AC-FT)   (CFS)
     0.00       0.00     30.00      0.000      0.00
     0.50       0.00     30.00      0.000      0.00
     1.00       1.06     30.07      0.004      0.93
     1.50      16.88     30.98      0.060     13.35
     2.00       2.39     30.22      0.013      2.95
     2.50       0.57     30.05      0.003      0.73
     3.00       0.20     30.02      0.001      0.21
     3.50       0.13     30.01      0.001      0.13
     4.00       0.12     30.01      0.001      0.12
     4.50       0.12     30.01      0.001      0.12
     5.00       0.12     30.01      0.001      0.12
     5.50       0.13     30.01      0.001      0.13
     6.00       0.13     30.01      0.001      0.13
     6.50       0.13     30.01      0.001      0.13
     7.00       0.13     30.01      0.001      0.13
```

```
     7.50       0.13     30.01      0.001      0.13
     8.00       0.13     30.01      0.001      0.13
     8.50       0.13     30.01      0.001      0.13
     9.00       0.12     30.01      0.001      0.12
     9.50       0.12     30.01      0.001      0.12
    10.00       0.12     30.01      0.001      0.12
    10.50       0.12     30.01      0.001      0.12
    11.00       0.11     30.01      0.001      0.12
    11.50       0.11     30.01      0.001      0.11
    12.00       0.11     30.01      0.001      0.11
    12.50       0.11     30.01      0.000      0.11
    13.00       0.11     30.01      0.000      0.11
    13.50       0.10     30.01      0.000      0.10
    14.00       0.10     30.01      0.000      0.10
    14.50       0.10     30.01      0.000      0.10
    15.00       0.10     30.01      0.000      0.10
    15.50       0.10     30.01      0.000      0.10
    16.00       0.09     30.01      0.000      0.09
    16.50       0.09     30.01      0.000      0.09
    17.00       0.09     30.01      0.000      0.09
    17.50       0.09     30.01      0.000      0.09
    18.00       0.09     30.01      0.000      0.09
    18.50       0.08     30.01      0.000      0.08
    19.00       0.08     30.01      0.000      0.08
    19.50       0.08     30.01      0.000      0.08
    20.00       0.08     30.01      0.000      0.08
    20.50       0.07     30.01      0.000      0.07
    21.00       0.07     30.01      0.000      0.07
    21.50       0.07     30.01      0.000      0.07
    22.00       0.07     30.00      0.000      0.07
    22.50       0.06     30.00      0.000      0.07
    23.00       0.06     30.00      0.000      0.06
    23.50       0.06     30.00      0.000      0.06
    24.00       0.06     30.00      0.000      0.06
    24.50       0.00     30.00      0.000      0.00
 PEAK DISCHARGE =       14.097 CFS - PEAK OCCURS AT HOUR    1.60
 MAXIMUM WATER SURFACE ELEVATION =       31.155
 MAXIMUM STORAGE =        0.0744 AC-FT      INCREMENTAL TIME=    0.050000HRS
PRINT HYD           ID=25 CODE=1

                                  PARTIAL HYDROGRAPH   100.00
    RUNOFF VOLUME =     2.45835 INCHES     =       0.8011 ACRE-FEET
    PEAK DISCHARGE RATE =      14.10 CFS  AT   1.600 HOURS   BASIN AREA =  0.0061 SQ. MI.
FINISH
    NORMAL PROGRAM FINISH          END TIME (HR:MIN:SEC) = 09:10:06
```

NOAA Atlas 14, Volume 1, Version 5
Location name: Santa Fe, New Mexico, USA*
Latitude: 35.6477°, Longitude: -106.0055°
Elevation: m/ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point 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	0.197 (0.171-0.226)	0.255 (0.222-0.295)	0.341 (0.294-0.391)	0.404 (0.350-0.466)	0.494 (0.425-0.566)	0.562 (0.481-0.645)	0.635 (0.540-0.727)	0.709 (0.599-0.812)	0.811 (0.678-0.929)	0.890 (0.739-1.02)
10-min	0.300 (0.260-0.345)	0.389 (0.337-0.449)	0.518 (0.448-0.596)	0.616 (0.533-0.709)	0.752 (0.646-0.862)	0.855 (0.733-0.981)	0.967 (0.822-1.11)	1.08 (0.912-1.24)	1.23 (1.03-1.41)	1.36 (1.12-1.56)
15-min	0.372 (0.323-0.427)	0.482 (0.418-0.557)	0.643 (0.556-0.739)	0.763 (0.661-0.878)	0.932 (0.801-1.07)	1.06 (0.908-1.22)	1.20 (1.02-1.37)	1.34 (1.13-1.53)	1.53 (1.28-1.75)	1.68 (1.40-1.93)
30-min	0.501 (0.435-0.575)	0.649 (0.563-0.749)	0.865 (0.748-0.995)	1.03 (0.890-1.18)	1.26 (1.08-1.44)	1.43 (1.22-1.64)	1.61 (1.37-1.85)	1.80 (1.52-2.06)	2.06 (1.72-2.36)	2.26 (1.88-2.60)
60-min	0.620 (0.538-0.712)	0.803 (0.697-0.928)	1.07 (0.926-1.23)	1.27 (1.10-1.46)	1.55 (1.34-1.78)	1.77 (1.51-2.03)	2.00 (1.70-2.29)	2.23 (1.88-2.56)	2.55 (2.13-2.92)	2.80 (2.32-3.22)
2-hr	0.741 (0.638-0.873)	0.943 (0.811-1.12)	1.24 (1.07-1.47)	1.48 (1.26-1.74)	1.81 (1.53-2.12)	2.06 (1.74-2.42)	2.34 (1.96-2.73)	2.63 (2.19-3.07)	3.03 (2.48-3.54)	3.34 (2.72-3.90)
3-hr	0.790 (0.690-0.927)	1.00 (0.870-1.18)	1.30 (1.13-1.52)	1.54 (1.33-1.80)	1.88 (1.61-2.19)	2.15 (1.83-2.49)	2.43 (2.06-2.81)	2.72 (2.28-3.16)	3.13 (2.60-3.63)	3.46 (2.84-4.01)
6-hr	0.910 (0.798-1.05)	1.14 (1.00-1.32)	1.46 (1.27-1.68)	1.70 (1.48-1.96)	2.05 (1.77-2.35)	2.32 (1.99-2.66)	2.60 (2.22-2.98)	2.89 (2.45-3.31)	3.28 (2.76-3.76)	3.60 (2.99-4.13)
12-hr	1.04 (0.926-1.20)	1.31 (1.16-1.50)	1.65 (1.46-1.88)	1.92 (1.69-2.18)	2.28 (2.00-2.60)	2.56 (2.24-2.92)	2.85 (2.47-3.25)	3.15 (2.71-3.59)	3.54 (3.02-4.04)	3.86 (3.27-4.40)
24-hr	1.21 (1.11-1.32)	1.51 (1.39-1.66)	1.88 (1.73-2.05)	2.18 (2.00-2.37)	2.57 (2.35-2.80)	2.88 (2.62-3.14)	3.19 (2.90-3.48)	3.51 (3.18-3.83)	3.94 (3.54-4.29)	4.27 (3.82-4.65)
2-day	1.37 (1.25-1.49)	1.71 (1.56-1.86)	2.12 (1.94-2.30)	2.44 (2.24-2.66)	2.88 (2.64-3.13)	3.22 (2.93-3.50)	3.56 (3.24-3.88)	3.91 (3.54-4.26)	4.37 (3.93-4.76)	4.73 (4.23-5.16)
3-day	1.48 (1.36-1.62)	1.85 (1.69-2.02)	2.29 (2.10-2.49)	2.64 (2.41-2.87)	3.10 (2.84-3.37)	3.46 (3.16-3.76)	3.83 (3.48-4.16)	4.20 (3.80-4.56)	4.69 (4.22-5.10)	5.07 (4.54-5.52)
4-day	1.60 (1.46-1.74)	1.99 (1.82-2.17)	2.46 (2.25-2.68)	2.83 (2.59-3.08)	3.33 (3.04-3.61)	3.71 (3.38-4.03)	4.10 (3.72-4.45)	4.49 (4.06-4.87)	5.02 (4.51-5.44)	5.41 (4.85-5.88)
7-day	1.86 (1.72-2.02)	2.32 (2.14-2.51)	2.84 (2.62-3.08)	3.24 (2.99-3.51)	3.79 (3.48-4.09)	4.19 (3.85-4.53)	4.60 (4.21-4.97)	5.01 (4.58-5.41)	5.54 (5.04-6.00)	5.93 (5.37-6.43)
10-day	2.10 (1.94-2.29)	2.61 (2.41-2.84)	3.20 (2.96-3.49)	3.67 (3.39-3.99)	4.30 (3.96-4.67)	4.77 (4.38-5.19)	5.24 (4.81-5.71)	5.72 (5.23-6.23)	6.34 (5.76-6.92)	6.82 (6.17-7.44)
20-day	2.78 (2.56-3.04)	3.46 (3.19-3.78)	4.21 (3.88-4.59)	4.78 (4.40-5.21)	5.51 (5.07-6.02)	6.05 (5.56-6.60)	6.57 (6.02-7.18)	7.08 (6.47-7.74)	7.72 (7.04-8.44)	8.18 (7.44-8.97)
30-day	3.40 (3.16-3.67)	4.22 (3.93-4.56)	5.10 (4.75-5.50)	5.76 (5.35-6.20)	6.58 (6.11-7.08)	7.17 (6.64-7.72)	7.74 (7.16-8.34)	8.28 (7.65-8.93)	8.95 (8.23-9.66)	9.42 (8.64-10.2)
45-day	4.23 (3.97-4.53)	5.24 (4.91-5.62)	6.26 (5.87-6.70)	7.01 (6.56-7.48)	7.92 (7.42-8.45)	8.55 (8.00-9.13)	9.14 (8.55-9.75)	9.68 (9.04-10.3)	10.3 (9.63-11.0)	10.8 (10.0-11.5)
60-day	4.89 (4.58-5.22)	6.06 (5.68-6.48)	7.25 (6.80-7.75)	8.10 (7.59-8.65)	9.14 (8.56-9.76)	9.85 (9.23-10.5)	10.5 (9.85-11.2)	11.1 (10.4-11.9)	11.9 (11.1-12.7)	12.3 (11.5-13.2)

[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.

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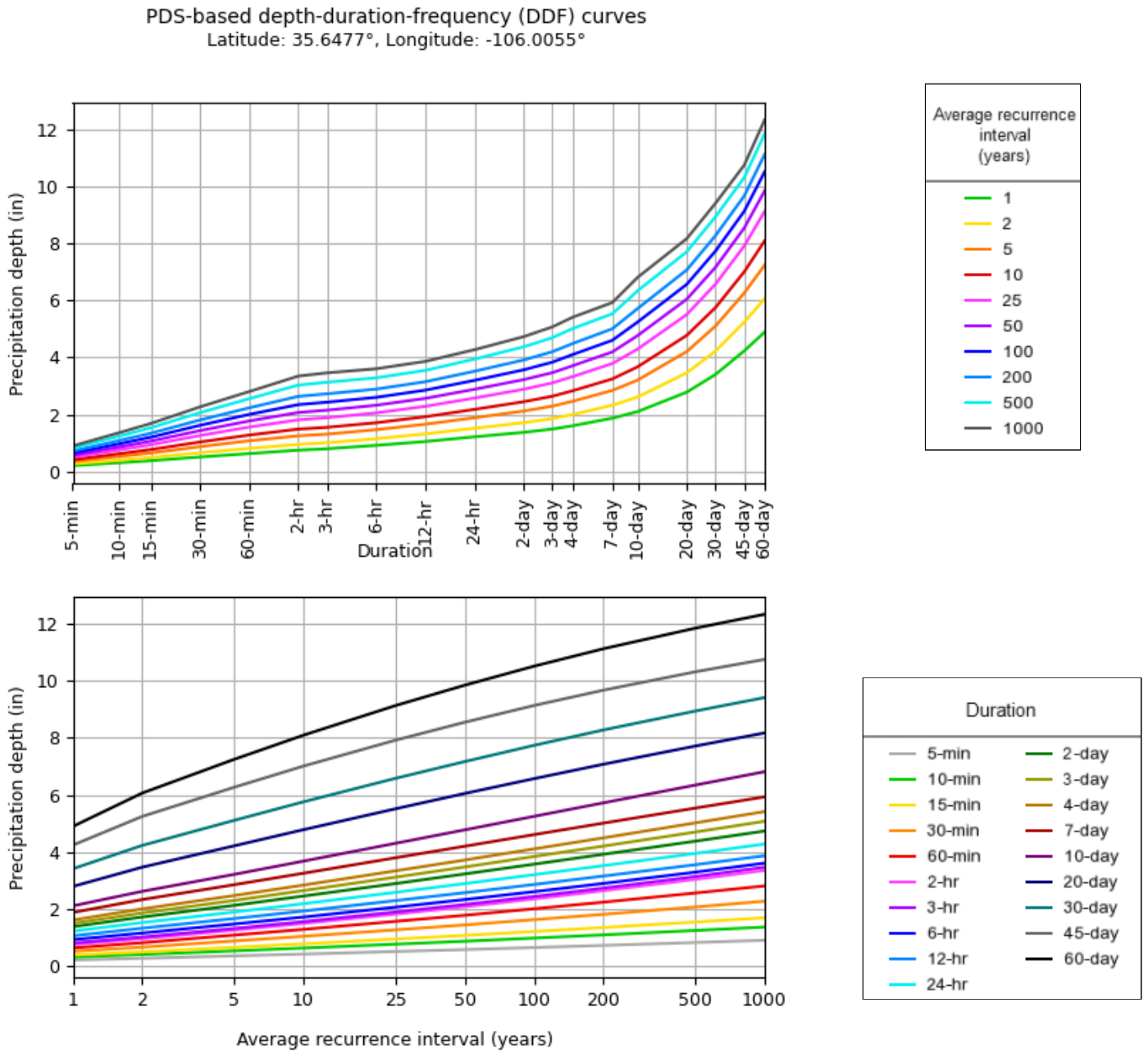
PF graphical



NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Fri Feb 2 22:32:46 2024

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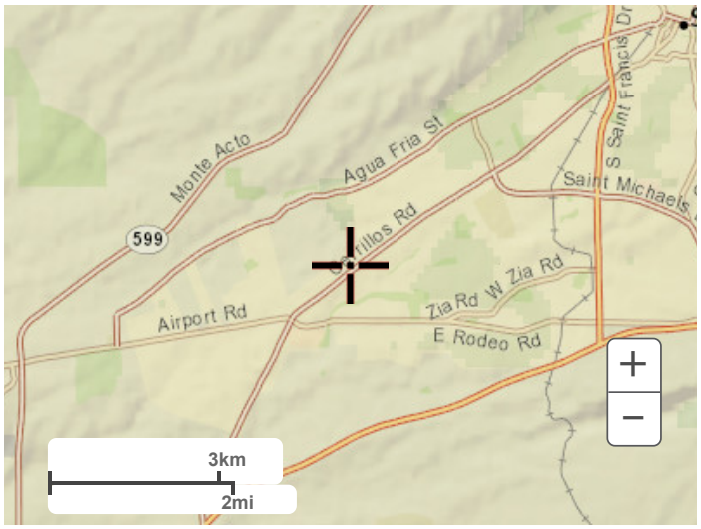
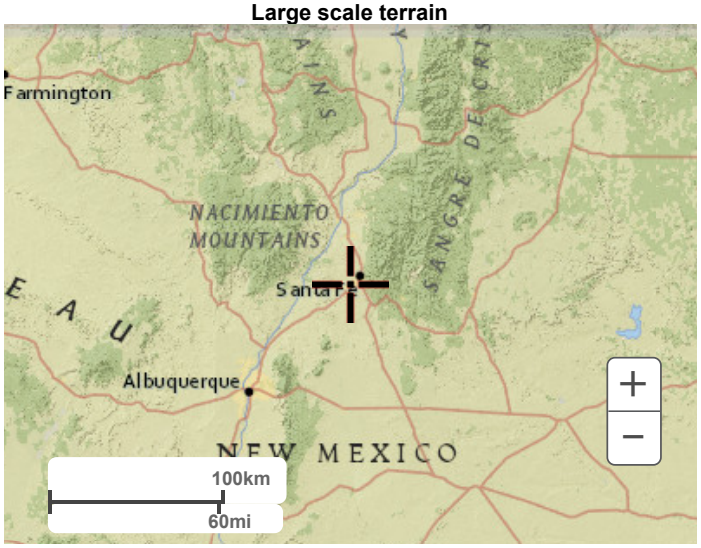
Maps & aerials

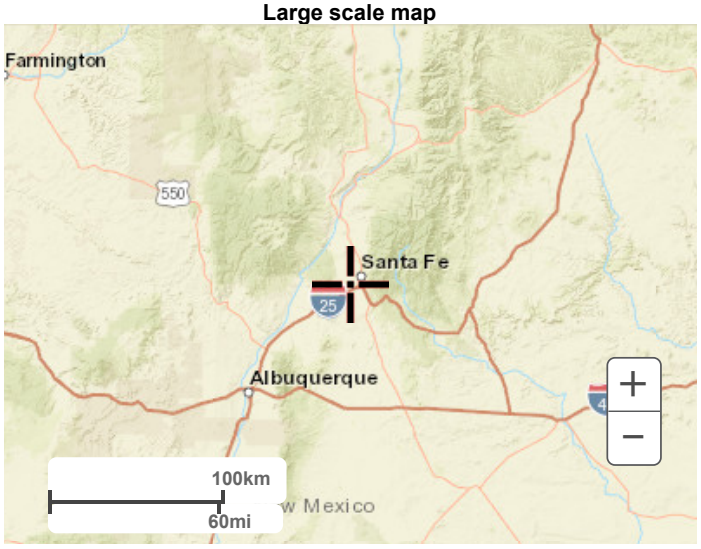
Small scale terrain



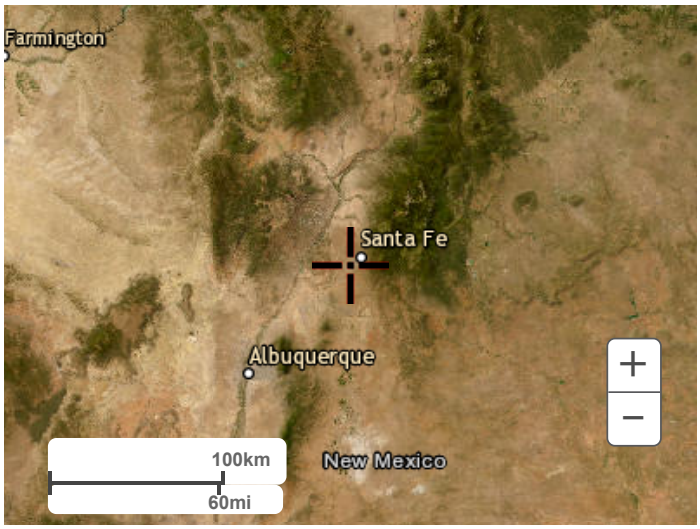
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

APPENDIX C

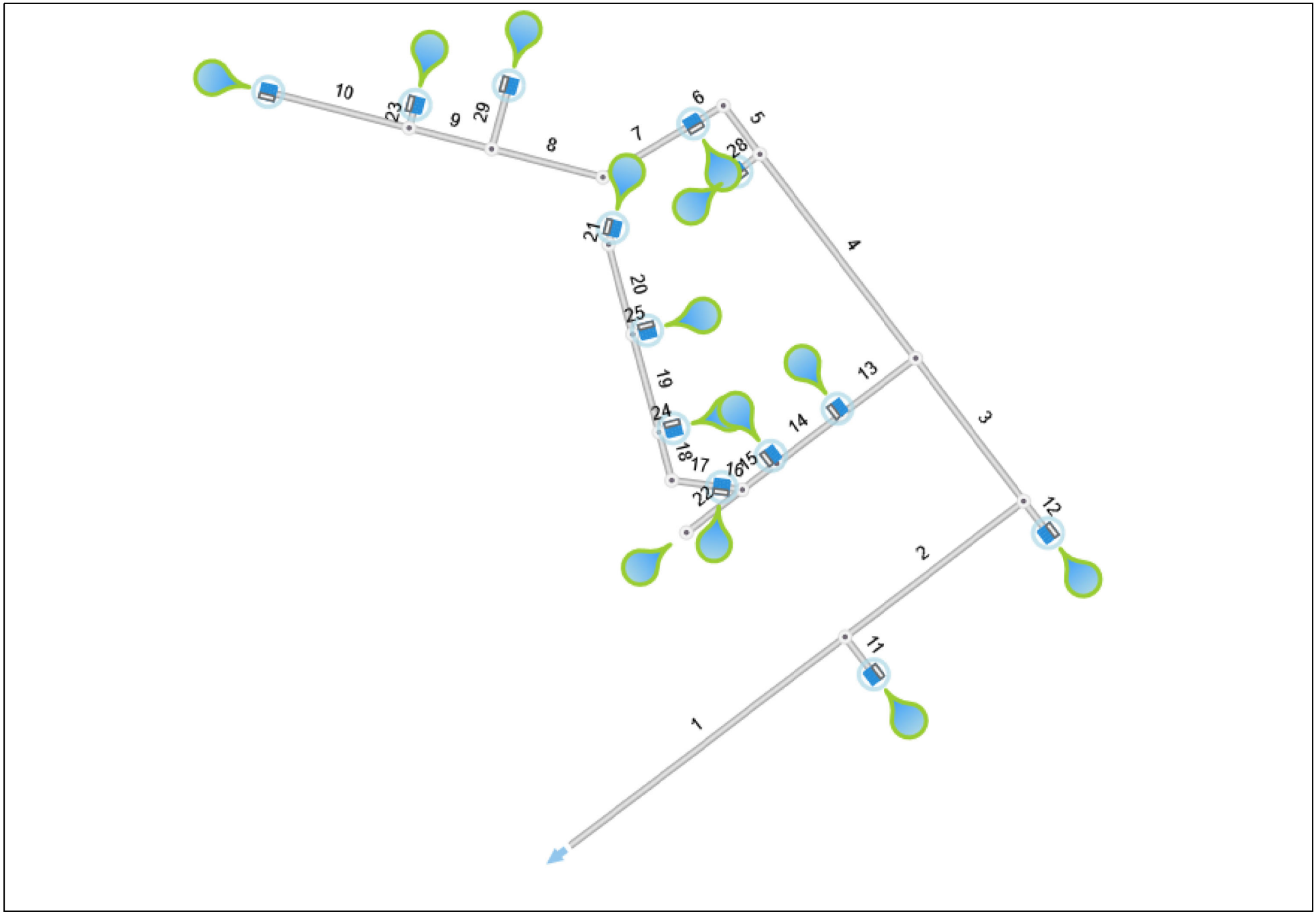
- STORM DRAIN CALCULATIONS

Plan View

Stormwater Studio 2024 v 3.0.0.35

Project Name: 2596 WEST SD

10-07-2024



Project File: 2596 WEST SD.sws

Energy Grade Line Calculations

Project Name: 2596 WEST SD

Stormwater Studio 2024 v 3.0.0.35

10-07-2024

Line No	Line Size	Q	Downstream							Length	Upstream							Pipe		Junction		
			Invert Elev	Depth	Area	HGL Elev	Vel	Vel Head	EGL Elev		Invert Elev	Depth	Area	HGL Elev	Vel	Vel Head	EGL Elev	n Value	Enrgy Loss	HGLa Elev	EGLa Elev	Enrgy Loss
	(in)	(cfs)	(ft)	(ft)	(sqft)	(ft)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)	(sqft)	(ft)	(ft/s)	(ft)	(ft)		(ft)	(ft)	(ft)	(ft)
1	30	12.40	24.98	2.50	4.91	31.20	2.53	0.10	31.30	172.56	26.19	2.50	4.91	31.33	2.53	0.10	31.43	0.012	0.134	31.36	31.46	0.03
2	30	11.00	26.19	2.50	4.91	31.41	2.24	0.08	31.49	112.60	26.97	2.50	4.91	31.48	2.24	0.08	31.56	0.012	0.069	31.55	31.63	0.07
3	30	8.70	26.97	2.50	4.91	31.60	1.77	0.05	31.65	90.03	27.60	2.50	4.91	31.63	1.77	0.05	31.68	0.012	0.035	31.65	31.70	0.02
4	24	6.10	27.61	2.00	3.14	31.67	1.94	0.06	31.72	128.64	28.51	2.00	3.14	31.75	1.94	0.06	31.80	0.012	0.080	31.77	31.82	0.02
5	24	4.80	28.51	2.00	3.14	31.80	1.53	0.04	31.84	30.58	28.72	2.00	3.14	31.81	1.53	0.04	31.85	0.012	0.012	31.84	31.88	0.03
6	24	4.80	28.72	2.00	3.14	31.86	1.53	0.04	31.89	17.65	28.84	2.00	3.14	31.87	1.53	0.04	31.90	0.012	0.007	31.88	31.91	0.01
7	18	3.50	28.84	1.50	1.77	31.88	1.98	0.06	31.94	52.75	29.21	1.50	1.77	31.93	1.98	0.06	31.99	0.012	0.050	31.96	32.02	0.03
8	12	3.50	29.21	1.00[3]	0.79	31.83	4.46	0.31	32.14	57.65	29.61	1.00	0.79	32.31	4.46	0.31	32.62	0.012	0.475	32.52	32.83	0.22
9	12	0.90	29.61	1.00	0.79	32.82	1.15	0.02	32.84	42.65	29.91	1.00	0.79	32.84	1.15	0.02	32.86	0.012	0.023	32.86	32.88	0.01
10	12	0.20	29.91	1.00	0.79	32.88	0.25	0.00	32.88	73.08	30.50	1.00	0.79	32.88	0.25	0.00	32.88	0.012	0.002	32.88	32.88	0.00
11	12	1.40	26.19	1.00	0.79	31.43	1.78	0.05	31.48	23.67	29.00	1.00	0.79	31.46	1.78	0.05	31.51	0.012	0.031	31.48	31.53	0.01
12	12	2.30	26.98	1.00	0.79	31.55	2.93	0.13	31.68	20.15	30.20	1.00	0.79	31.62	2.93	0.13	31.75	0.012	0.072	31.68	31.82	0.06
13	12	2.60	27.61	1.00	0.79	31.60	3.31	0.17	31.77	46.46	28.70	1.00	0.79	31.81	3.31	0.17	31.98	0.012	0.211	31.86	32.03	0.05
14	12	2.20	28.70	1.00	0.79	31.96	2.80	0.12	32.08	40.85	29.66	1.00	0.79	32.09	2.80	0.12	32.21	0.012	0.133	32.13	32.25	0.04
15	12	1.80	29.66	1.00	0.79	32.21	2.29	0.08	32.29	21.72	30.17	1.00	0.79	32.25	2.29	0.08	32.33	0.012	0.047	32.29	32.37	0.04
16	12	1.40	30.17	1.00	0.79	32.34	1.78	0.05	32.39	10.50	30.31	1.00	0.79	32.36	1.78	0.05	32.41	0.012	0.014	32.37	32.42	0.01
17	12	1.20	30.31	1.00	0.79	32.40	1.53	0.04	32.44	25.27	30.67	1.00	0.79	32.42	1.53	0.04	32.46	0.012	0.024	32.45	32.48	0.03
18	12	1.20	30.67	1.00	0.79	32.46	1.53	0.04	32.50	24.96	30.92	1.00	0.79	32.49	1.53	0.04	32.52	0.012	0.024	32.50	32.54	0.02
19	12	0.80	30.92	1.00	0.79	32.53	1.02	0.02	32.55	50.85	31.43	1.00	0.79	32.55	1.02	0.02	32.57	0.012	0.022	32.56	32.58	0.01
20	12	0.40	31.43	1.00	0.79	32.57	0.51	0.00	32.58	46.75	31.90	0.68	0.57	32.58	0.71	0.01	32.59	0.012	0.007	32.58	32.59	0.00
21	8	0.40	31.90	0.67	0.35	32.58	1.15	0.02	32.60	8.48	32.00	0.58	0.32	32.58	1.24	0.02	32.60	0.012	0.007	32.60	32.63	0.02
22	8	0.40	30.17	0.67	0.35	32.36	1.15	0.02	32.38	35.44	32.00	0.38	0.21	32.38	1.94	0.06	32.44	0.012	0.058	32.39	32.45	0.01

Notes: [3] Normal depth.

Project File: 2596 WEST SD.sws

Energy Grade Line Calculations

Project Name: 2596 WEST SD

Stormwater Studio 2024 v 3.0.0.35

10-07-2024

Line No	Line Size	Q	Downstream							Length	Upstream							Pipe		Junction		
			Invert Elev	Depth	Area	HGL Elev	Vel	Vel Head	EGL Elev		Invert Elev	Depth	Area	HGL Elev	Vel	Vel Head	EGL Elev	n Value	Enrgy Loss	HGLa Elev	EGLa Elev	Enrgy Loss
	(in)	(cfs)	(ft)	(ft)	(sqft)	(ft)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)	(sqft)	(ft)	(ft/s)	(ft)	(ft)		(ft)	(ft)	(ft)	(ft)
23	8	0.70	29.91	0.67	0.35	32.84	2.01	0.06	32.90	12.00	30.00	0.67	0.35	32.88	2.01	0.06	32.94	0.012	0.034	32.89	32.95	0.01
24	8	0.40	30.92	0.67	0.35	32.53	1.15	0.02	32.55	7.45	32.00	0.53	0.30	32.53	1.35	0.03	32.56	0.012	0.008	32.55	32.58	0.03
25	8	0.40	31.43	0.67	0.35	32.56	1.15	0.02	32.58	7.50	32.00	0.57	0.32	32.57	1.27	0.02	32.59	0.012	0.007	32.59	32.61	0.02
26	8	0.40	31.80	0.22‡	0.10	32.02	3.90	0.24	32.21	3.41	32.00	0.30²	0.15	32.30	2.65	0.11	32.41	0.012	0.200	32.30	32.41	0.00
27	8	0.40	31.80	0.42	0.23	32.22	1.74	0.05	32.26	4.80	32.00	0.30²	0.15	32.30	2.65	0.11	32.41	0.012	0.143	32.30	32.41	0.00
28	8	1.30	28.51	0.24‡	0.11	28.75	11.33	1.99	31.91	14.58	32.00	0.54²	0.30	32.54	4.31	0.29	32.83	0.012	0.915	32.54	32.83	0.00
29	8	2.60	29.61	0.67³	0.35	32.32	7.45	0.86	33.18	33.00	30.00	0.67	0.35	33.62	7.45	0.86	34.48	0.012	1.303	33.62	34.48	0.00

Notes: ² Critical depth. ³ Normal depth. ‡ Supercritical.

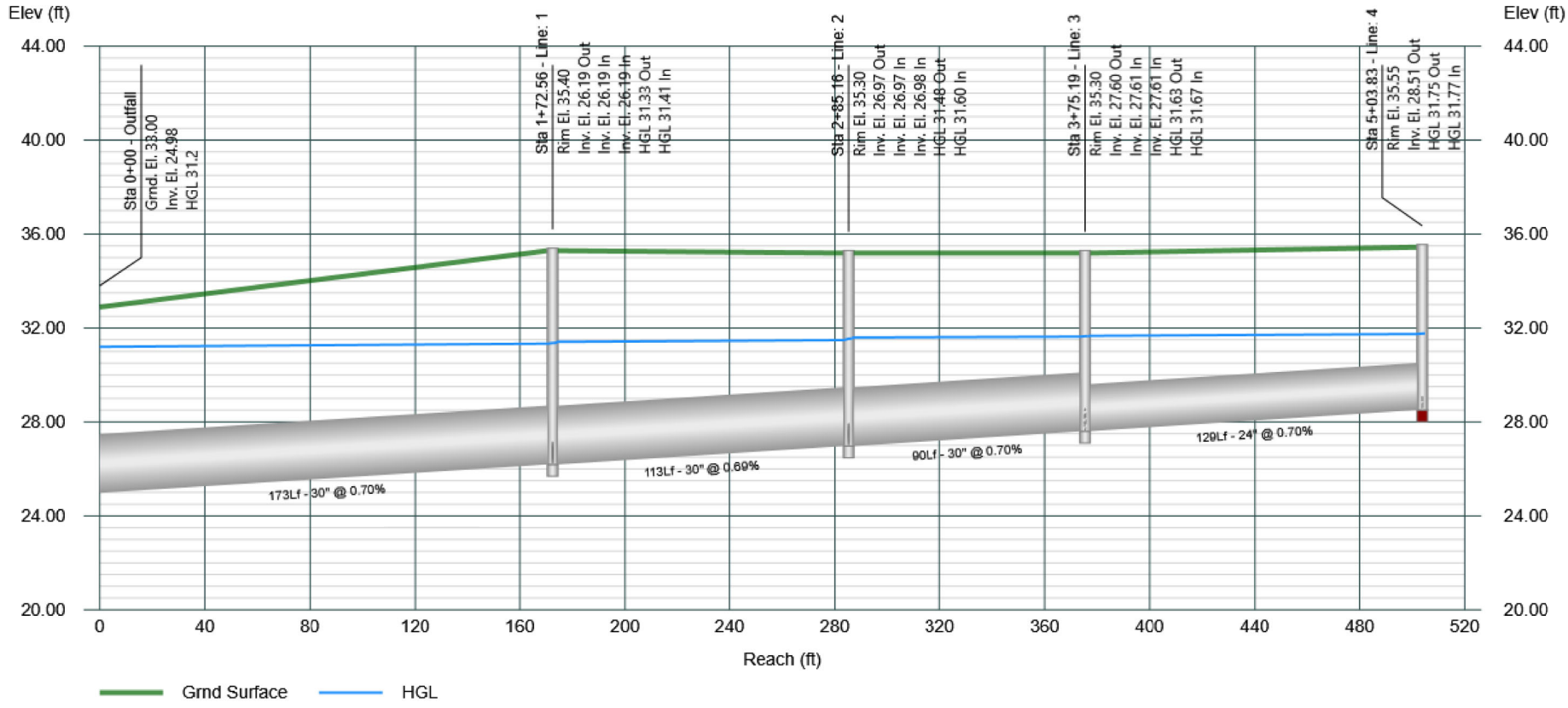
Project File: 2596 WEST SD.sws

Profile View

Stormwater Studio 2024 v 3.0.0.35

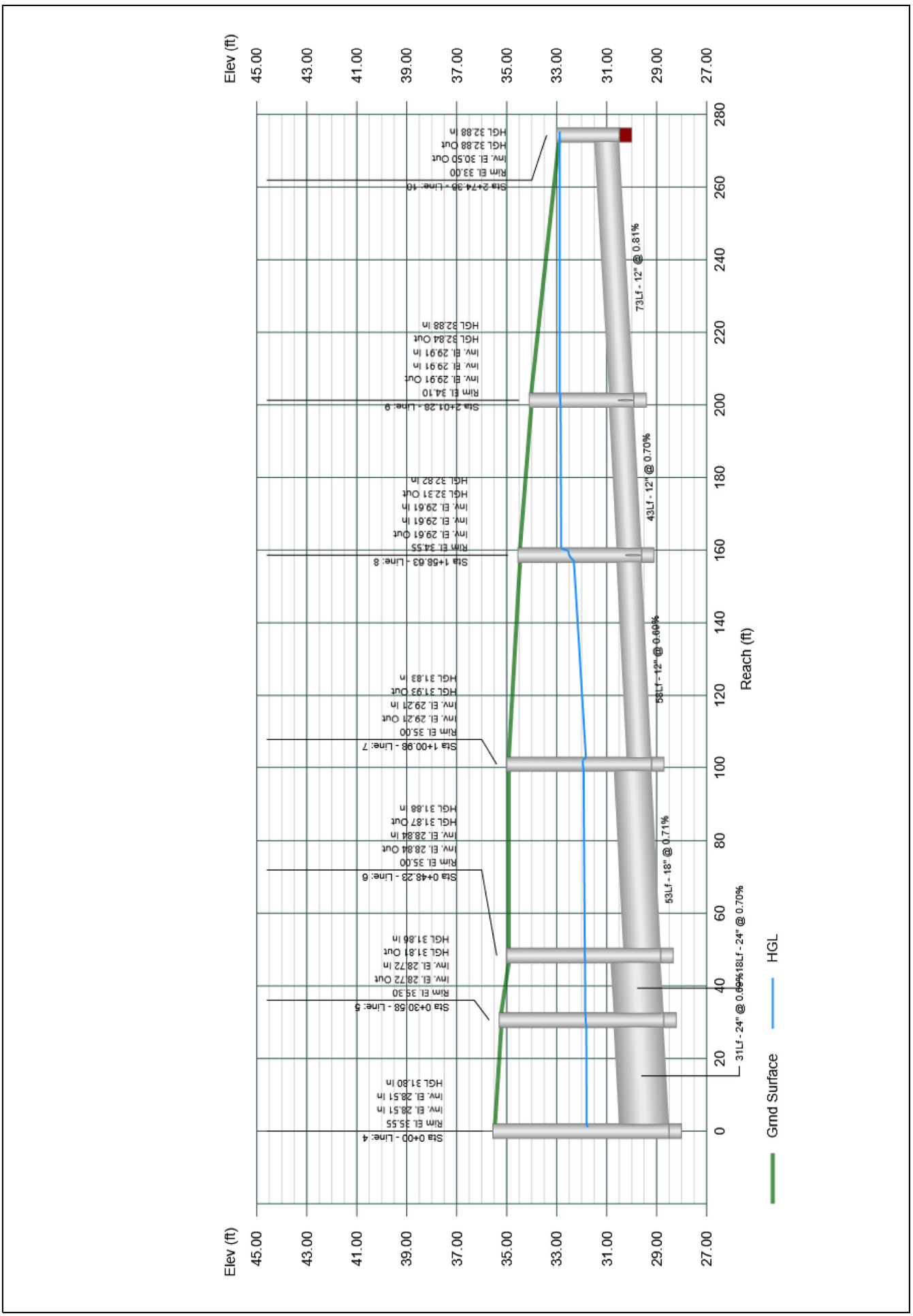
Project Name: 2596 WEST SD

10-07-2024



Profile View

Stormwater Studio 2024 v 3.0.0.35

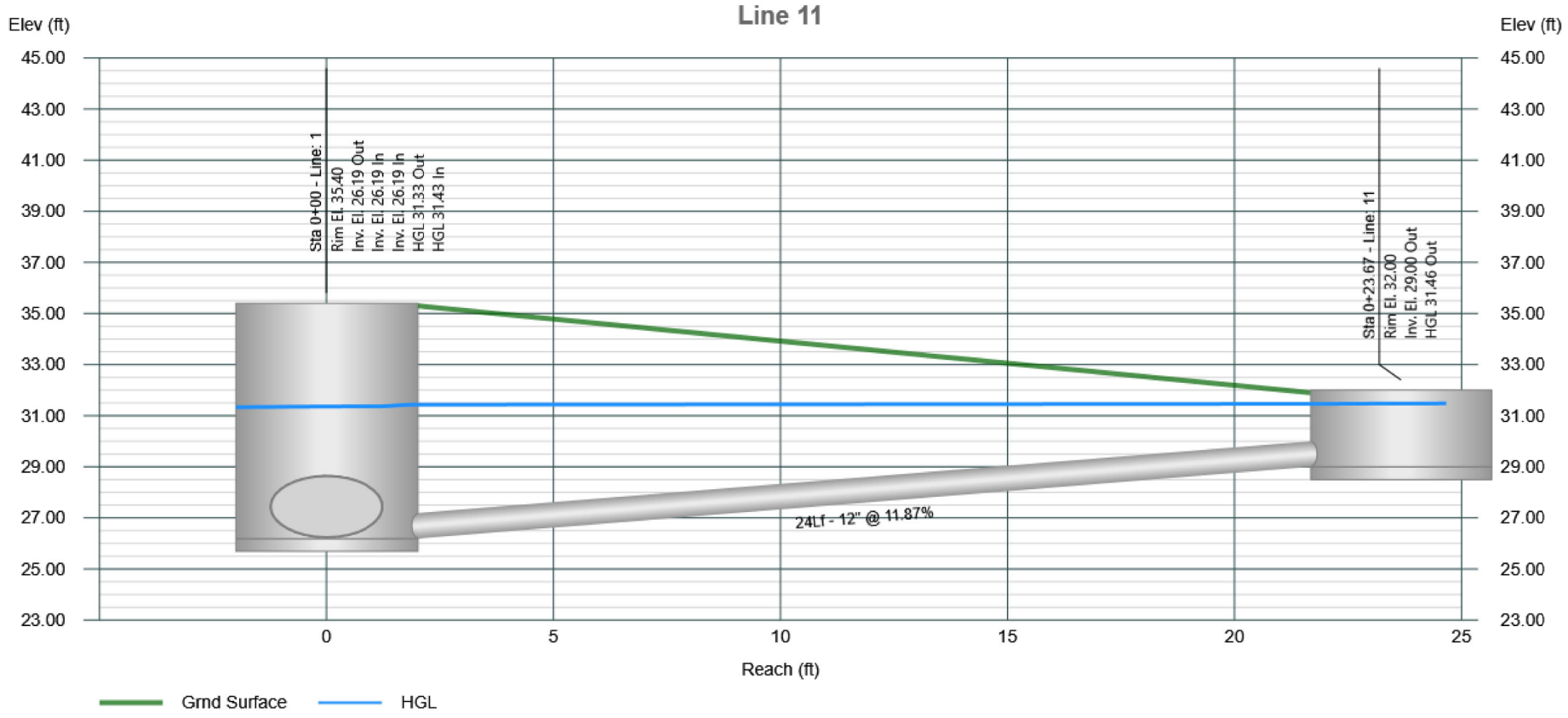


Profile View

Stormwater Studio 2024 v 3.0.0.35

Project Name: 2596 WEST SD

10-07-2024

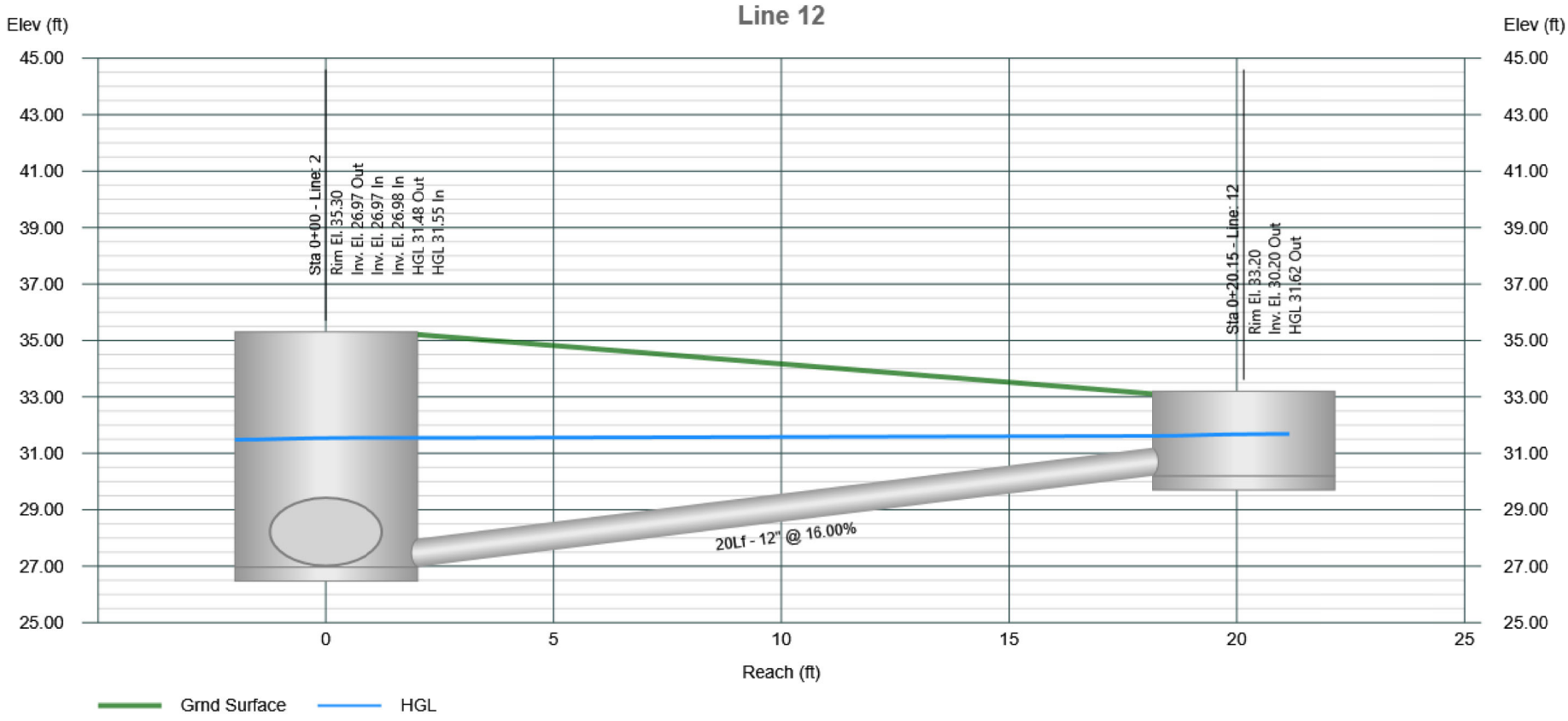


Profile View

Stormwater Studio 2024 v 3.0.0.35

Project Name: 2596 WEST SD

10-07-2024

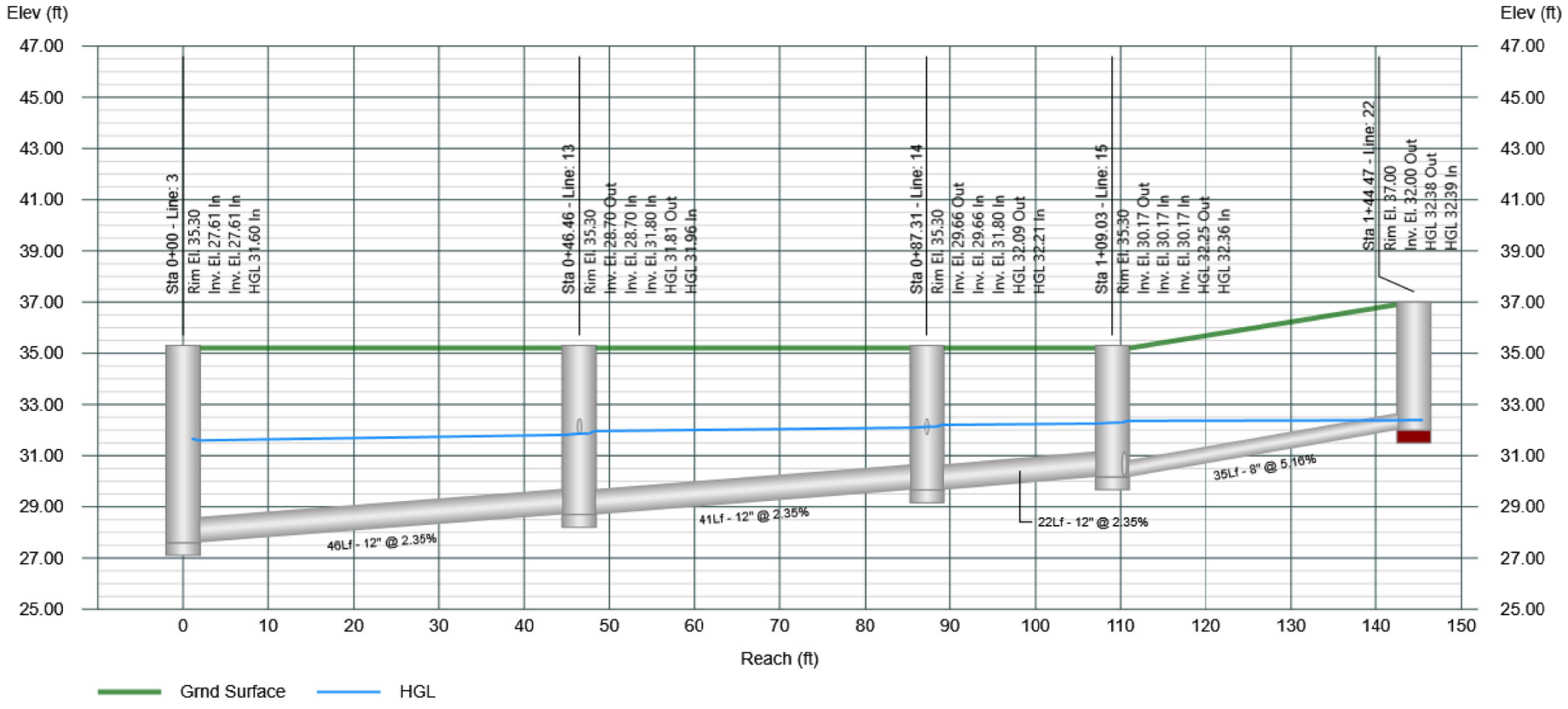


Profile View

Stormwater Studio 2024 v 3.0.0.35

Project Name: 2596 WEST SD

10-07-2024



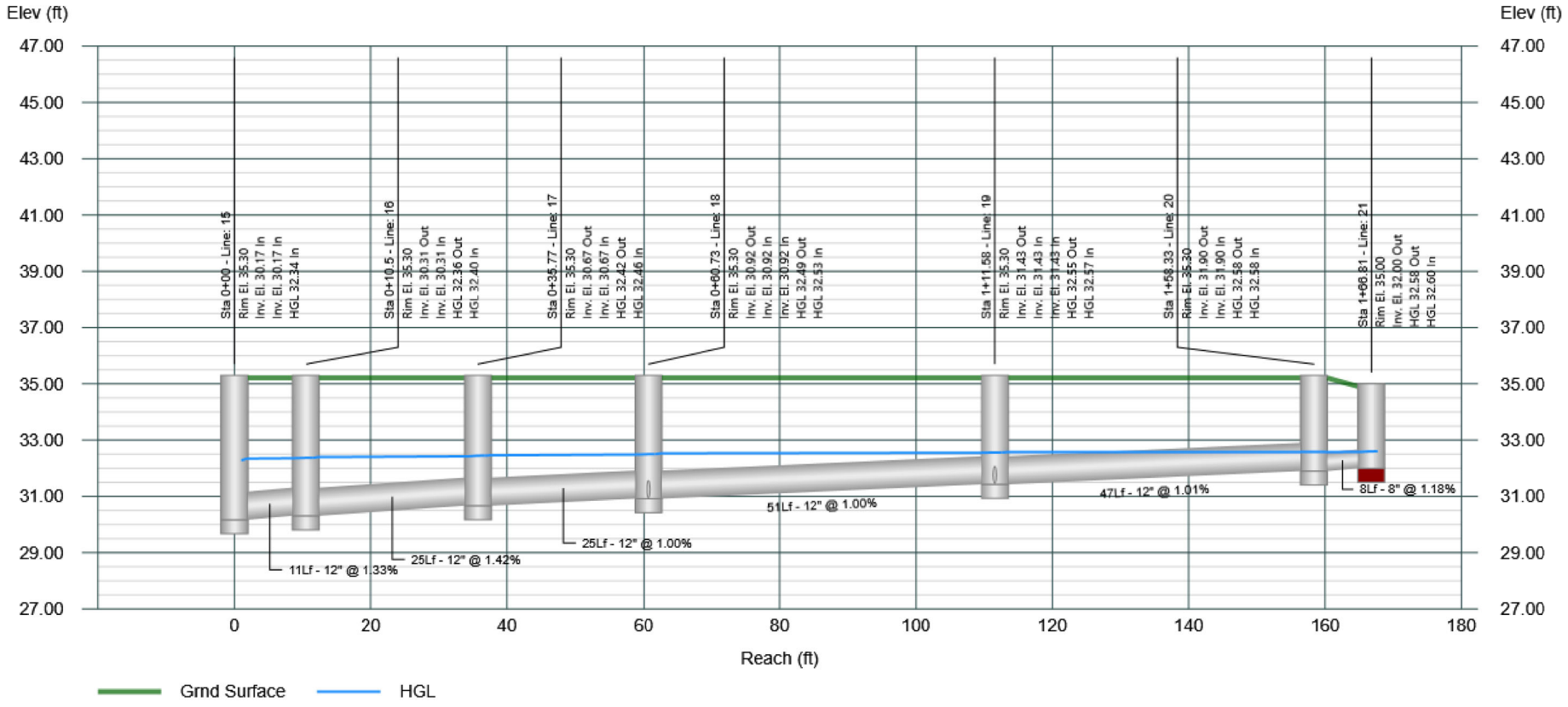
Project File: 2596 WEST SD.sws

Profile View

Stormwater Studio 2024 v 3.0.0.35

Project Name: 2596 WEST SD

10-07-2024

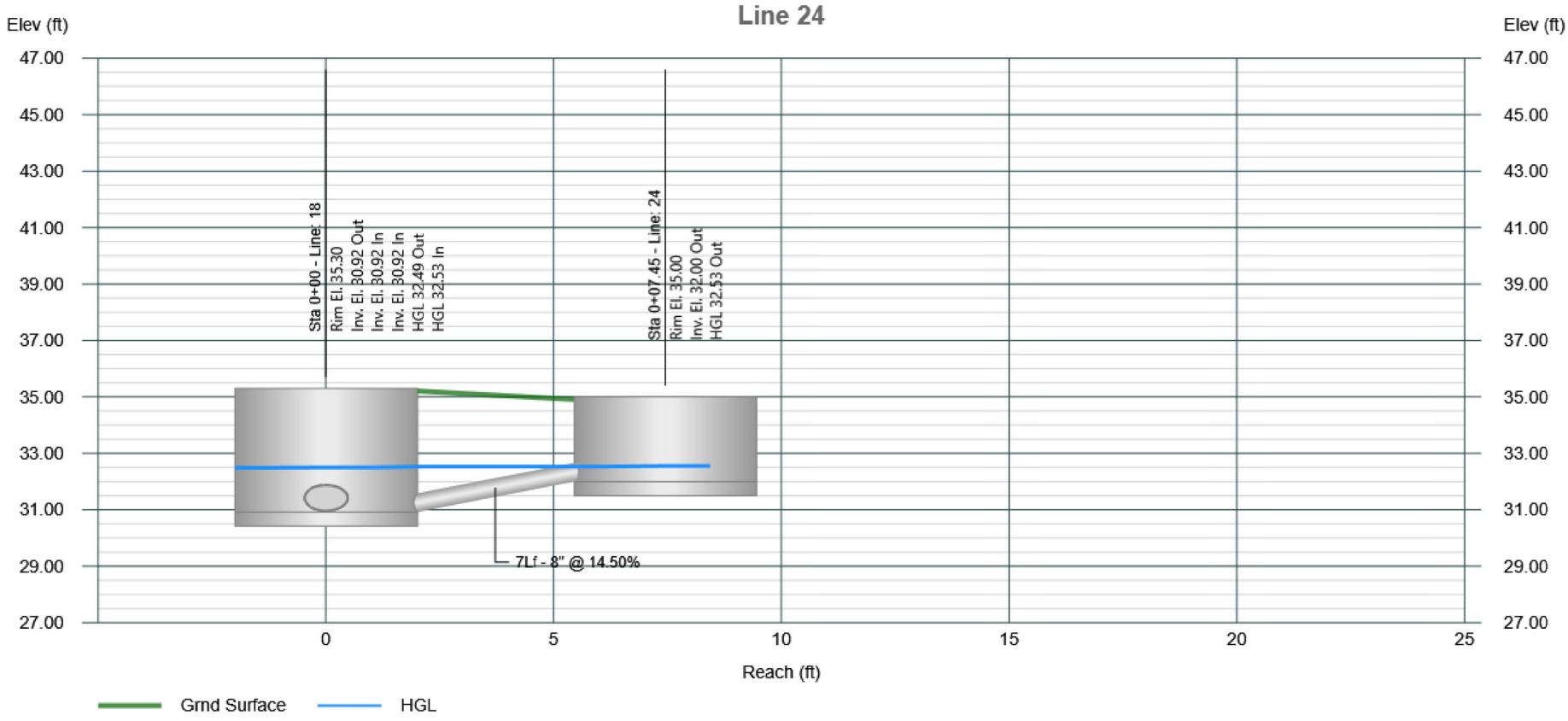


Profile View

Stormwater Studio 2024 v 3.0.0.35

Project Name: 2596 WEST SD

10-07-2024

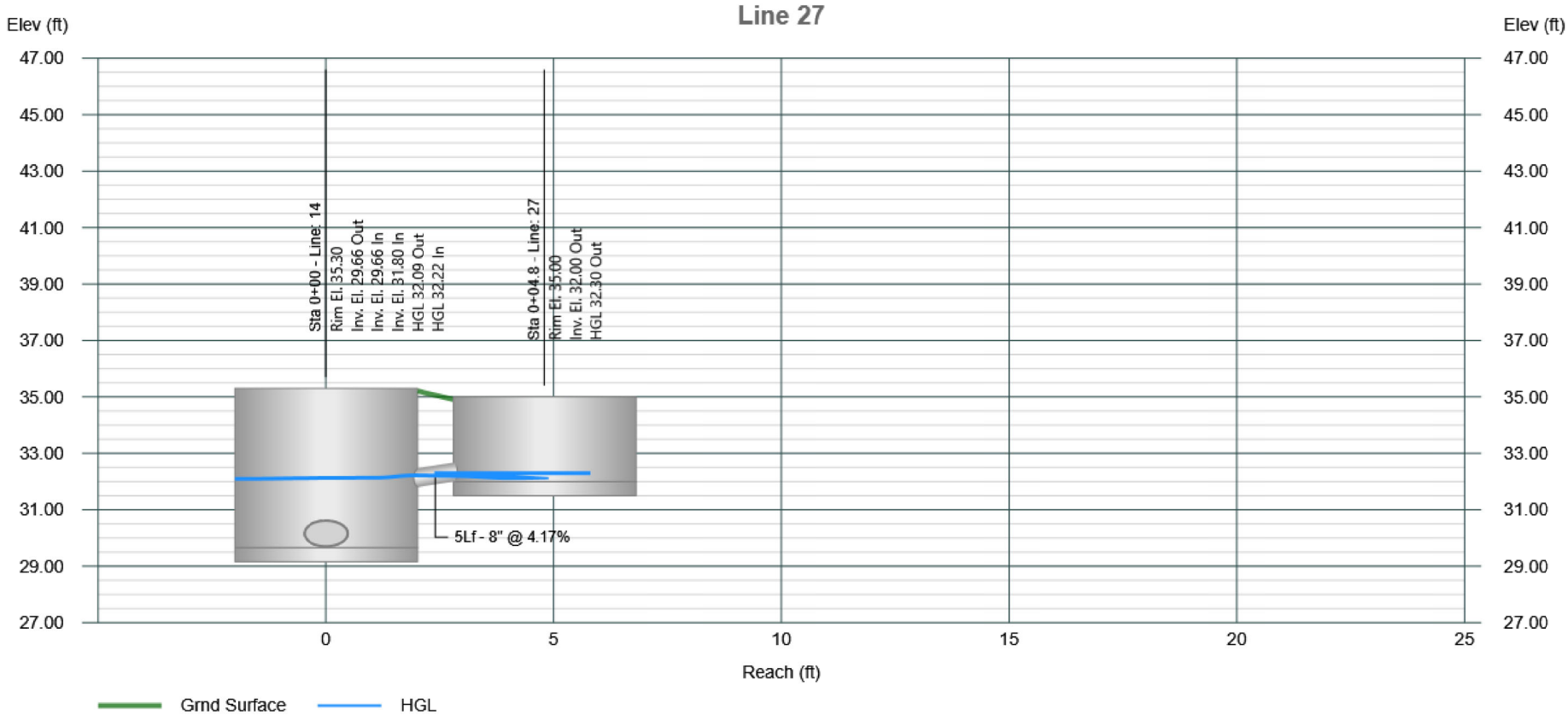


Profile View

Stormwater Studio 2024 v 3.0.0.35

Project Name: 2596 WEST SD

10-07-2024

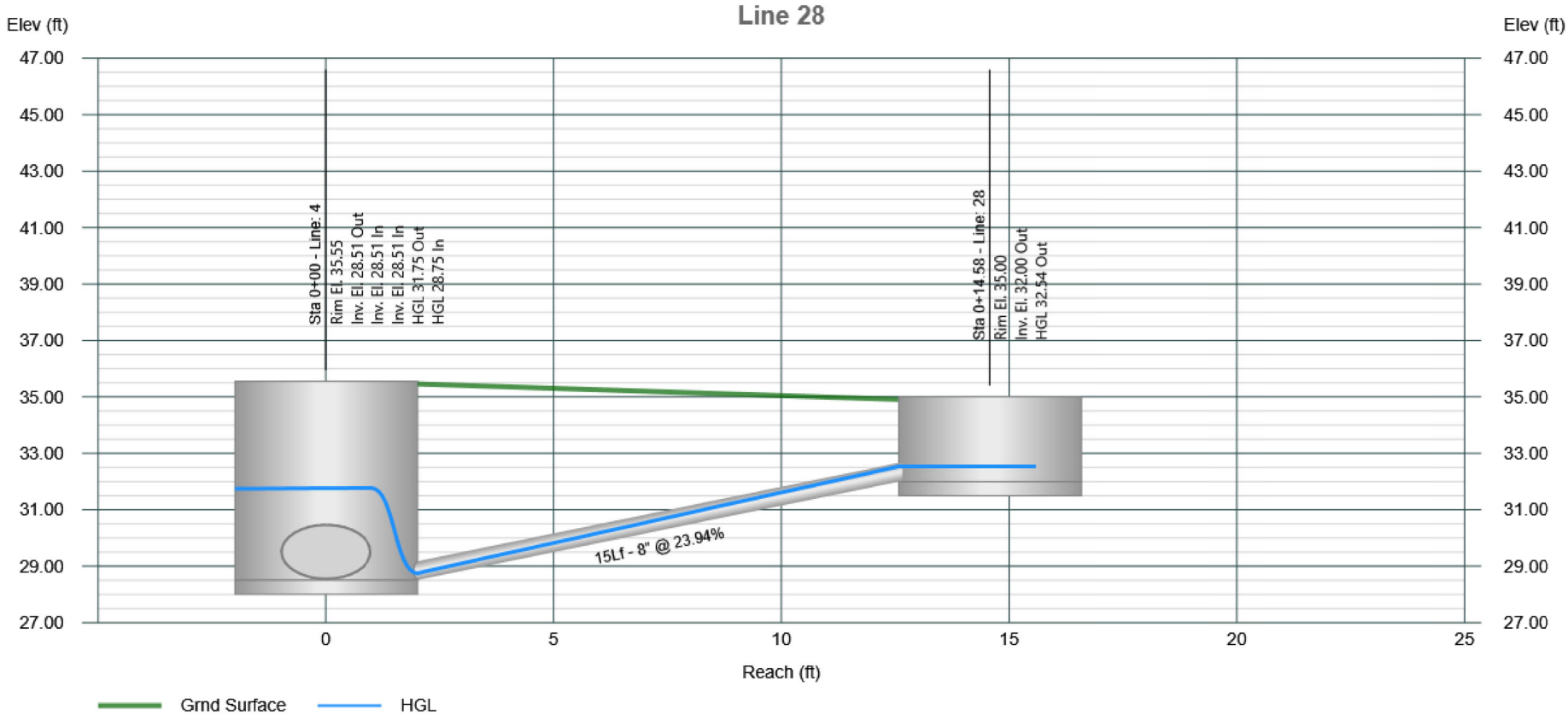


Profile View

Stormwater Studio 2024 v 3.0.0.35

Project Name: 2596 WEST SD

10-07-2024



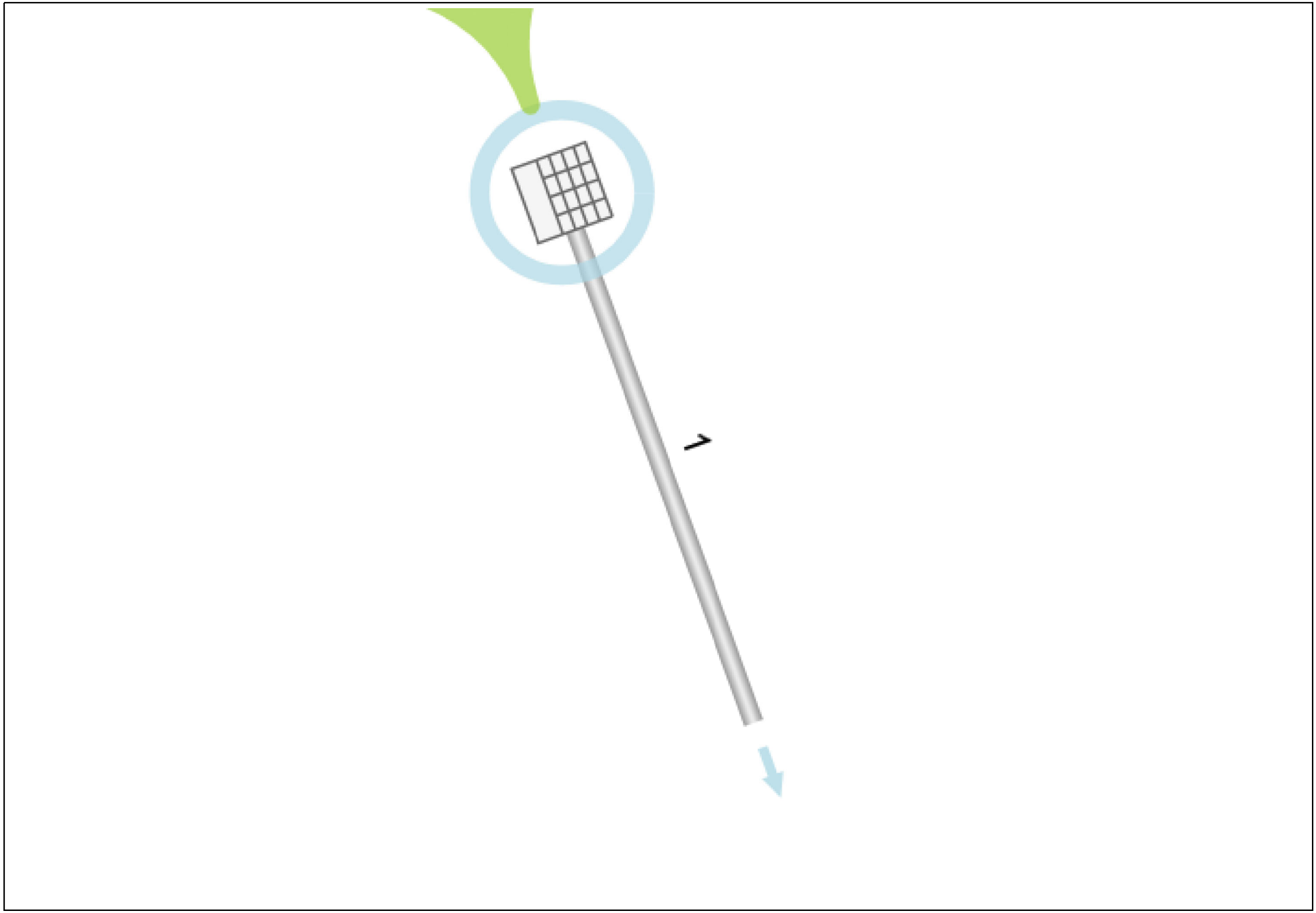
Project File: 2596 WEST SD.sws

Plan View

Stormwater Studio 2024 v 3.0.0.35

Project Name: 2596 POND 1 OUTFALL

10-07-2024



Energy Grade Line Calculations

Project Name: 2596 POND 1 OUTFALL

Stormwater Studio 2024 v 3.0.0.35

10-07-2024

Line No	Line Size	Q	Downstream							Length	Upstream							Pipe		Junction		
			Invert Elev	Depth	Area	HGL Elev	Vel	Vel Head	EGL Elev		Invert Elev	Depth	Area	HGL Elev	Vel	Vel Head	EGL Elev	n Value	Enrgy Loss	HGLa Elev	EGLa Elev	Enrgy Loss
	(in)	(cfs)	(ft)	(ft)	(sqft)	(ft)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)	(sqft)	(ft)	(ft/s)	(ft)	(ft)		(ft)	(ft)	(ft)	(ft)
1	12	14.10	24.30	1.00[3]	0.79	25.30	17.96	5.01	30.31	28.50	24.50	1.00	0.79	29.77	17.95	5.01	34.78	0.013	4.469	29.77	34.78	0.00

Notes: [3] Normal depth.

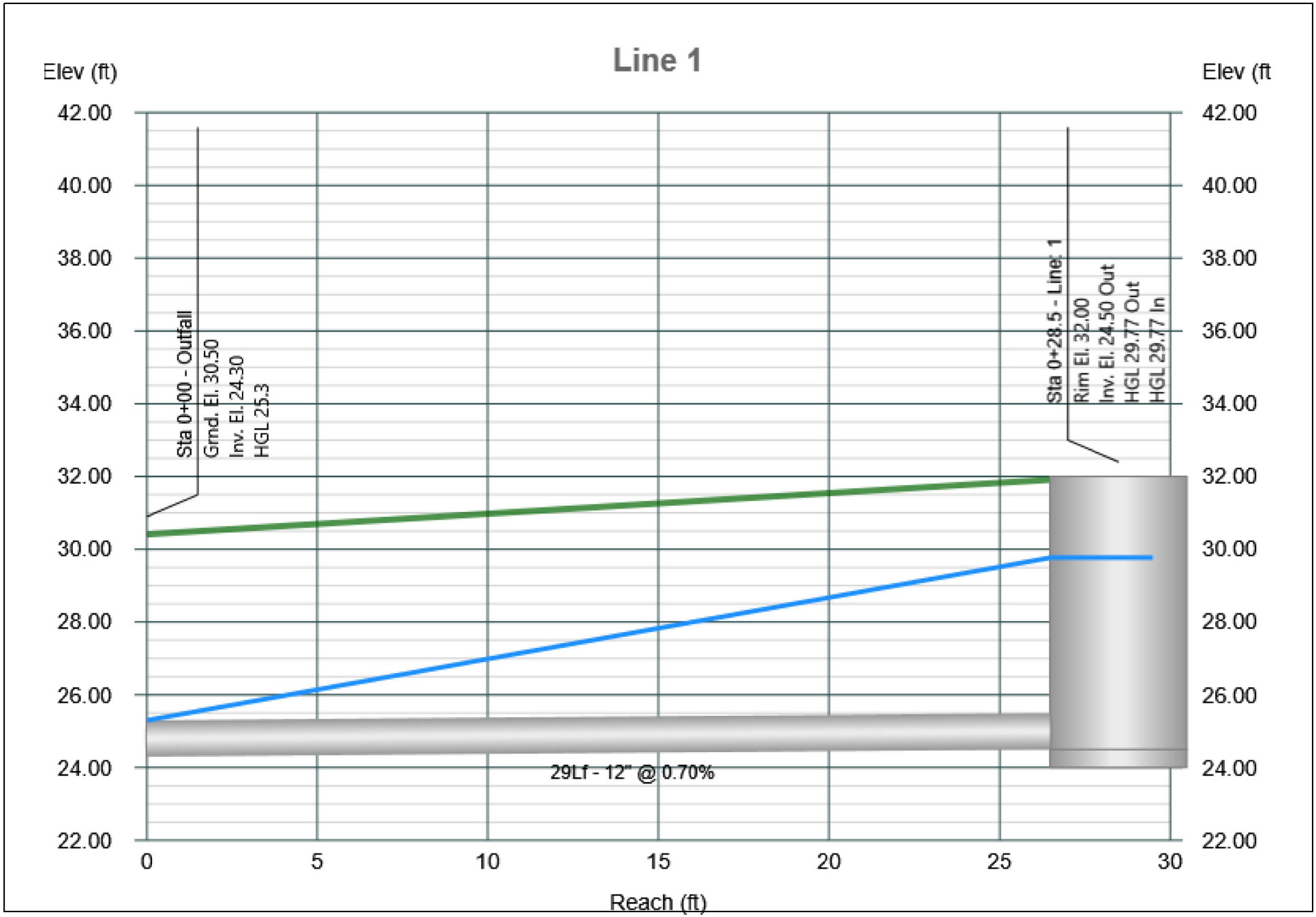
Project File: 2596 POND 1 OUTFALL.sws

Profile View

Stormwater Studio 2024 v 3.0.0.35

Project Name: 2596 POND 1 OUTFALL

10-07-2024



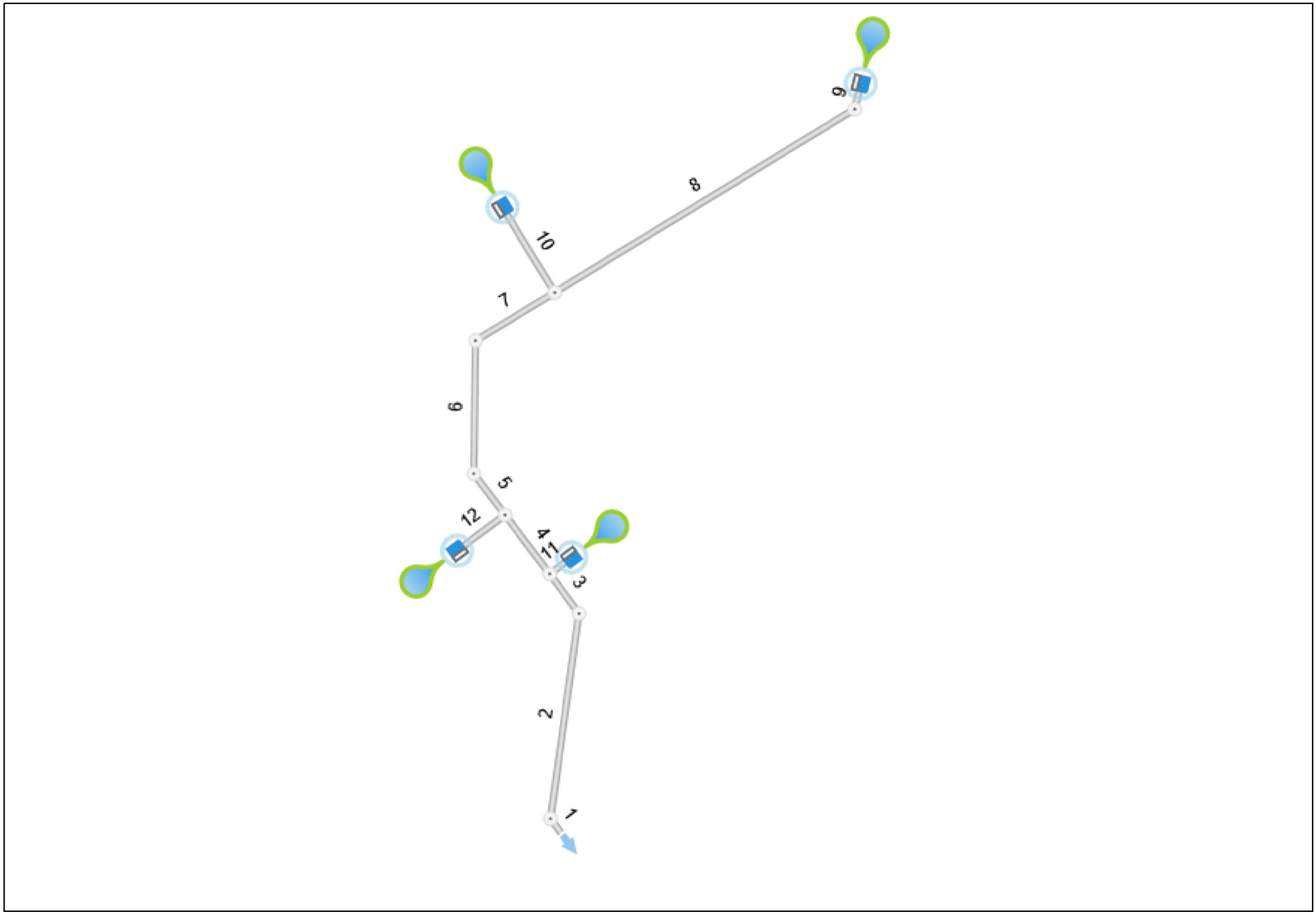
Project File: 2596 POND 1 OUTFALL.sws

Plan View

Stormwater Studio 2024 v 3.0.0.35

Project Name: 2596 EAST SD

09-26-2024



Project File: 2596 EAST SD.sws

Energy Grade Line Calculations

Project Name: 2596 EAST SD

Stormwater Studio 2024 v 3.0.0.35

10-07-2024

Line No	Line Size	Q	Downstream							Length	Upstream							Pipe		Junction		
			Invert Elev	Depth	Area	HGL Elev	Vel	Vel Head	EGL Elev		Invert Elev	Depth	Area	HGL Elev	Vel	Vel Head	EGL Elev	n Value	Enrgy Loss	HGLa Elev	EGLa Elev	Enrgy Loss
	(in)	(cfs)	(ft)	(ft)	(sqft)	(ft)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)	(sqft)	(ft)	(ft/s)	(ft)	(ft)		(ft)	(ft)	(ft)	(ft)
1	30	23.90	28.50	2.50	4.91	31.00	4.87	0.37	31.37	14.32	28.64	2.39	4.83	31.03	4.95	0.38	31.41	0.012	0.039	31.23	31.61	0.21
2	30	23.90	28.64	2.50	4.91	31.39	4.87	0.37	31.76	182.49	30.46	1.63²	3.40	32.10	7.03	0.77	32.87	0.012	1.105	32.10	32.87	0.00
3	30	23.90	30.46	1.50‡	3.07	31.96	7.79	0.94	33.01	43.53	30.90	1.63²	3.40	32.53	7.03	0.77	33.30	0.012	0.290	32.53	33.30	0.00
4	24	22.30	30.90	1.89	3.07	32.79	7.26	0.82	33.61	65.10	31.55	1.67²	2.81	33.22	7.95	0.98	34.20	0.012	0.595	33.22	34.20	0.00
5	24	17.90	31.55	2.00	3.14	33.90	5.70	0.50	34.40	45.42	32.00	2.00	3.14	34.14	5.70	0.50	34.65	0.012	0.242	34.39	34.89	0.25
6	24	17.90	32.00	2.00	3.14	34.59	5.70	0.50	35.10	117.16	33.17	1.99	3.14	35.16	5.70	0.51	35.66	0.012	0.568	35.48	35.99	0.32
7	24	17.90	33.17	2.00	3.14	35.68	5.70	0.50	36.19	81.30	33.98	2.00	3.14	36.12	5.70	0.50	36.62	0.012	0.434	36.42	36.93	0.31
8	18	7.20	33.98	1.50	1.77	36.77	4.08	0.26	37.03	309.90	39.56	1.02²	1.29	40.58	5.60	0.49	41.07	0.012	4.040	40.58	41.07	0.00
9	12	7.20	39.56	0.73‡	0.61	40.29	11.77	2.15	42.44	20.11	40.00	1.00	0.79	41.94	9.17	1.31	43.24	0.012	0.804	42.07	43.37	0.13
10	18	10.70	33.98	1.50	1.77	36.59	6.06	0.57	37.16	87.84	35.00	1.50	1.77	37.36	6.05	0.57	37.93	0.012	0.777	37.47	38.04	0.11
11	12	1.60	30.90	1.00	0.79	33.26	2.04	0.06	33.33	24.18	33.00	0.54²	0.43	33.53	3.73	0.22	33.75	0.012	0.422	33.53	33.75	0.00
12	12	4.40	31.55	1.00	0.79	33.91	5.60	0.49	34.40	52.50	33.00	1.00	0.79	34.59	5.60	0.49	35.08	0.012	0.683	34.77	35.26	0.18

Notes: ² Critical depth. ‡ Supercritical.

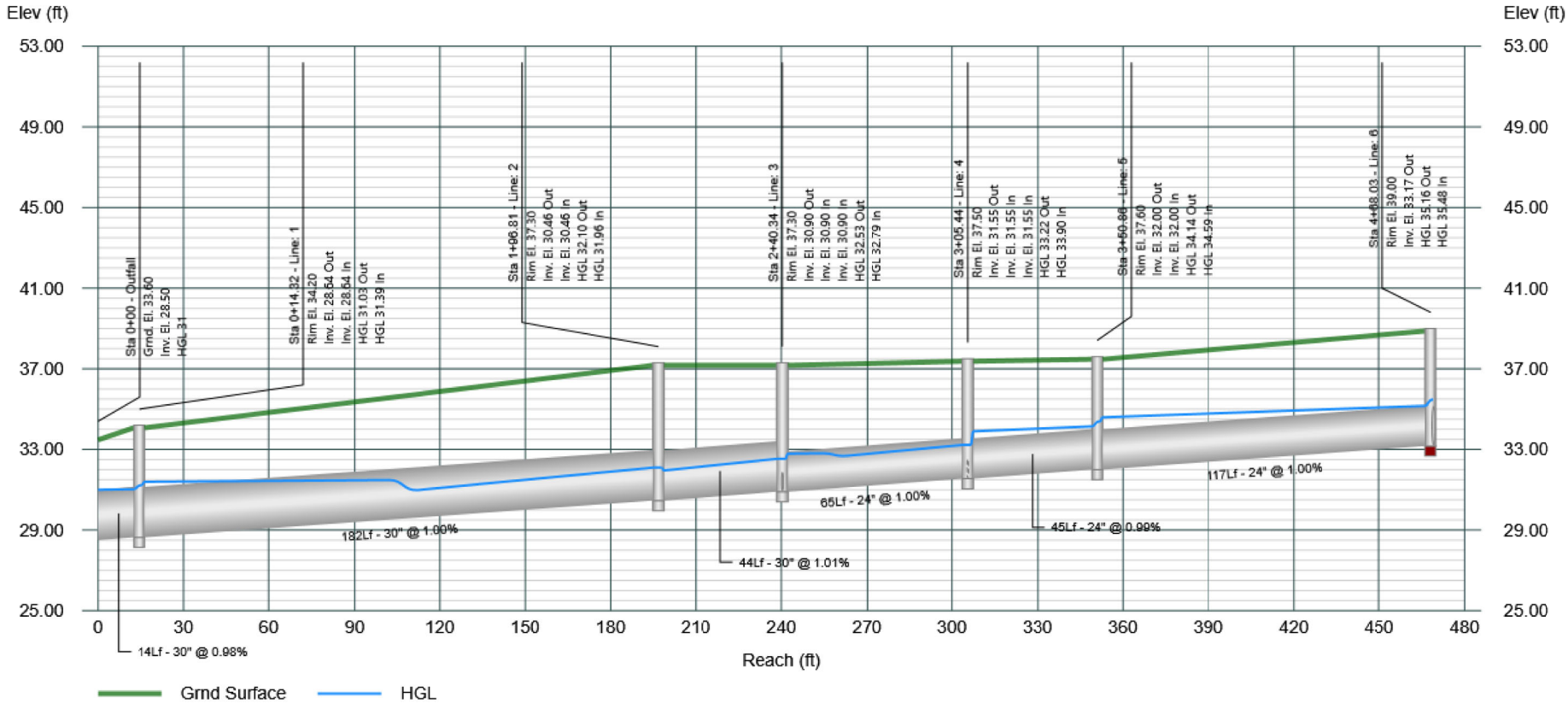
Project File: 2596 EAST SD.sws

Profile View

Stormwater Studio 2024 v 3.0.0.35

Project Name: 2596 EAST SD

10-07-2024

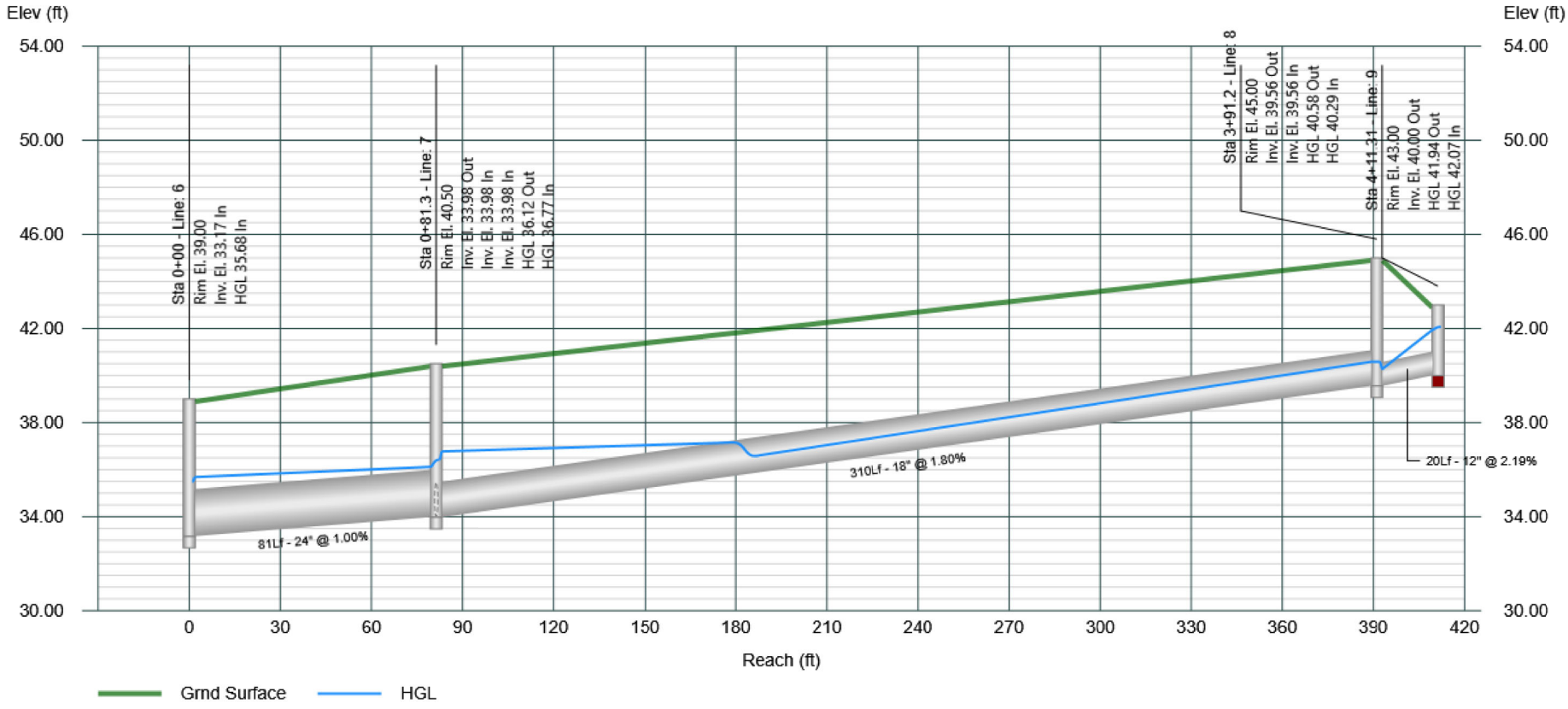


Profile View

Stormwater Studio 2024 v 3.0.0.35

Project Name: 2596 EAST SD

10-07-2024

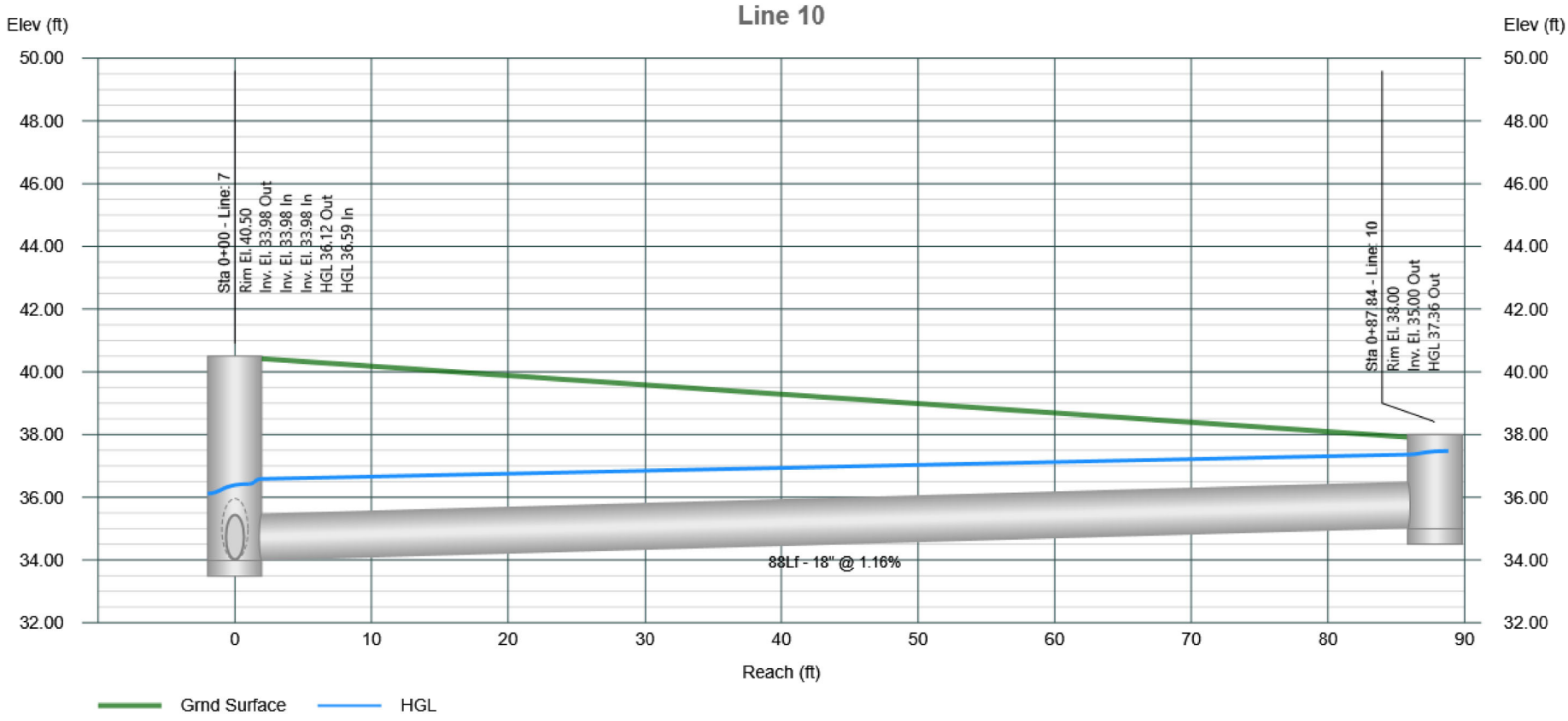


Profile View

Stormwater Studio 2024 v 3.0.0.35

Project Name: 2596 EAST SD

10-07-2024

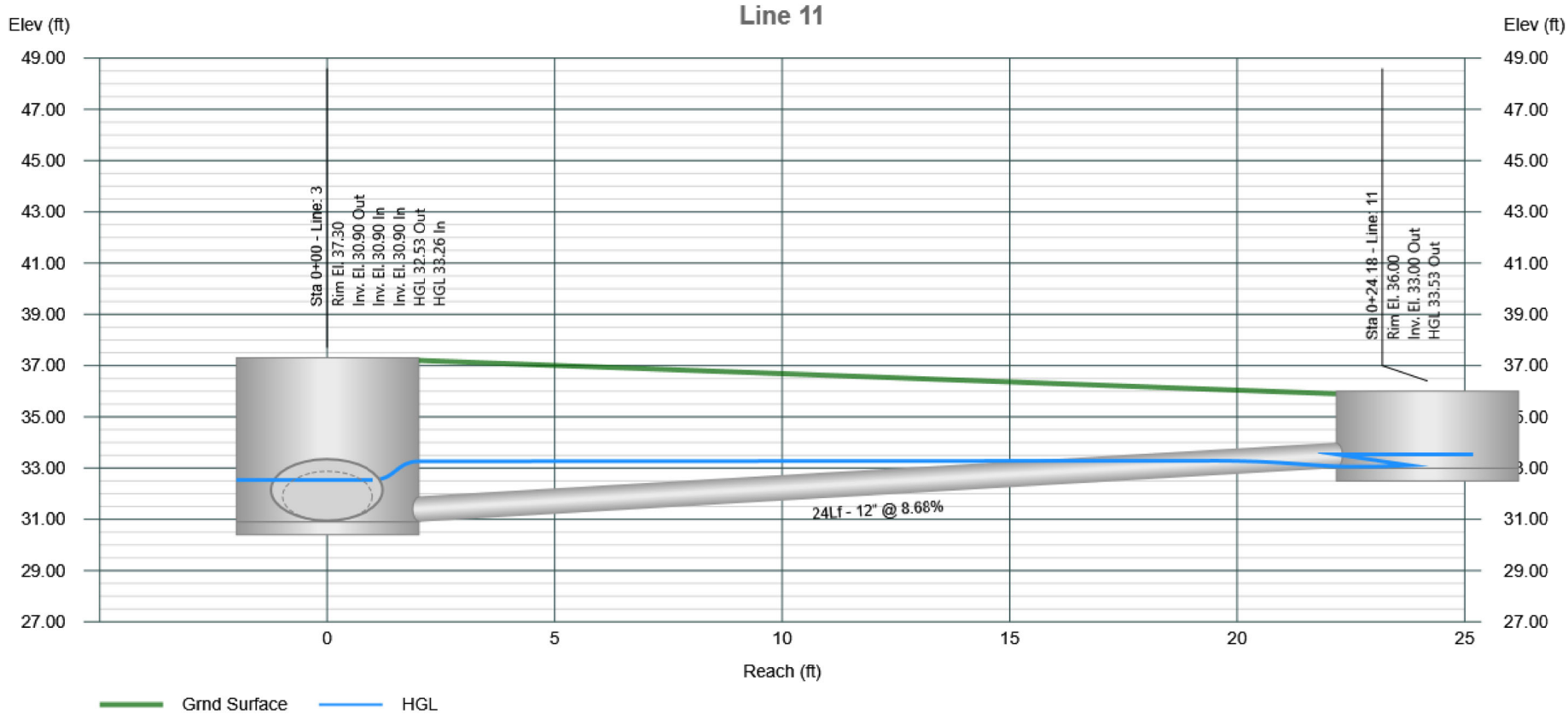


Profile View

Stormwater Studio 2024 v 3.0.0.35

Project Name: 2596 EAST SD

10-07-2024

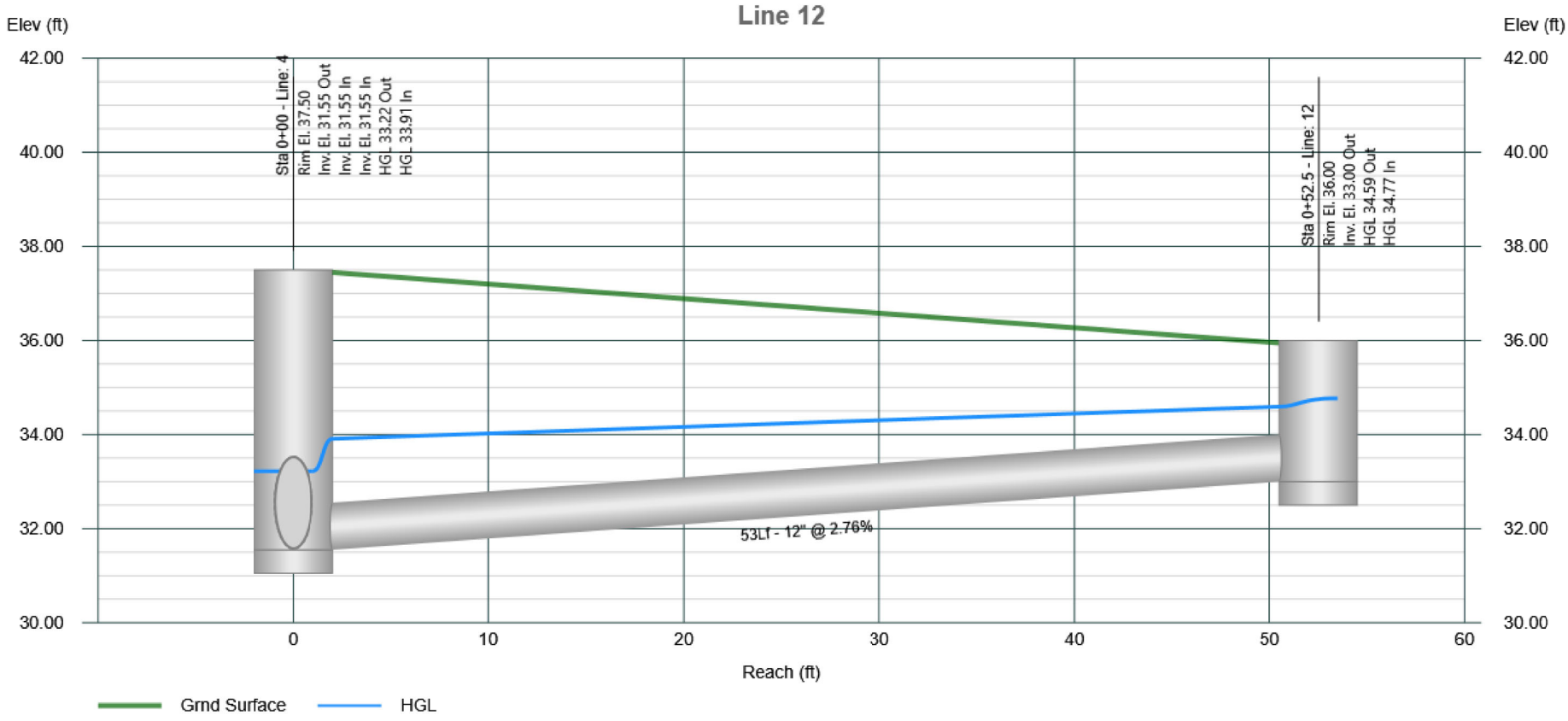


Profile View

Stormwater Studio 2024 v 3.0.0.35

Project Name: 2596 EAST SD

10-07-2024



APPENDIX D

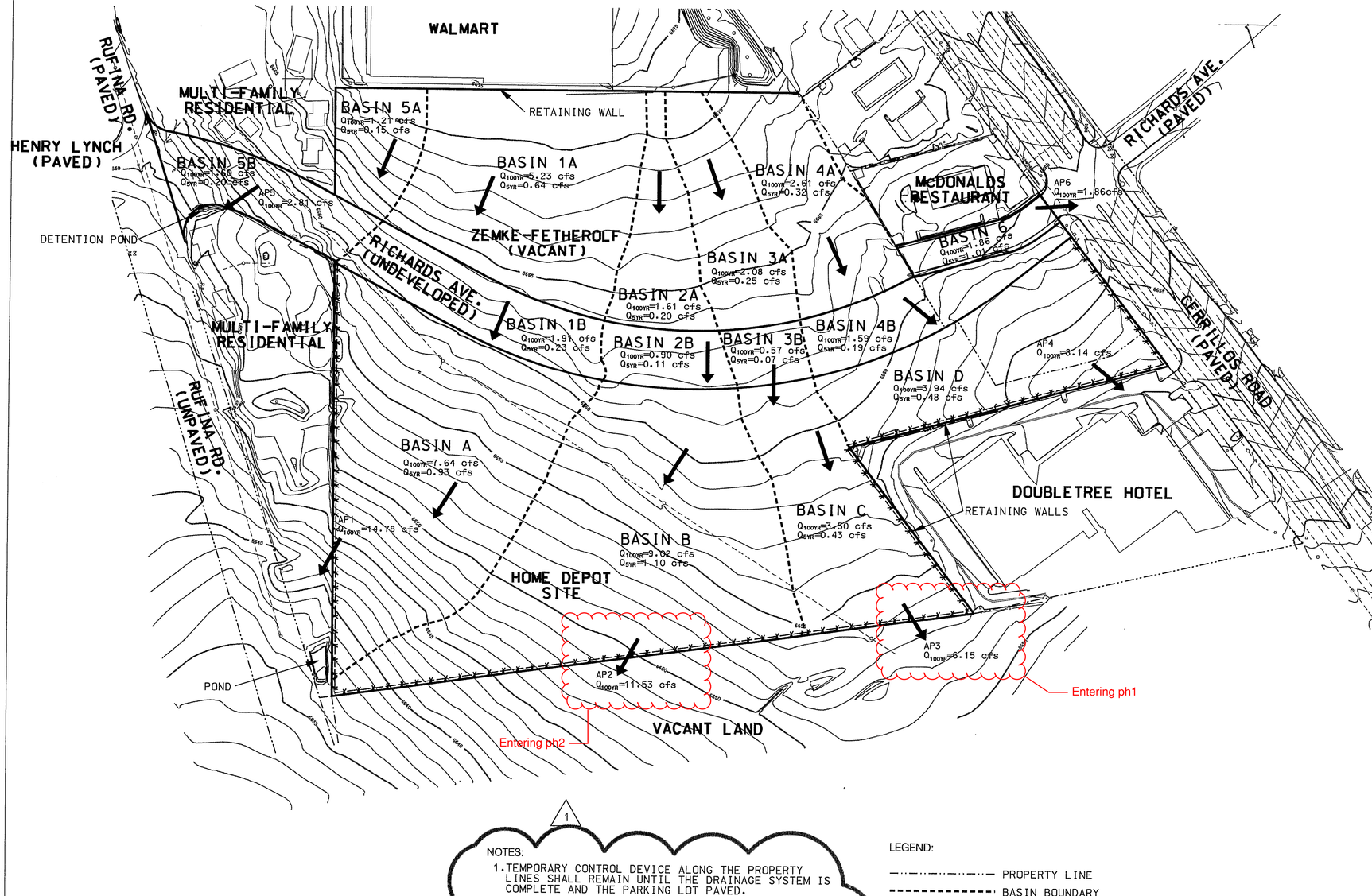
- HOME DEPOT DRAINGE PLAN

EXISTING DRAINAGE CONDITIONS

THE HOME DEPOT DRAINAGE REPORT, DATED 7/2/98, DESCRIBES THE EXISTING HYDROLOGIC CONDITIONS AND PATTERNS FOR THE HOME DEPOT SITE, RICHARDS AVENUE RIGHT-OF-WAY, ZEMKE-FETHEROLF PROPERTY AND OTHER PROPERTIES ADJACENT TO THE HOME DEPOT SITE. THE FOLLOWING TABLES SUMMARIZE THE EXISTING RUNOFF FOR THE HOME DEPOT, ZEMKE-FETHEROLF AND RICHARDS AVENUE BASINS.

EXISTING DRAINAGE CONDITIONS				
BASIN ID	AREA (acres)	Q 100yr 24hr (cfs)	Q 5yr 24hr (cfs)	V 100yr 24hr (ac-ft)
ONSITE				
A	4.36	7.64	0.93	0.227
B	5.15	9.02	1.10	0.268
C	2.00	3.50	0.43	0.104
D	2.25	3.94	0.48	0.117
TOTAL	13.76	24.10	2.94	0.716
OFFSITE				
1A	2.98	5.23	0.64	0.155
1B	1.09	1.91	0.23	0.057
2A	0.92	1.61	0.20	0.048
2B	0.51	0.90	0.11	0.027
3A	1.18	2.08	0.25	0.062
3B	0.32	0.57	0.07	0.017
4A	1.48	2.61	0.32	0.077
4B	0.90	1.59	0.19	0.047
5A	0.68	1.21	0.15	0.036
5B	0.91	1.60	0.20	0.047
6	0.36	1.86	1.01	0.092

HISTORIC RUNOFF LEAVING HOME DEPOT SITE			
ANALYSIS POINT NO.	Q 100yr 24hr (cfs)	Q 5yr 24hr (cfs)	DISCHARGE PATTERN
AP1 NORTH PROPERTY LINE	14.78	1.80	SHEET FLOW
AP2 WEST-NORTH PROPERTY LINE	11.53	1.41	SHEET FLOW
AP3 WEST-SOUTH PROPERTY LINE	6.15	0.75	SHEET FLOW
AP4 DOUBLETREE HOTEL	8.14	0.99	SHEET FLOW
AP5 RUFINA & HENRY LYNCH POND	2.81	0.35	SHEET FLOW
AP6 CERRILLOS ROAD	1.86	1.01	SHEET FLOW



1

NOTES:

1. TEMPORARY CONTROL DEVICE ALONG THE PROPERTY LINES SHALL REMAIN UNTIL THE DRAINAGE SYSTEM IS COMPLETE AND THE PARKING LOT PAVED.
2. ALL EXPOSED SOIL AREAS SHALL BE TREATED WITH TEMPORARY SOIL STABILANT OR OTHERWISE KEPT DUSTFREE, PER 1994 NMSHTD STD. SPECS, SEC. 603.

LEGEND:

- PROPERTY LINE
- BASIN BOUNDARY
- BASIN BOUNDARY ALONG PROPERTY LINE
- TEMPORARY EROSION CONTROL SILT FENCE

SCALE: 1"= 100'

REVISIONS

NO.	DATE:	DESCRIPTION
4	10-15-98	ADDED EROSION CONTROL

	Approval	Date
Reviewed By		
Wastewater Mgmnt.	N/A	
Water Services	N/A	11/13/98
Subdivision	N/A	11/13/98
Streets	[illegible]	11/13/98
Traffic	N/A	11/13/98

REGISTRATION STAMP

B. M. ORTIZ 10/15/98 NEW MEXICO PROFESSIONAL ENGINEER REGISTERED PROFESSIONAL ENGINEER

URS Greiner

SHEET TITLE
EXISTING DRAINAGE CONDITIONS MAP & EROSION CONTROL PLAN

JOB NO. E30117301
DESIGN KMS
DRAWN RDJ
CHECKED KMS
DATE 10/8/98

THE HOME DEPOT
SANTA FE, NEW MEXICO
RICHARDS AVE. AND CERRILLOS ROAD

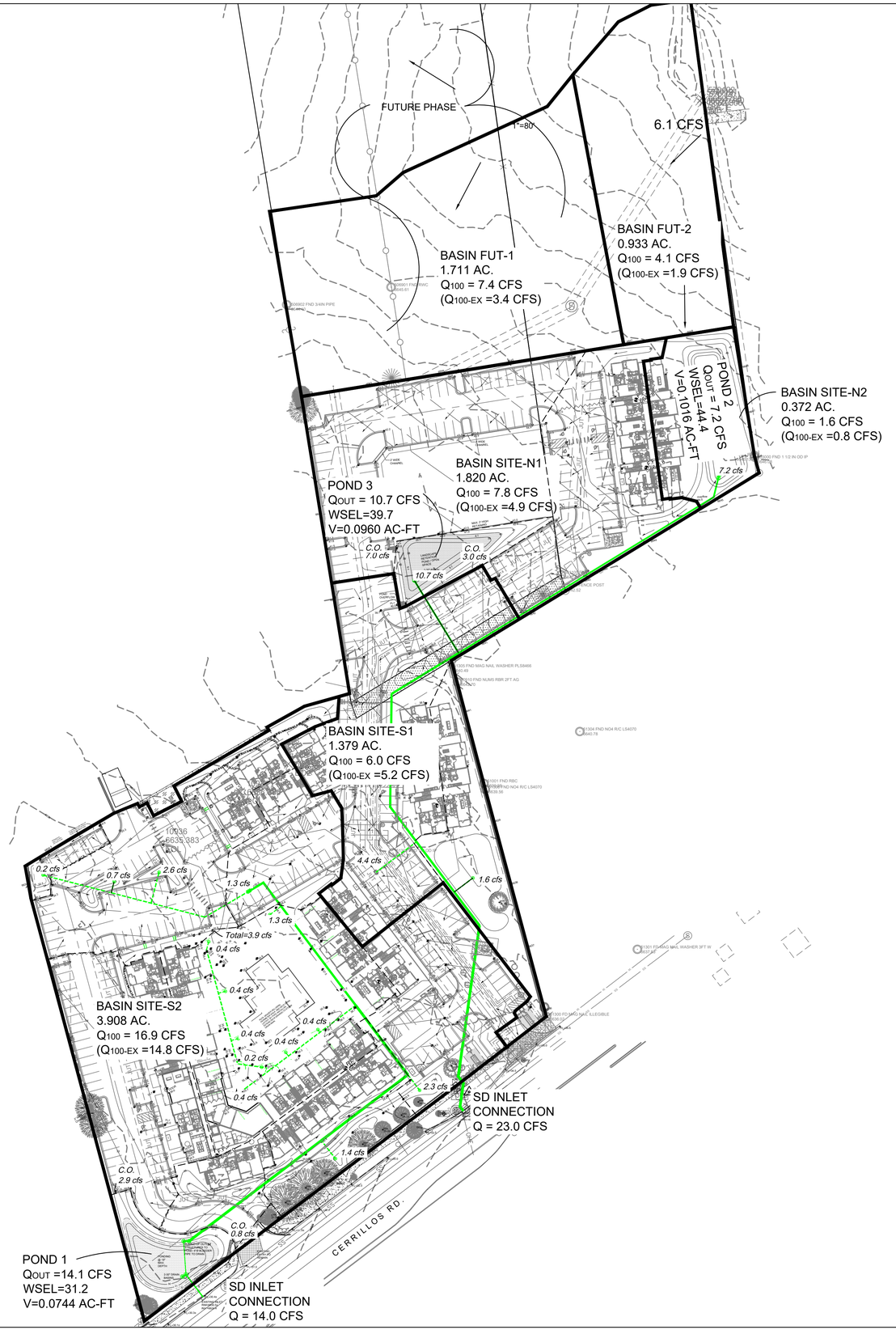
SHEET NUMBER
G1

E30117300 P:\CADD\SITE\GRADO1.DGN

98-140

APPENDIX E

- EXISTING DRAINAGE BASIN EXHIBIT
- PROPOSED DRAINAGE BASIN & STORM DRAIN EXHIBIT



LEGEND

- BASIN BOUNDARY
- SUB-BASIN BOUNDARY FOR SD INLET FLOW
- STORM DRAIN
- *4.4 cfs* — 100YR, 24HR FLOW AT INLET
- *C.O. 0.8 cfs* — CURB OPENING OR SIDEWALK CULVERT

0 30 60 120 180

SCALE 1"=60'

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

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NOT FOR CONSTRUCTION
FOR REVIEW ONLY
26447 REGISTERED PROFESSIONAL ENGINEER

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Date	Description

ISSUE: X
PROJECT NUMBER: IA 2596
FILE: 2596 CX-BASIN.DWG
DRAWN BY: ANW
CHECKED BY: IMA
DATE: 10/10/2024

SHEET TITLE

DRAINAGE BASIN & STORM DRAIN EXHIBIT

SHEET NUMBER

CB-100

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: RKSS Cerrillos Road Multi Family
2. Location of Property: 3471, 3431, 3453, 3439 and 3443 Cerrillos Rd / 3420 and 3450 Rufina St.
3. Owner/Agent Name: JenkinsGavin Inc

   Mailing Address: 130 Grant Ave Suite 101 Santa Fe NM 87501

   Phone & Fax: 505-820-7444 / 505-386-6343
4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION

Unit Type	Unit Quantity	Average Price
Single Family (detached) Single Family (attached) Townhome/ Apartment Multi-Family Commercial	194 units	TBD

5. Elementary School Zone for Proposed Development: Wood Gormley Elementary
6. Middle School Zone for Proposed Development: Milagro Middle School
7. High School Zone for Proposed Development: Santa Fe High
8. Build out Rates (Year/s; #/yr): _____

   _____

   C-2 and R3

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

City of Santa Fe, New Mexico

Cases #2024-7909
3471, 3431, 3435, 3439, 3443 Cerrillos Rd.
& 3420 + 3450 Rufina St.
Development Plan
Planning Commission
January 16th, 2025

Exhibit D

Development Plan Sheets

1. Development Plan Sheets

RKSS-CERRILLOS MULTI-FAMILY
DEVELOPMENT PLAN
CASE # 2024-7909

NOTES:

1. NO VARIANCES ARE APPROVED FOR THIS DEVELOPMENT PLAN. THE CITY CODE AND APPLICATION CHAPTERS SHALL GOVERN AND APPLY TO THIS DEVELOPMENT PLAN IN ITS ENTIRETY.

2. CITY OF SANTA FE DRAINAGE:
   - 2.1. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
   - 2.2. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHTS.

Sheet List Table	
Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	CONDITIONS OF APPROVAL
CEC-100	EXISTING CONDITIONS AND SLOPE ANALYSIS
DP-101	DEVELOPMENT PLAN

OWNER/DEVELOPER
Santa Fe 1 Property Owner LLC
909 Lake Carolyn Parkway, Suite 150
Irving, Texas 75039

ARCHITECT
Cross Architects, PLLC
879 Junction Dr
Allen, TX 75013
972-398-6644

SURVEYOR (ALTA/TOPO)
Souder, Miller & Associates
5454 Venice Avenue NW, Suite D
505-299-0942

LANDSCAPE
Land Patterns
1804 W Commerce Ste 200
Dallas, TX 75208
214-219-3993

PLANNER
Jenkins Gavin
130 Grant Avenue Suite 101
Santa Fe, NM 87501
505-820-7444

MEP ENGINEER
AOS Engineering
5020 Tennyson Pkwy
Plano, TX 75024
214.432.3030

CIVIL ENGINEER
Isaacson & Arfman, Inc
128 Monroe St NE
Albuquerque, NM 87108
505-268-8828

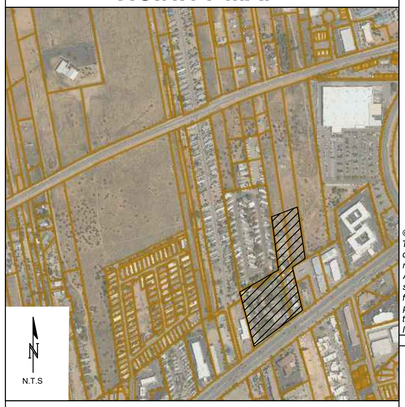
COUNTY OF SANTA FE)
STATE OF NEW MEXICO) SS

I HEREBY CERTIFY THAT THIS
INSTRUMENT# _____
WAS FILED FOR RECORD ON THIS _____ DAY OF
_____, 202_ AT _____ O'CLOCK _M.,
AND WAS DULY RECORDED IN THE BOOK ____, PAGE _____ OF THE
RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE

_____
COUNTY CLERK, SANTA FE COUNTY, NM

_____
DEPUTY

VICINITY MAP


NOTARIZED STORMWATER AGREEMENT

STORMWATER AGREEMENT: PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS ARE ON PRIVATE PROPERTY AND WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

_____
OWNER'S PRINTED NAME

_____
OWNER'S SIGNATURE/DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____ 20 _____ (OR EQUAL)

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

CITY APPROVALS

APPROVED BY THE SANTA FE PLANNING COMMISSION
AT THEIR MEETING ON

_____ CASE #_____

_____ _____
PLANNING COMMISSION CHAIRPERSON DATE

_____ _____
PLANNING COMMISSION SECRETARY DATE

REVIEWED BY THE CITY OF SANTA FE:

_____ _____
CITY PLANNER DATE

_____ _____
CITY ENGINEER FOR LAND USE DATE

AFFIDAVIT

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

_____
OWNER'S PRINTED NAME

_____
OWNER'S SIGNATURE/DATE

THE FOREGOING WAS SWARN, ACKNOWLEDGED, AND SUBSCRIBED BEFORE ME
BY _____, THIS _____ DAY OF __, 20__

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

MODIFICATIONS

SITE PLAN MODIFICATIONS ARE SUBJECT TO APPROVAL BY THE CITY OF SANTA FE AS PART OF THE BUILDING PERMIT PROCESS.

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IAN M. N. ANDERSON
NEW MEXICO
26441
10/15/24
LICENSED PROFESSIONAL ENGINEER
Engineer

RKSS-CERRILLOS MULTI-FAMILY
SANTA FE, NM
DEVELOPMENT PLAN

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 C-100.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

No	Description	Date

SHEET TITLE
COVER SHEET

SHEET NUMBER
C-100

RKSS-CERRILLOS MULTI-FAMILY

DEVELOPMENT PLAN

CASE # 2024-7909

CONDITIONS OF APPROVAL

Isaacson & Arfman, Inc.
Civil Engineering Consultants
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Engineer

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SANTA FE, NM
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CONDITIONS OF APPROVAL

SHEET NUMBER

C-101

N:\PROJECTS\2500-2599\2596\DWG\ BUILDING PERMIT PLANS\2596 C-100.dwg JAN 10/15/2024 10:46 AM

SLOPE ANALYSIS

BASED ON SLOPE ANALYSIS USING TOPOGRAPHIC SURVEY WITH 1-FT CONTOUR INTERVALS AS SHOWN,

0% OF THE PROPERTY CONSISTS OF SLOPES > 20%.

*WHERE EXISTING SIDEWALK CROSS-SLOPE EXCEEDS 1:50 (2%), EXISTING SIDEWALK WILL BE REMOVED AND RECONSTRUCTED TO MEET ADA STANDARDS OF A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS-SLOPE OF 1:50 (2%). CONTRACTOR TO CONFIRM EXISTING SIDEWALK COMPLIANCE DURING SITE CONSTRUCTION AND TO NOTIFY ENGINEER IF NOT IN COMPLIANCE.



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LICENSED PROFESSIONAL ENGINEER

Engineer

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SANTA FE, NM
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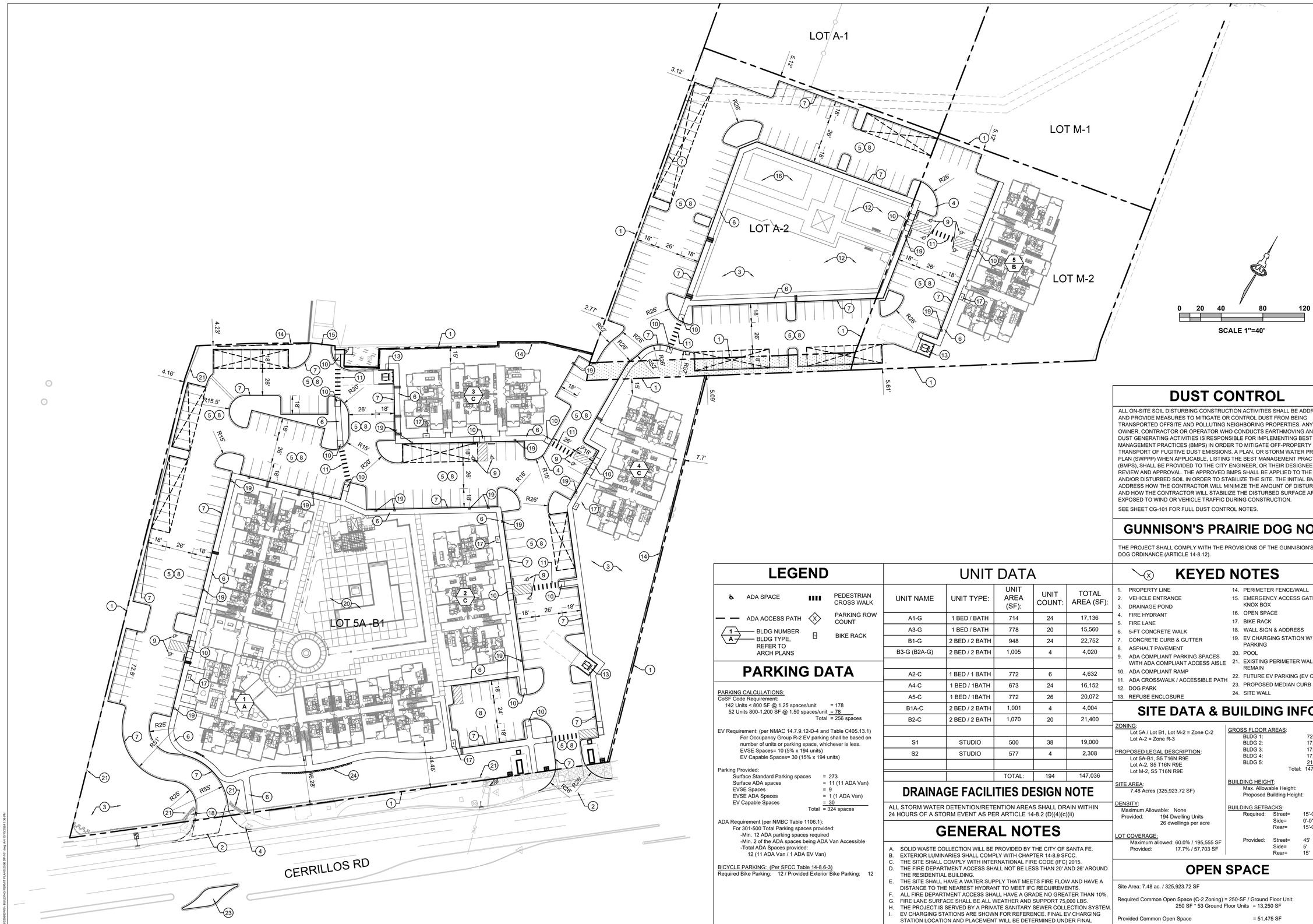
SHEET TITLE

EXISTING CONDITIONS AND SLOPE ANALYSIS

SHEET NUMBER

CEC-100



DUST CONTROL

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.

SEE SHEET CG-101 FOR FULL DUST CONTROL NOTES.

GUNNISON'S PRAIRIE DOG NOTE

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

LEGEND

- ADA SPACE
- ADA ACCESS PATH
- 1 / A — BLDG NUMBER / BLDG TYPE, REFER TO ARCH PLANS
- PEDESTRIAN CROSS WALK
- PARKING ROW COUNT
- BIKE RACK

PARKING DATA

PARKING CALCULATIONS:
CoSF Code Requirement:
142 Units < 800 SF @ 1.25 spaces/unit = 178
52 Units 800-1,200 SF @ 1.50 spaces/unit = 78
Total = 256 spaces

EV Requirement: (per NMAC 14.7.9.12-D-4 and Table C405.13.1)
For Occupancy Group R-2 EV parking shall be based on number of units or parking space, whichever is less.
EVSE Spaces= 10 (5% x 194 units)
EV Capable Spaces= 30 (15% x 194 units)

Parking Provided:
Surface Standard Parking spaces = 273
Surface ADA spaces = 11 (11 ADA Van)
EVSE Spaces = 9
EVSE ADA Spaces = 1 (1 ADA Van)
EV Capable Spaces = 30
Total = 324 spaces

ADA Requirement (per NMBC Table 1106.1):
For 301-500 Total Parking spaces provided:
-Min. 12 ADA parking spaces required
-Min. 2 of the ADA spaces being ADA Van Accessible
-Total ADA Spaces provided:
12 (11 ADA Van / 1 ADA EV Van)

BICYCLE PARKING: (Per SFCC Table 14-8.6-3)
Required Bike Parking: 12 / Provided Exterior Bike Parking: 12

UNIT DATA

UNIT NAME	UNIT TYPE:	UNIT AREA (SF):	UNIT COUNT:	TOTAL AREA (SF):
A1-G	1 BED / BATH	714	24	17,136
A3-G	1 BED / BATH	778	20	15,560
B1-G	2 BED / 2 BATH	948	24	22,752
B3-G (B2A-G)	2 BED / 2 BATH	1,005	4	4,020
A2-C	1 BED / 1 BATH	772	6	4,632
A4-C	1 BED / 1BATH	673	24	16,152
A5-C	1 BED / 1BATH	772	26	20,072
B1A-C	2 BED / 2 BATH	1,001	4	4,004
B2-C	2 BED / 2 BATH	1,070	20	21,400
S1	STUDIO	500	38	19,000
S2	STUDIO	577	4	2,308
		TOTAL:	194	147,036

DRAINAGE FACILITIES DESIGN NOTE

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)

GENERAL NOTES

A. SOLID WASTE COLLECTION WILL BE PROVIDED BY THE CITY OF SANTA FE.
B. EXTERIOR LUMINARIES SHALL COMPLY WITH CHAPTER 14-8.9 SFCC.
C. THE SITE SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2015.
D. THE FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20' AND 26' AROUND THE RESIDENTIAL BUILDING.
E. THE SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIRE FLOW AND HAVE A DISTANCE TO THE NEAREST HYDRANT TO MEET IFC REQUIREMENTS.
F. ALL FIRE DEPARTMENT ACCESS SHALL HAVE A GRADE NO GREATER THAN 10%.
G. FIRE LANE SURFACE SHALL BE ALL WEATHER AND SUPPORT 75,000 LBS.
H. THE PROJECT IS SERVED BY A PRIVATE SANITARY SEWER COLLECTION SYSTEM.
I. EV CHARGING STATIONS ARE SHOWN FOR REFERENCE. FINAL EV CHARGING STATION LOCATION AND PLACEMENT WILL BE DETERMINED UNDER FINAL CONSTRUCTION DRAWINGS AND PER MANUFACTURER RECOMMENDATION.
J. PARKING ON PARCELS ZONED R-3 ARE FOR THE EXCLUSIVE USE OF RESIDENTS AND THEIR GUESTS AND CANNOT BE USED FOR ANY COMMERCIAL OR INDUSTRIAL PURPOSE.

KEYED NOTES

1. PROPERTY LINE
2. VEHICLE ENTRANCE
3. DRAINAGE POND
4. FIRE HYDRANT
5. FIRE LANE
6. 5-FT CONCRETE WALK
7. CONCRETE CURB & GUTTER
8. ASPHALT PAVEMENT
9. ADA COMPLIANT PARKING SPACES WITH ADA COMPLIANT ACCESS AISLE
10. ADA COMPLIANT RAMP
11. ADA CROSSWALK / ACCESSIBLE PATH
12. DOG PARK
13. REFUSE ENCLOSURE
14. PERIMETER FENCE/WALL
15. EMERGENCY ACCESS GATE WITH KNOX BOX
16. OPEN SPACE
17. BIKE RACK
18. WALL SIGN & ADDRESS
19. EV CHARGING STATION W/ EV PARKING
20. POOL
21. EXISTING PERIMETER WALL TO REMAIN
22. FUTURE EV PARKING (EV CAPABLE)
23. PROPOSED MEDIAN CURB ISLAND
24. SITE WALL

SITE DATA & BUILDING INFO

ZONING:
Lot 5A / Lot B1, Lot M-2 = Zone C-2
Lot A-2 = Zone R-3

PROPOSED LEGAL DESCRIPTION:
Lot 5A-B1, S5 T16N R9E
Lot A-2, S5 T16N R9E
Lot M-2, S5 T16N R9E

SITE AREA:
7.48 Acres (325,923.72 SF)

DENSITY:
Maximum Allowable: None
Provided: 194 Dwelling Units
26 dwellings per acre

LOT COVERAGE:
Maximum allowed: 60.0% / 195,555 SF
Provided: 17.7% / 57,703 SF

GROSS FLOOR AREAS:
BLDG 1: 72,568 SF
BLDG 2: 17,640 SF
BLDG 3: 17,640 SF
BLDG 4: 17,640 SF
BLDG 5: 21,548 SF
Total: 147,036 SF

BUILDING HEIGHT:
Max. Allowable Height: 45'
Proposed Building Height: 45'

BUILDING SETBACKS:
Required: Street= 15'-0"
Side= 0'-0"
Rear= 15'-0"
Provided: Street= 45'
Side= 5'
Rear= 15'

OPEN SPACE

Site Area: 7.48 ac. / 325,923.72 SF

Required Common Open Space (C-2 Zoning) = 250-SF / Ground Floor Unit:
250 SF * 53 Ground Floor Units = 13,250 SF

Provided Common Open Space = 51,475 SF

Required Usable Open Space = 50% of Common Open Space Required:
50% * 13,250 SF = 6,625 SF

Provided Usable Open Space = 51,475 SF

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IAN M. N. ANDERSON NEW MEXICO 26441 LICENSED PROFESSIONAL ENGINEER 10/15/24
Engineer

RKSS-CERRILLOS
MULTI-FAMILY
SANTA FE, NM
DEVELOPMENT PLAN

No	Description	Date

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 DP-101.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE
DEVELOPMENT PLAN

SHEET NUMBER
DP-101

GENERAL CIVIL NOTES

A. THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.

B. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED ON OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE SANTA CLARA PUEBLO STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SCP SPEC), THE BUREAU OF INDIAN AFFAIRS STANDARD SPECIFICATIONS (BIA SPEC), OR THE CURRENT EDITION OF THE NMDOT STANDARD SPECIFICATION.

C. NO WORK SHALL BE PERFORMED WITHOUT THE APPROPRIATE PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.

D. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.

E. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.

F. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.

G. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES.

H. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. THE CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF THE INSPECTIONS.

I. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

J. CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.

K. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

L. THE CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

M. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS FIVE WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.

N. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NM811 (811) FOR LOCATION OF EXISTING UTILITIES. PROVIDE GPS COORDINATES OF THE SITE TO NM811.

O. ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR CoSF STANDARD SPECIFICATIONS FOR PUBLIC WORK (SECOND PRIORITY.)

P. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.

Q. VIBRATORY COMPACTION SHALL NOT BE USED OVER IN-PLACE UTILITIES.

R. SOIL TESTING AND INSPECTION SERVICES DURING SITE OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.

S. CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR. ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.

T. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.

GRADING NOTES

A. GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN IN THIS PLANSET.

B. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.

C. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.

D. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NDPES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP AND NPDES PERMIT) CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE WHO WILL PREPARE SWPPP AND INSPECT REQUIRED ELEMENTS IF EPA THRESHOLD IS EXCEEDED.

E. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.

F. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. PAVING AND ROADWAY GRADES SHALL BE ±0.1' FROM PLAN ELEVATIONS. BUILDING PAD ELEVATION SHALL BE ±0.05' FROM PLAN ELEVATION.

G. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.

H. PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.

I. ALL EROSION PROTECTION TO BE INSTALLED AS 4" AVG. DIA. ANGULAR FACED ROCK (F.F. ROCK) PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.).

J. SIDESLOPES STEEPER THAN 3:1 MUST HAVE PERMANENT EROSION PROTECTION INSTALLED, TYPICAL.

K. STORMWATER QUALITY CONTROL MEASURES SHOWN ON THIS PLAN (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.

L. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBLITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

M. FOR ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE (FOR CERTIFICATE OF OCCUPANCY) CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED BY A LICENSED SURVEYOR WHICH INCLUDES:

- AS-BUILT SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED PLAN;
- TOP AND BOTTOM ELEVATIONS AS REQUIRED TO DEFINE THE PERIMETER OF PONDS (TO BE USED BY ENGINEER TO CALCULATE AS-BUILT VOLUME PROVIDED);
- POND OVERFLOW ELEVATIONS
- ALL CONSTRUCTION, INCLUDING DRAIN INLETS, PIPES AND PONDS SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION.

P. GRADING OF FIRST FLUSH BASINS WILL BE INSPECTED AS PART OF ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. DURING LANDSCAPING, FIRST FLUSH BASINS WILL BE SMOOTHLY INTEGRATED INTO LANDSCAPING WHILE MAINTAINING REQUIRED TOP AND BOTTOM ELEVATION, VOLUME AND INLET / OVERFLOW ELEVATIONS.

V. UPON WRITTEN REQUEST COORDINATED THROUGH THE PROJECT ARCHITECT, THE ELECTRONIC FILE OF THE GRADING AND DRAINAGE WILL BE PROVIDED TO THE CONTRACTOR FOR VERTICAL CONTROL. DO NOT USE THIS PLAN FOR PROJECT STAKING AS THERE IS NO CERTAINTY THAT IT IS USING THE MOST CURRENT SITE BASE.

W. SITE CONSTRUCTION HORIZONTAL LAYOUT / STAKING SHALL BE COORDINATED WITH THE ARCHITECT USING THE ARCHITECT PROVIDED SITE PLAN.

STORM DRAIN NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED STORM DRAINS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, INLET AND MANHOLE COLLARS, MANHOLES, WATER QUALITY FEATURES, EROSION CONTROL FEATURES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

B. MINIMUM COVER FOR STORM DRAIN PIPES SHALL BE 12", UNLESS OTHERWISE NOTED.

C. STORM DRAINS SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.

D. STORM DRAINS SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO ROOF DOWNSPOUTS AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL.

F. TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CoSF SPECIFICATIONS. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.

G. ALL INLET AND AREA DRAIN RINGS & GRATES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE STORM DRAINS SHALL BE ADJUSTED TO FINISHED GRADE UNLESS OTHERWISE NOTED ON THE PLANS.

H. ALL STORM DRAIN CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 18" MIN CLEARANCE. IF 18" CLEARANCE IS NOT POSSIBLE, CONTACT THE ENGINEER IMMEDIATELY.

I. RCP PIPES, PP PIPES, CONCRETE INLETS, MANHOLES, AND CLEANOUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NM APWA SPECIFICATIONS.

J. HDPE PIPE SHALL BE ADS N-12 (WATERTIGHT) OR ENGINEER APPROVED EQUIVALENT. HDPE PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

K. PVC PIPES SHALL BE PVC SDR-35, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

L. STORM DRAINS SHALL BE INSTALLED AT INVERTS AND SLOPES SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS AND MANHOLES. THE PIPE SHALL DRAIN TOWARD THE OUTLET AT ALL LOCATIONS.

PAVING NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED PAVING SHOWN ON THE PAVING PLANS INCLUDING: ASPHALT AND OR CONCRETE PAVING, CURBS, GUTTERS, SIDEWALKS, RAMPS, PAVEMENT MARKINGS AND SIGNAGE. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

B. ALL PAVING, INCLUDING ASPHALT PAVEMENT, CONCRETE PAVEMENT, CURBS, GUTTERS, SIDEWALKS, AND RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NMDOT SPECIFICATIONS.

C. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH NMDOT SPECIFICATIONS.

D. ALL PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF SANTA FE STANDARD SPECIFICATIONS FOR PUBLIC WORKS (CoSF SPEC.)

E. ADJUST ANY RIMS OR COVERS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. RIMS AND COVERS IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.

UTILITY NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED UTILITIES SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

B. MINIMUM COVER SHALL BE 36" FOR WATERLINES AND 48" FOR SANITARY SEWER, EXCEPT AT BUILDING CONNECTIONS.

C. UTILITY LINES SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.

D. UTILITY LINES SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING PLUMBING AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL. REFER TO THE MECHANICAL AND/OR PLUMBING PLANS FOR SERVICE CONNECTIONS

F. DRY UTILITY LOCATIONS AND DESIGN ARE NOT A PART OF THIS PLAN. CONTRACTOR SHALL COORDINATE WITH THE LOCAL DRY UTILITY COMPANIES TO DETERMINE THE SIZE, DEPTH, LOCATION, FITTINGS AND REQUIRED APPURTENANCES FOR THE DRY UTILITY SERVICE LINES ON THE SITE. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SERVICE CONNECTIONS.

G. TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CoSF SPEC. SECT. 700. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.

H. ALL WATER VALVE BOXES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE UTILITIES SHALL BE ADJUSTED TO FINISHED GRADE.

I. ALL CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 12" MIN CLEARANCE. IF 12" CLEARANCE IS NOT POSSIBLE, BOTH PIPES SHALL BE ENCASED IN CONCRETE OR AS DIRECTED BY THE ENGINEER.

J. VALVES, METERS, SERVICE LINES, METER AND VALVE BOXES, TAPPING SLEEVES, HYDRANTS, AND OTHER WATER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CoSF SPECIFICATIONS.

K. WATERLINES LESS THAN 4" DIAMETER SHALL BE COPPER TYPE K MEETING ASTM B 88 REQUIREMENTS. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.

L. ALL FITTINGS AND COUPLINGS FOR WATERLINES LESS THAN 4" IN DIAMETER ARE TO BE COPPER, SOLDER JOINT FITTINGS IN ACCORDANCE WITH ASME 16.18 OR ASME B16.22.

M. ALL FITTINGS AND COUPLINGS FOR WATERLINES 4" IN DIAMETER OR LARGER ARE TO BE MEGA LUG MECHANICAL JOINTS OR ENGINEER APPROVED EQUIVALENT.

N. JOINTS SHALL BE RESTRAINED BY MEGA LUG HARNESSES, OR ENGINEER APPROVED EQUIVALENT. JOINT RESTRAINTS SHALL BE INSTALLED AT DISTANCES FROM THE FITTINGS AS SHOWN ON THE JOINT RESTRAINT TABLE IN THESE PLANS.

O. BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

P. FIRE LINES SHALL USE PIPE MATERIALS LISTED AND APPROVED FOR FIRE SERVICE BY UNDERWRITERS LABORATORIES.

Q. FIRE DEPARTMENT CONNECTIONS SHALL MEET UL 405, NFPA 1963, LOCAL FIRE DEPARTMENT REQUIREMENTS, AND IFC 2015.

R. ADJUST WATER AND FIRE LINES TO AVOID FOOTINGS, SEWER LINES, AND OTHER CONDUITS. INSTALL FITTINGS AS NEEDED.

S. SEWER MANHOLES, CLEANOUTS, SEWER SERVICE TAPS, AND OTHER SEWER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CoSF SPECIFICATIONS.

T. SEWER SERVICE LINES SHALL BE INSTALLED AT A 1% MINIMUM SLOPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS. THE PIPE SHALL DRAIN TOWARD THE SEWER MAIN AT ALL LOCATIONS.

U. ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SCH 40 PIPE.

V. ANY RE-GRADING OF SITE OVER EXISTING WATER MAINS SHALL MAINTAIN A MINIMUM OF 4-FT OF COVER AND NOT EXCEED 5-FT OF COVER. DEPTH OF EXISTING MAIN TO BE ADJUSTED TO MAINTAIN A MINIMUM OF 4-FT OF COVER AND NOT EXCEED 5-F

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LICENSED PROFESSIONAL ENGINEER
10/15/24

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 C-100.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

No	Date	Description

SHEET TITLE

CIVIL GENERAL NOTES

SHEET NUMBER

C-200

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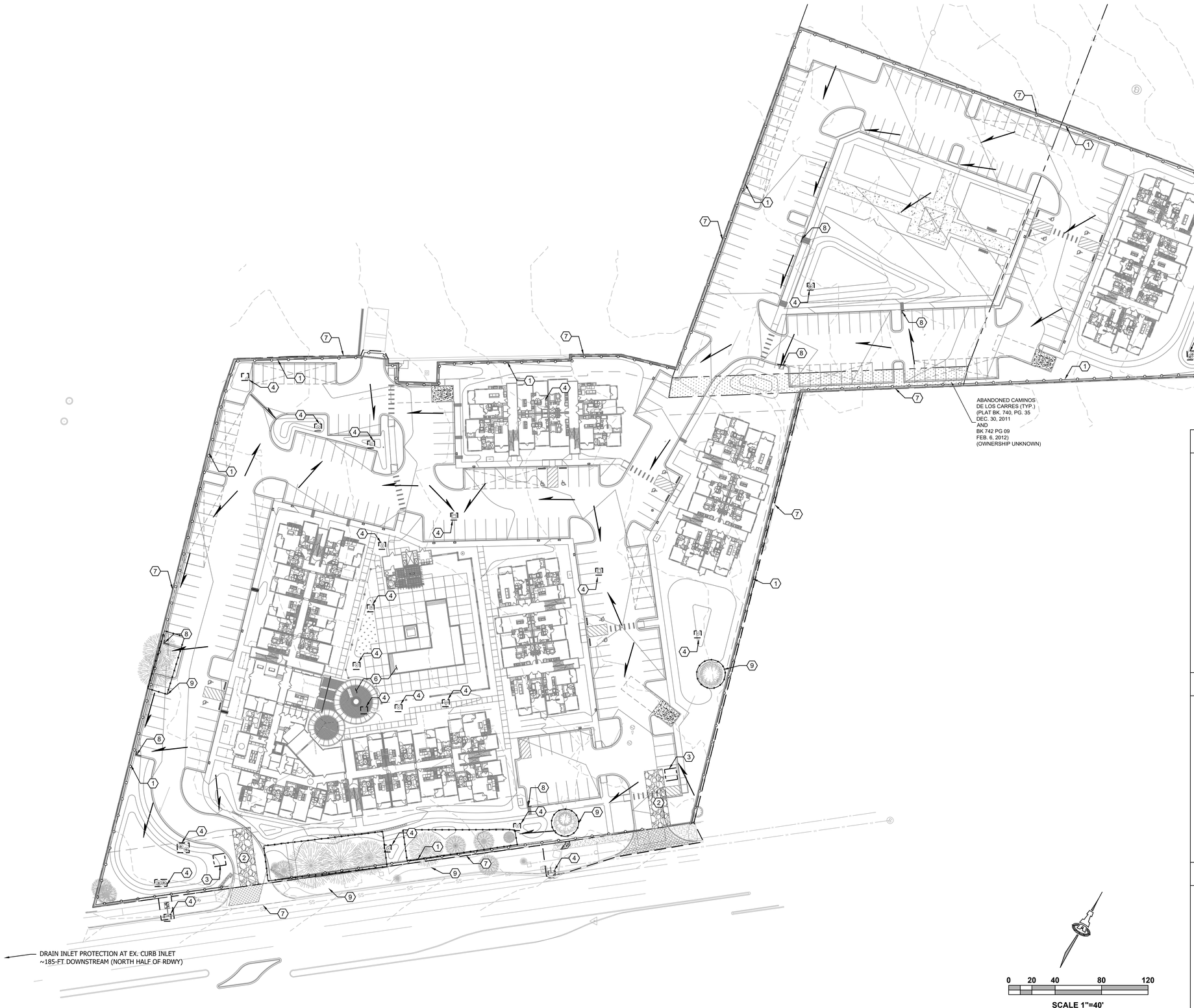

LEGEND

- LIMITS OF PROJECT DISTRUBANCE
- SILT FENCE
- FILTER SOCK
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- INLET PROTECTION
- PRE-CONSTRUCTION FLOW ARROW
- POST-CONSTRUCTION FLOW ARROW
- TREE PROTECTION

GENERAL ESC NOTES

A. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) FOR LOCATION OF EXISTING UTILITIES.

B. TEMPORARY EROSION CONTROL BMPS SHOWN HERE REPRESENT THE MINIMUM AMOUNT OF EROSION CONTROL MEASURE(S) REQUIRED ON SITE DURING CONSTRUCTION FOR PERMITTING APPROVAL. CONTRACTOR IS RESPONSIBLE FOR ADHERENCE TO THE PROJECT'S FINAL SWPPP, WHICH SUPERCEDES WHAT IS SHOWN ON THIS PLAN SHEET, AND THE PROPER MAINTENANCE OF ALL TEMPORARY EROSION CONTROL BMPS DURING CONSTRUCTION. CONTRACTOR TO INCORPORATE ANY ADDITIONAL AND/OR ALTERNATE BMPS AS NECESSARY ON SITE TO PREVENT ANY ERRANT SEDIMENT RELEASE DOWNSTREAM, REFER TO PROJECT'S FINAL SWPPP FOR ADDITIONAL DIRECTION & DETAILS.

C. CONTRACTOR TO PROVIDE INLET PROTECTION AT AREA DRAINS WITHIN COURTYARD AREAS ONCE COURTYARD DRAINAGE SYSTEM IS IN PLACE. REFER TO LANDSCAPE PLANS FOR AREA DRAIN LOCATIONS WITHIN THE COURTYARD.

KEYED NOTES

1. SILT FENCE, SEE DETAIL SHEET CEC-501.
2. STABILIZED CONSTRUCTION ENTRANCE; SEE DETAIL SHEET CEC-501.
3. CONCRETE WASH OUT; SEE DETAIL SHEET CEC-501.
4. INLET PROTECTION; SEE DETAIL SHEET CEC-501.
5. FILTER SOCK; SEE DETAIL SHEET CEC-501.
6. INTERNAL COURTYARD AREAS, REFER TO GEN. NOTE C THIS SHEET.
7. LIMITS OF PROJECT DISTURBANCE
8. FILTER SOCK; SEE DETAIL SHEET CEC-501.
9. TREE PROTECTION; SEE DETAIL SHEET CEC-501.

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SANTA FE, NM
DEVELOPMENT PLAN

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CEC-101.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

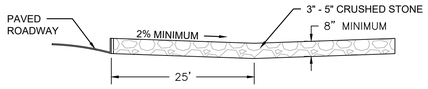
No	Date	Description

SHEET TITLE

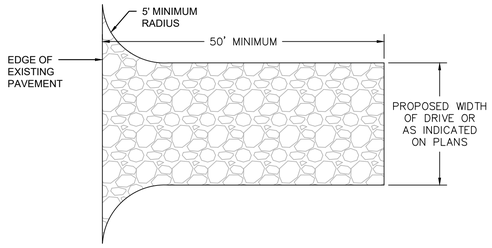
EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER

CEC-101



CROSS SECTION



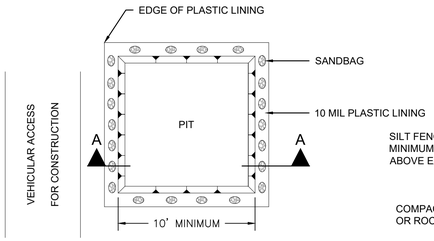
PLAN VIEW

GENERAL NOTES:

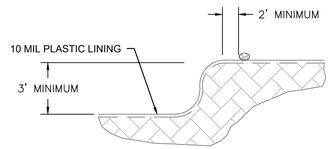
1. STONE SIZE: 3 TO 5 INCH OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS: NOT LESS THAN 8 INCHES.
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE- ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.



PLAN



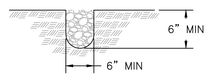
SECTION A-A

GENERAL NOTES:

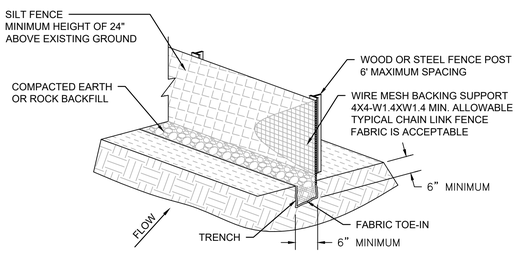
1. DETAIL ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.
4. PIT SHALL BE INSTALLED WITH IMPERMEABLE LINER.
5. SANDBAGS MAY BE REPLACED BY SOIL BERM TO ANCHOR THE PLASTIC LINING.

CONCRETE WASHOUT PIT

SCALE: N.T.S.



TRENCH CROSS-SECTION



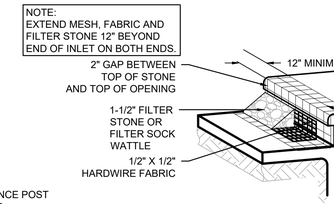
ISOMETRIC VIEW

GENERAL NOTES:

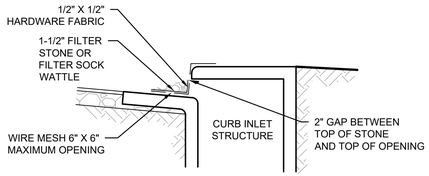
1. WOOD OR STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH WILL BE ATTACHED TO THE STEEL FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE

SCALE: N.T.S.



ISOMETRIC PLAN VIEW



INLET SECTION

MAINTENANCE NOTES:

CURB INLET PROTECTION SHOULD BE INSPECTED WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE STORAGE DEPTH. IF DE-WATERING OF THE STORAGE VOLUME IS NOT OCCURRING, CLEAN OR REPLACE THE FILTER STONE, CLEAN THE FILTER STONE SURFACE THE FIRST FEW TIMES BY RAKING, REPEATED SEDIMENT BUILD-UP WILL REQUIRE FILTER STONE REPLACEMENT.

CURB INLET PROTECTION

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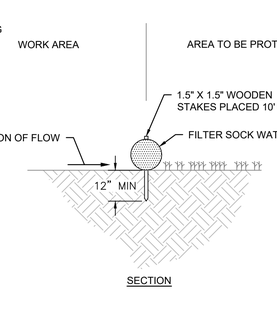

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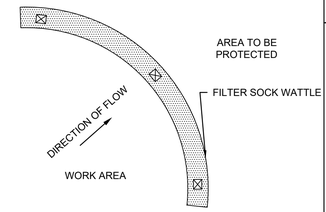
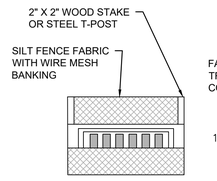


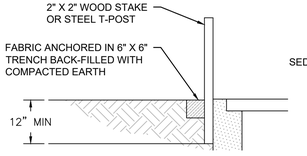
PLAN

FILTER SOCK FOR SEDIMENT CONTROL

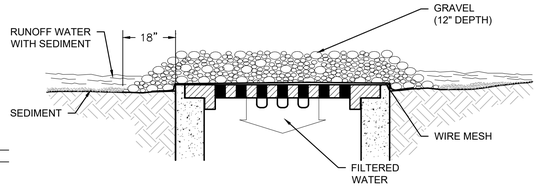
SCALE: N.T.S.



PERSPECTIVE VIEW



STANDARD INSTALLATION



GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER

GENERAL NOTES:

1. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS MINIMUM OF 1-FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
2. AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ABOVE. THE DEPTH OF STONE SHALL BE AT LEAST 12-INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18-INCHES ON ALL SIDES.
3. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS IT'S FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.

DRAIN INLET PROTECTIVE/SEDIMENT FILTER

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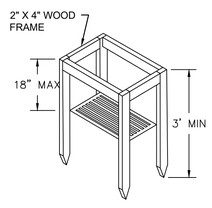
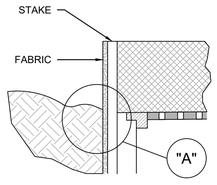
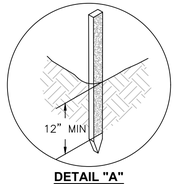


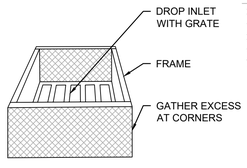
PERSPECTIVE VIEW



ELEVATION OF STAKE AND FABRIC ORIENTATION



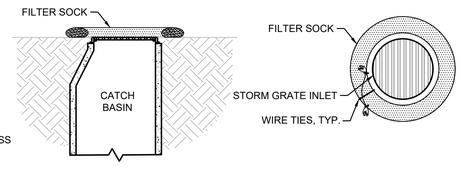
DETAIL "A"



PERSPECTIVE VIEW

DRAIN INLET PROTECTION

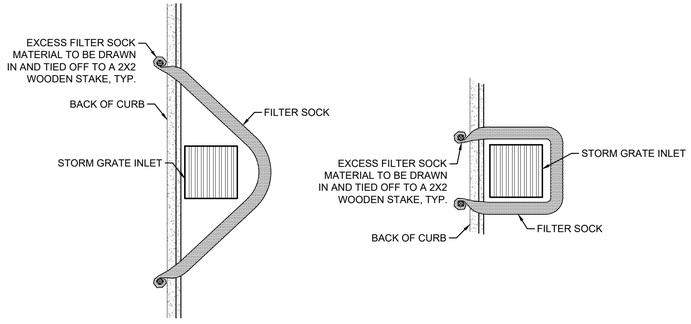
SCALE: N.T.S.



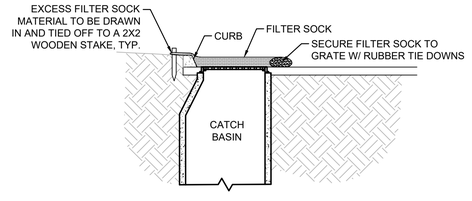
SECTION PLAN

DRAIN INLET PROTECTION W/ FILTER SOCK

SCALE: N.T.S.



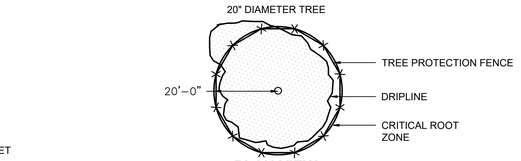
OPTION "A" PLAN **OPTION "B" PLAN**



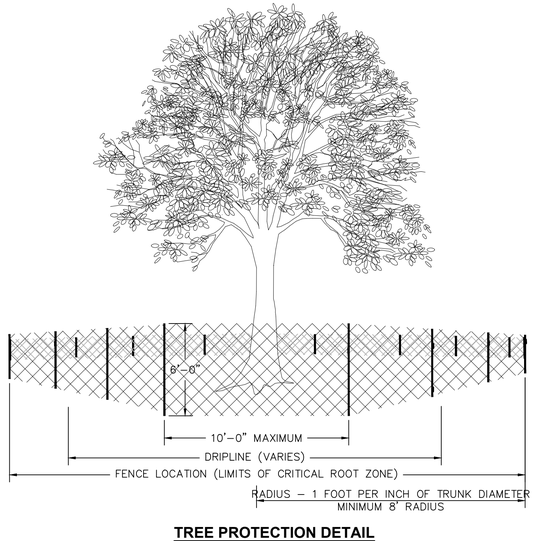
SECTION

CURBSIDE DRAIN INLET PROTECTION W/ FILTER SOCK

SCALE: N.T.S.



PLAN VIEW



TREE PROTECTION DETAIL

SCALE: N.T.S.

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IAN M. N. ANDERSON NEW MEXICO 26441 10/15/24 LICENSED PROFESSIONAL ENGINEER

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM DEVELOPMENT PLAN

No	Description	Date

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CEC-101.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

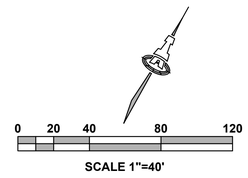
SHEET TITLE

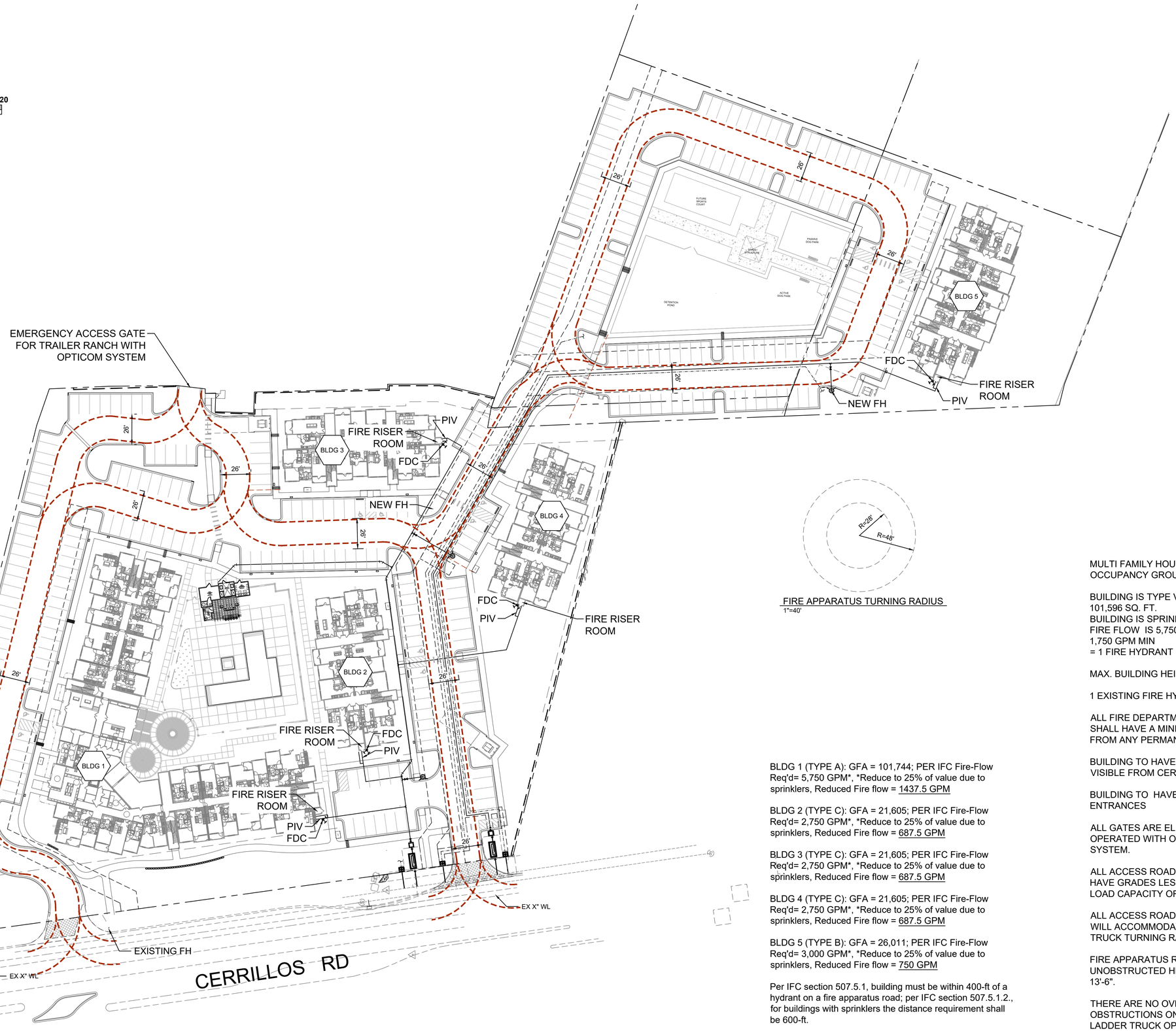
EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER

CEC-501

M:\PROJECTS\2020\2596\DWGS\2596 - BUILDING FORMAT PLANS\2596 CEC-101.dwg, IAN, 10/15/2024 10:57 AM





FIRE APPARATUS TURNING RADIUS
1"=40'

BLDG 1 (TYPE A): GFA = 101,744; PER IFC Fire-Flow Req'd= 5,750 GPM*, *Reduce to 25% of value due to sprinklers, Reduced Fire flow = 1437.5 GPM

BLDG 2 (TYPE C): GFA = 21,605; PER IFC Fire-Flow Req'd= 2,750 GPM*, *Reduce to 25% of value due to sprinklers, Reduced Fire flow = 687.5 GPM

BLDG 3 (TYPE C): GFA = 21,605; PER IFC Fire-Flow Req'd= 2,750 GPM*, *Reduce to 25% of value due to sprinklers, Reduced Fire flow = 687.5 GPM

BLDG 4 (TYPE C): GFA = 21,605; PER IFC Fire-Flow Req'd= 2,750 GPM*, *Reduce to 25% of value due to sprinklers, Reduced Fire flow = 687.5 GPM

BLDG 5 (TYPE B): GFA = 26,011; PER IFC Fire-Flow Req'd= 3,000 GPM*, *Reduce to 25% of value due to sprinklers, Reduced Fire flow = 750 GPM

Per IFC section 507.5.1, building must be within 400-ft of a hydrant on a fire apparatus road; per IFC section 507.5.1.2., for buildings with sprinklers the distance requirement shall be 600-ft.

MULTI FAMILY HOUSING
OCCUPANCY GROUP R-2

BUILDING IS TYPE VA
101,596 SQ. FT.
BUILDING IS SPRINKELED, NFPA-13
FIRE FLOW IS 5,750 (0.25%) = 1,438 GPM.
1,750 GPM MIN
= 1 FIRE HYDRANT

MAX. BUILDING HEIGHT IS 45'

1 EXISTING FIRE HYDRANT NEAR SITE

ALL FIRE DEPARTMENT CONNECTIONS SHALL HAVE A MINIMUM DISTANCE OF 3' FROM ANY PERMANENT OBJECTS.

BUILDING TO HAVE A PREMISES ID VISIBLE FROM CERRILLOS RD

BUILDING TO HAVE KNOX BOXES AT ENTRANCES

ALL GATES ARE ELECTRICALLY OPERATED WITH OPTICOM INFRARED SYSTEM.

ALL ACCESS ROADS AND FIRE LANES HAVE GRADES LESS THAN 10% AND A LOAD CAPACITY OF 75,000 POUNDS.

ALL ACCESS ROADS AND FIRE PATHS WILL ACCOMMODATE A 28' MINIMUM TRUCK TURNING RADIUS

FIRE APPARATUS ROADS SHALL HAVE AN UNOBSTRUCTED HEIGHT NOT LESS THAN 13'-6".

THERE ARE NO OVERHEAD OBSTRUCTIONS ON SITE TO PROHIBIT LADDER TRUCK OPERATIONS

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26441
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RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Date	Description

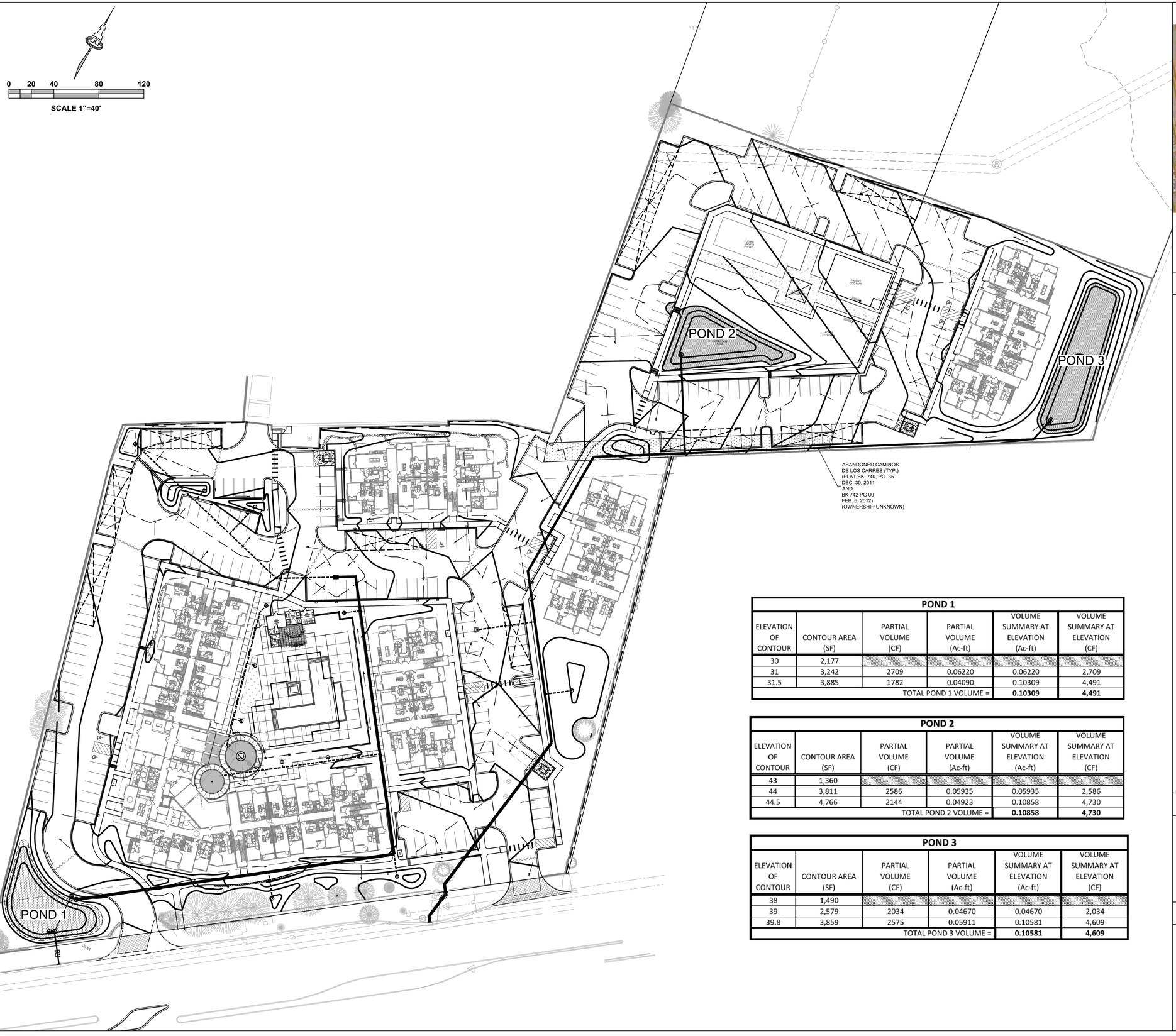
ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CF-100.DWG
DRAWN BY: DC
CHECKED BY: INNA
DATE: 10/15/2024

SHEET TITLE

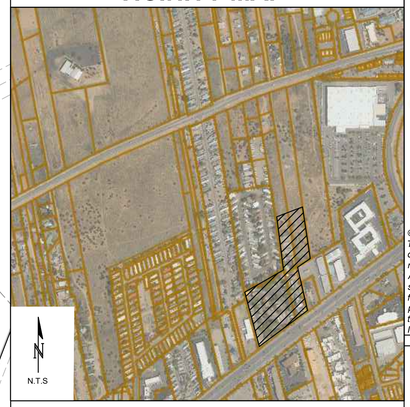
FIRE ONE

SHEET NUMBER

CF-100



VICINITY MAP



PROJECT INFORMATION

EXISTING SITE DRAINAGE ANALYSIS: THE OVERALL SITE CONTAINS PORTIONS OF FOUR (4) SEPARATE EXISTING LOTS. THE FOUR SEPARATE LOT PORTIONS WILL BE CONSOLIDATED INTO A SINGLE LOT. THE SOUTHERN TWO LOTS HAVE BEEN PREVIOUSLY DEVELOPED, WITH LOT 5A CURRENTLY EXISTING AS A RV PARK. LOT 1B WAS PREVIOUSLY USED AS PRE-OWNED AUTO SALES LOT, BUT IS CURRENTLY VACANT PROPERTY. THE NORTHERN PORTIONS OF LOTS XX AND XX, HAD PREVIOUS BUILDING STRUCTURES BUT CURRENTLY SIT VACANT.

THE EXISTING RUNOFF GENERATED ON EACH LOT FLOWS SOUTHWESTERLY TO IT'S SOUTHWESTERN PROPERTY CORNER. THE NORTHERN LOTS RUNOFF ENTERS LOT 1B, AND FLOWS THROUGH LOT 1B UNTIL IT ENTER THE CERRILLOS ROAD RIGHT-OF-WAY. LOT 5A'S GENERATED RUNOFF FLOWS FROM ITS NORTHEAST CORNER TO THE SOUTHWEST ENTRY POINT OF THE SITE FROM CERRILLOS ROAD. LOT 5A'S RUNOFF ENTERS THE CERRILLOS ROAD RIGHT-OF-WAY UNTIL IT REACH THE EXISTING CURB INLET DOWNSTREAM OF IT'S DRIVEWAY ENTRY TO CERRILLOS.

THERE ARE CONTRIBUTING OFF-SITE FLOWS WHICH ENTER THE NORTHERN LOTS AND CARRIED THROUGH THE LOTS TO CERRILLOS ROAD. THE OFF-SITE FLOW IS QUANTIFIED UNDER DRAINAGE BASIN 'OS-1'.

PROPOSED SITE DRAINAGE CONCEPT: THE PROPOSED SITE WILL FOLLOW THE EXISTING SITE DRAINAGE, MAINTAINING THE SITE FLOW PATH FROM THE NORTHEAST PORTION OF THE SITE TO THE SOUTHWEST CORNER AT WHICH POINT DEVELOPED RUNOFF INCREASE WILL BE STORED, AND RELEASED MATCHING THE EXISTING FLOW RATE EXITING THE OVERALL SITE.

THIS WILL BE ACCOMPLISHED USING A NEW ON-SITE UNDERGROUND SYSTEM WHICH WILL COLLECT AND ROUTE RUNOFF TO THE SOUTHWESTERN PONDING AREAS. THE PONDING AREA WILL STORE THE DEVELOPED RUNOFF UNTIL IT IS RELEASED DIRECTLY TO THE PUBLIC STORM SYSTEM THROUGH THE EXISTING STORM INLET FOUND NEAR THE SOUTHWEST ENTRY TO THE SITE.

POND 1

ELEVATION OF CONTOUR	CONTOUR AREA (SF)	PARTIAL VOLUME (CF)	PARTIAL VOLUME (Ac-ft)	VOLUME SUMMARY AT ELEVATION (Ac-ft)	VOLUME SUMMARY AT ELEVATION (CF)
30	2,177				
31	3,242	2709	0.06220	0.06220	2,709
31.5	3,885	1782	0.04090	0.10309	4,491
			TOTAL POND 1 VOLUME =	**0.10309**	**4,491**

POND 2

ELEVATION OF CONTOUR	CONTOUR AREA (SF)	PARTIAL VOLUME (CF)	PARTIAL VOLUME (Ac-ft)	VOLUME SUMMARY AT ELEVATION (Ac-ft)	VOLUME SUMMARY AT ELEVATION (CF)
43	1,360				
44	3,811	2586	0.05935	0.05935	2,586
44.5	4,766	2144	0.04923	0.10858	4,730
			TOTAL POND 2 VOLUME =	**0.10858**	**4,730**

POND 3

ELEVATION OF CONTOUR	CONTOUR AREA (SF)	PARTIAL VOLUME (CF)	PARTIAL VOLUME (Ac-ft)	VOLUME SUMMARY AT ELEVATION (Ac-ft)	VOLUME SUMMARY AT ELEVATION (CF)
38	1,490				
39	2,579	2034	0.04670	0.04670	2,034
39.8	3,859	2575	0.05911	0.10581	4,609
			TOTAL POND 3 VOLUME =	**0.10581**	**4,609**

LEGEND

80	PROPOSED 1.0' CONTOUR
81.5'	PROPOSED 0.5' CONTOUR
82.56	PROPOSED SPOT ELEVATION
	SURFACE FLOW DIRECTION
FFE = 4982.2	FINISHED FLOOR ELEVATION

ADA COMPLIANCE

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

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IAN M. N. ANDERSON NEW MEXICO 26441 10/15/24 LICENSED PROFESSIONAL ENGINEER

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Description	Date

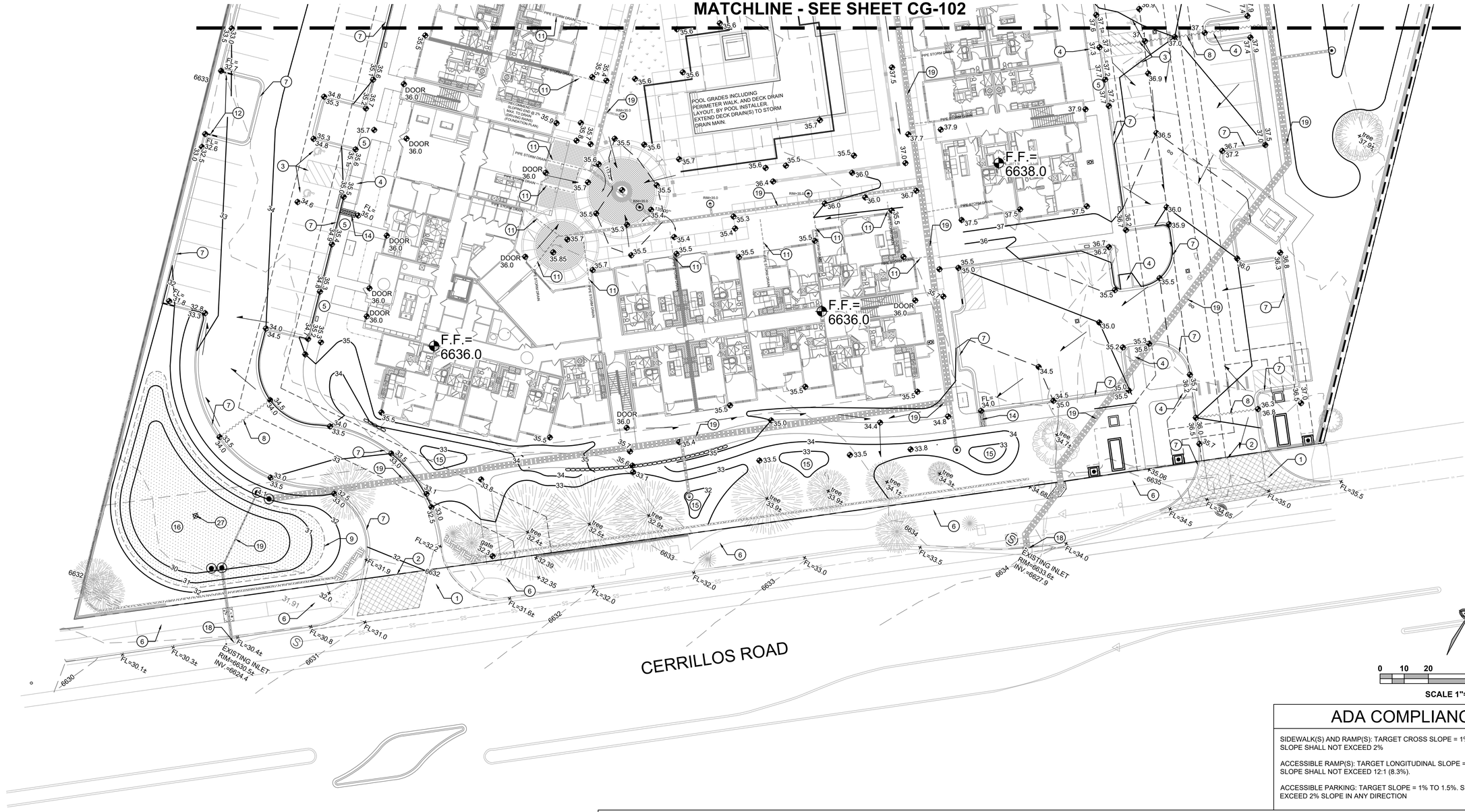
ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CG-100.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

OVERALL GRADING PLAN

SHEET NUMBER

CG-100



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ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

LEGEND

— 4965 —	EXISTING CONTOUR
G=4965.21	EXISTING SPOT ELEVATION
65	PROPOSED 1.0' CONTOUR
65.5	PROPOSED 0.5' CONTOUR
65.4	PROPOSED SPOT ELEVATION
	FLOW DIRECTION
FF = 4966.00	FINISH FLOOR ELEVATION
	EXISTING STORM DRAIN / MANHOLE
	PROPOSED STORM DRAIN / INLET

KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG-101, CG-102, AND CG-103. NOT ALL NOTES ARE USED ON EACH SHEET. SEE ADA COMPLIANCE NOTES THIS SHEET FOR TARGET SLOPES AND MAXIMUM SLOPES.

1. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN R/W. PROPOSED GRADES WITHIN R/W ARE SHOWN FOR INFORMATION ONLY. NO WORK SHALL BE PERFORMED IN THE PUBLIC R/W WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
2. SMOOTH TRANSITION TO EXISTING PAVEMENT.
3. ADA COMPLIANT PARKING SPACES AND ACCESS AISLES.
4. ADA COMPLIANT CURB RAMP.
5. ADA COMPLIANT PEDESTRIAN ACCESS WALK.
6. CONTRACTOR TO VERIFY EXISTING SIDEWALK MEETS CURRENT ADA STANDARDS ALONG CERRILLOS RD FRONTAGE.
7. 6" HIGH CURB (ONSITE) TYPICAL UNLESS NOTED. NOTE: TO ENSURE READABILITY, NOT ALL CURBS ARE LABELED WITH BOTH FLOWLINE AND TOP OF CURB ELEVATION. ALL SPOT ELEVATIONS SHOWN WITHIN GUTTER ARE FLOWLINE ELEVATION. ADD 6" FOR ADJACENT TOP OF CURB ELEVATION. SEE PAVING PLAN AND DETAILS FOR CURB TYPES AND ADDITIONAL INFORMATION
8. HIGH POINT / GRADE BREAK.
9. 0.5' DESIGN CONTOURS SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT. SEE LEGEND.
10. CONCENTRATED ROOF DISCHARGE VIA DOWNSPOUT. PRECAST SPLASHPAD OR EQUAL WHERE DISCHARGE TO LANDSCAPE AREAS.
11. CONCENTRATED ROOF DISCHARGE TO BE PIPED DIRECTLY TO STORM DRAIN.
12. 24" (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL THROUGH PARKING ISLAND. SEE CG-501 FOR DETAIL.
13. 18" (BOTTOM WIDTH) CURB OPENING. SEE CG-501 FOR DETAIL.
14. CONSTRUCT 18" (BOTTOM WIDTH) COVERED CONCRETE SIDEWALK CULVERT. SEE CG-501 FOR DETAIL.
15. 1' DEEP DESILTATION POND.
16. STORMWATER RETENTION POND. TYPICAL SIDESLOPE = 5:1 UNLESS NOTED. ALL STORMWATER PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
17. DEPRESS LANDSCAPING 6" TYPICAL FOR WATER HARVESTING. NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF ANY BUILDING.
18. CLEAN AND FLUSH EXISTING STORM DRAIN INLET.
19. PRIVATE STORM DRAIN SYSTEM. SEE SHEET CSD-100-103 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
20. TWO 3" DIA. PVC PIPES THROUGH WALK. MATCH CURB FLOWLINE. SLOPE @ 1.5%.
21. EROSION PROTECTION SHALL BE PLACED TO PERMIT STORMWATER TO PASS SMOOTHLY. HAND PLACE AT CURB OPENINGS AND SWALES TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.
22. INSTALL ANGULAR ROCK EROSION PROTECTION TO LIMITS HATCHED.:
23. GARDEN RETAINING WALL(S) (RETAINING < 30") TO ACHIEVE GRADE DIFFERENCE SHOWN. FINISH GRADE PROVIDED BOTH SIDES. SEE ARCH/STRUCTURAL SHEETS FOR DETAILS INCLUDING TOTAL COLOR, MATERIAL, ADDITIONAL HEIGHT, FOOTING, GUARDRAIL, REINFORCING, ETC.
24. SITE RETAINING WALL(S) (RETAINING >30") TO ACHIEVE GRADE DIFFERENCE SHOWN. TRW = GRADE ON HIGH SIDE OF WALL; BRW = GRADE ON LOW SIDE OF WALL. SEE ARCH/STRUCTURAL SHEETS FOR DETAILS INCLUDING COLOR, MATERIAL, TOTAL HEIGHT. STRUCTURAL DETAILS TO BE PROVIDED BY WALL CONTRACTOR OR STRUCTURAL ENGINEER.
25. BUILDING RETAINING STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
26. BUILDING EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
27. DRAINAGE POND POST & STAFF RAIN GAUGE, SEE DETAIL ON SHEET CG-501.

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Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Description	Date

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CG-102.DWG
DRAWN BY: DC
CHECKED BY: INNA
DATE: 10/15/2024

SHEET TITLE

GRADING PLAN 1

SHEET NUMBER

CG-101



0 10 20 40 60

SCALE 1"=20'

LEGEND

— 4965 —	EXISTING CONTOUR
G=4965.21	EXISTING SPOT ELEVATION
65	PROPOSED 1.0' CONTOUR
65.5	PROPOSED 0.5' CONTOUR
65.4	PROPOSED SPOT ELEVATION
	FLOW DIRECTION
FF = 4966.00	FINISH FLOOR ELEVATION
	EXISTING STORM DRAIN / MANHOLE
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KEYED NOTES

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IAN M. N. ANDERSON NEW MEXICO 26441 LICENSED PROFESSIONAL ENGINEER 10/15/24

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

ISSUE: DEVELOPMENT PLAN

PROJECT NUMBER:	IA 2596
FILE:	2596 CG-102.DWG
DRAWN BY:	DC
CHECKED BY:	IMNA
DATE:	10/15/2024

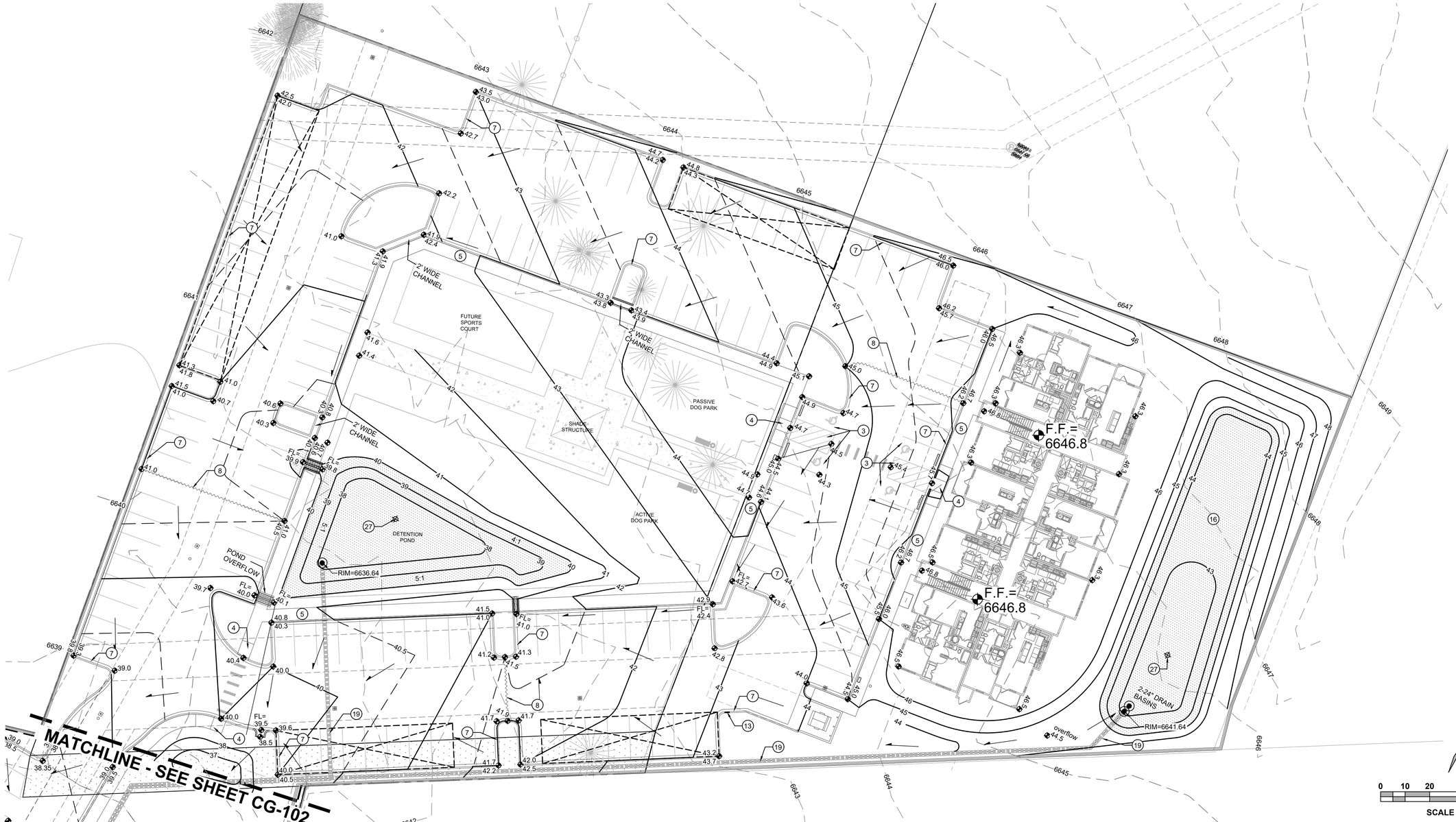
No	Date	Description

SHEET TITLE

GRADING PLAN 2

SHEET NUMBER

CG-102



0 10 20 40 60

SCALE 1"=20'

LEGEND

— 4965 —	EXISTING CONTOUR
G=4965.21	EXISTING SPOT ELEVATION
65	PROPOSED 1.0' CONTOUR
65.5	PROPOSED 0.5' CONTOUR
65.4	PROPOSED SPOT ELEVATION
	FLOW DIRECTION
FF = 4966.00	FINISH FLOOR ELEVATION
	EXISTING STORM DRAIN / MANHOLE
	PROPOSED STORM DRAIN / INLET

KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG-101, CG-102, AND CG-103. NOT ALL NOTES ARE USED ON EACH SHEET. SEE ADA COMPLIANCE NOTES THIS SHEET FOR TARGET SLOPES AND MAXIMUM SLOPES.

1. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN R/W. PROPOSED GRADES WITHIN R/W ARE SHOWN FOR INFORMATION ONLY. NO WORK SHALL BE PERFORMED IN THE PUBLIC R/W WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
2. SMOOTH TRANSITION TO EXISTING PAVEMENT.
3. ADA COMPLIANT PARKING SPACES AND ACCESS AISLES.
4. ADA COMPLIANT CURB RAMP.
5. ADA COMPLIANT PEDESTRIAN ACCESS WALK.
6. CONTRACTOR TO VERIFY EXISTING SIDEWALK MEETS CURRENT ADA STANDARDS ALONG CERRILLOS RD FRONTAGE.
7. 6" HIGH CURB (ONSITE) TYPICAL UNLESS NOTED. NOTE: TO ENSURE READABILITY, NOT ALL CURBS ARE LABELED WITH BOTH FLOWLINE AND TOP OF CURB ELEVATION. ALL SPOT ELEVATIONS SHOWN WITHIN GUTTER ARE FLOWLINE ELEVATION. ADD 6" FOR ADJACENT TOP OF CURB ELEVATION. SEE PAVING PLAN AND DETAILS FOR CURB TYPES AND ADDITIONAL INFORMATION
8. HIGH POINT / GRADE BREAK.
9. 0.5' DESIGN CONTOURS SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT. SEE LEGEND.
10. CONCENTRATED ROOF DISCHARGE VIA DOWNSPOUT. PRECAST SPLASHPAD OR EQUAL WHERE DISCHARGE TO LANDSCAPE AREAS.
11. CONCENTRATED ROOF DISCHARGE TO BE PIPED DIRECTLY TO STORM DRAIN.
12. 24" (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL THROUGH PARKING ISLAND. SEE CG-501 FOR DETAIL.
13. 18" (BOTTOM WIDTH) CURB OPENING. SEE CG-501 FOR DETAIL.
14. CONSTRUCT 18" (BOTTOM WIDTH) COVERED CONCRETE SIDEWALK CULVERT. SEE CG-501 FOR DETAIL.
15. 1' DEEP DESILTATION POND.
16. STORMWATER RETENTION POND. TYPICAL SIDESLOPE = 5:1 UNLESS NOTED. ALL STORMWATER PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
17. DEPRESS LANDSCAPING 6" TYPICAL FOR WATER HARVESTING. NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF ANY BUILDING.
18. CLEAN AND FLUSH EXISTING STORM DRAIN INLET.
19. PRIVATE STORM DRAIN SYSTEM. SEE SHEET CSD-100-103 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
20. TWO 3" DIA. PVC PIPES THROUGH WALK. MATCH CURB FLOWLINE. SLOPE @ 1.5%.
21. EROSION PROTECTION SHALL BE PLACED TO PERMIT STORMWATER TO PASS SMOOTHLY. HAND PLACE AT CURB OPENINGS AND SWALES TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.
22. INSTALL ANGULAR ROCK EROSION PROTECTION TO LIMITS HATCHED.:
23. GARDEN RETAINING WALL(S) (RETAINING < 30") TO ACHIEVE GRADE DIFFERENCE SHOWN. FINISH GRADE PROVIDED BOTH SIDES. SEE ARCH/STRUCTURAL SHEETS FOR DETAILS INCLUDING TOTAL COLOR, MATERIAL, ADDITIONAL HEIGHT, FOOTING, GUARDRAIL, REINFORCING, ETC.
24. SITE RETAINING WALL(S) (RETAINING >30") TO ACHIEVE GRADE DIFFERENCE SHOWN. TRW = GRADE ON HIGH SIDE OF WALL; BRW = GRADE ON LOW SIDE OF WALL. SEE ARCH/STRUCTURAL SHEETS FOR DETAILS INCLUDING COLOR, MATERIAL, TOTAL HEIGHT. STRUCTURAL DETAILS TO BE PROVIDED BY WALL CONTRACTOR OR STRUCTURAL ENGINEER.
25. BUILDING RETAINING STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
26. BUILDING EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
27. DRAINAGE POND POST & STAFF RAIN GAUGE, SEE DETAIL ON SHEET CG-501.

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IAN M. N. ANDERSON NEW MEXICO 26441 LICENSED PROFESSIONAL ENGINEER 10/15/24

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Date	Description

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CG-102.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

GRADING PLAN 3

SHEET NUMBER

CG-103

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GENERAL NOTES

A. INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS.

B. ALL STORM DRAIN LINES AND FITTINGS TO BE ADS N–12WT WATERTIGHT.

DRAINAGE MAINTENANCE NOTES

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, 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 INSPECTOR AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.
- REFER TO THE LOT OWNER ASSOCIATION MAINTENANCE DOCUMENT FOR DRAINAGE SYSTEM OPERATIONS / MAINTENANCE REQUIREMENTS AND PROCEDURES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE INSPECTOR'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 ARE GREATER THAN 6–INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES, AND INSTALL FILTER FABRIC AND 3–INCH TO 4–INCH COBBLE AS DIRECTED BY THE INSPECTOR.

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

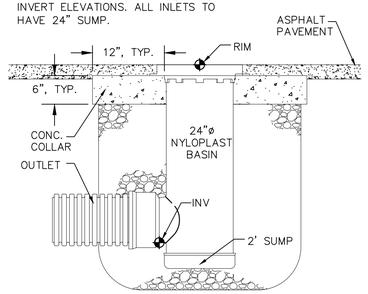
D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, CUT AND FILL SLOPES, RIP–RAP, DROP INLETS, CULVERTS, AND RETAINING WALLS, AND REPAIR OR STABILIZE ACCORDINGLY.

F. VOLUMES OF PONDS AND DRAINAGE STRUCTURES SHALL BE CONFIRMED BY A NM REGISTERED PROFESSIONAL ENGINEER.

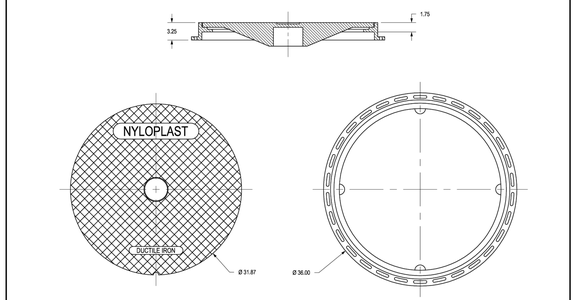
TRAFFIC RATED INLET

ADS TRAFFIC RATED (H–20) INLET 2'x3' GRATE. SEE PLAN FOR, RIM & INVERT ELEVATIONS. ALL INLETS TO HAVE 24" SUMP.



3099CGC

APPROX. WEIGHT WITH FRAME = 262.50 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-026

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DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	3-8-06		
REVISED BY	EBC	PROJECT NO./NAME	
DATE	3-13-18		
DWG SIZE	A	SCALE 1:10 SHEET 1 OF 1	DWG NO. 7001-110-222 REV C

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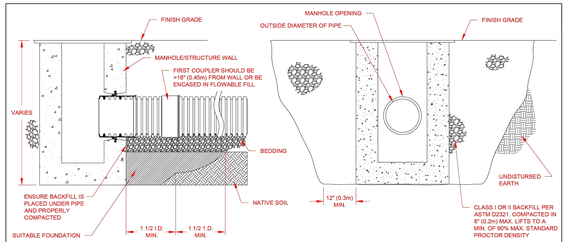
TITLE: 30 IN SOLID COVER ASSEMBLY - TYPE B



NOTES:

1. MAXIMUM INSERTION ANGLE SHALL NOT EXCEED REQUIREMENTS AS SPECIFIED BY THE MANUFACTURER.

2. SEE STANDARD DETAILS 200 SERIES FOR STRUCTURE CONNECTIONS, PRODUCT INFORMATION AND DIMENSIONAL PIPE DATA. INSTALLATION RECOMMENDATIONS ARE ALSO SPECIFIED IN TECHNICAL NOTE 5.04: CONNECTIONS TO MANHOLES AND STRUCTURES.

3. PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST ENSURE MANHOLE GASKET IS UNIFORMLY SEATED AROUND STRUCTURE ADAPTER. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND MANHOLE.

4. PIPE AT AND AROUND STRUCTURE CONNECTION TO BE INSTALLED PER ASTM 2321.

5. CARE SHOULD BE TAKEN TO KNIFE, OR SHOVEL BACKFILL MATERIAL UNDER AND AROUND HAUNCH AREA OF PIPE

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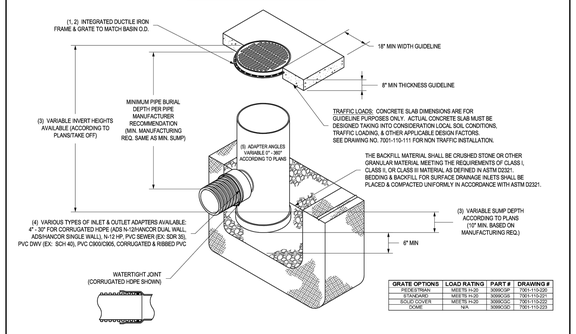
REV	DESCRIPTION	BY	MM/DD/YY	CHK'D
3	ADDED NOTES	AAT	05/10/19	

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS REVIEWED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS DETAIL. ALL DESIGN RESPONSIBILITY REMAINS WITH THE DESIGN ENGINEER OF RECORD. THE DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

STRUCTURE CONNECTION INSTALLATION DETAIL	DRAWN BY: CMS
	DATE: 10/10/06
	SCALE:
	SIZE: NTS
DRAWING NUMBER: STD–201	SHEET: 1 OF 1

ADS — 4640 TRUEMAN BLVD HILLIARD, OHIO 43026 — ADVANCED DRAINAGE SYSTEMS, INC.

NYLOPLAST 30" DRAIN BASIN: 2830AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
INTEGRAL GRATE	MEETS H-20	3099CGC	7001-110-222
STANDARD	MEETS H-20	3099CGS	7001-110-221
SOLID COVER	MEETS H-20	3099CGC	7001-110-222
DOME	N/A	3099CGD	7001-110-223

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - GRAB HOLES TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE (0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY	EBC	MATERIAL	
DATE	04-03-06		
REVISED BY	MM	PROJECT NO./NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-103 REV G

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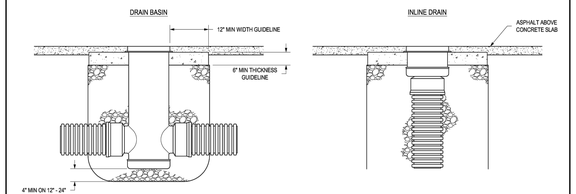
TITLE: 30 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

ASPHALT INSTALLATION



STRUCTURE SIZE	H-10 GRATE OPTIONS
12"	PEDESTRIAN
15"	PEDESTRIAN
18"	PEDESTRIAN
24"	PEDESTRIAN

1 - THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.
2 - MEDIUM DUTY TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

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DRAWN BY	EBC	MATERIAL	
DATE	03-14-16		
REVISED BY	MM	PROJECT NO./NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE 1:25 SHEET 1 OF 1	DWG NO. 7001-110-392 REV D

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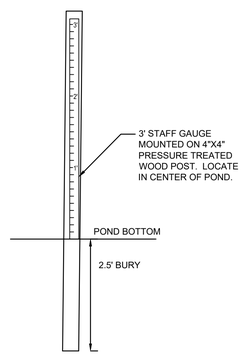
TITLE: DRAIN BASIN & INLINE DRAIN (H-10 TRAFFIC LOAD) ASPHALT INSTALLATION DETAIL

NYLOPLAST BASIN INFORMATION

SCALE: N.T.S.



DRAINAGE POND POST & STAFF RAIN GAUGE

SCALE: N.T.S.

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IAN M. N. ANDERSON — NEW MEXICO — 26441 — LICENSED PROFESSIONAL ENGINEER — 10/15/24

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Date	Description

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CG-100.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

GRADING DETAILS

SHEET NUMBER

CG-501

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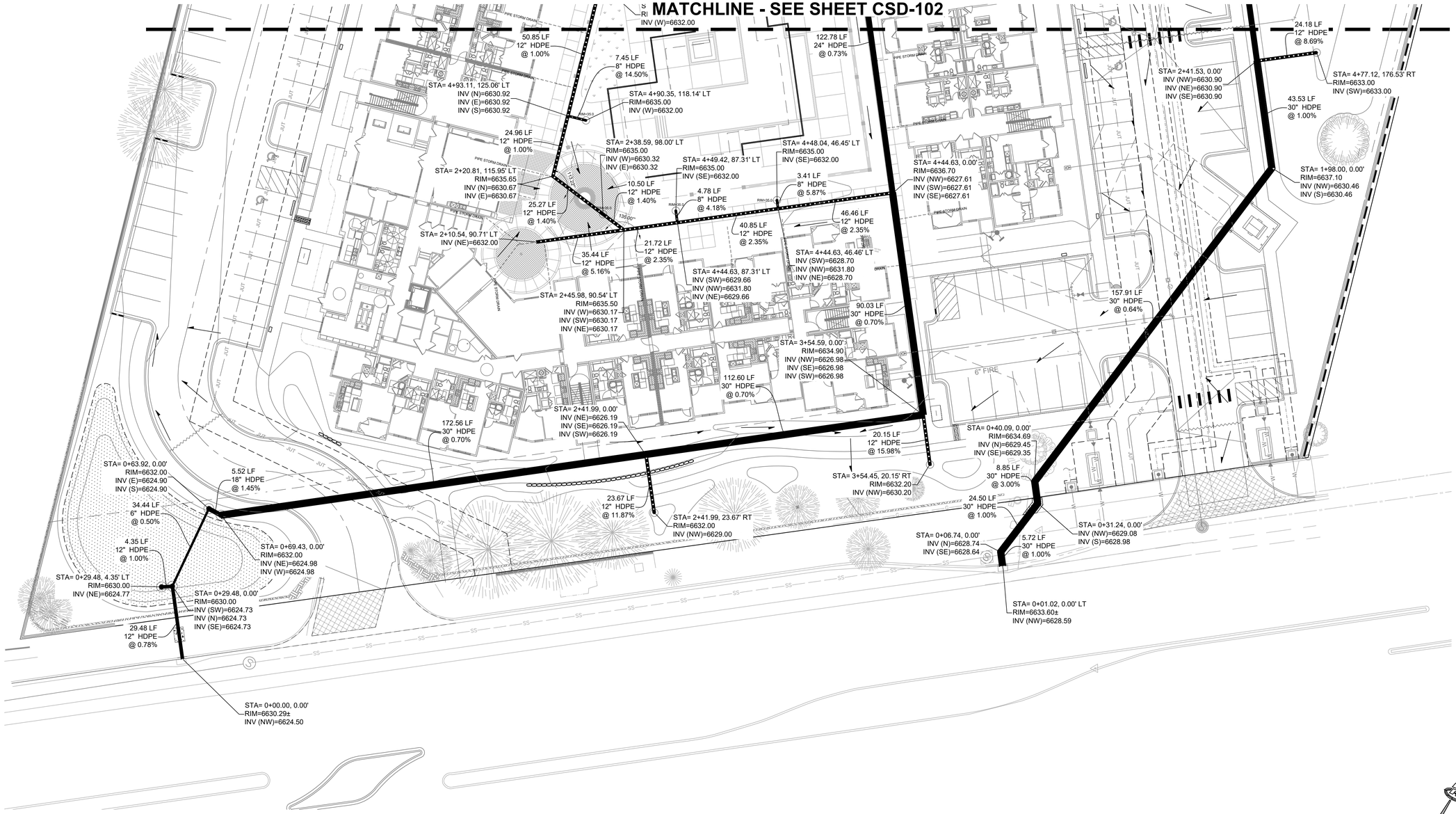

LEGEND

- PROPOSED DRAINAGE PIPE
- PROPOSED TRAFFIC RATED INLET
- PROPOSED LANDSCAPE AREA DRAIN W/ DOME GRATE
- PROPOSED DRAIN BASIN WITH SOLID GRATE

STORM DRAIN NOTES

A. ALL PRIVATE STORM DRAIN LINES AND FITTINGS SHALL BE THE FOLLOWING MATERIAL:
- < 12" DIA. SHALL BE ADS N-12 WT PIPE
- = 12" DIA. SHALL BE EITHER ADS N-12 WT PIPE OR ADS MEGA GREEN WT PIPE
- > 12" DIA. SHALL BE ADS N-12 WT PIPE OR ADS MEGA GREEN WT PIPE

B. INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS

C. STORM DRAIN SYSTEM WILL REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING DURING STORM EVENTS. ENGINEER RECOMMENDS THAT OWNER PUT IN PLACE INSPECTION AND MAINTENANCE REQUIREMENTS SCHEDULED TO OCCUR YEARLY AND AFTER MAJOR STORM EVENTS

D. ALL INLETS, MANHOLES AND CONNECTOR PIPES IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED UNDER PUBLIC WORK ORDER.

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RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Description	Date

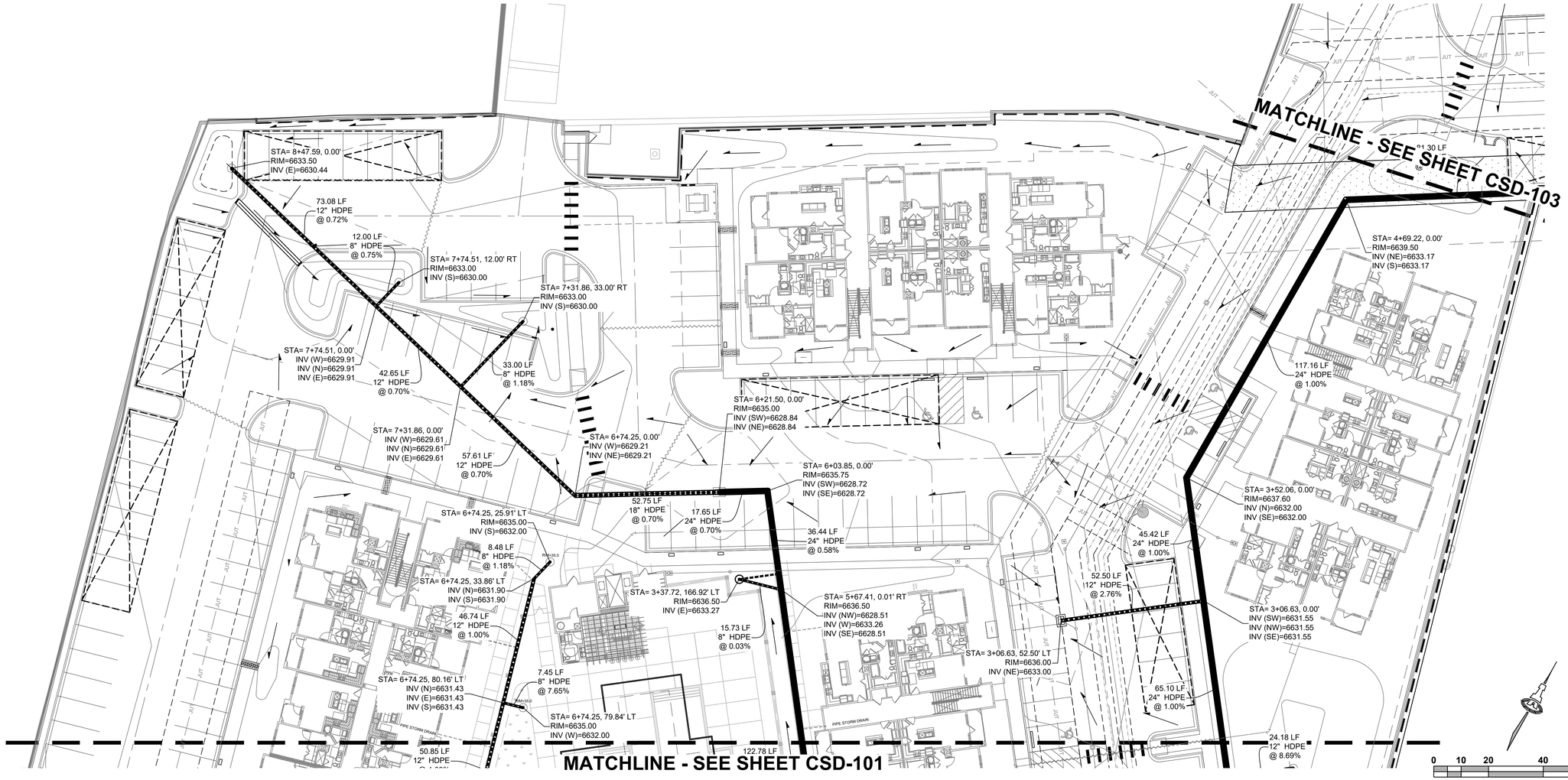
ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CSD-101.DWG
DRAWN BY: DC
CHECKED BY: INNA
DATE: 10/15/2024

SHEET TITLE

STORM DRAIN PLAN 1

SHEET NUMBER

CSD-101



LEGEND

- PROPOSED DRAINAGE PIPE
- PROPOSED TRAFFIC RATED INLET
- PROPOSED LANDSCAPE AREA DRAIN W/ DOME GRATE
- PROPOSED DRAIN BASIN WITH SOLID GRATE

STORM DRAIN NOTES

A. ALL PRIVATE STORM DRAIN LINES AND FITTINGS SHALL BE THE FOLLOWING MATERIAL:
- < 12" DIA. SHALL BE ADS N-12 WT PIPE
- = 12" DIA. SHALL BE EITHER ADS N-12 WT PIPE OR ADS MEGA GREEN WT PIPE
- > 12" DIA. SHALL BE ADS N-12 WT PIPE OR ADS MEGA GREEN WT PIPE

B. INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS

C. STORM DRAIN SYSTEM WILL REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING DURING STORM EVENTS. ENGINEER RECOMMENDS THAT OWNER PUT IN PLACE INSPECTION AND MAINTENANCE REQUIREMENTS SCHEDULED TO OCCUR YEARLY AND AFTER MAJOR STORM EVENTS

D. ALL INLETS, MANHOLES AND CONNECTOR PIPES IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED UNDER PUBLIC WORK ORDER.

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Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Description	Date

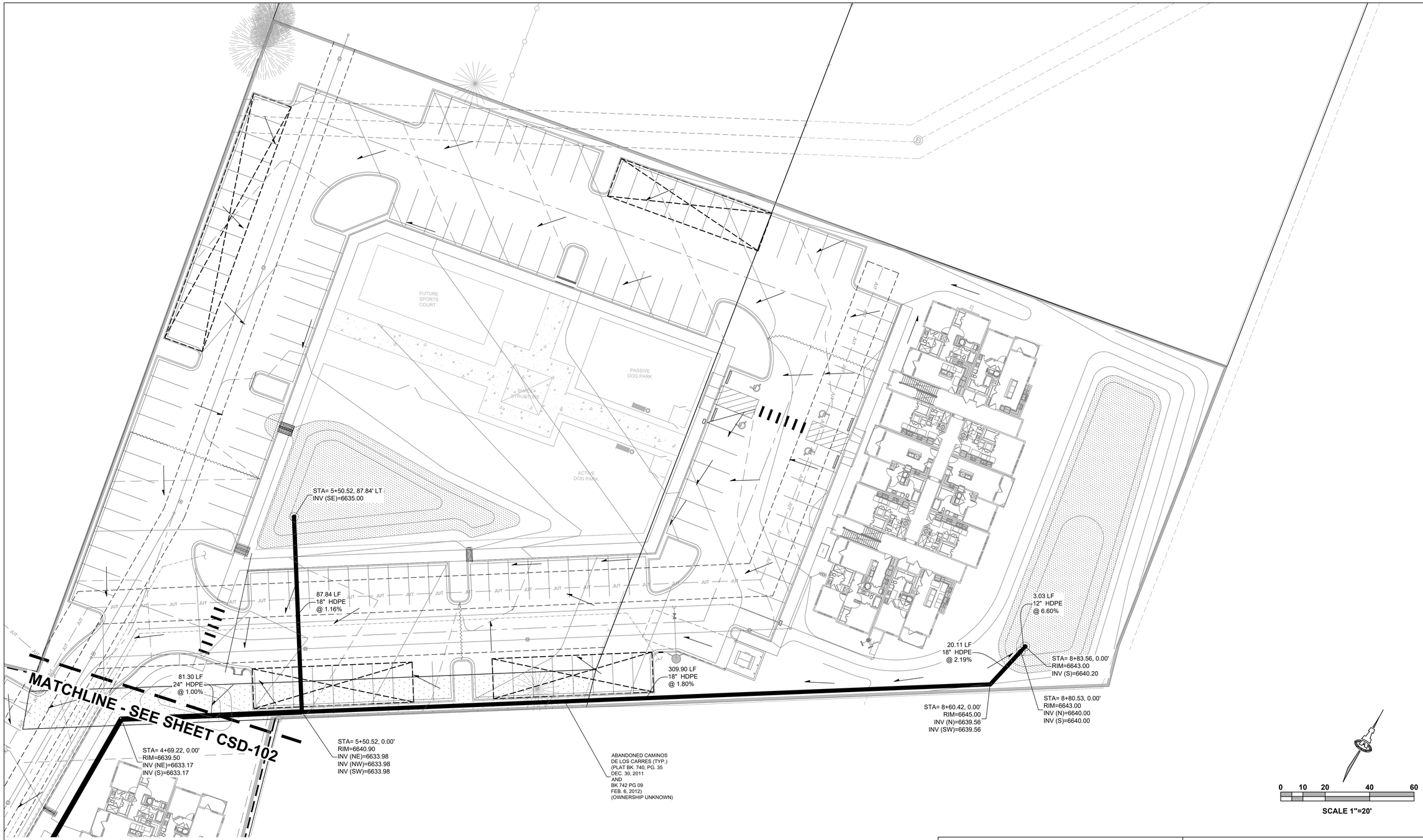
ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CSD-101.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

STORM DRAIN PLAN 2

SHEET NUMBER

CSD-102



LEGEND

- PROPOSED DRAINAGE PIPE
- PROPOSED TRAFFIC RATED INLET
- PROPOSED LANDSCAPE AREA DRAIN W/ DOME GRATE
- PROPOSED DRAIN BASIN WITH SOLID GRATE

STORM DRAIN NOTES

A. ALL PRIVATE STORM DRAIN LINES AND FITTINGS SHALL BE THE FOLLOWING MATERIAL:
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B. INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS

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D. ALL INLETS, MANHOLES AND CONNECTOR PIPES IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED UNDER PUBLIC WORK ORDER.

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10/15/24
LICENSED PROFESSIONAL ENGINEER

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Description	Date

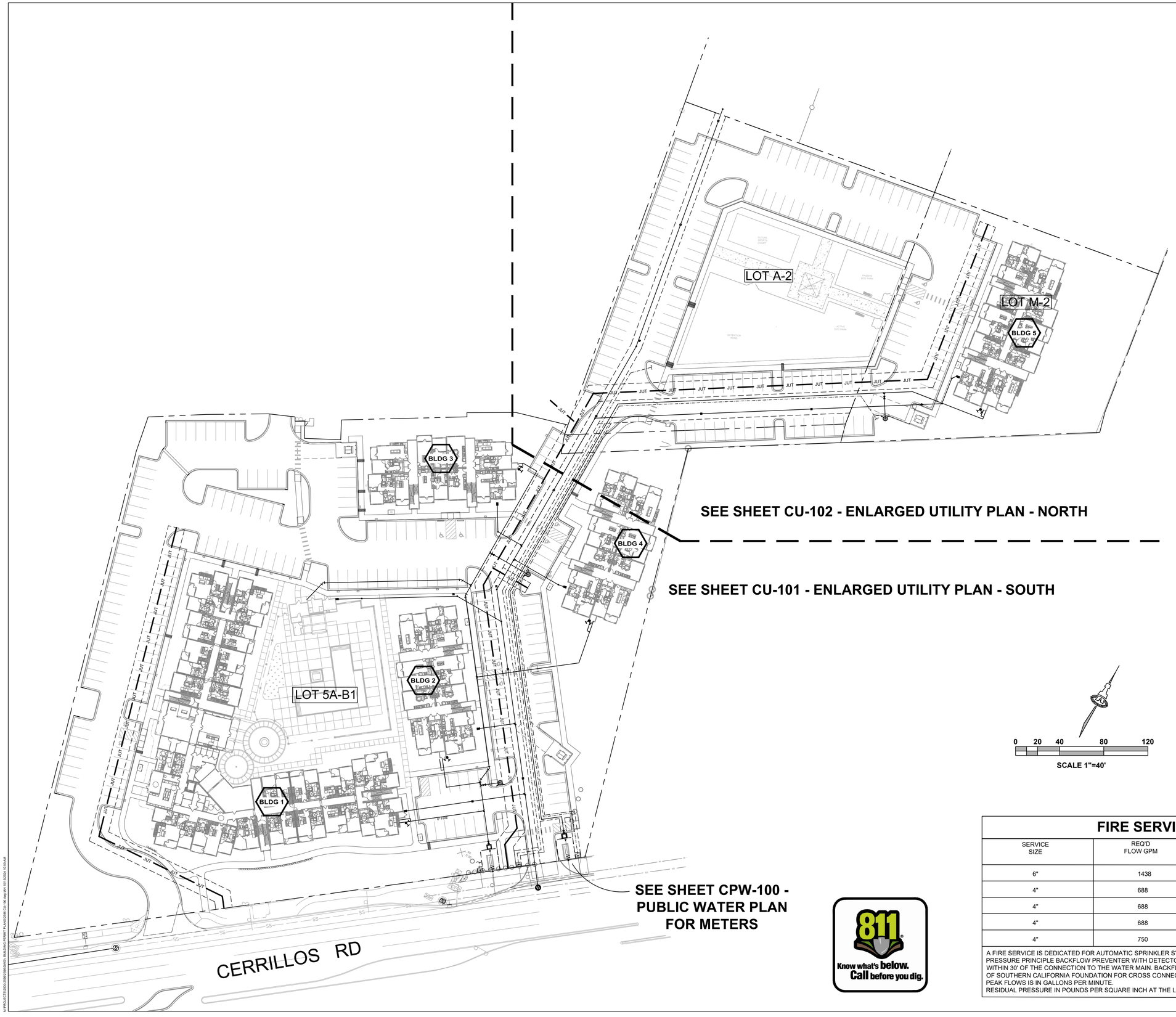
ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CSD-101.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

STORM DRAIN PLAN 3

SHEET NUMBER

CSD-103



SEE SHEET CU-102 - ENLARGED UTILITY PLAN - NORTH

SEE SHEET CU-101 - ENLARGED UTILITY PLAN - SOUTH

SEE SHEET CPW-100 - PUBLIC WATER PLAN FOR METERS

GENERAL NOTES

1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
2. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
3. SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
4. ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
5. ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.
6. ALL WATER PIPE SHALL BE C-900.
7. ALL SANITARY SEWER PIPE SHALL BE SCH-40.

RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTINGs PER KEYED NOTES THIS SHEET.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE KEYED NOTES.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

DEPTH OF BURY:	4.0 FT. MINIMUM
FACTOR OF SAFETY:	1.5
MATERIAL:	PVC
SOIL TYPE:	GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE:	150 PSI
TRENCH TYPE 4:	PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE CITY OF SANTA FE WATER DEPARTMENT.

LEGEND

- –WL– EXISTING WATERLINE
- –SAS– EXISTING SEWER LINE
- NEW WATERLINE
- NEW SEWER LINE
- NEW WATER METER

0 20 40 80 120

SCALE 1"=40'

FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW GPM	RESIDUAL PRESSURE PSI	BUILDING(S) SERVED
6"	1438	85	1
4"	688	106	2
4"	688	106	3
4"	688	106	4
4"	750	107	5

A FIRE SERVICE IS DEDICATED FOR AUTOMATIC SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
PEAK FLOWS IS IN GALLONS PER MINUTE.
RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.

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SANTA FE, NM DEVELOPMENT PLAN

No	Date	Description

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
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SHEET TITLE

OVERALL UTILITY PLAN

SHEET NUMBER

CU-100



KEYED NOTES

WATER KEYED NOTES

1. CONNECT TO PUBLIC MASTER METER 8" STUB TO PRIVATE WATER SYSTEM
2. PRIVATE 8" FEBCO MODEL LF880V REDUCED PRESSURE BACK FLOW PREVENTER W/ DETECTOR ASSEMBLY IN SAFE-T-COVER MODEL 600TLU880-AL HOT BOX OR EQUAL
3. PRIVATE FIRE HYDRANT ASSEMBLY PER COSFWD STD DWG 07
4. __" STUB FOR POOL SERVICE. REFER TO LANDSCAPE / PLUMBING PLANS FOR CONTINUATION.
5. WATERLINE DIP UNDER CROSSING UTILITY PER WATER LINE RELOCATION DETAIL ON SHEET _____.
6. POST INDICATOR VALVE (PIV).
7. WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC), SEE PLUMBING PLANS FOR DETAILS.
8. 8" WATERLINE.
9. 6" FIRE LINE.
10. 2 ½" DOMESTIC SERVICE WATERLINE.
11. 3" DOMESTIC SERVICE WATERLINE.
12. 8" 90° BEND
13. 8" 45° BEND
14. 8" 22.5° BEND
15. 8" 11.25° BEND
16. 8" X 6" TEE.
17. 8" X 8" TEE.
18. 8" GATE VALVE.
19. 8"x6" REDUCER.
20. 6" GATE VALVE.
21. 8" X 2 ½" TEE.
22. 8" X 3" TEE.
23. XX" IRRIGATION LINE.
24. IRRIGATION STUB, SEE LANDSCAPE PLAN FOR CONTINUATION.

SEWER KEYED NOTES

NOTE: ALL 8" AND 6" SANITARY SEWER LINES SHALL HAVE A 1.0% MIN SLOPE UNLESS OTHERWISE NOTED

A. NEW SAS MANHOLE PER COSFWWD STD DWG. SAS-02 WITH PUBLIC COVER.
B. SINGLE CLEAN OUT PER DETAIL ON SHEET CU-501.
C. DOUBLE CLEAN OUT AT BUILDING CONNECTION PER DETAIL ON SHEET CU-501. REFER TO MEP PLAN SHEETS FOR CONTINUATION.
D. 6" BACKWATER VALVE PER DETAIL ON SHEET CU-501.
E. REMOVE EXISTING ASPHALT PAVEMENT AS NECESSARY TO CONNECT NEW SEWER SERVICE TO EXISTING MANHOLE. REPLACE PAVEMENT AT TIME OF STREET IMPROVEMENTS
F. 6" STUB FOR POOL SERVICE. REFER TO LANDSCAPE / PLUMBING PLANS FOR CONTINUATION.
G. 8" X 8" WYE/TEE.
H. 8" - 45° BEND.
I. 8" X 6" REDUCER.
J. 6"X 6" WYE/TEE.
K. 6" - 45° BEND.
L. 6" - 11.25° BEND.
M. 6" CAP.

0 10 20 40 60

SCALE 1"=20'

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SANTA FE, NM
DEVELOPMENT PLAN

No	Date	Description

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DATE:	10/15/2024

SHEET TITLE

ENLARGED UTILITY PLAN - SOUTH

SHEET NUMBER

CU-101

KEYED NOTES

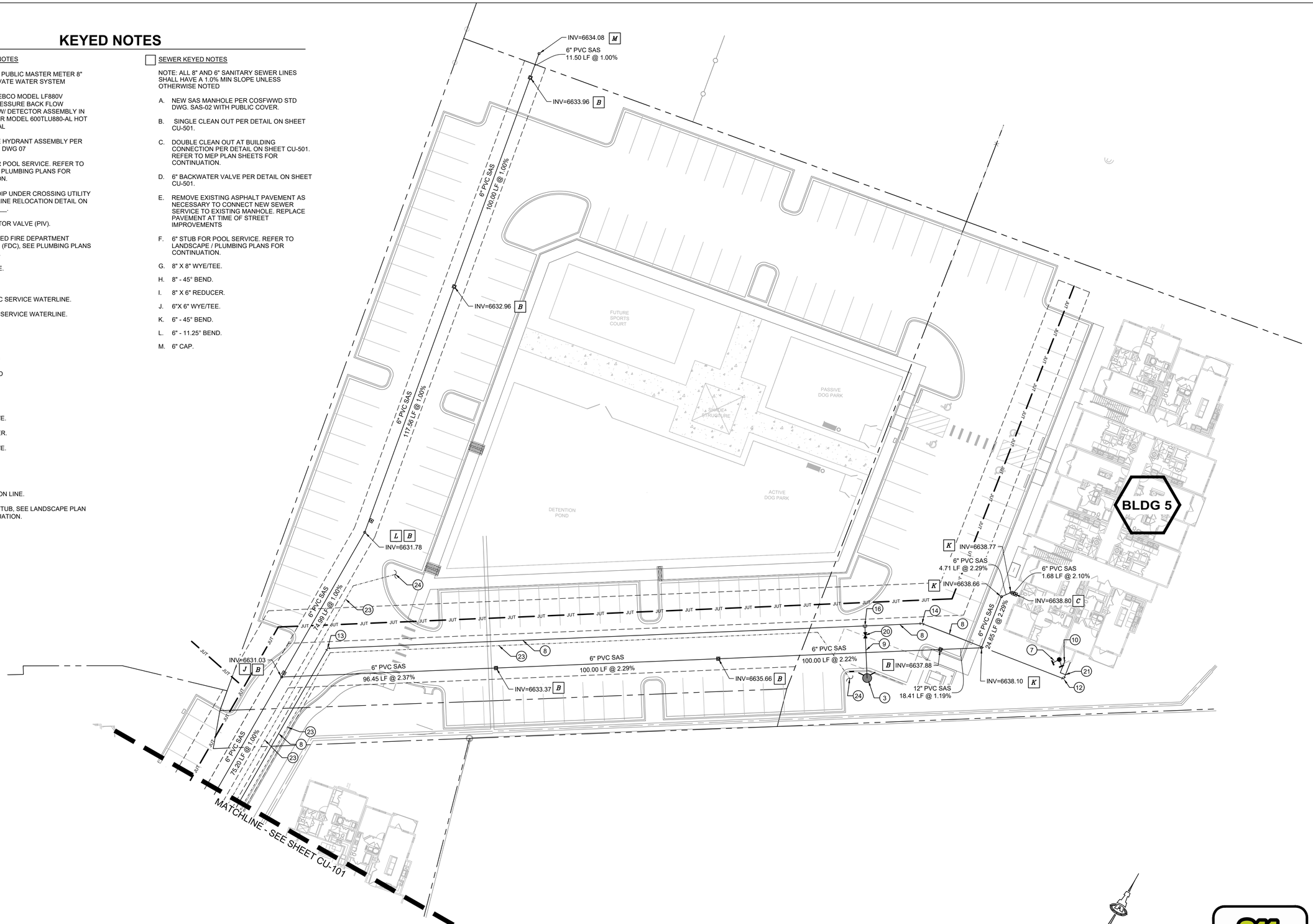
WATER KEYED NOTES

1. CONNECT TO PUBLIC MASTER METER 8" STUB TO PRIVATE WATER SYSTEM
2. PRIVATE 8" FEBCO MODEL LF880V REDUCED PRESSURE BACK FLOW PREVENTER W/ DETECTOR ASSEMBLY IN SAFE-T-COVER MODEL 600TLU880-AL HOT BOX OR EQUAL
3. PRIVATE FIRE HYDRANT ASSEMBLY PER COSFWD STD DWG 07
4. __" STUB FOR POOL SERVICE. REFER TO LANDSCAPE / PLUMBING PLANS FOR CONTINUATION.
5. WATERLINE DIP UNDER CROSSING UTILITY PER WATER LINE RELOCATION DETAIL ON SHEET _____.
6. POST INDICATOR VALVE (PIV).
7. WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC), SEE PLUMBING PLANS FOR DETAILS.
8. 8" WATERLINE.
9. 6" FIRE LINE.
10. 2 1/2" DOMESTIC SERVICE WATERLINE.
11. 3" DOMESTIC SERVICE WATERLINE.
12. 8" 90° BEND
13. 8" 45° BEND
14. 8" 22.5° BEND
15. 8" 11.25° BEND
16. 8" X 6" TEE.
17. 8" X 8" TEE.
18. 8" GATE VALVE.
19. 8"x6" REDUCER.
20. 6" GATE VALVE.
21. 8" X 2 1/2" TEE.
22. 8" X 3" TEE.
23. XX" IRRIGATION LINE.
24. IRRIGATION STUB, SEE LANDSCAPE PLAN FOR CONTINUATION.

SEWER KEYED NOTES

NOTE: ALL 8" AND 6" SANITARY SEWER LINES SHALL HAVE A 1.0% MIN SLOPE UNLESS OTHERWISE NOTED

A. NEW SAS MANHOLE PER COSFWWD STD DWG. SAS-02 WITH PUBLIC COVER.
B. SINGLE CLEAN OUT PER DETAIL ON SHEET CU-501.
C. DOUBLE CLEAN OUT AT BUILDING CONNECTION PER DETAIL ON SHEET CU-501. REFER TO MEP PLAN SHEETS FOR CONTINUATION.
D. 6" BACKWATER VALVE PER DETAIL ON SHEET CU-501.
E. REMOVE EXISTING ASPHALT PAVEMENT AS NECESSARY TO CONNECT NEW SEWER SERVICE TO EXISTING MANHOLE. REPLACE PAVEMENT AT TIME OF STREET IMPROVEMENTS
F. 6" STUB FOR POOL SERVICE. REFER TO LANDSCAPE / PLUMBING PLANS FOR CONTINUATION.
G. 8" X 8" WYE/TEE.
H. 8" - 45° BEND.
I. 8" X 6" REDUCER.
J. 6"X 6" WYE/TEE.
K. 6" - 45° BEND.
L. 6" - 11.25° BEND.
M. 6" CAP.



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SANTA FE, NM
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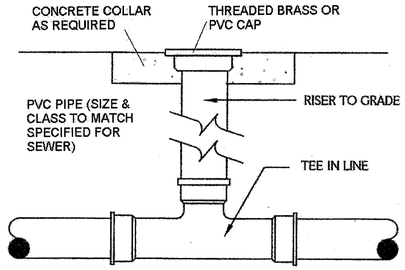
No	Date	Description

SHEET TITLE

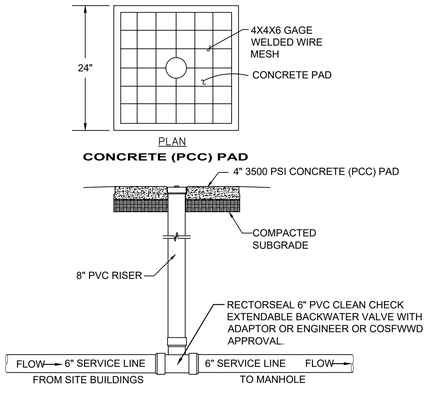
ENLARGED UTILITY PLAN - NORTH

SHEET NUMBER

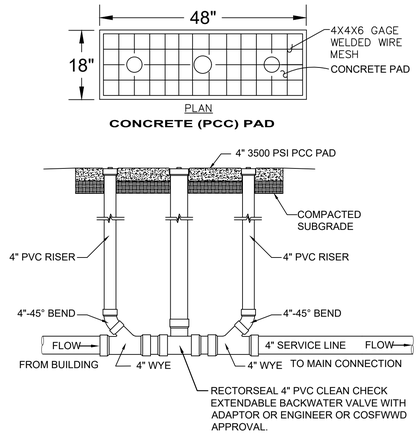
CU-102



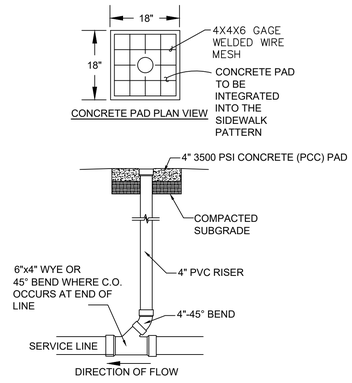
INDUSTRIAL PRE-TREATMENT SAMPLE POINT
(IPSP)



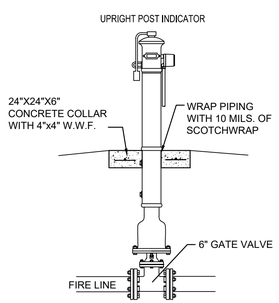
BACKWATER VALVE DETAIL
NTS



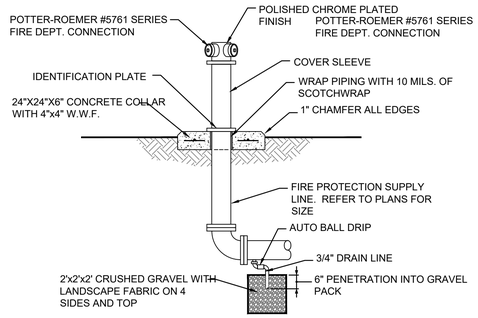
DOUBLE CLEANOUT W/BACKWATER VALVE DETAIL



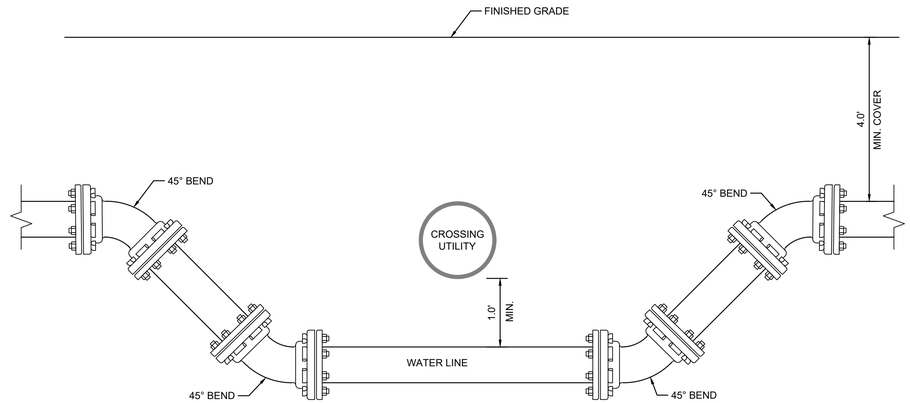
SINGLE CLEANOUT DETAIL
SCALE: N.T.S.



POST INDICATOR VALVE



FREE-STANDING FIRE DEPARTMENT CONNECTION DETAIL
NTS



WATER LINE RELOCATION AT UTILITY CROSSING
NTS

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SANTA FE, NM
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SHEET TITLE

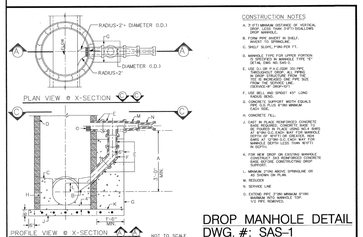
UTILITY DETAILS 1

SHEET NUMBER

CU-501

LEGEND

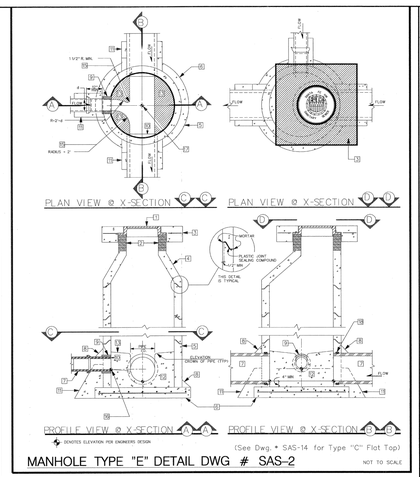
ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER,refer to manhole frame and cover detail Dwg.No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK,refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or 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 bebt 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



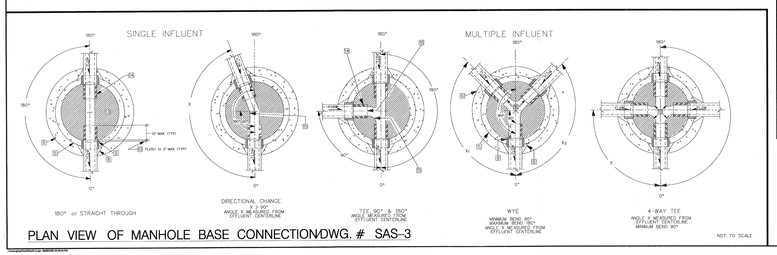
CONSTRUCTION NOTES

A. 3'-0"(in) MINIMUM DISTANCE OF VERTICAL STEPS FROM CENTER OF MANHOLE (MAY BE OMITTED IF MANHOLE DEPTH IS LESS THAN 5'-0"(in))
B. MANHOLE TURN FOR UPPER PORTION OF MANHOLE SHALL BE AS SHOWN ON DETAIL ON SHEET 2
C. USE SL-3 OR P-4 CLOSE TO PIPE
D. MANHOLE STEPS SHALL BE PLACED IN OPPOSITE LOCATIONS FROM THOSE ON ADJACENT LEVELS
E. USE BELL AND SPIGOT JOINT USING RANGE BAND
F. USE CONCRETE SUPPORT WITH DETAILS SHOWN ON SHEET 2
G. CONCRETE FILL:
H. CONCRETE FOR PRECAST CONCRETE BASE REQUIRED: CONCRETE MIX TO BE 3000 P.S.I. AT 28 DAYS AND SHALL BE 3/4 INCH AGGREGATE WITH NOT OVER 6 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE
I. FOR NEW DROP ON EXISTING MANHOLE USE CONCRETE CONSTRUCTION DROP BASE SECTION CONSTRUCTING DROP FROM THE INTERIOR
L. MINIMUM STUB ABOVE SPRINGLINE OR AS SHOWN ON PLAN
M. RESILIENT
N. SEWARD LINE
O. EXTEND INFO. 3"(in) MINIMUM STUB ABOVE SPRINGLINE OR TO PIPE DIAMETER(S)

DROP MANHOLE DETAIL DWG. #: SAS-1



MANHOLE TYPE "E" DETAIL DWG # SAS-2



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

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

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

CR-2 APPROVED PLANS:
USE PLANS BEARING THE OFFICIAL STAMP OF THE CITY OF SANTA FE PUBLIC WORKS DEPARTMENT AND 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 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 CITY APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, MATERIAL SPECIFICATIONS, INSTALLATION METHODS AND SEQUENCE AND MANUFACTURER'S RECOMMENDATIONS. DESIGN ENGINEER SHALL AUTHENTICATE ANY DRAWINGS FOR SUBSTITUTIONS OR CHANGES. SUBSTITUTIONS OR CHANGES SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE, UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATIONS:
WITH CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 600.1M APWA PIPE SHALL BE PLACED AND BEDDED IN A FIRST FREE TRENCH GRADE SHALL BE FAULT STAKED AND INSPECTED AND SHALL BE LEFT UNCOVERED UNTIL APPROVED BY THE CITY OF SANTA FE. DEGREE DEFLECTION.
A. PIPE TRENCH INSTALLATION CONFIGURATION
TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'0"/1.2M OR LESS. WHEN TRENCH DEPTHS ARE 8'0"/1.2M OR LESS, USED WHEN TRENCH DEPTHS ARE 8'0"/1.2M OR LESS, THE CONTRACTOR WILL HAVE THE OPTION TO USE TYPE II TRENCH CONFIGURATION. REFER TO 9M APWA STANDARDS SECTION 700.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'0"/1.2M OR LESS. WHEN TRENCH DEPTHS ARE 8'0"/1.2M OR LESS, THE CONTRACTOR WILL HAVE THE OPTION TO USE TYPE II TRENCH CONFIGURATION. REFER TO 9M 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 FLOW BENCH
B. PRECAST BARRELS:
1. CONCRETE FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. SHRINK RESISTANT INSTALL OVER PVC PIPE AND CONCRETE BASE WITH NON-SHRINK GROUT
3. CAST IN PLACE SHEET SHALL ADHERE A MINIMUM OF 3"(mm) FOR/COMPRESSIVE STRENGTH BEFORE SETTING PRECAST SECTIONS

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 600.1M 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 TRENCH BACKFILL WITHIN 2'0"/600 mm OF PIPE. THE MEANS AND WORK OF TRENCH BACKFILL, COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE-CERTIFICATES REQUIRED:
A. NITRILE GLAY RESIN TO SECTION 725.1M APWA FOR EXTRA STRENGTH VCP.
B. PVC PIPE, SDR 35 TO SECTION 721.1M APWA AS MODIFIED BY THE CITY
1. 4"(in) TO 15inch DIAMETER ASTM D-3034 OR ASTM F 679 WALL THICKNESS
2. 18inch TO 27inch DIAMETER ASTM F 679
C. HDPE PIPE AS PER ASTM F-2306 & WORK APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS SERIES 1200 OR SERIES 1900 FOR COMPLIANCE PRODUCED BY UNI-BELL PIPE ASSOCIATION, LOUISVILLE GASKET AND RUBBER CORPORATION, LOUISVILLE GASKETED WITH NYLON SPLINE MANUFACTURED TO "YELLOW PIPE" AND PRODUCED BY ALL PIPE MANUFACTURERS, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASSEXTOS CEMENT (AC) MANHOLE ADAPTERS, OR ACI-PVC ADAPTER
F. BUILDING SERVICE STUBS: CAST IRON SWIV, PVC SDR-35 WYE
G. SERVICE CONNECTIONS:
1. 4"(in) PVC FACTORY TEE FITTINGS: SECTION 725.1M APWA
2. PVC PIPE: CAST IRON SIZED TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND STAINLESS STEEL CONDUIT
3. GASKET (SERVICE) HOSE
H. SOIL CLASSIFICATION: FACTORY TEE FITTINGS: SECTION 725.1M APWA
I. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 3.3.3.5M APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS SHALL CONFORM TO SECTION 605.1M APWA. RISERS SHALL BE 4'0"/1.2M INTERNAL DIAMETER WITH 5"(in) WALL THICKNESS. CONCRETE SHALL BE 4,000 P.S.I. AT 28 DAYS. SEE SHEET 2 FOR ALL CERTIFICATES REQUIRED. CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATING PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO SAME(S) AT MANUFACTURING PLANT. CORE DRILLING IS NOT ALLOWED.
C. MANHOLE STEPS: REFER TO SECTION 605.1.7 M APWA. STEPS SHALL BE ALUMINUM OR COATED STEEL AT M.A. INC. OR APPROVED EQUAL/WITHIN INSIDE WIDTH.)
D. FRAMES AND COVERS:
1. CASTING SHALL CONFORM TO SECTION 605.1M APWA CLASS 30B.
2. MACHINED SURFACES SHALL BE MATCHED FOR A FIRM NON-ROCKING SEAT BETWEEN FRAME AND COVER MINIMUM SEATING WIDTH 7/8"(IN)
3. COVER LETTERINGS SANTA FE, N.M. SANITARY SEWER
4. CASTINGS CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
5. CASTING 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 30"/.9M OR LESS.
2. WHEN A WATER LINE CROSSES BELOW AND LESS THAN 18"/.46M VERTICALLY BELOW OR LESS THAN 18"/.46M ABOVE THE EXISTING SEWER
3. WHEN A PARALLEL WATER LINE IS LESS THAN 10'0"/3.0M HORIZONTALLY AND LESS THAN 2'0"/.6M/IN ABOVE THE SEWER LINE
4. THE SEWER LINE SHALL BE ENCASED IN CONCRETE WITH 6"/150 MM MINIMUM OF CONCRETE BTWN PIPE AND TRENCH, AND EXTEND AT LEAST 18"/1.0M EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT WAS RECONSTRUCTED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE
C. EQUIPMENT AND ASSISTANCE PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.5'/.15 FOOT
B. GRADE: 0.02 FOOT/.FIRE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED-REFER TO SECTION 907.7 MM 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 78" IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

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

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

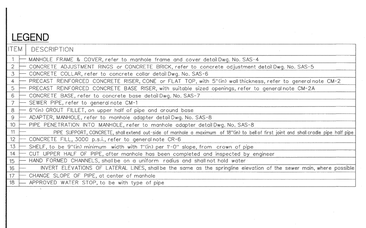
CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS - A

DATE: DEC. 1992	REVISION		FILE: * S1-SAITARY-DWG-SD2013-A
DRAWN BY: D. CHAVEZ	A 8-13-02	TA	
CAD. REVISION BY: D. CHAVEZ	B 12-16-05	TA	SHEET 3 OF 12
APPROVED BY: C. BROWN	C 12-16-06	TA	

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 bebt 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



GENERAL NOTES

CONSTRUCTION REQUIREMENTS

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

CR-2 APPROVED PLANS:
USE PLANS BEARING THE OFFICIAL STAMP OF THE CITY OF SANTA FE PUBLIC WORKS DEPARTMENT AND 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 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 CITY APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, MATERIAL SPECIFICATIONS, INSTALLATION METHODS AND SEQUENCE AND MANUFACTURER'S RECOMMENDATIONS. DESIGN ENGINEER SHALL AUTHENTICATE ANY DRAWINGS FOR SUBSTITUTIONS OR CHANGES. SUBSTITUTIONS OR CHANGES SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE, UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATIONS:
WITH CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 600.1M APWA PIPE SHALL BE PLACED AND BEDDED IN A FIRST FREE TRENCH GRADE SHALL BE FAULT STAKED AND INSPECTED AND SHALL BE LEFT UNCOVERED UNTIL APPROVED BY THE CITY OF SANTA FE. DEGREE DEFLECTION.
A. PIPE TRENCH INSTALLATION CONFIGURATION
TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'0"/1.2M OR LESS. WHEN TRENCH DEPTHS ARE 8'0"/1.2M OR LESS, USED WHEN TRENCH DEPTHS ARE 8'0"/1.2M OR LESS, THE CONTRACTOR WILL HAVE THE OPTION TO USE TYPE II TRENCH CONFIGURATION. REFER TO 9M APWA STANDARDS SECTION 700.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'0"/1.2M OR LESS. WHEN TRENCH DEPTHS ARE 8'0"/1.2M OR LESS, THE CONTRACTOR WILL HAVE THE OPTION TO USE TYPE II TRENCH CONFIGURATION. REFER TO 9M 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 FLOW BENCH
B. PRECAST BARRELS:
1. CONCRETE FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. SHRINK RESISTANT INSTALL OVER PVC PIPE AND CONCRETE BASE WITH NON-SHRINK GROUT
3. CAST IN PLACE SHEET SHALL ADHERE A MINIMUM OF 3"(mm) FOR/COMPRESSIVE STRENGTH BEFORE SETTING PRECAST SECTIONS

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 600.1M 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 TRENCH BACKFILL WITHIN 2'0"/600 mm OF PIPE. THE MEANS AND WORK OF TRENCH BACKFILL, COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

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2. 18inch TO 27inch DIAMETER ASTM F 679
C. HDPE PIPE AS PER ASTM F-2306 CLASS 2 WORK APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS SERIES 1200 OR SERIES 1900 FOR COMPLIANCE PRODUCED BY UNI-BELL PIPE ASSOCIATION, LOUISVILLE GASKET AND RUBBER CORPORATION, LOUISVILLE GASKETED WITH NYLON SPLINE MANUFACTURED TO "YELLOW PIPE" AND PRODUCED BY ALL PIPE MANUFACTURERS, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASSEXTOS CEMENT (AC) MANHOLE ADAPTERS, OR ACI-PVC ADAPTER
F. BUILDING SERVICE STUBS: CAST IRON SWIV, PVC SDR-35 WYE
G. SERVICE CONNECTIONS:
1. 4"(in) PVC FACTORY TEE FITTINGS: SECTION 725.1M APWA
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CM-3 CONCRETE ENCASEMENT:
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3. WHEN A PARALLEL WATER LINE IS LESS THAN 10'0"/3.0M HORIZONTALLY AND LESS THAN 2'0"/.6M/IN ABOVE THE SEWER LINE
4. THE SEWER LINE SHALL BE ENCASED IN CONCRETE WITH 6"/150 MM MINIMUM OF CONCRETE BTWN PIPE AND TRENCH, AND EXTEND AT LEAST 18"/1.0M EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
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B. CERTIFICATION DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT WAS RECONSTRUCTED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE
C. EQUIPMENT AND ASSISTANCE PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.5'/.15 FOOT
B. GRADE: 0.02 FOOT/.FIRE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED-REFER TO SECTION 907.7 MM 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 78" IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

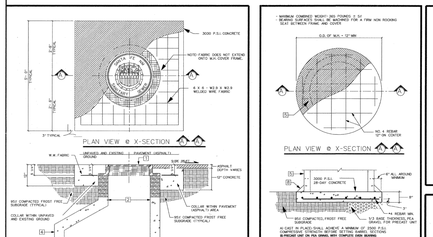
NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

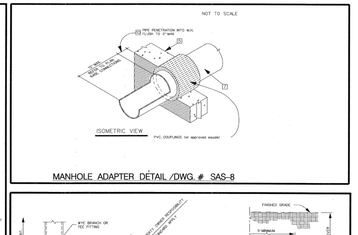
CONTRACT NO. DACA47-03-D-0012 TASK ORDER NO.3

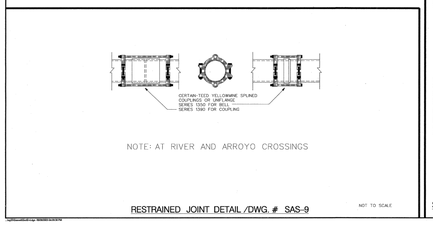
CITY OF SANTA FE
WATER QUALITY DIVISION

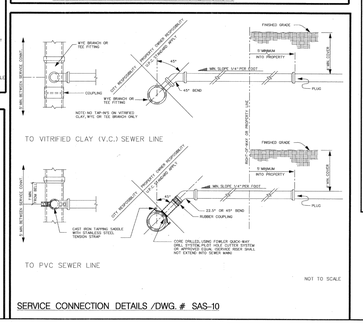
TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS - B

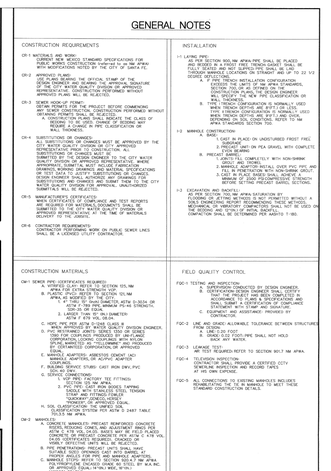
DATE: DEC. 1992	REVISION		FILE: * S1-SAITARY-DWG-SD2013-B
DRAWN BY: D. CHAVEZ	A 8-13-02	TA	
CAD. REVISION BY: D. CHAVEZ	B 12-16-05	TA	SHEET 4 OF 12
APPROVED BY: C. BROWN	C 12-16-06	TA	



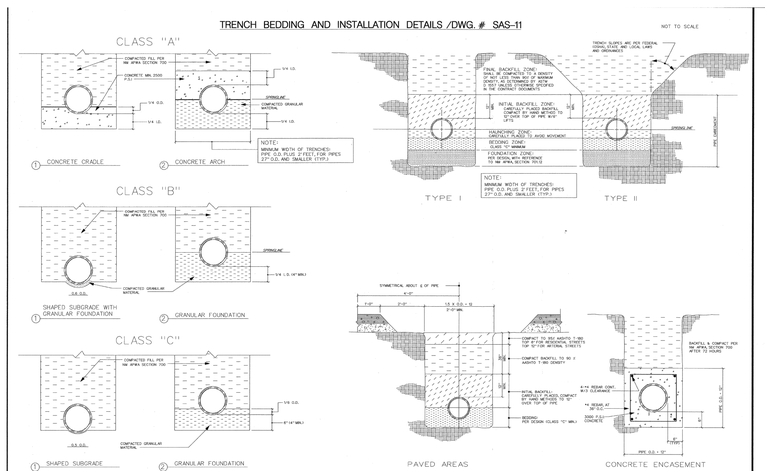




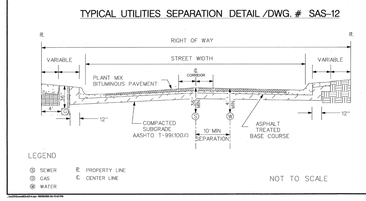




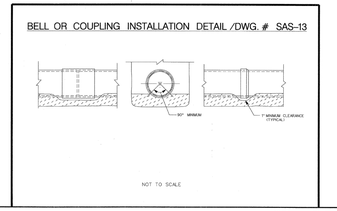
TRENCH BEDDING AND INSTALLATION DETAILS /DWG. # SAS-11



TYPICAL UTILITIES SEPARATION DETAIL /DWG. # SAS-12



BELL OR COUPLING INSTALLATION DETAIL /DWG. # SAS-13



GENERAL NOTES

CONSTRUCTION REQUIREMENTS

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

CR-2 APPROVED PLANS:
USE PLANS BEARING THE OFFICIAL STAMP OF THE CITY OF SANTA FE PUBLIC WORKS DEPARTMENT AND 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 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.

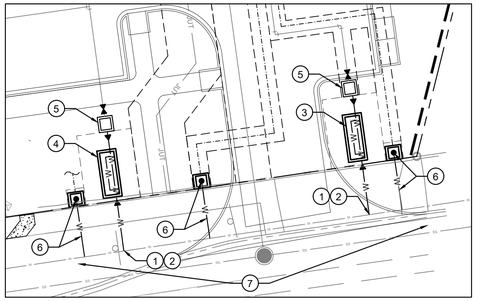
CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, MATERIAL SPECIFICATIONS, INSTALLATION METHODS AND SEQUENCE AND MANUFACTURER'S RECOMMENDATIONS. DESIGN ENGINEER SHALL AUTHENTICATE ANY DRAWINGS FOR SUBSTITUTIONS OR CHANGES. SUBSTITUTIONS OR CHANGES SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE, UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATIONS:
WITH CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED RE

RKSS-CERRILLOS MULTI-FAMILY

3471 CERRILLOS ROAD
SANTA FE, NEW MEXICO, 87507
OCTOBER 2024

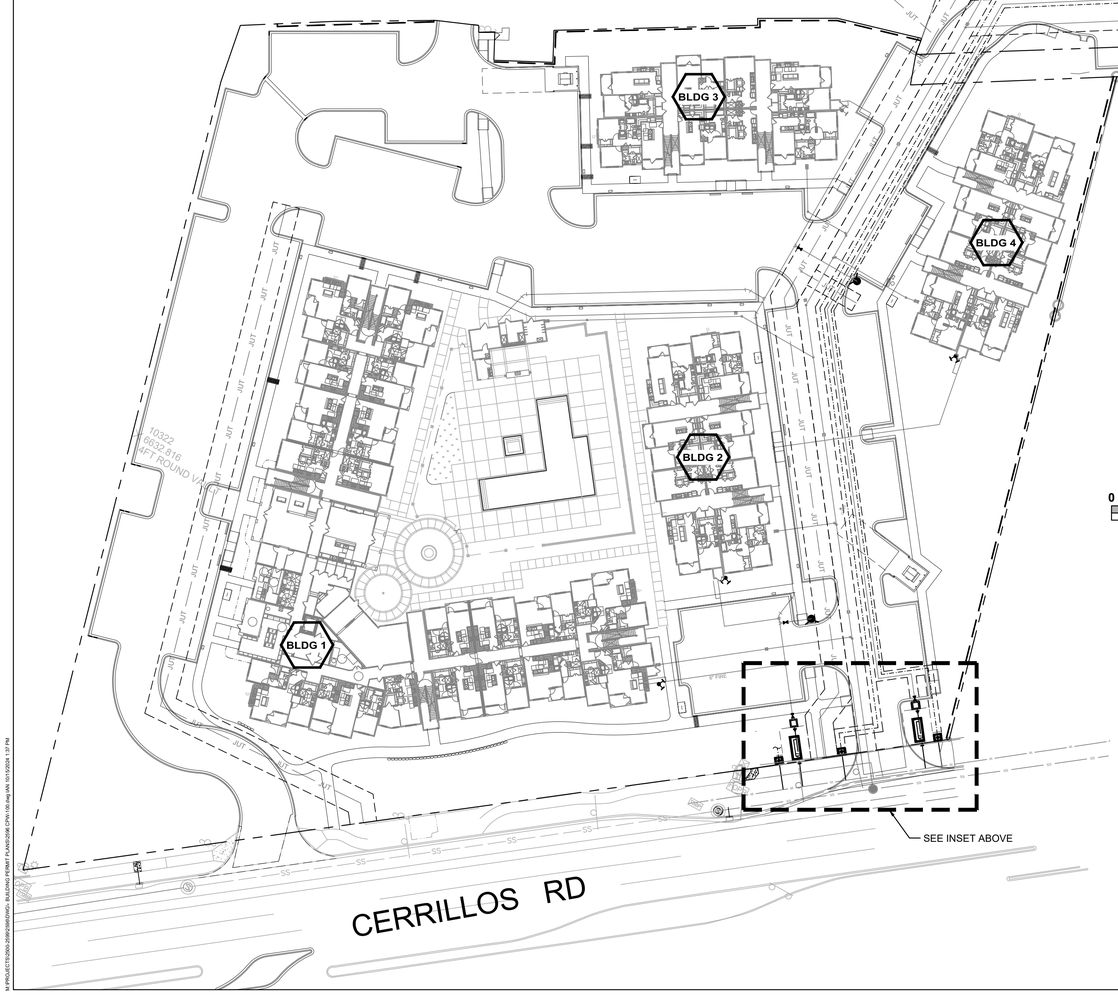
PUBLIC WATER PLAN



INSET
SCALE: 1" = 20'

KEYED NOTES

1. CONNECT SERVICE LINES TO EXISTING 12" WATERLINE.
2. 8"x6" TEE. (DI -MJ)
3. INSTALL 1.5" MASTER METER IN VAULT
4. INSTALL 6" MASTER METER IN VAULT
5. PRIVATE 8" FEBCO MODEL LF880V REDUCED PRESSURE BACKFLOW PREVENTOR W/ DETECTOR ASSEMBLY IN SAFE-T-COVER MODEL 600TLU880-AL, REFER TO PRIVATE SITE UTILITY PLAN ON SHEET CU-101 FOR CONTINUATION.
6. 1" WATER SERVICE CONNECTION (IRRIGATION) & METER PER COSF STD. DWG. #03. REFER TO IRRIGATION PLAN FOR IRRIGATION CONTINUATION
   NOTE: TWO ¾" OR 1" METERS PER CAN IS ALLOWED WITH SPACE BETWEEN CANS FOR TAMPING (COMPACTION)
7. REMOVE AND REPLACE EXISTING PAVEMENT, CURB & GUTTER AND SIDEWALK FOR WATERLINE INSTALLATION.



0 20 40 80 120
SCALE 1"=40'

LEGEND

–WL–	EXISTING WATERLINE
–SAS–	EXISTING SEWER LINE
	NEW WATERLINE
	NEW SEWER LINE

GENERAL NOTES:
1. ALL WATERLINE PIPE IS PVC C-900

811 Know what's below. Call before you dig.

GENERAL NOTES

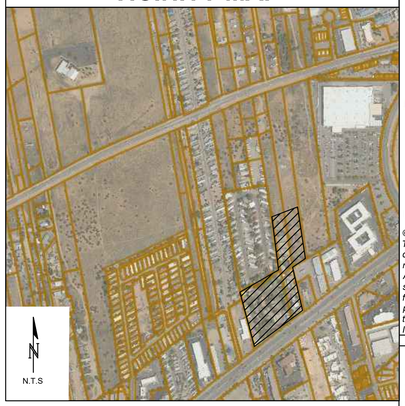
1. CONTRACTOR SHALL NOTIFY THE CITY OF SANTA FE WATER DIVISION (CoSFWD) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CoSFWD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. ALL EASEMENTS SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS SHALL BE CUT TO WITHIN ±6" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
5. LOT CORNERS SHALL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB, GUTTER AND DRIVEWAY APRON SHALL BE INSTALLED PRIOR TO SERVICE LINE INSTALLATION UNLESS OTHERWISE APPROVED, IN WRITING, BY CoSFWD.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND CoSFWD DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY CoSFWD PRIOR TO CONSTRUCTION.
8. CONTACT NEW MEXICO ONE CALL AT 811 TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE CoSFWD FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE 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.

CITY OF SANTA FE WATER DIVISION
SANTA FE, NEW MEXICO
STANDARD DETAILS

GENERAL NOTES — 01

DRAWN BY: | DATE: 09/2024
CHECKED: | SCALE:
APPROVED:

VICINITY MAP



DOMESTIC & IRRIGATION WATER SERVICE TABLE

SERVICE ADDRESS	STREET NAME	SERVICE SIZE & TYPE (DS OR IR)	METER SIZE
3471	CERRILLOS RD.	8" DS & FIRE FLOW	6"
3471	CERRILLOS RD.	1" IR	1"
3435	CERRILLOS RD.	8" DS & FIRE FLOW	1.5"
	CERRILLOS RD.	1" IR	1"
	CERRILLOS RD.	1" IR	1"

FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW GPM	RESIDUAL PRESSURE PSI	BUILDING(S) SERVED
6"	1,437.5	113	4 - BLDGS 1-4 ON LOT 5A-B1
6"	750	113	1 - BLDG 5 ON LOT M-2

A FIRE SERVICE IS DEDICATED FOR AUTOMATIC SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
PEAK FLOWS IS IN GALLONS PER MINUTE.
RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.

CITY OF SANTA FE WATER DIVISION _____ DATE _____

SANTA FE FIRE DEPARTMENT _____ DATE _____

RECORD MAPPING

	INITIALS	DATE
AS BUILT		
VALVE MAPS		
GIS (MAPPING)		
INSPECTOR APPROVED		

RECORD DRAWINGS

THIS RECORD DOCUMENT HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION AS PROVIDED BY OTHERS. _____ CERTIFIES THAT THE INFORMATION SHOWN IS A REASONABLE DOCUMENTATION OF THE FINAL CONSTRUCTION.

ENGINEER _____ PE _____ DATE _____

AEREAL	TOWNSHIP, RANGE, SECTION
M-14	T16N R9E SEC 07

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IAN M. N. ANDERSON — NEW MEXICO — 26441 — 10/15/24 — LICENSED PROFESSIONAL ENGINEER

Engineer

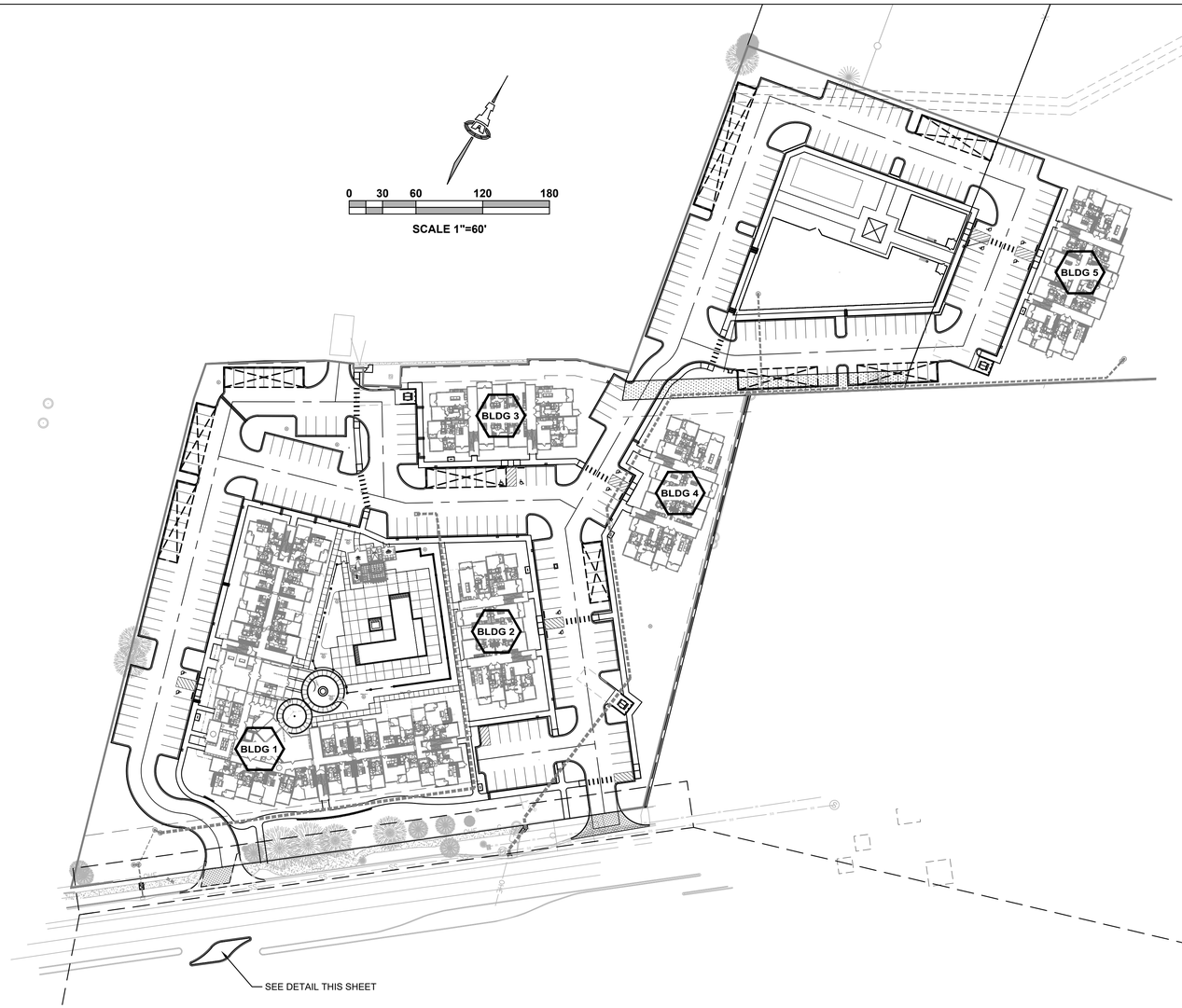
RKSS-CERRILLOS MULTI-FAMILY
SANTA FE, NM
DEVELOPMENT PLAN

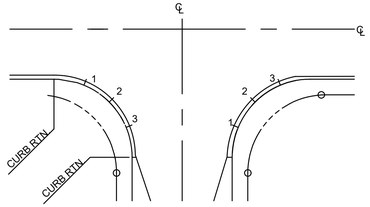
No	Date	Description

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CPW-100.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE
PUBLIC WATER PLAN

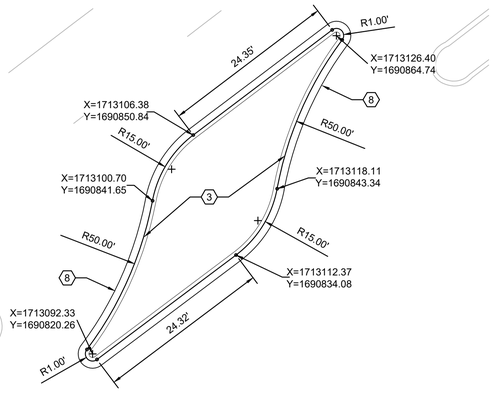
SHEET NUMBER
2024 XX
1 OF 2



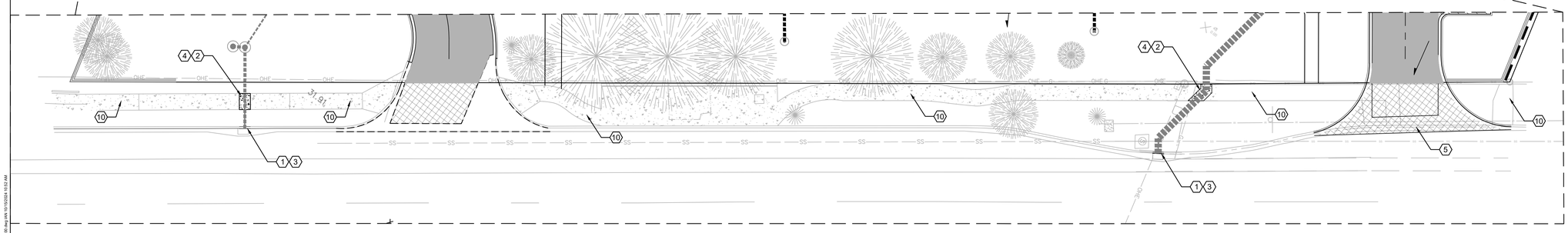


NOTE:
QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3 ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.

QUARTER POINT DETAIL
NTS



ISLAND GEOMETRY
SCALE: 1"=10'



CERRILLOS RD ENLARGED PLAN
SCALE: 1"=20'

	FL	TC
1	35.39	35.89
2	35.08	36.58
3	34.77	35.27

	FL	TC
1	35.57	36.07
2	35.72	36.22
3	35.86	36.36

GENERAL NOTES

A. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505–260–1990) FOR LOCATION OF EXISTING UTILITIES.

B. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

C. ADJUST VALVE BOXES, CLEAN–OUTS AND STORM INLETS TO FINISHED GRADES.

D. SEE ARCHITECTURAL PLANS/DEVELOPMENT PLANS FOR DIMENSIONS.

LEGEND

- EXISTING STREET IMPROVEMENTS
- NEW CRUB THIS CONTRACT
- STOP SIGN & STREET NAME SIGN
- PUBLIC ROADWAY ASPHALT PAVING SEE SECTION, THIS SHEET, FOR DETAIL

PAVEMENT KEYED NOTES

1. REMOVE EXISTING CURB & GUTTER.
2. REMOVE EXISTING SIDEWALK TO NEARES JOINT.
3. INSTALL NEW PCC CURB & GUTTER PER NMDOT DETAIL 609-01-1/1.
4. NEW 5' PCC SIDEWALK PER NMDOT DETAIL 609-01-1/1.
5. CONSTRUCT NEW VALLEY GUTTER PER NMAPWA STD DWG 2420.
7. 4" SOLID YELLOW THERMOPLASTIC STRIP.
8. SAWCUT, REMOVE AND DISPOSE EXISTING ASPHALT FOR ISLAND CONSTRUCTION.
9. EXISTING DRIVEWAY TO REMAIN.
10. EXISTING SIDEWALK TO REMAIN.

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10/15/24
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Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Date	Description

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CP-100.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

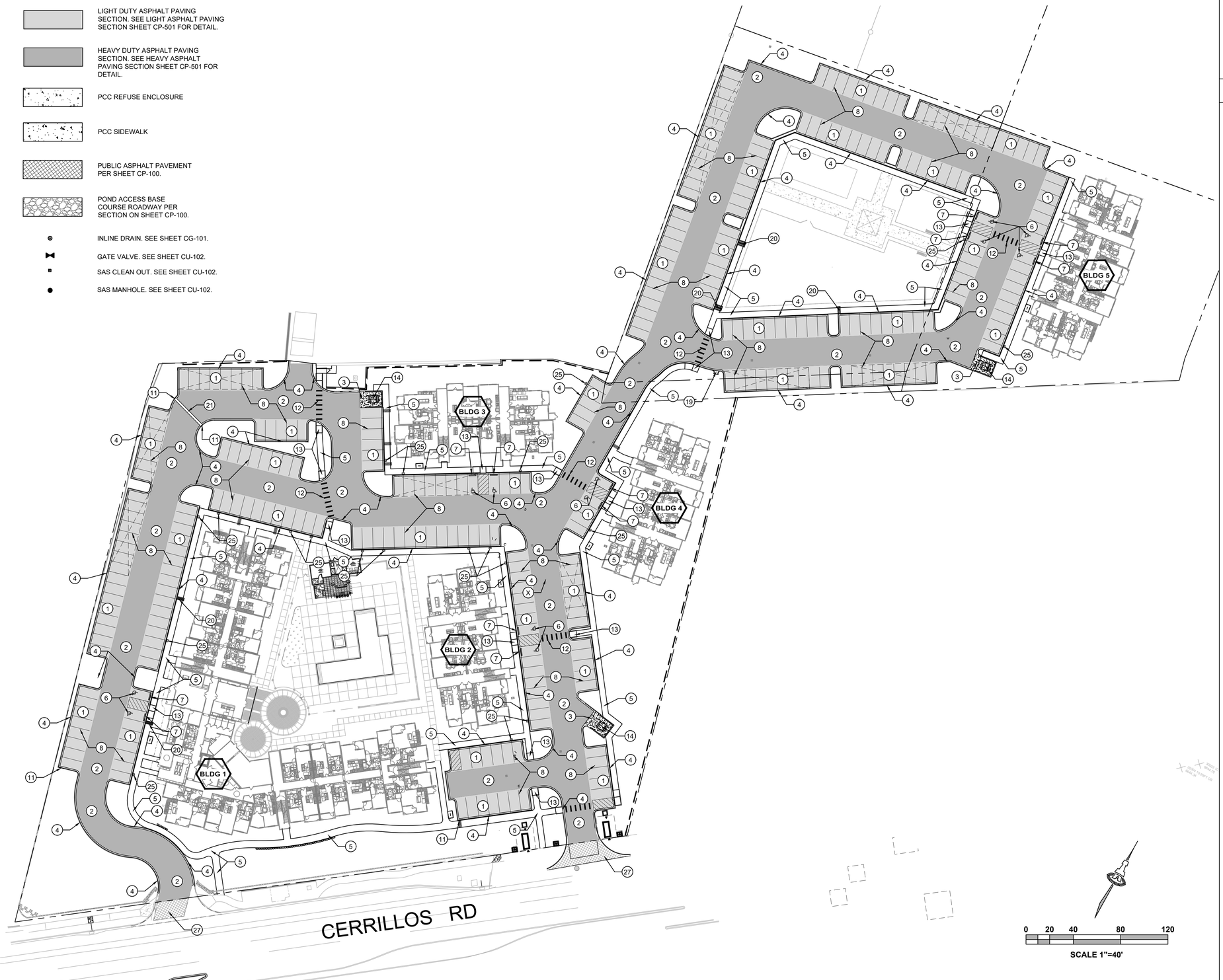
PUBLIC PAVING PLAN

SHEET NUMBER

CP-100

LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- LIGHT DUTY ASPHALT PAVING SECTION. SEE LIGHT ASPHALT PAVING SECTION SHEET CP-501 FOR DETAIL.
- HEAVY DUTY ASPHALT PAVING SECTION. SEE HEAVY ASPHALT PAVING SECTION SHEET CP-501 FOR DETAIL.
- PCC REFUSE ENCLOSURE
- PCC SIDEWALK
- PUBLIC ASPHALT PAVEMENT PER SHEET CP-100.
- POND ACCESS BASE COURSE ROADWAY PER SECTION ON SHEET CP-100.
- INLINE DRAIN. SEE SHEET CG-101.
- GATE VALVE. SEE SHEET CU-102.
- SAS CLEAN OUT. SEE SHEET CU-102.
- SAS MANHOLE. SEE SHEET CU-102.



GENERAL NOTES

A. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) FOR LOCATION OF EXISTING UTILITIES.

B. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

C. ADJUST VALVE BOXES, CLEAN-OUTS AND STORM INLETS TO FINISHED GRADES.

D. SEE ARCHITECTURAL PLANS/DEVELOPMENT PLANS FOR DIMENSIONS.

E. REFER TO PUBLIC PAVING & ACCESS PLAN, SHEET CP-100, FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.

KEYED NOTES

1. LIGHT ASPHALT PAVING, SEE SECTION SHEET CP-501.
2. HEAVY ASPHALT PAVING, SEE SECTION SHEET CP-501.
3. PCC PAVING; SEE SECTION SHEET CP-501.
4. PCC CURB AND GUTTER; SEE DETAIL SHEET CP-501.
5. PCC SIDEWALK; SEE DETAIL SHEET CP-501.
6. REFLECTORIZED PAVEMENT MARKING ACCESSIBILITY SYMBOL; SEE DETAIL SHEET CP-501.
7. ADA ACCESSIBLE PARKING SIGN; SEE DETAIL SHEET CP-501.
8. REFLECTORIZED PAVEMENT MARKING 4" SOLID WHITE STRIPE.
9. CURB PAINTED RED WITH SAFETY WHITE LETTERING "FIRE LANE-NO PARKING" AT 12'-0" O.C.
10. BICYCLE PARKING; SEE DETAIL SHEET CP-501.
11. CURB OPENING; SEE DETAIL SHEET CP-501.
12. CROSS WALK PAVEMENT MARKINGS; SEE DETAIL SHEET CP-501.
13. ADA ACCESS RAMP, SEE SHEET CP-501.
14. REFUSE ENCLOSURE; SEE ARCHITECTURE SHEETS.
15. ELECTRICAL TRANSFORMER WITH 4-4" PCC FILLED BOLLARDS LOCATED PER PNM SERVICE GUIDE DETAIL.
16. 12" CONCRETE APRON, SEE DETAIL SHEET CP-501.
17. INSTALL 24" STOP BAR.
18. INSTALL STOP SIGN.
19. CONCRETE RUNDOWN, SEE DETAIL ON SHEET CP-501.
20. SIDEWALK CULVERT, SEE DETAIL ON SHEET CP-501.
21. 2' WIDE ALLEY GUTTER, SEE DETAIL ON SHEET CP-501.
22. SITE PERIMETER FENCE; SEE LANDSCAPE PLANS FOR DETAILS.
23. SITE PERIMETER WALL; SEE LANDSCAPE PLANS FOR DETAILS.
24. SITE ACCESS GATE WITH KNOX BOX FOR EMERGENCY ACCESS; SEE ARCHITECTURAL PLANS FOR DETAILS.
25. ELECTRIC VEHICLE CHARGING STATION AND PARKING STALLS. EV CHARGING STATION LOCATIONS ARE SHOWN FOR REFERENCE AND FINAL LOCATION TO BE DETERMINED UNDER FINAL CONSTRUCTION DRAWINGS AND PER CHARGING STATION MANUFACTURER RECOMMENDATIONS.
26. MOUNTABLE CURB, SEE DETAIL ON SHEET CP-501.
27. PUBLIC PAVEMENT TO REMAIN, SEE SHEET CP-100.
28. SITE VISIBILITY TRIANGLES.
29. POND ACCESS BASE COURSE ROADWAY, SEE SECTION ON SHEET CP-501
30. "NO PARKING" SIGN, SEE DETAIL SHEET CP-501.
31. "PEDESTRIAN CROSSING" SIGN, SEE DETAIL SHEET CP-501.

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10/15/24

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Description	Date

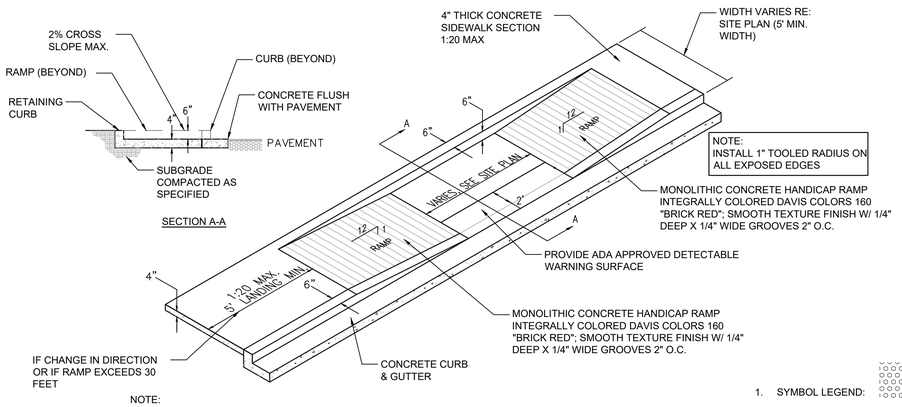
ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CP-101.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

SITE PAVING PLAN

SHEET NUMBER

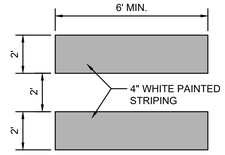
CP-101



NOTE:
H.C RAMP SHALL NOT EXCEED 6', OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

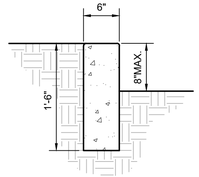
TAPERED RAMP DETAIL

SCALE: N.T.S.



CROSSWALK PAVEMENT MARKINGS

SCALE: N.T.S.

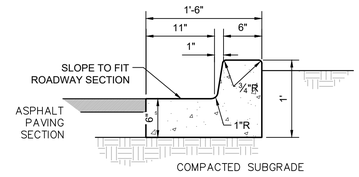


GENERAL NOTES

1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
2. REQUIRES FULL FORM ON ALL FACES.
3. CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
4. 1/2" EXPANSION JOINTS 24' O.C.

HEADER CURB

SCALE: N.T.S.



GENERAL NOTES

1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
2. REQUIRES FULL FORM ON ALL FACES.
3. CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
4. 1/2" EXPANSION JOINTS 48' O.C., CURB RETURNS AND EACH SIDE OF DRIVES

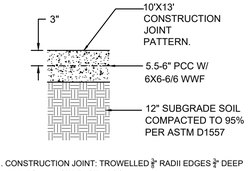
MEDIAN CURB AND GUTTER

SCALE: N.T.S.

1. SYMBOL LEGEND:
2. INSTALL PER ADA ACCESSIBILITY GUIDELINES (ADAAG).
3. PAYMENT FOR DETECTABLE WARNING SURFACE IS INCIDENTAL TO ADA ACCESSIBLE RAMP PAYMENT ITEM.
4. SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
5. DETECTABLE WARNING SURFACE TO BE A PRODUCT THAT IS CAST-IN-PLACE AND REPLACEABLE.
6. SEGMENTED DETECTABLE WARNING SURFACE AT BACK OF CURB TO BE CUT AND FIT PER MANUFACTURER'S INSTRUCTIONS. THE DETECTABLE WARNING SURFACE SHALL BE NO MORE THAN 5" FROM BACK OF CURB.

DETECTABLE WARNING SURFACE

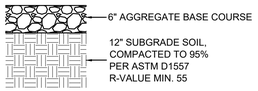
SCALE: NTS



1. CONSTRUCTION JOINT: TROWELLED ¾" RADII EDGES ¾" DEEP
2. 4000 PSI MIN. STRENGTH PCC

PCC PAVING SECTION

SCALE: N.T.S.



TEMPORARY EMERGENCY ACCESS ROADWAY / POND ACCESS ROAD SECTION

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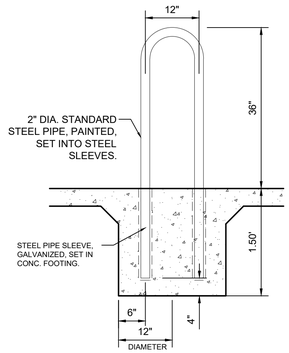
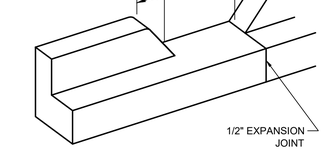


BIKE RACK (2 SPACE)

SCALE: N.T.S.

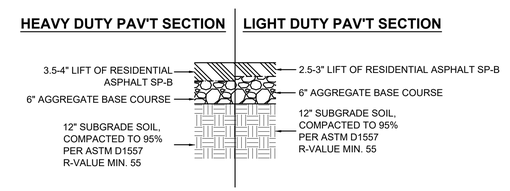


GENERAL NOTES

1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE SHAPED WITH A 3/8" EDGING TOOL.

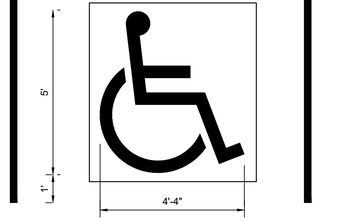
18" CURB OPENING

SCALE: N.T.S.



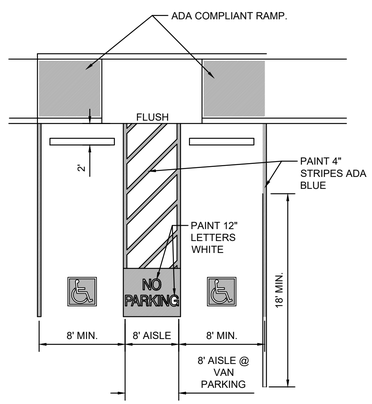
ASPHALT PAVING SECTION

SCALE: N.T.S.



ACCESSIBILITY SYMBOL DETAIL

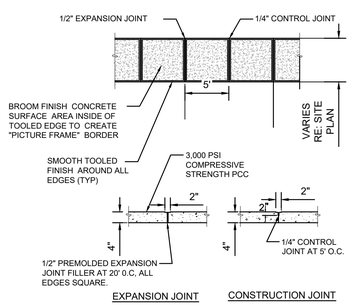
SCALE: N.T.S.



NOTE: ADA PARKING STALLS SHALL BE MAX 2% SLOPE IN ALL DIRECTIONS

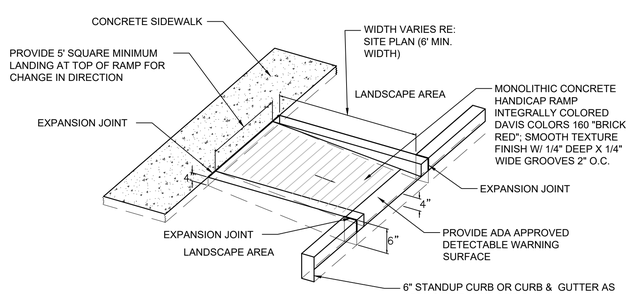
ADA PARKING DETAIL

SCALE: NTS



PCC SIDEWALK

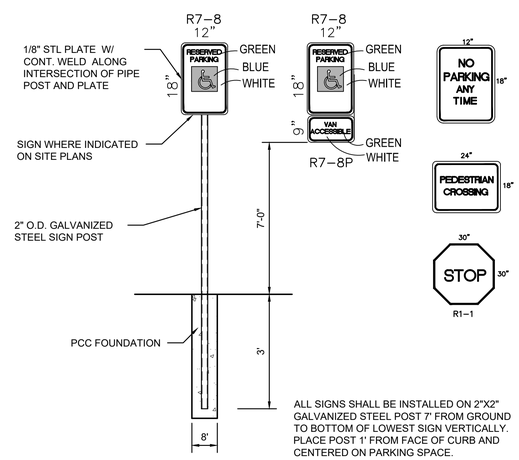
SCALE: N.T.S.



NOTE:
H.C RAMP SHALL NOT EXCEED 6', OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

CURBED RAMP DETAIL

SCALE: N.T.S.



ALL SIGNS SHALL BE INSTALLED ON 2"X2" GALVANIZED STEEL POST 7' FROM GROUND TO BOTTOM OF LOWEST SIGN VERTICALLY. PLACE POST 1' FROM FACE OF CURB AND CENTERED ON PARKING SPACE.

SIGNS

SCALE: N.T.S.

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IAN M. N. ANDERSON NEW MEXICO 26441 10/15/24 LICENSED PROFESSIONAL ENGINEER

Engineer

RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NM
DEVELOPMENT PLAN

No	Date	Description

ISSUE: DEVELOPMENT PLAN
PROJECT NUMBER: IA 2596
FILE: 2596 CP-501.DWG
DRAWN BY: DC
CHECKED BY: IMNA
DATE: 10/15/2024

SHEET TITLE

PAVING DETAILS

SHEET NUMBER

CP-501

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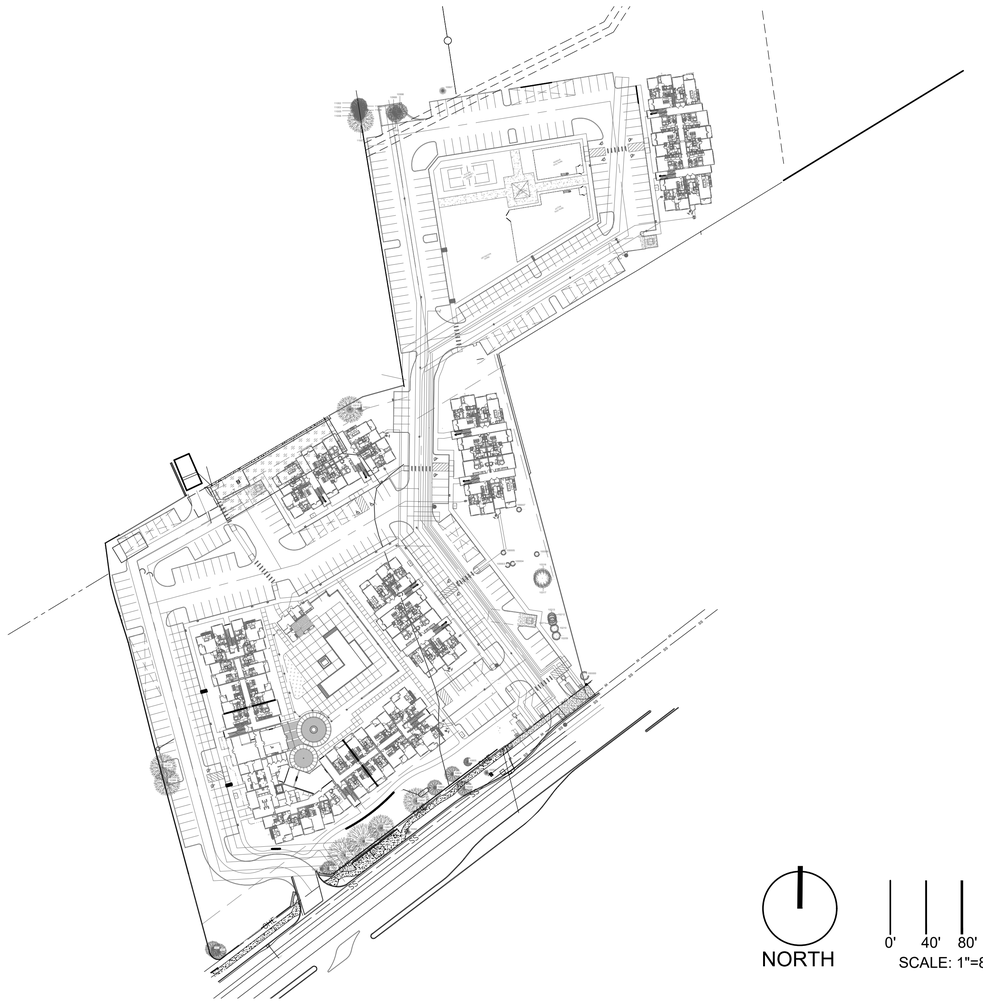
RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NEW MEXICO

LANDSCAPE IMPROVEMENT PRODUCTION PLANS



NORTH

0' 40' 80' 160'

SCALE: 1"=80'-0"

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STATE OF NEW MEXICO
MICHAEL E. PIERING
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REGISTERED LANDSCAPE ARCHITECT

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RKSS-CERRILLOS MULTI-FAMILY
SANTA FE, NEW MEXICO
DEVELOPMENT PLAN

DATE:
10/07/2024

PROJECT NUMBER:

REVISIONS

NO	DATE

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
L.0.0
TITLE SHEET

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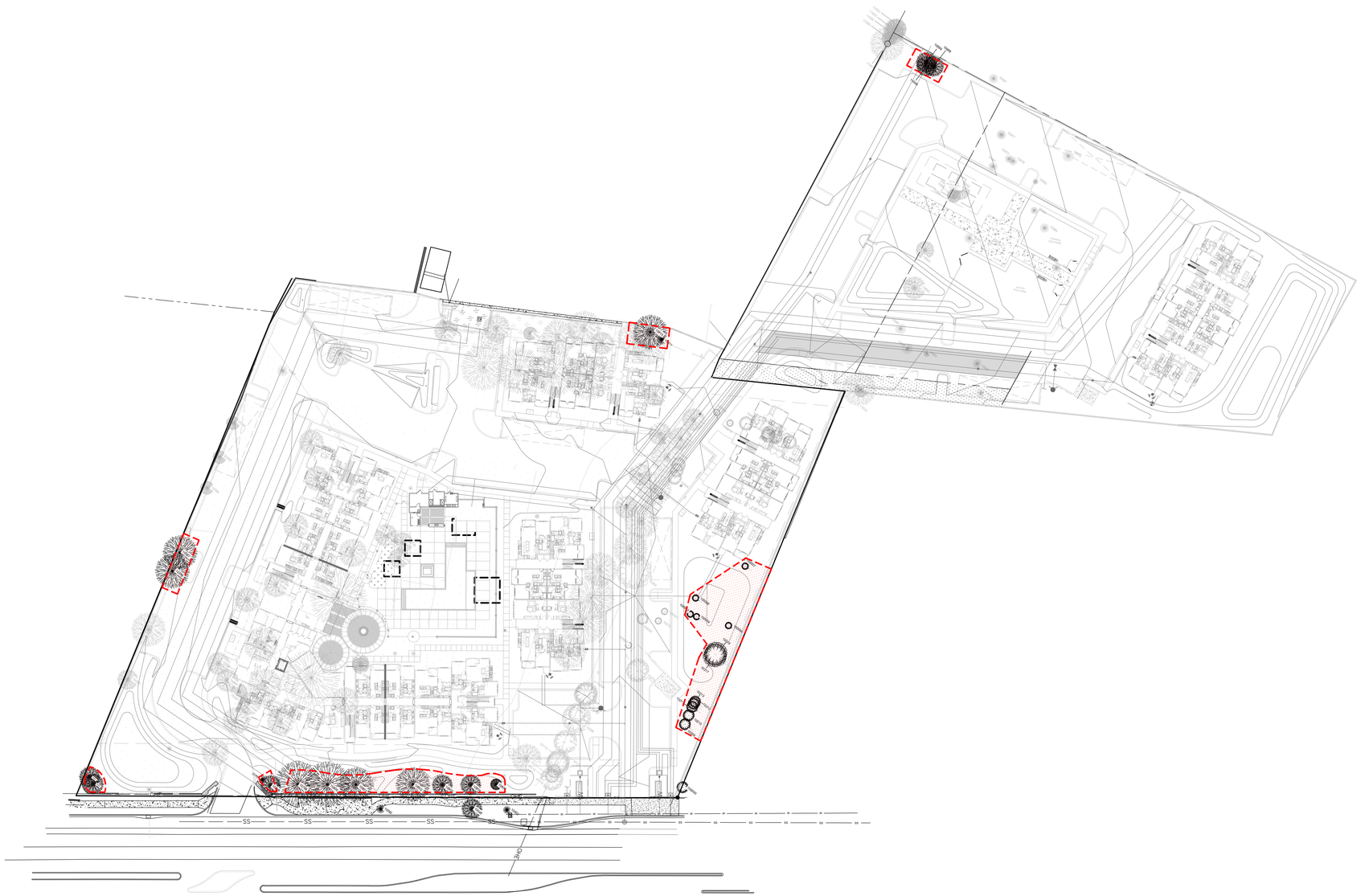

DO NOT DISTURB PLAN LEGEND

NATIVE AREA TO REMAIN UNDISTURBED

NATIVE AREA NOTES

1. GENERAL CONTRACTOR TO GRIND ALL NATIVE TREES DESIGNATED "TO BE REMOVED" ON SITE. ALL GRINDINGS/MULCH WILL BE PLACED IN ALL SIGNIFICANT PRESERVATION AREAS IN 3" LIFTS. NO MORE THAN 6" OF NATIVE MULCH WILL BE PLACED IN THESE AREAS AT ONE TIME.
2. NATIVE VEGETATIVE AREAS THAT REMAIN AFTER REVIEW BY OWNER AND L.A. SHALL RECEIVE NATIVE MULCH
3. EXCESS GRINDINGS/MULCH WILL BE STOCKPILED ON SITE AND USED TO REPLENISH THE MULCH IN THE "DO NOT REMOVE" AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
4. ALL STOCKPILED MULCH WILL BE DISTRIBUTED THROUGHOUT THE SITE AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT BEFORE THE CLOSE OF THE PROJECT.
5. ALL DISTURBED AREAS WILL BE SEEDED AND/OR SODDED AS NOTED ON THE PLAN(S) AND AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
6. ALL AREAS DESIGNATED "ORNAMENTAL TURF" WILL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM AS SHOWN ON THE IRRIGATION DRAWINGS AND WILL BE SEEDED AND/OR SODDED WITH COMMON BERMUDA UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. ALL AREAS DESIGNATED "NATIVE" AND/OR "NATURAL" WILL BE SEEDED WITH A SEASONALLY APPROPRIATE SEED AS SPECIFIED ON THE DRAWING(S). COOL SEASON SEEDING WILL BE "ANNUAL RYE GRASS" AND WARM SEASON SEEDING WILL BE "WEEPING LOVE GRASS".
8. TEMPORARY IRRIGATION WILL BE INSTALLED AND MANAGED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED AS DETERMINED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT. AT NO TIME WILL COVERAGE OF LESS THAN 70% BE ACCEPTABLE BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT. THIS ACCEPTANCE DOES NOT SUPERSEDE ANY REGULATORY REQUIREMENTS OF THE GOVERNING AGENCY WITHIN WHICH THE PROJECT OCCURS.

TREE MITIGATION PLAN LEGEND

TREES TO BE SAVED

TREES TO BE REMOVED

NOTE: EXISTING TREES LOCATED OUTSIDE OF PROPERTY LINE NOT INCLUDED IN TREE MITIGATION REQUIREMENTS.

SEE L.0.2 FOR TREE MITIGATION LEGENDS AND REQUIREMENTS.

NOTE:

ALL REMOVED TREES ARE TO BE PROCESSED INTO WOOD MULCH AND SET ASIDE ON SITE FOR FUTURE INSTALLATION. LARGE PILES OF MULCH CAN SPONTANEOUSLY COMBUST FROM ALL OF THE HEAT THAT THEY GENERATE, SO IT IS IMPORTANT TO BE VIGILANT AND EMPLOY GOOD HOUSEKEEPING. THE DISTANCE BETWEEN MULCH PILES KEEPS A FIRE FROM SPREADING FROM ONE PILE TO ANOTHER, OR TO A BUILDING.

NORTH

0' 25' 50' 100'

SCALE: 1"=50'-0"

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DEVELOPMENT PLAN

SHEET NUMBER
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TREE MITIGATION & DO NOT DISTURB PLAN

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NUMBER	CAL	SPECIES	STATUS	SAVE DECIDUOUS TREE "	SAVE CONIFEROUS TREE "	REMOVED DECIDUOUS TREE "	REMOVED CONIFEROUS TREE "	REQ REPLACEMENT DECIDUOUS TREE	REQ REPLACEMENT CONIFEROUS TREE	PINON TREES SAVED	PINON TREES REMOVED
10002	**10**	**Pinon**	**Save**		**10**				**0**	**1**	
10046	8	Golden Rain	Save	8				0			
10082	**8**	**Pinon**	**Save**		**8**				**0**	**1**	
10110	10	Elm	Remove			10		1			
10111	6	Elm	Remove			6		1			
10112	6	Elm	Remove			6		1			
10113	12	Elm	Remove			12		1			
10014	12	Elm	Remove			12		1			
10115	12	Elm	Remove			12		1			
10209	6	Elm	Remove			6		1			
10210	6	Elm	Remove			6		1			
10211	6	Elm	Remove			6		1			
10212	6	Elm	Remove			6		1			
10213	6	Elm	Remove			6		1			
10272	6	Arba Vitae	Remove				6		1		
10273	**8**	**Elm**	**Remove**			**8**		**0**			
10288	12	Elm	Remove			12		1			
10289	8	Elm	Remove			8		1			
10292	8	Elm	Remove			8		1			
10293	8	Elm	Remove			8		1			
10304	24	Elm	Remove			24		1			
10316	8	Elm	Remove			8		1			
10317	8	Elm	Remove			8		1			
10379	14	Locust	Remove			14		1			
10380	14	Locust	Remove			14		1			
10381	14	Locust	Remove			14		1			
10382	16	Locust	Remove			16		1			
10383	16	Locust	Remove			16		1			
10384	6	Locust	Remove			6		1			
10385	6	Locust	Remove			6		1			
10386	6	Locust	Remove			6		1			
10387	30	Elm	Save	30					0		
10388	24	Elm	Save	24					0		
10389	24	Elm	Remove			24		1			
10390	12	Locust	Remove			12		1			
10391	12	Locust	Save	12					0		
10392	12	Elm	Save	12					0		
10393	20	Elm	Save	20					0		
10394	20	Elm	Remove			20		1			
10395	18	Elm	Remove			18		1			
10396	24	Elm	Remove			24		1			
10397	10	Locust	Remove			10		1			
10398	18	Elm	Remove			18		1			
10399	18	Locust	Remove			18		1			
10400	36	Elm	Remove			36		1			
10408	6	Elm	Remove			6		1			
Sub-Total	**554**										
Save Deciduous Tree				**98**							
Save Coniferous Tree					**0**						
Removed Deciduous Tree						**450**					
Removed Coniferous Tree							**6**				
Required Replacement Deciduous Trees								**36**			
Require Replacement Coniferous Trees									**1**		
Pinon Trees Saved										**2**	
Pinon Trees Removed											**0**

NUMBER	CAL	SPECIES	STATUS	SAVE DECIDUOUS TREE "	SAVE CONIFEROUS TREE "	REMOVED DECIDUOUS TREE "	REMOVED CONIFEROUS TREE "	REQ REPLACEMENT DECIDUOUS TREE	REQ REPLACEMENT CONIFEROUS TREE	PINON TREES SAVED	PINON TREES REMOVED
10409	6	Elm	Remove			6		1			
10410	6	Elm	Remove			6		1			
10411	6	Elm	Remove			6		1			
10412	6	Elm	Remove			6		1			
10454	6	Elm	Remove			6		1			
10455	6	Elm	Remove			6		1			
10456	6	Elm	Remove			6		1			
10775	12	Locust	Remove			12		1			
10776	10	Locust	Remove			10		1			
10777	12	Arba Vitae	Remove			12			1		
10778	10	Locust	Remove			10		1			
10779	8	Elm	Remove			8		1			
10780	32	Elm	Remove			32		1			
10781	32	Elm	Remove			32		1			
10782	24	Mountain Ash	Remove			24		1			
10783	24	Elm	Remove			24		1			
10787	6	Aspen	Remove			6			1		
10788	8	Aspen	Remove			8			1		
10797	8	Blue Spruce	Remove				8		1		
10798	18	Elm	Remove			18		1			
10799	32	Elm	Remove			32		1			
10800	32	Elm	Remove			32		1			
10801	24	Elm	Remove			24		1			
10802	24	Elm	Remove			24		1			
10803	18	Elm	Remove			18		1			
10804	24	Elm	Remove			24		1			
10805	8	Locust	Remove			8		1			
10806	12	Locust	Remove			12		1			
10807	16	Hacklberry	Remove			16		1			
10808	32	Elm	Remove			32		1			
10809	14	Hacklberry	Remove			14		1			
10811	24	Elm	Remove			24		1			
10812	16	Hacklberry	Remove			16		1			
10813	32	Elm	Remove			32		1			
10814	8	Locust	Remove			8		1			
10815	14	Locust	Remove			14		1			
10816	18	Elm	Remove			18		1			
10817	30	Elm	Remove			30		1			
10818	12	Elm	Remove			12		1			
10819	14	Elm	Remove			14		1			
10820	12	Elm	Remove			12		1			
10821	10	Locust	Remove			10		1			
10822	12	Locust	Remove			12		1			
10823	30	Elm	Remove			30		1			
10888	14	Hacklberry	Remove			14		1			
10897	18	Juniper	Remove				18		1		
10902	36	Elm	Remove			36		1			
10903	36	Elm	Remove			36		1			
Sub-Total	**494**										
Save Deciduous Tree				**0**							
Save Coniferous Tree					**0**						
Removed Deciduous Tree						**774**					
Removed Coniferous Tree							**26**				
Required Replacement Deciduous Trees								**43**			
Require Replacement Coniferous Trees									**5**		
Pinon Trees Saved										**0**	
Pinon Trees Removed											**1**

NUMBER	CAL	SPECIES	HEIGHT +8'	STATUS	SAVE DECIDUOUS TREE "	SAVE CONIFEROUS TREE "	REMOVED DECIDUOUS TREE "	REMOVED CONIFEROUS TREE "	REQ REPLACEMENT DECIDUOUS TREE	REQ REPLACEMENT CONIFEROUS TREE	PINON TREES SAVED	PINON TREES REMOVED
10904	28	Elm		Remove			28		1			
10905	24	Elm		Remove			24		1			
10906	24	Elm		Remove			24		1			
10907	10	Locust		Remove			10		1			
10908	26	Elm		Remove			26		1			
10909	26	Elm		Remove			26		1			
10910	26	Elm		Save	26			0				
10911	12	Juniper		Save		12				0		
10933	8	Locust		Remove			8		1			
10935	18	Locust		Remove			18		1			
10937	14	Russian Olive		Remove			14		1			
10938	**10**	**Pinon**		**Remove**				**10**				**1**
10976	18	Juniper		Save		18				0		
10977	18	Juniper		Save		18				0		
10978	10	Juniper		Save		10				0		
10979	10	Juniper		Save		10				0		
10980	8	Juniper		Save		8				0		
10981	14	Juniper		Save		14				0		
10982	8	Elm		Remove					1			
10983	20	Aspen		Remove				20		1		
10984	10	Juniper		Remove				10		1		
10985	14	Juniper		Remove				14		1		
10986	14	Juniper		Save		14				0		
10988	14	Juniper	8'+	Save		14				0		
10989	12	Juniper	8'+	Remove				12		1		
10990	18	Juniper	8'+	Remove				18		1		
10991	18	Juniper	8'+	Remove				18		1		
10992	16	Elm		Remove			16		1			
10993	8	Elm		Remove			8		1			
10994	8	Juniper		Remove						1		
10995	6	Juniper		Remove						1		
10996	12	Juniper		Remove						1		
*10997		N/A										
10998	10	Juniper		Remove				10				
10999	10	Juniper		Remove				10				
11000	10	Juniper		Remove				10				
*11001		N/A										
*11002		N/A										
*11003		N/A										
*11004		N/A										
*11005		N/A										
*11006		N/A										
*11007		N/A										
11012	30	Elm		Remove			30		1			
11013	10	Elm		Remove			10		1			
100000	6	Plum Tree		Save	6			0				
100001	6	Elm		Remove			6		1			
100002	6	Elm		Remove			6		1			
Sub-Total	**494**											
Save Deciduous Tree					**44**							
Save Coniferous Tree						**32**						
Removed Deciduous Tree							**178**					
Removed Coniferous Tree								**132**				
Required Replacement Deciduous Trees									**16**			
Require Replacement Coniferous Trees										**9**		
Pinon Trees Saved											**0**	
Pinon Trees Removed												**1**

NUMBER	CAL	SPECIES	HEIGHT +8'	STATUS	SAVE DECIDUOUS TREE "	SAVE CONIFEROUS TREE "	REMOVED DECIDUOUS TREE "	REMOVED CONIFEROUS TREE "	REQ REPLACEMENT DECIDUOUS TREE	REQ REPLACEMENT CONIFEROUS TREE
100003	6	Elm		Remove			6		1	
100004	6	Elm		Remove			6		1	
100005	6	Elm		Remove			6		1	
100006	6	Elm		Remove			6		1	
100007	6	Elm		Remove			6		1	
100008	6	Elm		Remove			6		1	
100009	6	Elm		Remove			6		1	
100010	6	Elm		Remove			6		1	
10987	14	Juniper	8'+	Save		14				0
Sub-Total	**44**									
Save Deciduous Tree					**0**					
Save Coniferous Tree						**14**				
Removed Deciduous Tree							**30**			
Removed Coniferous Tree								**0**		
Required Replacement Deciduous Trees									**8**	
Require Replacement Coniferous Trees										**0**

A minimum of 40% of pinon significant trees shall be preserved, relocated on site or replaced. Pinon trees that are preserved or relocated on site and are a minimum of 8' tall shall substitute for two trees required elsewhere.
-No Existing deciduous tree with a 6" caliper or greater or evergreen tree over 8' tall shall be removed without approval of the city.
-Trees classified as noxious weeds that are smaller than 12" caliper are exempt from review. The preservation of noxious species is discouraged (Siberian Elm, Russian Olive, Tree of Heaven, Salt Cedar)
-Replacement evergreen trees shall be 6' height minimum and replacement deciduous trees shall be 2" caliper or greater

LEGEND

7166	12	Oak	Deciduous or Coniferous Trees
10002	**10**	**Pinon**	Pinon Trees
4277	**21**	**Oak**	Trees deemed dead by arborist
*12035			Tree outside of proprty line, N/A

Mitigation Requirements:
(103) 2" min. cal. Deciduous Trees
(14) 6' height min. Evergreen Trees

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TREE MITIGATION LEGEND

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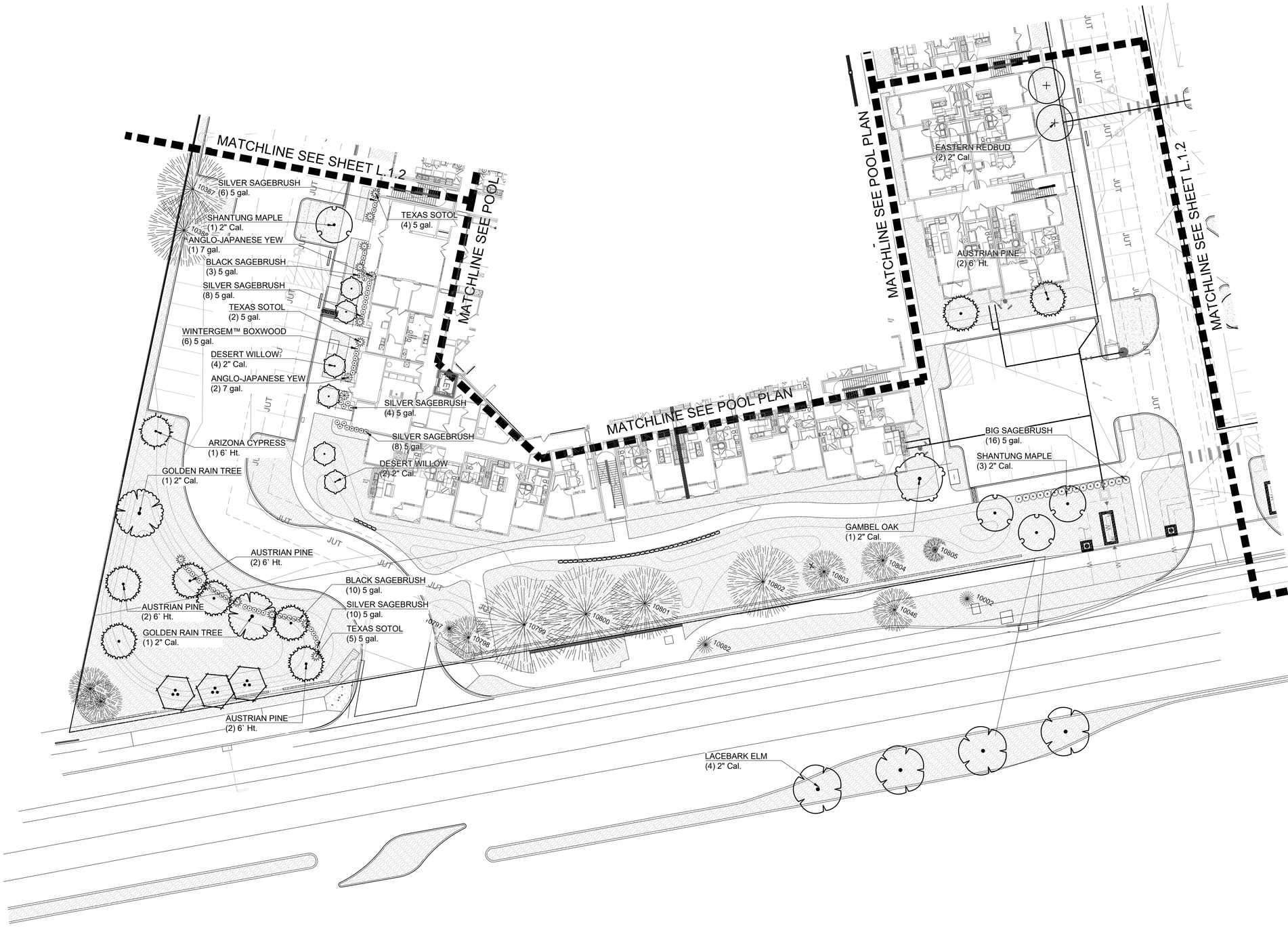

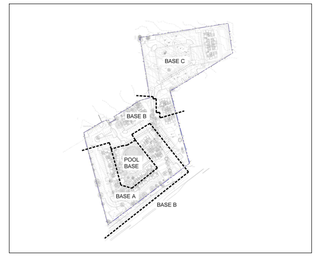

KEY MAP

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
TREES			
	AT	Acer truncatum Shantung Maple	2" Cal.
	CC	Cercis canadensis Eastern Redbud	2" Cal.
	CL	Chilopsis linearis Desert Willow	2" Cal.
	CA	Cupressus arizonica Arizona Cypress	6` Ht.
	KE	Koelreuteria elegans Golden Rain Tree	2" Cal.
	PP3	Pinus edulis Pinon Pine	6` Ht.
	PN	Pinus nigra Austrian Pine	6` Ht.
	PC	Pistacia chinensis Chinese Pistache	2" Cal.
	QG	Quercus gambelii Gambel Oak	2" Cal.
	UP2	Ulmus parvifolia Lacebark Elm	2" Cal.
SHRUBS			
	AC	Artemisia cana Silver Sagebrush	5 gal.
	AN	Artemisia nova Black Sagebrush	5 gal.
	AT2	Artemisia tridentata Big Sagebrush	5 gal.
	BM	Buxus microphylla 'wintergem' Wintergem™ Boxwood	5 gal.
	DT	Dasylirion texanum Texas Sotol	5 gal.
	NT	Nolina texana Texas Sacahuista	5 gal.
	OE	Opuntia ellisiana Thornless Prickly Pear	5 gal.
	TM	Taxus x media 'hicksii' Anglo-Japanese Yew	7 gal.
GROUND COVERS			
	BM2	Bark Mulch Bark Mulch	---
	DG	Decomposed Granite Decomposed Granite	---
	GM2	Gravel Mulch Gravel Mulch	---
	PZ	Palisades Zoysia Zoysia Grass	sod
	RR	River Rock River Rock	---

NOTE: REFER TO L.1.4 FOR FULL PLANT SCHEDULE

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

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PLANTING PLAN
BASE A

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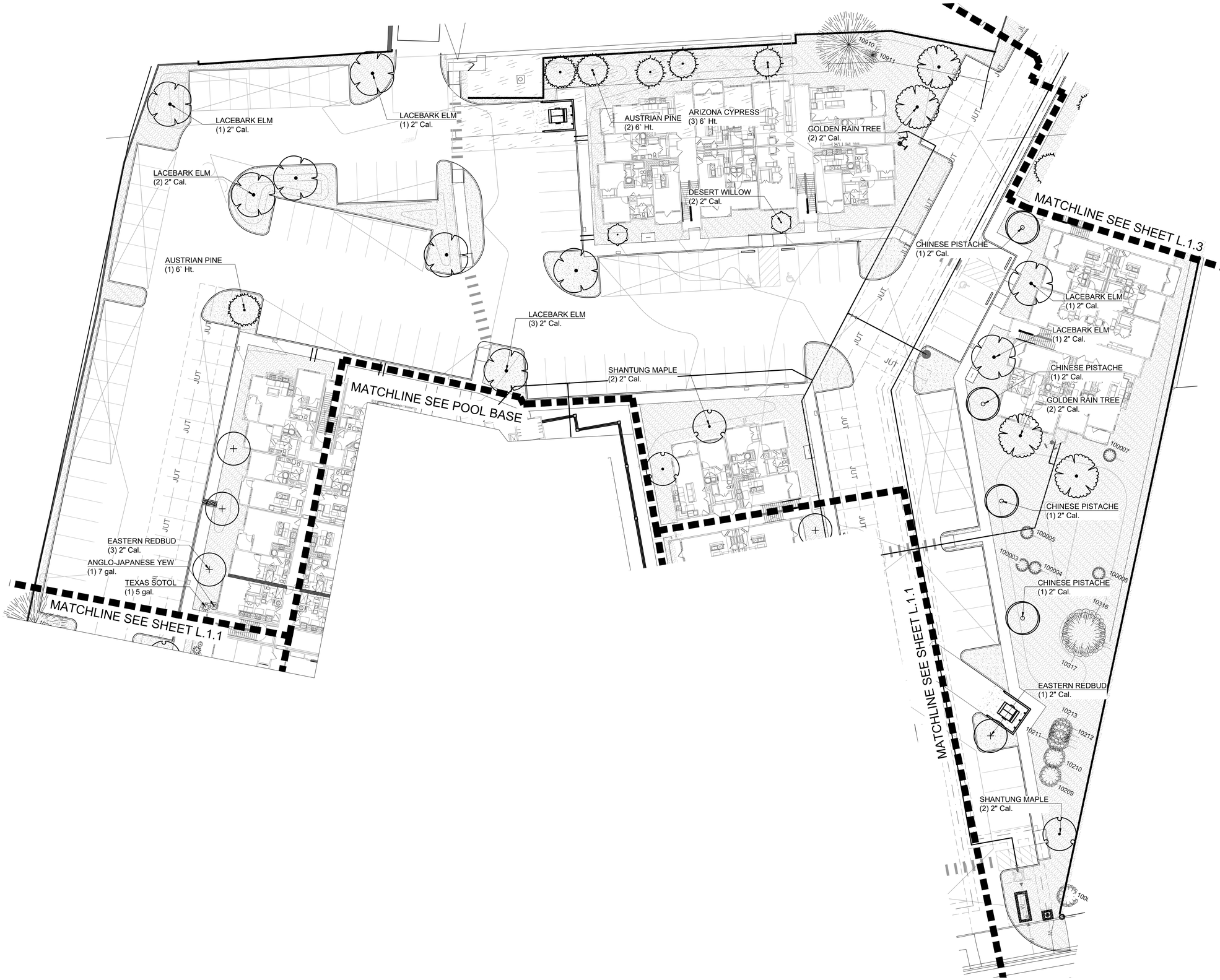

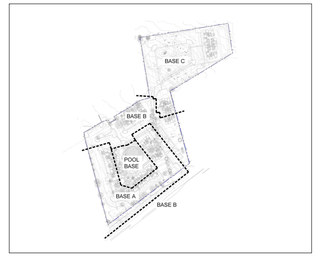

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SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
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	CL	Chilopsis linearis Desert Willow	2" Cal.
	CA	Cupressus arizonica Arizona Cypress	6` Ht.
	KE	Koelreuteria elegans Golden Rain Tree	2" Cal.
	PP3	Pinus edulis Pinon Pine	6` Ht.
	PN	Pinus nigra Austrian Pine	6` Ht.
	PC	Pistacia chinensis Chinese Pistache	2" Cal.
	QG	Quercus gambelii Gambel Oak	2" Cal.
	UP2	Ulmus parvifolia Lacebark Elm	2" Cal.
SHRUBS			
	AC	Artemisia cana Silver Sagebrush	5 gal.
	AN	Artemisia nova Black Sagebrush	5 gal.
	AT2	Artemisia tridentata Big Sagebrush	5 gal.
	BM	Buxus microphylla 'wintergem' Wintergem™ Boxwood	5 gal.
	DT	Dasylirion texanum Texas Sotol	5 gal.
	NT	Nolina texana Texas Sacahuista	5 gal.
	OE	Opuntia ellisiana Thornless Prickly Pear	5 gal.
	TM	Taxus x media 'hicksii' Anglo-Japanese Yew	7 gal.
GROUND COVERS			
	BM2	Bark Mulch Bark Mulch	---
	DG	Decomposed Granite Decomposed Granite	---
	GM2	Gravel Mulch Gravel Mulch	---
	PZ	Palisades Zoysia Zoysia Grass	sod
	RR	River Rock River Rock	---

NOTE: REFER TO L.1.4 FOR FULL PLANT SCHEDULE

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

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PLANTING PLAN
BASE B

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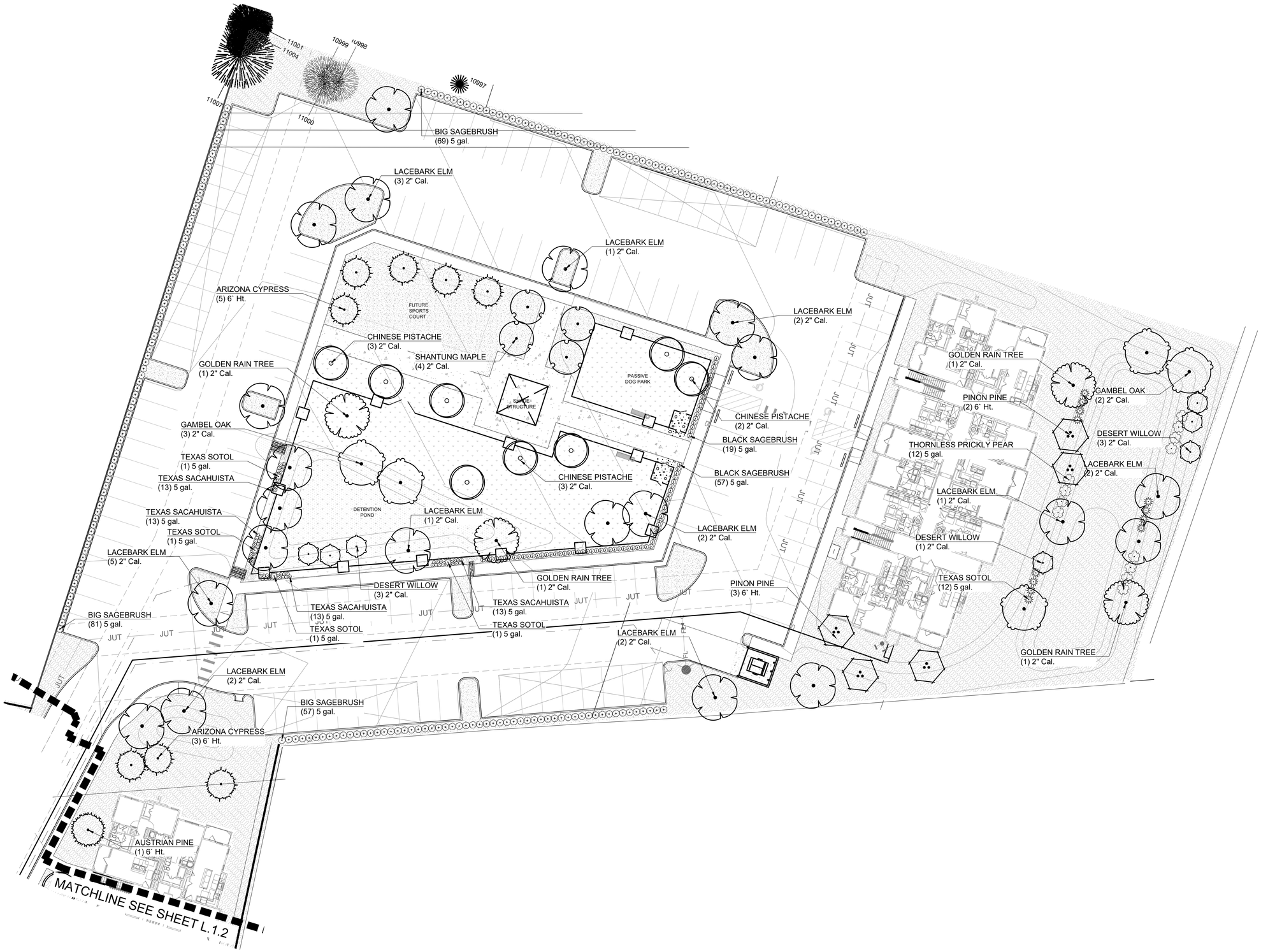

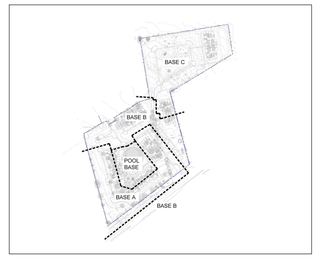

KEY MAP

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
TREES			
	AT	Acer truncatum Shantung Maple	2" Cal.
	CC	Cercis canadensis Eastern Redbud	2" Cal.
	CL	Chilopsis linearis Desert Willow	2" Cal.
	CA	Cupressus arizonica Arizona Cypress	6` Ht.
	KE	Koelreuteria elegans Golden Rain Tree	2" Cal.
	PP3	Pinus edulis Pinon Pine	6` Ht.
	PN	Pinus nigra Austrian Pine	6` Ht.
	PC	Pistacia chinensis Chinese Pistache	2" Cal.
	QG	Quercus gambelii Gambel Oak	2" Cal.
	UP2	Ulmus parvifolia Lacebark Elm	2" Cal.
SHRUBS			
	AC	Artemisia cana Silver Sagebrush	5 gal.
	AN	Artemisia nova Black Sagebrush	5 gal.
	AT2	Artemisia tridentata Big Sagebrush	5 gal.
	BM	Buxus microphylla 'wintergem' Wintergem™ Boxwood	5 gal.
	DT	Dasylirion texanum Texas Sotol	5 gal.
	NT	Nolina texana Texas Sacahuista	5 gal.
	OE	Opuntia ellisiana Thornless Prickly Pear	5 gal.
	TM	Taxus x media 'hicksii' Anglo-Japanese Yew	7 gal.
GROUND COVERS			
	BM2	Bark Mulch Bark Mulch	---
	DG	Decomposed Granite Decomposed Granite	---
	GM2	Gravel Mulch Gravel Mulch	---
	PZ	Palisades Zoysia Zoysia Grass	sod
	RR	River Rock River Rock	---

NOTE: REFER TO L.1.4 FOR FULL PLANT SCHEDULE

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

STATE OF NEW MEXICO
MICHAEL E. PIERING
LA646
REGISTERED LANDSCAPE ARCHITECT

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RKSS-CERRILLOS MULTI-FAMILY

SANTA FE, NEW MEXICO

DEVELOPMENT PLAN

DATE:
10/07/2024

PROJECT NUMBER:

REVISIONS

NO	DATE

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER

L.1.3

PLANTING PLAN
BASE C

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
TREES					
	AT	Acer truncatum Shantung Maple	2" Cal.	11	
	CC	Cercis canadensis Eastern Redbud	2" Cal.	6	
	CL	Chilopsis linearis Desert Willow	2" Cal.	15	
	CA	Cupressus arizonica Arizona Cypress	6` Ht.	12	
	KE	Koelreuteria elegans Golden Rain Tree	2" Cal.	10	
	PP3	Pinus edulis Pinon Pine	6` Ht.	8	
	PN	Pinus nigra Austrian Pine	6` Ht.	12	
	PC	Pistacia chinensis Chinese Pistache	2" Cal.	12	
	QG	Quercus gambelii Gambel Oak	2" Cal.	6	
	UP2	Ulmus parvifolia Lacebark Elm	2" Cal.	34	
SHRUBS					
	AC	Artemisia cana Silver Sagebrush	5 gal.	41	
	AN	Artemisia nova Black Sagebrush	5 gal.	89	
	AT2	Artemisia tridentata Big Sagebrush	5 gal.	223	
	BM	Buxus microphylla 'wintergem' Wintergem™ Boxwood	5 gal.	6	
	DT	Dasylirion texanum Texas Sotol	5 gal.	29	
	NT	Nolina texana Texas Sacahuista	5 gal.	52	
	OE	Opuntia ellisiana Thornless Prickly Pear	5 gal.	12	
	TM	Taxus x media 'hicksii' Anglo-Japanese Yew	7 gal.	4	
GROUND COVERS					
	BM2	Bark Mulch Bark Mulch	---	15,559 sf	All shrub beds to receive 2" of bark mulch. All shrub beds to be lined with steel edging
	DG	Decomposed Granite Decomposed Granite	---	176 sf	
	GM2	Gravel Mulch Gravel Mulch	---	82,941 sf	
	PZ	Palisades Zoysia Zoysia Grass	sod	13,289 sf	
	RR	River Rock River Rock	---	232 sf	

NOTE: CONTRACTOR RESPONSIBLE FOR OWN QUANTITY TAKE OFFS. PLANT QUANTITIES IN LEGEND PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

01 PLANT SCHEDULE

LANDSCAPE CALCULATION TABLE
*Based on the City of Santa Fe Requirements

	REQUIRED	PROVIDED
OPEN SPACE REQUIREMENT		
Total Ground Floor Units = 53 Required Open Space = 250 SF per Unit 53 Units x 250 SF = 13,250 SF) AREA	13,250 SF	51,475 SF
Provide Open Space Pool Area = 22,682 SF Dog Park Area = 21,097 SF Remain Detention Ponds = 7,696 SF		
REQUIRED OPEN SPACE PLANTING		
Shrubs (2/500 SF) 13,250 SF / 500 = 26.5 * 2 = 53 Shrubs Trees (1/500 SF) 13,250 SF/500 = 26.5 Trees	53 Shrubs 27 Trees	53 Shrubs 27 Trees
*Street trees & landscaping required for parking lots may be counted toward meeting minimum planting requirements for open space.		
STREET TREE REQUIREMENTS		
Street Trees (1/30 ft or 1/40 ft of arterial street frontage) 468 LF/40 = 11.7 Trees	12	12
PARKING REQUIREMENTS		
10 SF Landscaped Area per parking space (10 SF x 320 parking spaces = 3,200 SF required	3,200 sf	3,200 sf
1 Deciduous Tree per 90 SF of Landscaped Area (3,200 SF/90 SF = 35.56 Trees	36 Trees	36 Trees
Parking shall be screened with a 4' high hedge		
POND REQUIREMENTS		
Pond (Southwest Corner) SF = 3,885 SF Shrubs (3/500 SF) 3,885 SF = 23.31 Shrubs Trees (1/500 SF) 3,885 SF = 7.8 Trees	24 Shrubs 8 Trees	24 Shrubs 8 Trees
Pond (Dogpark) SF = 3,859 SF Shrubs (3/500 SF) 3,859 SF = 23.15 Shrubs Trees (1/500 SF) 3,859 SF = 7.7 Trees	24 Shrubs 8 Trees	24 Shrubs 8 Trees
Pond (Northeast Corner) SF = 3,811 SF Shrubs (3/500 SF) 3,811 SF = 22.87 Shrubs Trees (1/500 SF) 3,811 SF = 7.6 Trees	23 Shrubs 8 Trees	23 Shrubs 8 Trees
TREE MITIGATION REQUIREMENTS *Refer to Tree Mitigation Plan L.01 & L.02 for detail		

02 LANDSCAPE REQUIREMENTS TABLE

14-8.4

(F) PLANT MATERIAL STANDARDS
(1) Plant Material Selection
Plant material selection shall emphasize drought tolerant plant species and shall limit the use of high water use plant species. All required plant material shall be cold hardy to USDA Classification Zone 5 , which is minus fifteen degrees Fahrenheit, or colder.
(2) Installation
(a) all required deciduous trees shall be two (2) inch caliper minimum;
(b) all required shrubs shall be five gallon minimum except as noted on the City of Santa Fe Recommended Plant List;
(c) all required evergreen trees shall be a minimum of six (6) feet in height.
(d) when more than ten trees are required by this Section 14-8.4, more than one species shall be provided unless otherwise approved by the land use director ;
(e) stormwater detention ponds and retention ponds shall be planted with appropriate trees, shrubs and grasses ,with a minimum of one tree and three shrubs per five hundred (500) square feet of required ponding area. Plants located in the bottom third of the detention pond or retention pond must be adaptable to periods of submersion and may require replacement during periodic maintenance to remove silt;
(3) Preservation of Existing Vegetation
(a) The land use director may require the preservation, relocation or replacement of existing significant trees as provided in Subsection 14-8.4(B), except that the public works director may determine the requirements for significant trees located within public right-of-way , within city parks or on other land owned by the city .
Determinations shall be made in accordance with the following criteria:
(v) if relocation of existing significant trees is not possible within these guidelines, then equivalent plant material shall be provided. Replacement evergreen trees shall be six (6) feet tall or taller, replacement deciduous trees shall be two (2) inches caliper or greater
(c) No existing deciduous tree with a six (6) inch caliper or greater or evergreen tree over eight (8) feet tall shall be removed without the approval of the land use director or public works director as provided in Subsection (F)(5)(a) above. Trees classified by the New Mexico department of agriculture as noxious weeds that are smaller than a twelve (12) inch caliper are exempt from this review, including Russian olive (Elaeagnus angustifolia), Siberian elm (Ulmus pumila), tree of heaven (Ailanthus altissisima) and salt cedar (Tamarix species).

(G) STREET TREE STANDARDS
(2) Required street trees do not substitute for required landscape material in parking lots , except as provided in Subsection 14-8.4(I)(2) (Parking Lots - Perimeter Screening). Street trees shall be located as follows:
(a) on major and secondary arterials, one tree an average of every thirty (30) to forty (40) feet;

(H) OPEN SPACE PLANTING REQUIREMENTS
(1) Required open space shall be planted with a minimum of one tree and two shrubs every five hundred (500) square feet, exclusive of areas developed with patios, game courts, swimming pools or similar hardscape recreational features.

(I) PARKING LOTS
(2) PERIMETER SCREENING
(c) The parking lot shall be screened from all public streets and adjacent properties by a continuous wall or bermfour (4) feet or more in height, a hedge a minimum four (4) feet high at maturity, other vegetative screening appropriate to the landscape design intent or any combination of these so long as the screening objective is achieved. Topography and adjacent uses shall be taken into account to determine the most effective means of screening .
(3) INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS
(d) A minimum of ten (10) square feet of permeable landscaped area shall be provided per parking space. A minimum of one deciduous tree shall be planted per ninety (90) square feet of landscaped area.

(J) SCREENING AND BUFFERING
(2) RESIDENTIAL DEVELOPMENTS
(a) (Ord. No. 2014-31 § 36) Residential development on residentially zoned property that abuts major or secondary arterials shall be screened from those streets to mitigate noise and to promote residential privacy as follows:
(iii) An alternative to screening shall be a twenty-five (25) foot setback of undisturbed trees, shrubs, grasses or landscape treatment consisting of appropriate vegetative cover.

03 CODE REQUIREMENTS

STATE OF NEW MEXICO
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RKSS-CERRILLOS MULTI-FAMILY
SANTA FE, NEW MEXICO
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DATE:
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PLANTING LEGEND

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LANDSCAPE SPECIFICATIONS

A. Planting Requirements:
1. All work to be performed in accordance with all applicable laws, codes and regulations by authorities having jurisdiction over such work. Landscape contractor to provide all required permits and inspections as required under the scope of this work.
2. Landscape Contractor is reponsible for contacting all utility companies or other such agencies for the location and type of underground utility which may be within the scope of work to be performed by the contractor.
3. Damage to any or all underground utilities is the responsibility of the Landscape Contractor.

B. Plants
1. Plants are to be nursery grown in accordance with sound and proven horticultural practices under climatic condtions similar to those to be found in the project area.
2. Plants are to be true to species form in growth characteristics.
3. Plants shall be sound, healthy, vigorous, well-branched and densely foliated when in leaf.
4. Plants shall be free from all diseases, pests, eggs, and/or larvae.
5. Plants shall meet or exceed the requirements in terms of caliper size, height, spread and all other requirements set forth on the plans.
6. Container grown plants are to have been in the container for a minimum of six months and no more than 24 months and shall not exhibit any signs of distress.

D. TOP SOIL
1. Top soil shall be from locally available sources and delivered to the site in a dry condition. Wet soils will not be acceptable.
2. Top soil is to be fertile, friable, loamy soil containing a minimum of 10% organic matter and is to be free from all stones, sticks, clods and other such materials greater than 1" in diameter.
3. Top soil shall be free from weeds, weed seeds and other such deleterious materials.

E. COMPOST
1. Compost is to be of a vegetative compostion and is to have been processed by a local producer of composted materials. Animal composted materials are not acceptable.
2. Compost is to be delivered to the site in a dry condition.

F. FERTILIZER
1. Fertilizers are to be "complete" in make up and commercial grade. All fertilizers are to be pelletized and free flowing.
2. Deliver fertilizers to site in unopened containers with chemical make-up and manufacturer clearly stamped on container.
3. All trees and shrubs greater than 1 gallon in size are to be fertilzed with Agri-Form 21 gram slow release fertilizer talbets (20-10-5) as manufactured by Sierra Chemical Co.

G. MULCH
1. All mulch is to be shredded hardwood mulch.
2. All mulch is to be free from stones, sticks and other such debris.

H. PLANTING MIX
1. Soils for tree and shrub backfill shall be composed of 50% native soils and 50% compost.
2. Soils for planting beds shall be 50% native soils and 50% compost as shall achieve a uniform depth of 6" when cultivated.

i. Excavations.
1. Dig test holes for tree pits at locations approved by the Landscape Architect of the Owner's Representative.
2. Fill hole with water and if it fails to percolate out within a 24 hour period notify the Landscape Architect and/or Owner's Representative.

J. Drainage
1. It shall be the responsibility of the Landscape Contractor to notify the Landscape Architect and/or Owner's Representaive of any drainage and/or grading problems prior to the commencement of any landscape work.
2. Failure of the Landscape Contractor to notify said parties of any grading and/or drainage irregularities prior to the commencement of any landscape work places the burden of site drainage, ponding and other such actions on the Landscape Contractor.

K. Tree/Shrub (pit planted) Installation
1. Excavate tree pits 24" greater in diameter than the width of the root ball and no deeper than the depth of the ball. Scarify all sides and bottom of the pit.
2. Excavate all shrub pits twice the diameter of the container and/or root ball and no deeper than the depth of the container.
3. Set the tree/shrub in the pit with the top of the root ball 2" above finish grade.
4. Plumb and face the tree/shrub in the pit and backfill 50% of the pit with the approved planting mix as noted herein. Thoroughly compact the mix and eliminate all air pockets and voids. Once this base is thoroughly compacted, then remove any burlap or other such planting aids from the top of the root ball and place in the pit.
5. Backfill the remainder of the pit with the approved backfill materials to within 2" of the top of the ball. Place the agri-form fertilizer tablets around the pits as per the manufacturer's recommended rates of application.
6. Finish backfilling operations and water the backfill thoroughly to eliminate any and all air pockets.
7. Form a 3"-4" watering saucer around the perimeter of the pit with the remainder of the excavated materials to aid in the watering of the plant.
8. Top dress all pit planted materials with a 2" layer of the approved top dressing mulch as noted herein.

L. BED PLANTED MATERIALS
1. Stake outline of bed for approval by Landscape Architect and/or Owner's Represen-tative.
2. Rotovate the native soil to a depth of 6"-8" and remove any stones, clods, sticks, etc. greater than 1" in diameter.
3. Add 3" of approved compost to the bed area and cultivate into the existing soil to a depth of 6". Crown all beds for positive drainage and rake out as described previously.
4. Apply fertilizers and pre-emergent herbicides as per manufacturer's recommended rates of application. Incorporate into the top 2" of the planting mixture.
5. Plant all shrubs and ground covers as described herein elsewhere and top dress all planting beds with a 2" layer of approved mulch.

M. BED EDGING
1. All beds not formed by a concrete sidewalk, curb or other such hard edge will be edged with Steel Edging (1/8" x 4" painted green) .
2. Stake all bed lines for approval by Landscape Architect and/or Owner's Representative.
3. Trench the bed line so that the edging is placed in that trench and the top of the edging is 1"-1.5" above proposed finish grade. Do not place edging directly on the top of ground and hammer into place.
4. Place edging with all stakes towards the inside of the bed.

N. PRUNING
1. Prune all plant materials at time of planting to remove dead wood, suckers, cross branching, etc.
2. Prune in accordance with sound horticultural practices.
3. Do not overprune or prune the terminal leader in any tree.

O. CLEAN UP
1. Clean work area daily to a broom finish quality.
2. Do not stockpile materials on site unless approved by Owner in writing.

P. MAINTENANCE
1. Maintenance for all plant materials shall be for a period of sixty (60) days after substantial completion.
2. Maintenance of new plantings consists of watering, pruning, fertilization, weeding, and any other such activity designed to improve the overall appearance of the planting and keep them in a growing, thriving condition.

Q. WARRANTY.
1. The warranty period begins at the time of substantial completion and acceptance of the work by the Owner's Representative and/or Landscape Architect.
2. Warranty period for all plantings shall be for one (1) year from date of acceptance. Warranty of plantings does not include Owner neglect, Acts of God or Vandalism.
3. Landscape Contractor is to make replacement of warranty items within ten (10) days of date of notification unless weather conditions prohibit such activity.
4. Replacement trees are to be warranted for a period of six (6) months after date of installation.

TURF/GRADE REQUIREMENTS

A. HYDROMULCH
1. All lawn areas to be hydromulch bermudagrass, unless noted otherwise on the drawings.

B. SURFACE PREPARATION
1. All turf areas will be received from the general contractor within .1' of proposed finish grade and free from all trash and debris.
2. Lightly scarify the proposed turf areas either mechanically or by hand to loosen the top 1" of soil.
3. Fine grade the area to eliminate high spots and/or low spots in the turf areas.

C. HYDROMULCHING
1. Bermudagrass seed shall be extra hulled and treated lawn type and delivered to the site in its original, unopened container, and shall meet Texas state law requirements.
2. Fiber: Shall be one hundred (100%) percent wood Cellulose Fiber delivered to the site in its original, unopened container.
3. Fiber Tack: Shall be 'Terro-Tack One' as manufactured by Growers, Inc., or equal.
4. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Hydromulch Buffalograss seed at a rate of three (3) three pounds per one thousand (1,000) square feet.
5. Use a 4' x 8' batter board against all bed areas.
6. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass, at a rate of four (4) pounds per one thousand (1,000) square feet. Contractor shall be required to re-hydromulch with bermudagrass the following spring.

D. SOD
1. All bermuda sod is to be Common bermuda at 95% purity.
2. All sod is to be dense with a mowed height of 1" at the time of delivery.
3. All sod is to be free from all diseases and insect infestations.
4. All sod is to be a 1" root mat at time of delivery.

E. SODDING
1. Deliver sod to site within 24 hours of cutting.
2. Lay sod in strips parallel to contour of turf area.
3. Lay sod with adjacent strips tightly abutted to one gnother and with all joints staggered.
4. Rake top soil into all joints if so directed by Owner's Represenative or the Landscape Architect.

F. WATERING/ROLLING/FERTILIZING
1. Water all sod immediately after installation to a minimum depth of four inches.
2. Roll all sod with a water ballast lawn roller immediately after watering has occurred. Rolling sod is to insure good root contact with the soil and is not intended as a means of "leveling" the ground. If unsatisfactory grade condtions persist, then the Landscape Contractor will remove the sod from that area, regrade the area to produce a uniform grade, and sod the area with new sod.
3. Fertilize all turf with a complete fertilizer within ten (10) days of installation at the rates recommended by the manufacturer of the fertilizer

D. ACCEPTANCE
4. The turf will be accepted when a lush green lawn is achieved and there are no brown spots in the turf.
5. Warranty of the turf will be for a period of six (6) months and will begin upon acceptance of the turf.

E. MAINTENANCE
1. Begin maintenance of the turf immediately upon installation of the sod. Maintenance to consist of mowing, weeding, watering, edging, fertilizing and any other such acitivity designed to promote a healthy, thriving turf.
2. Maintain the turf for a period of ninety (90) days after acceptance.

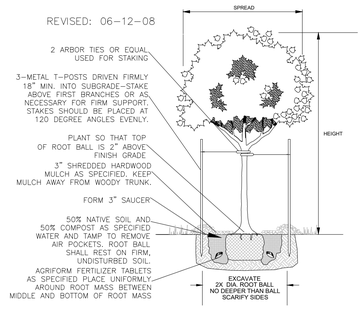
01 PLANTING SPECIFICATIONS

1. GENERAL CONTRACTOR TO GRIND ALL NATIVE TREES DESIGNATED "TO BE REMOVED" ON SITE. ALL GRINDINGS/MULCH WILL BE PLACED IN ALL SIGNIFICANT PRESERVATION AREAS IN 3" LIFTS. NO MORE THAN 6" OF NATIVE MULCH WILL BE PLACED IN THESE AREAS AT ONE TIME.
2. NATIVE VEGETATIVE AREAS THAT REMAIN AFTER REVIEW BY OWNER AND L.A. SHALL RECEIVE NATIVE MULCH
3. EXCESS GRINDINGS/MULCH WILL BE STOCKPILED ON SITE AND USED TO REPLENISH THE MULCH IN THE "DO NOT REMOVE" AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
4. ALL STOCKPILED MULCH WILL BE DISTRIBUTED THROUGHOUT THE SITE AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT BEFORE THE CLOSE OF THE PROJECT.
5. ALL DISTURBED AREAS WILL BE SEEDED AND/OR SODDED AS NOTED ON THE PLAN(S) AND AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT. ALL DISTURBED AREAS NOT SHOWN ON LANDSCAPE PLAN SHALL BE REVEGETATED AND IRRIGATED. GRASS SEED MIX SHALL BE DRYLAND BLEND NATIVE GRASS MIXTURE FROM PLANTS OF THE SOUTHWEST OR EQUAL.
6. ALL AREAS DESIGNATED "ORNAMENTAL TURF" WILL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM AS SHOWN ON THE IRRIGATION DRAWINGS AND WILL BE SEEDED AND/OR SODDED WITH COMMON BERMUDA UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. ALL AREAS DESIGNATED "NATIVE" AND/OR "NATURAL" WILL BE SEEDED WITH A SEASONALLY APPROPRIATE SEED AS SPECIFIED ON THE DRAWING(S). COOL SEASON SEEDING WILL BE "ANNUAL RYE GRASS" AND WARM SEASON SEEDING WILL BE "WEEPING LOVE GRASS".
8. TEMPORARY IRRIGATION WILL BE INSTALLED AND MANAGED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED AS DETERMINED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT. AT NO TIME WILL COVERAGE OF LESS THAN 70% BE ACCEPTABLE BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT. THIS ACCEPTANCE DOES NOT SUPERSEDE ANY REGULATORY REQUIREMENTS OF THE GOVERNING AGENCY WITHIN WHICH THE PROJECT OCCURS.

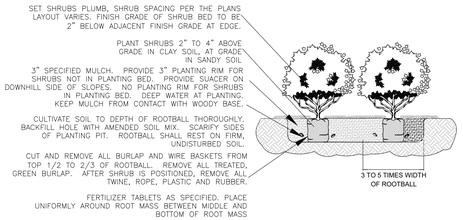
08 SITE AREA NOTES

NOTES:
- DO NOT PRUNE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
- DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE 50% NATIVE SOIL AND 50% COMPOST.

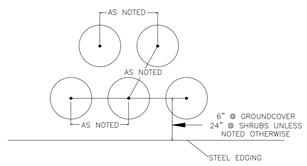
REVISED: 06-12-08



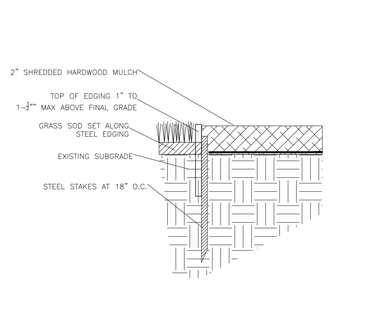
02 TREE PLANTING DETAIL
NOT TO SCALE



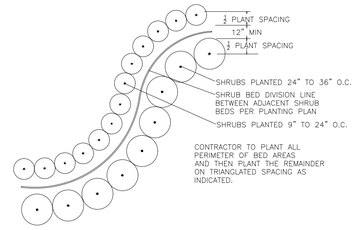
03 SHRUB PLANTING DETAIL
NOT TO SCALE



04 PLANT SPACING DETAIL
NOT TO SCALE



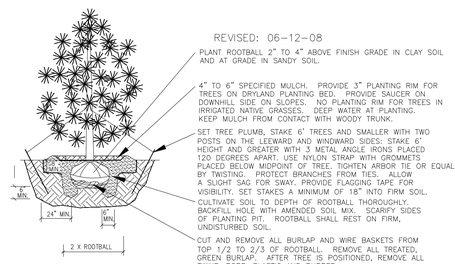
05 STEEL EDGING DETAIL
NOT TO SCALE



06 SHRUB/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

NOTES:
- DO NOT PRUNE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY AFTER PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PIT AND 30% ORGANIC MATERIAL , PREFERABLY CANADIAN PEAT MOSS.

REVISED: 06-12-08



07 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE ARCHITECT:
LANDPATTERNS, LLC
1804 WEST COMMERCE ST.
DALLAS, TEXAS 75208
P: 214.219.3993
WWW.LANDPATTERNS.COM

RKSS-CERRILLOS MULTI-FAMILY
SANTA FE, NEW MEXICO
DEVELOPMENT PLAN

DATE:
10/07/2024

PROJECT NUMBER:

REVISIONS

NO	DATE

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
L.1.5
PLANTING SPECIFICATIONS

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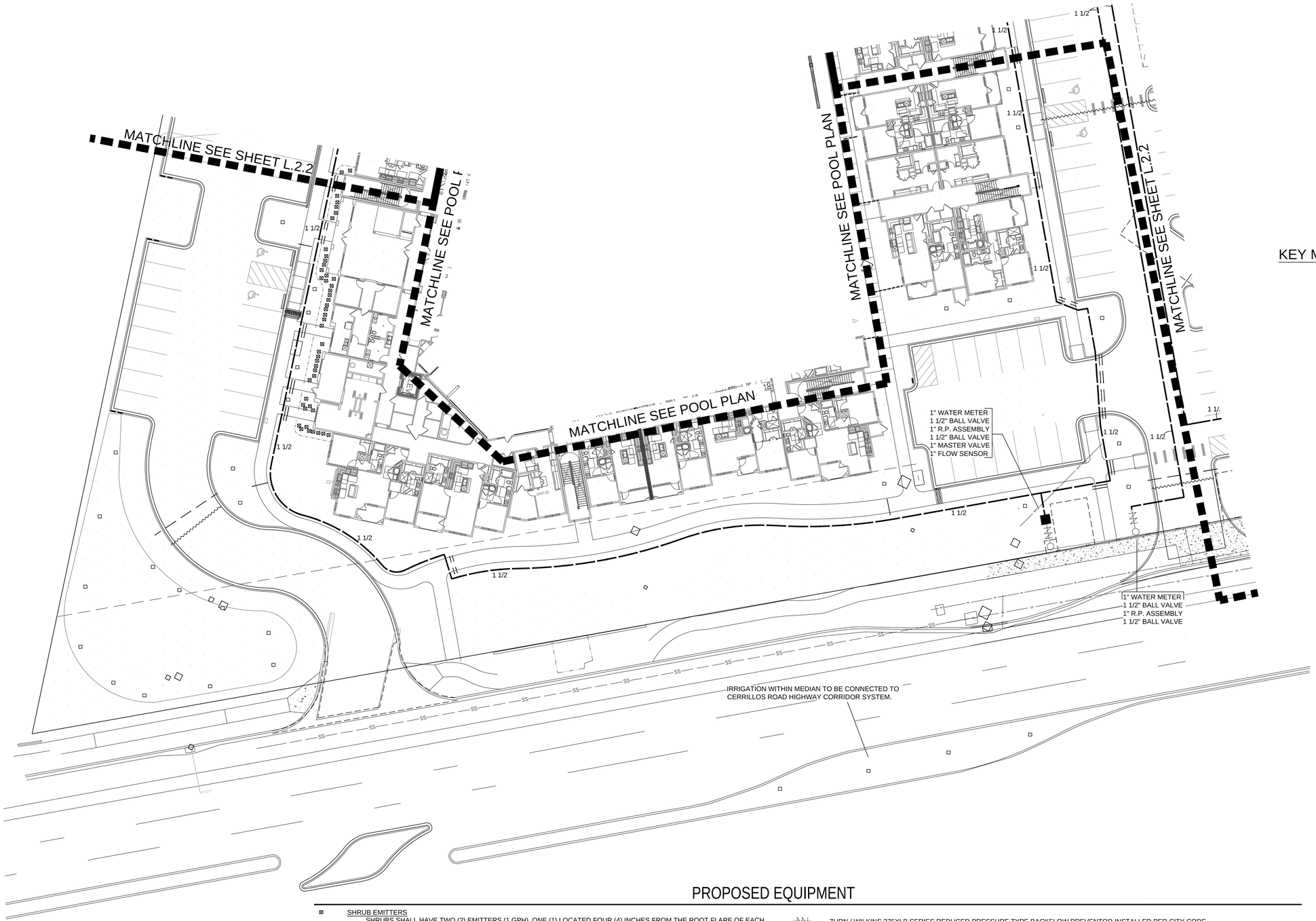

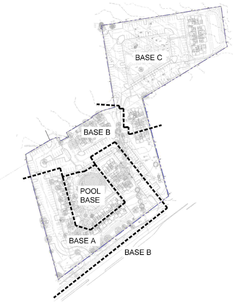

KEY MAP

PROPOSED EQUIPMENT

⊠ SHRUB EMITTERS
SHRUBS SHALL HAVE TWO (2) EMITTERS (1 GPH), ONE (1) LOCATED FOUR (4) INCHES FROM THE ROOT FLARE OF EACH SHRUB AND ANOTHER AT THE DRIP EDGE. REF. 5.6 LANDSCAPE IRRIGATION DESIGN STANDARDS.

□ TREE EMITTERS
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TURF AREAS
TO BE IRRIGATED WITH OVERHEAD HIGH EFFICIENCY LOW PRECIP. RATE ROTARY HEADS

RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL VALVE WITH SAME SIZE PVC BALL VALVE

RAINBIRD XCZ-100-PRB-COM / XCZ-150-LCS SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR AND COMMERCIAL BASKET FILTER WITH STAINLESS STEEL SCREEN

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IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN

HUNTER HYDRAWISE HCC SERIES AUTOMATIC CONTROLLER MODEL #HCC-800-M, WIFI-EXT-KIT, AND REQUIRED STATION MODULES WITH RAIN / FREEZE SENSOR. LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT

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NORTH

0' 10' 20' 40'
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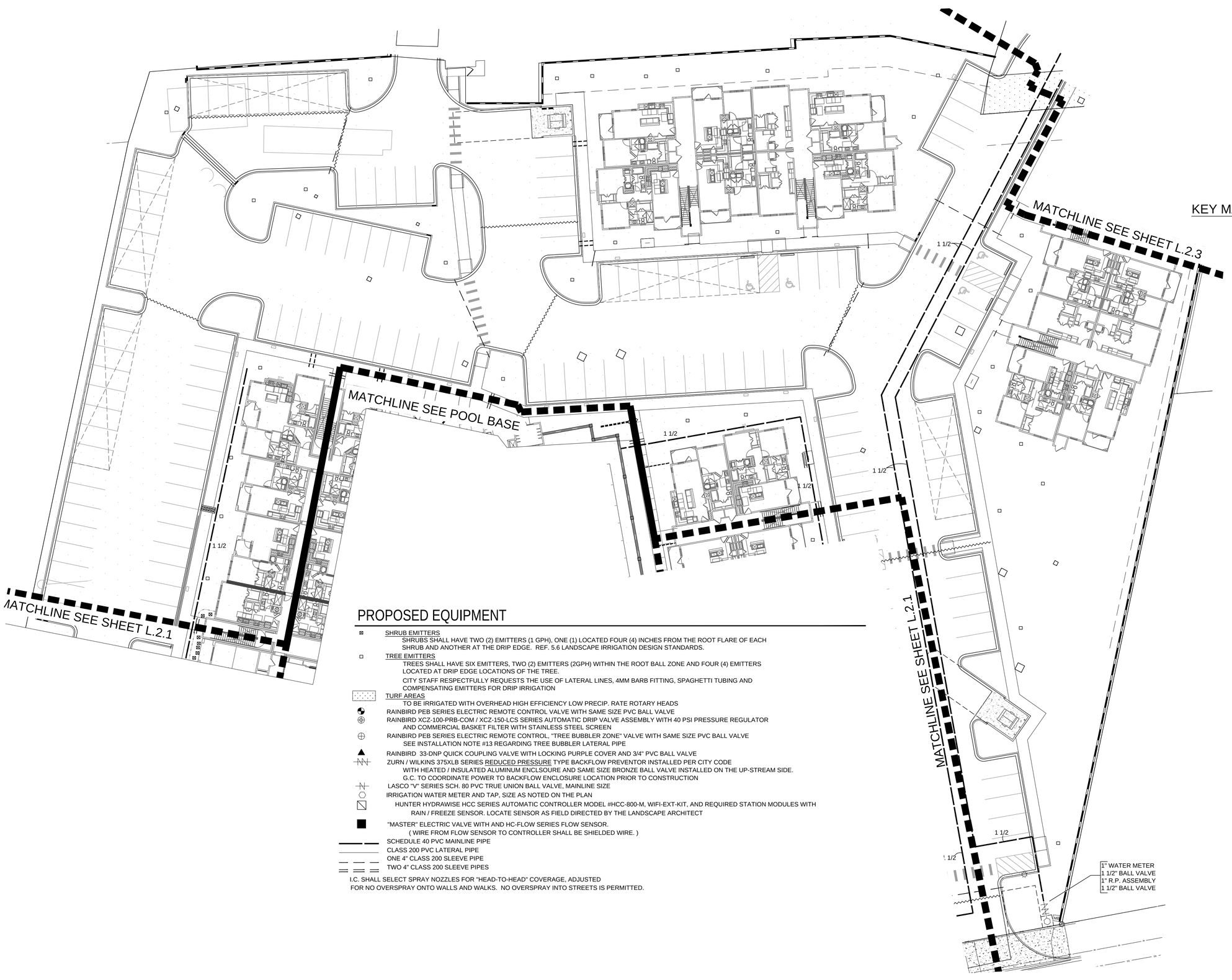

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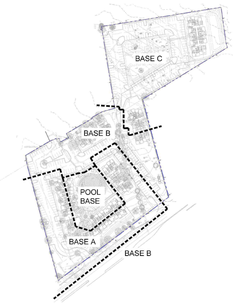

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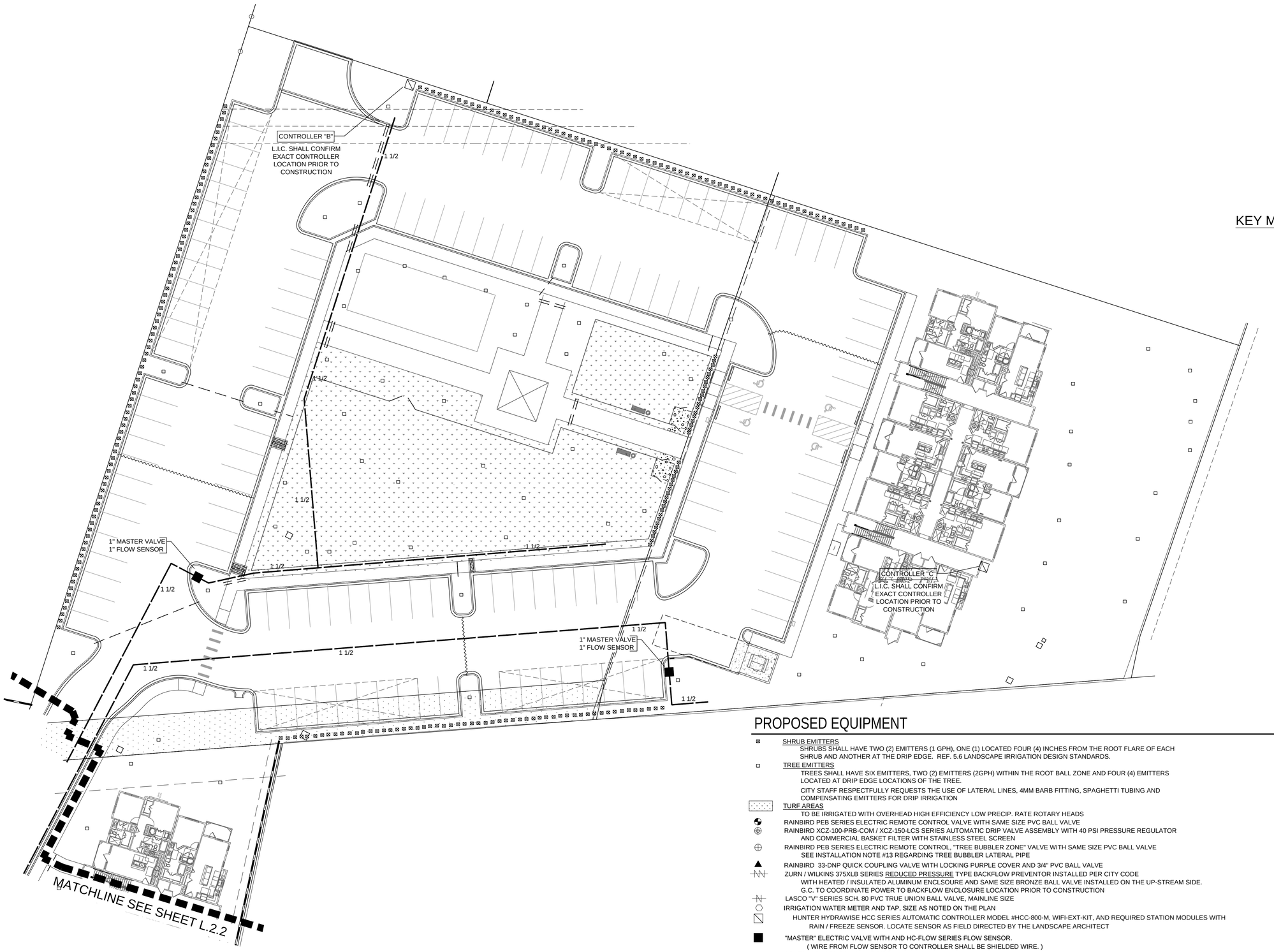

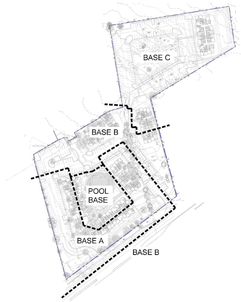

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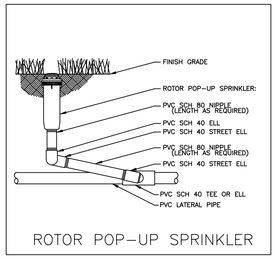
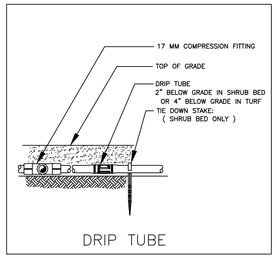
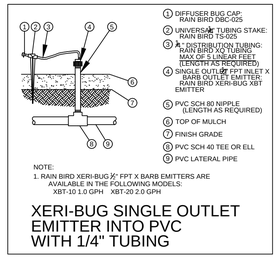


ROTOR POP-UP SPRINKLER

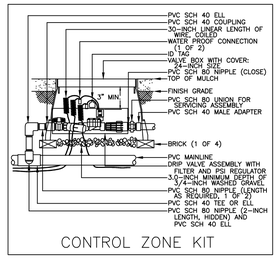


DRIP TUBE

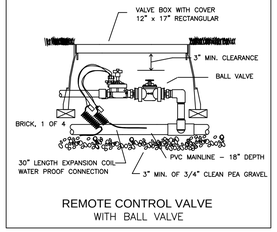


NOTE:
1. RAIN BIRD XERI-BUG ¼" FPT X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS: XBT-10 1.0 GPH XBT-20 2.0 GPH

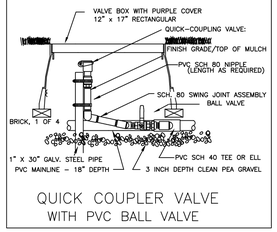
XERI-BUG SINGLE OUTLET EMITTER INTO PVC WITH 1/4" TUBING



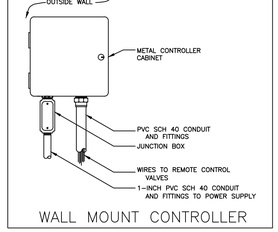
CONTROL ZONE KIT



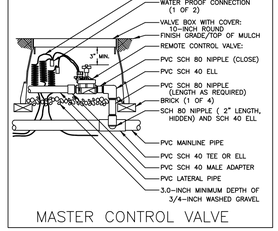
REMOTE CONTROL VALVE
WITH BALL VALVE



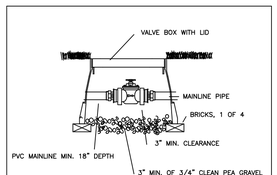
QUICK COUPLER VALVE
WITH PVC BALL VALVE



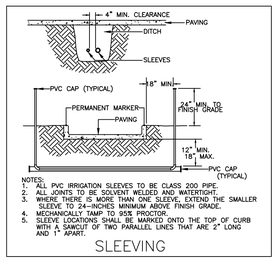
WALL MOUNT CONTROLLER



MASTER CONTROL VALVE

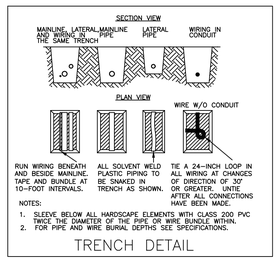


ISOLATION VALVE



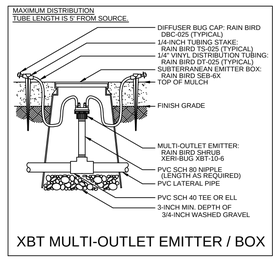
NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.
5. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE TOP OF CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE 2" LONG AND 1" APART.

SLEEVING

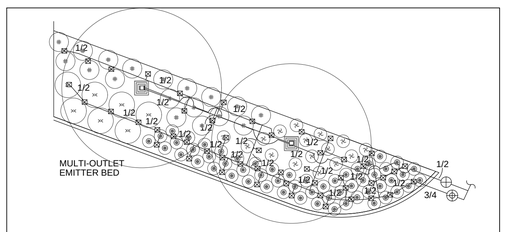


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

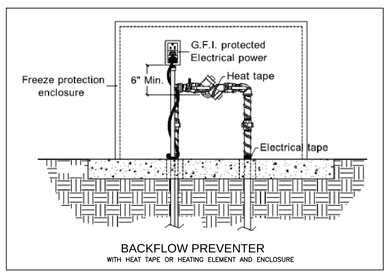
TRENCH DETAIL



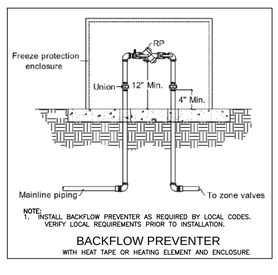
XBT MULTI-OUTLET EMITTER / BOX



EMITTER / TREE BUBBLER IRRIGATION
EXAMPLE DIAGRAM



BACKFLOW PREVENTER
WITH HEAT TAPE OR HEATING ELEMENT AND ENCLOSURE



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

BACKFLOW PREVENTER
WITH HEAT TAPE OR HEATING ELEMENT AND ENCLOSURE

INSTALLATION NOTES

1. COORDINATE IRRIGATION INSTALLATION WITH IRRIGATION PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES, AND WILL SECURE ALL REQUIRED PERMITS. I.C. SHALL PAY ANY ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN AND SHALL BE ADDRESSED BEFORE ANY CONSTRUCTION BEGINS.
2. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.
3. CONFIRM MINIMUM STATIC WATER PRESSURE OF 65 PSI AT THE HIGHEST ELEVATION OF THE SYSTEM LIMITS, AND MAXIMUM STATIC WATER PRESSURE OF 90 P.S.I. AT THE LOWEST ELEVATION OF THE SYSTEM LIMITS AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS OUTSIDE THE RANGE STATED ABOVE, DO NOT PROCEED UNTIL DIRECTED BY THE LANDSCAPE ARCHITECT.
4. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN EXISTING TREE ROOT ZONES. WHEN HAND - TRENCHING WITHIN EXISTING TREE ROOT ZONES, NO ROOTS LARGER THAN 1" DIAMETER SHALL BE CUT.
5. IRRIGATION PLANS ARE DIAGRAMMATIC ONLY. IRRIGATION EQUIPMENT MAY BE SHOWN IN IMPERVIOUS SURFACES FOR GRAPHIC CLARITY PURPOSES. I.C. SHALL MAKE MINOR ADJUSTMENTS, AT NO ADDITIONAL COST TO THE OWNER, OF THE LOCATIONS OF THE IRRIGATION EQUIPMENT IN ORDER TO AVOID UTILITIES OR IMPERVIOUS SURFACES. R.F.I.S MAY BE SUBMITTED FOR APPROVAL OF CHANGES. UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPED AREAS.
6. ELECTRIC POWER SHALL BE PROVIDED WITHIN FIVE FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. I.C. TO PROVIDE FINAL HARD-WIRE TO CONTROLLER.
7. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". WIRE SPLICES SHALL INCLUDE DBY CONNECTORS AS MANUFACTURED BY 3M COMPANY. ALL FIELD SPLICES SHALL BE LOCATED IN A ROUND VALVE BOX OF SUFFICIENT SIZE TO ALLOW INSPECTION.
8. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3 INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE 12" x 17" RECTANGULAR VALVE BOXES WITH PURPLE LID FOR QUICK COUPLING VALVES, AND 12" x 17" RECTANGULAR FOR ELECTRIC VALVES UNLESS NOTED OTHERWISE.
9. USE RIGID SCH. 80 PVC SWING JOINT ASSEMBLIES TO CONNECT ALL QUICK COUPLERS.
10. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12" MINIMUM LENGTH OF 1/2" FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER.
11. PROVIDE ONE QUICK COUPLER KEY WITH SWIVEL HOSE ELL FOR EVERY SIX Q.C. VALVES. (MINIMUM ONE SET).
12. CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
13. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND
14. THE PROPOSED LOCATIONS OF ALL ABOVE- GROUND EQUIPMENT INCLUDING BACKFLOW PREVENTORS, CONTROLLERS AND WEATHER SENSORS SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THESE ITEMS ARE INSTALLED.
15. ALL HEADS SHALL BE INSTALLED A MINIMUM OF 4" FROM PAVEMENT EDGES. (6" OR GREATER WHERE REQUIRED BY LOCAL CODE) FINAL HEAD ADJUSTMENTS BY THE CONTRACTOR SHALL INCLUDE THE ADDITION OF CHECK VALVES WHERE NEEDED TO PREVENT EXCESSIVE LOW HEAD DRAINAGE. THE CONTRACTOR SHALL BUDGET FOR, AND INSTALL CHECK VALVES FOR UP 10 % OF THE TOTAL NUMBER OF HEADS WHEN NEEDED, WITH NO ADDITIONAL COST TO THE OWNER.

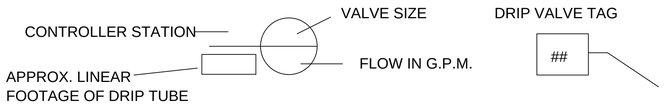
PROPOSED EQUIPMENT

- ⊠ SHRUB EMITTERS
  SHRUBS SHALL HAVE TWO (2) EMITTERS (1 GPH), ONE (1) LOCATED FOUR (4) INCHES FROM THE ROOT FLARE OF EACH SHRUB AND ANOTHER AT THE DRIP EDGE. REF. 5.6 LANDSCAPE IRRIGATION DESIGN STANDARDS.
- □ TREE EMITTERS
  TREES SHALL HAVE SIX EMITTERS, TWO (2) EMITTERS (2GPH) WITHIN THE ROOT BALL ZONE AND FOUR (4) EMITTERS LOCATED AT DRIP EDGE LOCATIONS OF THE TREE.
  CITY STAFF RESPECTFULLY REQUESTS THE USE OF LATERAL LINES, 4MM BARB FITTING, SPAGHETTI TUBING AND COMPENSATING EMITTERS FOR DRIP IRRIGATION
- TURF AREAS
  TO BE IRRIGATED WITH OVERHEAD HIGH EFFICIENCY LOW PRECIP. RATE ROTARY HEADS
- RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL VALVE WITH SAME SIZE PVC BALL VALVE
- RAINBIRD XCZ-100-PRB-COM / XCZ-150-LCS SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR AND COMMERCIAL BASKET FILTER WITH STAINLESS STEEL SCREEN
- RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE WITH SAME SIZE PVC BALL VALVE SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- ▲ RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
- ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH HEATED / INSULATED ALUMINUM ENCLSOURE AND SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. G.C. TO COORDINATE POWER TO BACKFLOW ENCLOSURE LOCATION PRIOR TO CONSTRUCTION
- LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
- IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
- HUNTER HYDRAWISE HCC SERIES AUTOMATIC CONTROLLER MODEL #HCC-800-M, WIFI-EXT-KIT, AND REQUIRED STATION MODULES WITH RAIN / FREEZE SENSOR. LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
- ■ "MASTER" ELECTRIC VALVE WITH AND HC-FLOW SERIES FLOW SENSOR. (WIRE FROM FLOW SENSOR TO CONTROLLER SHALL BE SHIELDED WIRE.)
- SCHEDULE 40 PVC MAINLINE PIPE
- CLASS 200 PVC LATERAL PIPE
- ONE 4" CLASS 200 SLEEVE PIPE
- TWO 4" CLASS 200 SLEEVE PIPES

I.C. SHALL SELECT SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

UNIONS TO BE INSTALLED ON THE DOWN STREAM SIDE OF ALL ELECTRIC VALVES.
AUTOMATIC DRAIN VALVES, STOP AND WASTE VALVES OR NOT PERMITTED PER COSF.
MANUAL FLUSH VALVES TO BE INSTALLED AT THE ENDS OF ALL LATERAL LINES.
ALL EMITTERS SHALL BE PRESSURE COMPENSATING.
LATERAL LINES, 4MM BARB FITTING, SPAGHETTI TUBING TO BE UTILIZED FOR INSTALLATION OF ALL DRIP / MICRO IRRIGATION.

ALL DISTURBED AREAS DUE TO CONSTRUCTION AND NOT PART OF THE LANDSCAPE PLAN SHALL BE REVEGETATED AND IRRIGATED.



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RKSS-CERRILLOS MULTI-FAMILY
SANTA FE, NEW MEXICO
DEVELOPMENT PLAN

DATE:
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SHEET NUMBER
L.2.4
IRRIGATION LEGEND

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PROPOSED EQUIPMENT

⊠	SHRUB EMITTERS SHRUBS SHALL HAVE TWO (2) EMITTERS (1 GPH) ONE (1) LOCATED FOUR (4) INCHES FROM THE ROOT FLARE OF EACH SHRUB AND ANOTHER AT THE DRIP EDGE. REF. 5.6 LANDSCAPE IRRIGATION DESIGN STANDARDS.
□	TREE EMITTERS TREES SHALL HAVE SI) EMITTERS) TWO (2) EMITTERS (2GPH) WITHIN THE ROOT BALL) ONE AND FOUR (4) EMITTERS LOCATED AT DRIP EDGE LOCATIONS OF THE TREE. CITY STAFF RESPECTFULLY REQUESTS THE USE OF LATERAL LINES) 4MM BARB FITTING) SPAGHETTI TUBING AND COMPENSATING EMITTERS FOR DRIP IRRIGATION
	TURF AREAS TO BE IRRIGATED WITH OVERHEAD HIGH EFFICIENCY LOW PRECIP. RATE ROTARY HEADS
	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL VALVE WITH SAME SI)E PVC BALL VALVE
	RAINBIRD)C)-100-PRB-COM /)C)-150-LCS SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR AND COMMERCIAL BASKET FILTER WITH STAINLESS STEEL SCREEN
	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL) "TREE BUBBLER)ONE" VALVE WITH SAME SI)E PVC BALL VALVE SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
	RAINBIRD)33-DNP QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
	)URN / WILKINS 375)LB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH HEATED / INSULATED ALUMINUM ENCLSOURE AND SAME SI)E BRON)E BALL VALVE INSTALLED ON THE UP-STREAM SIDE. G.C. TO COORDINATE POWER TO BACKFLOW ENCLOSURE LOCATION PRIOR TO CONSTRUCTION
	LASCO "V" SERIES SCH.)0 PVC TRUE UNION BALL VALVE) MAINLINE SI)E
	IRRIGATION WATER METER AND TAP) SI)E AS NOTED ON THE PLAN
	HUNTER HYDRAWISE HCC SERIES AUTOMATIC CONTROLLER MODEL #HCC-)00-M) WIFI-E) T-KIT) AND REQUIRED STATION MODULES WITH RAIN / FREE)E SENSOR. LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
	"MASTER" ELECTRIC VALVE WITH AND HC-FLOW SERIES FLOW SENSOR.)WIRE FROM FLOW SENSOR TO CONTROLLER SHALL BE SHIELDED WIRE.)
	SCHEDULE 40 PVC MAINLINE PIPE
	CLASS 200 PVC LATERAL PIPE
	ONE 4" CLASS 200 SLEEVE PIPE
	TWO 4" CLASS 200 SLEEVE PIPES

I.C. SHALL SELECT SPRAY NO)) LES FOR "HEAD-TO-HEAD" COVERAGE) ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

01 IRRIGATION SPECIFICATIONS

1. GENERAL CONTRACTOR TO GRIND ALL NATIVE TREES DESIGNATED "TO BE REMOVED" ON SITE. ALL GRINDINGS/MULCH WILL BE PLACED IN ALL SIGNIFICANT PRESERVATION AREAS IN 3" LIFTS. NO MORE THAN 6" OF NATIVE MULCH WILL BE PLACED IN THESE AREAS AT ONE TIME.
2. NATIVE VEGETATIVE AREAS THAT REMAIN AFTER REVIEW BY OWNER AND L.A. SHALL RECEIVE NATIVE MULCH
3. E)CESS GRINDINGS/MULCH WILL BE STOCKPILED ON SITE AND USED TO REPLENISH THE MULCH IN THE "DO NOT REMOVE" AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
4. ALL STOCKPILED MULCH WILL BE DISTRIBUTED THROUGHOUT THE SITE AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT BEFORE THE CLOSE OF THE PROJECT.
5. ALL DISTURBED AREAS WILL BE SEEDED AND/OR SODDED AS NOTED ON THE PLAN.S) AND AS DIRECTED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT. ALL DISTURBED AREAS NOT SHOWN ON LANDSCAPE PLAN SHALL BE REVEGETATED AND IRRIGATED. GRASS SEED MI) SHALL BE DRYLAND BLEND NATIVE GRASS MI)TURE FROM PLANTS OF THE SOUTHWEST OR EQUAL.
6. ALL AREAS DESIGNATED "ORNAMENTAL TURF" WILL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM AS SHOWN ON THE IRRIGATION DRAWINGS AND WILL BE SEEDED AND/OR SODDED WITH COMMON BERMUDA UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. ALL AREAS DESIGNATED "NATIVE" AND/OR "NATURAL" WILL BE SEEDED WITH A SEASONALLY APPROPRIATE SEED AS SPECIFIED ON THE DRAWING.S)) COOL SEASON SEEDING WILL BE "ANNUAL RYE GRASS" AND WARM SEASON SEEDING WILL BE "WEEPING LOVE GRASS".
8. TEMPORARY IRRIGATION WILL BE INSTALLED AND MANAGED UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED AS DETERMINED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT. AT NO TIME WILL COVERAGE OF LESS THAN 70) BE ACCEPTABLE BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT. THIS ACCEPTANCE DOES NOT SUPERSEDE ANY REGULATORY REQUIREMENTS OF THE GOVERNING AGENCY WITHIN WHICH THE PROJECT OCCURS.

0) SITE AREA NOTES

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RKSS-CERRILLOS MULTI-FAMILY
SANTA FE, NEW MEXICO
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L.2.5

IRRIGATION SPECIFICATIONS

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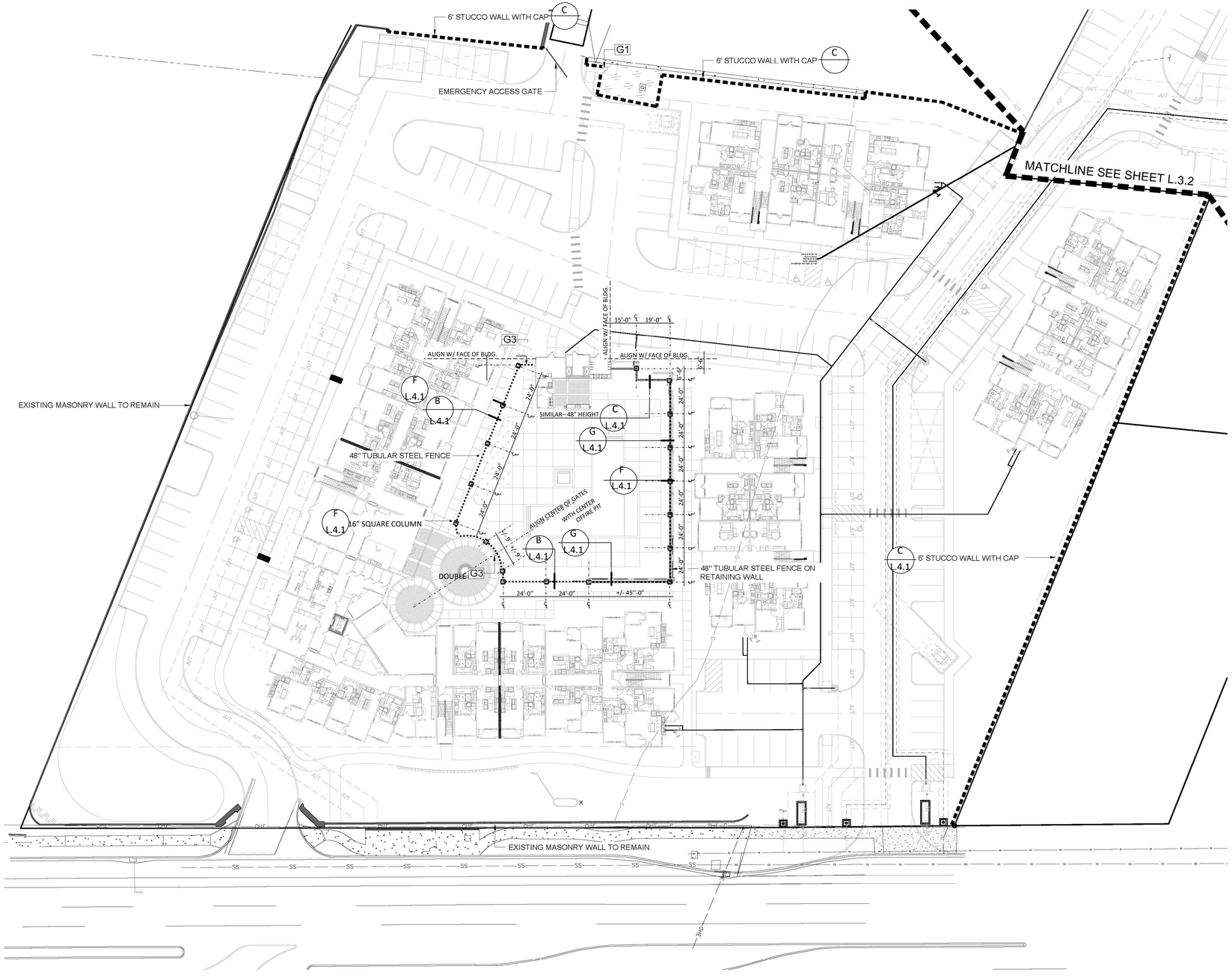

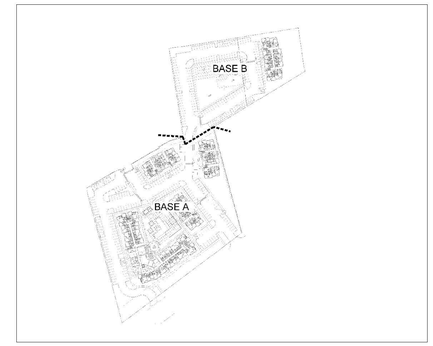

KEY MAP

GENERAL NOTE:
CONTRACTOR TO PROVIDE ADDITIONAL NUMBER TO COVER REPAIRS AND REPAINTING OF THE EXISTING WALLS.

LEGEND

- 48" HEIGHT TUBULAR STEEL ENCLOSURE FENCE
  REFER TO DETAIL B/SHEET L.4.1
- 48" HEIGHT TUBULAR STEEL ENCLOSURE FENCE ON RETAINING WALL
  SEE G/SHEET L.4.1
- 6' HEIGHT STUCCO WALL WITH CAP.
  SEE C/SHEET L.4.1
- EXISTING MASONRY WALL TO REMAIN
- 16" SQUARE COLUMN DETAIL F/SHEET L.4.1
  REFER TO POOL GRADING PLAN FOR HEIGHTS

G2 48" HEIGHT DOG PARK SELF-CLOSING/ LATCHING GATES. DETAIL D/SHEET L.4.1

G3 48" HEIGHT POOL SECURE ACCESS GATES. REFER TO DETAIL A/SHEET L.4.1

NORTH

0' 15' 30' 60'
SCALE: 1"=30'-0"

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L.3.1

FENCING PLAN
BASE A

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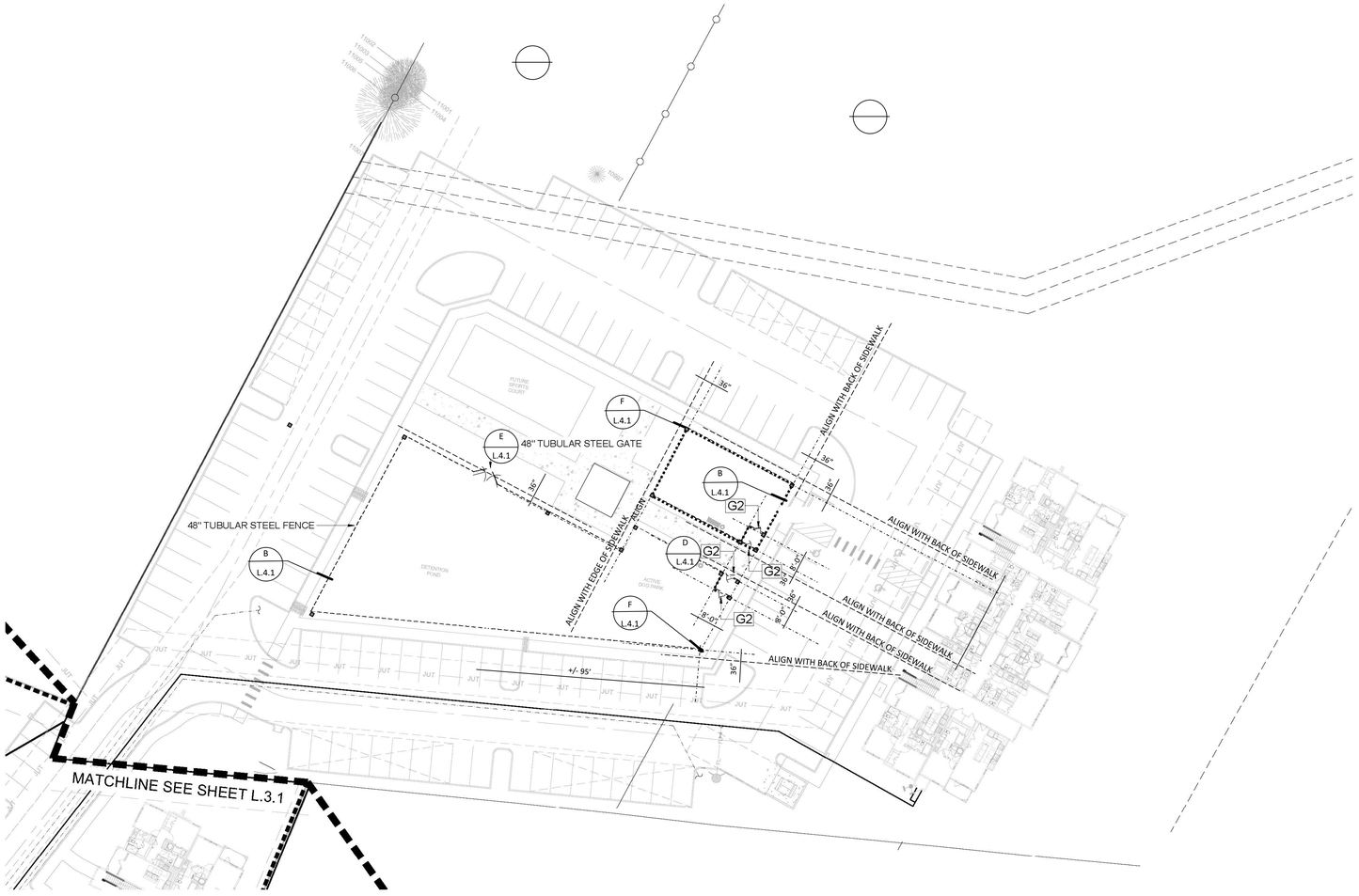

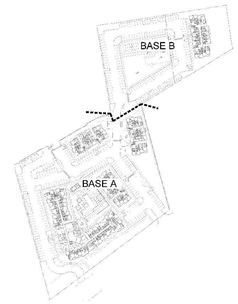

KEY MAP

LEGEND

- 48" HEIGHT TUBULAR STEEL ENCLOSURE FENCE
  REFER TO DETAIL B/SHEET L.4.1
- 48" HEIGHT TUBULAR STEEL ENCLOSURE FENCE ON RETAINING WALL
  SEE G/SHEET L.4.1
- 6' HEIGHT STUCCO WALL WITH CAP.
  SEE C/SHEET L.4.1
- EXISTING MASONRY WALL TO REMAIN
- 16" SQUARE COLUMN DETAIL F/SHEET L.4.1
  REFER TO POOL GRADING PLAN FOR HEIGHTS
- G2 — 48" HEIGHT DOG PARK SELF-CLOSING/ LATCHING GATES. DETAIL D/SHEET L.4.1
- G3 — 48" HEIGHT POOL SECURE ACCESS GATES. REFER TO DETAIL A/SHEET L.4.1

NORTH

0' 15' 30' 60'
SCALE: 1"=30'-0"

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FENCING PLAN
BASE B

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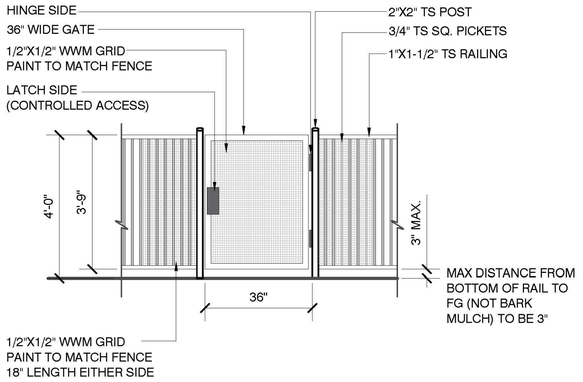
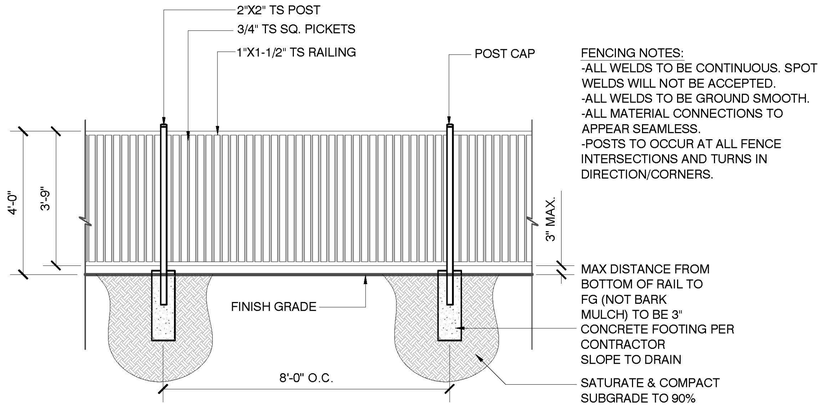
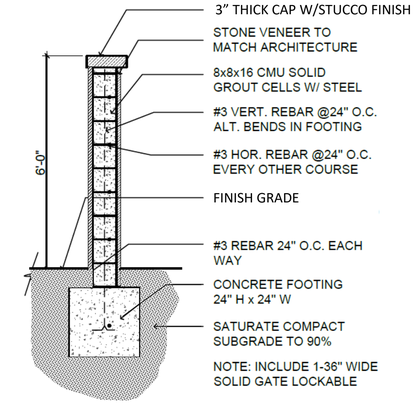


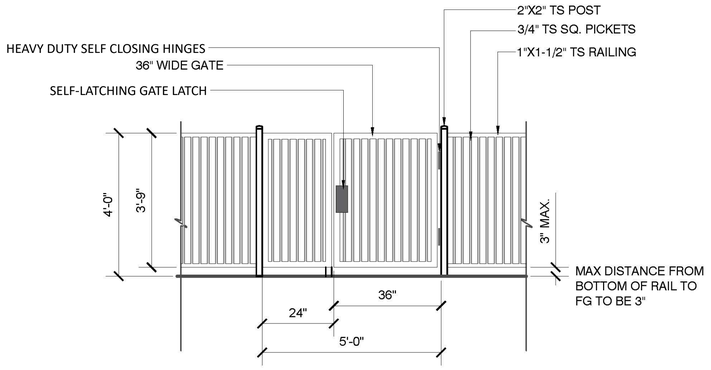
A POOL GATE
SCALE: 1/2"=1'-0"



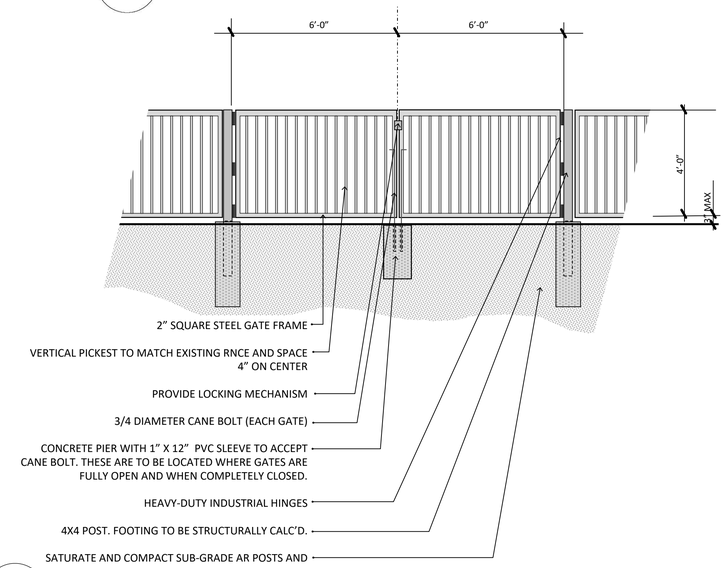
B POOL & DOG YARD FENCE
SCALE: 1/2"=1'-0"



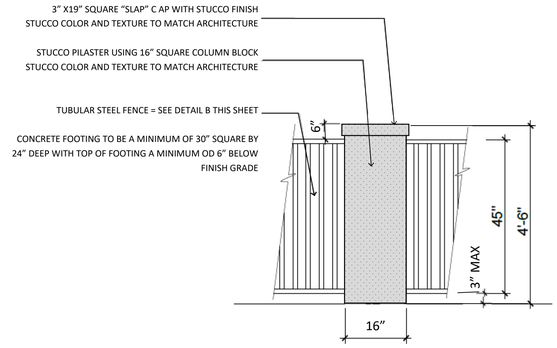
C 6' HEIGHT PERIMETER STUCCO WALL
SCALE: 1/2" =1'-0"



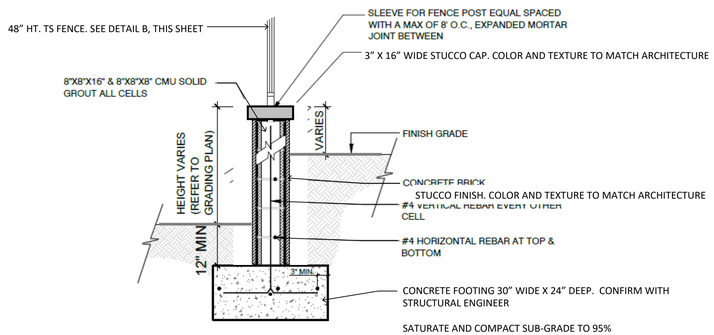
D DOG YARD GATE
SCALE: 1/2"=1'-0"



E POND MAINTENANCE ACCESS GATES ELEVATION
SCALE: 3/8" = 1'-0"



F STUCCO PILASTER @ POOL AND DOG PARK
SCALE: 3/8" = 1'-0"



G TUBULAR STEEL FENCE ON LOW STUCCO RETAINING WALL
NOT TO SCALE

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RKSS-CERRILLOS MULTI-FAMILY

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CONSTRUCTION DETAILS
FENCING

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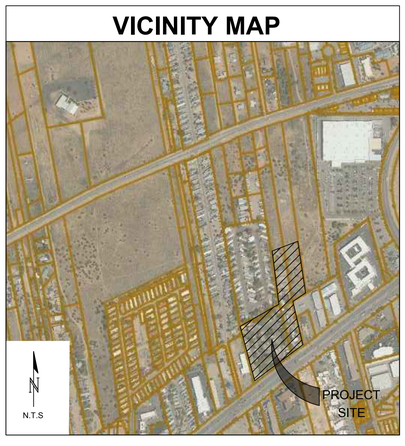
DEVELOPMENT PLAN



VICINITY MAP



INDE

SHEET #	DESCRIPTION
C-100	CIVIL COVER SHEET
C-101	CONDITIONS OF APPROVAL
CEC-100	E ISTING CONDITIONS AND SLOPE ANALYSIS
DP-101	DEVELOPMENT PLAN
C-200	CIVIL GENERAL NOTES
CEC-101	EROSION SEDIMENT CONTROL PLAN
CEC-501	EROSION SEDIMENT CONTROL DETAILS
CF-100	FIRE ONE
CG-100	OVERALL GRADING PLAN
CG-101	GRADING PLAN 1
CG-102	GRADING PLAN 2
CG-103	GRADING PLAN 3
CG-501	GRADING DETAILS
CSD-101	STORM DRAIN PLAN 1
CSD-102	STORM DRAIN PLAN 2
CSD-103	STORM DRAIN PLAN 3
CU-100	OVERALL UTILITY PLAN
CU-101	ENLARGED UTILITY PLAN - SOUTH
CU-102	ENLARGED UTILITY PLAN - NORTH
CU-501	UTILITY DETAILS 1
CU-502	UTILITY DETAILS 2
CPW-100	PUBLIC WATER PLAN
CPW-101	PUBLIC WATER PLAN CONT.
CP-100	PUBLIC PAVING PLAN
CP-101	SITE PAVING PLAN
CP-501	PAVING DETAILS
L.0.0	TITLE SHEET
L.0.1	TREE MITIGATION PLAN
L.0.2	TREE MITIGATION LEGEND
L.1.1	PLANTING PLAN - BASE A
L.1.2	PLANTING PLAN - BASE B
L.1.3	PLANTING PLAN - BASE C
L.1.4	PLANTING LEGEND
L.1.5	PLANTING SPECIFICATIONS AND DETAILS
L.2.1	IRRIGATION PLAN - BASE A
L.2.2	IRRIGATION PLAN - BASE B
L.2.3	IRRIGATION PLAN - BASE C
L.2.4	IRRIGATION LEGEND
L.3.1	FENCING PLAN - BASE A
L.3.2	FENCING PLAN - BASE B
L.4.1	CONSTRUCTION DETAILS - FENCING

INDE

SHEET #	DESCRIPTION
A1.1	SITE PLAN - GRADING E HIBIT
A2.0	CODE DATA SHEET
A4.1	BUILDING A - FIRST FLOOR PLAN
A4.2	BUILDING A - SECOND FLOOR PLAN
A4.3	BUILDING A - THIRD FLOOR PLAN
A4.4	BUILDING A - FOURTH FLOOR PLAN
A4.5	BUILDING A - ROOF PLAN
A4.6	BUILDING A - E TERIOR ELEVATIONS
A4.7	BUILDING A - E TERIOR ELEVATIONS
A4.	BUILDING B - FIRST FLOOR PLAN
A4.9	BUILDING B - SECOND FLOOR PLAN
A4.10	BUILDING B - THIRD FLOOR PLAN
A4.11	BUILDING B - ROOF PLAN
A4.12	BUILDING B - E TERIOR ELEVATIONS
A4.13	BUILDING B - E TERIOR ELEVATIONS
A4.14	BUILDING C - FIRST FLOOR PLAN
A4.15	BUILDING C - SECOND FLOOR PLAN
A4.16	BUILDING C - THIRD FLOOR PLAN
A4.17	BUILDING C - ROOF PLAN
A4.1	BUILDING C - E TERIOR ELEVATIONS
A4.19	BUILDING C - E TERIOR ELEVATIONS
A4.20	E TERIOR ELEVATIONS - COLOR RENDERINGS
A4.21	AMENITY BUILDING FLOOR PLANS
A4.22	TRASH ENCLOSURE
E1.01	ELECTRICAL - SITE PLAN
E1.02	ELECTRICAL - SITE PLAN - LIGHTING
E1.03	ELECTRICAL - SITE PLAN - PHOTOMETRIC
P1.01	PLUMBING - SITE PLAN

PLANNER
JENKINSGAVIN
130 GRANT AVENUE SUITE 101
SANTA FE NM 7501
P 505 20-7444

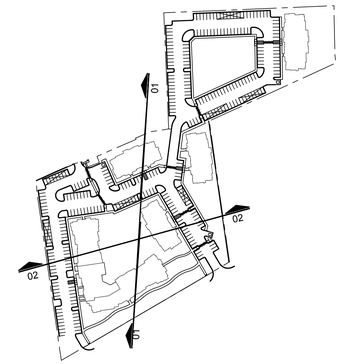
ARCHITECT
BRIAN RUMSEY
79 JUNCTION DRIVE
ALLEN T 75013
P 972 393-1144

CIVIL
ISAACSON ARFMAN INC.
12 MONROE ST. N.E.
ALBUQUERQUE NM 710
P 505 26 - 2

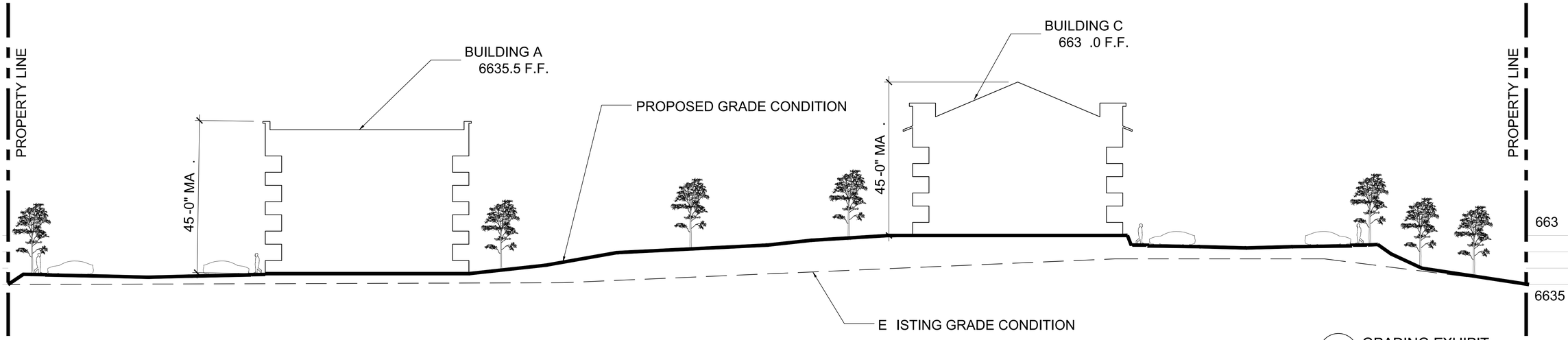
LANDSCAPE
LANDPATTERNS
1 04 W. COMMERCE ST. SUITE 200
DALLAS T 7520
P 214 219-3993

MEP
AOS ENGINEERING
5020 TENNYSON PARKWAY
PLANO T 75024
P 214 432-3030

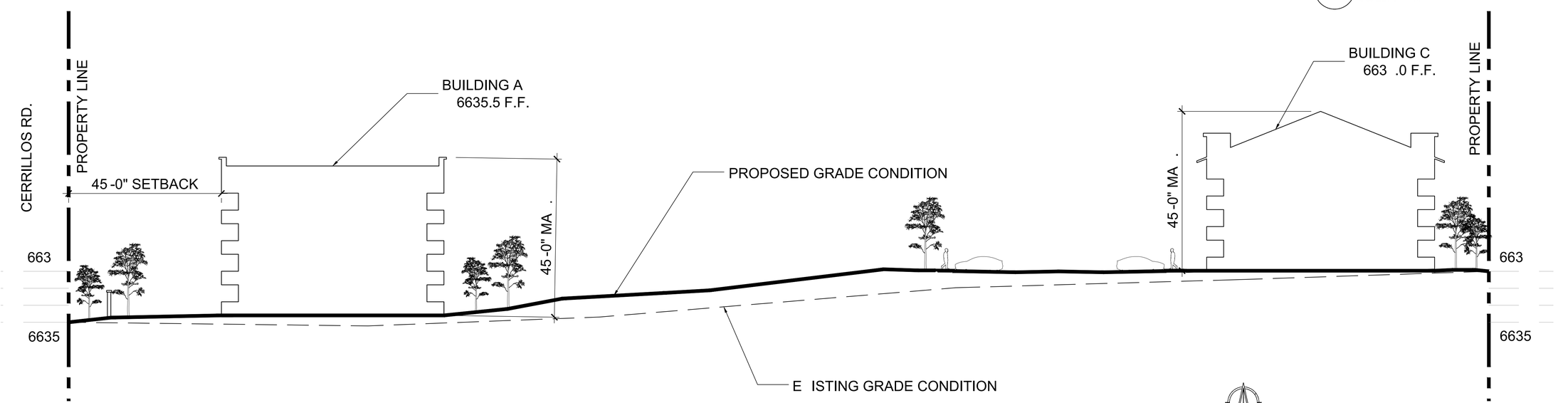
PROJECT
CERRILLOS RD. APARTMENTS
DEVELOPMENT PLAN
CERRILLOS RD.
SANTA FE NM

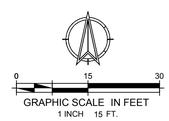


SITE KEY
N.T.S



02 GRADING EXHIBIT
SCALE: 1" = 15'





01 GRADING EXHIBIT
SCALE: 1" = 15'

08.23.2024

STATE OF NEW MEXICO
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

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ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A1.1

GRADING EXHIBIT

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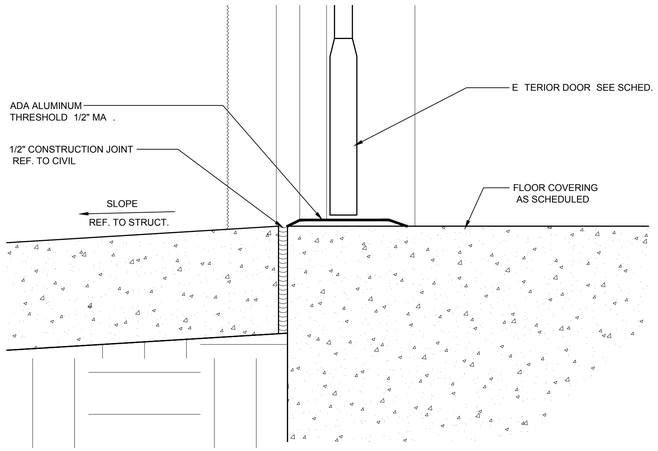
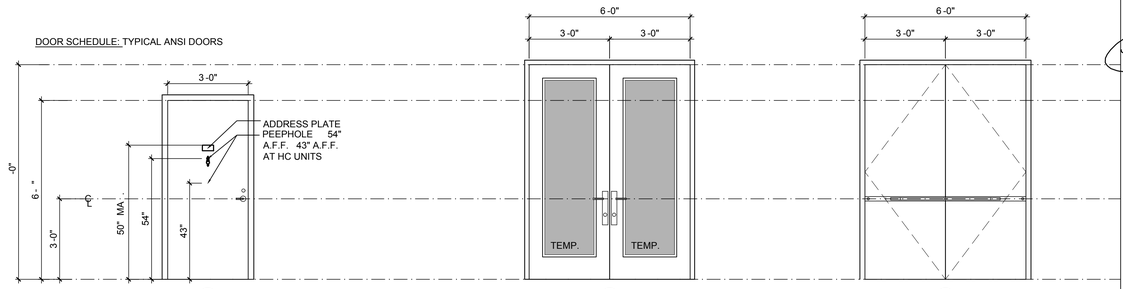


03 DETAIL @ FOUNDATION - DOOR THRESHOLD

3" = 1'-0"



306 E TERIOR METAL
- RAISED MULTI-PANEL DOOR AS SPECIFIED BY I.D.
- PAINTED
- INSULATED
- KNOCK DOWN METAL FRAME
- 1/2" MA . THRESHOLD
- WEATHER STRIPPING SWEEP
- SMOKE SEAL
- SELF CLOSING
- 20 MIN. FIRE-RATED TYPICAL
- 45 MIN. FIRE-RATED IF WITHIN 4 -0" OF A 2-HR FIREWALL OR WITHIN 10 -0" OF A STAIR LANDING
- 90 MIN. FIRE-RATED IF PENETRATING A 2-HR FIREWALL

60 0 E TERIOR ALUMINUM
- TEMPERED LOW E GLASS
- ANODI ED ALUMINUM STOREFRONT SYSTEM
- ADA COMPLIANT THRESHOLD
- ADA COMPLIANT HARDWARE
- WEATHER STRIPPING SWEEP
- CONTROL ACCESS W/ ELECTRONIC STRIKE
- PANIC HARDWARE
- CLOSER

PR 30 0 INTERIOR METAL
- 90 MIN. FIRE RATED HOSE STREAM TESTED GLA ING
- HEAT TRANSFER RATED PER ASTM E119
- IMPACT SAFETY RATED PER ANSI 97.1 CPSC 16CFR 1201
- SMOKE SEAL
- PAINTED
- PUSH/PULL W/ ASTRAGAL
- PANIC HARDWARE INSTALLED ON RATED FIRE DOORS SHALL BE LISTED FIRE E IT HARDWARE

02 TYPICAL DOOR ELEVATIONS

3/8" = 1'-0"

PROJECT DATA

BUILDING	2015 INTERNATIONAL BUILDING CODE
FIRE	2021 INTERNATIONAL FIRE CODE
GAS	2020 INTERNATIONAL FUEL GAS CODE
MECHANICAL	2021 INTERNATIONAL MECHANICAL CODE
PLUMBING	2021 INTERNATIONAL PLUMBING CODE
ELECTRICAL	2020 NATIONAL ELECTRICAL CODE
ENERGY	201 INTERNATIONAL ENERGY CONSERVATION CODE

BUILDING CODE INFORMATION TABLE

BUILDING TYPE	FLOOR	OCCUPANCY/ CONSTRUCTION TYPE	MA IMUM ALLOWABLE GROSS SQ. FT. PER FLOOR TABLE 506.2	ACTUAL GROSS S.F. PER FLOOR PLAN	HEIGHT INCREASE AS PER SECTION 504.2	ALLOWABLE BLDG. AREA PER SECT 506.1 REFER TO SHEET CS-3	SMOKE DETECTORS PROVIDED	MONITORED AUTOMATIC SPRINKLER SYSTEM PROVIDED	FIRE ALARM SYSTEM PROVIDED	FIRE SPRINKLER ATTIC
BUILDING A - SECTION I	1ST FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 245 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION I	2ND FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 141 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION I	3RD FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 141 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION I	4TH FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 003 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A /CLUB - SECTION II	1ST FLOOR	A-3/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	14 22 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A /CLUB - SECTION II	2ND FLOOR	A-3/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	11 999 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION II	3RD FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	13 161 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION II	4TH FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	12 915 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION III	1ST FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 245 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION III	2ND FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 142 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION III	3RD FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 139 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING A - SECTION III	4TH FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 002 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING B	1ST FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	73 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING B	2ND FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	637 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING B	3RD FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	394 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING C	1ST FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	7 499 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING C	2ND FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	7 114 S.F.	N/A	N/A	YES	NFPA-13	YES	YES
BUILDING C	3RD FLOOR	R-2/TYPE V-A	36 000 S.F. PER STORY/TWO ALLOWED	6 9 S.F.	N/A	N/A	YES	NFPA-13	YES	YES

NOTES:

1. PER SECTION 907.2.1 OF THE 2021 IFC ASSEMBLY OCCUPANCY TYPES WITH LESS THAN 300 OCCUPANT LOAD ARE NOT REQUIRED TO BE EQUIPPED WITH A MANUAL FIRE ALARM SYSTEM.
2. PER SECTION 907.2.9.1 OF THE 2021 IFC WE WILL BE UTILI ING E CEPTION #2 AND #3 FOR ALL R-2 TYPE OCCUPANCIES.
3. THE FIRE SPRINKLER SYSTEM IS TO BE INSTALLED BY A LICENSED INSTALLER. CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4. FIRE SPRINKLER SYSTEMS ARE REQUIRED TO BE MONITORED BY A FIRE ALARM SYSTEM TO DETECT WATER FLOW.
5. FIRE DEPARTMENT CONNECTIONS FDC SHALL MEET CITY REQUIREMENTS WITH LOCKING KNO CAPS.
6. SIGNAGE INDICATING THE FDC SHALL BE 6" WHITE LETTERS ON RED BACKGROUND AND AN E TERIOR AUDIO/VISUAL DEVICE SHALL BE LOCATED ABOVE THE FDC.
7. FIRE SPRINKLER UNDERGROUND PIPING SHALL BE DUCTILE IRON FROM THE WATER MAIN LINE TO THE SPRINKLER RISER. UNDERGROUND PIPING SHALL BE PROPERLY BEDDED.
8. THE FIRE DEPARTMENT IS TO INSPECT AND APPROVE THE BUILDING FOR FIRE SAFETY PRIOR TO CERTIFICATE OF OCCUPANCY. THIS WILL INCLUDE BUT NOT LIMITED TO E IT SIGN LOCATIONS EMERGENCY LIGHT LOCATIONS AND FIRE E TINGUISHER LOCATIONS.
9. PER SECTION 71 .4.2 OF THE 2021 IBC DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS...OR OTHER CONCEALED ROOF SPACES OF GROUPS R-2 BUILDINGS WITH THREE OR MORE DWELLING UNITS. DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT E TEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE. WE WILL UTILI E E CEPTION #3 FOR ALL BUILDINGS EQUIPPED WITH A NFPA 13R SPRINKLER SYSTEM. WE WILL NOT UTILI E E CEPTION #4 WHICH REQUIRES AUTOMATIC SPRINKLERS TO BE INSTALLED IN THE COMBUSTIBLE CONCEALED SPACE WHERE DRAFTSTOPPING IS BEING OMITTED.

01 BUILDING CODE DATA

1'-0" = 1'-0"

08.23.2024

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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
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REVISIONS

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ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A2.0

CODE DATA SHEET

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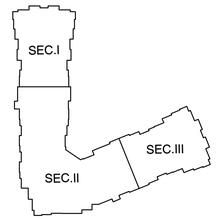
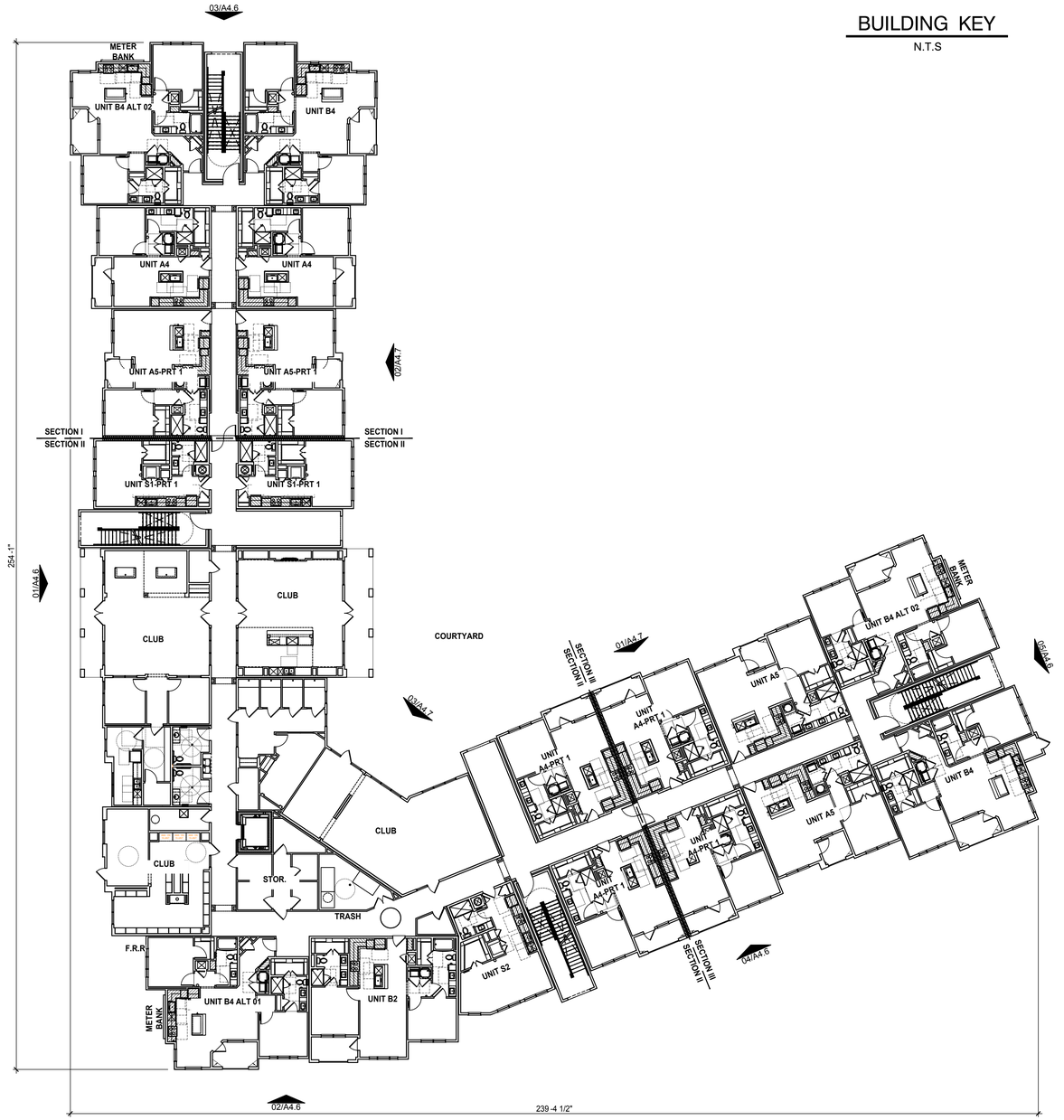


BUILDING KEY

N.T.S



01 BUILDING A FIRST FLOOR

SCALE: 1/16" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDY CRUMSEY
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REGISTERED ARCHITECT

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A4.1

BLDG. A
FIRST FLOOR

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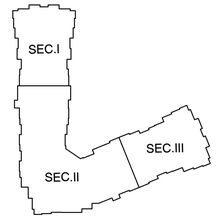

BUILDING KEY

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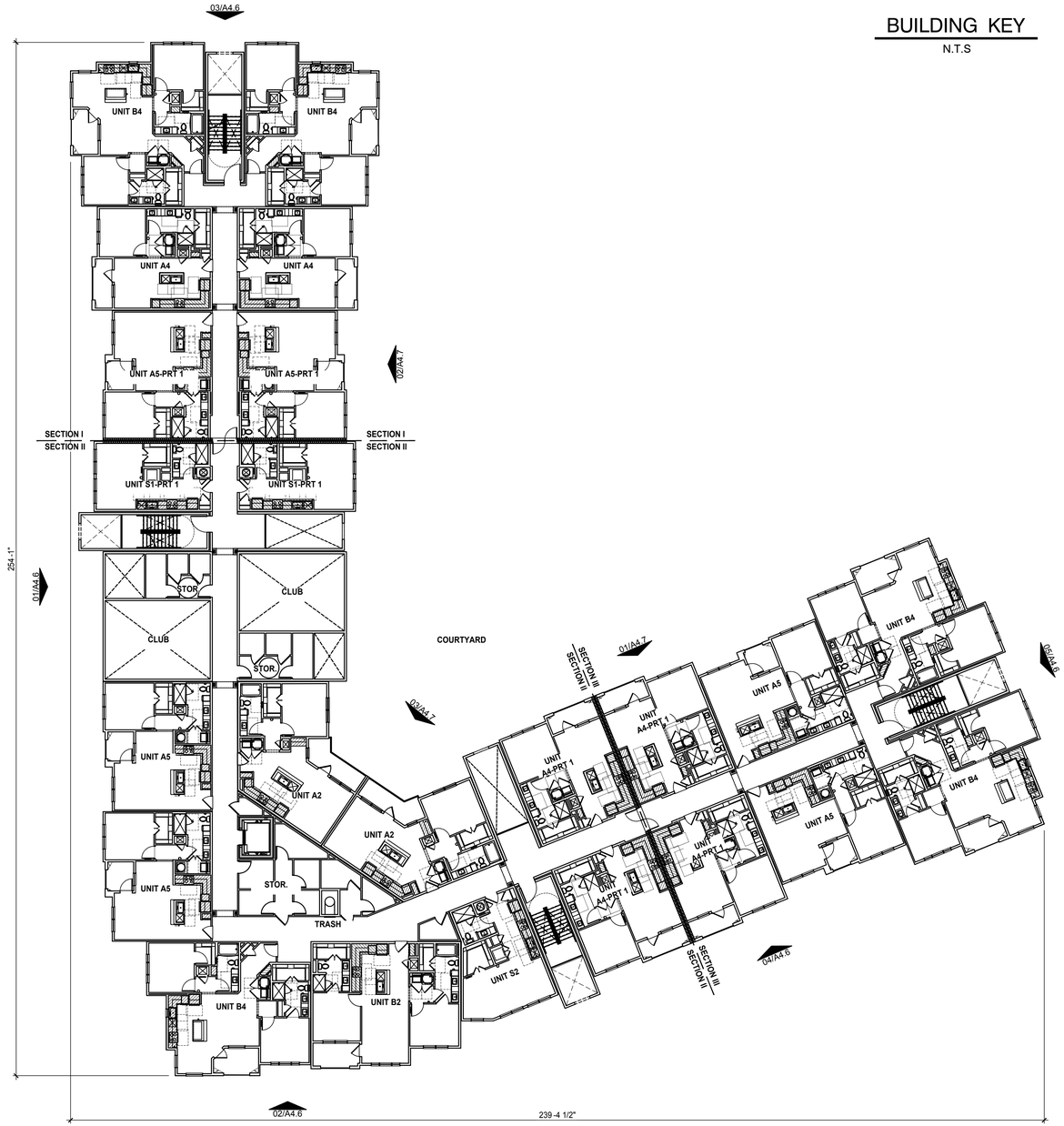

01 BUILDING A SECOND FLOOR

SCALE: 1/16" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDY CRUMSEY
NO. 004054
REGISTERED ARCHITECT

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RKSS-CERRILLOS MULTIFAMILY
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A4.2

BLDG. A
SECOND FLOOR

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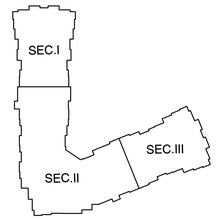
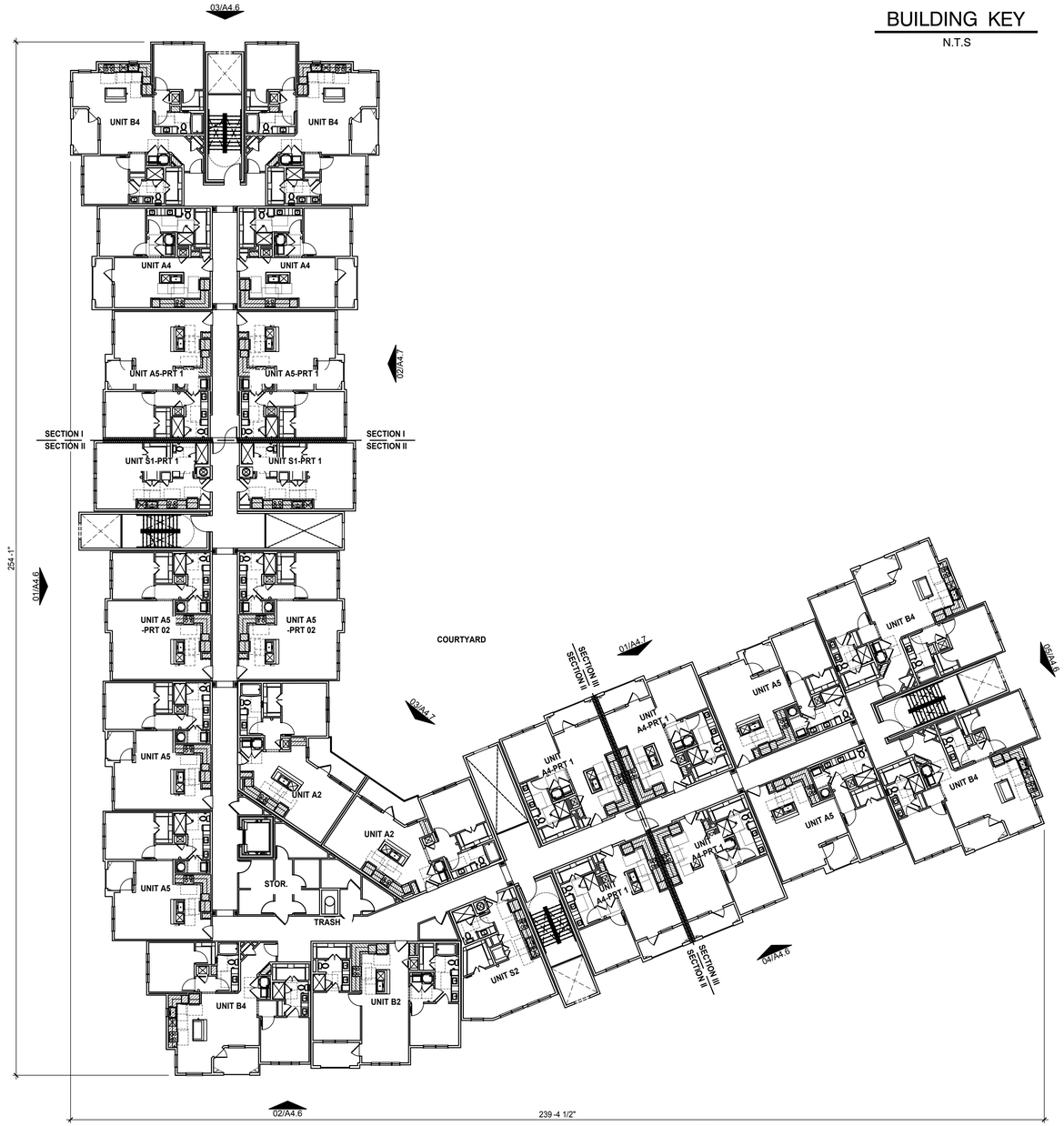


BUILDING KEY

N.T.S



01 BUILDING A THIRD FLOOR

SCALE: 1/16" = 1'-0"

08.23.2024

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SHEET NUMBER
A4.3

BLDG. A
THIRD FLOOR

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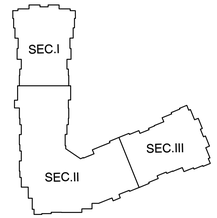

BUILDING KEY

N.T.S



01 BUILDING A FOURTH FLOOR

SCALE: 1/16" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
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PROJECT NUMBER:
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SHEET NUMBER
A4.4

BLDG. A
FOURTH FLOOR

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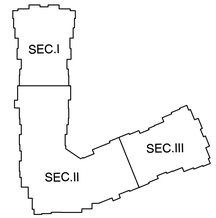
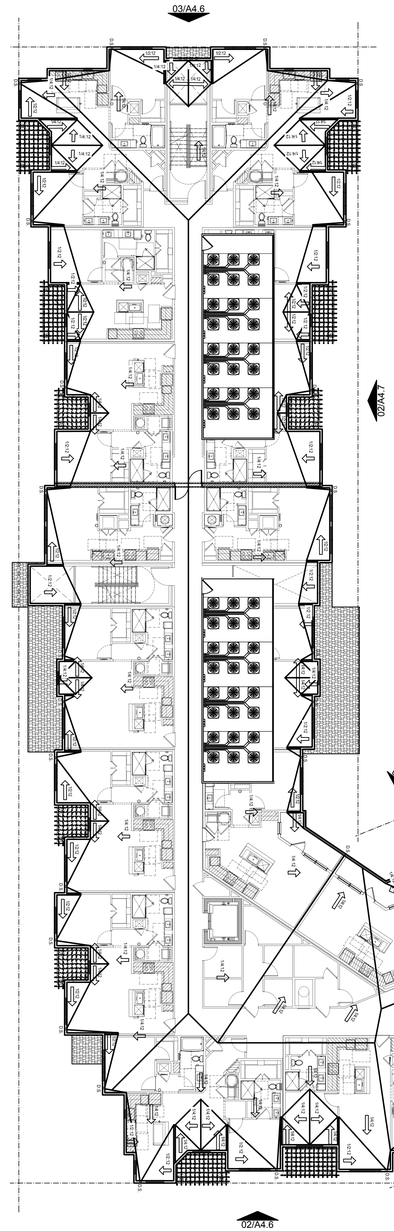


BUILDING KEY

N.T.S



01 BUILDING A ROOF PLAN

SCALE: 1/16" = 1'-0"

08.23.2024

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BRANDY CRUMSEY
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DEVELOPMENT PLAN

SHEET NUMBER
A4.5

BLDG. A
ROOF PLAN

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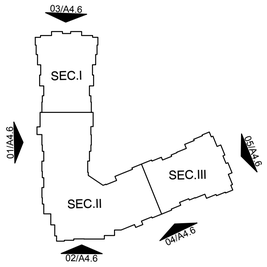
MATERIALS TABULATION:			
STUCCO 92 20 011 S.F.	STONE 1 552 S.F.	REFER TO TABLE 14- .7-2 IN THE CITY OF SANTA FE CODE OF ORDINANCES FOR ARCHITECTURAL CHECKLIST FOR DESIGN CRITERIA	



BUILDING KEY

N.T.S



05 BUILDING A- EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



03 BUILDING A- EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



04 BUILDING A- EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



02 BUILDING A- EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



01 BUILDING A- EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

08.23.2024

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SHEET NUMBER
A4.6
EXTERIOR ELEVATIONS - BLDG. A

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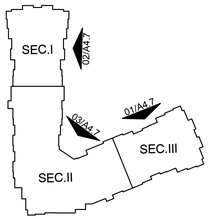

BUILDING KEY

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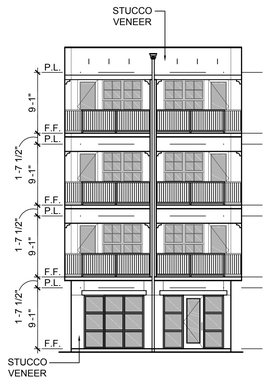


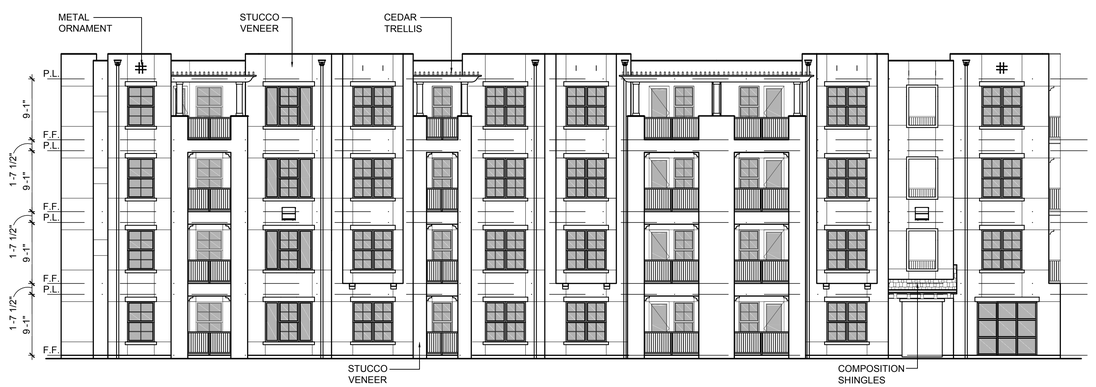
03 BUILDING A- EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"



02 BUILDING A- EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"



01 BUILDING A- EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

08.23.2024

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BRADLEY SUMSEY
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DEVELOPMENT PLAN

SHEET NUMBER

A4.7

EXTERIOR ELEVATIONS - BLDG. A

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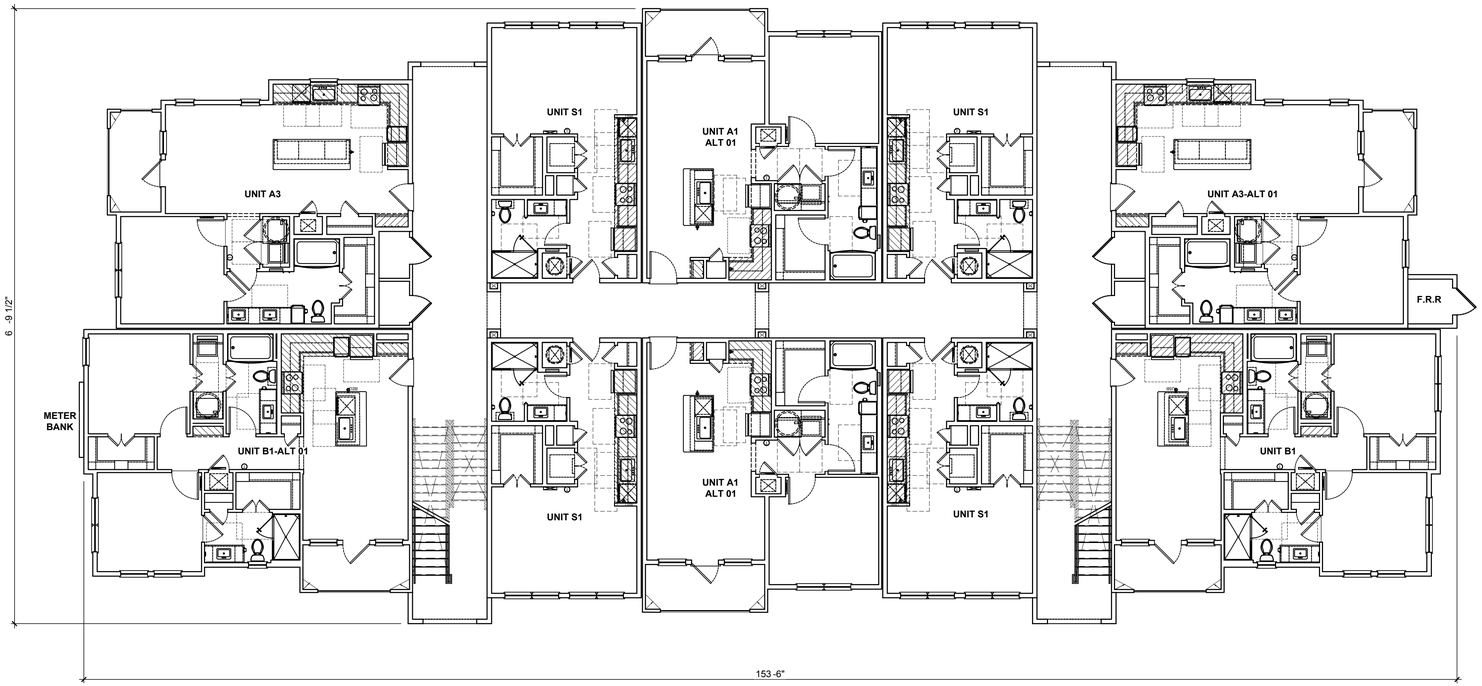

01 BUILDING B FIRST FLOOR
SCALE: 1/8" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

REVISIONS

NO.	DATE

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
A4.

BLDG. B
FIRST FLOOR

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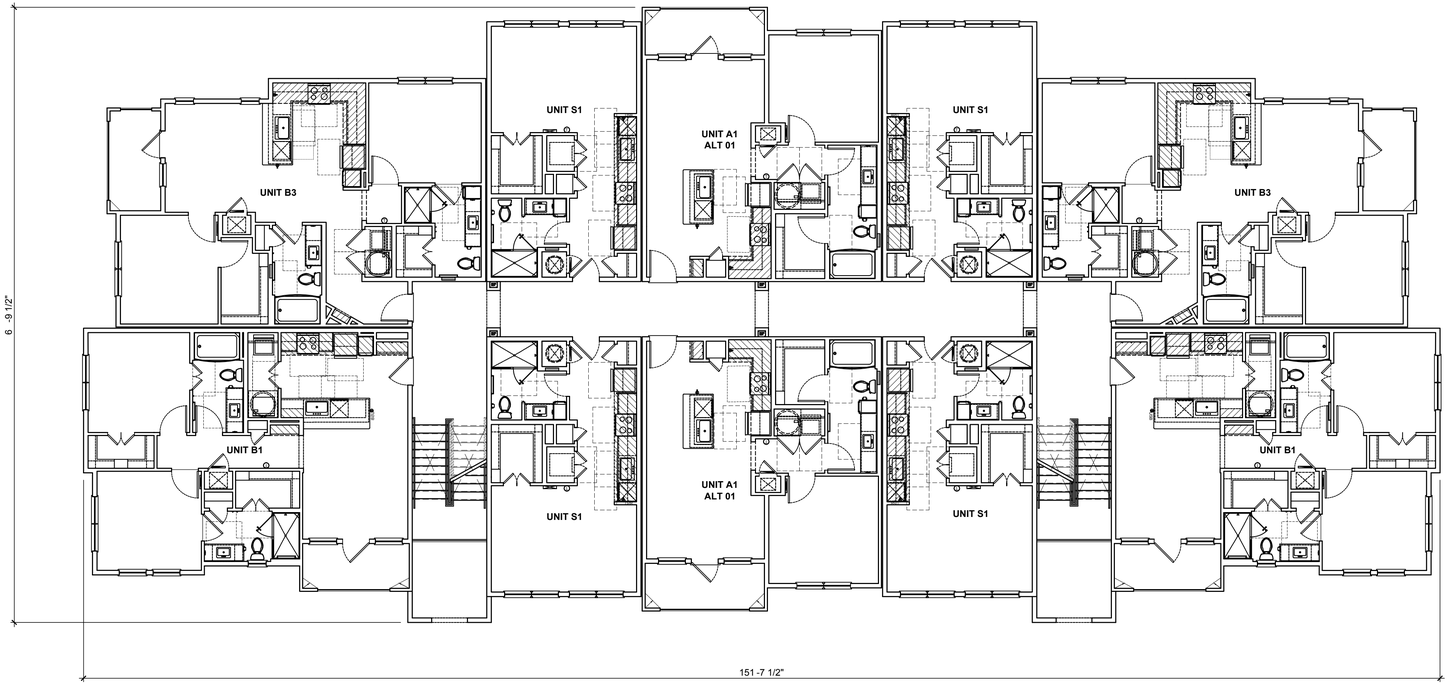

01 BUILDING B SECOND FLOOR
SCALE: 1/8" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDY CRUMSEY
NO. 004054
REGISTERED ARCHITECT

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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

DATE:
0 .23.2024

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BLDG. B
SECOND FLOOR

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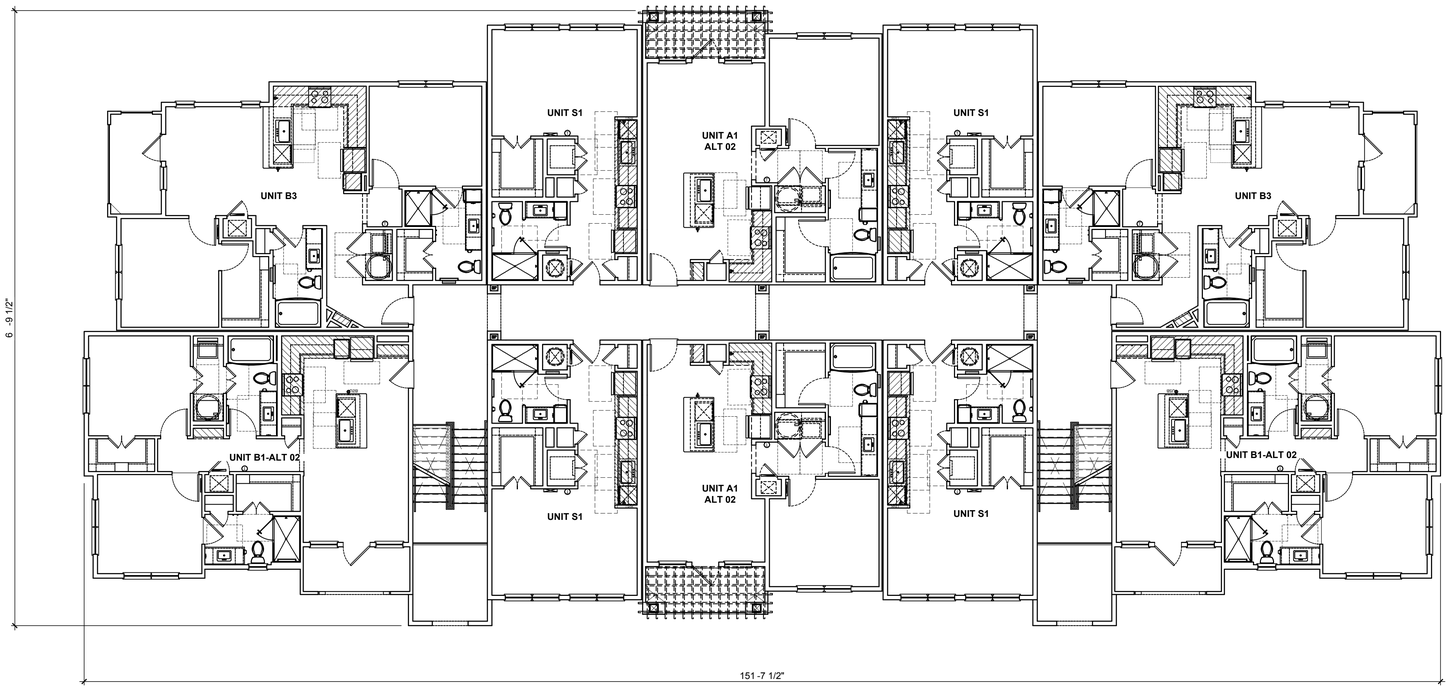

01 BUILDING B THIRD FLOOR
SCALE: 1/8" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDY CRUMSEY
NO. 004054
REGISTERED ARCHITECT

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SANTA FE, NM

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A4.10

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THIRD FLOOR

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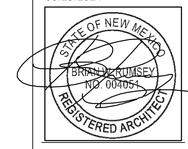

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SANTA FE, NM

DATE:
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BLDG. B
ROOF PLAN

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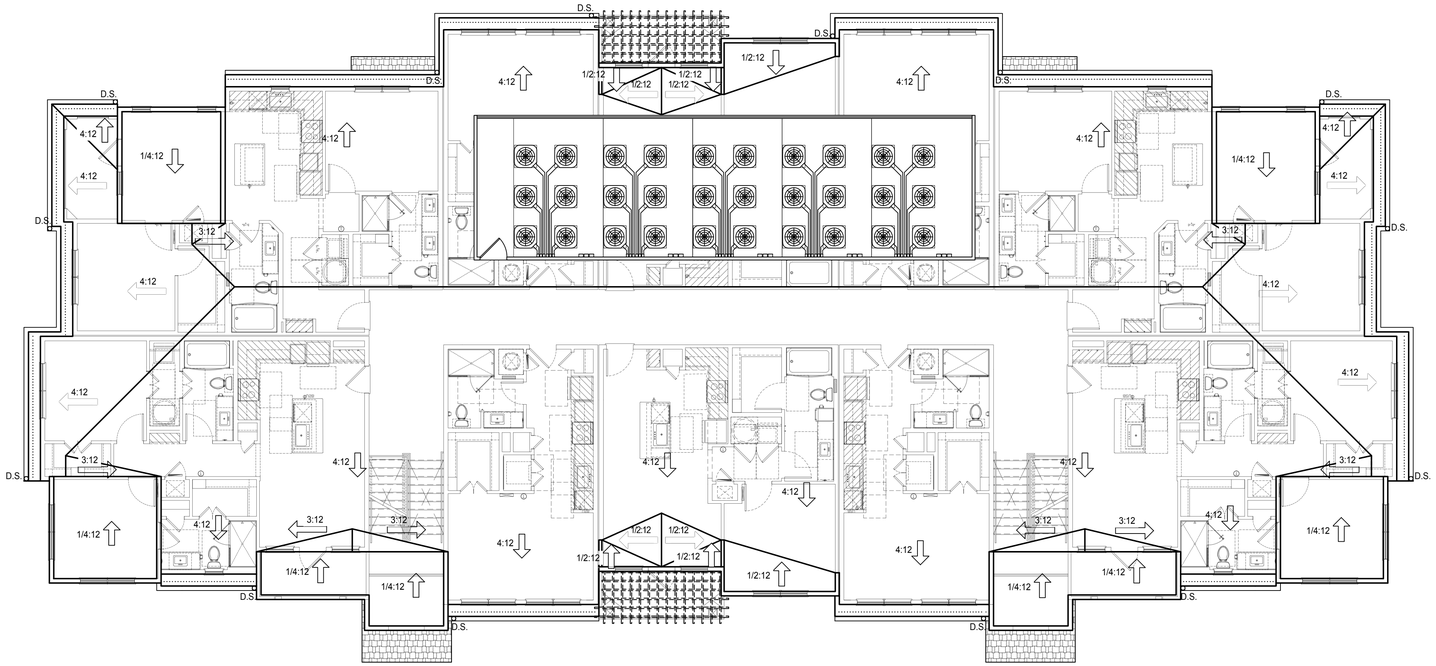

01 BUILDING B ROOF PLAN
SCALE: 1/8" = 1'-0"

MATERIALS TABULATION:	
STUCCO 100 004 S.F. STONE 0 0 S.F.	REFER TO TABLE 14- .7-2 IN THE CITY OF SANTA FE CODE OF ORDINANCES FOR ARCHITECTURAL CHECKLIST FOR DESIGN CRITERIA



02 BUILDING B- EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



01 BUILDING B- EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRADLEY SUMSEY
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REGISTERED ARCHITECT

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0 .23.2024

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A4.12

EXTERIOR ELEVATIONS - BLDG. B

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02 BUILDING B- EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



01 BUILDING B- EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRADLEY SUMSEY
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RKSS-CERRILLOS MULTIFAMILY
SANTA FE, NM

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A4.13

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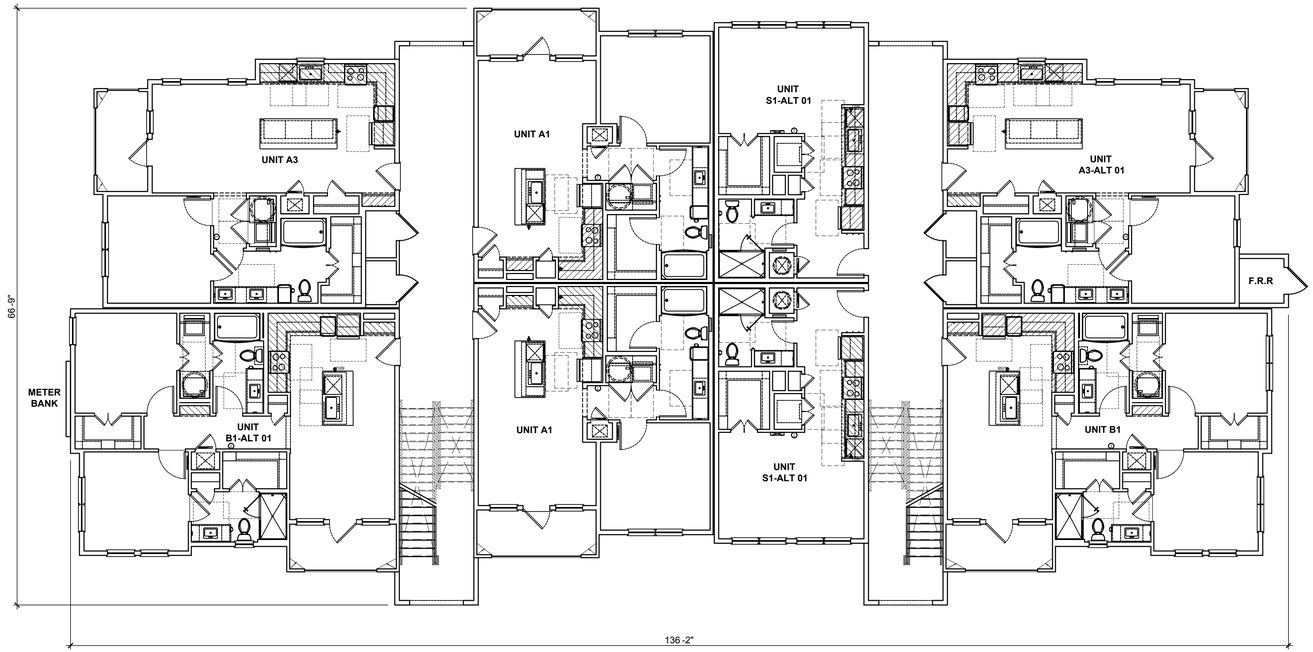

01 BUILDING C FIRST FLOOR
SCALE: 1/8" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDY CRUMSEY
NO. 004054
REGISTERED ARCHITECT

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A4.14

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FIRST FLOOR

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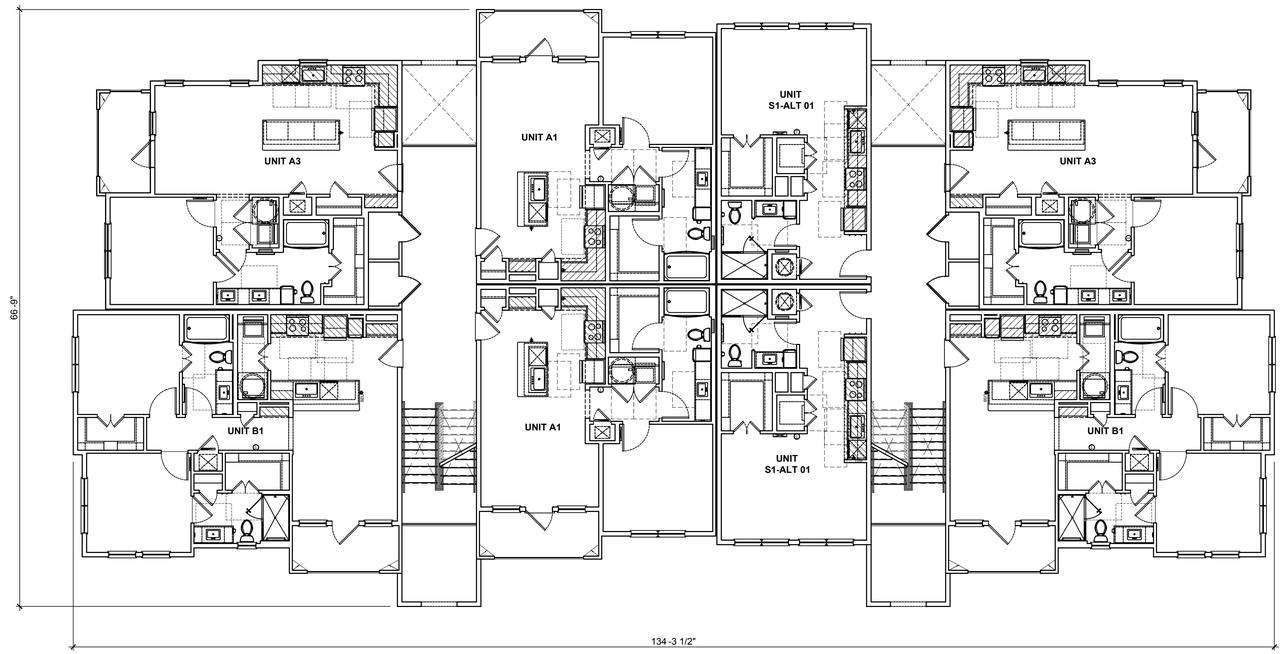

01 BUILDING C SECOND FLOOR
SCALE: 1/8" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDY CRUMSEY
NO. 004054
REGISTERED ARCHITECT

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SANTA FE, NM

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A4.15

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SECOND FLOOR

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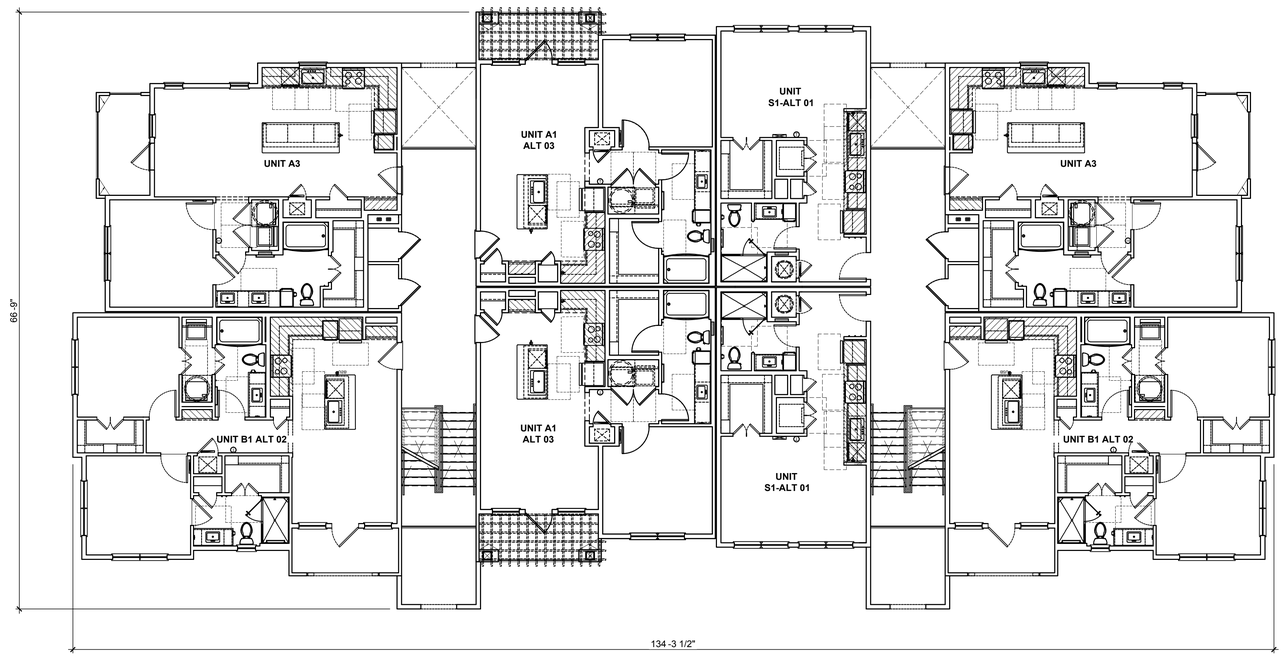

01 BUILDING C THIRD FLOOR
SCALE: 1/8" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDY CRUMSEY
NO. 004054
REGISTERED ARCHITECT

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SANTA FE, NM

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A4.16

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THIRD FLOOR

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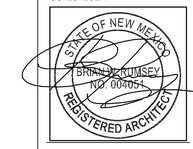

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SANTA FE, NM

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DEVELOPMENT PLAN

SHEET NUMBER
A4.17

BLDG. C
ROOF PLAN

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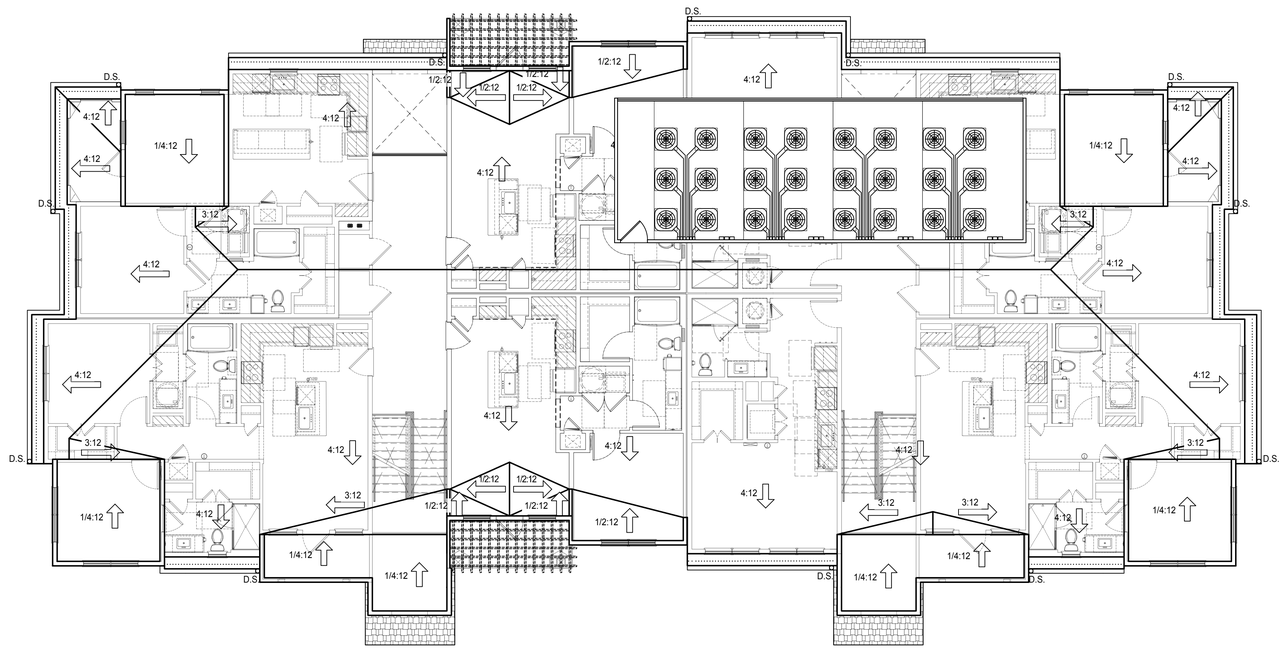

01 BUILDING C ROOF PLAN
SCALE: 1/8" = 1'-0"

MATERIALS TABULATION:		
STUCCO 100 7 317 S.F.	STONE 0 0 S.F.	REFER TO TABLE 14- .7-2 IN THE CITY OF SANTA FE CODE OF ORDINANCES FOR ARCHITECTURAL CHECKLIST FOR DESIGN CRITERIA



02 BUILDING C- EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



01 BUILDING C- EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRADLEY SUMSEY
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SANTA FE, NM

DATE:
0 .23.2024

PROJECT NUMBER:
24064

REVISIONS

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SHEET NUMBER
A4.18

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02 BUILDING C- EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



01 BUILDING C- EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRADLEY SUMSEY
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EXTERIOR ELEVATIONS - BLDG. C

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ALL MATERIAL TYPES AND PAINT COLORS TO TERMINATE AT INSIDE CORNERS ONLY. NEVER TO TERMINATE AT OUTSIDE CORNERS U.N.O.

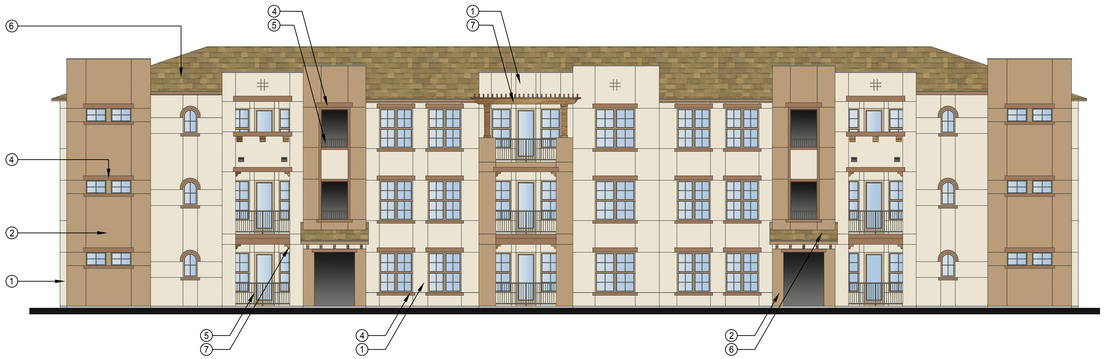
ALL E POSED E TERIOR BEAMS TRELLIS AND T G TO BE CEDAR U.N.O.

MATERIALS:

STUCCO ① EL REY 105 BAMBOO	STUCCO ② EL REY 106 BUCKSKIN	STONE ③ LIMESTONE - ASHLAR
STUCCO TRIM ④ EL REY 116 ADOBE	GUARDRAIL ⑤ SW 704 URBAN BRON E	SHINGLES ⑥ GAF SHAKEWOOD
CEDAR ⑦ SW 3540 MOUNTAIN ASH	ROOF FASCIA ◯ SW 9104 WOVEN WICKER	VINYL WINDOWS ⑨ SAND
DOORS ⑩ SW 6157 FAVORITE TAN	STOREFRONT ⑪ DARK BRON E	

MATERIALS TABULATION:

STUCCO 92 20 011 S.F.	STONE 1 552 S.F.	REFER TO TABLE 14- .7-2 IN THE CITY OF SANTA FE CODE OF ORDINANCES FOR ARCHITECTURAL CHECKLIST FOR DESIGN CRITERIA



02 TYPICAL 3-STORY ELEVATION
SCALE: 3/32" = 1'-0" (BUILDINGS B & C)



01 TYPICAL 4-STORY ELEVATION
SCALE: 3/32" = 1'-0" (BUILDING A)

08.23.2024

STATE OF NEW MEXICO
BRADLEY SUMSEY
NO. 004051
REGISTERED ARCHITECT

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RKSS-CERRILLOS MULTIFAMILY
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A4.20
EXT. ELEVATIONS -COLOR RENDERINGS

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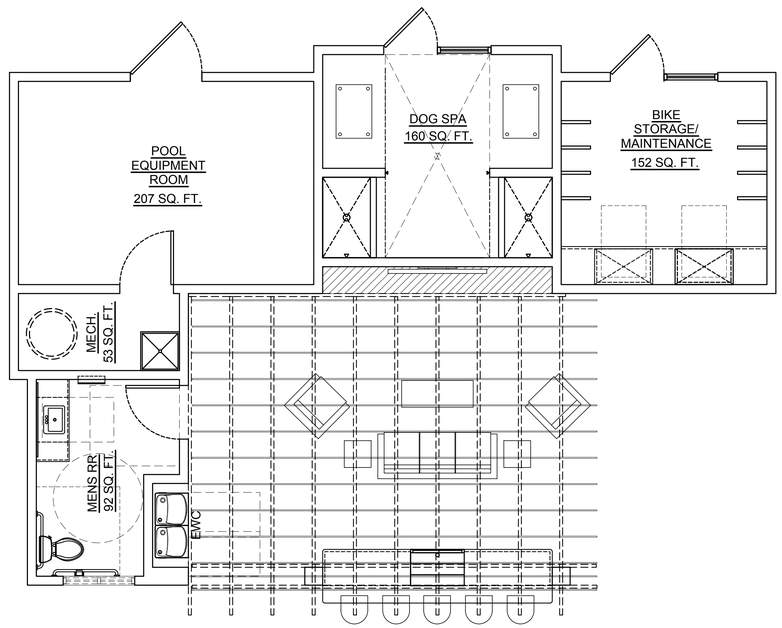

01 POOL AMENITY BUILDING
SCALE: 1/4" = 1'-0"

08.23.2024

STATE OF NEW MEXICO
BRANDY CRUMSEY
NO. 004054
REGISTERED ARCHITECT

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AMENITY BLDG.
FLOOR PLAN

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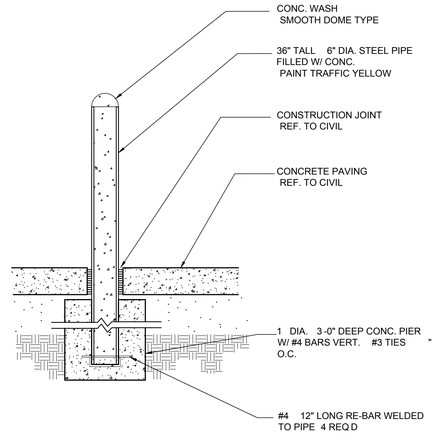
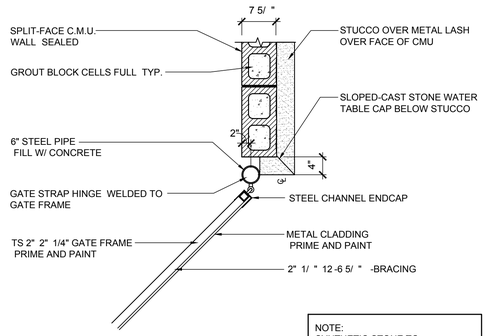


08 DETAIL @ BOLLARD

SCALE: 3/4" = 1'-0"



NOTE:
SYNTHETIC STONE TO
BE LOCATED BELOW LAST
STONE WATER TABLE

07 DETAIL @ GATE DOOR

SCALE: 3/4" = 1'-0"

06 TRASH ENCLOSURE - SIDE ELEVATION

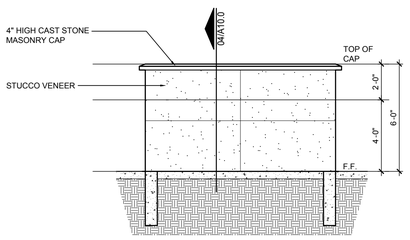
SCALE: 1/4" = 1'-0"

05 TRASH ENCLOSURE - SIDE ELEVATION

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

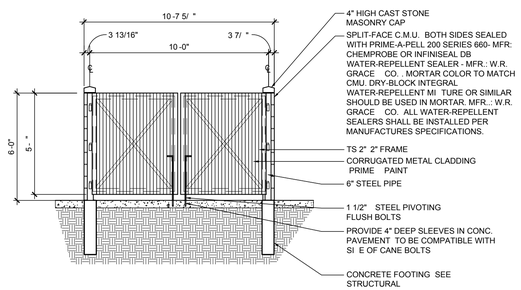
04 TRASH ENCLOSURE - WALL SECTION

SCALE: 3/4" = 1'-0"



03 TRASH ENCLOSURE - REAR ELEVATION

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

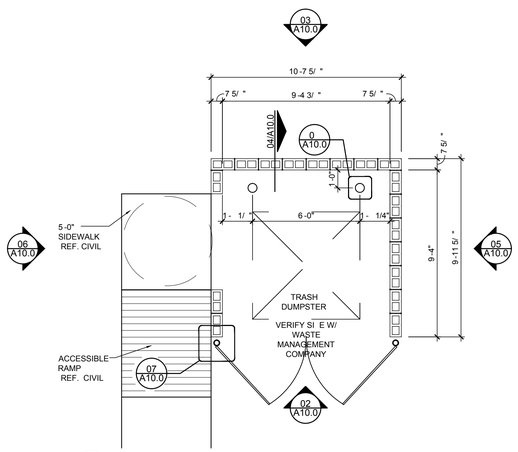


NOTE:
PRIME AND PAINT OR POWDER COAT ALL E POSED
METAL ON THE DUMPSTER ENCLOSURE

PROVIDE 4" DEEP SLEEVES IN CONC. PAVEMENT
TO BE COMPATIBLE WITH SI E OF CANE BOLTS AT
LOCATIONS TO BE FIELD VERIFIED TO ENABLE
GATES TO BE SECURELY HELD IN AN OPEN
POSITION.

02 TRASH ENCLOSURE - FRONT ELEVATION

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



01 TRASH ENCLOSURE - PLAN

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

08.23.2024

STATE OF NEW MEXICO
BRIAN D. CUMASEY
NO. 004051
REGISTERED ARCHITECT

ARCHITECT:
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SANTA FE, NM

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24064

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SHEET NUMBER
A4.22

TRASH
ENCLOSURE

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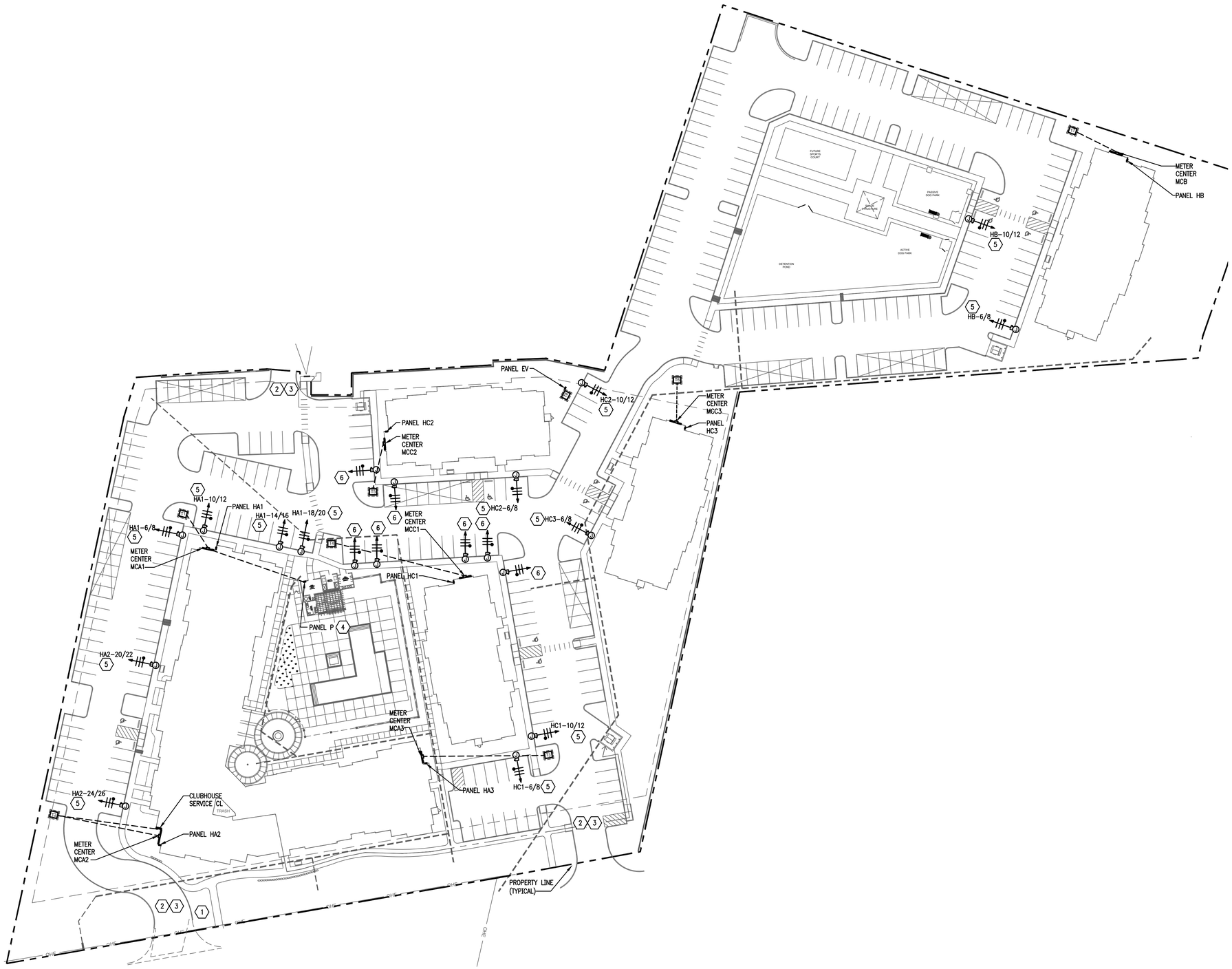

1 SITE PLAN - ELECTRICAL
SCALE: 1" = 40'-0"

ELECTRICAL GENERAL NOTES:

A. CONTRACTOR TO COORDINATE INSTALLATION OF ALL SITE CONDUITS WITH THE INSTALLATION OF ALL PAVING AND/OR CONCRETE SLABS.

B. USE #10 WIRE FOR ALL SITE LIGHTING CIRCUITS LESS THAN 200FT AND #8 WIRE FOR ALL SITE LIGHTING CIRCUITS GREATER THAN 200FT. ELECTRICAL CONTRACTOR SHALL COMPENSATE FOR VOLTAGE DROP FOR ALL BRANCH CIRCUITS AND SERVICE PER N.E.C.

C. COORDINATE WITH UTILITY COMPANY FOR EXACT LOCATIONS AND QUANTITIES OF TRANSFORMERS. CONTRACTOR TO PREPARE TRANSFORMER BED AND PROVIDE CONCRETE PADS PER PEC SPECIFICATION FOR UTILITY PROVIDED TRANSFORMER.

D. VERIFY EXACT LOCATIONS OF SITE LIGHTING WITH ARCHITECT AND/OR OWNER PRIOR TO ROUGH-IN.

E. PROVIDE ENERGY STAR OR EQUIVALENT RATED LIGHTING FIXTURES.

F. ALL SECONDARY SERVICE SHALL BE ALUMINUM UNLESS NOTED OTHERWISE.

G. METER CENTERS LOCATED INSIDE STAIRWELLS. CONTRACTOR TO ENSURE ALL CONDUIT ENTRANCES/EXITS ARE PROPERLY CAULKED AND SEALED TO MAINTAIN THE FIRE RATING OF THE AREA.

KEY NOTES:

1. COORDINATE EXACT LOCATION AND REQUIREMENTS OF MONUMENT SIGN IN FIELD WITH ALL TRADES PRIOR TO INSTALLATION. ROUTE CIRCUIT THROUGH TIME CLOCK PRIOR TO ROUTING TO MONUMENT SIGN. PROVIDE 1" CONDUIT AND #10AWG WIRE TO MONUMENT SIGN.
2. PROVIDE 1" CONDUIT WITH #10AWG WIRE FOR ACCESS GATE CONTROL. COORDINATE EXACT LOCATION WITH OWNER/ARCH PRIOR TO INSTALLATION.
3. WEATHERPROOF JBOX TO BE INSTALLED FOR ACCESS GATE CONTROL CONNECTIONS. COORDINATE EXACT LOCATION WITH ARCH/OWNER PRIOR TO INSTALLATION.
4. POOL PANEL "P" TO BE LOCATED IN POOL ROOM. PROVIDE 3" CONDUIT TO METER CENTER "MCA1". CONTRACTOR TO COORDINATE EXACT LOCATION. PANEL SHALL BE NEMA 3R FOR EXTERIOR USE AND NEMA 4R FOR PANEL LOCATED IN ROOM CONTAINING CHEMICALS.
5. ELECTRICAL INFRASTRUCTURE FOR EV READY. PROVIDE WP RATED J-BOX AND 100/2/3R DISCONNECT SWITCH. CONNECT TO CIRCUIT SHOWN WITH 2#4, 1#4N, 1#10G IN 1-1/4" CONDUIT.
6. ELECTRICAL INFRASTRUCTURE FOR FUTURE EV (EV CAPABLE). PROVIDE WP RATED J-BOX AND 100/2/3R DISCONNECT SWITCH. PROVIDE 1-1/4" EMPTY CONDUIT WITH PULL-STRING TO PANEL 'EV'

ELECTRIC COMPANY:

PNM | PUBLIC SERVICE COMPANY OF NEW MEXICO

CONTRACTOR SHALL VERIFY UTILITY REQUIREMENTS, POINTS OF CONNECTION AND MAKE ARRANGEMENTS FOR SERVICE.

10/04/2024

NICOLE VOGT NEW MEXICO 29992 PROFESSIONAL ENGINEER 10.4.24

Brian RUMSEY

ARCHITECT:
BRIAN RUMSEY, NCARB
879 JUNCTION DRIVE
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RKSS-CERRILLOS MULTI-FAMILY
SANTA FE, NM

DATE:
10/04/2024

PROJECT NUMBER:
24064

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
E1.01

ELECTRICAL - SITE PLAN

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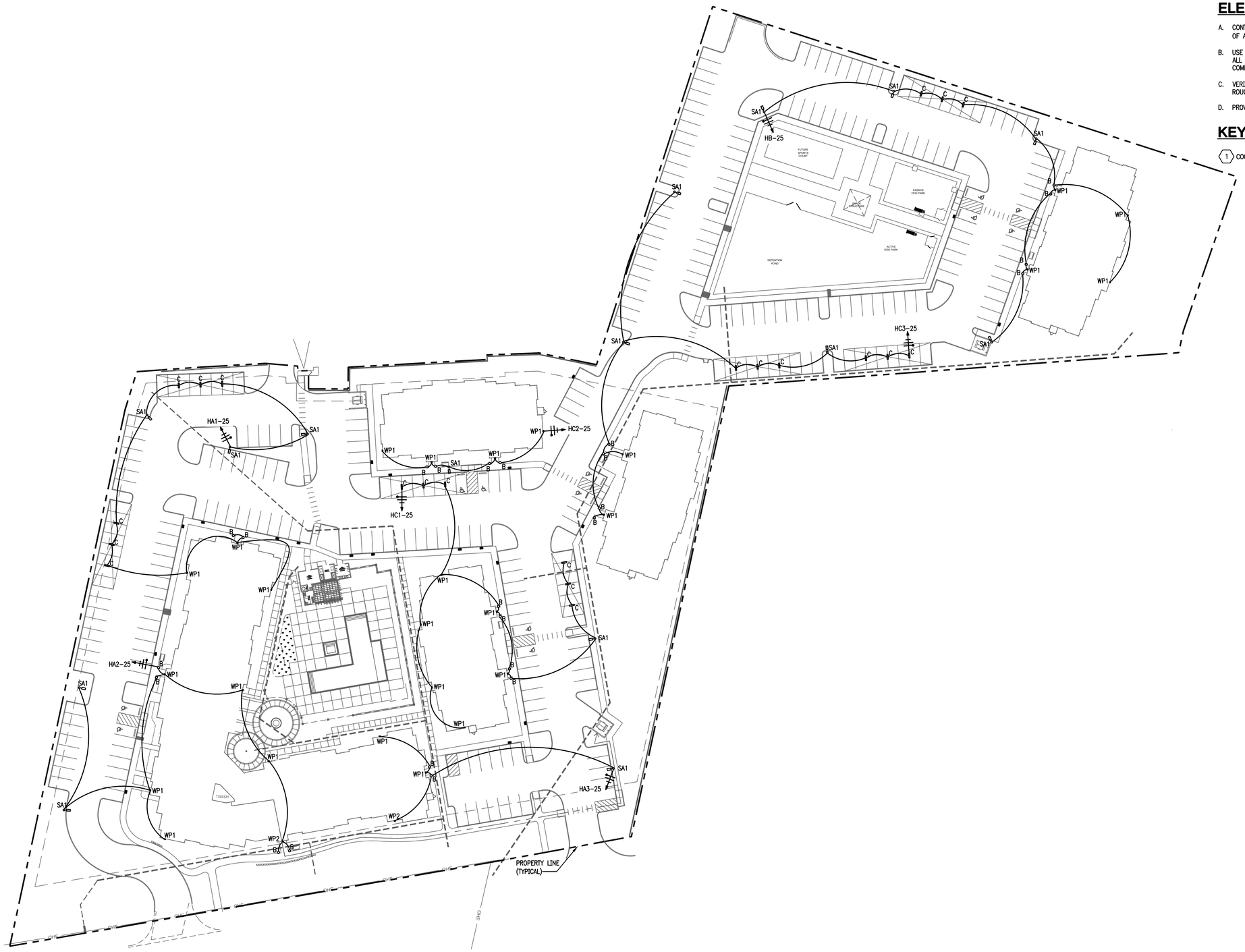
AOS ENGINEERING
Texas Registered Engineering Firm F-9218
5020 Tennyson Parkway - Plano, TX 75024
Dallas / Fort Worth 214.432.3030
Houston 832.532.2007

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS JOB #: 4257-001-2023



1 **SITE PLAN - LIGHTING**
SCALE: 1" = 40'-0"

ELECTRICAL GENERAL NOTES:

A. CONTRACTOR TO COORDINATE INSTALLATION OF ALL SITE CONDUITS WITH THE INSTALLATION OF ALL PAVING AND/OR CONCRETE SLABS.

B. USE #10 WIRE FOR ALL SITE LIGHTING CIRCUITS LESS THAN 200FT AND #8 WIRE FOR ALL SITE LIGHTING CIRCUITS GREATER THAN 200FT. ELECTRICAL CONTRACTOR SHALL COMPENSATE FOR VOLTAGE DROP FOR ALL BRANCH CIRCUITS AND SERVICE PER N.E.C.

C. VERIFY EXACT LOCATIONS OF SITE LIGHTING WITH ARCHITECT AND/OR OWNER PRIOR TO ROUGH-IN.

D. PROVIDE ENERGY STAR OR EQUIVALENT RATED LIGHTING FIXTURES.

KEY NOTES: (NOT ALL MAY BE USED)

1 COORDINATE EXACT LIGHTING LOCATIONS AND REQUIREMENTS WITH LANDSCAPE DESIGNER.

10/04/2024

NICOLE VOGT NEW MEXICO 29882 PROFESSIONAL ENGINEER 10.4.24

Brian RUMSEY

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RKSS-CERRILLOS MULTI-FAMILY
SANTA FE, NM

DATE:
10/04/2024

PROJECT NUMBER:
24064

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
E1.02

ELECTRICAL - SITE PLAN - LIGHTING

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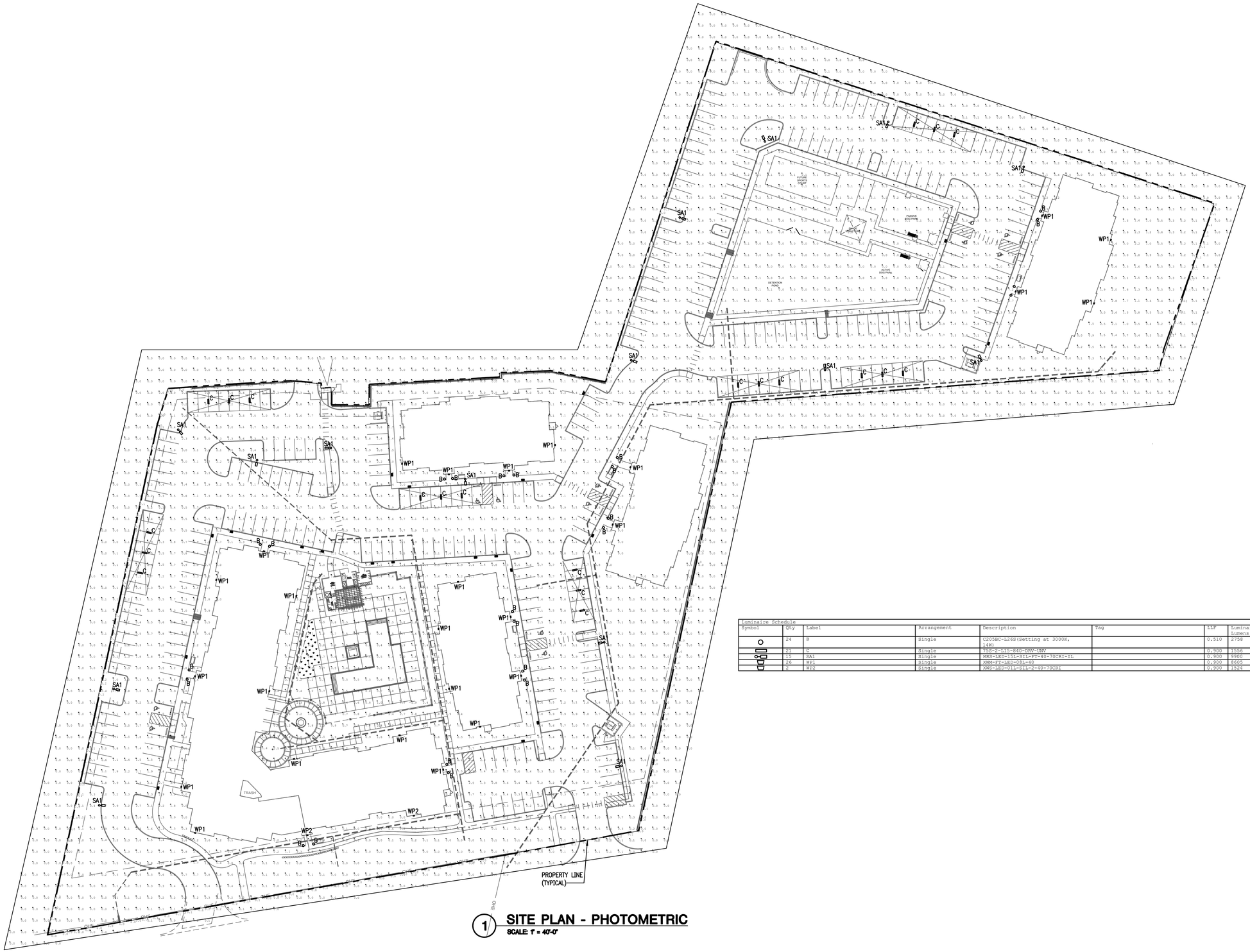
AOS ENGINEERING
Texas Registered Engineering Firm F-9218
5020 Tennyson Parkway - Plano, TX 75024
Dallas / Fort Worth 214.432.3030
Houston 832.532.2007

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS JOB #: 4257-001-2023



1 **SITE PLAN - PHOTOMETRIC**
SCALE: 1" = 40'-0"

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	24	B	Single	C205BC-L26S(Setting at 3000K, 14W)		0.510	2758	22.36	536.64	8.991
	21	C	Single	7SB-2-L15-840-DRV-UNV		0.900	1556	10.8	226.8	9
	15	SA1	Single	MRS-LED-15L-SIL-FT-40-70CRI-IL		0.900	9900	111	1665	25
	26	WP1	Single	XWM-FT-LED-08L-40		0.900	8605	64	1664	18
	2	WP2	Single	XWS-LED-01L-SIL-2-40-70CRI		0.900	1524	10	20	10

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CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS JOB #: 4257-001-2023

10/04/2024

NICOLE VOGT NEW MEXICO 29882 PROFESSIONAL ENGINEER 10.4.24

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SANTA FE, NM

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10/04/2024

PROJECT NUMBER:
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DRAWINGS ISSUED FOR:
DEVELOPMENT PLAN

SHEET NUMBER
E1.03

ELECTRICAL - SITE PLAN - PHOTOMETRIC

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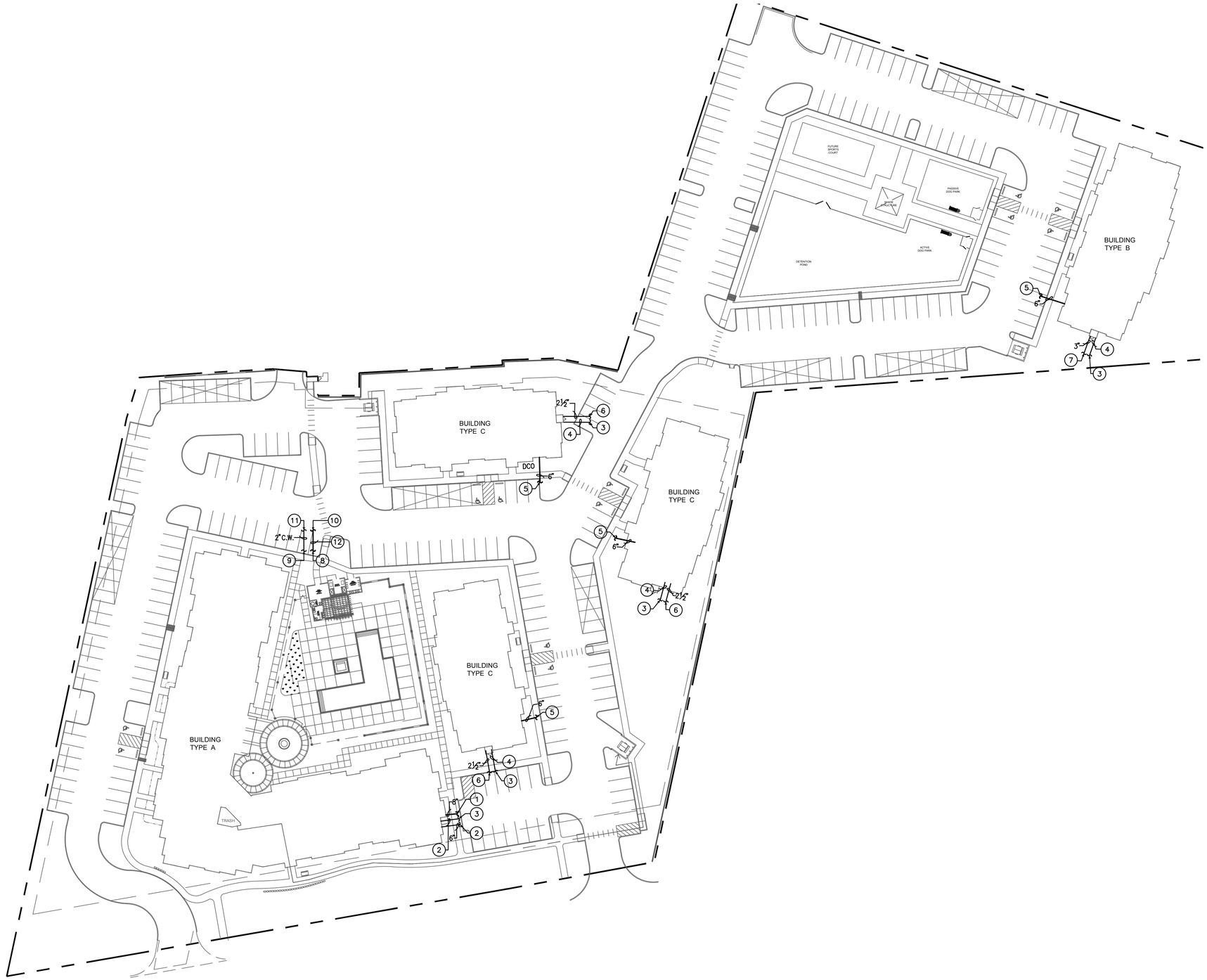

1 SITE PLAN - PLUMBING
SCALE: 1" = 40'-0"

PLUMBING GENERAL NOTES

A. COORDINATE ALL SANITARY SEWER, DOMESTIC WATER AND FIRE CONNECTIONS WITH CIVIL DRAWINGS.

B. PROVIDE A BACKWATER VALVE AS REQUIRED ON THE SANITARY SEWER LINE WHERE FINISHED FLOOR ELEVATION IS BELOW THE ELEVATION OF THE MANHOLE COVER. WHERE REQUIRED ON THE MULTI-STORY BUILDINGS, THE SECOND, THIRD AND FOURTH FLOORS SEWER LINE SHALL DISCHARGE DOWNSTREAM ON THE BACKWATER VALVE.

PLUMBING KEYED NOTES:

1. 8" SANITARY SEWER LINE. TERMINATE 5'-0" OUTSIDE OF BUILDING. REFER TO CIVIL DRAWINGS FOR CONTINUATION. FLOWLINE ELEVATION APPROXIMATELY 8.0' B.F.F. AT 1/4" PER FOOT SLOPE.
2. 6" C.W. LINE. TERMINATE 5'-0" OUTSIDE OF BUILDING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
3. FIRE LINE. TERMINATE 5'-0" OUTSIDE OF BUILDING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
4. FIRE LINE TO BE SIZED BY LICENSED FIRE SPRINKLER CONTRACTOR BASED ON HYDRAULIC CALCULATIONS.
5. 6" SANITARY SEWER LINE. TERMINATE 5'-0" OUTSIDE OF BUILDING. REFER TO CIVIL DRAWINGS FOR CONTINUATION. FLOWLINE ELEVATION APPROXIMATELY 8.0' B.F.F. AT 1/4" PER FOOT SLOPE.
6. 2-1/2" C.W. LINE. TERMINATE 5'-0" OUTSIDE OF BUILDING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
7. 3" C.W. LINE. TERMINATE 5'-0" OUTSIDE OF BUILDING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
8. 6" SANITARY SEWER LINE TO POOL. VERIFY EXACT LOCATION OF POOL SERVICE WITH POOL INSTALLER PRIOR TO INSTALLATION.
9. 2" C.W. LINE TO POOL. VERIFY EXACT LOCATION OF POOL SERVICE WITH POOL INSTALLER PRIOR TO INSTALLATION.
10. 6" SANITARY SEWER LINE. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
11. 2" C.W. LINE. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
12. 6" SANITARY SEWER LINE

PIPING DESIGNATIONS

	DOMESTIC COLD WATER PIPING
	DOMESTIC HOT WATER PIPING
	PIPING UP
	PIPING DOWN
F	FIRE PROTECTION PIPING
SS	SANITARY SEWER PIPING
	SANITARY VENT PIPING
	BALL VALVE
	FLOOR DRAIN WITH P-TRAP
	DOUBLE CLEANOUT
FCO/GCO	FLOOR CLEANOUT OR GRADE CLEANOUT
CO/WCO	CLEANOUT OR WALL CLEANOUT
WC	WATER CLOSET
L	LAVATORY
S	SINK
EWC	ELECTRIC WATER COOLER
MS	MOP SINK
BT	BATHTUB
SH	SHOWER
WCB	WASHER CONNECTION BOX
REF	REFRIGERATOR

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CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS JOB #: 4257-001-2023

10/04/2024

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SHEET NUMBER

P1.01

PLUMBING - SITE PLAN

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Planning and Land Use Department
Planning Commission Staff Report

Case No:	2024-7998 (Preliminary Subdivision Plat)
Hearing Date:	January 16, 2025
Applicant:	Homewise, Inc.
Agent:	JenkinsGavin, Inc.
Request:	Preliminary Subdivision Plat
Location:	3730 South Meadows Road
Case Mgr.:	Janice Biletnikoff, AICP
Zoning:	R-6 (Residential, six dwelling units per acre)
Overlay:	Suburban Archaeological Review District and River & Trails Review District
Pre-application Mtg.:	May 25, 2023
ENN Mtg.:	February 21, 2024

Proposal: Preliminary Plat approval for a 97-unit 14.41-acre residential subdivision and 5.12-acre park development.



Case 2024-7998. Los Prados Preliminary Plat. JenkinsGavin, Inc., Agent, for HomeWise, 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 97-unit residential development consisting of 42 townhomes and 55 single-family detached homes, as well as the development of a 5.12-acre public park. The subject 14.41-acre parcel is located at 3730 South Meadows Road and is zoned R-6 (six residential units per acre).

I. RECOMMENDATION

The Staff recommends that the Planning Commission APPROVE Case 2024-7998 "Los Prados Preliminary Subdivision Plat," subject to the conditions of approval and technical corrections outlined in this report and included in Attachment B.

One motion will be required:

a. Approve or deny Case #2024-7998 request for approval of a Preliminary Subdivision Plat for a 97-unit residential subdivision on approximately +/-14.41-acres, subject to the conditions of approval and technical corrections outlined in this report and included in Attachment B.

II. CONDITIONS OF APPROVAL (PRELIMINARY SUBDIVISION PLAT)

Table 1: CONDITIONS OF APPROVAL (Preliminary Subdivision Plat)

#	CONDITION OF APPROVAL	DEPARTMENT:	TO BE COMPLETED BY:
1.	An approved Agreement to Construct and Dedicate (ACD) will be required for new public water infrastructure and fire services.	City Water	Prior to Building Permit
2.	An approved Water Plan will be required for all new public water infrastructure and fire services.		Prior to Final Plat hearing
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.	A separate irrigation meter will be required for commercial lots 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
5.	Each lot shall be served by separate water service at the time of development.		At the time of development
6.	Lighting analysis shall include: full streetlight coverage on South Meadows; and options for either full coverage within the subdivision compared to partial coverage at key intersections where pedestrians and motorists may conflict.	Public Works - Traffic	Prior to Final Plat hearing
7.	Pedestrian scale sidewalk lighting (solar lighting options preferred) shall be provided.		Prior to Building Permit
8.	Remove the right turn (deceleration) lane into the Los Prados subdivision from South Meadows Road.		Prior to Final Plat hearing
9.	On the temporary traffic control plan, advance construction ahead warning signs shall be placed prior to the roundabout on Rufina and on South Meadows, as well as on South Meadows from Airport Road.		Prior to Final Plat hearing
10.	IFC: 503.2.1 Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (this would also include anticipated on street parking, unobstructed parking is crucial to community life safety response.)	Fire Protection District	Prior to Final Plat hearing as a note on the plat

11.	IFC: 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times and this requirement shall be noted as such on the Final Plat.		Prior to Final Plat hearing as a note on the plat
12.	Shall provide code analysis of project for proper occupancy classification designation as per IFC 2021.		Prior to Building Permit
13.	Shall provide engineered (civil engineered) all weather road as per IFC 2021, 104.7.2 Technical Assistance, 503.2.3 Surface.		Prior to Final Plat hearing as a note on the plat
14.	503.1.1 Fire Department shall have 150 feet distance to any portion of the building on any new construction.		Prior to Final Plat hearing as a note on the plat
15.	507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.		Prior to Final Plat hearing as a note on the plat
16.	507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.		Prior to Final Plat hearing as a note on the plat
17.	912.2 Location (Fire Department Connections). With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief.		Prior to Final Plat hearing
18.	Shall have water supply that meets fire flow requirements as per IFC 2021 (Appendix B).		Prior to Final Plat hearing
19.	Shall meet the requirements of IFC 2021, D102.1: Access and Loading (75,000 lbs. minimum weight-bearing requirement).		Prior to Final Plat hearing as a note on the plat
20.	Shall meet the requirements of IFC 2021, D103.5 Fire apparatus access road gates.		Prior to Final Plat hearing
21.	D103.4 Shall meet the 150 feet driveway requirements per IFC 2021, or an emergency turn-around that meets the IFC requirements shall be provided.		Prior to Final Plat hearing

22.	Shall comply with IFC 2021 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.		Prior to Final Plat hearing
23.	Shall comply with D105 Aerial Fire Apparatus Access Roads (width and proximity to building).		Prior to Final Plat hearing
24.	Shall comply with Section D106 Multiple-Family Residential Developments.		Prior to Final Plat hearing
25.	D107.1 One- or two-family dwelling residential developments. Developments of one- or two- family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.		Prior to Final Plat hearing
26.	D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the property or area to be served measured in a straight line between accesses.		Prior to Final Plat hearing
27.	Shall meet the IFC code requirements 2021 edition or the most current edition the governing body has adopted at the time of permitting.		Prior to Final Plat hearing as a note on the plat
28.	Per the Los Prados Master Plan, the park must be completely developed, receive final inspection by the City and be formally accepted by the City before the Applicant may submit an application for Phase Two of Los Prados.	City Parks	Prior to submittal of any application for any part of Phase Two
29.	The Applicant shall obtain final design approval for the park design from the City Parks Department prior to Final Plat.		Prior to Final Plat hearing
30.	Satisfy all required actions listed in the DRT response letter from City Parks found in Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments*."		Prior to park inspection and City acceptance
31.	The Applicant shall demonstrate compliance with all conditions of approval, technical corrections, and plan redlines from Land Use Engineering, as found in Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments.*"	Land Use Engineering	Prior to Final Plat hearing
32.	The Applicant shall obtain final design approval for the raingarden/stormwater detention facility from the Land Use Engineer.		Prior to Final Plat hearing

33.	The Applicant shall receive final approval of the Lot Line Adjustment (LLA) (case # 2024-8764) and have recorded the final LLA plat.	Land Use	Prior to Final Plat hearing
34.	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

III. EXECUTIVE SUMMARY

JenkinsGavin, Inc. ("Agent"), representing HomeWise, Inc., owner and applicant (Applicant), is requesting the review and approval of a Preliminary Subdivision Plat, per § 14-3.7(B)(3) of the Land Development Code, for a 97-unit residential development consisting of 42 townhomes and 55 single-family detached homes on a 14.41-acre parcel ("Property"), as well as the development of a 5.12-acre public park ("Park").

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

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

IV. PROJECT ANALYSIS

A. Property Information and Proposal

The City annexed the subject Property as part of the City-initiated Phase 2 annexation plan for "Area 4" (Ordinance 2013-36). Area 4 consists of a 772.97-acre area bounded by Airport Road to the south, the Santa Fe River to the north, Highway NM 599 to the west, and the Agua Fria Traditional Historic Community boundary and current City corporate limits to the east. At that time, the Property was part of a larger 22.2-acre parcel, which Santa Fe County ("County") retained ownership of after annexation. The 22.2-acre parcel was part of their Open Space, Trails and Park Program. In 2020, the Santa Fe County Board of County Commissioners authorized disposal of the parcel through Resolution 2020-55. On April 22, 2021, Homewise, Inc. entered into a purchase agreement with the County, completing the acquisition in 2022. In 2021, while under contract to purchase the parcel, Homewise, Inc. applied for several discretionary review processes with the City: two General Plan amendments (cases #2021-4648 and #2021-4650); two Rezonings (cases #2021-4649 and #2021-4651); and a Master Plan (case #2022-5618). The request also included an administrative lot split, separating the 22.2-acre parcel into two parcels (Tract 4: 19.54 acres and Tract 3: 2.66 acres).

On February 8th 2023, the Governing Body adopted the General Plan amendments by Resolutions 2023-8 and 2023-9, and the Rezonings by Ordinances 2023-5 and 2023-6. The Master Plan, which was approved through Resolution 2023-10, contemplated a phased development in order to complete the following: dividing Tract 4 into two separate lots (Tract 4-A: 14.41 acres and Tract 4-B: 5.12 acres); a residential development on Tract 4-A; future development plan for multifamily housing on Tract 3; and the construction of a the Park for dedication to the City. The Master Plan is shown below in Figure 1a and the phasing plan, which is part of the approved Master Plan, is shown in Figure 1b. Figure 2, below, shows the current configuration of lots. Tract 4-A (also referred to as the "Property") is the subject of the current Preliminary Subdivision Plat request.

As a condition of approval for the Master Plan, the developer must complete Park construction during Phase One of the Los Prados project. The City will accept ownership of the Park once the developer has completed Park construction and the City has accepted all improvements.

Per the Master Plan, the Los Prados residential development will be completed in two phases: Phase One includes the development of 97 single-family residences (both detached homes and attached townhomes) on Tract 4-A and development of the city Park on Tract 4-B; Phase Two includes the development of 64 condominiums on the 2.66-acre parcel (Tract 3). The development of Phase Two is not part of the current application. Phase One requires completion of the Park and all infrastructure associated with the residential development. The finished Park development and the Park land must be formally accepted by the City before the Applicant can apply for any part of Phase Two. The development of Phase Two (e.g., applying for permits or planning/building review, commencing construction or grading, etc.) can begin once the Park has been built and accepted, even if some housing units remain incomplete within Phase One.

The Master Plan approved the specific unit counts based on the land area, base zoning, and a 15% density bonus for the provision of affordable housing. See Figure 3, Civil Site Plan, for details on the assignment of lots in Phase One and the general access/circulation throughout the subdivision. Of the 97 single-family homes that will be built in this development, 49 units will be affordable housing units per the requirements of the Santa Fe Homes Program (i.e., SFHP Units). This allocation of 50.5% far exceeds the required minimum of 20%. An additional 30% of the homes will be designated "Low-Priced Dwelling Units," which have "*Sale prices or rental rates affordable to a household with an income at or below one hundred percent (100%) of the area median income…*" (see SFCC Subsection 26-2.1).

Figure 1a: Approved Master Plan

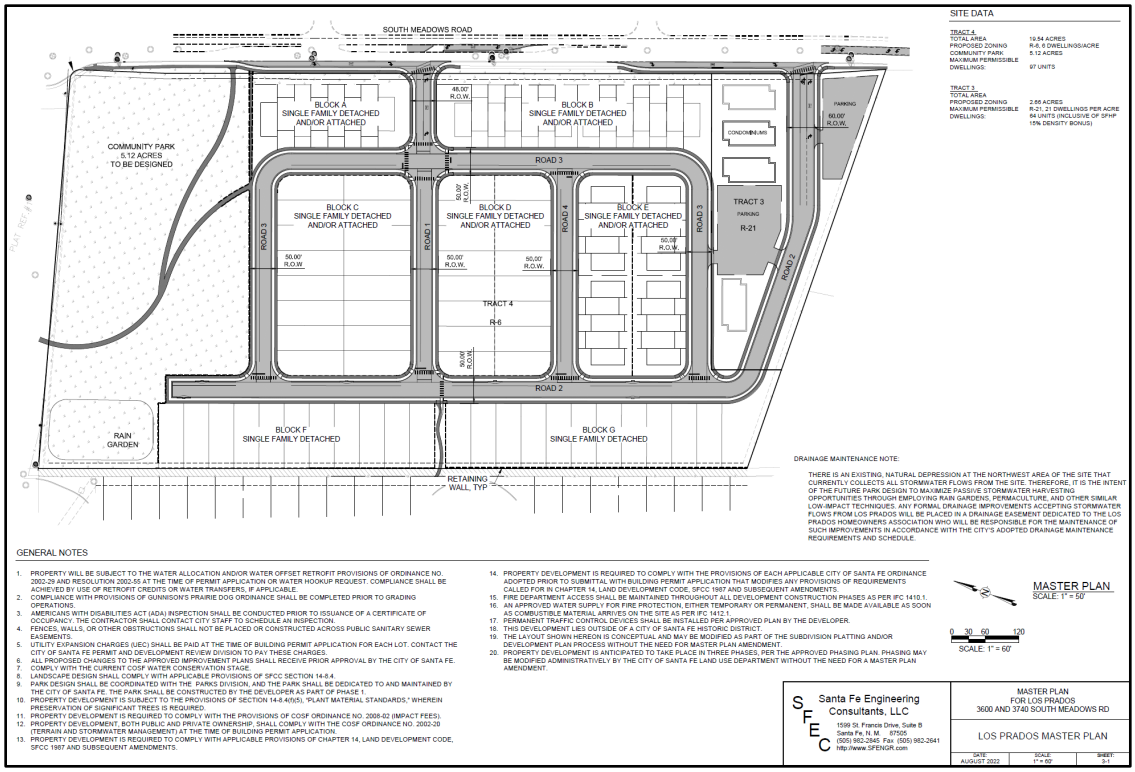


Figure 1b: Phasing Plan

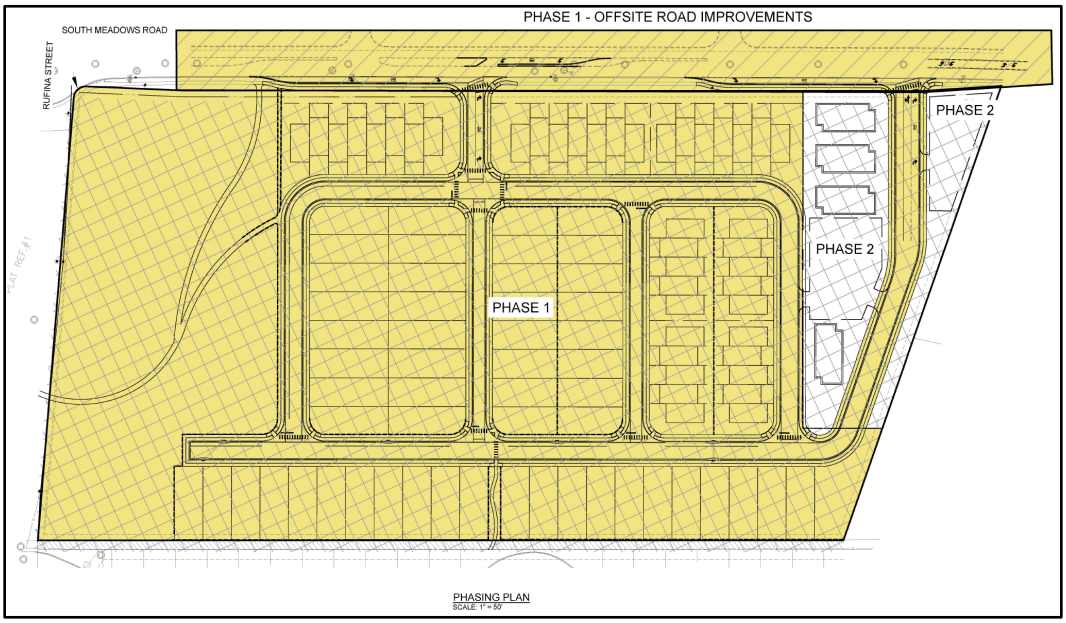


Figure 2: Lot Split and Dedication Plat

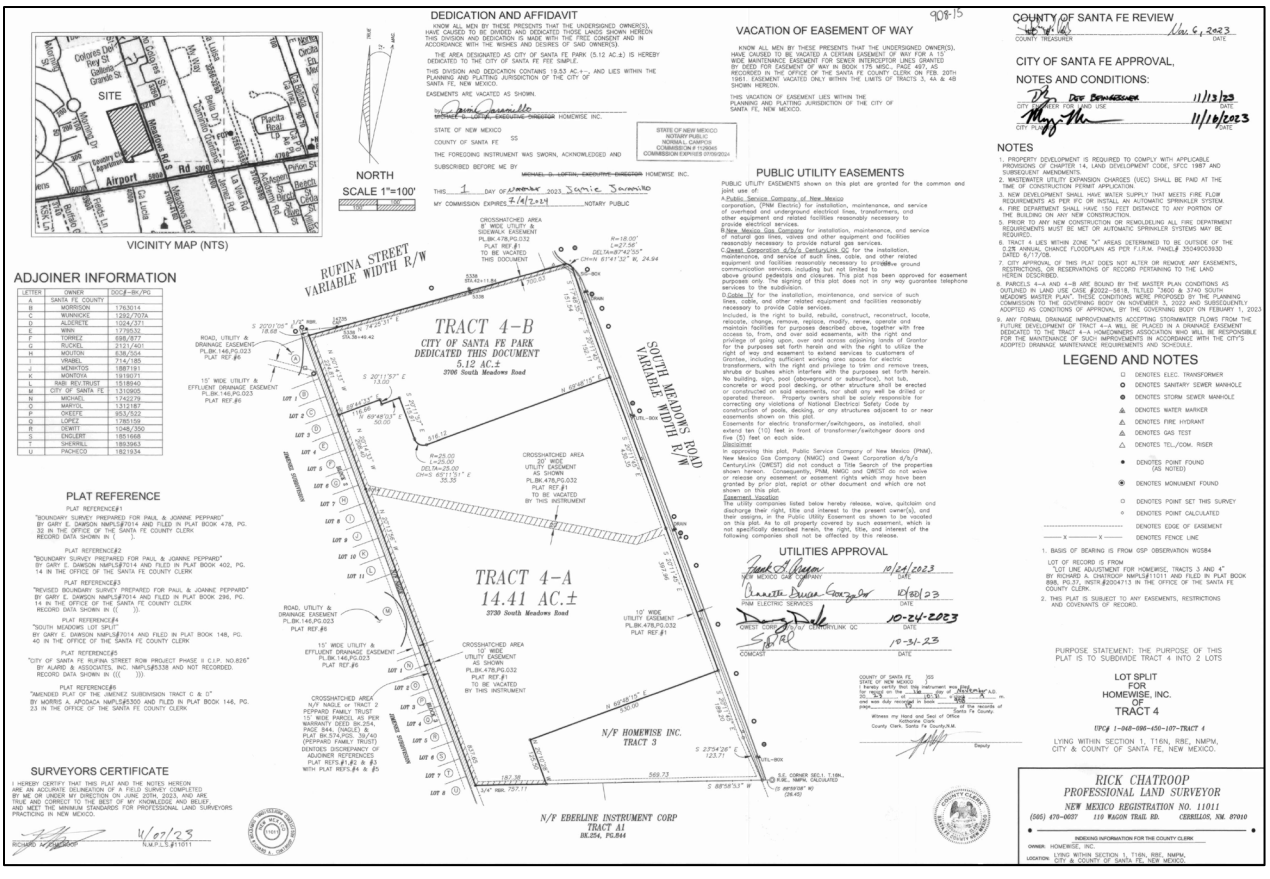
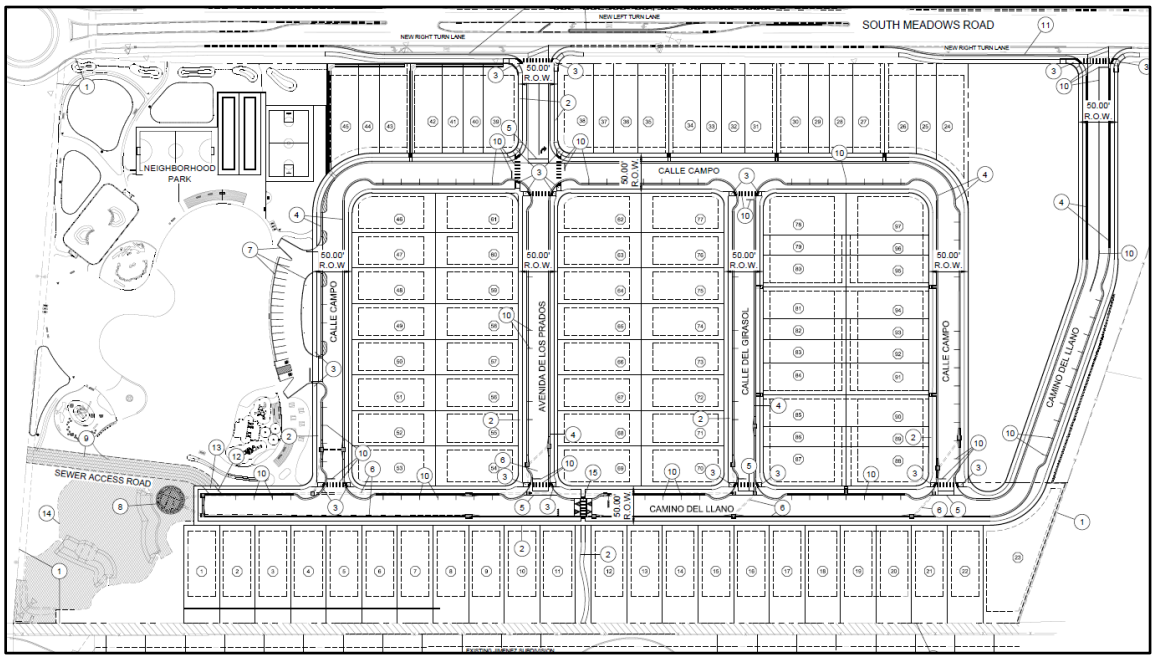


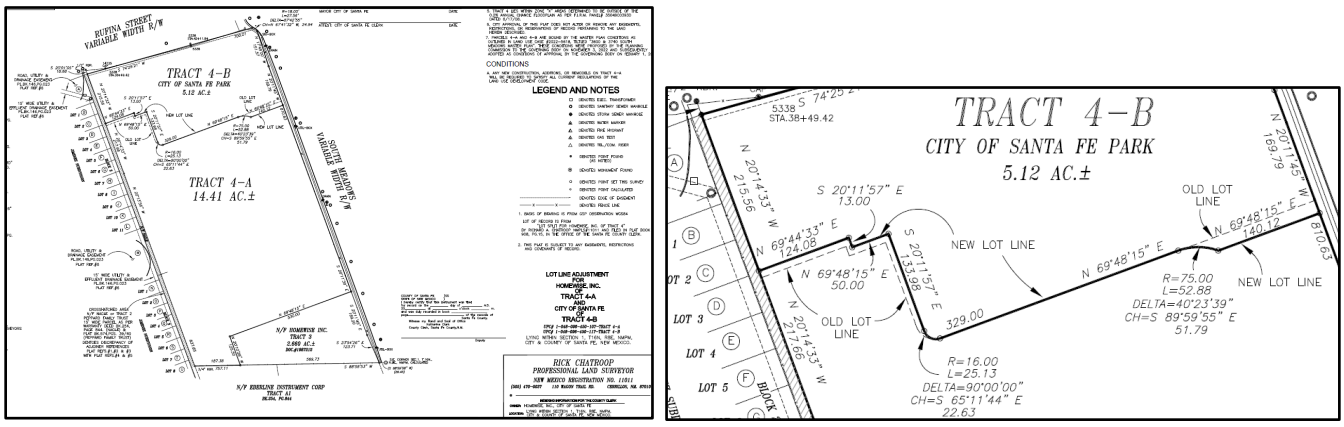
Figure 3: Civil Site Plan



B. Administrative Lot Line Adjustment

The preliminary plat depicted in the Application is based on a pending administrative lot line adjustment ("LLA") on the Property. The Applicant applied for an LLA for the property line between Tract 4-A and Tract 4-B. This application was assigned case #2024-8764. The Applicant requested the LLA in order to correct an error in the boundary between the Park and residential subdivision on the recently recorded plat (see Figure 2, above). The error was the result of an internal oversight by the Applicant's contractor. Following the initial submittal of the Preliminary Subdivision Plat application, the Applicant noticed that an earlier version of the Park boundary had inadvertently been included in the parcel layout. The constructability of the intended lot configuration would be impacted if the erroneous boundary line remained. The LLA proposal includes a slight modification to the southwest corner and southeast corner of the Park parcel, with an even exchange of land (2,727 SF) between the two parcels. See Figure 4, below, for a detailed depiction of the lot line adjustment. The Applicant is currently making the required revisions to the LLA plat in order to finalize and record the new Property lines. The Preliminary Subdivision Plat request is based on the lot lines as intended.

Figure 4: Lot Line Adjustment and Enlarged View of New/Old Lot Lines



C. Zoning

The current R-6 zoning allows for six dwelling units per acre. This is consistent with the intended density as shown in General Plan Future Land Use Map. See Figure 5, *Zoning Map*, below. The Future Land Use Map (see Figure 6, below) identifies the Parcel as Low Density Residential (LDR). LDR allows densities between three to seven dwelling units per acre. The subject parcel is 14.41 acres. The Code allows for a total of 86 dwelling units on a parcel of this size. However, with the 15% density bonus for providing affordable housing, the parcel can contain up to 99 units. The proposal for 97 units is within the parameters of the zoning district.

Figure 5: Zoning Map

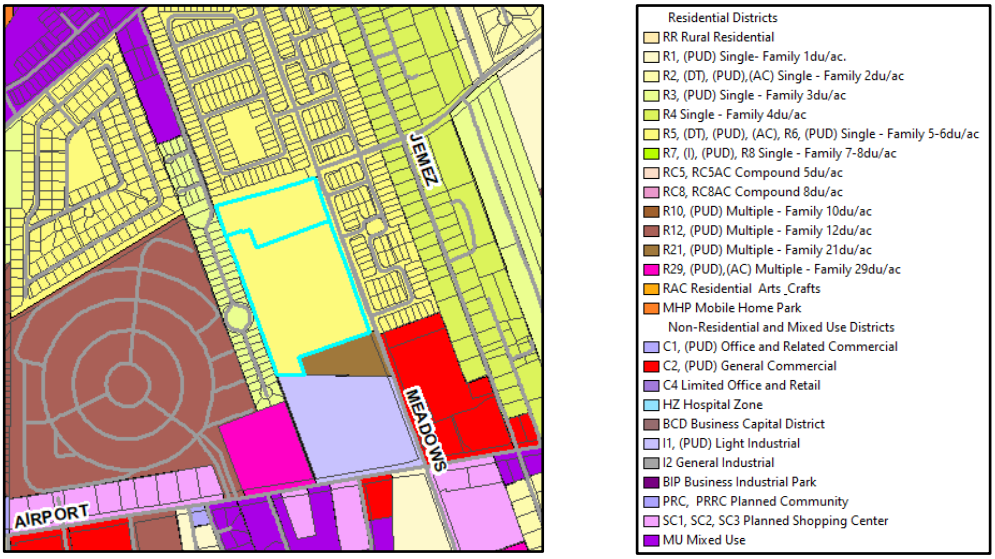
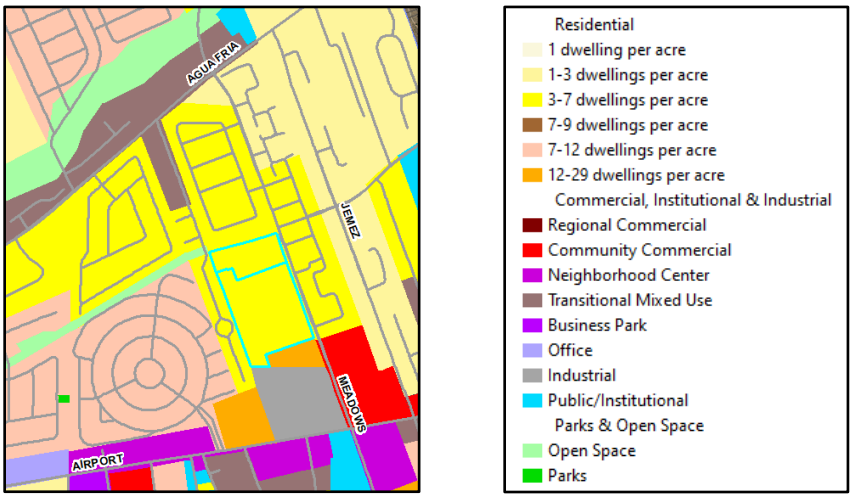


Figure 6: Future Land Use Map



D. Archaeological Review

Tract 4-A, the residential parcel, lies within both the River & Trails Archaeological District and the Suburban Archaeological Review District. Tract 4-B, the Park parcel, lies only within the River & Trails Archaeological 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.*

Chapter 14, SFCC, Article 14-3.13(B)(2) (*River & Trails 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 two acres, or having any part lying within the area identified as the Santa Fe Trail.*

Staff has confirmed that the Applicant received archaeological approval from the City of Santa Fe Archaeological Review Committee. While the Parcel was under Santa Fe County ownership, an archaeological survey was conducted in 2001 (NMCRIS No. 76184) as well as a historical study in 2010 (NMCRIS No. 116848). The study did not identify any archaeological sites on the Parcel.

E. Special Development Standard and Design Guidelines

The Preliminary Subdivision Plat adequately addresses density, minimum lot size, height, required setbacks, lot coverage limits and open space requirements (see Table 2, below). However, the Master Plan approval altered the side setbacks for the townhome lots from the standard requirement. City Code Section 14-3.9(C)(2)(a): *Special Development Standards and Design Guidelines* allows for the approval of unique design standards as part of an approved Master Plan, as follows:

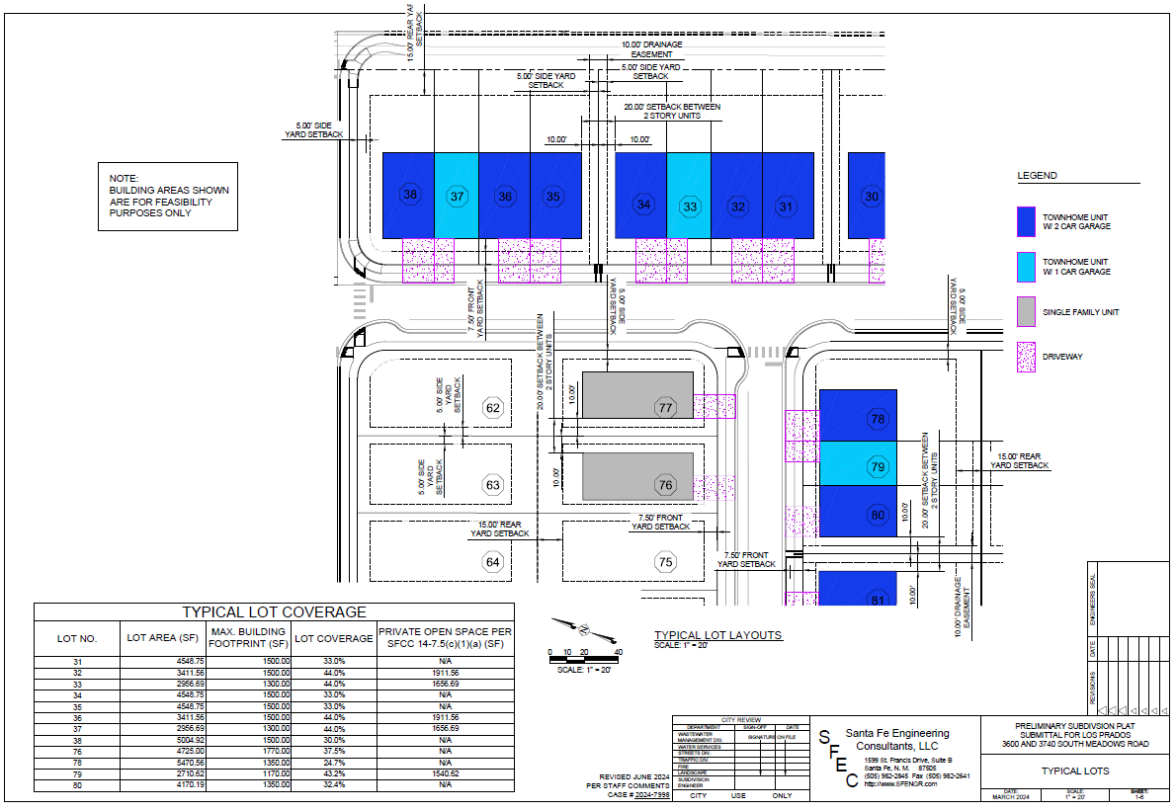
> *(a) Approval of the master plan may include approval of special development standards or design guidelines to be applied within the master plan area when such regulations are necessary to implement specific goals of the master plan.*

Table 2: SFCC Design Standards for R-6 Zone District

Zoning	Density	Minimum Lot Area	Max Height	Setback or Yard	Maximum Lot Coverage	Open Space
R-6	**6 DU[1] per acre**	**4,000 sq. ft.** (2,000 sq. ft., if common open space is provided)	**Residential structures: 24'** (additional height stepback required from side & rear property lines)	**Street: 7'** (20', for garage or carport) **Side: 5' or 10'** (additional height stepback required, from side and rear property lines) **Rear: 15', or 20% of the average depth dimension of lot** (whichever is less)	**40%** (may increase to 50%, if private open space is provided)	**Single-family dwellings: None**

Because the units are structurally connected, the side setbacks are therefore zero on the townhome lots, rather than the typically required 5' or 10' (see illustrative excerpt: Figure 7, below). The townhome lots, as depicted, were reviewed and approved by the Governing Body as a design guideline in the Master Plan approval.

Figure 7: Zero Lot-Line Building Setbacks for Townhome Lots (excerpt from Master Plan)



[1] DU = Dwelling Unit

F. Access, Street Design and Traffic

Access. The proposal includes two main access points off South Meadows Road heading southwest into the subdivision: a "right-in, right-out plus left-in turning movements" turn at Avenida De Los Prados and a "full-access" intersection at Camino Del Lllano. The Applicant also proposes to construct a median on South Meadows Road to accommodate the northbound left-turn lane at the north entrance to Los Prados in order to prevent left-turns exiting the subdivision at Avenida De Los Prados. See Figures 8a and 8b, below, for the primary (north) access off South Meadows Road: Avenida De Los Prados.

Figure 8a: Subdivision Access Off South Meadows Drive

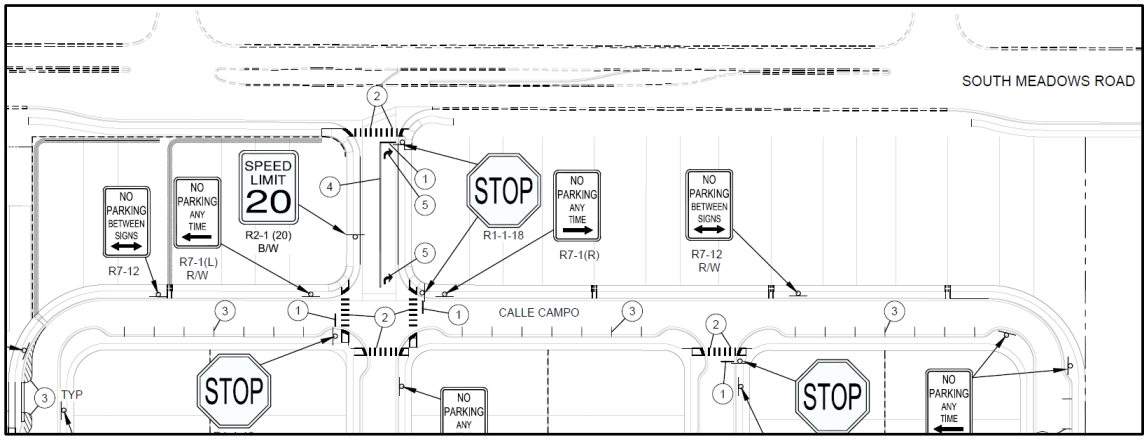
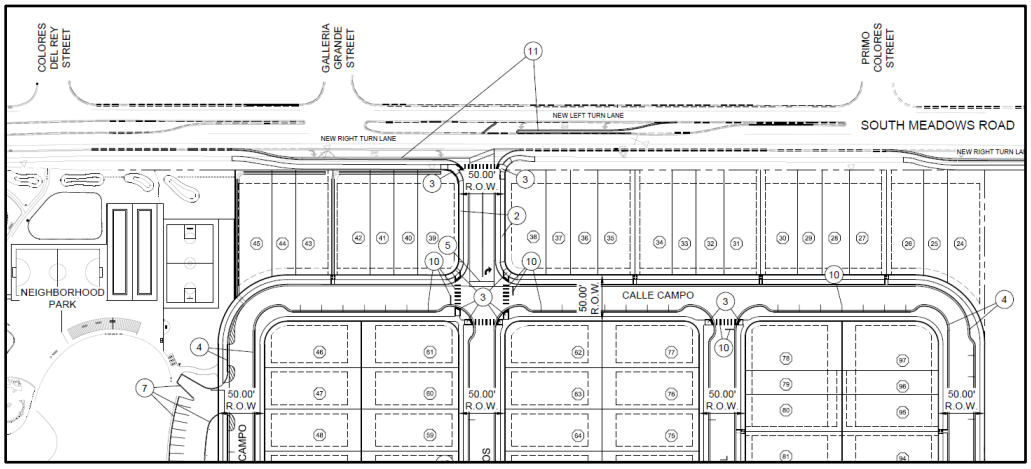


Figure 8b: Subdivision Access Off South Meadows Drive



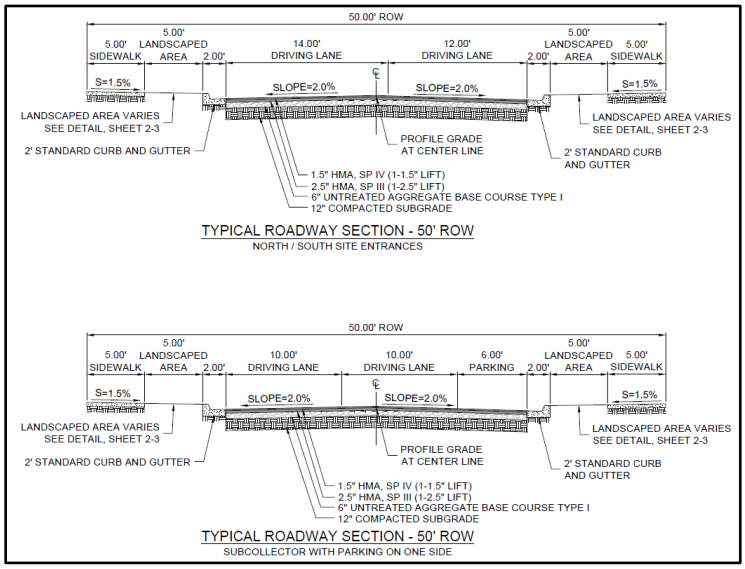
The Application also proposes two speed-change lanes along South Meadows Road, turning southwest into the subdivision: a left deceleration lane and a right deceleration lane. The Applicant's engineer stated that the anticipated volume of traffic warranted the right deceleration lane, based on Table 17.B-1 of the State Access Management Manual (SAMM) which is written and implemented by the State of New Mexico Department of Transportation; however, the City did not agree with this assessment. The City's DRT members (Public Works Department, Traffic Engineering and the MPO) worked with the Applicant and their engineer regarding this proposal, and it was ultimately decided that the deceleration lane must be removed from the plans. In assessing traffic and road safety, the City does not utilize NMDOT's SAMM but rather is transitioning to the new *Transportation Impact Analysis Guidelines* (TIA Guidelines) which are currently pending adoption and are better

tailored to City streets than highways. When the anticipated levels of traffic for the Los Prados subdivision are assessed using the new *TIA Guidelines*, the projected number of right-turning vehicles did not meet the minimum vehicular threshold for requiring a deceleration lane. It was also noted that the inclusion of unwarranted turn lanes creates a less-safe situation for the more vulnerable users of the roadway, such as bicyclists and pedestrians. The decision not to add two additional lanes to the overall road width keeps South Meadows Road narrower, which contributes to overall traffic calming and enhances safety for all roadway users.

Street Design. The Application proposes four internal streets, one of which forms a loop: Calle Campo. Camino Del Llano will join South Meadows Road at the southern end, where it will provide access to the next phase of the subdivision: 64 condominiums on Tract 3 (this is not part of the current application).

The Applicant intends to dedicate the streets to the city, as is required by City Code. The street design (see Figure 9, below) proposes internal subdivision roads as sub-collectors with 50'-wide rights-of-way and on-street parking in various locations for additional guest and resident parking. Pedestrian connections to the existing neighborhood to the west are proposed at two locations: at the northwest corner of the Park and further south along this property boundary, via the internal sidewalk network.

Figure 9: Street Detail



Traffic. The currently-proposed subdivision was contemplated and approved in the Master Plan (case #2022-5618). As part of the Master Plan application and review, a traffic impact analysis (TIA) was submitted by the Applicant. The TIA studied the anticipated impacts of developing Phase One, Phase Two, and the City Park. The study area included the two main access points to Los Prados along South Meadows Road as well as the following intersections:

1. South Meadows Road / Primo Colores
2. Rufina Street / Primo Colores
3. South Meadows Road / Galleria Grande
4. South Meadows Road / Rojo Caliente / El Vado Street
5. South Meadows Road / Colores del Rey

Currently, all the intersections studied have adequate capacity and generally operate at levels of service (LOS) A and B, and no more than an LOS C. At full buildout, the traffic generated by the proposed subdivision will allow the LOS to remain at or above a LOS C. No new traffic lights are warranted at this time.

Comments regarding conditions of approval and technical corrections by the City's traffic engineer are included in Table 1 *"Conditions of Approval"* and Exhibit B *"Development Review Comments,"* and must be completed prior to Final Plat.

G. Landscape Plan

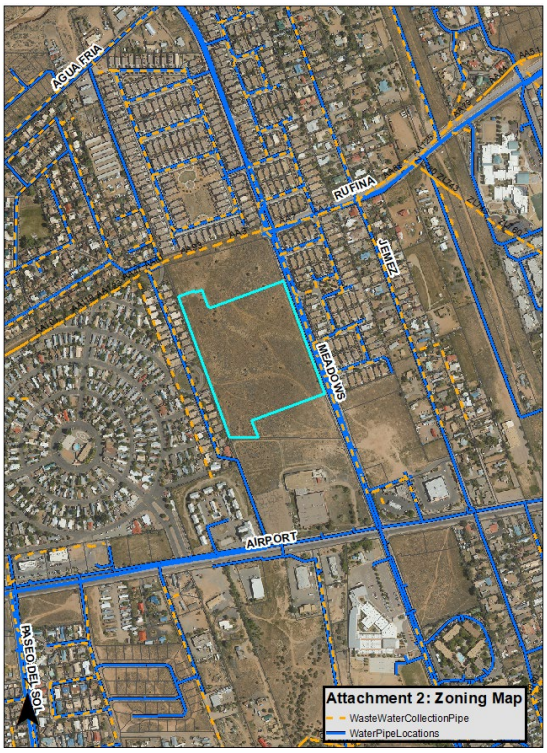
The Land Use Technical Review Division has reviewed the landscape plan for compliance with the City Code. Landscape comments and technical corrections included requirements for screening, buffers, species selection, irrigation, walls and fences, and the calculation of open space. These requirements can be found in Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments.*"

H. Utilities

The proposed subdivision described in the Application will connect to City services for water and sewer (see Figure 10, below). The project will connect to the existing 16-inch City waterline in South Meadows Road via two 8-inch connections at the proposed roadways Avenida De Los Prados and Camino Del Llano. There is adequate capacity in the existing lines to provide service to the proposed development. Dry utilities will also be accessed through these locations.

The Public Works Water and Sewer Divisions have included conditions of approval. They can be found in Table 1, *"Conditions of Approval,"* and in Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments.*"

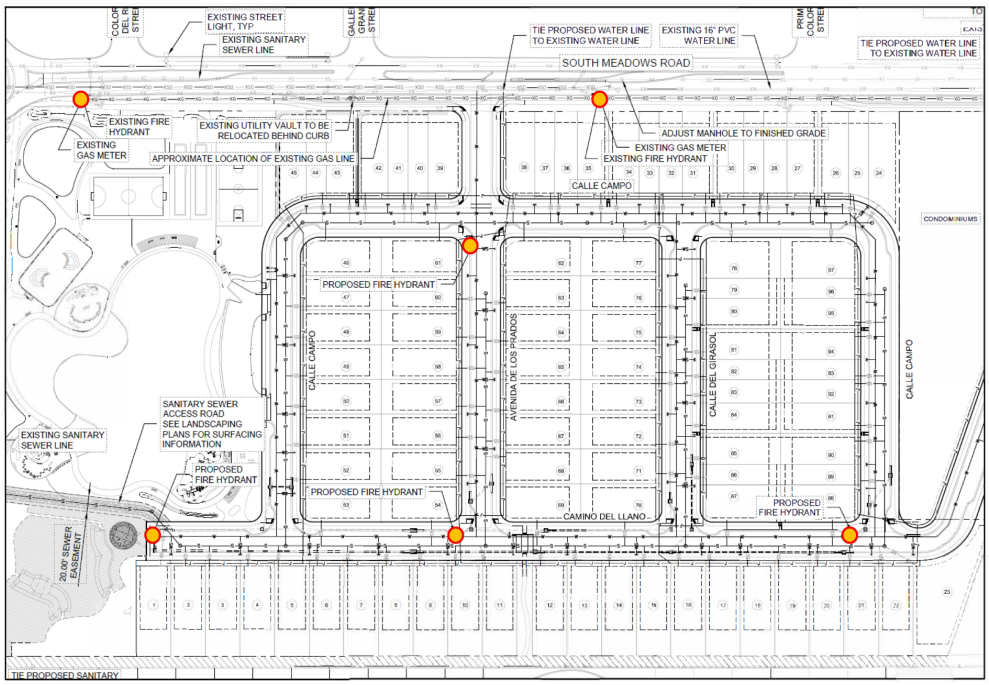
Figure 10: City Utilities



I. Fire Prevention

The Fire Marshal has required an unobstructed width of no less than 20', exclusive of shoulders, for driving lanes throughout the subdivision, which the Applicant has provided. The Applicant proposes four new fire hydrants: three along Camino Del Llano and one along Avenida De Los Prados (see Figure 11, below). The Fire Division provided technical corrections to be implemented at the time of development (see Attachment A "*Development Review Comments*" and Attachment B "*Technical Corrections*."

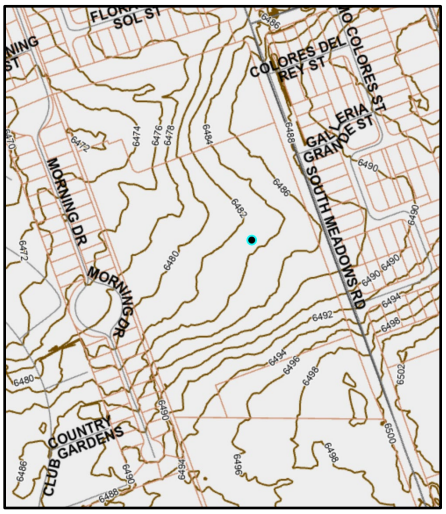
Figure 11: Fire Hydrants



J. Terrain Management

The Property slopes gradually from the southeast to the northwest with an overall grade change of ±15 feet over the 14.41-acre site (see Figure 12, below). No significant drainageways are present on the site and no FEMA floodplains exist on the Property. There are no natural areas of 30% or greater slopes that will be disturbed by the subdivision development. Stormwater currently flows to the northwest corner of the Park, which will be developed as a landscaped water harvesting/ponding area to collect the stormwater flows from the subdivision as depicted in the approved Master Plan. An easement will be established for drainage improvements, which will be dedicated to the Los Prados Homeowners' Association for ongoing maintenance. The Technical Review Division has reviewed the terrain management and landscape plans provided by the Applicant. The Technical Review Division identified several technical corrections to the plans, which can be found in Attachment B "*Development Review Comments*" and Attachment C "*Technical Corrections*."

Figure 12: Two-foot Contour Lines



K. Neighborhood Park

The Los Prados subdivision includes the development of a 5.12-acre neighborhood Park, which will be built at the developer's expense. A financial guarantee of $2,978,548.00 is being held in escrow by the City Parks Department to ensure its construction. The Park is required per the approved Master Plan and must be completed and accepted by the City by the end of Phase One of Los Prados. The Park design is not part of the current request and requires no decision from the Planning Commission. However, since its completion is required as part of the fulfillment of the Master Plan that is tied to the timing for Phase One of Los Prados (the current request), information about the Park is being included with the Application materials for the Preliminary Subdivision Plat.

The Applicant has worked closely with the City Parks Department in designing the Park site plan and proposed amenities. The City regulates and administers requirements for all elements of Park development, including but not limited to: grading, paving, water detention, berm construction, landscaping, species selection for plantings, irrigation, facilities, parking, lighting, programming and ADA compliance. The Park trails will connect to the Acequia Trail and the Park will contain both passive and active elements as well as 17 off-street parking spaces (see Figures 13a and 13b, below, for the Park location and proposed design). The Parks Department and Land Use Department have reviewed the Application materials for compliance and have commented with specific requirements for the construction and landscaping of the Park (see Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments*"). Upon completion of the Park, City staff will inspect the development and amenities and, if approved, the Applicant will then receive a Letter of Acceptance and the Park will become a City-owned and maintained asset.

Figure 13a: City Park Location

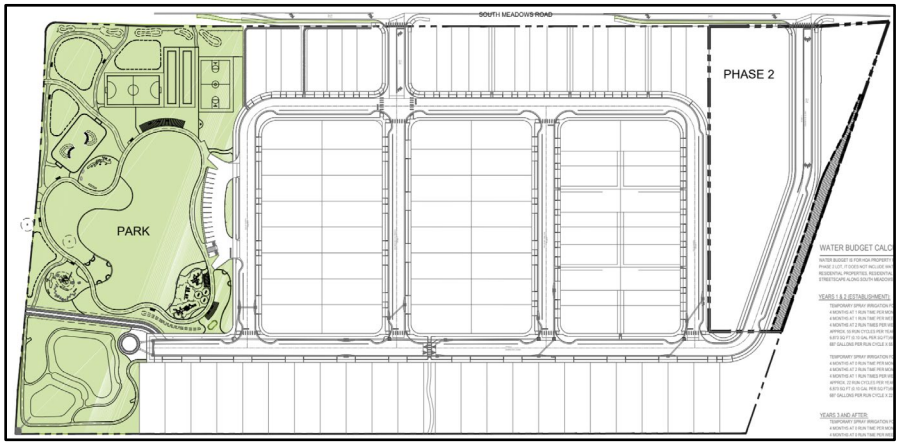
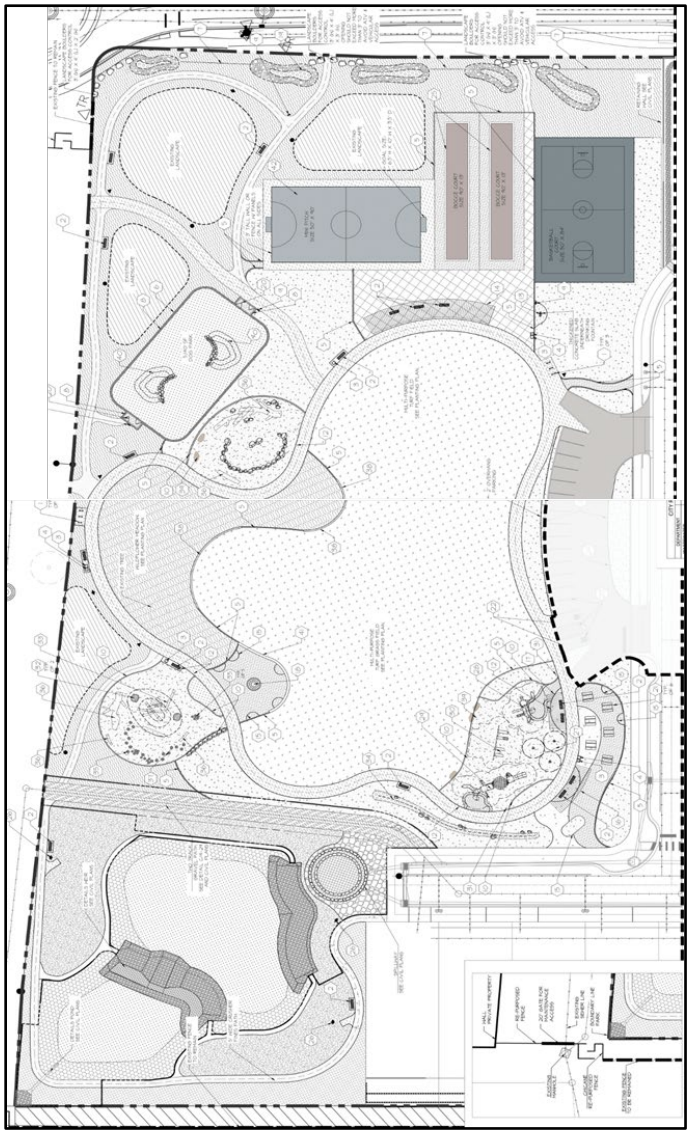


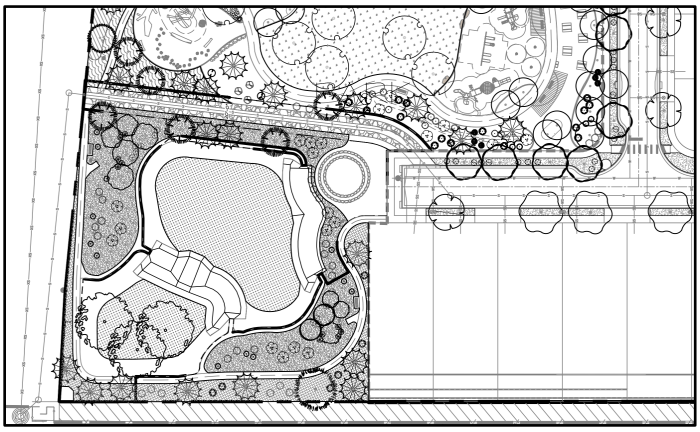
Figure 13b: Proposed Park Design



L. Rain Garden/Stormwater Ponding Area

Due to the presence of an existing natural depression in the northwest area of the Park parcel, the Applicant has proposed a raingarden in this location as a passive stormwater harvesting and detention site (see Figure 14, below). This ponding area is located within the City Park property but will collect and percolate inputs from both the Park and the adjacent Los Prados subdivision. Stormwater conveyance facilities from throughout the subdivision will collect runoff and these facilities will extend into the Park for deposit into the raingarden. The Los Prados Homeowners' Association will be responsible for the ongoing maintenance of these facilities through an easement with the City. Per the Master Plan, the maintenance of such improvements will be conducted in accordance with the City's adopted drainage maintenance requirements and schedule. The City's Land Use Engineer has reviewed the Application materials and submitted technical corrections as redlines on the plans, as well as comments and conditions of approval (see Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments*").

Figure 14: Raingarden/Stormwater Detention Area (NW corner of Park parcel)



M. Affordable Housing

The Applicant has provided a signed Santa Fe Homes program proposal and SFHP Affordable Housing Agreement to provide 49 affordable housing units in Phase One of Los Prados (approximately 50.5% of the total proposed lots in the subdivision). This exceeds the required 20% minimum. Due to the provision of affordable housing, the Applicant is utilizing the City's 15% density bonus for the R-6 zone district.

V. ZONING APPROVAL CRITERIA: PRELIMINARY SUBDIVISION PLAT

Section 14-3.7 governs the authority, procedures, and restrictions for the division of land. Subsection 14-3.7(B)(3)(d) states that "*The planning commission shall review the preliminary plat and other materials submitted for conformity to this article, consider the land use director report and recommendations and require any changes deemed advisable and the kind and extent of improvements to be made by the subdivider.*"

Section 14-3.5(A) and (C) SFCC 2001 sets forth approval criteria for rezoning as follows:

Approval Criteria (§ 14-3.7(C)(1))

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 (Preliminary Subdivision Plat): *The subject parcel is undeveloped and gently sloped. The development of a 5.12-acre Neighborhood Park on the adjacent parcel will preserve natural open space and provide much needed outdoor recreational opportunities for the community.*	
Staff Response (Preliminary 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, redlines and technical corrections, the proposed subdivision plat complies with this criterion. Previous investigation determined that there are no historical sites on the Property (reference Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments*"). The subject Property has received archaeological approval from the City's Archaeological Review Committee. The stormwater retention facilities, as proposed, follow the natural course of water across the site and provide for a designated ponding area or raingarden on the adjacent property which will be developed as a City Park. The drainage facilities for this ponding area will be contained within an easement shown on the final plat. The easement will be dedicated to the Homeowners' Association for Los Prados, which will be responsible for the ongoing maintenance of the facilities per the authorized perpetual maintenance agreement.	
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 (Preliminary Subdivision Plat):
The subject property is gently sloped and contains no arroyos, floodways, or steep areas subject to erosion. The Master Plan was approved for the project partly in recognition of the fact that the land is suitable for the proposed development.

Staff Response (Preliminary 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 occupancy and that the proposed development would not endanger health, safety or welfare or aggravate erosion or flooding hazards. The Land Use Engineer has reviewed and commented on the existing area of stormwater collection at the topographically-depressed area of the development (see Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments*"). No residential uses are proposed there; only the stormwater detention facilities, which is an appropriate use for this area of periodic inundation. Staff finds that, pending fulfillment of all conditions of approval, redlines 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 (Preliminary Subdivision Plat):
The proposed subdivision plat conforms with all applicable standards of SFCC §14-9.

Staff Response (Preliminary Subdivision Plat):
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. These generally comply with the requirements of Chapter 14, Article 9; however, the Application for the final plat must comply with all relevant conditions of approval, redlines and technical corrections as part of the final plat review. Staff finds that, pending fulfillment of all conditions of approval, redlines and technical corrections, the proposed subdivision plat complies with the standards of Chapter 14, Article 9 (*Infrastructure Design, Improvements, and Dedication Standards*).

Criterion 4: A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.	**Criterion Met: (Yes/No) Yes**

Applicant's Response (Preliminary Subdivision Plat):
The proposed plat creates no non-conformities and no variances are requested with this application.

Staff Response (Preliminary 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 (Preliminary Subdivision Plat): *The proposed subdivision plat creates no non-conformities nor increases the degree of an existing non-conformity.* **Staff Response (Preliminary Subdivision Plat)**: There are no existing or proposed 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.	

VI. EARLY NEIGHBORHOOD NOTIFICATION

The Early Neighborhood Notification meeting was conducted: February 21, 2024. The meeting was conducted virtually via Zoom. The following is an aggregate of concerns raised:

1. Visual screening between the development and adjacent neighborhoods
2. Stormwater management
3. The provision and quality of affordable housing
4. Timing of Park construction
5. Dust control during construction
6. Possible contamination of nearby properties (from previous activities)

VII. ATTACHMENTS:

ATTACHMENT A: Applicant Materials

1. Application letter
2. Subdivision application
3. Letter of authorization
4. Property deed 2022
5. Lot split and Park dedication plat
6. Approved Master Plan
7. ENN: meeting notes
8. ENN: participants
9. Approved phasing plan
10. SFHP agreement
11. Water budget
12. Terrain management report
13. Geotechnical report
14. Utility service application
15. Preliminary Subdivision Plat (plan set) submittal

ATTACHMENT B: City DRT Conditions of Approval, Technical Corrections, and Comments

1. Land Use Engineering/Terrain Management – ADA
2. City of Santa Fe Archaeological Review
3. Land Use Engineering /Terrain Management
4. Land Use Engineering /Terrain Management Redlines

5. Fire Prevention
6. Land Use Engineering /Terrain Management – Landscape/Irrigation Review
7. Metropolitan Planning Organization
8. Parks and Open Space
9. Public Works/Traffic - Wilson & Company, Inc., Engineers & Architects (City Engineering Consultant)
10. Public Utilities/ Wastewater
11. Public Utilities/ Water

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

Title	**Name**	**Initials**
Department Director	Heather L. Lamboy, AICP	HLL
Interim Assistant Department Director	Margaret Moore	*MM*
Interim Planning Manager	Daniel A. Esquibel	*DAE*
Long-Range Strategic Planner	Janice Biletnikoff, AICP	JB

January 16, 2025

Planning Commission

Case 2024-7998: Los Prados Preliminary Subdivision Plat

ATTACHMENT A

Applicant Materials

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

June 27, 2024

Janice Biletnikoff, Senior Planner
Current Planning Division
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

RE: Los Prados, Phase 1 – Preliminary Subdivision Plat Application- Revisions
3730 South Meadows Road

Dear Janice:

This letter is respectfully submitted on behalf of Homewise, Inc. in application for Preliminary Subdivision Plat approval for the Los Prados community located at 3730 South Meadows Road. The 14.41-acre subject parcel is zoned R-6 (6 Dwellings per Acre).

Background

On February 8, 2023, the City Council approved General Plan Amendment, Rezone, and Master Plan applications permitting 97 single family dwelling units (Phase 1), 64 condominiums (Phase 2), and a 5.12-acre Neighborhood Park (Phase 1).

Project Description

Phase 1 of Los Prados will be developed on Tract 4-A totaling 14.41 acres and will comprise 42 townhomes, 55 single family detached homes, for a total of 97 homes as permitted by the Master Plan, and a 5.12-acre Neighborhood Park. The Park will be developed at the Applicant's expense on Tract 4-B, which was dedicated to the City of Santa Fe pursuant to the Lot Split Plat recorded on November 16, 2023 (attached).

Subdivision Approval Criteria

The Subdivision 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. The development of a 5.12-acre Neighborhood Park on the adjacent parcel will preserve natural open space and provide much needed outdoor recreational 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 subject property is gently sloped and contains no arroyos, floodways, or steep areas subject to erosion. The Master Plan was approved for the project partly in recognition of the fact that the land is suitable for the proposed development.

(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 all applicable standards of SFCC §14-9.

(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 .

The proposed plat creates no non-conformities and no variances are requested with this application.

(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 creates no non-conformities nor increases the degree of an existing non-conformity.

Neighborhood Park

As depicted in the Los Prados Master Plan, Phase 1 includes the construction of new a 5.12-acre Neighborhood Park north of the subdivision and adjacent to the future extension of the City of Santa Fe's Acequia Trail. The effect of placing the park next to the trail corridor is an expanded amenity that will serve as an activity node along the Acequia Trail and provide enhanced community benefit as a result of its connectivity to the City's network of trails and open spaces. The park design as shown in the subdivision plans was developed in close collaboration with the City Parks Division and area residents. Homewise conducted extensive outreach last year,

including a community open house/workshop and two Early Neighborhood Notification meetings dedicated to the park design where valuable community input was provided. The resultant design delivers an appropriate mix of active and passive park elements, including walking trails, natural open space, mini-pitch soccer court, basketball court, bocce ball courts, and active and natural children's play areas. In addition, 17 off-street parking spaces are provided. Homewise will construct the park, and it will then be dedicated to the City of Santa Fe for ongoing maintenance.

The Master Plan includes a condition of approval requiring Homewise to provide a financial guaranty for construction of the Park. A cost estimate was prepared based on the preliminary park design and approved by Land Use and the Parks Division on January 19, 2024, and a bond is now in place with the City. Prior to recording the Final Subdivision Plat, an updated park estimate will be submitted based on the final design and a new financial guaranty provided for the park construction.

Affordable Housing

A total 49 affordable homes will be provided, comprising 20% Santa Fe Homes Program units and an additional 30% Low Priced Dwelling Units. Please see the attached draft SFHP Affordable Housing Agreement for more detail.

Access and Traffic

The subject property is located at the southwest corner of Rufina Street and South Meadows Road. Access to the project will be via two access points on South Meadows – the north access road providing right-in, right-out, and left-in turning movements and a south road connection with full access. According to the Traffic Impact Analysis approved as part of the Master Plan process, all intersections studied (South Meadows/Rufina, Airport/South Meadows, and the two new entry roadways) meet NMDOT operational requirements during the AM and PM Peak Hours both in the existing conditions and in the implementation year (2026). Additionally, in response to neighborhood concerns, traffic counts were conducted for roadways intersecting South Meadows from the east, and all maintain acceptable levels of service.

Right-turn deceleration lanes will be constructed in South Meadows at both access points. In addition, a median will be constructed to accommodate the northbound left-turn lane at the north entrance in order to prevent left-turns exiting the subdivision.

All internal roadways will be constructed to sub-collector standards with 50-foot rights-of-way and will be dedicated to the City as public roadways. Ample on-street parking is provided as depicted in the subdivision plans. Pedestrian connections are provided to the existing neighborhood to the west at two locations – at the northwest corner of the Park and further south from the internal sidewalk network. Furthermore, as described above, the Park includes trail connections to the future Acequia Trail Extension to enhance access to the City's network of trails and open space.

Water and Wastewater

The Project will be served by the existing 16-inch City waterline in South Meadows Rd. via two 8-inch connections at the proposed roadways. Four new fire hydrants are proposed as depicted in the attached plans. A Water Budget is submitted herewith for review and new water demand will be offset in accordance with City Code requirements.

Terrain Management

The site's terrain slopes gradually from the southeast to the northwest with an overall grade change of ±15 feet over the 14.41-acre site. No significant drainageways or flood plains are present on the site, and no natural 30% or greater slopes will be disturbed by future development.

Under current conditions, stormwater flows to the northwest corner of the Park, which will be developed as a landscaped water harvesting area to collect the stormwater flows from the subdivision as depicted in the approved Master Plan. This "rain garden" approach was developed in collaboration with the Parks Division and is considered an opportunity to educate park visitors about the importance of water harvesting to passively irrigate plantings and recharge the water table. An easement will be established for drainage improvements, which will be dedicated to Los Prados Homeowners' Association for ongoing maintenance, per the note below from the Master Plan:

> *"There is an existing, natural depression at the northwest area of the site that currently collects all stormwater flows from the site. Therefore, it is the intent of the future park design to maximize passive stormwater harvesting opportunities through employing rain gardens, permaculture, and other similar low-impact techniques. Any formal drainage improvements accepting stormwater flows from Los Prados will be placed in a drainage easement dedicated to the Los Prados homeowners association who will be responsible for the maintenance of such improvements in accordance with the City's adopted drainage maintenance requirements and schedule."*

Landscaping

Per the requirements of SFCC §14-8.4, street trees will be provided along all roadways within the 5-foot planting strips. All disturbed areas will be reseeded or stabilized with gravel mulch. In addition, the landscaping plans for the Park are included in the subdivision submittal plans.

Archaeology

The Project is located in both the River and Trails and the Suburban Archaeological Districts and archaeological clearance from the City of Santa Fe Archaeological Review Committee is required prior to development. In accordance with Santa Fe County Ordinance No. 1996-10, Article VI, Section 3 and State of New Mexico Historic Preservation Division guidelines and state regulations, an archaeological survey was completed at the time that Santa Fe County acquired the property in 2001 (NMCRIS No. 76184). Further, in 2010, an historical study of the

property was conducted (NMCRIS No. 116848). Prior to final plat approval, the City of Santa Fe Archaeological Review Committee will be required to review these reports and issue archaeological clearance.

Affordable Housing

A total 49 affordable homes will be provided, comprising 20% Santa Fe Homes Program units and an additional 30% Low Priced Dwelling Units. Please see the attached draft SFHP Affordable Housing Agreement for more detail.

Early Neighborhood Notification

Early Neighborhood Notification (ENN) meetings were conducted to discuss the park design on August 31 and September 19, 2023. Subsequently, an ENN meeting was held regarding the subdivision application on February 21, 2024, the meeting notes for which are attached.

Application Fees

The Application Fees are calculated as follows:

49 Market Rate Lots X $150.00 =	$7,350.00
Posters	$ 0.00 *(will re-use ENN posters)*
TOTAL:	$7,350.00

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

1. Subdivision Application
2. Letter of Authorization
3. Property Deed 2022
4. Lot of Record: Lot Split + Park Dedication Plat
5. Approved Master Plan
6. ENN Meeting Notes
7. ENN Participants
8. Approved Phasing Plan
9. Draft SFHP Agreement
10. Preliminary Water Budget
11. Terrain Management Report
12. Geotechnical Report
13. Utility Service Application
14. Specifications Stabilized Gravel
15. Preliminary Subdivision Plat Revisions
16. Conditions of Approval/ Corrections Spreadsheet

Please let me know if you have any questions or need additional information.

Thank you for your consideration.

Sincerely,



Jennifer Jenkins
JenkinsGavin, Inc.

SUBDIVISION APPLICATION

Parcel Information

Project Name: Los Prados

Address: 3730 South Meadows Rd

Property Size: 14.41 acres

Current Use of Land: Vacant

Proposed Use of Land: Subdivsion

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

Are any variances required? YES ☐ NO ☑

Preapplication Conference Date: 5/25/2023

Early Neighborhood Notice (ENN) meeting date: 2/21/2024

Zoning: R-6

Check One: Preliminary Plat ☑ Final Plat ☐

UPC Number: 1048096450107000000

Property Owner Information

Company Name: Homewise, Inc.

Name: _____
First *Last*

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

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

Phone: ( ) E-mail Address:

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGavin Inc.

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

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

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

Phone: (505) 820-7444 E-mail Address: jennifer@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 authorization form >>

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

Signed: _____ Date: _____

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: 3.11.24

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.

June 22, 2021

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

RE: **Homewise – South Meadows & Rufina**

To Whom It May Concern:

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

Thank you.

Sincerely,

Homewise, Inc.

By: Jaime Jaramillo 6/22/21

Jaime Jaramillo
Print Name

Date

OFFICIAL SEAL
Elena L. Gonzales
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10/29/23

State of New Mexico)
) ss
County of Bernalillo)

The foregoing instrument was acknowledged before me this 22nd day of June, 2021 by Jaime Jaramillo.

Notary Public

COUNTY OF SANTA FE) QUITCLAIM DEED
STATE OF NEW MEXICO) ss PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for Record On The 29TH Day Of April, A.D., 2022 at 10:32:10 AM And Was Duly Recorded as Instrument # 1987215 Of The Records Of Santa Fe County

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

Recorded 1987215 04/29/22 SFC

Return to First American Title Insurance Company
File No. 2614116-SF01 jlo

QUITCLAIM DEED

County of Santa Fe, a political subivision of the State of New Mexico, for consideration paid, quitclaims to Homewise, Inc., a New Mexico non-profit corporation, whose address is 1301 Siler Rd., Bldg. D, Santa Fe, New Mexico 87507, the following described real estate in Santa Fe County New Mexico:

Blocks 3 and 4, of South Meadows Lot Split, as shown and delineated a the plat thereof, filed January 29, 1985, recorded in Plat Book 148, Page 040, as Document No. 560,068; and as further shown "Boundary Survey Prepared for Paul & Joanne Peppard Peppard Family Trust of Blocks 3 & 4 as shown on Plat Recorded in Plat Book 402, Page 14, Within Section 1, T.16N., R.8E., and Section 6, T.16N., R.9E., Santa Fe County, New Mexico", filed July 12, 2001, recorded in Plat Book 478, Page 32, as Document No. 1163,822, in the records of Santa Fe County, New Mexico.

WITNESS our hands and seal this 29th day of April, 2022.

County of Santa Fe, a political subdivision of the State of New Mexico

By: Katherine Miller, Santa Fe County Manager

Representative Capacity

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

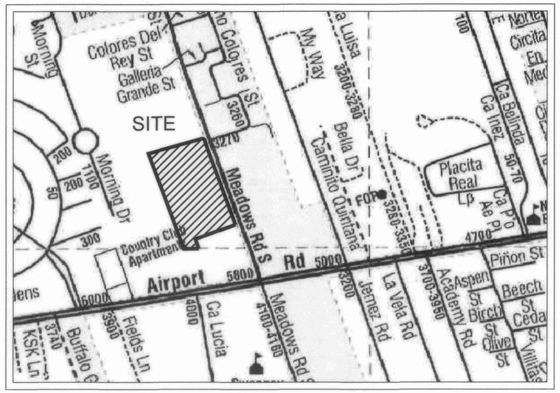
This instrument was acknowledged before me on April 29, 2022, by Katherine Miller as Santa Fe County Manager of the County of Santa Fe, a political subdivision of the State of New Mexico, on behalf thereof.

My commission expires: Notary Public

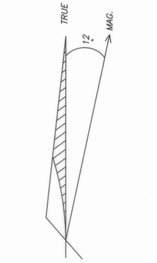
(Seal)

STATE OF NEW MEXICO
NOTARY PUBLIC
JAMES P. LUCERO
COMMISSION #1013504
COMMISSION EXPIRES 08/21/2022

908-15



VICINITY MAP (NTS)



NORTH

SCALE 1"=100'

100 100

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE DIVIDED AND DEDICATED THOSE LANDS SHOWN HEREON THIS DIVISION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S).

THE AREA DESIGNATED AS CITY OF SANTA FE PARK (5.12 AC.±) IS HEREBY DEDICATED TO THE CITY OF SANTA FE FEE SIMPLE.

THIS DIVISION AND DEDICATION CONTAINS 19.53 AC.+-, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

EASEMENTS ARE VACATED AS SHOWN.

by Jamie Jaramillo
~~MICHAEL D. LOFTIN, EXECUTIVE DIRECTOR~~ HOMEWISE INC.

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY ~~MICHAEL D. LOFTIN, EXECUTIVE DIRECTOR~~ HOMEWISE INC.

THIS 1 DAY OF November, 2023 Jamie Jaramillo

MY COMMISSION EXPIRES 7/1/2024 NOTARY PUBLIC

STATE OF NEW MEXICO
NOTARY PUBLIC
NORMA L. CAMPOS
COMMISSION # 1129045
COMMISSION EXPIRES 07/09/2024

VACATION OF EASEMENT OF WAY

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE VACATED A CERTAIN EASEMENT OF WAY FOR A 15' WIDE MAINTENANCE EASEMENT FOR SEWER INTERCEPTOR LINES GRANTED BY DEED FOR EASEMENT OF WAY IN BOOK 175 MISC., PAGE 497, AS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON FEB. 20TH 1961. EASEMENT VACATED ONLY WITHIN THE LIMITS OF TRACTS 3, 4A & 4B SHOWN HEREON.

THIS VACATION OF EASEMENT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

COUNTY OF SANTA FE REVIEW

COUNTY TREASURER — Nov. 6, 2023 DATE

CITY OF SANTA FE APPROVAL,

NOTES AND CONDITIONS:

DEE BONNEBSEN — 11/13/23
CITY ENGINEER FOR LAND USE — DATE

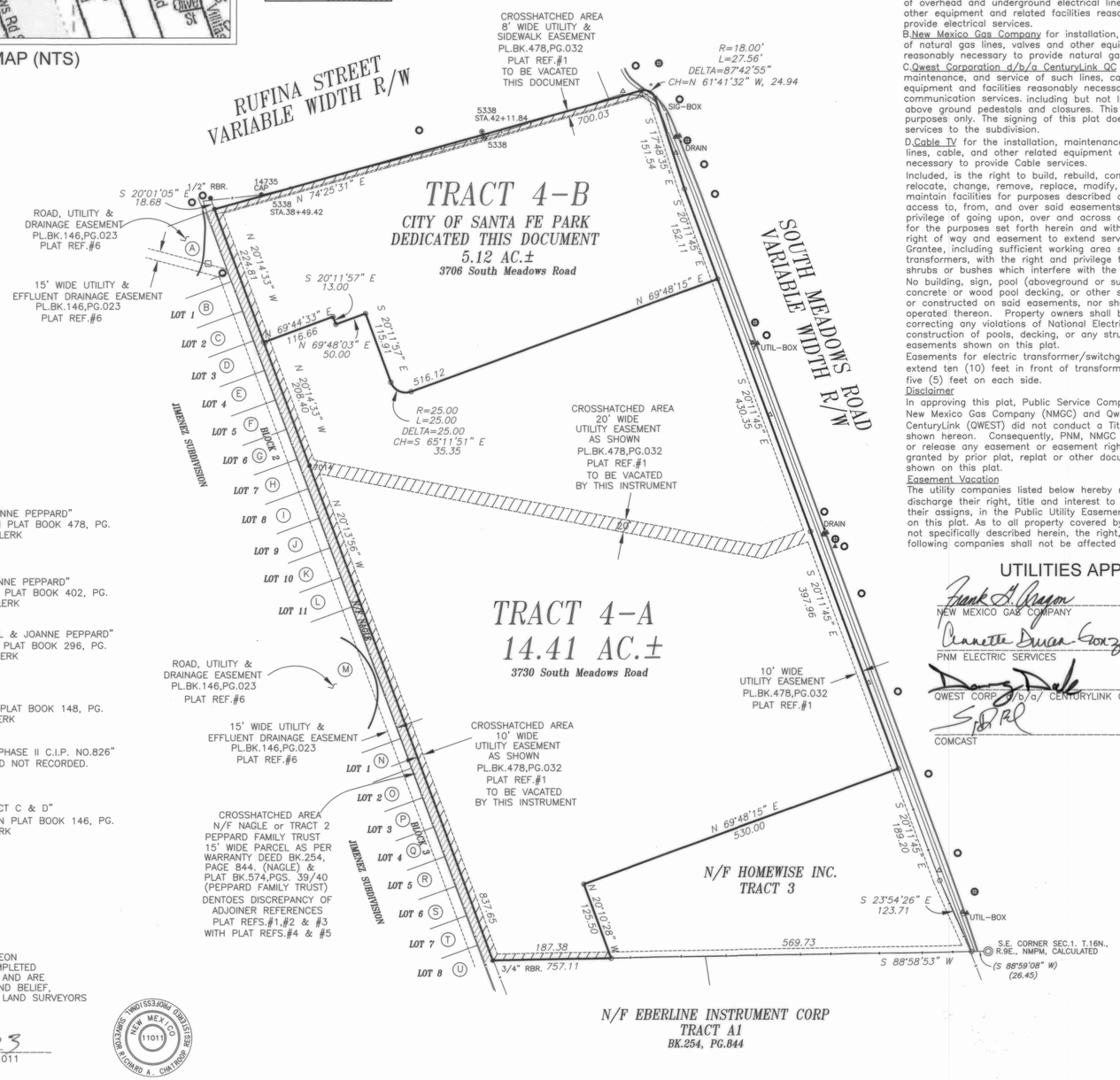
CITY PLANNER — 11/16/2023 DATE

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF CONSTRUCTION PERMIT APPLICATION.
3. NEW DEVELOPMENT SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC OR INSTALL AN AUTOMATIC SPRINKLER SYSTEM.
4. FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.
5. PRIOR TO ANY NEW CONSTRUCTION OR REMOLDELING ALL FIRE DEPATRMENT REQUIREMENTS MUST BE MET OR AUTOMATIC SPRINKLER SYSTEMS MAY BE REQUIRED.
6. TRACT 4 LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# 35049C0393D DATED 6/17/08.
7. CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED.
8. PARCELS 4–A AND 4–B ARE BOUND BY THE MASTER PLAN CONDITIONS AS OUTLINED IN LAND USE CASE #2022–5618, TILTLED "3600 & 3740 SOUTH MEADOWS MASTER PLAN". THESE CONDITIONS WERE PROPOSED BY THE PLANNING COMMISSION TO THE GOVERNING BODY ON NOVEMBER 3, 2022 AND SUBSEQUENTLY ADOPTED AS CONDITIONS OF APPROVAL BY THE GOVERNING BODY ON FEBUARY 1, 2023
9. ANY FORMAL DRAINAGE IMPROVENMENTS ACCEPTING STORMWATER FLOWS FROM THE FUTURE DEVELOPMENT OF TRACT 4–A WILL BE PLACED IN A DRAINAGE EASEMENT DEDICATED TO THE TRACT 4–A HOMEOWNERS ASSOCIATION WHO WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH IMPROVEMENTS IN ACCORDANCE WITH THE CITY'S ADOPTED DRAINAGE MAINTENANCE REQUIREMENTS AND SCHEDULE.

ADJOINER INFORMATION

LETTER	OWNER	DOC#–BK/PG
A	SANTA FE COUNTY	
B	MORRISON	1763014
C	WUNNICKE	1292/707A
D	ALDERETE	1024/371
E	WINN	1779532
F	TORREZ	698/877
G	RUCKEL	2121/401
H	MOUTON	638/554
I	VRABEL	714/185
J	MENIKTOS	1887191
K	MONTOYA	1919071
L	RABI REV.TRUST	1518940
M	CITY OF SANTA FE	1310905
N	MICHAEL	1742279
O	MARYOL	1312187
P	OKEEFE	953/522
Q	LOPEZ	1785159
R	DEWITT	1048/350
S	ENGLERT	1851668
T	SHERRILL	1893963
U	PACHECO	1821934



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
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 for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C.Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide above ground communication services. including but not limited to above ground pedestals and closures. This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone services to the subdivision.

D.Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, 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 Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

Easement Vacation

The utility companies listed below hereby release, waive, quitclaim and discharge their right, title and interest to the present owner(s), and their assigns, in the Public Utility Easement as shown to be vacated on this plat. As to all property covered by such easement, which is not specifically described herein, the right, title, and interest of the following companies shall not be affected by this release.

UTILITIES APPROVAL

Frank A. Grayson — 10/24/2023
NEW MEXICO GAS COMPANY — DATE

Jeanette Duran-Gonzales — 10/30/23
PNM ELECTRIC SERVICES — DATE

Doug Dale — 10-24-2023
QWEST CORP. d/b/a/ CENTURYLINK QC — DATE

10-31-23
COMCAST — DATE

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 16 day of November A.D. 2023 at 10:31 o'clock A m. and was duly recorded in book 908 page 15 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County,N.M.
Deputy

LEGEND AND NOTES

- □ DENOTES ELEC. TRANSFORMER
- ⓢ DENOTES SANITARY SEWER MANHOLE
- ⓢ DENOTES STORM SEWER MANHOLE
- ⓦ DENOTES WATER MARKER
- ⚠ DENOTES FIRE HYDRANT
- ⚠ DENOTES GAS TEST
- △ DENOTES TEL./COM. RISER
- ● DENOTES POINT FOUND (AS NOTED)
- ◉ DENOTES MONUMENT FOUND
- ○ DENOTES POINT SET THIS SURVEY
- ∘ DENOTES POINT CALCULATED
- ---------- DENOTES EDGE OF EASEMENT
- ——— X ——— X ——— DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84

LOT OF RECORD IS FROM
"LOT LINE ADJUSTMENT FOR HOMEWISE, TRACTS 3 AND 4"
BY RICHARD A. CHATROOP NMPLS#11011 AND FILED IN PLAT BOOK 898, PG.37, INSTR.#2004713 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 4 INTO 2 LOTS

**LOT SPLIT
FOR
HOMEWISE, INC.
OF
TRACT 4**

UPC# 1–048–096–450–107–TRACT 4

LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

PLAT REFERENCE

PLAT REFERENCE#1
"BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 478, PG. 32 IN THE OFFICE OF THE SANTA FE COUNTY CLERK RECORD DATA SHOWN IN ( ).

PLAT REFERENCE#2
"BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 402, PG. 14 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

PLAT REFERENCE#3
"REVISED BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 296, PG. 14 IN THE OFFICE OF THE SANTA FE COUNTY CLERK RECORD DATA SHOWN IN (( )).

PLAT REFERENCE#4
"SOUTH MEADOWS LOT SPLIT" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 148, PG. 40 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

PLAT REFERENCE#5
"CITY OF SANTA FE RUFINA STREET ROW PROJECT PHASE II C.I.P. NO.826" BY ALARID & ASSOCIATES, INC. NMPLS#5338 AND NOT RECORDED. RECORD DATA SHOWN IN ((( ))).

PLAT REFERENCE#6
"AMENDED PLAT OF THE JIMENEZ SUBDIVISION TRACT C & D" BY MORRIS A. APODACA NMPLS#5300 AND FILED IN PLAT BOOK 146, PG. 23 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON JUNE 20TH, 2023, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

11/07/23
RICHARD A. CHATROOP — N.M.P.L.S.#11011

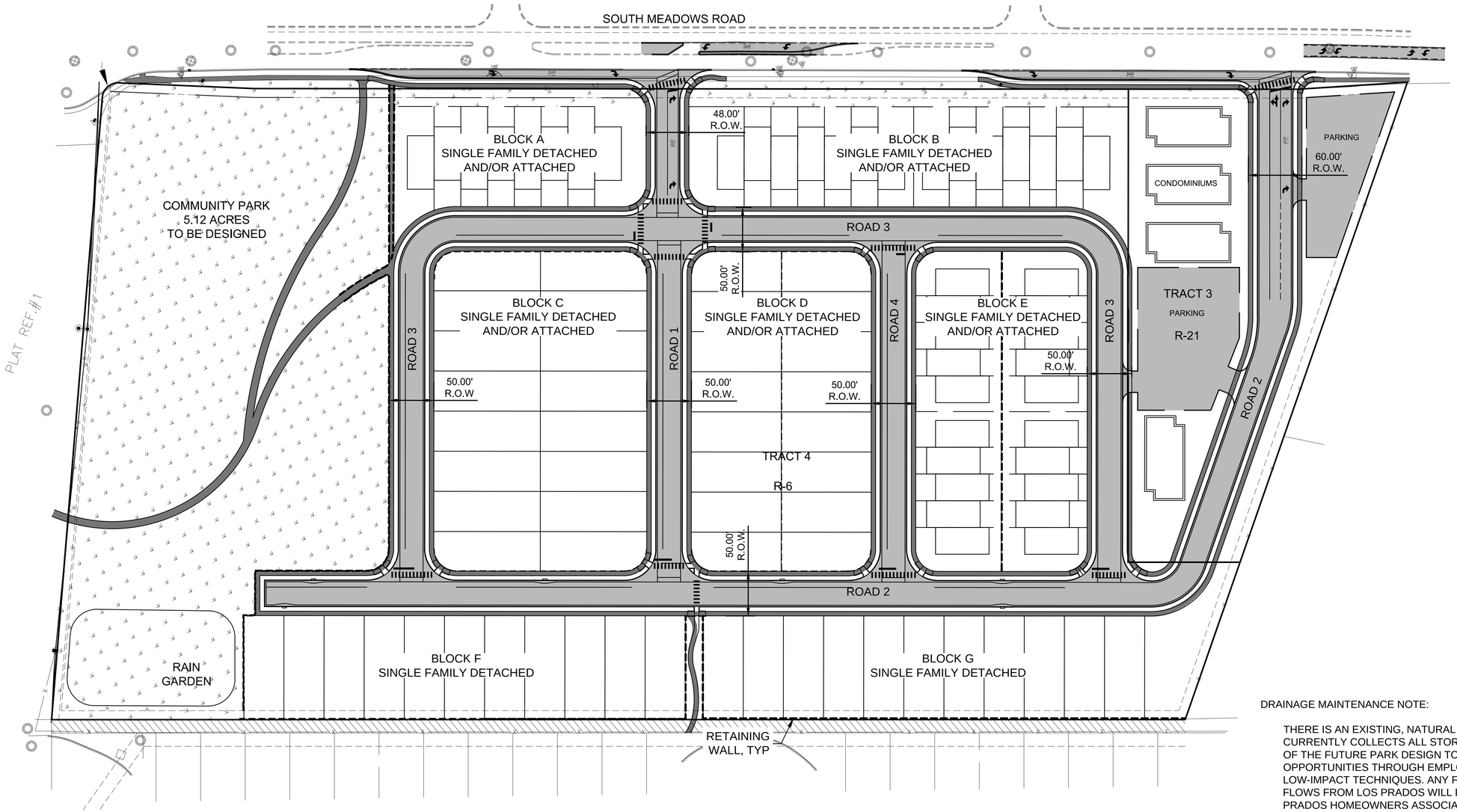
NEW MEXICO 11011 REGISTERED PROFESSIONAL SURVEYOR RICHARD A. CHATROOP

COUNTY CLERK SANTA FE COUNTY, NEW MEXICO

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470–0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: HOMEWISE, INC.
LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

CASE# 2023- HOMEWISE SOUTH MEADOWS



SITE DATA

TRACT 4	
TOTAL AREA	19.54 ACRES
PROPOSED ZONING	R-6, 6 DWELLINGS/ACRE
COMMUNITY PARK	5.12 ACRES
MAXIMUM PERMISSIBLE DWELLINGS:	97 UNITS

TRACT 3	
TOTAL AREA	2.66 ACRES
PROPOSED ZONING	R-21, 21 DWELLINGS PER ACRE
MAXIMUM PERMISSIBLE DWELLINGS:	64 UNITS (INCLUSIVE OF SFHP 15% DENSITY BONUS)

DRAINAGE MAINTENANCE NOTE:

THERE IS AN EXISTING, NATURAL DEPRESSION AT THE NORTHWEST AREA OF THE SITE THAT CURRENTLY COLLECTS ALL STORMWATER FLOWS FROM THE SITE. THEREFORE, IT IS THE INTENT OF THE FUTURE PARK DESIGN TO MAXIMIZE PASSIVE STORMWATER HARVESTING OPPORTUNITIES THROUGH EMPLOYING RAIN GARDENS, PERMACULTURE, AND OTHER SIMILAR LOW-IMPACT TECHNIQUES. ANY FORMAL DRAINAGE IMPROVEMENTS ACCEPTING STORMWATER FLOWS FROM LOS PRADOS WILL BE PLACED IN A DRAINAGE EASEMENT DEDICATED TO THE LOS PRADOS HOMEOWNERS ASSOCIATION WHO WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH IMPROVEMENTS IN ACCORDANCE WITH THE CITY'S ADOPTED DRAINAGE MAINTENANCE REQUIREMENTS AND SCHEDULE.

GENERAL NOTES

1. PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
2. COMPLIANCE WITH PROVISIONS OF GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
3. AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
4. FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
5. UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
6. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE.
7. COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
8. LANDSCAPE DESIGN SHALL COMPLY WITH APPLICABLE PROVISIONS OF SFCC SECTION 14-8.4.
9. PARK DESIGN SHALL BE COORDINATED WITH THE PARKS DIVISION, AND THE PARK SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF SANTA FE. THE PARK SHALL BE CONSTRUCTED BY THE DEVELOPER AS PART OF PHASE 1.
10. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(f)(5), "PLANT MATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
11. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
12. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
13. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
14. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
15. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
16. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 1412.1.
17. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
18. THIS DEVELOPMENT LIES OUTSIDE OF A CITY OF SANTA FE HISTORIC DISTRICT.
19. THE LAYOUT SHOWN HEREON IS CONCEPTUAL AND MAY BE MODIFIED AS PART OF THE SUBDIVISION PLATTING AND/OR DEVELOPMENT PLAN PROCESS WITHOUT THE NEED FOR MASTER PLAN AMENDMENT.
20. PROPERTY DEVELOPMENT IS ANTICIPATED TO TAKE PLACE IN THREE PHASES, PER THE APPROVED PHASING PLAN. PHASING MAY BE MODIFIED ADMINISTRATIVELY BY THE CITY OF SANTA FE LAND USE DEPARTMENT WITHOUT THE NEED FOR A MASTER PLAN AMENDMENT.

MASTER PLAN
SCALE: 1" = 50'

0 30 60 120
SCALE: 1" = 60'

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

MASTER PLAN
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS RD

LOS PRADOS MASTER PLAN

DATE:	SCALE:	SHEET:
AUGUST 2022	1" = 60'	3-1

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

LOS PRADOS PHASE ONE SUBDIVSION
EARLY NEIGHBORHOOD NOTIFICATION MEETING NOTES

Date: February 21, 2024
Time: 5:30 to 7:30 pm
Location: Virtual Meeting held via Zoom
Attendees: City Land Use Department Representative (Margaret Moore, Planning Manager)
(Janice Biletnikoff, Senior Planner)
JenkinsGavin, Inc. (Jennifer Jenkins) (Angelica Reed)
Homewise, Inc. (Lisa Huval) (Jamie Jaramillo)
Santa Fe Engineering (Eric Cornelius)
Sites SW (George Radnovich) (Norma Oder)
33± Attendees

A presentation was given by Jennifer Jenkins of JenkinsGavin, Inc. regarding upcoming Development Plan and/or Master Plan and Rezone applications to the City of Santa Fe for the property located at 3730 South Meadows Road. This meeting was recorded by JenkinsGavin Inc. with participant's approval.

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**
Please address the pond area in the Park.	**Jennifer Jenkins:** We've had meetings and design reviews with Park Staff and our Engineer has been able to drill down more on the design. The southwest corner of the site is the low point so all the storm water today moves to this location. In working with the City we found this was a great opportunity for water harvesting, in terms of capturing the water, planting this area, passively irrigating these plantings and it's a great educational opportunity. We are looking into some signage to talk about the importance of water harvesting.
Concerned about the ponding not being safe for kids and the runoff and contamination that will occur from the subdivision into the pond.	**Jennifer Jenkins:** This is being designed in a way where you would not be seeing standing water. It will be very shallow and planted as a natural vegetated area. **George Radnovich:** The water harvesting area will be maintained by the Los Prados HOA. It

	is being designed in a way where the planting will serve as a natural filtration. It will have an irrigation system that will be used to irrigate the shrubs and the grasses and trees that will be in and around that pond. The plant will take up the contaminants and the nitrates from the subdivision. Wil be harvesting water from within the park itself. The water harvesting area will also be useful for recreational activities. **Parks Division:** we see this as an amenity. It's meant to educate about contaminants in our system. We are doing this all along the river, trying to educate people on how to properly handle storm water. This is safer than having it just run across the street.
I live in Tiempo Lindo, and the back yard is facing the development. I have a wooden fence. How much easement will be between my fence and your land? Is there a plan to put up and fencing?	**Jennifer Jenkins:** There is an existing 15 foot easement from our development to Tiempo Lindo. Also, the backyards that will face your property will be fenced.
Is there any other drainage out of this subdivision? Are there storm drains or sewer lines? Will it all go down to the pond at the park?	**Eric Cornelius**: We will have a series of storm drains throughout the subdivision to collect storm water as it runs down the street, the reason for this is so we can get it off the street and prevent any flooding. Once we take it off the street we will pipe it underground with a storm/ sewer network and that will drain to the water catchment area and that's how it will be treated. In regards to the sewer system, we do not dump any of the storm water into the sewer system, we keep those separate. This goes into the piping into the City's network and that makes it to the City's Waste Water Treatment Plant.
What is the square footage for the Affordable Housing?	**Jennifer Jenkins:** We have not yet confirmed what our Affordable Housing program will look like in regards to various home types, I was just showing an example of what it could look like. They will likely be traditionally sized, ranging from single family 1,200- 1,800 SF and of course the townhomes will be a little smaller.
The single family homes that bump up against Tiempo Lindo will they be one story? We are	**Jennifer Jenkins:** We have not gotten to the point of identifying what homes will go where,

asking that no two story homes be placed there.	but this will be noted.
I live in Tiempo Lindo and it was originally an affordable housing neighborhood, and I can see where corners were cut. I want to advocate for affordable housing to make sure no corners are cut and everything is done up to code and not just as cheap as possible.	
What will the Affordable Housing look like? Dessert Sage was supposed to be 100% affordable, like this one, and it doesn't seem to be the case.	**Jennifer Jenkins:** We will be entering into an Affordable Housing Agreement with the City of Santa Fe, which is a contractual agreement. There is 50% which is the low price dwelling units, which is significantly subsidized pricing the other 50% is defined as below market rates. Homewise really tries to target those who don't fall within the deeply subsidized homes but still can't afford one at market rate. **Lisa Huval:** 50% of the homes were committed to be affordable per the City of Santa Fe's regulations, and that serves households between 50-120% AMI. The other 50% we are committed to selling below the median sales price for the City of Santa Fe so other working folks who may be above 120% AMI can still afford a home in Los Prados.
The last time I checked the lowest priced and most affordable home at Dessert Sage was over $400,000, so when you say median, median is like $600,000 right now, so does anything under the $600,000 count?	**Lisa Huval:** There are a few elements here, yes we are committed to selling homes below the median sales price. I also want to clarify how this process works, when you look at what the sales price is for an affordable home it will be listed at the market price. We offer a subsidy to the homeowner based on their income to bring the price down to an affordable rate. And the reason we do that is so we don't lower the values of homes in the surrounding area.
In regards to the other meetings for this project will it be posted just like this one?	**Jennifer Jenkins:** Yes, we will send out mailings and there will be the big yellow signs posted.
What is the timeline for the Acequia Trail? That land hasn't been purchased by the city yet. Will there be meeting to discuss this as well?	**Jennifer Jenkins:** We have been engaging very closely with the City regarding the Acequia Trail and its status, the have hired a design team and are getting the contract finalized. Part of those efforts will be securing any real estate necessary for the trail extension. There will be meeting through the city's public works department as well.

I want to look into naming the park for a college friend of mine that passed away, is that time bound to get that dedication done.	**Jennifer Jenkins:** There is no time limit on that you can do it at any time.
Will there be dust control during construction?	**Jennifer Jenkins:** The City of Santa Fe has really strengthened their dust control requirements and are serious about enforcement. There will be water trucks on site and the site will be fenced with wind screens to serve as a better barrier for dust.
Can we get clarity on when the park will be built? Will the park and homes be built together or will the park be built first so we have access to it while the homes are being built?	**Jennifer Jenkins:** It will happen more parallel. We don't have the construction staging worked out yet. The vehicular access to the park in through our internal road way so to get to the park even for construction we have to have a way to get there. Also home construction close to the park for a safety stand point. We are still working through these details but I can tell you the park will not be complete before we start building homes. Infrastructure will happen first before we move to the park.
What's going to happen with all the fencing? Are you using existing fencing as construction fencing?	**Jennifer Jenkins:** We will put up construction fencing as the fence already in place is not tall enough. Construction fencing is usually 6 ft tall. The construction fencing will be up while under construction and as homes are completed the fencing will start coming down. It's sequential.
Will the park have ADA access and equipment for children with disabilities?	**Norma Oder:** we are ADA compliant in regards to access to the park and with the playground we have play equipment for kids with disabilities.
Concerned about the contamination testing that you said was done. Who can I email to get a copy of that report?	**Jennifer Jenkins:** You can email me, I will write my email in the chat.
If there is a 15ft easement why do you need to take down the original fencing? I rely on that fence for my backyard.	**Eric Cornelius:** We will not be touching your fence on your property as there is that 15 foot easement that we will not be touching. Your existing fence will remain in place.
Do you know how much will you be leveling off on Morning Side drive (south side)?	**Eric Cornelius:** the ground does vary it is a little high on the south side and low on the north side, we are going to try to normalize that and make it one continuous slope. So on the southern lots we will be cutting the ground down and on the northern we will be raising it up a little bit. However we won't be touching the ground in that 15 foot easement.

What is the qualifying process to get into these affordable homes?	**Lisa Huval:** Please reach out to Homewise, you can call the main office or go online. It's nuanced for each person. For affordable units there is a set price based on the household's income. There is quite a few things that go into the process so it's best to reach out to Homewise directly to guide you through the process.
What was the drilling going on last week?	**Jamie Jaramillo:** That was for Geotechnical soil testing. Which will test the soil for building homes and foundations. Once we get that report it will give us greater clarity on the soil we are working with. It was tested to a 5 foot depth.
Was the drilling testing for contamination?	**Jamie Jaramillo**: We did have a report done previously and it does have the soil tests that you are referring to and we would be happy to share that report. **Jennifer Jenkins:** There are two different tests for two different purposes. One is done in respect to contamination. And then the soils test for the purpose of construction, looking at the quality of the soils.
Since the plans have road ways and more traffic, would you consider picking materials for the fence that it is something that will help screen the lights?	**Jennifer Jenkins:** Typically in Homewise communities the fencing is opaque wood fencing. It will serve that purpose.
You tested the grounds for radiation already? Nothing was drilled the way you are drilling now. The environmental department translated the report sent to me and they confirmed it was just surface testing and no drilling.	**Jamie Jaramillo:** NV5 was our consultant and drilled to 5ft below the soil. They did not have the large rigs but they did drill down to 5ft. We had two different tests/reports done by NV5, the first one was topical. The second report was 5 feet of drilling and we can follow up with you and get you that report.
We have no lighting over here? What lighting will be in Los Prados	**Jennifer Jenkins:** We are still working through that with our design and the City of Santa Fe. We are advocating for as little as possible. We will need some lighting but we will have as little as possible. We want to create a safe environment but also protect the night sky.

Name (Original Name)
Jennifer Jenkins
BarbT
Janette Smith (janette Smith)
Maggie Moore, City of Santa Fe
Joanna Garcia
ASL Interpreter | Cynthia
Benjamin Rossi
Marlow Morrison
Janice Biletnikoff (Janice Biletnikoff)
cinthya and Carolina
Carolina Quiñones-Suarez Spanish Interpreter (Carolina Quiñc
Isaac Hammond-Paul
Lisa Huval, Homewise
Yesica earth care poder familiar (Yesica)
Cathleen
ASL Interpreter | Gabi C (Interpreter — Gabi C)
mgomez
Eric (SFEC)
Melissa McDonald, Parks & Open Space Division
Scott Overlie (Zoe Isaacson)
Heather Lamboy
Jaime Jaramillo
Johanna Gilligan
George Radnovich, Sites Southwest
Benjamin C. Rossi
Barbara's iPad
Norma Oder
Ellen Stone (169995)
Samsung SM-S901U
Marilyn Bennett
MarilynBennett
Allia Englert
BarbT
Heather Lamboy

User Email	Duration (Minutes)	Guest
jennifer@jenkinsgavin.com	99	No
	36	Yes
	96	Yes
	96	Yes
	96	Yes
	97	Yes
	96	Yes
	88	Yes
	95	Yes
	94	Yes
ɔnes-Suarez)	93	Yes
	92	Yes
	91	Yes
	91	Yes
	90	Yes
	91	Yes
	89	Yes
	89	Yes
	89	Yes
	87	Yes
	60	Yes
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	86	Yes
	53	Yes
	3	Yes
	84	Yes
	84	Yes
	82	Yes
	81	Yes
	62	Yes
	62	Yes
	62	Yes
	61	Yes
	28	Yes

Recording Consent

Yes
Yes
Yes
Yes
Yes
Yes
Yes

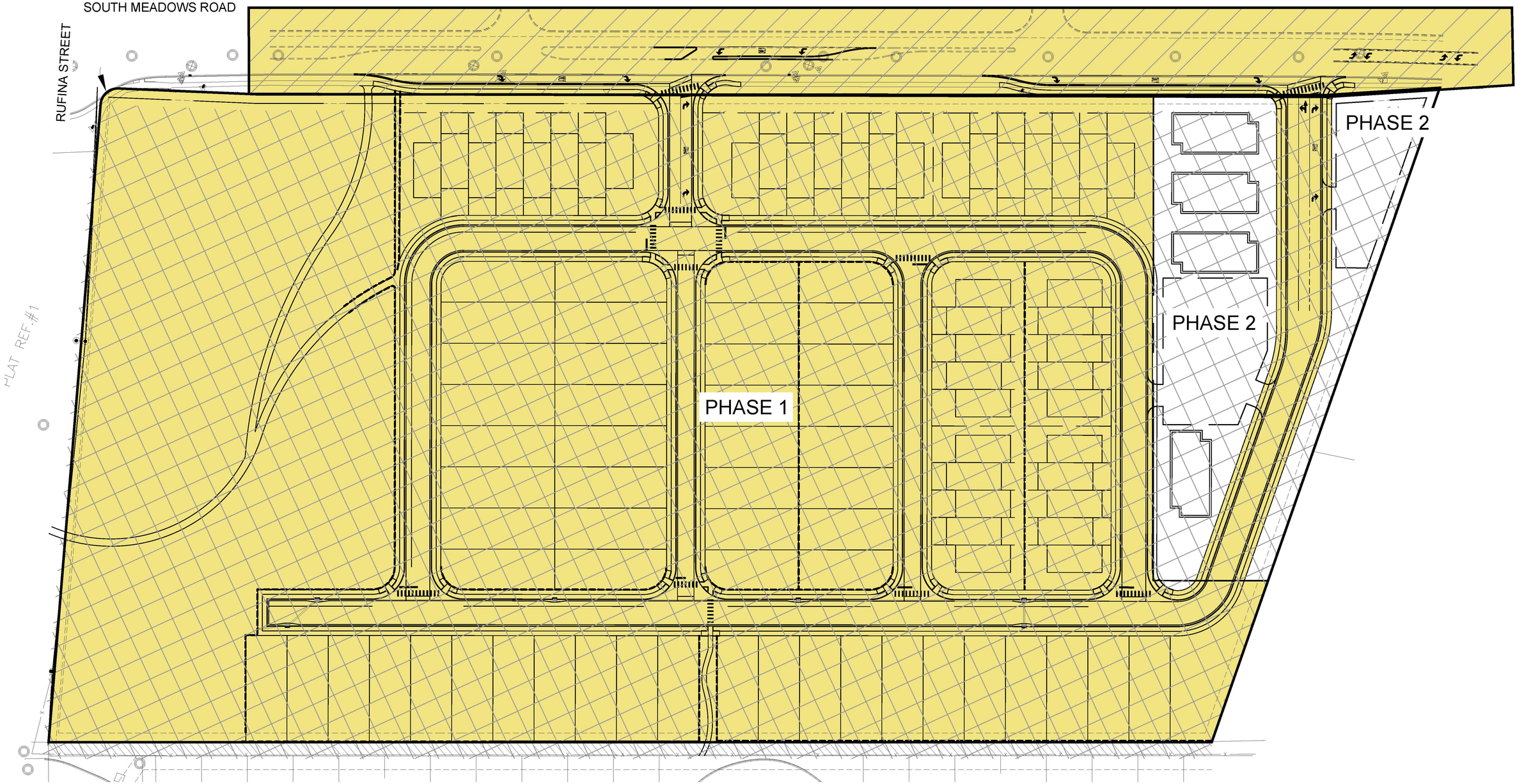
Yes
Yes
Yes
No
Yes
Yes
Yes
Yes
Yes

Yes
Yes
Yes
Yes

Yes
Yes
Yes
Yes

Yes
Yes

PHASE 1 - OFFSITE ROAD IMPROVEMENTS



PHASING PLAN
SCALE: 1" = 50'

0 25 50 100
SCALE: 1" = 50'

THE PHASING SHOWN HEREON MAY BE MODIFIED ADMINSTRATIVELY BY THE CITY OF SANTA FE LAND USE DEPARTMENT WITHOUT THE NEED FOR A MASTER PLAN AMENDMENT.

CASE # 2021-5618
MODIFIED APRIL, 2023
PER STAFF COMMENTS

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

MASTER PLAN SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS RD

PHASING PLAN

DATE:	SCALE:	SHEET:
AUGUST 2022	1" = 50'	3-2

CITY OF SANTA FE
SANTA FE HOMES PROGRAM AGREEMENT
for ## SFHP Home(s) to be located at
"*Los Prados Phase 1*", *3600 South Meadows Road*, Santa Fe, New Mexico

This Santa Fe Homes Program Agreement ("Agreement") is entered into on this ____ day of _____, 2022 by and between ***Homewise, Inc.*** (the "SFHP Developer/Successor in Interest"), a New Mexico limited liability company, and the City of Santa Fe, New Mexico, a municipal corporation, (the "City").

WHEREAS, the City has duly adopted the Santa Fe Homes Program and Administrative Procedures (collectively "SFHP") and other regulatory structures in order to ensure that private development bears its fair share of the burden of housing affordability in the Santa Fe community; and

WHEREAS, the City's Office of Affordable Housing has determined that upon individualized assessment, the Agreement will provide, at a minimum, the amount of affordable housing necessary to offset impacts on the affordable housing market in the region of the project; and

WHEREAS, the City and the SFHP Developer/Successor in Interest have entered into a SFHP proposal ("Proposal") in accordance with the requirements of the SFHP. The Proposal is attached hereto and incorporated herein by reference; and

WHEREAS, the City and SFHP Developer/Successor in Interest now wish to satisfy the SFHP requirement for a final agreement in order to ensure SFHP compliance and a mechanism for ensuring long-term affordability.

NOW THEREFORE, the City and the SFHP Developer/Successor in Interest for themselves and their heirs, successors and assigns (including, without limitation, all persons who subsequently own a SFHP Home or any interest therein, or the Property or any portion thereof containing a SFHP Home, while this Agreement is in effect) hereby agree that the SFHP Home shall be subject to the following Agreements and restrictions for the benefit of the City.

1. Definitions. All terms capitalized herein shall have the meanings given to them in this Agreement or the meanings as defined in the Santa Fe City Code sections regarding the SFHP. In this Agreement the following words and phrases have the following meaning:

A. "Agreement" means this SFHP Agreement.

B. "Certificate of SFHP Homebuyer Eligibility" means a certificate issued by the City or the City's assignee or agent, which certifies that the buyer is a qualified buyer who is income eligible.

C. "Certified Homebuyer" means a person determined, pursuant to the SFHP and such other criteria as the City or its agents may deem appropriate, to be qualified on the basis of need and preference for the purchase of a SFHP Home and who has properly obtained a "Certificate of SFHP Homebuyer Eligibility".

D. "Fair Market Value", unless otherwise stated, means fair market value as of the day of the event in question (for example, purchase of the SFHP Home or termination of this Agreement), taking into account the restrictions on SFHP Developer/Successor in Interest and occupancy imposed by this Agreement as if such restrictions were perpetual.

E. "SFHP Developer/Successor in Interest" means each legal and equitable SFHP Developer and/or Successor in interest to the original SFHP Developer of all or any portion of a SFHP Home on the Property during the term of this Agreement, including without limitation the SFHP Developer/Successor in Interest identified above, and any subsequent SFHP Developer/Successor in Interest and/or any other Successor in Interest by sale, conveyance or other transfer of any legal or beneficial interest in a SFHP Home or the Property, as set forth in Section 2.1 herein. Unless the context otherwise requires, SFHP Developer/Successor in Interest shall mean the SFHP Developer/Successor in Interest at the time in question. SFHP Developer/Successor in Interest and SFHP Developer/Successor in Interests and Successor in Interest are used interchangeably.

F. "SFHP Home" shall mean the units of housing to be constructed, marketed and/or sold by SFHP Developer/Successor in Interest at the affordable price pursuant to the SFHP and this Agreement.

G. "SFHP Lot" means housing lot(s) housings to be constructed, developed, marketed and/or sold by SFHP Developer/Successor in Interest as affordable housing.

H. "SFHP Homebuyer" shall mean any person or entity, which purchases the SFHP Home and/or SFHP Lot from the SFHP Developer/Successor in Interest and any subsequent purchasers who buy from the initial purchaser during the term of this Agreement.

I. "Repurchaser" means the City or the City's Assignee. A general delegation of authority by the City to another person as Repurchaser shall transfer those rights, powers and obligations assigned to the Repurchaser in this Agreement or the Lien. Transfer of any rights, powers and obligations assigned to the City in this Agreement shall be effective only to the extent such rights, powers and obligations are specifically enumerated in the delegation of authority.

J. "Senior Lien" means a mortgage with respect to the Property from the Purchaser, as mortgagor, to any lender or its agent or assigns, as mortgagee which loan is solely used to purchase the SFHP Home.

2. THE PROJECT.

2.1 Property. The SFHP Developer/Successor in Interest is or will become the owner of certain property situated in the County of Santa Fe, New Mexico, located at ***3600 South Meadows Road*** and known as ***"Los Prados Phase 1"*** which property contains more or less **19.5** acres and is more particularly described in Exhibit A attached hereto (The "Property").

2.2. Intended Conveyance of Interest. The Property is to be developed and the units thereon marketed as for sale housing.

2.3 SFHP Plan. The SFHP Developer/Successor in Interest agrees to construct a total of **## SFHP Homes** as indicated on the attached Exhibit B (SFHP Plan). The SFHP Plan shall include the number of bedrooms and bathrooms, the minimum square footage and the minimum household size, the income range to be served and the current SFHP Home price for each SFHP Home as set forth in Section 8.2 of the SFHP Administrative Procedures. If the development is constructed in phases, a SFHP Plan for each phase shall be reviewed and approved by the City and recorded at the County Clerk's office prior to issuance of a building permit by the City for that phase.

2.4 Agreement to Sell at SFHP Home Price. The SFHP Developer/Successor in Interest agrees to sell the SFHP Homes at the current SFHP Home Price or such SFHP Home Price as may be current at the time of sale by the SFHP Developer/Successor in Interest.

A. The affordable home price and shall be reduced in order to limit the impact on SFHP home buyers of fees assessed by condominium, common area, or homeowner associations. The affordable home price shall be reduced so that the buyer's mortgage or manufactured home loan principal amount and, accordingly, the buyer's monthly mortgage payments, are reduced by an amount equal to the assessed fee in excess of seventy-five dollars ($75.00).Additionally, the SFHP Developer/Successor in Interest agrees that the association's bylaws will identify limits to annual fee increases for the owners of affordable units so that increases do not exceed 5% annually or 10% over any three-year time frame.

B. The affordable home price may be increased at the request of the SFHP home buyer by the price of allowable option upgrades, not to exceed the maximum option upgrade allowance, as established pursuant to administrative procedures.

C. The affordable home price may be increased by the amount of the approved energy efficiency adjustment pursuant to administrative procedures.

2.5 Agreement for Payments for Fraction Portions of a SFHP Home. SFHP Developer/Successor in Interest **does/does not owe** any fractional portion of a SFHP Home as calculated pursuant to SFHP to the City or its agent prior to recording this Agreement.

2.6 Marketing Sequence. The SFHP Homes shall be marketed at the same time as all other units on the Property or at a time, and in a proportion, equal to the number of non-SFHP Homes being marketed for sale during a given phase of development.

2.7 Development Incentives. The City agrees to the following incentives: Development review and building permit fees shall be waived or reduced proportionately to the number of SFHP Homes and capital impact fees and utility expansion charges shall be waived or reduced as set forth in section 13.1 of the Administrative Procedures. SFHP Developer/Successor in Interest also requests a 15% density bonus as set forth in section 13.2 of the Administrative Procedures.

2.8 Agreements Regarding Transfers of Non-SFHP Homes on the Property. SFHP Developer/Successor in Interest acknowledges and hereby agrees that compliance with this Agreement shall be a precondition for any releases or express termination of SFHP Developer/Successor in Interest's SFHP Agreements and all future City approvals of building permits, certificates of occupancy and utility connections, and such other development approvals regarding the Property as may be required by law for development, construction, occupation and use of the Property.

3. SFHP LIEN.

3.1 Creation of SFHP Lien. The SFHP Developer/Successor in Interest/Successor in Interest hereby creates a lien upon each SFHP Home for the benefit of the City, its agents, heirs, successors and assigns (the "Lien"). The Lien shall be for the sole purpose of complying with the SFHP and this Agreement and for the purpose of retaining long-term affordability of SFHP Homes.

3.2 Subordination. The Lien shall be subject and subordinate in all respects to liens, terms, covenants and conditions of a Senior Lien including all sums advanced for the purpose of (a) protecting or further securing the lien of the Senior Lien, curing defaults by the SFHP Homebuyer, its successors and assigns under the Senior Lien or for any other purpose expressly permitted by the Senior Lien or (b) constructing, renovating, repairing, furnishing, fixturing or equipping the Property. The terms and provisions of the Senior Lien are paramount and controlling, and they supersede any other terms and provisions hereof in conflict therewith. In the event of a foreclosure or deed in lieu of foreclosure of the

Senior Lien, any provisions wherein or in any other collateral agreement restricting the use of the Property to income eligible households or otherwise restricting the SFHP Homebuyer, its successor's or assign's ability to sell the Property, shall have no effect on subsequent purchasers of the Property. Any purchaser following foreclosure, including his successors or assigns (other than the SFHP Homebuyer or a related entity of the SFHP Homebuyer), receiving title to the Property through a foreclosure or deed in lieu of foreclosure of the Senior Lien shall receive the title to the Property free and clear from such restrictions.

Further, if the holder of the Senior Lien acquires title to the Property pursuant to a deed in lieu of foreclosure, this Lien shall automatically terminate upon acquisition of the title by the holder of the Senior Lien, provided that (a) the City has been given written notice of default under the Senior Lien and (b) the City shall not have cured the default under the Senior Lien, or diligently pursued curing the default as determined by the holder of the Senior Lien, within the 60-day period provided in such notice sent to the City.

In no event shall the SFHP Developer/Successor in Interest or any of its officers, principals, or representatives, or employees, or affiliated entities, contract to purchase, purchase, accept or otherwise have transferred to it an SFHP Homebuyer's or Repurchaser's statutory right of redemption of the SFHP Home or SFHP Lot, and in no event shall the aforementioned persons exercise any right of redemption or foreclosure for that SFHP Home or SFHP Lot.

The Lien and/or deed restriction must be shown on Schedule B-II of the lender's title policy as a subordinate item(s) to the first mortgage that is to be sold to Fannie Mae.

Notwithstanding any terms to the contrary, herein, the City and its agent's rights to collect and apply the insurance proceeds of hazard or property insurance or other insurance proceeds shall be subject and subordinate to the rights of the Senior Lien holder to collect and apply such proceeds in accordance with the Senior Lien. Likewise, the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the property subject to the Lien, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to the Senior Lien holder, subject to the terms of the Senior Lien.

3.3 Lien Amount. The Lien amount shall be the difference between the current SFHP Home price at the time of closing and 95% of the Fair Market Value as determined by a certified appraiser. The Lien amount shall be calculated after construction of the SFHP Home but prior to purchase by the SFHP Homebuyer. SFHP Developer/Successor in Interest agrees to execute such additional documents as are necessary to record the SFHP Lien with the Lien amount.

3.4 Term of Lien. The Lien shall run from the date of purchase of the SFHP Home by the SFHP Homebuyer or SFHP Developer/Successor in Interest until such time as the City exercises its right of first refusal or purchase under this Agreement. During this term, so long as the SFHP Homebuyer or SFHP Developer/Successor in Interest complies with SFHP and the terms of this Agreement, no payments will be due on this Lien.

3.5 Transfers of Lien. The Lien may be assumed by subsequent SFHP Homebuyers of the SFHP Home, including those acquiring the SFHP Home through testate or intestate succession so long as a Notice of Intent to Sell is received by the City and the City gives written approval of the assumption of the Lien. The Lien shall not be assigned by the City or its agent without the Senior Lien holder's prior written consent so long as the Senior Lien remains outstanding and the obligation to make payment on the mortgage note has not been satisfied. Subsequent SFHP Homebuyers or SFHP Developer/Successor in Interest shall also obtain a "Certificate of SFHP Homebuyer Eligibility".

3.6 Collection of the Lien Amount. The City and its agent agree that they will not commence foreclosure proceedings or accept a deed in lieu of foreclosure, or exercise any other rights or remedies hereunder until it has given the Senior Lien holder at least 60 days prior written notice. The subordinate lien holder (the City or its agent) will give the Senior Lien holder written notice of default and prior written notice of any acceleration under the subordinate mortgage (the Lien). However, it is understood that the subordinate lien holder is only holding the Lien for purposes of retaining long-term affordability and, therefore, will not accelerate the payment of the Lien amount.

In the event of a foreclosure on the Senior Lien the City hereby agrees to accept a note for any deficiency in the Lien amount and to forgive, release and forgo collection upon the Lien.

4. CLOSING SALES AND CONVEYANCES OF THE SFHP HOMES.

4.1 Certification of Homebuyer. SFHP Developer/Successor in Interest agrees to sell the SFHP Homes only to Certified Homebuyers who qualify for the purchase of a SFHP Home under the SFHP. The City hereby represents and warrants that Santa Fe Community Housing Trust or Homewise are its authorized agents under the most current agreements between the City and Santa Fe Community Housing Trust or Homewise, for the purpose of qualifying buyers under this Agreement and issuing Certificates of SFHP Homebuyer Eligibility.

4.2 SFHP Developer/Successor in Interest's or SFHP Homebuyer's Notice of Intent to Sell or Transfer the Property. Any time the SFHP Developer/Successor in Interest or any subsequent SFHP Homebuyer who is subject to this Lien intends to sell or otherwise transfer the Property or any interest in the SFHP Home, whether by deed, real estate contract, intestacy, testate succession or otherwise, said transferor shall give written notice to the City which shall state the transferor's intention to sell or otherwise transfer said Property or interest in the SFHP Home. (The "Notice of Intent to Sell").

4.3 Notice to Prospective SFHP Homebuyer of Lien.The SFHP Developer/Successor in Interest agrees to provide actual notice to any prospective purchaser of the covenants, conditions, and encumbrances, which are or will be placed upon the SFHP Homes to be sold by SFHP Developer/Successor in Interest to the Certified SFHP Homebuyer. Any purchase agreement containing the foregoing language or accompanied by a signed disclosure statement containing the foregoing language shall be deemed acceptable to the City pursuant to Section 26-1.18 SFCC 1987. The notice shall, at a minimum, state:

A. The SFHP Home and/or SFHP Lot is subject to a Lien which is intended to retain the long-term affordability of the SFHP Home.

B. The Lien may limit the ability of the SFHP Homebuyer to get subsequent mortgage or equity loans.

C. The Lien gives the City and its agents a right to exercise its right of first refusal and repurchase of the SFHP Home and/or SFHP Lot at the fair market value less the amount of the lien.

D. The Right of First Refusal granted to the City can be assigned by the City to an agent or third party Certified SFHP Homebuyer.

E. The Lien will limit the SFHP Homebuyer's ability to sell the SFHP Home in the future and shall require the City or its agents to agree to any additional use of the SFHP Home as collateral or security.

F. The Lien will reduce the total amount payable to the SFHP Homebuyer upon resale by the Lien amount if the SFHP Home is sold or transferred during the Lien term.

4.4 Escrow Instructions Regarding Initial SFHP Compliance. SFHP Developer/Successor in Interest agrees to sell the SFHP Homes through an escrow agent. The escrow agent shall be required by SFHP Developer/Successor in Interest as a precondition for closing to certify to the City that:

A. The SFHP Homebuyer has been notified of and has indicated their understanding of the Lien and its affect.

B. The total sales price at closing does not exceed the SFHP Home Price plus such transactional costs of closing as are usual and customary.

C. The SFHP Home is being sold to a buyer who has agreed that the SFHP Home shall be their principal residence and who has provided the escrow agent with a Certificate of SFHP Homebuyer Eligibility.

4.5 SFHP Developer/Successor in Interest to Reference Agreement and Lien. The SFHP Developer/Successor in Interest shall include a reference to this Agreement in any and all deeds or other instruments conveying any interest in the SFHP Home and/or SFHP Lot or any part thereof or interest therein, although neither the validity nor enforceability of this Agreement shall be affected in any manner by failure to do so.

5. RIGHT OF FIRST REFUSAL OR PURCHASE.

5.1 Grant of Right of First Refusal. To maintain the SFHP Home as affordable the City and its agents shall have, and SFHP Developer/Successor in Interest, its heirs, successors and assigns, hereby grant the City and its agent the right (but without obligation) to purchase the SFHP Home and SFHP Lot in any of the following circumstances (the "Rights of First Refusal"):

A. The SFHP Developer/Successor in Interest has given the City Notice of Intent to Sell; or

B. The SFHP Home is no longer the principal residence of any person purchasing the SFHP Home from the SFHP Developer/Successor in Interest or any subsequent SFHP Homebuyer, their heirs, successors or assigns whose occupancy does not comply with the covenant to maintain the SFHP Home only as a principle residence and not as a trade or business, as an investment property, (income/rental property) or as a recreational second home, or non-principal residence so long as said SFHP Homebuyer of the SFHP Home has been given written notice identifying the violations and has failed to cure them; or

C. Any legal or beneficial interest in the SFHP Home and/or SFHP Lot is conveyed or otherwise transferred (for example, by inheritance) without both Notice of Intent to Sell and Second Notice of Intent to Sell as required in this Section having been given, unless the City has waived the Right of First Refusal in writing; or

D. The City has notice of a pending mortgage or other lien foreclosure or similar proceeding (for instance, a sheriff's sale) against the SFHP Home and/or SFHP Lot or of a civil action or equivalent proceeding for unpaid condominium common expenses; or

E. The City has notice that the SFHP Home and/or SFHP Lot is being taken for unpaid taxes; or

F. The SFHP Homebuyer made material misrepresentations in applying to acquire the SFHP Home and/or SFHP Lot; or

G. The SFHP Homebuyer has failed to observe and perform the SFHP Homebuyer's obligations under this Agreement (other than as stated in (H.) below), has been given written notice identifying the violations and has failed to cure them; or

H. The SFHP Homebuyer has failed to observe and perform the SFHP Homebuyer's obligations under this Covenant in a manner, which constitutes criminal conduct, or in the City's judgment constitutes other willful, egregious and continuing violation of such obligations.

The City shall be obligated to give notice and an opportunity to cure only for events under subsections (B.) or (G.); and for those events, the SFHP Homebuyer and any holder of a Senior Lien shall have a reasonable time to cure which shall not exceed six months. In all cases other than sale or other transfer of the SFHP Home under subsection (A.), the City's right to buy the SFHP Home shall continue only while the event giving rise to exercise of the Right of First Refusal continues un-remedied.

5.2 City's Exercise of Right of First Refusal. In the event that the City has received a Notice of Intent to Sell pursuant to this Agreement, the City shall have 30 days in which to exercise its Right of First Refusal. During this 30-day period, the City and its agent shall have the exclusive right to market the SFHP Home and the SFHP Homebuyer shall not list the SFHP Home with a realtor or any other selling agent.

5.3 Duration of Right of First Refusal. The City and the SFHP Homebuyer intend that the Right of First Refusal are for the purpose of promoting and enforcing this Agreement in its goal of ensuring continuance of the SFHP Home as affordable housing as permitted under New Mexico law and accordingly are intended to be exercisable throughout the term of this Agreement (or such shorter period as is the longest permitted under law).

5.4 Purchase Price. The purchase price of the SFHP Home and/or SFHP Lot under the Right of First Refusal shall be equal to the appraised price at the time of sale less the Lien amount. In the event that there is a dispute as to the purchase price, the seller shall be entitled, at its own expense, to have a separate appraisal performed and if the seller and City or its agent still can not agree as to the purchase price, the seller and City shall resolve the matter through binding arbitration.

6. MONITORING AND ENFORCEMENT.

6.1 Notice. The City agrees to provide notice pursuant to the SFHP of any violation or alleged violation of the terms and conditions of this Agreement and further agrees to give SFHP Developer/Successor in Interest 30 days to cure and violation under this Agreement. SFHP Developer/Successor in Interest agrees to provide the City with notice and 30 days opportunity to cure any violation of this Agreement.

6.2 Term. This Agreement shall become effective when signed by the SFHP Developer/Successor in Interest and the City, and shall remain in effect: (1) as to the SFHP Developer/Successor in Interest, until all SFHP Homes on the Property covered by this Agreement have been sold and all other obligations on the part of the SFHP Developer/Successor in Interest under this

Agreement have been satisfactorily discharged; and (2) as to the terms and conditions which apply to the SFHP Homebuyers, for as long as the Lien on the SFHP Home remains in effect under this Agreement, including any renewals.

6.3 Enforcement. It is understood and agreed by SFHP Developer/Successor in Interest that the remedies provided under this Agreement are additional remedies, not exclusive of any remedy under the law.

6.4 Release by City. City hereby agrees to release SFHP Developer/Successor in Interest from this Agreement upon fulfillment of all terms of this Agreement and to issue upon request a certificate of termination within a reasonable time of receipt of written request. The City will issue the certificate in recordable form stating (if such be the case) that this Agreement has been terminated, and any such certificate, when recorded with the Santa Fe County Clerk, shall be binding and conclusive on the City and all persons relying thereon.

7. MISCELLANEOUS PROVISIONS.

7.1 Recordation. SFHP Developer/Successor in Interest agrees to record this Agreement and thus the Lien prior to closing the sale of the SFHP Home so as to legally attach, run with the land and ensure that the purposes of the SFHP are met.

7.2 Successors and Assigns; Covenants to Run. This Agreement shall be legally binding on, as the obligations of, the parties and their respective successors and assigns, including without limitation, successors in title or interest to the Property, SFHP Home or this Agreement, who by their acceptance of any interest in the Property, SFHP Home or this Agreement shall be deemed to have agreed to perform and observe all the SFHP Developer/Successor in Interest's obligations under, and to be bound by all the terms and conditions of, this Agreement. Furthermore, all the agreements, rights and restrictions set forth in this Agreement shall run with the Property for the purpose of maintaining the SFHP Home as affordable housing throughout the term of this Agreement and the Liens entered into pursuant to this Agreement.

7.3 Reporting and Verification.

A. SFHP Developer/Successor in Interest agrees to sign an affidavit declaring that the sale price did not exceed the amount specified in this Agreement.

B. SFHP Developer/Successor in Interest agrees to provide such information and documentation as the City may reasonably require in order to ensure that the actual sale was in compliance with this Agreement.

C. SFHP Developer/Successor in Interest agrees to provide income verification in selling the SFHP Home for certification by the City or its agent as complying with the SFHP Ordinance.

D. SFHP Developer/Successor in Interest agrees to grant access to the City, or its agent, to inspect the records of SFHP Developer/Successor in Interest for the SFHP Home in order to determine compliance with the SFHP Ordinance and this Agreement.

7.4 Further Assurances. The parties agree to execute such documents as may be required to show the satisfactory compliance with SFHP and this Agreement. The City may certify current compliance with the SFHP on a unit by unit basis as may be reasonably requested by SFHP Developer/Successor in Interest, escrow agents, realtors, lenders or any other interested party.

7.5 City's Right to Enter. Each SFHP Developer/Successor in Interest hereby grants to the City the right to enter upon the SFHP Home upon reasonable notice for the purpose of inspection and enforcement of the SFHP, the Santa Fe City Code and this Agreement.

7.6 Survival of Enforcement Rights. Notwithstanding the definition of SFHP Developer/Successor in Interest contained in this Agreement, the rights of enforcement for violations of this Agreement shall survive any subsequent sale or transfer of the SFHP Home.

7.7 City's Zoning Authority Unimpaired. The City's rights to enforce any and all provisions of the Santa Fe City Code shall be the same as its rights generally to enforce any other ordinance, which shall in no way be diminished by this Agreement. The SFHP Developer/Successor in Interest acknowledges that this Agreement is included within the zoning authority and charter authority of the City, which is, and is hereby, accepted by the SFHP Developer/Successor in Interest as a sufficient but additional basis for this Agreement.

7.8 Notices. Any demand, notice or request by either party to the other shall be sufficiently given if in writing delivered to the party intended to receive the same, or if mailed by certified mail, return receipt requested, or delivered to a recognized national courier, or if given in a manner sufficient for legal process. Each notice to the SFHP Developer/Successor in Interest named above shall be addressed to such party, or to such other address as may be stated in a notice given as herein provided. Each notice to subsequent SFHP Developer/Successor in Interests shall be sufficiently given if addressed to or given at the SFHP Home.

7.9 Public Purpose. The City declares, and the SFHP Developer/Successor in Interest and each other person, including mortgagees, hereafter holding any interest in the Property or a SFHP Home acknowledges, that the Lien and this Agreement as well as all restrictions contained in this Agreement are for public purposes.

7.10 Sanctions. The City has the right to impose sanctions or take other actions as set forth in the SFHP Ordinance after notice of violation has been given and not complied with.

7.11 Headings Not Part of Agreement. Section headings have been inserted for convenient reference only and are not to be construed as part of this Agreement.

7.12 Severability. If any provision of this Agreement or the application thereof to any person or circumstances is held to be invalid or unenforceable by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable.

7.13 Interpretation. This Agreement shall be enforceable according to its terms and New Mexico law. This Agreement is subject to the general principles of equity, fairness and reasonableness irrespective of whether such enforcement or interpretation is considered in a proceeding at equity or in law and shall be construed according to its purpose of fostering and preserving affordable housing. Any benefit to private parties arising under this Agreement is purely incidental to the purpose of creating affordable housing.

7.14 No Additional Payments. Nothing herein shall be deemed a requirement to pay to the City or its agent additional payments for amounts already paid to the Senior Lien holder. The borrower shall not be obligated to make such payments of funds to the City or its agent to the extent that

the borrower under the Senior Lien makes such payments to the Senior Lien holder in accordance with the Senior Lien.

7.15 No Waiver. No actions taken by the parties following a breach of any of the terms contained in this Agreement shall be construed to be a waiver of any claim or consent to any succeeding breach of the same or any other term.

7.16 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.

7.17 Agreement. This Agreement states the entire agreement of the parties. This Agreement shall not relieve SFHP Developer/Successor in Interest from complying with present or future City ordinances, duly adopted resolutions or regulations applicable to the development.

7.18 Amendments. This Agreement shall not be altered, changed or amended except by instrument in writing executed by the parties hereto. Any amendments to this Agreement shall be reviewed by the Office of Affordable Housing and sent, if applicable, to the appropriate review body as set forth in the SFHP Ordinance and then to the City Manager for approval.

WHEREFORE, the parties set their hands and seals this ____day of _____, _____.

ATTEST:

_____
KRISTINE MIHELCIC, CITY CLERK

CITY OF SANTA FE:

_____
JOHN W. BLAIR
CITY MANAGER

APPROVED AS TO FORM:

_____
ERIN MCSHERRY, CITY ATTORNEY

SFHP DEVELOPER/SUCCESSOR IN INTEREST:

By:_____
Signature

_____
Printed Name

Its:_____
Title

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this ____day of _____, _____, by_____.

_____
NOTARY PUBLIC

My Commission Expires:

_____

Attachments: Exhibit A: The Property
Exhibit B: SFHP Plan

EXHIBIT A

INSERT SITE PLAN, LOCATION MAP OR OTHER GRAPHIC REPRESENTATION OF PROJECT SITE/AREA

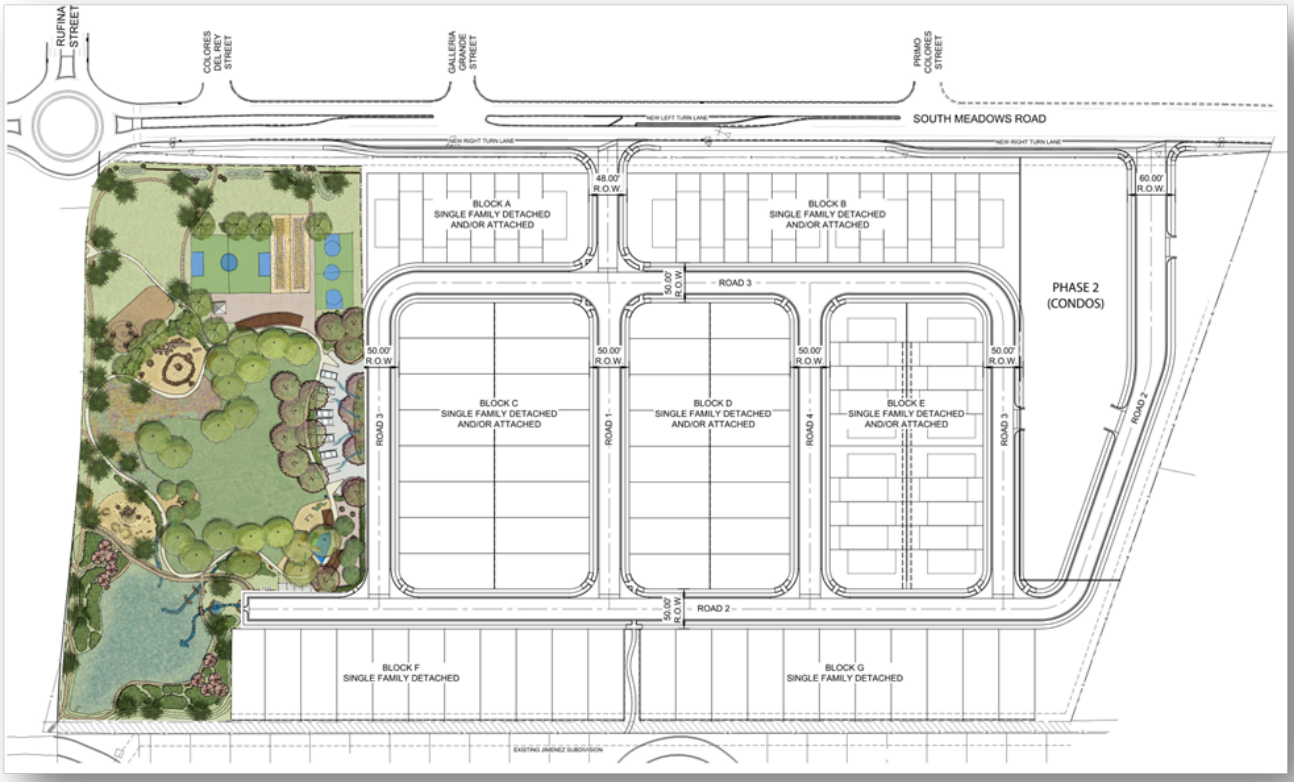


EXHIBIT B

SANTA FE HOMES PROGRAM
SFHP PLAN AND HOME SALES PRICING SCHEDULE

Effective June 15, 2023*

(without green code adjustment pricing, unless noted)

Income Range	***Two Bedrooms*** *1-2 person HH (900 sq min)*	***Three Bedrooms*** *3-4 person HH (1,150 sq ft min)*	***Four Bedrooms*** *4-5 person HH (1,250 sq ft min)*
2 (50-65%AMI)	Max. Price $161,250 2 Units	Max. Price $181,500 2 Unit	Max. Price $201,500 1 Units
3 (65-80%AMI)	Max. Price $209,750 3 Unit	Max. Price $236,000 3 Unit	Max. Price $262,000 3 Units
4 (80-100%AMI)	Max. Price $258,000 1 Unit	Max. Price $290,250 2 Units	Max. Price $322,500 2 Units

Prices reflect June 2023 HUD Area Median Incomes for Santa Fe. Refer to Section 26-1.16 (B) and the SFHP Administrative Procedures. For specific requirements, contact The Office of Affordable Housing.

PHASING/AFFORDABILITY PLAN

Phase 1 Affordable Lot #s: 49

Phase 2 Affordable Lot #s: 31

AFFORDABILITY CALCULATION

Single Family/Condo Building Lots

The project has an area of approximately 19.5 acres, zoned R-6, permitting 6 dwelling homes per acre. The required number of SFHP units is 20% of the total units, 5% each in Income Ranges 2 and 4 and 10% in Income Range 3. The project proposes **97 of total lots** for development as single family homes.

CALCULATION for the SFHP requirement:

= Total number of units multiplied by (0.2) = # of Units Required

= **97 total units** x 0.2 = **19.4 SFHP unit**(s) are required

= No fractional fee is due because the Developer proposes to sell to income-qualified homebuyers **29 additional** Low Priced Dwelling Units (LPDUs), as priced according to the schedule below.

= **48 TOTAL Affordable Homes**

[INSERT LPDU SCHEDULE]

NOTE: The home prices and fractional fee schedule are modified by the City according to Section 8.7.3 of the SFHP Administrative Procedures to reflect annual changes in the median income levels. The SFHP Home prices shown in this SFHP Agreement are the prices in effect at the time this Agreement is made. The current SFHP prices that are in effect at the time the SFHP Home is made available for sale or the fractional fees are paid, determines the actual SFHP Home Price and/or amount of fractional fee. The prices are updated annually.

LOS PRADOS SUBDIVISION
PRELIMINARY WATER BUDGET
March 11, 2024

97	LOTS	
0.15	AFY	PER LOT <6,000 SF
0.17	AFY	PER LOT 6,000 - 10,890 SF
0.25	AFY	PER LOT >10,890 SF

48	MARKET LOTS <6,000 SF	7.20	AFY
1	MARKET LOTS 6,000 - 10,890 SF	0.17	AFY
19	SFHP LOTS <6,000 SF	2.85	AFY
29	LOW PRICED DWELLING UNITS <6,000 SF	4.35	AFY
97	*SUBTOTAL DOMESTIC WATER BUDGET*	*14.57*	*AFY*
	COMMON AREA IRRIGATION (Average of Years 1-3)	*0.20*	*AFY*
TOTAL WATER BUDGET		***14.77***	***AFY***
	AFFORDABLE LOTS <6,000 SF	2.85	AFY
	LOW PRICED DWELLING UNITS <6,000 SF	4.35	AFY
	SUBTOTAL AFFORDABLE LOTS	*7.20*	*AFY*
DEVELOPMENT WATER BUDGET - MARKET LOTS & IRRIGATION		**7.57**	**AFY**
	9.8% LINE LOSS CONTINGENCY	0.74	AFY
TOTAL WATER DEMAND OFFSET		**8.31**	**AFY**

LANDSCAPE IRRIGATION BUDGET

	GPW	**GPY**	**AFY**
YEAR 1	2,503	137,665	0.42
YEAR 2	2,503	55,066	0.17
YEAR 3	0.0	0.0	0.00
3 YEAR AVERAGE IRRIGATION BUDGET	*1668.7*	*64243.7*	*0.20*

Los Brios Subdivision Water Budget per Lot Submittal 4/5/22

Lot #	Lot Size	Water Budget	Market or Affordable	Lot Size in acres
2	5,625	0.15 afy	AFFORDABLE	0.13
5	5,584	0.15 afy	AFFORDABLE	0.13
15	5,375	0.15 afy	AFFORDABLE	0.12
31	5,375	0.15 afy	AFFORDABLE	0.12
35	5,375	0.15 afy	AFFORDABLE	0.12
40	5,375	0.15 afy	AFFORDABLE	0.12

0.15	*AFY*	*PER LOT <6,000 SF*
0.17	*AFY*	*PER LOT 6,000 - 10,890 SF*

Los Brios Subdivision Water Budget per Lot Submittal 4/5/22

Lot #	Lot Size	Water Budget	Market or Affordable	Lot Size in acres
5	5,584	0.15 afy	AFFORDABLE	0.13
14	5,710	0.15 afy	AFFORDABLE	0.13
16	5,280	0.15 afy	AFFORDABLE	0.12
31	5,375	0.17 afy	AFFORDABLE	0.12
35	5,375	0.17 afy	AFFORDABLE	0.12
40	5,375	0.17 afy	AFFORDABLE	0.12

Open Space Tract	SF	Acre
A	8,711	0.20
B	3,307	0.08
C	29,977	0.69
D	12,250	0.28
E	99,094	2.27
F	2,874	0.07
G	40,087	0.92
Los Brios North Landscape Strip	19,990	0.46
Los Brios South Landscape Strip	23,889	0.55
Total	240,179	5.51
Site Area		17.15
Provided Open Space		5.51
Required open space 30%		5.15
Developed		1.44
Undeveloped		4.07
Required Open Space		30%
Provided Open Space		32%
Developed Open Space		8%

LOS BRIOS SUBDIVISION
CITY WATER BUDGET
April 5, 2022

EXHIBIT F2

56	LOTS		
0.15	AFY	PER LOT <6,000 SF	
0.17	AFY	PER LOT 6,000 - 10,890 SF	
0.25	AFY	PER LOT >10,890 SF	

46	MARKET LOTS 6,000 - 10,890 SF	7.82	AFY	
2	MARKET LOTS >10,890 SF	0.50	AFY	
6	AFFORDABLE LOTS <6,000 SF	0.90	AFY	
5	AFFORDABLE LOTS 6,000 - 10,890 SF	0.85	AFY	
TOTAL 59		10.07	AFY	

SUBTOTAL ANNUAL WATER BUDGET	*10.07*	*AFY*	
	0.17	*AFY*	*PER LOT*
LESS AFFORDABLE LOTS	1.75	AFY	
TOTAL DOMESTIC WATER BUDGET	*8.32*	*AFY*	
COMMON AREA IRRIGATION	0.13	AFY	
DEVELOPMENT WATER BUDGET - MARKET LOTS	**8.45**	**AFY**	

9.8% LINE LOSS CONTINGENCY	0.83	AFY

TOTAL DEVELOPMENT WATER BUDGET	9.27	AFY

Santa Fe Engineering Consultants, LLC

Civil and Traffic Engineering
Construction Management
Land Development

TERRAIN MANAGEMENT REPORT
SOILS, GRADING, AND DRAINAGE
SUBDIVISION PLAT SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD
SANTA FE, NEW MEXICO

Prepared For:

Homewise, Inc.
1301 Siler Road, Bldg D
Santa Fe, NM 87507

Prepared By:

Santa Fe Engineering Consultants, LLC
1599 S. St. Francis Drive, Suite B
Santa Fe, New Mexico

November 2023
Revised June 2024

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TERRAIN MANAGEMENT REPORT
SOILS, GRADING, AND DRAINAGE
SUBDIVISION PLAT SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD
SANTA FE, NEW MEXICO

I. INTRODUCTION

Homewise Inc. is proposing to construct a new residential development named Los Prados to be located southwest of the intersection of South Meadows Road / Rufina Street in Santa Fe, NM. The 22.2 ± AC site is currently vacant. It is proposed to develop a mix of single-family lots, townhouses, and condominiums.

The proposed development is located on a vacant parcel west of South Meadows Road. The site is located within the City of Santa Fe within Section 1, Township 16 North, Range 8 East, N.M.P.M. The coordinates are Latitude 35°38'30.75" North and Longitude 106°2'19.43" West. Access to the development is provided by two new roadways off of South Meadows Road. The Vicinity Map is presented in Figure 1, Appendix A. The legal lot of record is presented in Figure 2, Appendix A.

The proposed Civil Site Plan is presented in Figure 3, Appendix A. The Subdivision Plat shows a mix of uses as presented in Table 1:

TABLE 1
PROPOSED DEVELOPMENT
MAXIMUM DENSITIES ALLOWED BY ZONING

Description	**Area (Ac)**	**Dwelling Units**
TRACTS 4A and 4B **(Proposed Zoning – R-6, 6 Dwelling Units Per Acre)**	**19.54 Acres**	
4-B Community Park	5.12 Acres	
4-A Unit Count (Inclusive of 15% Density Bonus)	**19.54 Acres**	**134.8 Units**
4-A Single Family Lots	43%	58
4-A Townhouses	57%	77
Subtotal		**135** (Rounded)
TRACT 3 **(Proposed Zoning – R-21, 21 Dwelling Units Per Acre)**	2.66 Acres	
Unit Count - 2.66 Acres (Inclusive of 15% Density Bonus)	**2.66 Acres**	**64.23**
Condominiums (future, by others)		64 (Rounded)
TOTAL	**22.2 Acres**	**199**

The purpose of this report is to evaluate soils and drainage conditions and to provide recommendations for site grading and runoff control to meet City of Santa Fe Terrain Management Regulations.

The central residential portion of the development in Tract 4-A will consist of 55 single family lots and 42 townhouse lots. On lot ponding will not be required for these lots.

The community park on the north end of the development in Tract 4-B will be dedicated to the City of Santa Fe. Homewise has committed to construct the park improvements. The park is being designed in conjunction with the City Parks and Recreation department, the neighborhood, and Homewise.

The condominium area at the south end of the development in Tract 3 will not be built at this time. However, this area will still be rough graded and used as the contractor's designated staging area during construction. This report accounts for rough grading of these areas. Any future development in this area will require a new Terrain Management Report to account for any additional runoff.

There is a natural low spot on the west end of the property that causes shallow ponding. Overflow from this low spot is currently directed behind the existing Jimenez residential subdivision on Morning Drive. The proposed development will mitigate the existing deficient drainage patterns in the area. The streets within the development are to be dedicated to the City of Santa Fe. In order to maintain the existing hydrologic conditions, it is proposed that runoff from the public streets be allowed to enter the water catchments areas west of the park to be used as a rain garden and water harvesting amenity for storm water attenuation and educating the community on water harvesting techniques. The Los Prados Homeowners Association will be responsible for the maintenance of the Water Catchment Area. A drainage easement for this is shown on the preliminary Subdivision Plat in Figure 4, Appendix A.

II. EXISTING CONDITIONS

The Los Prados development will be located on land that is currently vacant. The property is undeveloped and is mainly in its natural condition. Existing ground cover consists of herbaceous land with a fair native grass cover.

Existing land uses in the area vary from commercial to residential to vacant land. The site is located west of South Meadows Road; the Colores del Sol Subdivision borders the site on the north and east; Eberline Instrument Corp, Country Club mobile home park, and Airport Road are located to the south. The Jimenez subdivision is located on the east. The Existing Conditions Map is presented in Figure 5, Appendix A

Topographic mapping at a scale of 1 inch = 100 feet, with 1-foot contour intervals was prepared for this project by Rick Chatroop, N.M.L.S. 11011. The certified topographic map is presented in Figure 6, Appendix A.

A slope analysis was prepared using one-foot contours. The Slope Analysis Map is presented on the project plans (full size) and Figure 7, Appendix A. The slope analysis map indicates that the majority of the project is relatively flat with less than 20% slopes. The development is situated outside of any natural 30% slopes. Any 30% and greater slopes within the project limits are manmade.

III. SOILS

Soil classifications were obtained from the Natural Resource Conservation Service, "Soil Survey of Santa Fe Area, N.M.," by the U.S.D.A., dated July 14, 2022. The survey in this area is the result of a high intensity soil survey. The Soils Map is presented in Figure 8, Appendix A. The following soils are to be found onsite:

TABLE 1
ONSITE SOILS

No.	Soil	Natural Drainage Class	Capacity of Transmit Water	Hydrologic Soil Group
103	Zepol silt loam, 0 to 2 percent slopes, flooded	Well drained	Moderately high to high (0.60 to 2.00 in/hr)	B
114	Devargas-Urban land complex, 1 to 3 percent slopes	Well drained	Moderately high (0.20 to 0.57 in/hr)	C
115	Panky-Urban land complex, 1 to 4 percent slopes	Well drained	Moderately low to moderately high (0.06 to 0.20 in/hr)	C

The NCRS has classified the soils into four hydrologic soils groups. The hydrologic soils groups, according to their infiltration and transmission rates, are defined as follows:

A. (Low runoff potential). Soils having high infiltration rates even thoroughly wetted. These consist chiefly of deep, well to excessively drained, sands or gravel. These soils have a high rate of water transmission in that water readily passes through them.

B. Soils having moderate infiltration rates when thoroughly wetted. These consist chiefly of moderately deep to deep, moderately well to well drained soils with moderately fine to moderately coarse textures such as loamy sands and course sandy loams. These soils have a moderate rate of water transmission.

C. Soils having slow infiltration rates when thoroughly wetted. These consist chiefly of soils with a layer that impedes downward movement of water or soils with moderately fine-to-fine textures such as loams and fine sandy loams. These soils have slow rate of water transmission.

D. (High Runoff Potential). Soils having very slow infiltration rates when thoroughly wetted. These consist chiefly of clay soils with a high swelling potential, soils with a permanent high-water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. These soils have a very slow rate of water transmission.

For the onsite development, it is assumed that the onsite soils are Type C with herbaceous fair cover.

IV. DRAINAGE

According to maps prepared by the United States Department of Commerce, presented in NOAA Atlas 14 Volume 1, Version 5, dated 2004, revised 2017, the precipitation data in Table 2 should be used for the project:

TABLE 2
PRECIPITATION DATA

Frequency	Duration	Precipitation
100 Year	24 Hour	3.23”
50 Year	24 Hour	2.91”
25 Year	24 Hour	2.60”

A. Existing Conditions

Runoff at this location flows mostly from the south to the north. Drainage areas were delineated using the on-site certified topographic mapping by Rick Chatroop, Professional Land Surveyor. Offsite topographic mapping was obtained using USGS LiDAR data.

Drainage areas were measured in AutoCAD Civil 3D. Drainage area and channel lengths were measured several times and average numbers used for this report. The Existing Conditions Basin Map is presented in Figure 9, Appendix A. Offsite drainage enters the site from the north and from the south. It should be noted that the Eberline Instrument Corp building and most of their property drains to the south to Airport Road. A small portion of the Eberline property drains northerly into the site. There is a natural low spot within the park that causes shallow ponding with an overflow directed to the rear yards of existing residencies in the Jimenez Subdivision on Moring Drive. This existing drainage deficiency will be mitigated by this project. All runoff that enters the site will be discharged to a more appropriate location at the northwest corner of the property.

The drainage basins which impact the site are presented in Table 3.

TABLE 3 EXISTING DRAINAGE BASIN CHARACTERISTICS		
Basin	Description	Acres
Q1	Offsite basin entering the site from the south (Eberline property)	1.04
Q2	Onsite basin exiting the site on the north	24.4
Q3	Offsite basin entering the site from the north	1.27
Q4	Onsite basin exiting the site on the east	0.46

The WinTR-55 software by the NRCS, version 1.00.10 dated April 2011, was used to calculate weighted runoff number, time of concentration, and peak flow for the existing drainage basins. TR-55 takes into account soil type, time of concentration, and cover conditions to estimate runoff. The graphical discharge method was used. The 25, 50, and 100-year frequency storms were calculated.

Existing drainage calculations are presented in Appendix B. The calculated peak flows by basin are presented in Table 4.

TABLE 4 PEAK FLOW QUANTITIES EXISTING CONDITIONS					
Basin	Description	CN	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)
Q1	Offsite basin entering the site from the south (Eberline property)	81	1.03	1.28	1.54
Q2	Onsite basin exiting the site on the north	81	21.21	26.37	31.83
Q3	Offsite basin entering the site from the north	81	1.61	1.98	2.39
Q4	Onsite basin exiting the site on the east	81	0.53	0.65	0.79

B. Developed Conditions

The proposed development will alter existing drainage patterns. Drainage areas and channel flow lines were delineated on the grading plan. The Developed Conditions Basin Map is presented in Figure 10, Appendix A. Drainage areas were measured in AutoCAD Civil 3D. The basins, basin descriptions, and areas are presented in Table 5.

TABLE 5 DEVELOPED DRAINAGE BASIN CHARACTERISTICS		
Basin	Description	Acres
Q1	Offsite basin entering the site from the south	1.04
QD2A	Flow to DI on Calle Campo	1.50
QD2B	Flow to DI on Calle Campo	0.83
QD2C	Flow to DI on Camino Del Llano	0.54
QD2D	Flow to DI on Camino Del Llano	1.45
QD2E	Flow to DI on Calle Del Girasol	1.05
QD2F	Flow to DI on Camino Del Llano	0.56
QD2G	Flow to DI on Camino Del Llano	0.76
QD2H	Flow to DI on Camino Del Llano	0.03
QD2I	Flow to DI on Camino Del Llano	0.28
QD2J	Flow to DI on Camino Del Llano	0.60
QD2K	Flow to DI on Camino Del Llano	0.17
QD2L	Flow to DI on Camino Del Llano	0.30
QD2M	Flow to DI on Camino Del Llano	0.90
QD2N	Flow to DI on Camino Del Llano	0.09
QD2O	Flow to DI on Camino Del Llano	0.67
QD2P	Flow to DI on Calle Del Girasol	0.94
QD2Q	Flow to DI on Avenida De Los Prados	1.13
QD2R	Flow to DI on Avenida De Los Prados	0.86
QD2S	Flow to DI on Calle Campo	1.31
QD2T	Flow to DI on Calle Campo	3.13
QD2U	Flow on South Meadows Road	0.18
QD2V	Flow on South Meadows Road	0.10
QD2W	Flow on South Meadows Road	0.09
QD2X	Outflow from Pond	5.05
QD3	Offsite basin entering the site from the north	0.75

The WinTR-55 software by the NRCS, version 1.00.10 dated April 2011, was used to calculate weighted runoff number, time of concentration, and peak flow for the existing standalone drainage basins. The graphical discharge method was used. Runoff curve numbers were chosen based on the land uses that make up each basin. The majority of the land use is “Residential districts (1/8 acre)” with hydrologic soil group C. The 25, 50, and 100-year frequency storms were calculated. Developed conditions drainage calculations are presented in Appendix C. The calculated peak flows by basin are presented in Table 6.

TABLE 6 PEAK FLOW QUANTITIES DEVELOPED CONDITIONS					
Basin	Description	CN	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)
Q1	Offsite basin entering the site from the south	81	1.03	1.28	1.54
QD2A	Flow to DI on Calle Campo	92	3.34	3.86	4.38
QD2B	Flow to DI on Calle Campo	90	1.59	1.89	2.14
QD2C	Flow to DI on Camino Del Llano	95	1.48	1.68	1.98
QD2D	Flow to DI on Camino Del Llano	92	2.92	3.37	3.83
QD2E	Flow to DI on Calle Del Girasol	90	2.25	2.63	3.02
QD2F	Flow to DI on Camino Del Llano	90	1.40	1.63	1.88
QD2G	Flow to DI on Camino Del Llano	90	1.60	1.87	2.15
QD2H	Flow to DI on Camino Del Llano	98	0.10	0.12	0.13
QD2I	Flow to DI on Camino Del Llano	90	0.60	0.70	0.80
QD2J	Flow to DI on Camino Del Llano	90	1.28	1.50	1.72
QD2K	Flow to DI on Camino Del Llano	90	0.35	0.42	0.48
QD2L	Flow to DI on Camino Del Llano	90	0.61	0.71	0.82
QD2M	Flow to DI on Camino Del Llano	90	1.93	2.26	2.59
QD2N	Flow to DI on Camino Del Llano	96	0.28	0.32	0.35
QD2O	Flow to DI on Camino Del Llano	90	1.60	1.87	2.15
QD2P	Flow to DI on Calle Del Girasol	90	1.58	1.85	2.13
QD2Q	Flow to DI on Avenida De Los Prados	90	2.16	2.53	2.91
QD2R	Flow to DI on Avenida De Los Prados	90	1.79	2.09	2.40
QD2S	Flow to DI on Calle Campo	90	2.17	2.54	2.92
QD2T	Flow to DI on Calle Campo	91	5.29	6.16	7.04
QD2U	Flow on South Meadows Road	97	0.57	0.65	0.72
QD2V	Flow on South Meadows Road	97	0.33	0.37	0.41
QD2W	Flow on South Meadows Road	93	0.24	0.28	0.32
QD2X	Outflow from Pond	74	2.93	3.90	4.97
QD3	Offsite basin entering the site from the north	81	0.95	1.17	1.41

All storm water from the development will flow to the north and west into and out of a series of rain gardens along the roadways before draining into drop inlets at the bottom most basins. The rain gardens were modeled in the Developed Conditions draining calculations by lowering the Manning's "n" roughness coefficient of a portion of each subbasin to increase its time of concentration. This runoff then spills into the Water Catchment Area via an energy dissipating landscape feature at the end of the road. Energy dissipator sizing and calculations are presented in Appendix D.

The developed conditions peak flows exceed the pre-developed condition peak flows. A comparison of Table 4 and Table 6 indicates that without additional runoff mitigating measures, the development of the project will have an impact on stormwater runoff due to the grading of the site and the additional impervious areas. In order to control this excess runoff, the storm water management plan provides for additional absorption and attenuation features on top of the roadside rain gardens via a Water Catchment Area north of the site and west of the park.

The Water Catchment Area has been designed to temporarily store and attenuate runoff as well as serve as a landscaped raingarden and bioretention area. Runoff in this area will first enter the energy dissipating landscape feature to slow down runoff to non-erosive velocities. After the runoff is dissipated, it will then spread to the raingarden plantings and pasture grass areas to the north and west. This is the first stage of the Water Catchment Area. As these areas fill up to a depth of 6", excess stormwater will then flow over a weir into the second stage of the pond. This weir is strategically located to keep velocities in the raingarden area near zero. The second stage on the Water Catchment Area consists of bioretention seeding and will fill to a depth of 12" before spilling over a second weir into the third stage of the pond. The third stage consists of another bioretention seeding area, a controlled outlet structure, and an emergency overflow weir. The overall Water Catchment Area is less than 3 feet deep and provides a hydraulic storage capacity of 43,588 cubic feet. All stages of the Water Catchment Area allow for infiltration based on the percolation rates in the geotechnical report prepared for this development. The controlled outlet structure is designed to attenuate the peak flows to pre-developed conditions. The Water Catchment Area is shown in Figure 11, Appendix A.

The flow routing calculations are presented in Appendix E. A comparison of developed and pre-developed condition peak flow values for each of the analyzed storm frequencies is presented in Table 7.

TABLE 7
PEAK RUNOFF FROM SITE

Frequency	Pre-developed Condition (CFS)	Routed Developed Condition (CFS)
Q25	22.20	24.51
Q50	27.78	26.68
Q100	33.54	27.60

With the exception of a minor increase for the 25-year storm frequency, the total flow exiting the site is reduced in the routed developed condition for all storm frequencies, with a substantial reduction for the 100- year storm frequency, in accordance with the City of Santa Fe Terrain Management Requirements. The total hydraulic volume required to attenuate the 100-year storm is 35,861 cubic feet. As a result of changes in precipitation due to climate change, a 1,000-year check storm was modeled to verify the Water Catchment Area 's hydraulic capacity. The Water Catchment Area does not overtop during a 1,000-year event.

C. Floodplains

The flooding situation in the City of Santa Fe has been investigated by the Federal Insurance Administration (FIA). Their studies are contained in a report titled "Flood Insurance Study, Santa Fe County, New Mexico and Incorporated Areas." The FEMA Flood Plain Map Number 35049C0393D, dated June 17, 2008, indicates that all development is outside of the 1% Annual Chance Flood of being equaled or exceeded in any given year (base flood). The Flood Insurance Map Study (FIS) was revised December 4, 2012. Not all Flood Insurance Rate Maps were updated. According to the FEMA Flood Map Center, Map Number 35049C0393D, from the 2008 FIS, is the most current. The Flood Insurance Rate Map (FIRM) is shown in Figure 12, Appendix A.

V. GRADING AND EROSION CONTROL PLAN

Grading plans have been prepared for this development. Included within these plans are existing road profiles, proposed profiles, and typical roadway cross-sections. Roadway construction methods to be utilized for this development will be pursuant to the 2019 New Mexico Department of Transportation Specifications for Road and Bridge Construction.

The grading activity at the site will require cut and fill operations. Utility installation will be scheduled to coincide with roadway grading and will be located with the roadway section and parkway.

The following plans will be utilized for controlling erosion and drainage through construction:

A. The limits of construction will be clearly delineated to avoid unnecessary disturbance of adjacent areas prior to construction.

B. Cut and fill slopes will be no steeper than:

Fills - 1 vertical on 3 horizontals

Cuts - 1 vertical on 2 horizontals

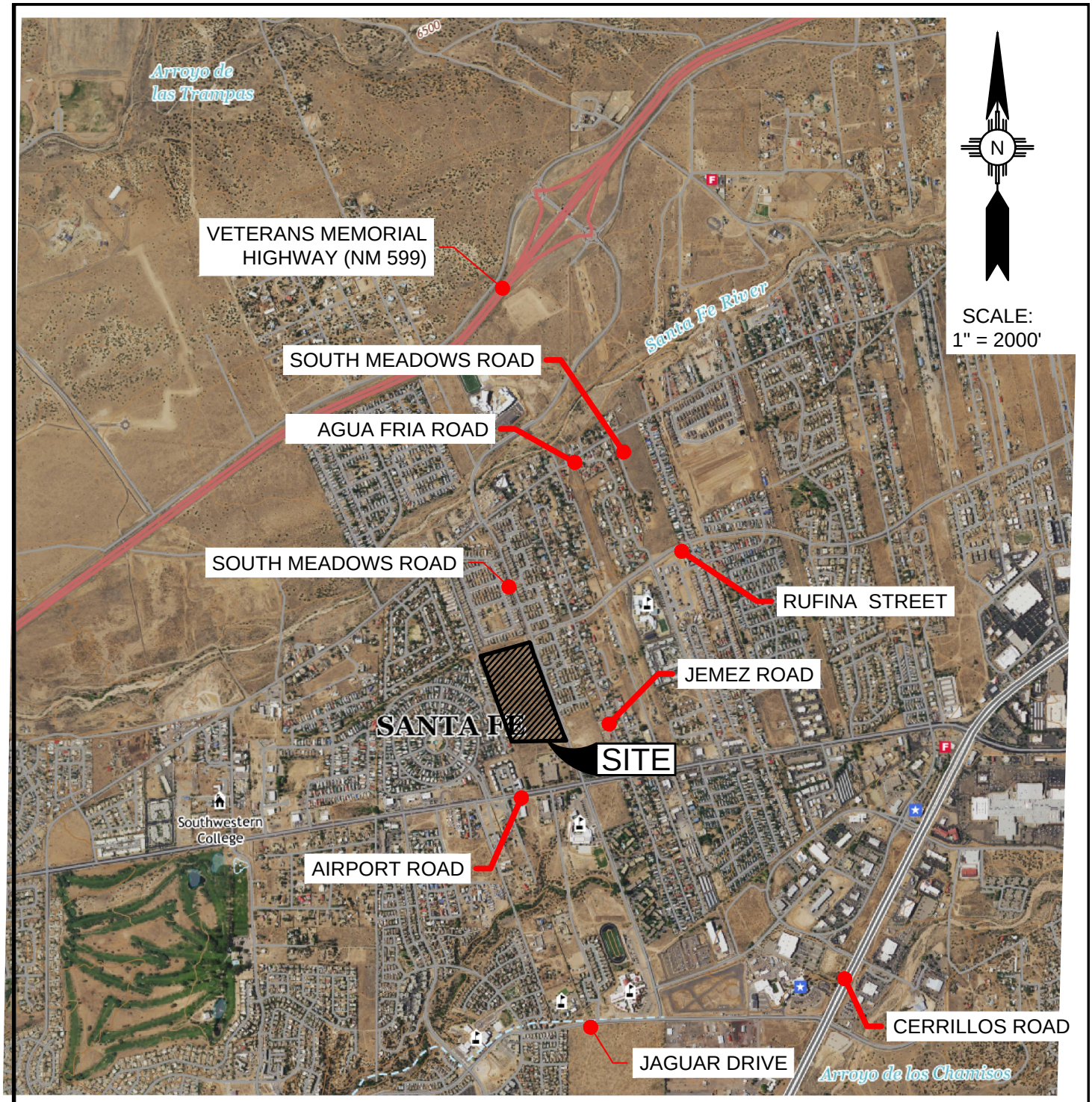
C. Roadway drainage structures (culverts, rain gardens, ponds, check dams, and repairs to existing structures) will be constructed in conjunction with grading. No changes in the drainage ways or floodplain will be permitted except as shown on the drainage plans.

D. Stabilization of cut or fills will begin soon after construction at the optimum time for plant survival, according to an approved landscape plan.

E. The project will be inspected on a regular basis and additional measures such as silt fences, borrow ditches, etc., will be utilized as required to meet field conditions and to control erosion.

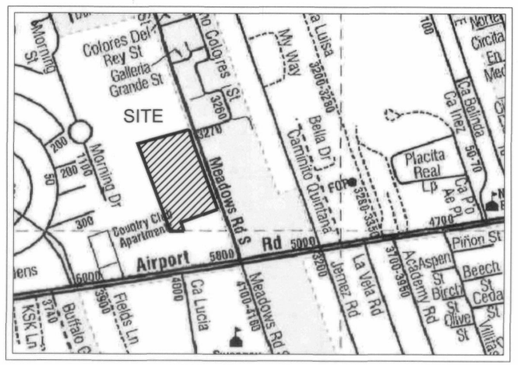
APPENDIX A

FIGURES



REFERENCE:
U.S.G.S. QUADRANGLE MAPS ENTITLED
"AGUA FRIA, NM" DATED 2020

VICINITY MAP
FIGURE 1



VICINITY MAP (NTS)

ADJOINER INFORMATION

LETTER	OWNER	DOC#-BK/PG
A	SANTA FE COUNTY	
B	MORRISON	1763014
C	WUNNICKE	1292/707A
D	ALDERETE	1024/371
E	WINN	1779532
F	TORREZ	698/877
G	RUCKEL	2121/401
H	MOUTON	638/554
I	VRABEL	714/185
J	MENIKTOS	1887191
K	MONTOYA	1919071
L	RABI REV.TRUST	1518940
M	CITY OF SANTA FE	1310905
N	MICHAEL	1742279
O	MARYOL	1312187
P	OKEEFE	953/522
Q	LOPEZ	1785159
R	DEWITT	1048/350
S	ENGLERT	1851668
T	SHERRILL	1893963
U	PACHECO	1821934

PLAT REFERENCE

PLAT REFERENCE#1
"BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 478, PG. 32 IN THE OFFICE OF THE SANTA FE COUNTY CLERK RECORD DATA SHOWN IN ( ).

PLAT REFERENCE#2
"BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 402, PG. 14 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

PLAT REFERENCE#3
"REVISED BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 296, PG. 14 IN THE OFFICE OF THE SANTA FE COUNTY CLERK RECORD DATA SHOWN IN (( )).

PLAT REFERENCE#4
"SOUTH MEADOWS LOT SPLIT" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 148, PG. 40 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

PLAT REFERENCE#5
"CITY OF SANTA FE RUFINA STREET ROW PROJECT PHASE II C.I.P. NO.826" BY ALARID & ASSOCIATES, INC. NMPLS#5338 AND NOT RECORDED. RECORD DATA SHOWN IN ((( ))).

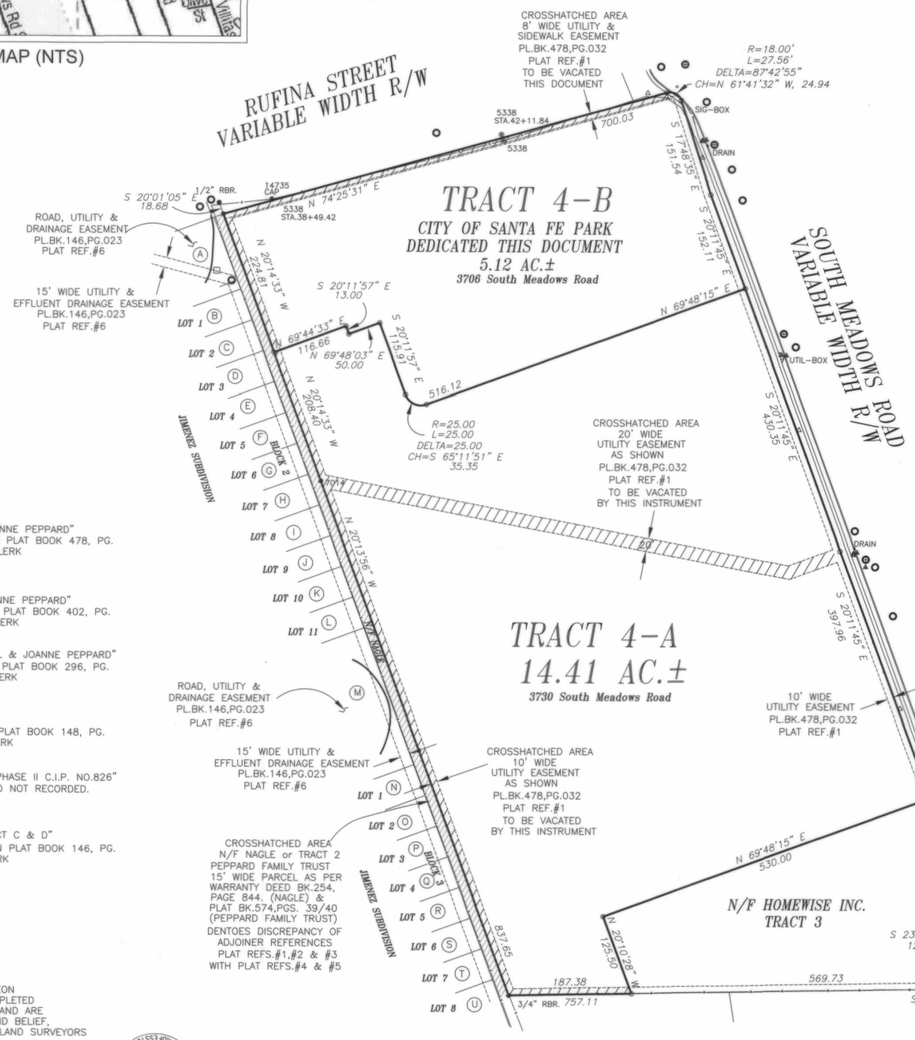
PLAT REFERENCE#6
"AMENDED PLAT OF THE JIMENEZ SUBDIVISION TRACT C & D" BY MORRIS A. APODACA NMPLS#5300 AND FILED IN PLAT BOOK 146, PG. 23 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON JUNE 20TH, 2023, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

RICHARD A. CHATROOP — 11/07/23
N.M.P.L.S.#11011

NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR 11011 RICHARD A. CHATROOP



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE DIVIDED AND DEDICATED THOSE LANDS SHOWN HEREON THIS DIVISION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S).

THE AREA DESIGNATED AS CITY OF SANTA FE PARK (5.12 AC.±) IS HEREBY DEDICATED TO THE CITY OF SANTA FE FEE SIMPLE.

THIS DIVISION AND DEDICATION CONTAINS 19.53 AC.+-, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

EASEMENTS ARE VACATED AS SHOWN.

by Jamie Jaramillo
~~MICHAEL D. LOFTIN, EXECUTIVE DIRECTOR~~ HOMEWISE INC.

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY ~~MICHAEL D. LOFTIN, EXECUTIVE DIRECTOR~~ HOMEWISE INC.

THIS 1 DAY OF November, 2023 Jamie Jaramillo

MY COMMISSION EXPIRES 7/9/2024 NOTARY PUBLIC

STATE OF NEW MEXICO
NOTARY PUBLIC
NORMA L. CAMPOS
COMMISSION # 1129045
COMMISSION EXPIRES 07/09/2024

NORTH
SCALE 1"=100'
100 0 100

908-15

VACATION OF EASEMENT OF WAY

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE VACATED A CERTAIN EASEMENT OF WAY FOR A 15' WIDE MAINTENANCE EASEMENT FOR SEWER INTERCEPTOR LINES GRANTED BY DEED FOR EASEMENT OF WAY IN BOOK 175 MISC., PAGE 497, AS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON FEB. 20TH 1961. EASEMENT VACATED ONLY WITHIN THE LIMITS OF TRACTS 3, 4A & 4B SHOWN HEREON.

THIS VACATION OF EASEMENT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

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 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 for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide above ground communication services. including but not limited to above ground pedestals and closures. This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone services to the subdivision.

D Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain the 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 Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

Easement Vacation
The utility companies listed below hereby release, waive, quitclaim and discharge their right, title and interest to the present owner(s), and their assigns, in the Public Utility Easement as shown to be vacated on this plat. As to all property covered by such easement, which is not specifically described herein, the right, title, and interest of the following companies shall not be affected by this release.

UTILITIES APPROVAL

Frank A. Grayson — NEW MEXICO GAS COMPANY — 10/24/2023 DATE
Jeanette Duran Gonzales — PNM ELECTRIC SERVICES — 10/30/23 DATE
Doug Dale — QWEST CORP. d/b/a/ CENTURYLINK QC — 10-24-2023 DATE
COMCAST — 10-31-23 DATE

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 16 day of November A.D. 2023 at 10:31 o'clock A m. and was duly recorded in book 968 page 12 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County,N.M.
Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE REVIEW

COUNTY TREASURER — Nov. 6, 2023 DATE

CITY OF SANTA FE APPROVAL, NOTES AND CONDITIONS:

DB Dee Beingessner — CITY ENGINEER FOR LAND USE — 11/13/23 DATE
CITY PLANNER — 11/16/2023 DATE

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF CONSTRUCTION PERMIT APPLICATION.
3. NEW DEVELOPMENT SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC OR INSTALL AN AUTOMATIC SPRINKLER SYSTEM.
4. FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.
5. PRIOR TO ANY NEW CONSTRUCTION OR REMOLDELING ALL FIRE DEPATRMENT REQUIREMENTS MUST BE MET OR AUTOMATIC SPRINKLER SYSTEMS MAY BE REQUIRED.
6. TRACT 4 LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# 35049C0393D DATED 6/17/08.
7. CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED.
8. PARCELS 4-A AND 4-B ARE BOUND BY THE MASTER PLAN CONDITIONS AS OUTLINED IN LAND USE CASE #2022-5618, TILTLED "3600 & 3740 SOUTH MEADOWS MASTER PLAN". THESE CONDITIONS WERE PROPOSED BY THE PLANNING COMMISSION TO THE GOVERNING BODY ON NOVEMBER 3, 2022 AND SUBSEQUENTLY ADOPTED AS CONDITIONS OF APPROVAL BY THE GOVERNING BODY ON FEBUARY 1, 2023
9. ANY FORMAL DRAINAGE IMPROVEMENTS ACCEPTING STORMWATER FLOWS FROM THE FUTURE DEVELOPMENT OF TRACT 4-A WILL BE PLACED IN A DRAINAGE EASEMENT DEDICATED TO THE TRACT 4-A HOMEOWNERS ASSOCIATION WHO WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH IMPROVEMENTS IN ACCORDANCE WITH THE CITY'S ADOPTED DRAINAGE MAINTENANCE REQUIREMENTS AND SCHEDULE.

LEGEND AND NOTES

- DENOTES ELEC. TRANSFORMER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES WATER MARKER
- DENOTES FIRE HYDRANT
- DENOTES GAS TEST
- DENOTES TEL./COM. RISER
- DENOTES POINT FOUND (AS NOTED)
- DENOTES MONUMENT FOUND
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES EDGE OF EASEMENT
- DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84
LOT OF RECORD IS FROM "LOT LINE ADJUSTMENT FOR HOMEWISE, TRACTS 3 AND 4" BY RICHARD A. CHATROOP NMPLS#11011 AND FILED IN PLAT BOOK 898, PG.37, INSTR.#2004713 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 4 INTO 2 LOTS

LOT SPLIT FOR HOMEWISE, INC. OF TRACT 4

UPC# 1-048-096-450-107-TRACT 4

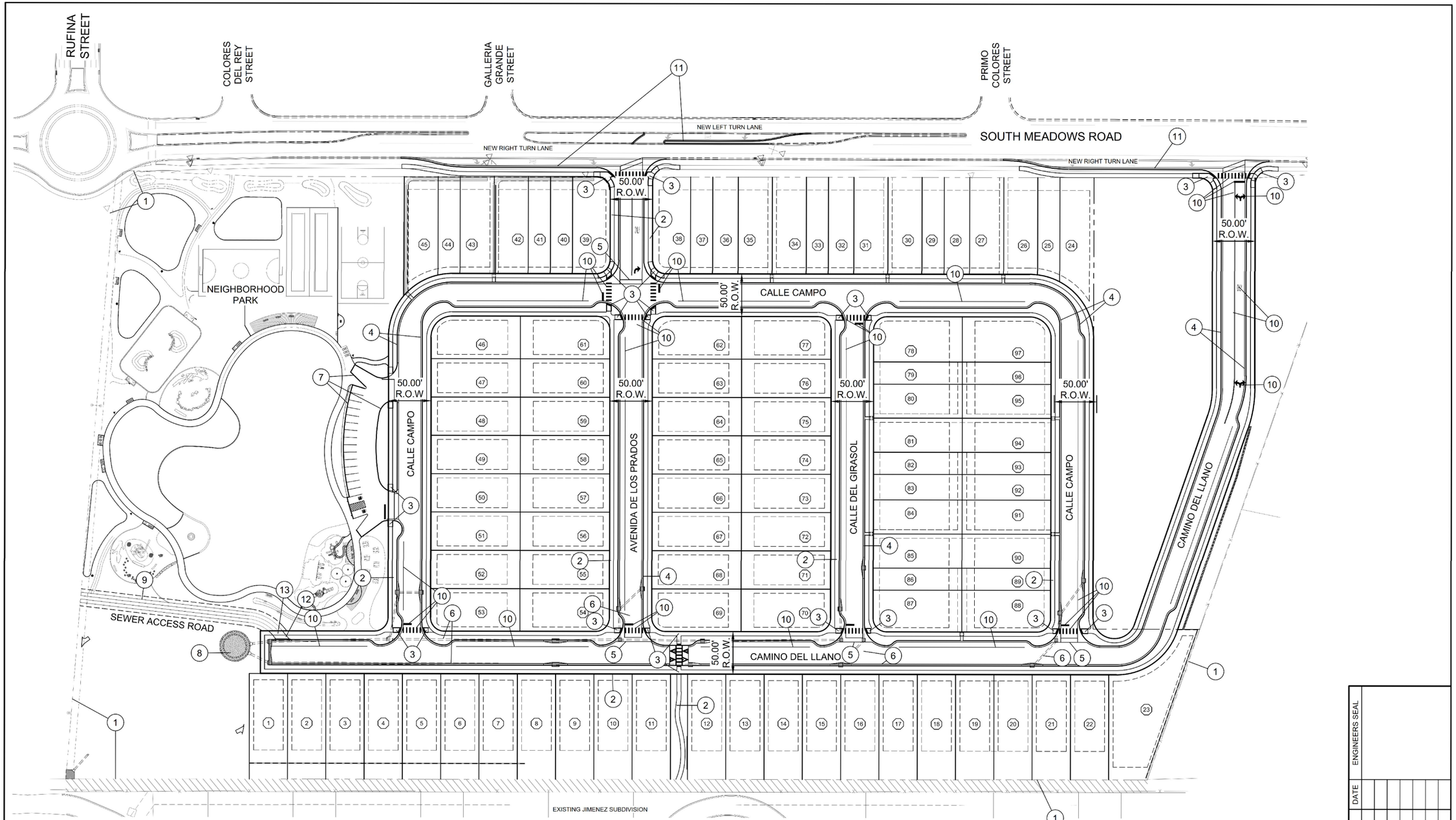
LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: HOMEWISE, INC.
LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

CASE# 2023- HOMEWISE SOUTH MEADOWS

FIGURE 2



SHEET KEYNOTES

1. PROPERTY LINE
2. PROPOSED CONCRETE SIDEWALK SEE SHEET 2-6
3. PROPOSED ADA ACCESSIBLE CURB RAMP SEE SHEETS 13-6 TO 13-8
4. PROPOSED 2' STANDARD CURB AND GUTTER, SEE SHEET 2-6
5. PROPOSED 5' TYPE II VALLEY GUTTER, SEE SHEET 2-6
6. PROPOSED STORM SEWER SEE SHEETS 8-10 TO 8-13
7. PROPOSED 6" STAND-UP CURB SEE SHEET 2-6
8. PROPOSED WATER CATCHMENT SEE SHEET 8-13
9. PROPOSED SEWER ACCESS ROAD SEE LANDSCAPING SHEETS
10. PROPOSED STRIPING SEE 7 SERIES SHEETS
11. PROPOSED OFFSITE IMPROVEMENTS SEE 12 SERIES SHEETS
12. MOUNTABLE CURB AND GUTTER SEE SHEET 2-6
13. THICKENED SIDEWALK, SEE SHEET 2-6

CIVIL SITE PLAN

SCALE: 1" = 50'

0 25 50 100

SCALE: 1" = 50'

FIGURE 3

ENGINEERS SEAL

DATE

REVISIONS

REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

CIVIL SITE PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	1-3

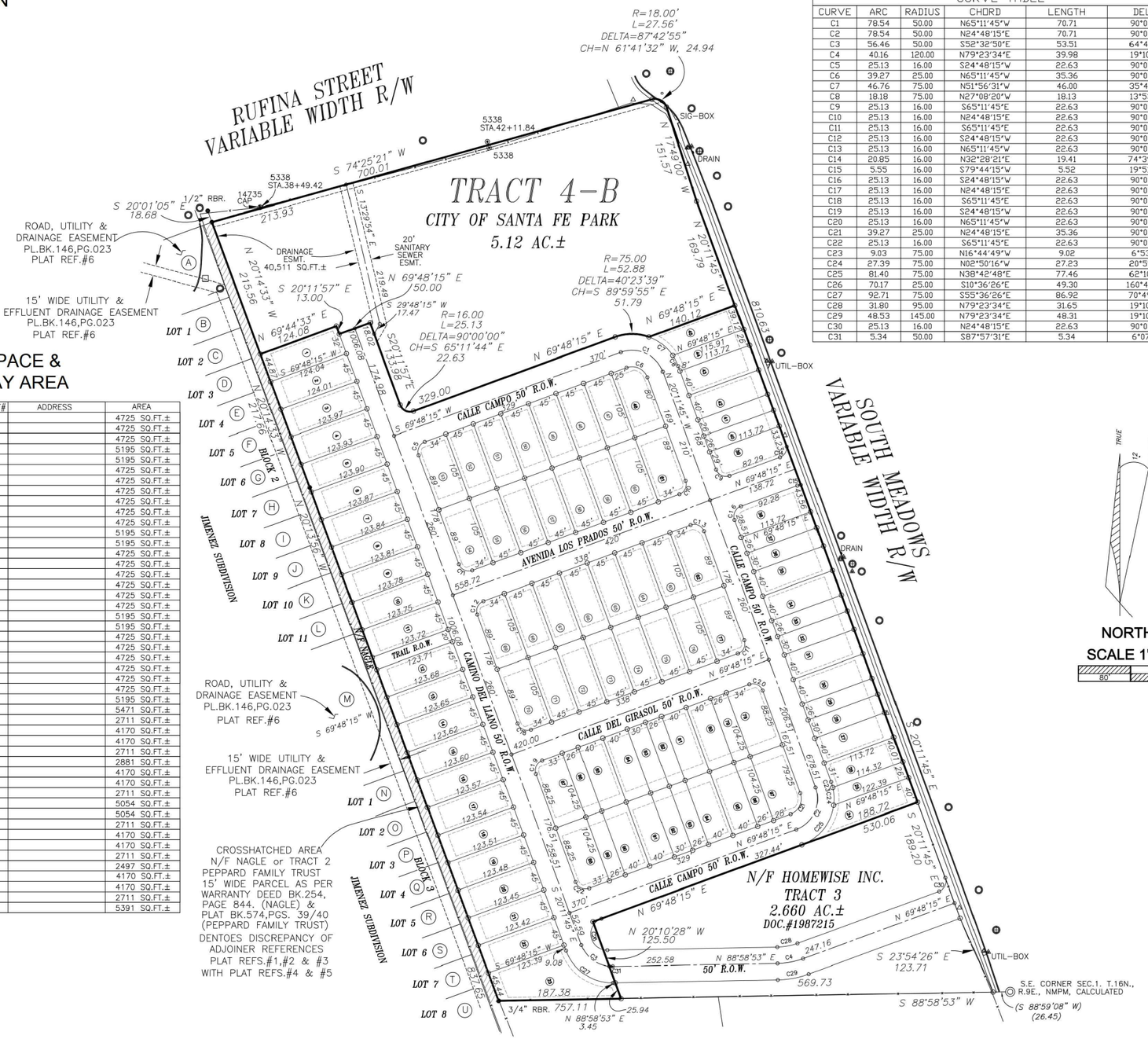
ADJOINER INFORMATION

LETTER	OWNER	DOC#-BK/PG
A	SANTA FE COUNTY	
B	MORRISON	1763014
C	WUNNICKE	1292/707A
D	ALDERETE	1024/371
E	WINN	1779532
F	TORREZ	698/877
G	RUCKEL	2121/401
H	MOUTON	638/554
I	VRABEL	714/185
J	MENIKTOS	1887191
K	MONTOYA	1919071
L	RABI REV.TRUST	1518940
M	SANTA FE COUNTY	1310905
N	MICHAEL	1742279
O	MARYOL	1312187
P	OKEEFE	953/522
Q	LOPEZ	1785159
R	DEWITT	1048/350
S	ENGLERT	1851668
T	SHERRILL	1893963
U	PACHECO	1821934

LOT, OPEN SPACE & RIGHT-OF-WAY AREA

LOT#	ADDRESS	AREA
1		5574 SQ.FT.±
2		5581 SQ.FT.±
3		5579 SQ.FT.±
4		5578 SQ.FT.±
5		5576 SQ.FT.±
6		5575 SQ.FT.±
7		5573 SQ.FT.±
8		5572 SQ.FT.±
9		5571 SQ.FT.±
10		5570 SQ.FT.±
11		5568 SQ.FT.±
12		5566 SQ.FT.±
13		5565 SQ.FT.±
14		5564 SQ.FT.±
15		5562 SQ.FT.±
16		5561 SQ.FT.±
17		5560 SQ.FT.±
18		5559 SQ.FT.±
19		5557 SQ.FT.±
20		5556 SQ.FT.±
21		5555 SQ.FT.±
22		5553 SQ.FT.±
23		10167 SQ.FT.±
24		5657 SQ.FT.±
25		3054 SQ.FT.±
26		4551 SQ.FT.±
27		4549 SQ.FT.±
28		3412 SQ.FT.±
29		2957 SQ.FT.±
30		4549 SQ.FT.±
31		4549 SQ.FT.±
32		3412 SQ.FT.±
33		2957 SQ.FT.±
34		4549 SQ.FT.±
35		4549 SQ.FT.±
36		3412 SQ.FT.±
37		2957 SQ.FT.±
38		5004 SQ.FT.±
39		5015 SQ.FT.±
40		2957 SQ.FT.±
41		2957 SQ.FT.±
42		4549 SQ.FT.±
43		4549 SQ.FT.±
44		2970 SQ.FT.±
45		4897 SQ.FT.±
46		5116 SQ.FT.±
47		4725 SQ.FT.±
48		4725 SQ.FT.±
49		4725 SQ.FT.±

LOT#	ADDRESS	AREA
50		4725 SQ.FT.±
51		4725 SQ.FT.±
52		4725 SQ.FT.±
53		5195 SQ.FT.±
54		5195 SQ.FT.±
55		4725 SQ.FT.±
56		4725 SQ.FT.±
57		4725 SQ.FT.±
58		4725 SQ.FT.±
59		4725 SQ.FT.±
60		4725 SQ.FT.±
61		5195 SQ.FT.±
62		5195 SQ.FT.±
63		4725 SQ.FT.±
64		4725 SQ.FT.±
65		4725 SQ.FT.±
66		4725 SQ.FT.±
67		4725 SQ.FT.±
68		4725 SQ.FT.±
69		5195 SQ.FT.±
70		5195 SQ.FT.±
71		4725 SQ.FT.±
72		4725 SQ.FT.±
73		4725 SQ.FT.±
74		4725 SQ.FT.±
75		4725 SQ.FT.±
76		4725 SQ.FT.±
77		5195 SQ.FT.±
78		5471 SQ.FT.±
79		2711 SQ.FT.±
80		4170 SQ.FT.±
81		4170 SQ.FT.±
82		2711 SQ.FT.±
83		2881 SQ.FT.±
84		4170 SQ.FT.±
85		4170 SQ.FT.±
86		2711 SQ.FT.±
87		5054 SQ.FT.±
88		5054 SQ.FT.±
89		2711 SQ.FT.±
90		4170 SQ.FT.±
91		4170 SQ.FT.±
92		2711 SQ.FT.±
93		2497 SQ.FT.±
94		4170 SQ.FT.±
95		4170 SQ.FT.±
96		2711 SQ.FT.±
97		5391 SQ.FT.±



CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	78.54	50.00	N65°11'45"W	70.71	90°00'00"
C2	78.54	50.00	N24°48'15"E	70.71	90°00'00"
C3	56.46	50.00	S52°32'50"E	53.51	64°42'10"
C4	40.16	120.00	N79°23'34"E	39.98	19°10'38"
C5	25.13	16.00	S24°48'15"W	22.63	90°00'00"
C6	39.27	25.00	N65°11'45"W	35.36	90°00'00"
C7	46.76	75.00	N51°56'31"W	46.00	35°43'10"
C8	18.18	75.00	N27°08'20"W	18.13	13°53'12"
C9	25.13	16.00	S65°11'45"E	22.63	90°00'00"
C10	25.13	16.00	N24°48'15"E	22.63	90°00'00"
C11	25.13	16.00	S65°11'45"E	22.63	90°00'00"
C12	25.13	16.00	S24°48'15"W	22.63	90°00'00"
C13	25.13	16.00	N65°11'45"W	22.63	90°00'00"
C14	20.85	16.00	N32°28'21"E	19.41	74°39'48"
C15	5.55	16.00	S79°44'15"W	5.52	19°51'59"
C16	25.13	16.00	S24°48'15"W	22.63	90°00'00"
C17	25.13	16.00	N24°48'15"E	22.63	90°00'00"
C18	25.13	16.00	S65°11'45"E	22.63	90°00'00"
C19	25.13	16.00	S24°48'15"W	22.63	90°00'00"
C20	25.13	16.00	N65°11'45"W	22.63	90°00'00"
C21	39.27	25.00	N24°48'15"E	35.36	90°00'00"
C22	25.13	16.00	S65°11'45"E	22.63	90°00'00"
C23	9.03	75.00	N16°44'49"W	9.02	6°53'51"
C24	27.39	75.00	N02°50'16"W	27.23	20°55'14"
C25	81.40	75.00	N38°42'48"E	77.46	62°10'55"
C26	70.17	25.00	S10°36'26"E	49.30	160°49'22"
C27	92.71	75.00	S55°36'26"E	86.92	70°49'22"
C28	31.80	95.00	N79°23'34"E	31.65	19°10'38"
C29	48.53	145.00	N79°23'34"E	48.31	19°10'38"
C30	25.13	16.00	N24°48'15"E	22.63	90°00'00"
C31	5.34	50.00	S87°57'31"E	5.34	6°07'12"

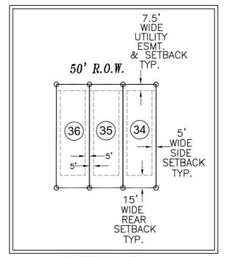
LEGEND AND NOTES

- □ DENOTES ELEC. TRANSFORMER
- ○ DENOTES SANITARY SEWER MANHOLE
- ◎ DENOTES STORM SEWER MANHOLE
- ⍋ DENOTES WATER MARKER
- ⍋ DENOTES FIRE HYDRANT
- ⍋ DENOTES GAS TEST
- △ DENOTES TEL./COM. RISER
- ● DENOTES POINT FOUND (AS NOTED)
- ◉ DENOTES MONUMENT FOUND
- ○ DENOTES POINT SET THIS SURVEY
- ○ DENOTES POINT CALCULATED
- ---------- DENOTES EDGE OF EASEMENT
- ——— X ——— X ——— DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84

   LOT OF RECORD IS FROM "LOT SPLIT FOR HOMEWISE, INC. OF TRACT 4" BY RICHARD A. CHATROOP NMPLS#11011 AND FILED IN PLAT BOOK 908, PG.15, IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.



TYPICAL LOT SETBACKS & EASEMENTS

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20_____, at _____ o'clock _____ m. and was duly recorded in book _____ page_____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County,N.M.

_____ Deputy

PRELIMINARY PLAT

LOS PRADOS SUBDIVISION

UPC# 1-048-096-450-107-TRACT 4

LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

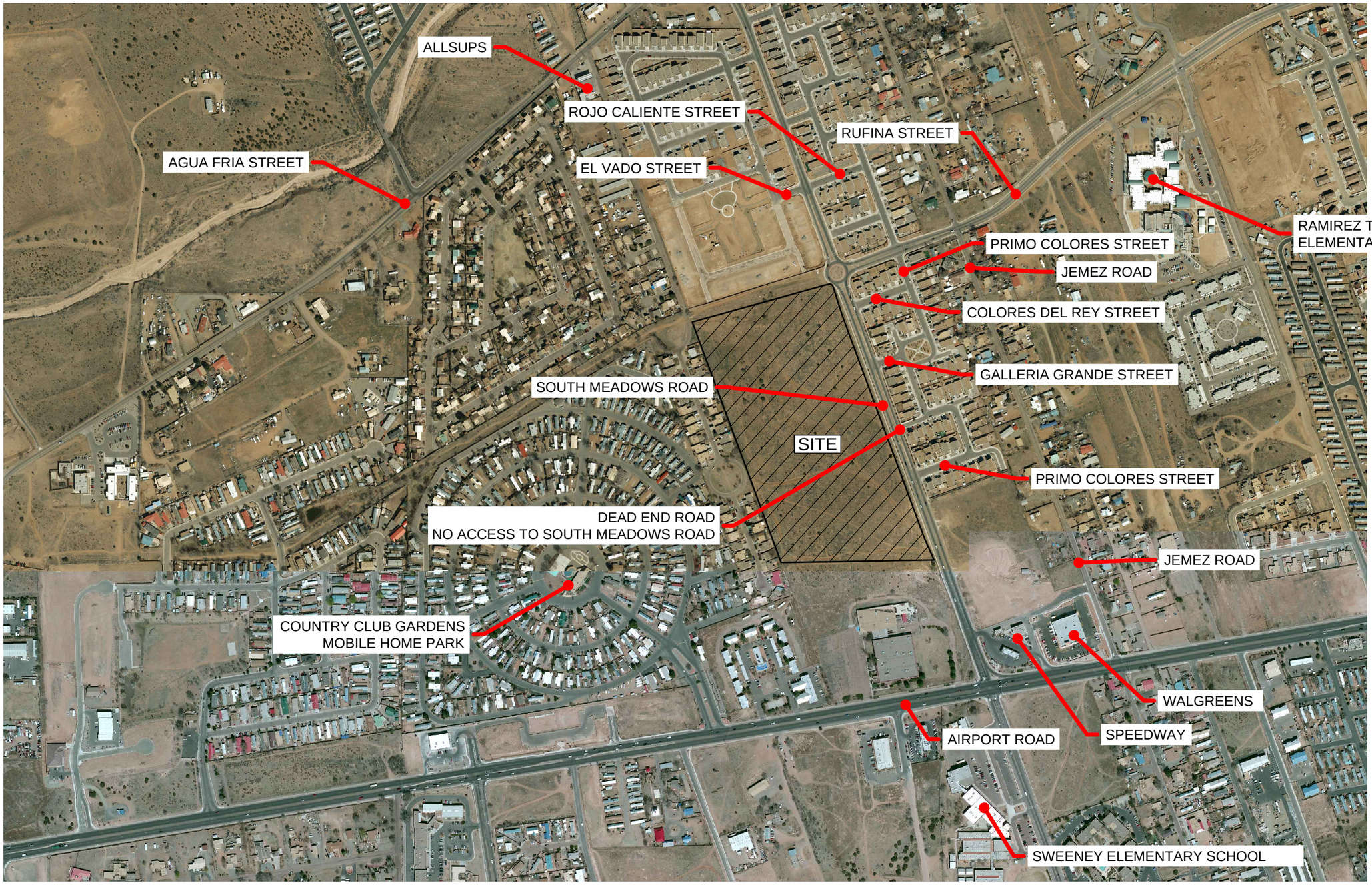
RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: HOMEWISE, INC.
LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

SHEET 2

FIGURE 4

CASE# 2024- HOMEWISE SOUTH MEADOWS



N

500 250 0 500

SCALE: 1" = 500'

REFERENCE:
CITY OF SANTA FE GIS
IMAGE DATE 2014

EXISTING CONDITIONS
FIGURE 5

MANHOLE & STORM DRAIN INFORMATION

LETTER	POSITION	ELEVATION/SIZE/DIR.
A	SAN. SEWER RIM	6477.3'
	INVERT	6471.0'-30"E-W
B	SAN. SEWER RIM	6473.8'
	INVERT	6466.7'-30"E-24"W
C	SAN. SEWER RIM	6473.3'
	INVERT	6466.2'-24"E-W
	INVERT	6466.7'-8"N
D	STORM GRATE TOP	6481.8"
	INVERT	6480.0'-20"N
	INVERT	6481.5-4"E
E	STORM GRATE TOP	6484.0"
	INVERT	6476.0'-18"E
	INVERT	6483.4-4"E
F	STORM SEWER RIM	6484.4"
	INVERT	6474.0'-30"N-S
	INVERT	6474.5-18"E-W
G	STORM SEWER RIM	6487.8"
	INVERT	6475.6'-30"N-S
H	STORM SEWER RIM	6485.9'
	INVERT	6477.6'-30"N-S
	INVERT	6478.0'-18"SE-SW
I	STORM GRATE TOP	6485.2'
	INVERT	6479.2'-18"NE
	INVERT	6484.6'-4"E

NOTE: THE SIZES INDICATED WERE MEASUREMENTS OF PARTIALLY FILLED AND BEST FIT OF TRIMMED AND MODIFIED PIPES.

TOPOGRAPHIC NOTES

1. TOPOGRAPHIC INFORMATION PURCHASED DIRECTLY FROM SANTA FE COUNTY GIS DEPARTMENT AND FIELD VERIFIED TO MEET NATIONAL MAP ACCURACY STANDARDS.
2. ELEVATION DATUM IS AS SHOWN (BENCHMARK) OPUS SOLUTION NAVD88 (COMPUTED USING GEOID18)
3. CONTOUR INTERVALS = 1'

LEGEND AND NOTES

- DENOTES ELEC. TRANSFORMER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES WATER MARKER
- DENOTES FIRE HYDRANT
- DENOTES GAS TEST
- DENOTES TEL./COM. RISER
- DENOTES POINT FOUND (AS NOTED)
- DENOTES MONUMENT FOUND
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- ---------- DENOTES EDGE OF EASEMENT
- ——— X ——— X ——— DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84

   LOT OF RECORD IS FROM "BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 478, PG. 32 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

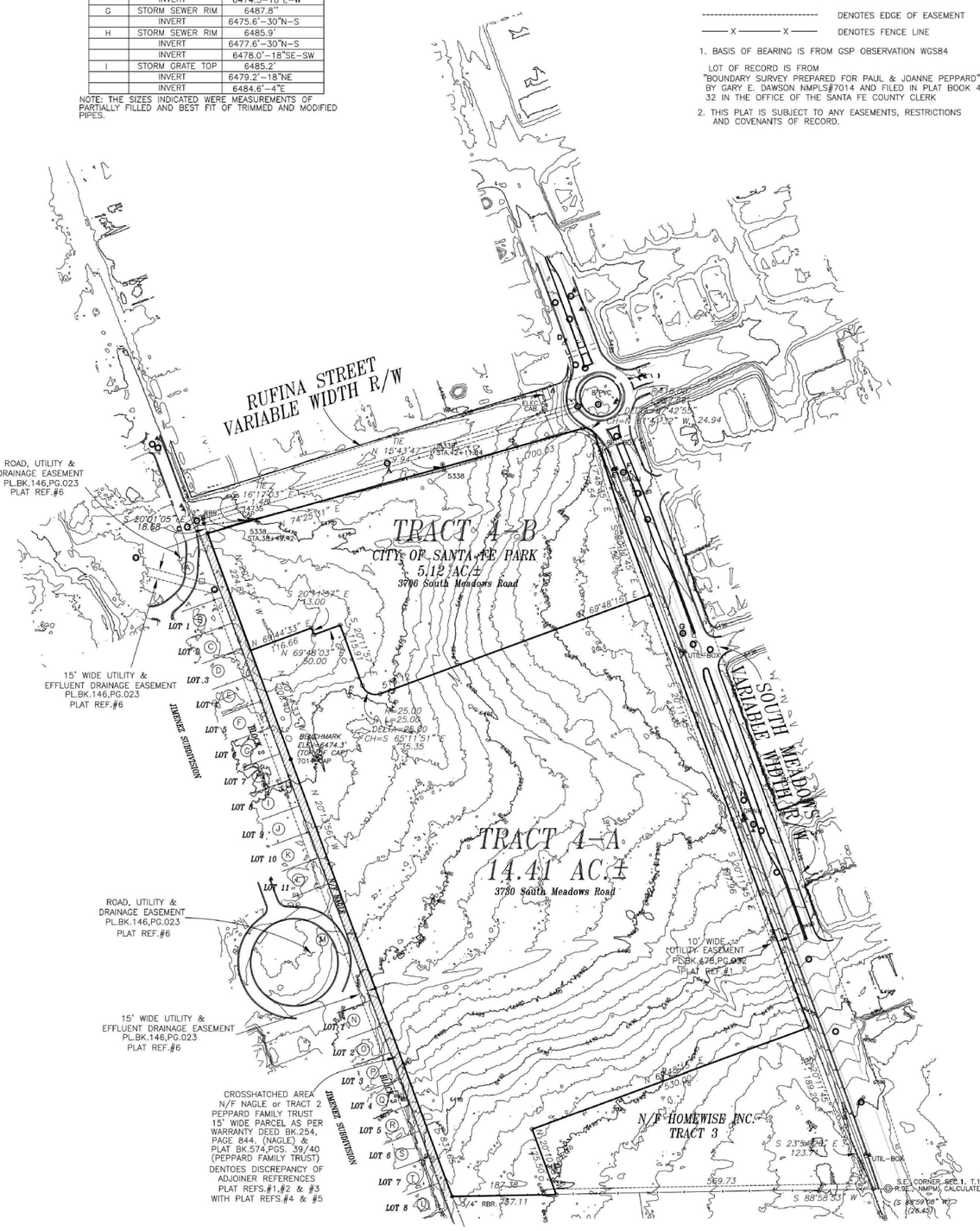
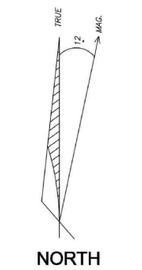


FIGURE 6



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON NOV. 15TH, 2021, AND UPDATED TO REPRESENT NEW LOTS CREATED BY "LOT SPLIT FOR HOMEWISE INC. OF TRACT 4" AS RECORDED IN PLAT BK. 908, PG. 015 ON 2/23/24 & ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

RICHARD A. CHATROOP N.M.P.L.S. #11011

NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR RICHARD A. CHATROOP 11011

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

_____ Deputy

TOPOGRAPHIC PLAN FOR HOMEWISE

TRACTS 4A & 4B

LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: HOMEWISE

LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

SHEET: 1-4

RUFINA STREET

SOUTH MEADOWS ROAD

MANMADE SLOPES

MANMADE SLOPES

AREA = 27.08 SF

LEGEND	
	AREA OF 20% TO 30% SLOPE
	AREA OF 30% AND GREATER SLOPE
	GRADING LIMITS

ALL TOPOGRAPHIC INFORMATION IS PROVIDED BY RICK CHATROOP

THIS SLOPE ANALYSIS IS BASED UPON 1 FOOT CONTOUR INTERVALS

AREA OF 30% AND GREATER SLOPES DISTURBED BY THIS PROJECT = 27.08 SF

SLOPE ANALYSIS MAP

SCALE: 1" = 50'
CONTOUR INTERVAL = 1'

0 25 50 100
SCALE: 1" = 50'

FIGURE 7

ENGINEERS SEAL

DATE

REVISIONS

REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

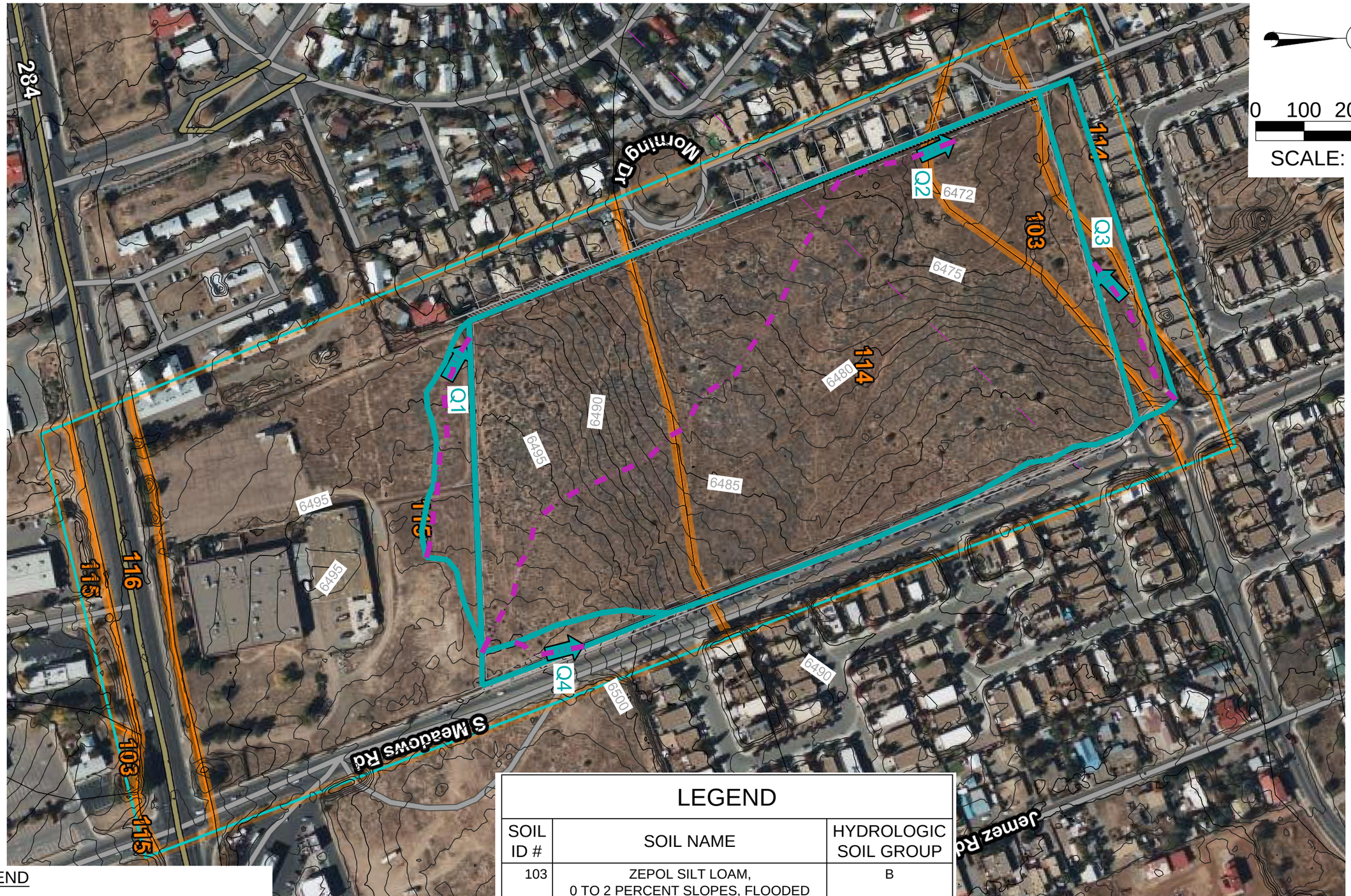
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SLOPE ANALYSIS MAP

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	1-9

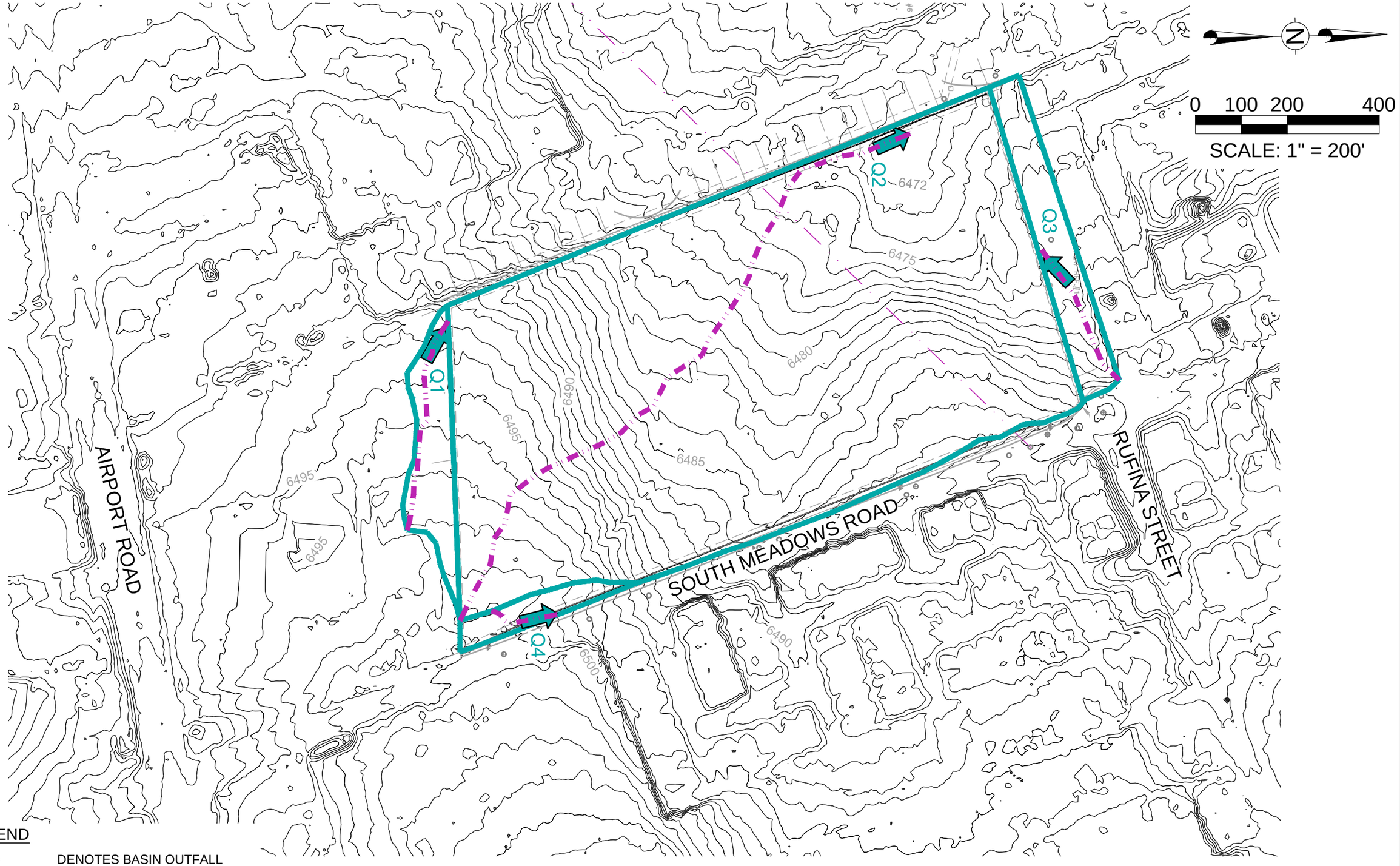


LEGEND

⇨	DENOTES BASIN OUTFALL
Q1	DENOTES BASIN DESIGNATION
	DENOTES BASIN DIVIDE
	DENOTES BASIN FLOWLINE

LEGEND		
SOIL ID #	SOIL NAME	HYDROLOGIC SOIL GROUP
103	ZEPOL SILT LOAM, 0 TO 2 PERCENT SLOPES, FLOODED	B
114	DEVARGAS-URBAN LAND COMPLEX, 1 TO 3 PERCENT SLOPES	C
115	PANKY-URBAN LAND COMPLEX, 1 TO 4 PERCENT SLOPES	C

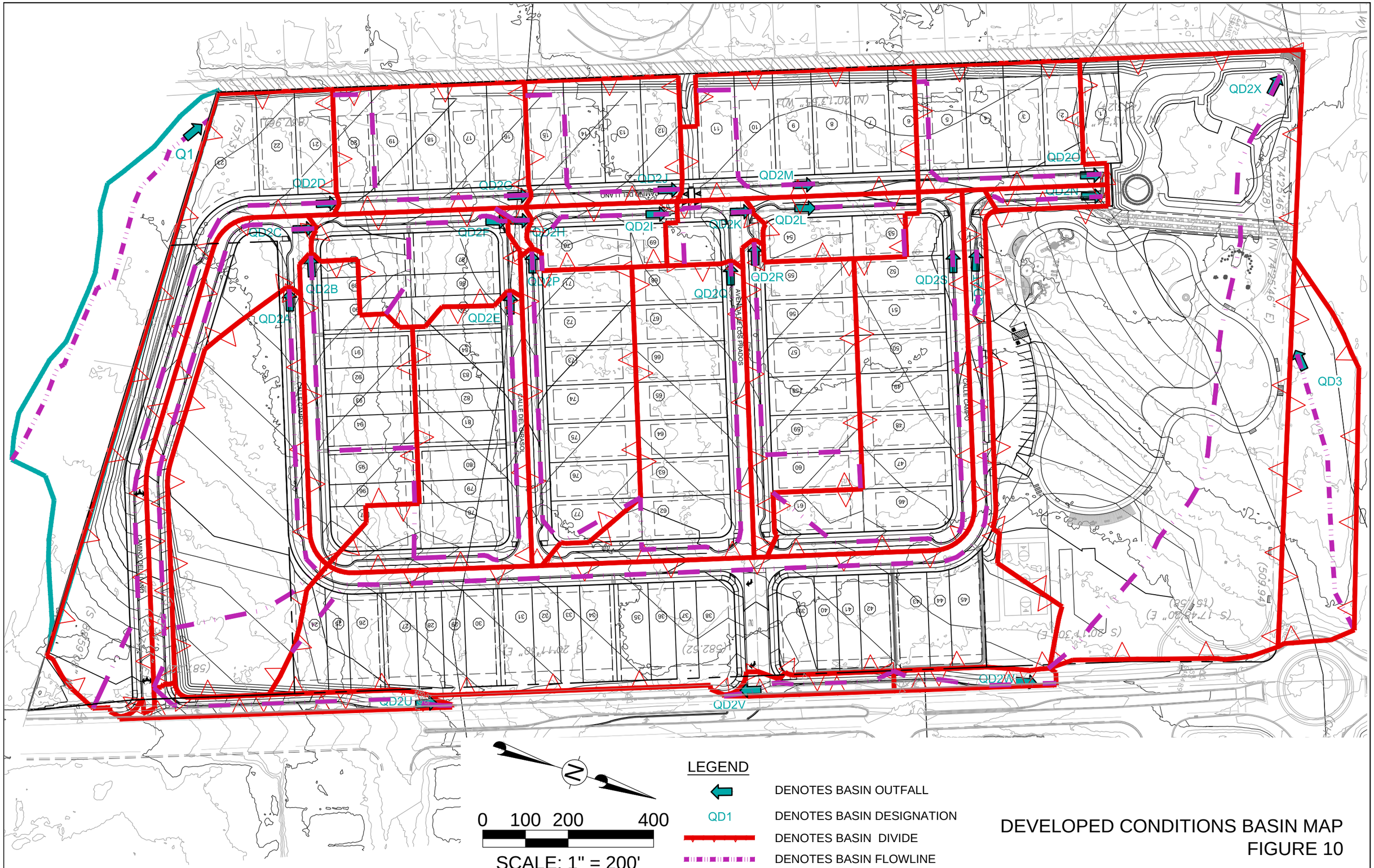
SOILS MAP
FIGURE 8



LEGEND

⇨	DENOTES BASIN OUTFALL
Q1	DENOTES BASIN DESIGNATION
	DENOTES BASIN DIVIDE
	DENOTES BASIN FLOWLINE

EXISTING CONDITIONS BASIN MAP
FIGURE 9



DEVELOPED CONDITIONS BASIN MAP
FIGURE 10



LEGEND

- STAGE 1
- STAGE 2
- STAGE 3

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO REMAIN
DECIDUOUS TREES	
	ACER GRANDIDENTATUM 'MESA 6' MESA GLOW MAPLE
	FORESTIERA NEOMEXICANA DESERT OLIVE
	PLATANUS OCCIDENTALIS 'BISMARCK' NORTHERN ADVANCED AMERICAN SYCAMORE
	PRUNUS ARMENIACA 'HARGLOW' HARGLOW SEMI-DWARF APRICOT
	PRUNUS ARMENIACA 'SUNGOLD' SUNGOLD APRICOT
	PRUNUS AVIUM 'STELLA' STELLA SWEET CHERRY
	PRUNUS CERASUS 'MONTMORENCY' MONTMORENCY CHERRY
	QUERCUS GAMBELII VAR. GILA GILA GAMBEL OAK
	QUERCUS TEXANA TEXAS RED OAK
	ULMUS PARVIFLORA 'EMER II' ALEE LACEBARK ELM
	ULMUS X 'FRONTIER' FRONTIER ELM
EVERGREEN TREES	
	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER
	PINUS FLEXILIS LIMBER PINE
	PINUS NIGRA AUSTRIAN PINE
	PINUS STROBUS WHITE PINE

SYMBOL	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS	
	ARTEMISIA FRIGIDA FRINGED WORMWOOD
	BAPTISIA AUSTRALIS FALSE INDIGO
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	BUDDLEJA DAVIDII 'NANHO BLUE' NANHO BLUE BUTTERFLY BUSH
	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER GRASS
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST BLUE MIST BLUEBEARD
	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH
	ERICAMERIA NAUSEOSA RUBBER RABBITBRUSH
	MUHLENBERGIA RIGENS DEER GRASS
	PRUNUS BESSEYI 'POIIS' PAWNEE BUTTES® SAND CHERRY
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RHUS TRILOBATA THREE LEAF SUMAC
	RIBES AUREUM GOLDEN CURRANT
	RIBES RUBRUM 'RED LAKE' RED LAKE RED CURRANT
	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE
EVERGREEN SHRUBS	
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' CHIEFTAIN MANZANITA
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH
	CERCOCARPUS INTRICATUS LITTLELEAF MOUNTAIN MAHOGANY
	FALLUGIA PARADOXA APACHE PLUME
	NOLINA MICROCARPA BEARGRASS

SOD/SEED	BOTANICAL / COMMON NAME
	TURFGRASS SOD: POA SEE FOR MORE DETAIL SHEET 4-00
	BIORETENTION POND SEED MIX SEE SEED LIST ON SHEET 4-00.
	REVEGETATION SEED MIX SEE SEED LIST ON SHEET 4-00.
	RECLAMATION STEEP SLOPE SEEDING SEE SEED LIST ON SHEET 4-00.
	WILDFLOWER MEADOW SEED MIX. SEE SEED LIST ON SHEET 4-00.
	PASTURE SEED MIX. SEE SEED LIST ON SHEET 4-00.

WATER CATCHMENT AREA
FIGURE 11

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was New Mexico State Plane, Central zone. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit their website at www.ngs.noaa.gov.

Base map information shown on this FIRM was provided by the U.S. Geological Survey and Bohannan - Huston Incorporated (BHI). Digital Orthophoto Quadrangles were produced at a scale of 1:12,000 from photography dated 1997. BHI orthophotos were produced at a scale of 1:12,000 from photography dated 2001.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for the Flood Insurance Study report may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

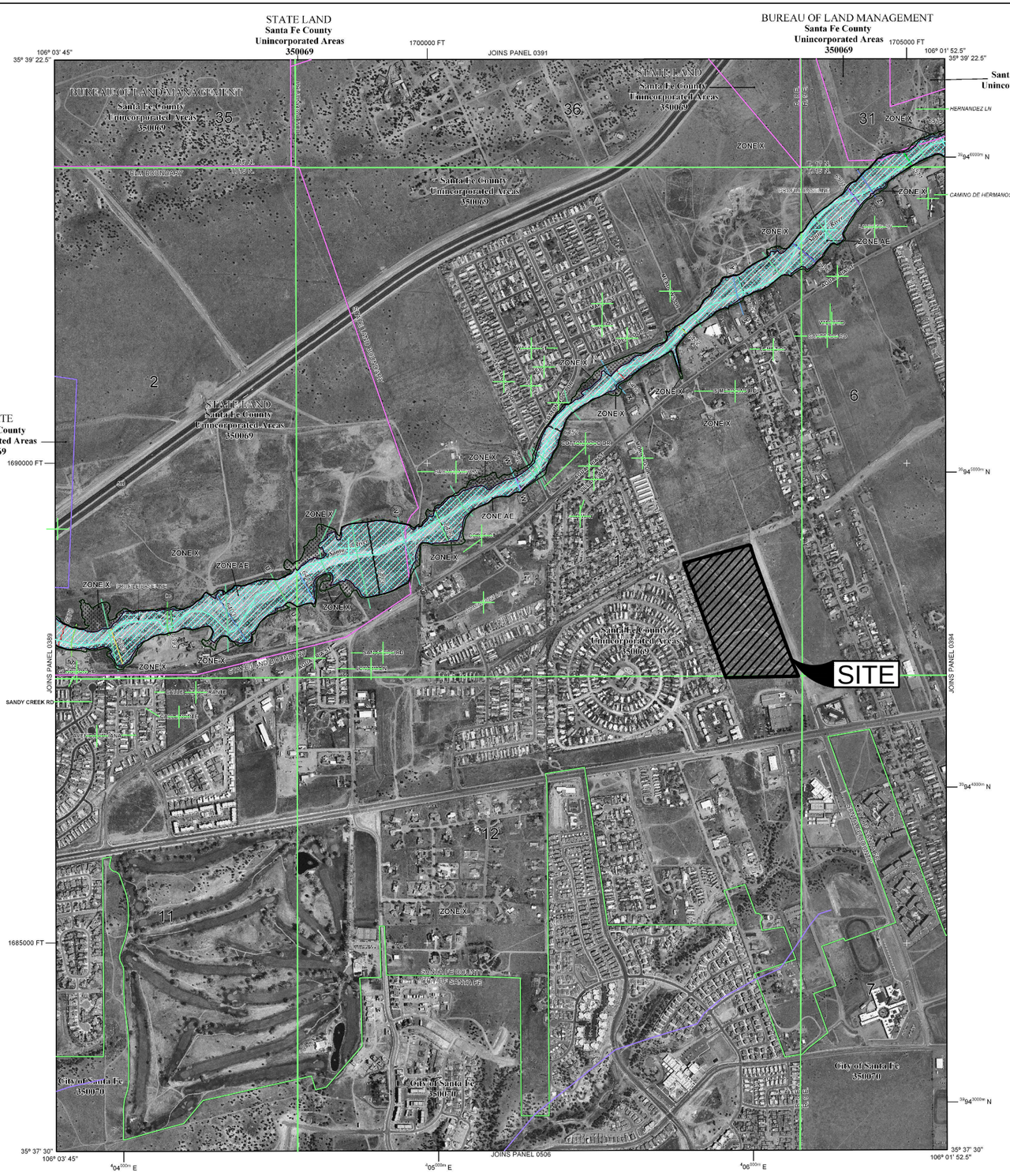
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map.The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and their website at www.msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1- 877- FEMA MAP** (1-877-336-2627) or visit the FEMA website at www.fema.gov.

NOTE:
THE FLOOD INSURANCE STUDY (FIS) WAS REVISED DECEMBER 4, 2012. NOT ALL FLOOD INSURANCE RATE MAPS WERE UPDATED. ACCORDING TO THE FEMA FLOOD MAP CENTER, MAP NUMBER 35049C0393D WAS NOT UPDATED.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- **ZONE A** — No Base Flood Elevations determined.
- **ZONE AE** — Base Flood Elevations determined.
- **ZONE AH** — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- **ZONE AO** — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- **ZONE AR** — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- **ZONE A99** — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- **ZONE VE** — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- **ZONE X** — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- **ZONE X / ZONE D** — Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D Boundary
- CBRS and OPA Boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line
- 97° 07' 30", 32° 22' 30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4 276 000mE — 1000-meter Universal Transverse Mercator grid values, zone 13
- 600000 FT — 5000-foot grid ticks: New Mexico State Plane coordinate system, Central zone (FIPSZONE 3002), Transverse Mercator
- DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index.

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP PANEL
JUNE 17, 2008

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0393D

FIRM
FLOOD INSURANCE RATE MAP
SANTA FE COUNTY, NEW MEXICO
AND INCORPORATED AREAS

PANEL 393 OF 1100

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SANTA FE, CITY OF	350070	0393	D
SANTA FE COUNTY (UNINCORPORATED AREAS)	350069	0393	D

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
35049C0393D

EFFECTIVE DATE
JUNE 17, 2008

Federal Emergency Management Agency

FIGURE 12

APPENDIX B

EXISTING CONDITIONS DRAINAGE CALCULATIONS

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: Q1 EXISTING CONDITIONS
State: New Mexico
County: Santa Fe
Filename: K:\HOMEWISE SOUTH MEADOWS\Drainage\TR55\Q1 EX.w55

Date: 9/7/2022
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Q1		Outlet	1.04	81	.405

Total area: 1.04 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
Q1	1.03	1.28	1.54
REACHES			
OUTLET	1.03	1.28	1.54

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
Q1	1.03	12.13	1.28	12.13	1.54	12.14
REACHES						
OUTLET	1.03		1.28		1.54	

CPC

LOS PRADOS
Q1 EXISTING CONDITIONS
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Q1	1.04	0.405	81	Outlet	

Total Area: 1.04 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Q1							
SHEET	100	0.0079	0.150				0.344
SHALLOW	378	0.0115	0.050				0.061
						Time of Concentration	.405

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Q1	Herbaceous	(fair)	C	1.04	81
	Total Area / Weighted Curve Number			1.04	81

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: Q2 EXISTING CONDITIONS
State: New Mexico
County: Santa Fe
Filename: K:\HOMEWISE SOUTH MEADOWS\Drainage\TR55\Q2 EX.w55

Date: 9/22/2022
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Q2		Outlet	24.4	81	.5

Total area: 24.40 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
Q2	21.21	26.37	31.83
REACHES			
OUTLET	21.21	26.37	31.83

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
Q2	21.21 12.20	26.37 12.19	31.83 12.20
REACHES			
OUTLET	21.21	26.37	31.83

CPC

LOS PRADOS
Q2 EXISTING CONDITIONS
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Q2	24.40	0.500	81	Outlet	

Total Area: 24.40 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Q2							
SHEET	100	0.0100	0.150				0.313
SHALLOW	1000	0.0218	0.050				0.117
SHALLOW	442	0.0117	0.050				0.070
						Time of Concentration	.5

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Q2	Herbaceous	(fair)	C	24.4	81
	Total Area / Weighted Curve Number			24.4	81

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: Q3 EXISTING CONDITIONS
State: New Mexico
County: Santa Fe
Filename: K:\HOMEWISE SOUTH MEADOWS\Drainage\TR55\Q3 EX.w55

Date: 9/7/2022
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Q3		Outlet	1.27	81	.238

Total area: 1.27 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
Q3	1.61	1.98	2.39
REACHES			
OUTLET	1.61	1.98	2.39

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
Q3	1.61 12.04	1.98 12.04	2.39 12.04
REACHES			
OUTLET	1.61	1.98	2.39

CPC

LOS PRADOS
Q3 EXISTING CONDITIONS
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Q3	1.27	0.238	81	Outlet	

Total Area: 1.27 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Q3							
SHEET	100	0.0337	0.150				0.192
SHALLOW	248	0.0086	0.050				0.046
						Time of Concentration	.238

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Q3	Herbaceous	(fair)	C	1.27	81
	Total Area / Weighted Curve Number			1.27	81

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: Q4 EXISTING CONDITIONS
State: New Mexico
County: Santa Fe
Filename: K:\HOMEWISE SOUTH MEADOWS\Drainage\TR55\Q4 EX.w55

Date: 9/7/2022
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Q4		Outlet	0.46	81	.304

Total area: .46 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
Q4	0.53	0.65	0.79
REACHES			
OUTLET	0.53	0.65	0.79

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
Q4	0.53	12.08	0.65	12.07	0.79	12.07
REACHES						
OUTLET	0.53		0.65		0.79	

CPC

LOS PRADOS
Q4 EXISTING CONDITIONS
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Q4	.46	0.304	81	Outlet	

Total Area: .46 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Q4							
SHEET	100	0.0114	0.150				0.297
SHALLOW	53	0.0160	0.050				0.007
						Time of Concentration	.304

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Q4	Herbaceous (fair)	C	.46	81
	Total Area / Weighted Curve Number		.46	81

APPENDIX C

DEVELOPED CONDITIONS DRAINAGE CALCULATIONS

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2A PROP DI ON CALLE CAMPO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2A PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2A		Outlet	1.5	92	.234

Total area: 1.50 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2A	3.34	3.86	4.39
REACHES			
OUTLET	3.34	3.86	4.39

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2A	3.34 12.02	3.86 12.02	4.39 12.03
REACHES			
OUTLET	3.34	3.86	4.39

CPC

LOS PRADOS
QD2A PROP DI ON CALLE CAMPO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2A	1.50	0.234	92	Outlet	

Total Area: 1.50 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2A							
SHEET	100	0.0472	0.150				0.168
SHALLOW	81	0.0519	0.050				0.006
SHALLOW	334	0.0091	0.050				0.060
						Time of Concentration	.234

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2A	Paved parking lots, roofs, driveways	C	.03	98
	Paved; curbs and storm sewers	C	.1	98
	Residential districts (1/8 acre)	C	.07	90
	Newly graded area (pervious only)	C	1.3	91
	Total Area / Weighted Curve Number		1.5	92

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2B PROP DI ON CALLE CAMPO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2B PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2B		Outlet	0.83	90	.281

Total area: .83 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2B	1.59	1.86	2.14
REACHES			
OUTLET	1.59	1.86	2.14

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2B	1.59 12.07	1.86 12.06	2.14 12.06
REACHES			
OUTLET	1.59	1.86	2.14

CPC

LOS PRADOS
QD2B PROP DI ON CALLE CAMPO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2B	.83	0.281	90	Outlet	

Total Area: .83 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2B							
SHEET	65	0.0100	0.150				0.222
SHALLOW	110	0.0100	0.050				0.019
SHALLOW	229	0.0099	0.050				0.040
						Time of Concentration	.281

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2B	Residential districts (1/8 acre)	C	.83	90
	Total Area / Weighted Curve Number		.83	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2C PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2C PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2C		Outlet	0.54	95	.159

Total area: .54 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2C	1.48	1.68	1.89
REACHES			
OUTLET	1.48	1.68	1.89

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
QD2C	1.48	11.97	1.68	11.96	1.89	11.97
REACHES						
OUTLET	1.48		1.68		1.89	

CPC

LOS PRADOS
QD2C PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2C	.54	0.159	95	Outlet	

Total Area: .54 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2C							
SHEET	32	0.0238	0.150				0.089
SHALLOW	614	0.0229	0.050				0.070
						Time of Concentration	.159

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2C	Paved parking lots, roofs, driveways	C	.08	98
	Paved; curbs and storm sewers	C	.25	98
	Newly graded area (pervious only)	C	.21	91
	Total Area / Weighted Curve Number		.54	95

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2D PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2D PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2D		Outlet	1.45	92	.31

Total area: 1.45 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2D	2.92	3.37	3.83
REACHES			
OUTLET	2.92	3.37	3.83

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
QD2D	2.92	12.07	3.37	12.08	3.83	12.06
REACHES						
OUTLET	2.92		3.37		3.83	

CPC

LOS PRADOS
QD2D PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2D	1.45	0.310	92	Outlet	

Total Area: 1.45 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2D							
SHEET	100	0.0210	0.150				0.232
SHALLOW	25	0.0484	0.050				0.002
SHALLOW	623	0.0197	0.050				0.076
						Time of Concentration	.31

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2D	Paved parking lots, roofs, driveways	C	.07	98
	Paved; curbs and storm sewers	C	.18	98
	Residential districts (1/8 acre)	C	.58	90
	Newly graded area (pervious only)	C	.62	91
	Total Area / Weighted Curve Number		1.45	92

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2E PROP DI ON CALLE DEL GIRASOL
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2E PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2E		Outlet	1.05	90	.198

Total area: 1.05 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2E	2.25	2.63	3.02
REACHES			
OUTLET	2.25	2.63	3.02

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2E	2.25 12.00	2.63 12.01	3.02 12.01
REACHES			
OUTLET	2.25	2.63	3.02

CPC

LOS PRADOS
QD2E PROP DI ON CALLE DEL GIRASOL
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2E	1.05	0.198	90	Outlet	

Total Area: 1.05 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2E							
SHEET	63	0.0306	0.150				0.138
SHALLOW	385	0.0122	0.050				0.060
						Time of Concentration	.198

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2E	Residential districts (1/8 acre)	C	1.05	90
	Total Area / Weighted Curve Number		1.05	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2F PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2F PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2F		Outlet	0.56	90	0.1

Total area: .56 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2F	1.40	1.63	1.88
REACHES			
OUTLET	1.40	1.63	1.88

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2F	1.40 11.93	1.63 11.93	1.88 11.93
REACHES			
OUTLET	1.40	1.63	1.88

CPC

LOS PRADOS
QD2F PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2F	.56	0.100	90	Outlet	

Total Area: .56 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2F							
SHEET	48	0.1000	0.150				0.069
SHALLOW	65	0.0512	0.050				0.005
SHALLOW	119	0.0104	0.050				0.020
						Time of Concentration	0.1

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2F	Residential districts (1/8 acre)	C	.56	90
	Total Area / Weighted Curve Number		.56	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2G PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2G PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2G		Outlet	0.76	90	.213

Total area: .76 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2G	1.60	1.87	2.15
REACHES			
OUTLET	1.60	1.87	2.15

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2G	1.60 12.02	1.87 12.01	2.15 12.01
REACHES			
OUTLET	1.60	1.87	2.15

CPC

LOS PRADOS
QD2G PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2G	.76	0.213	90	Outlet	

Total Area: .76 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2G							
SHEET	44	0.0100	0.150				0.162
SHALLOW	127	0.0100	0.050				0.022
SHALLOW	173	0.0107	0.050				0.029
						Time of Concentration	.213

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2G	Residential districts (1/8 acre)	C	.76	90
	Total Area / Weighted Curve Number		.76	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2H PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2H PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2H		Outlet	0.03	98	0.1

Total area: .03 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2H	0.10	0.12	0.13
REACHES			
OUTLET	0.10	0.12	0.13

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2H	0.10 11.93	0.12 11.93	0.13 11.92
REACHES			
OUTLET	0.10	0.12	0.13

CPC

LOS PRADOS
QD2H PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2H	.03	0.100	98	Outlet	

Total Area: .03 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2H							
SHEET	43	0.0179	0.011				0.016
						Time of Concentration	0.1

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2H	Paved; curbs and storm sewers	C	.03	98
	Total Area / Weighted Curve Number		.03	98

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2I PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2I PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2I		Outlet	0.28	90	.205

Total area: .28 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2I	0.60	0.70	0.80
REACHES			
OUTLET	0.60	0.70	0.80

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2I	0.60 12.01	0.70 12.01	0.80 12.01
REACHES			
OUTLET	0.60	0.70	0.80

CPC

LOS PRADOS
QD2I PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2I	.28	0.205	90	Outlet	

Total Area: .28 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2I							
SHEET	71	0.0196	0.150				0.182
SHALLOW	126	0.0087	0.050				0.023
						Time of Concentration	.205

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2I	Residential districts (1/8 acre)	C	.28	90
	Total Area / Weighted Curve Number		.28	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2J PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2J PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2J		Outlet	0.6	90	.203

Total area: .60 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2J	1.28	1.50	1.72
REACHES			
OUTLET	1.28	1.50	1.72

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2J	1.28 12.00	1.50 12.01	1.72 12.01
REACHES			
OUTLET	1.28	1.50	1.72

CPC

LOS PRADOS
QD2J PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2J	.60	0.203	90	Outlet	

Total Area: .60 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2J							
SHEET	44	0.0100	0.150				0.162
SHALLOW	119	0.0100	0.050				0.020
SHALLOW	123	0.0103	0.050				0.021
						Time of Concentration	.203

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2J	Residential districts (1/8 acre)	C	.6	90
	Total Area / Weighted Curve Number		.6	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2K PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2K PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2K		Outlet	0.17	90	.23

Total area: .17 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2K	0.35	0.42	0.48
REACHES			
OUTLET	0.35	0.42	0.48

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
QD2K	0.35	12.02	0.42	12.03	0.48	12.02
REACHES						
OUTLET	0.35		0.42		0.48	

CPC

LOS PRADOS
QD2K PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2K	.17	0.230	90	Outlet	

Total Area: .17 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2K							
SHEET	64	0.0100	0.150				0.219
SHALLOW	83	0.0178	0.050				0.011
						Time of Concentration	.23

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2K	Residential districts (1/8 acre)	C	.17	90
	Total Area / Weighted Curve Number		.17	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2L PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2L PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2L		Outlet	0.3	90	.239

Total area: .30 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2L	0.61	0.71	0.82
REACHES			
OUTLET	0.61	0.71	0.82

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2L	0.61 12.03	0.71 12.03	0.82 12.03
REACHES			
OUTLET	0.61	0.71	0.82

CPC

LOS PRADOS
QD2L PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2L	.30	0.239	90	Outlet	

Total Area: .30 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2L							
SHEET	61	0.0100	0.150				0.211
SHALLOW	102	0.0039	0.050				0.028
						Time of Concentration	.239

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2L	Residential districts (1/8 acre)	C	.3	90
	Total Area / Weighted Curve Number		.3	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2M PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2M PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2M		Outlet	0.9	90	.199

Total area: .90 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2M	1.93	2.26	2.59
REACHES			
OUTLET	1.93	2.26	2.59

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2M	1.93 12.00	2.26 12.00	2.59 12.00
REACHES			
OUTLET	1.93	2.26	2.59

CPC

LOS PRADOS
QD2M PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2M	.90	0.199	90	Outlet	

Total Area: .90 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2M							
SHEET	43	0.0100	0.150				0.159
SHALLOW	116	0.0100	0.050				0.020
SHALLOW	81	0.0048	0.050				0.020
						Time of Concentration	.199

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2M	Residential districts (1/8 acre)	C	.9	90
	Total Area / Weighted Curve Number		.9	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2N PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2N PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2N		Outlet	0.09	96	0.1

Total area: .09 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2N	0.28	0.32	0.35
REACHES			
OUTLET	0.28	0.32	0.35

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
QD2N	0.28	11.93	0.32	11.93	0.35	11.92
REACHES						
OUTLET	0.28		0.32		0.35	

CPC

LOS PRADOS
QD2N PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2N	.09	0.100	96	Outlet	

Total Area: .09 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2N							
SHEET	17	0.0106	0.011				0.009
SHALLOW	112	0.0091	0.050				0.020
						Time of Concentration	0.1

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2N	Paved parking lots, roofs, driveways	C	.02	98
	Paved; curbs and storm sewers	C	.05	98
	Newly graded area (pervious only)	C	.02	91
	Total Area / Weighted Curve Number		.09	96

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2O PROP DI ON CAM DEL LLANO
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2O PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2O		Outlet	0.67	90	.124

Total area: .67 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2O	1.60	1.87	2.15
REACHES			
OUTLET	1.60	1.87	2.15

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2O	1.60 11.95	1.87 11.94	2.15 11.95
REACHES			
OUTLET	1.60	1.87	2.15

CPC

LOS PRADOS
QD2O PROP DI ON CAM DEL LLANO
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2O	.67	0.124	90	Outlet	

Total Area: .67 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2O							
SHEET	12	0.0100	0.150				0.057
SHALLOW	120	0.0100	0.050				0.021
SHALLOW	189	0.0049	0.050				0.046
						Time of Concentration	.124

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2O	Residential districts (1/8 acre)	C	.67	90
	Total Area / Weighted Curve Number		.67	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2P PROP DI ON CALLE DEL GIRASOL
State: New Mexico
County: Santa Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2P PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2P		Outlet	0.94	90	.373

Total area: .94 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2P	1.58	1.85	2.13
REACHES			
OUTLET	1.58	1.85	2.13

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2P	1.58 12.12	1.85 12.11	2.13 12.12
REACHES			
OUTLET	1.58	1.85	2.13

CPC

LOS PRADOS
QD2P PROP DI ON CALLE DEL GIRASOL
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2P	.94	0.373	90	Outlet	

Total Area: .94 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2P							
SHEET	100	0.0100	0.150				0.313
SHALLOW	40	0.0100	0.050				0.007
SHALLOW	314	0.0103	0.050				0.053
						Time of Concentration	.373

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2P	Residential districts (1/8 acre)	C	.94	90
	Total Area / Weighted Curve Number		.94	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2Q PROP DI ON AVE DE LOS PRADOS
State: New Mexico
County: Santa Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2Q PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2Q		Outlet	1.13	90	.282

Total area: 1.13 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2Q	2.16	2.53	2.91
REACHES			
OUTLET	2.16	2.53	2.91

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
QD2Q	2.16	12.05	2.53	12.07	2.91	12.05
REACHES						
OUTLET	2.16		2.53		2.91	

CPC

LOS PRADOS
QD2Q PROP DI ON AVE DE LOS PRADOS
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2Q	1.13	0.282	90	Outlet	

Total Area: 1.13 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2Q							
SHEET	60	0.0100	0.150				0.208
SHALLOW	445	0.0108	0.050				0.074
						Time of Concentration	.282

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2Q	Residential districts (1/8 acre)	C	1.13	90
	Total Area / Weighted Curve Number		1.13	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2R PROP DI ON AVE DE LOS PRADOS
State: New Mexico
County: Santa Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2R PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2R		Outlet	0.86	90	.219

Total area: .86 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2R	1.79	2.09	2.40
REACHES			
OUTLET	1.79	2.09	2.40

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2R	1.79 12.03	2.09 12.02	2.40 12.02
REACHES			
OUTLET	1.79	2.09	2.40

CPC

LOS PRADOS
QD2R PROP DI ON AVE DE LOS PRADOS
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2R	.86	0.219	90	Outlet	

Total Area: .86 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2R							
SHEET	43	0.0100	0.150				0.159
SHALLOW	113	0.0100	0.050				0.019
SHALLOW	249	0.0110	0.050				0.041
						Time of Concentration	.219

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2R	Residential districts (1/8 acre)	C	.86	90
	Total Area / Weighted Curve Number		.86	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2S PROP DI ON CALLE CAMPO
State: New Mexico
County: Santa Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2S PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2S		Outlet	1.31	90	.386

Total area: 1.31 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2S	2.17	2.54	2.92
REACHES			
OUTLET	2.17	2.54	2.92

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2S	2.17 12.13	2.54 12.11	2.92 12.11
REACHES			
OUTLET	2.17	2.54	2.92

CPC

LOS PRADOS
QD2S PROP DI ON CALLE CAMPO
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2S	1.31	0.386	90	Outlet	

Total Area: 1.31 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2S							
SHEET	92	0.0100	0.150				0.292
SHALLOW	483	0.0078	0.050				0.094
						Time of Concentration	.386

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2S	Residential districts (1/8 acre)	C	1.31	90
	Total Area / Weighted Curve Number		1.31	90

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2T PROP DI ON CALLE CAMPO
State: New Mexico
County: Santa Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-21 RAIN\QD2T PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2T		Outlet	3.13	91	.404

Total area: 3.13 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2T	5.29	6.16	7.04
REACHES			
OUTLET	5.29	6.16	7.04

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2T	5.29 12.13	6.16 12.12	7.04 12.11
REACHES			
OUTLET	5.29	6.16	7.04

CPC

LOS PRADOS
QD2T PROP DI ON CALLE CAMPO
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2T	3.13	0.404	91	Outlet	

Total Area: 3.13 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2T							
SHEET	100	0.0289	0.150				0.204
SHALLOW	480	0.0108	0.050				0.080
SHALLOW	613	0.0077	0.050				0.120
						Time of Concentration	.404

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2T	Paved parking lots, roofs, driveways	C	.04	98
	Paved; curbs and storm sewers	C	.16	98
	Residential districts (1/8 acre)	C	2.65	90
	Newly graded area (pervious only)	C	.28	91
	Total Area / Weighted Curve Number		3.13	91

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2U PROP FLOW ON SOUTH MEADOWS ROAD
State: New Mexico
County: Santa Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-17\QD2U PRO.w55

Date: 6/17/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2U		Outlet	0.18	97	0.1

Total area: .18 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2U	0.57	0.65	0.72
REACHES			
OUTLET	0.57	0.65	0.72

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2U	0.57 11.92	0.65 11.93	0.72 11.93
REACHES			
OUTLET	0.57	0.65	0.72

CPC

LOS PRADOS
QD2U PROP FLOW ON SOUTH MEADOWS ROAD
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2U	.18	0.100	97	Outlet	

Total Area: .18 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2U							
SHEET	29	0.0245	0.011				0.010
SHALLOW	328	0.0289	0.025				0.026
						Time of Concentration	0.1

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2U	Paved parking lots, roofs, driveways	C	.04	98
	Paved; curbs and storm sewers	C	.11	98
	Newly graded area (pervious only)	C	.03	91
	Total Area / Weighted Curve Number		.18	97

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2V PROP FLOW ON SOUTH MEADOWS ROAD
State: New Mexico
County: Santa Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-17\QD2V PRO.w55

Date: 6/17/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2V		Outlet	0.1	97	.103

Total area: .10 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2V	0.33	0.37	0.41
REACHES			
OUTLET	0.33	0.37	0.41

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2V	0.33 11.93	0.37 11.93	0.41 11.93
REACHES			
OUTLET	0.33	0.37	0.41

CPC

LOS PRADOS
QD2V PROP FLOW ON SOUTH MEADOWS ROAD
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2V	.10	0.103	97	Outlet	

Total Area: .10 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2V							
SHEET	26	0.0265	0.150				0.072
SHALLOW	177	0.0059	0.025				0.031
						Time of Concentration	.103

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2V	Paved parking lots, roofs, driveways	C	.02	98
	Paved; curbs and storm sewers	C	.07	98
	Newly graded area (pervious only)	C	.01	91
	Total Area / Weighted Curve Number		.1	97

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2W PROP FLOW ON SOUTH MEADOWS ROAD
State: New Mexico
County: Santa Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-17\QD2W PRO.w55

Date: 6/17/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2W		Outlet	0.09	93	.121

Total area: .09 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2W	0.24	0.28	0.32
REACHES			
OUTLET	0.24	0.28	0.32

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs)	(hr)	50-Yr (cfs)	(hr)	100-Yr (cfs)	(hr)
SUBAREAS						
QD2W	0.24	11.94	0.28	11.94	0.32	11.94
REACHES						
OUTLET	0.24		0.28		0.32	

CPC

LOS PRADOS
QD2W PROP FLOW ON SOUTH MEADOWS ROAD
Santa Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2W	.09	0.121	93	Outlet	

Total Area: .09 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2W							
SHEET	25	0.0108	0.150				0.100
SHALLOW	167	0.0113	0.025				0.021
						Time of Concentration	.121

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2W	Paved parking lots, roofs, driveways	C	.01	98
	Paved; curbs and storm sewers	C	.02	98
	Newly graded area (pervious only)	C	.06	91
	Total Area / Weighted Curve Number		.09	93

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD2X PROP OUTFLOW
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-17\QD2X PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD2X		Outlet	5.05	74	.416

Total area: 5.05 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD2X	2.93	3.90	4.97
REACHES			
OUTLET	2.93	3.90	4.97

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD2X	2.93 12.15	3.90 12.16	4.97 12.16
REACHES			
OUTLET	2.93	3.90	4.97

CPC

LOS PRADOS
QD2X PROP OUTFLOW
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD2X	5.05	0.416	74	Outlet	

Total Area: 5.05 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD2X							
SHEET	100	0.0086	0.150				0.332
SHALLOW	676	0.0193	0.050				0.084
						Time of Concentration	.416

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD2X	Herbaceous	(good)	C	5.05	74
	Total Area / Weighted Curve Number			5.05	74

WinTR-55 Current Data Description

--- Identification Data ---

User: CPC
Project: LOS PRADOS
SubTitle: QD3 PROP OFFSITE FLOW
State: New Mexico
County: Sante Fe
Filename: K:\Homewise Los Prados Plat Submittal\Drainage\TR55\2024-06-17\QD3 PRO.w55

Date: 6/21/2024
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
QD3		Outlet	0.75	81	.238

Total area: .75 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	-Yr (in)	-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.52	.0	.0	2.6	2.91	3.23	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)
SUBAREAS			
QD3	0.95	1.17	1.41
REACHES			
OUTLET	0.95	1.17	1.41

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)	50-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
QD3	0.95 12.04	1.17 12.04	1.41 12.04
REACHES			
OUTLET	0.95	1.17	1.41

CPC

LOS PRADOS
QD3 PROP OFFSITE FLOW
Sante Fe County, New Mexico

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
QD3	.75	0.238	81	Outlet	

Total Area: .75 (ac)

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
QD3							
SHEET	100	0.0337	0.150				0.192
SHALLOW	248	0.0086	0.050				0.046
						Time of Concentration	.238

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
QD3	Herbaceous	(fair)	C	.75	81
	Total Area / Weighted Curve Number			.75	81

APPENDIX D

ENERGY DISSIPATOR CALCULATIONS

Design External Dissipator

Parameter	Value	Units
Select Culvert and Flow		
Crossing	Crossing 1	
Culvert	Culvert 1	
Flow	47.56	cfs
Culvert Data		
Culvert Width (including multiple barrels)	10.4	ft
Culvert Height	2.7	ft
Outlet Depth	0.43	ft
Outlet Velocity	6.07	ft/s
Froude Number	1.61	
Tailwater Depth	0.43	ft
Tailwater Velocity	1.25	ft/s
Tailwater Slope (SO)	0.0111	
External Dissipator Data		
External Dissipator Category	Streambed Level Structures	
External Dissipator Type	Riprap Basin	
Restrictions		
Froude Number	<3	
Input Data		
Condition to be used to Compute Basin Outlet Velocity	Envelope Curve	
D50 of the Riprap Mixture		
Note:	Minimum HS/D50 = 2 is Obtained if D50 = 0.304 ft	
D50 of the Riprap Mixture	0.304	ft
DMax of the Riprap Mixture	2.000	ft
Results		
Brink Depth	0.434	ft
Brink Velocity	6.072	ft/s
Depth (YE)	1.505	ft
Riprap Thickness	3.000	ft
Riprap Foreslope	4.0000	ft
Check HS/D50		
Note:	OK if HS/D50 > 2.0	
HS/D50	2.020	
HS/D50 Check	HS/D50 is OK	
Check D50/YE		
Note:	OK if 0.1 < D50/YE < 0.7	
Check D50/YE	0.202	
D50/YE Check	D50/YE is OK	
Basin Length (LB)	12.101	ft
Basin Width	11.077	ft
Apron Length	3.070	ft
Pool Length	9.031	ft
Pool Depth (HS)	0.614	ft
TW/YE	0.284	
Tailwater Depth (TW)	0.428	ft
Average Velocity with TW	5.387	ft/s
Critical Depth (Yc)	0.557	ft
Average Velocity with Yc	4.049	ft/s

APPENDIX E

FLOW ROUTING CALCULATIONS

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Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)							Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	-------	1.549	-------	-------	-------	3.332	3.851	4.386	QD2A
2	Reach	1	-------	1.558	-------	-------	-------	3.350	3.869	4.403	FLOW FROM QD2A
3	SCS Runoff	------	-------	0.668	-------	-------	-------	1.558	1.822	2.096	QD2B
4	Combine	2, 3	-------	2.225	-------	-------	-------	4.908	5.691	6.500	FLOW FROM QD2B
5	Reach	4	-------	2.243	-------	-------	-------	4.916	5.712	6.533	FLOW FROM QD2B
6	SCS Runoff	------	-------	0.866	-------	-------	-------	1.668	1.896	2.131	QD2C
7	Combine	5, 6	-------	2.745	-------	-------	-------	6.022	6.978	7.965	FLOW FROM QD2C
8	Reach	7	-------	2.770	-------	-------	-------	6.062	7.017	8.002	FLOW FROM QD2C
9	SCS Runoff	------	-------	1.376	-------	-------	-------	2.975	3.440	3.921	QD2D
10	Combine	8, 9	-------	4.146	-------	-------	-------	9.037	10.46	11.92	FLOW FROM QD2D
11	Reach	10	-------	4.121	-------	-------	-------	9.052	10.47	11.93	FLOW FROM QD2D
12	SCS Runoff	------	-------	1.055	-------	-------	-------	2.443	2.854	3.280	QD2E
13	Reach	12	-------	1.038	-------	-------	-------	2.457	2.877	3.311	FLOW FROM QD2E
14	SCS Runoff	------	-------	0.661	-------	-------	-------	1.507	1.757	2.015	QD2F
15	Combine	13, 14	-------	1.434	-------	-------	-------	3.492	4.108	4.748	FLOW FROM QD2F
16	Reach	15	-------	1.436	-------	-------	-------	3.570	4.196	4.844	FLOW FROM QD2F
18	SCS Runoff	------	-------	0.764	-------	-------	-------	1.768	2.066	2.374	QD2G
19	Combine	11, 16, 18	-------	5.972	-------	-------	-------	13.61	15.83	18.17	FLOW FROM QD2G
20	Reach	19	-------	5.999	-------	-------	-------	13.76	16.03	18.35	FLOW FROM QD2G
21	SCS Runoff	------	-------	0.603	-------	-------	-------	1.396	1.631	1.875	QD2J
22	Combine	20, 21	-------	6.466	-------	-------	-------	14.99	17.47	20.00	FLOW FROM QD2J
23	Reach	22	-------	6.465	-------	-------	-------	15.03	17.51	20.24	FLOW FROM QD2J
24	SCS Runoff	------	-------	0.905	-------	-------	-------	2.094	2.446	2.812	QD2M
25	Combine	23, 24	-------	7.070	-------	-------	-------	16.75	19.67	22.72	FLOW FROM QD2M
26	Reach	25	-------	6.971	-------	-------	-------	16.82	19.81	22.95	FLOW FROM QD2M
27	SCS Runoff	------	-------	0.742	-------	-------	-------	1.706	1.992	2.287	QD2O
28	Combine	26, 27	-------	7.139	-------	-------	-------	17.60	20.72	23.98	FLOW FROM QD2O
29	Reach	28	-------	7.180	-------	-------	-------	17.91	21.36	25.37	FLOW TO POND FROM WEST PIPE
31	SCS Runoff	------	-------	0.695	-------	-------	-------	1.628	1.906	2.194	QD2P
32	Reach	31	-------	0.694	-------	-------	-------	1.636	1.915	2.204	FLOW FROM QD2P
33	SCS Runoff	------	-------	0.059	-------	-------	-------	0.105	0.118	0.131	QD2H
34	Combine	32, 33	-------	0.701	-------	-------	-------	1.650	1.930	2.221	FLOW FROM QD2H
35	Reach	34	-------	0.641	-------	-------	-------	1.613	1.903	2.202	FLOW FROM QD2H

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
36	SCS Runoff	------	-------	0.281	-------	-------	-------	0.651	0.761	0.875	QD2I
37	Combine	35, 36	-------	0.731	-------	-------	-------	1.944	2.306	2.683	FLOW FROM QD2I
38	Reach	37	-------	0.720	-------	-------	-------	1.943	2.306	2.685	FLOW FROM QD2I
40	SCS Runoff	------	-------	0.909	-------	-------	-------	2.121	2.481	2.854	QD2Q
41	Reach	40	-------	0.910	-------	-------	-------	2.133	2.494	2.868	FLOW FROM QD2Q
42	SCS Runoff	------	-------	0.864	-------	-------	-------	2.001	2.338	2.687	QD2R
43	Combine	41, 42	-------	1.656	-------	-------	-------	3.921	4.593	5.291	FLOW FROM QD2R
44	Reach	43	-------	1.671	-------	-------	-------	3.950	4.621	5.317	FLOW FROM QD2R
46	SCS Runoff	------	-------	0.149	-------	-------	-------	0.346	0.405	0.465	QD2K
47	Combine	38, 44, 46	-------	2.412	-------	-------	-------	6.088	7.186	8.324	FLOW FROM QD2K
48	Reach	47	-------	2.405	-------	-------	-------	6.122	7.219	8.352	FLOW FROM QD2K
49	SCS Runoff	------	-------	0.263	-------	-------	-------	0.611	0.714	0.821	QD2L
50	Combine	48, 49	-------	2.616	-------	-------	-------	6.666	7.853	9.079	FLOW FROM QD2L
51	Reach	50	-------	2.506	-------	-------	-------	6.652	7.852	9.088	FLOW FROM QD2L
53	SCS Runoff	------	-------	0.969	-------	-------	-------	2.269	2.656	3.058	QD2S
54	Reach	53	-------	0.974	-------	-------	-------	2.282	2.670	3.072	FLOW FROM QD2S
55	SCS Runoff	------	-------	2.292	-------	-------	-------	5.169	6.017	6.894	QD2T
56	Combine	54, 55	-------	3.266	-------	-------	-------	7.452	8.687	9.967	FLOW FROM QD2T
57	Reach	56	-------	3.289	-------	-------	-------	7.472	8.703	9.977	FLOW FROM QD2T
58	Combine	51, 57	-------	5.775	-------	-------	-------	14.07	16.52	19.03	FLOW AT MANHOLE
59	Reach	58	-------	5.773	-------	-------	-------	14.15	16.57	19.05	FLOW FROM MANHOLE
60	SCS Runoff	------	-------	0.162	-------	-------	-------	0.300	0.340	0.380	QD2N
61	Combine	59, 60	-------	5.792	-------	-------	-------	14.19	16.61	19.10	FLOW FROM QD2N
62	Reach	61	-------	5.836	-------	-------	-------	14.20	16.69	19.23	FLOW TO POND FROM EAST PIPE
64	SCS Runoff	------	-------	0.375	-------	-------	-------	2.889	3.847	4.900	QD2X FLOW FROM PARK AREA
65	SCS Runoff	------	-------	0.267	-------	-------	-------	0.941	1.166	1.407	QD3
67	Combine	29, 62, 64, 65,	-------	13.39	-------	-------	-------	35.13	42.27	50.18	TOTAL FLOW TO POND
69	Reservoir(i)	67	-------	12.23	-------	-------	-------	24.51	26.68	27.60	Stage 3

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.332	2	722	9,481	------	------	------	QD2A
2	Reach	3.350	2	724	9,480	1	------	------	FLOW FROM QD2A
3	SCS Runoff	1.558	2	724	4,882	------	------	------	QD2B
4	Combine	4.908	2	724	14,363	2, 3	------	------	FLOW FROM QD2B
5	Reach	4.916	2	724	14,363	4	------	------	FLOW FROM QD2B
6	SCS Runoff	1.668	2	718	4,038	------	------	------	QD2C
7	Combine	6.022	2	722	18,401	5, 6	------	------	FLOW FROM QD2C
8	Reach	6.062	2	724	18,405	7	------	------	FLOW FROM QD2C
9	SCS Runoff	2.975	2	724	9,400	------	------	------	QD2D
10	Combine	9.037	2	724	27,806	8, 9	------	------	FLOW FROM QD2D
11	Reach	9.052	2	726	27,807	10	------	------	FLOW FROM QD2D
12	SCS Runoff	2.443	2	720	6,370	------	------	------	QD2E
13	Reach	2.457	2	722	6,368	12	------	------	FLOW FROM QD2E
14	SCS Runoff	1.507	2	716	3,088	------	------	------	QD2F
15	Combine	3.492	2	718	9,456	13, 14	------	------	FLOW FROM QD2F
16	Reach	3.570	2	720	9,456	15	------	------	FLOW FROM QD2F
18	SCS Runoff	1.768	2	720	4,610	------	------	------	QD2G
19	Combine	13.61	2	724	41,873	11, 16, 18	------	------	FLOW FROM QD2G
20	Reach	13.76	2	724	41,879	19	------	------	FLOW FROM QD2G
21	SCS Runoff	1.396	2	720	3,640	------	------	------	QD2J
22	Combine	14.99	2	724	45,519	20, 21	------	------	FLOW FROM QD2J
23	Reach	15.03	2	726	45,526	22	------	------	FLOW FROM QD2J
24	SCS Runoff	2.094	2	720	5,460	------	------	------	QD2M
25	Combine	16.75	2	724	50,986	23, 24	------	------	FLOW FROM QD2M
26	Reach	16.82	2	726	50,989	25	------	------	FLOW FROM QD2M
27	SCS Runoff	1.706	2	718	3,941	------	------	------	QD2O
28	Combine	17.60	2	726	54,930	26, 27	------	------	FLOW FROM QD2O
29	Reach	17.91	2	728	54,968	28	------	------	FLOW TO POND FROM WEST PIPE
31	SCS Runoff	1.628	2	726	5,628	------	------	------	QD2P
32	Reach	1.636	2	728	5,626	31	------	------	FLOW FROM QD2P
33	SCS Runoff	0.105	2	716	242	------	------	------	QD2H
34	Combine	1.650	2	728	5,868	32, 33	------	------	FLOW FROM QD2H
35	Reach	1.613	2	732	5,865	34	------	------	FLOW FROM QD2H

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

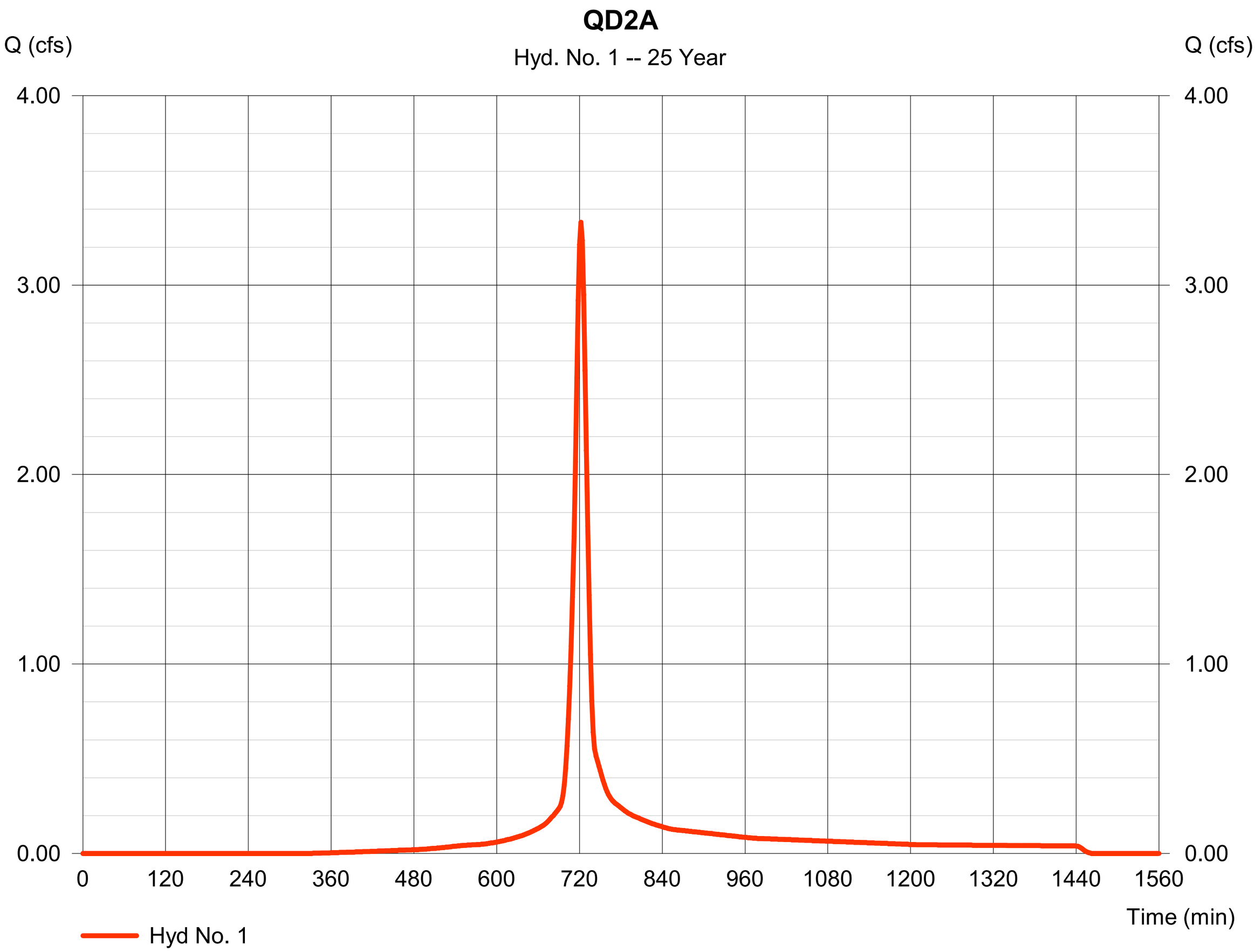
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
36	SCS Runoff	0.651	2	720	1,699	------	------	------	QD2I
37	Combine	1.944	2	728	7,564	35, 36	------	------	FLOW FROM QD2I
38	Reach	1.943	2	730	7,564	37	------	------	FLOW FROM QD2I
40	SCS Runoff	2.121	2	724	6,647	------	------	------	QD2Q
41	Reach	2.133	2	726	6,645	40	------	------	FLOW FROM QD2Q
42	SCS Runoff	2.001	2	720	5,217	------	------	------	QD2R
43	Combine	3.921	2	722	11,862	41, 42	------	------	FLOW FROM QD2R
44	Reach	3.950	2	724	11,864	43	------	------	FLOW FROM QD2R
46	SCS Runoff	0.346	2	722	975	------	------	------	QD2K
47	Combine	6.088	2	724	20,402	38, 44, 46	------	------	FLOW FROM QD2K
48	Reach	6.122	2	726	20,403	47	------	------	FLOW FROM QD2K
49	SCS Runoff	0.611	2	722	1,721	------	------	------	QD2L
50	Combine	6.666	2	726	22,124	48, 49	------	------	FLOW FROM QD2L
51	Reach	6.652	2	728	22,124	50	------	------	FLOW FROM QD2L
53	SCS Runoff	2.269	2	726	7,844	------	------	------	QD2S
54	Reach	2.282	2	728	7,841	53	------	------	FLOW FROM QD2S
55	SCS Runoff	5.169	2	728	19,032	------	------	------	QD2T
56	Combine	7.452	2	728	26,873	54, 55	------	------	FLOW FROM QD2T
57	Reach	7.472	2	730	26,871	56	------	------	FLOW FROM QD2T
58	Combine	14.07	2	728	48,995	51, 57	------	------	FLOW AT MANHOLE
59	Reach	14.15	2	730	48,995	58	------	------	FLOW FROM MANHOLE
60	SCS Runoff	0.300	2	716	661	------	------	------	QD2N
61	Combine	14.19	2	730	49,657	59, 60	------	------	FLOW FROM QD2N
62	Reach	14.20	2	730	49,663	61	------	------	FLOW TO POND FROM EAST PIPE
64	SCS Runoff	2.889	2	730	12,005	------	------	------	QD2X FLOW FROM PARK AREA
65	SCS Runoff	0.941	2	722	2,692	------	------	------	QD3
67	Combine	35.13	2	728	119,328	29, 62, 64, 65,	------	------	TOTAL FLOW TO POND
69	Reservoir(i)	24.51	2	736	84,038	67	6476.21	17,104	Stage 3

Hydrograph Report

Hyd. No. 1

QD2A

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.332 cfs
Storm frequency	=	25 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	9,481 cuft
Drainage area	=	1.500 ac	Curve number	=	92
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	14.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



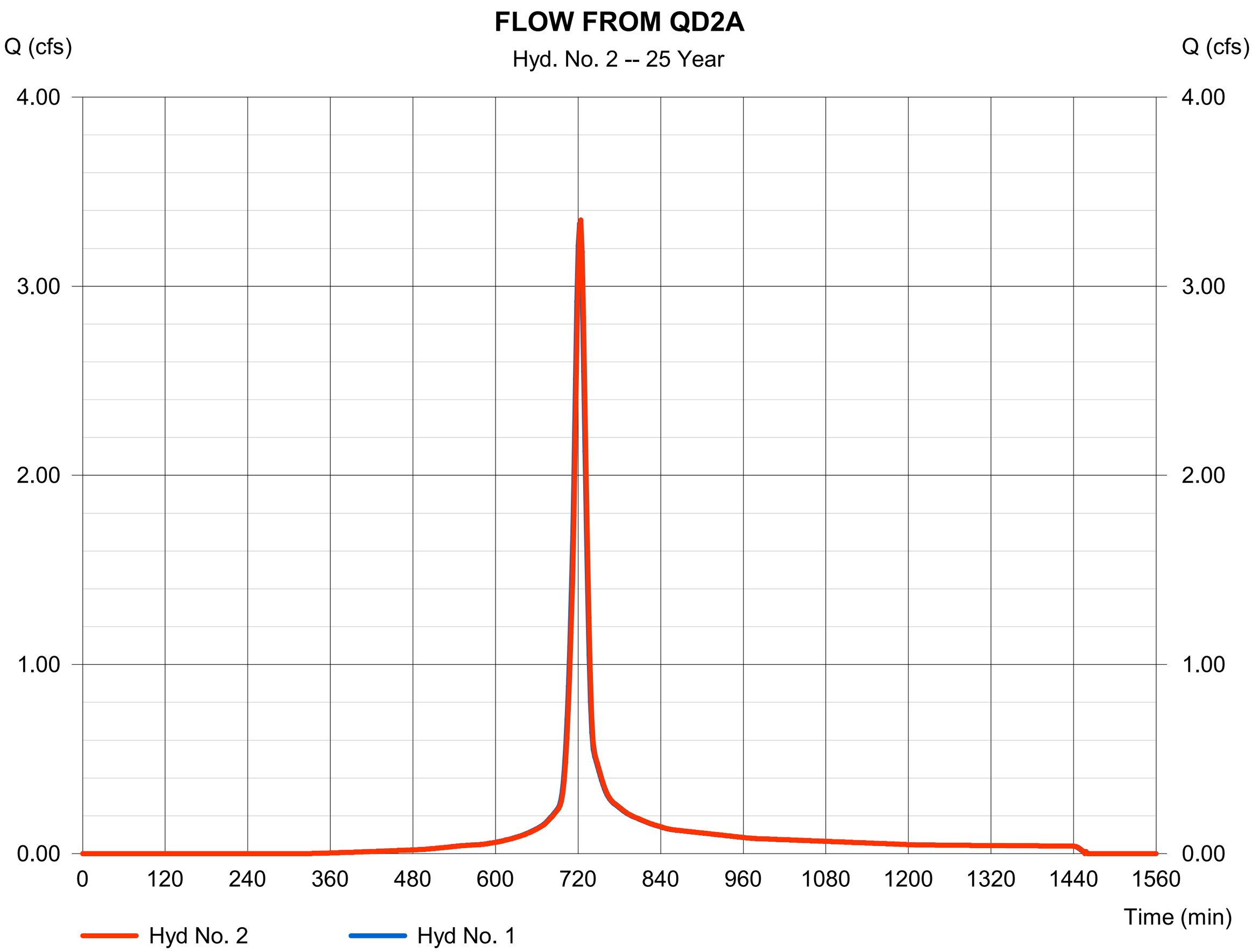
Hydrograph Report

Hyd. No. 2

FLOW FROM QD2A

Hydrograph type	=	Reach	Peak discharge	=	3.350 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	9,480 cuft
Inflow hyd. No.	=	1 - QD2A	Section type	=	Circular
Reach length	=	47.7 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.4952

Modified Att-Kin routing method used.

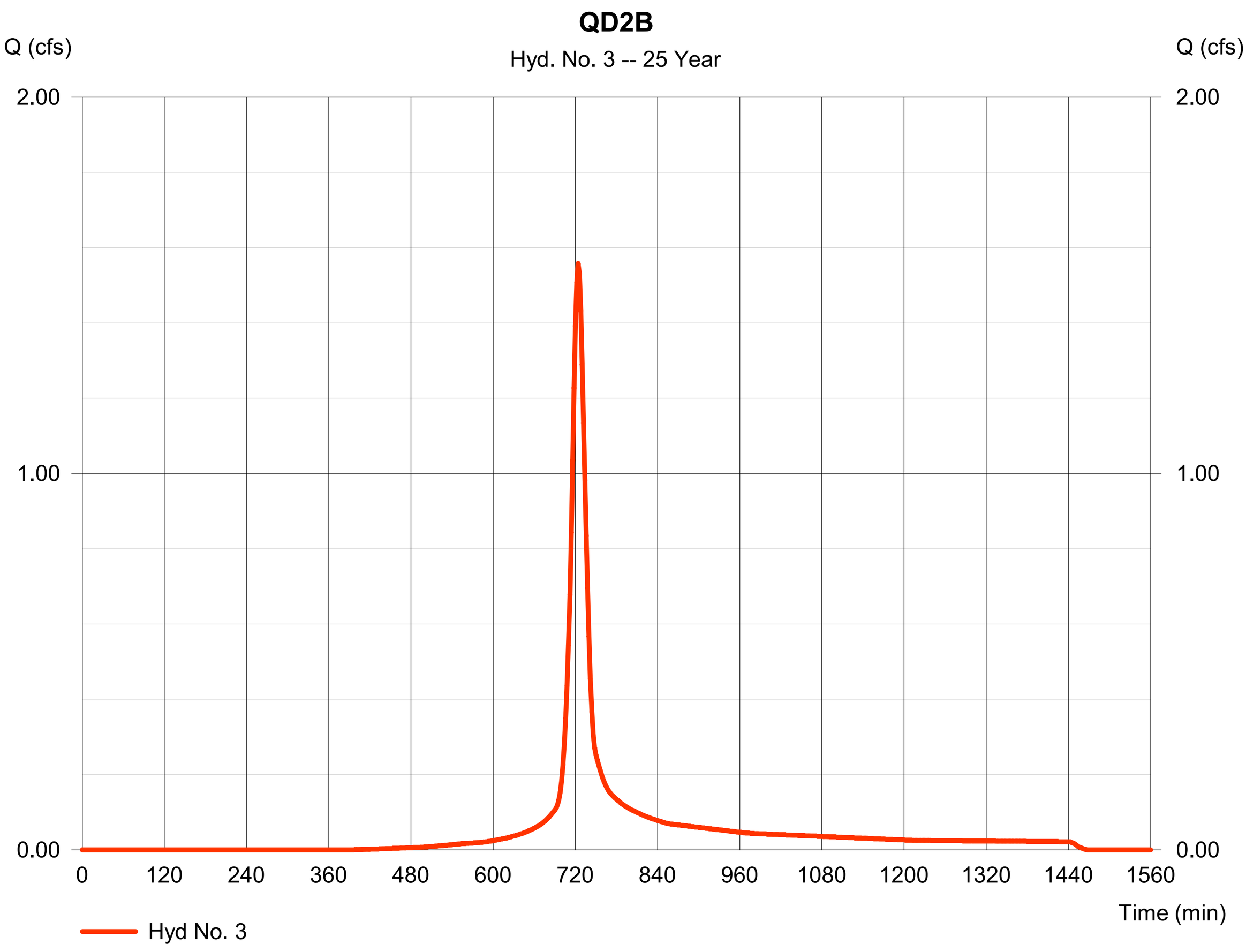


Hydrograph Report

Hyd. No. 3

QD2B

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.558 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	4,882 cuft
Drainage area	=	0.830 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	16.90 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

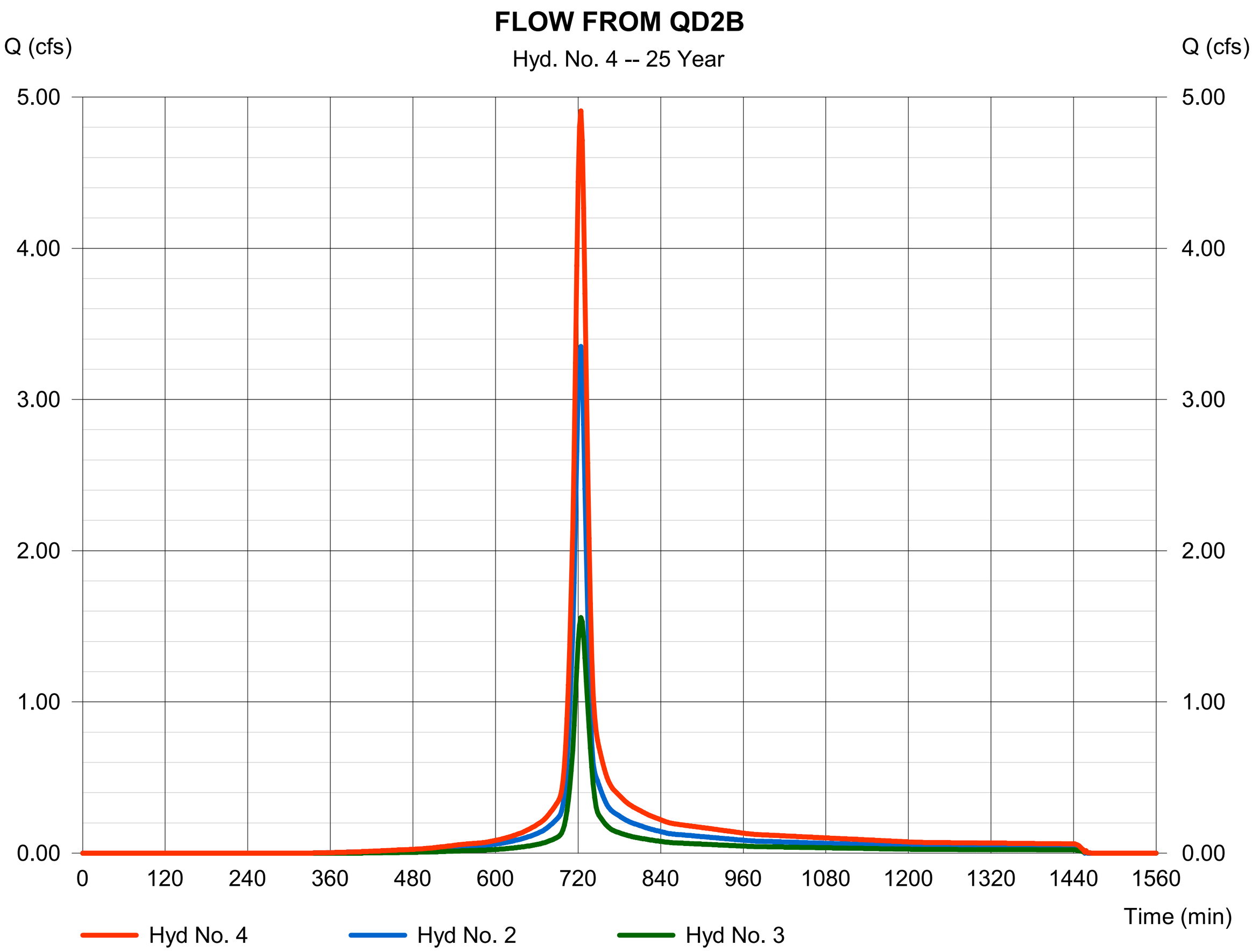


Hydrograph Report

Hyd. No. 4

FLOW FROM QD2B

Hydrograph type	=	Combine	Peak discharge	=	4.908 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	14,363 cuft
Inflow hyds.	=	2, 3	Contrib. drain. area	=	0.830 ac



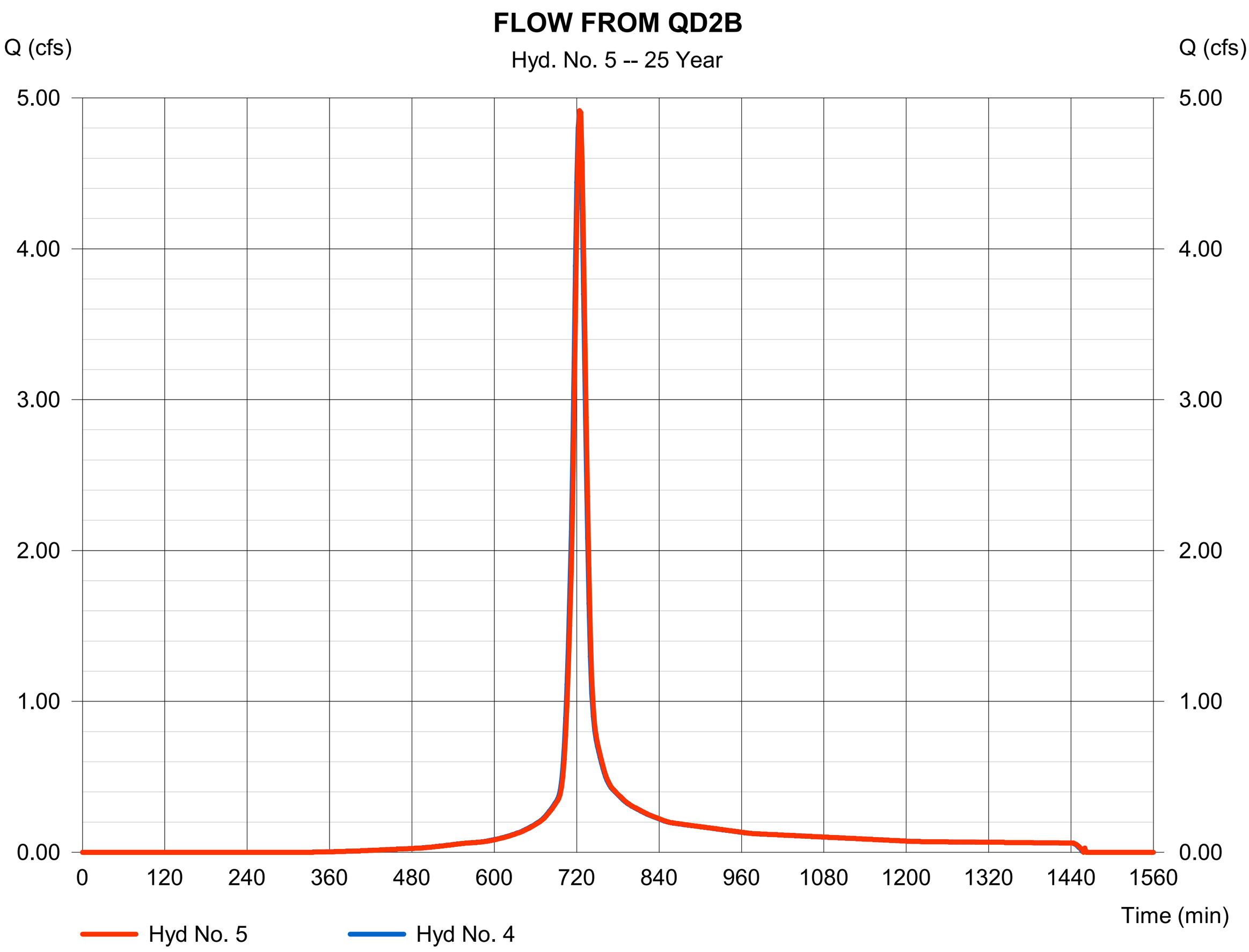
Hydrograph Report

Hyd. No. 5

FLOW FROM QD2B

Hydrograph type	=	Reach	Peak discharge	=	4.916 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	14,363 cuft
Inflow hyd. No.	=	4 - FLOW FROM QD2B	Section type	=	Circular
Reach length	=	32.2 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7324

Modified Att-Kin routing method used.

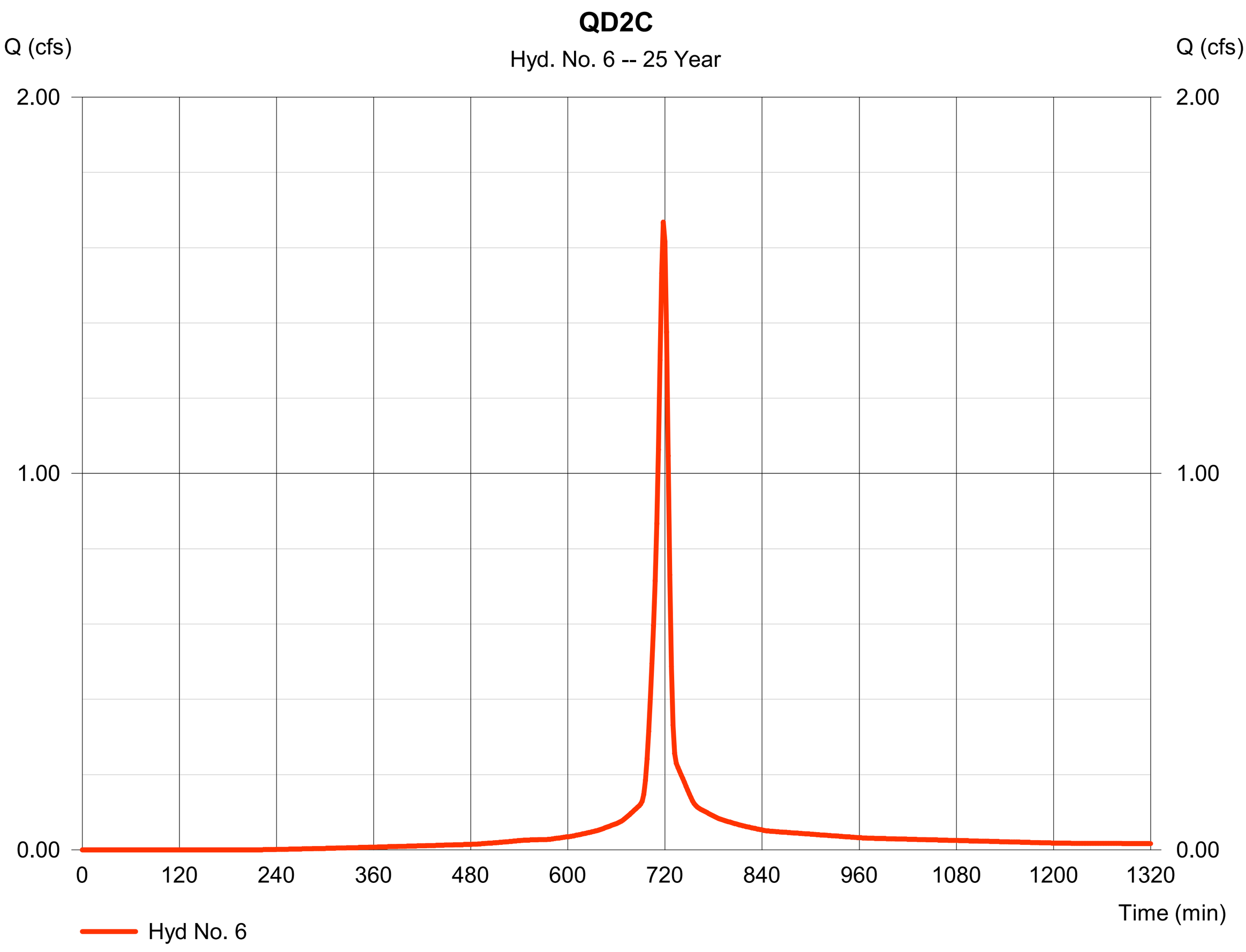


Hydrograph Report

Hyd. No. 6

QD2C

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.668 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	4,038 cuft
Drainage area	=	0.540 ac	Curve number	=	95
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	9.50 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

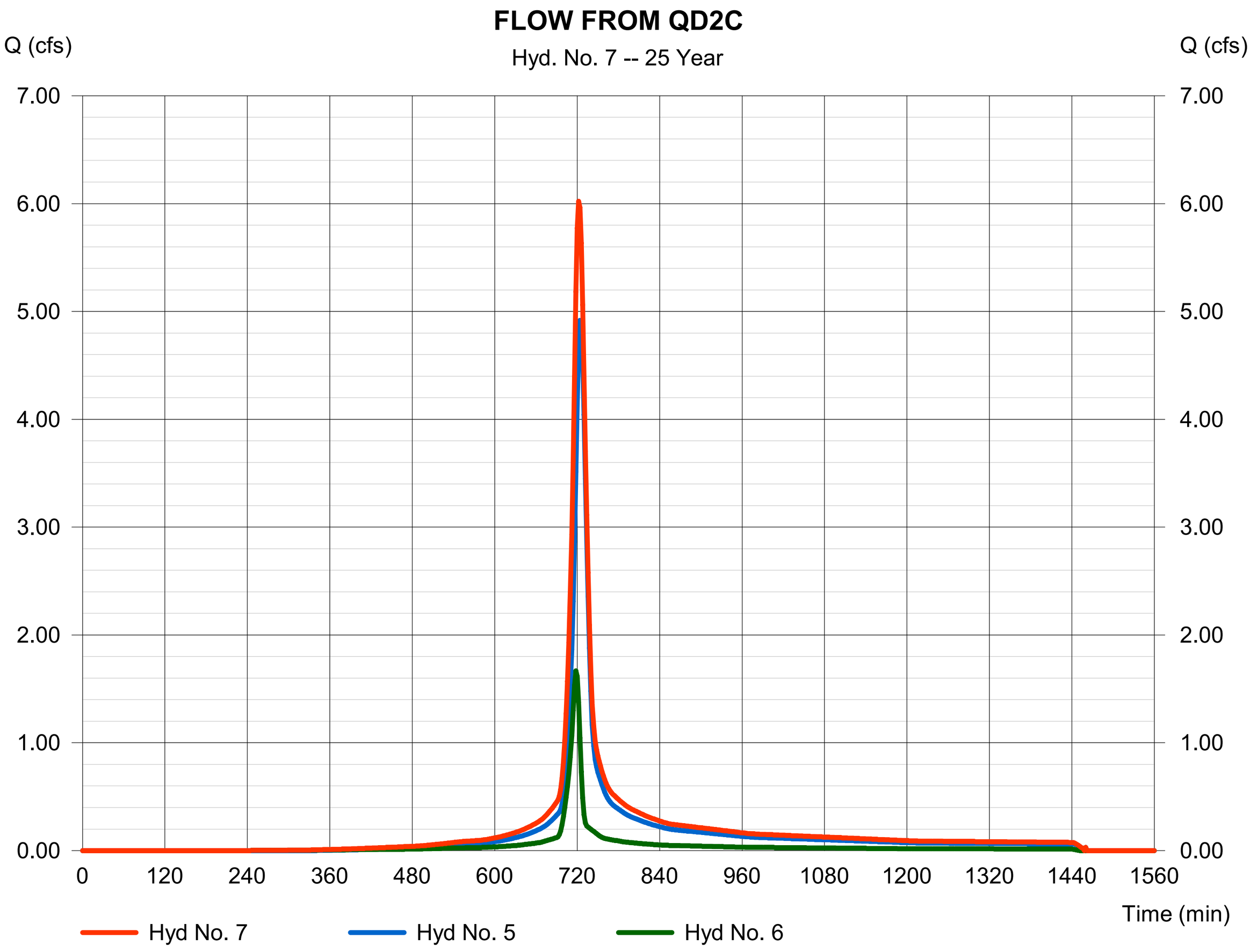


Hydrograph Report

Hyd. No. 7

FLOW FROM QD2C

Hydrograph type	=	Combine	Peak discharge	=	6.022 cfs
Storm frequency	=	25 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	18,401 cuft
Inflow hyds.	=	5, 6	Contrib. drain. area	=	0.540 ac



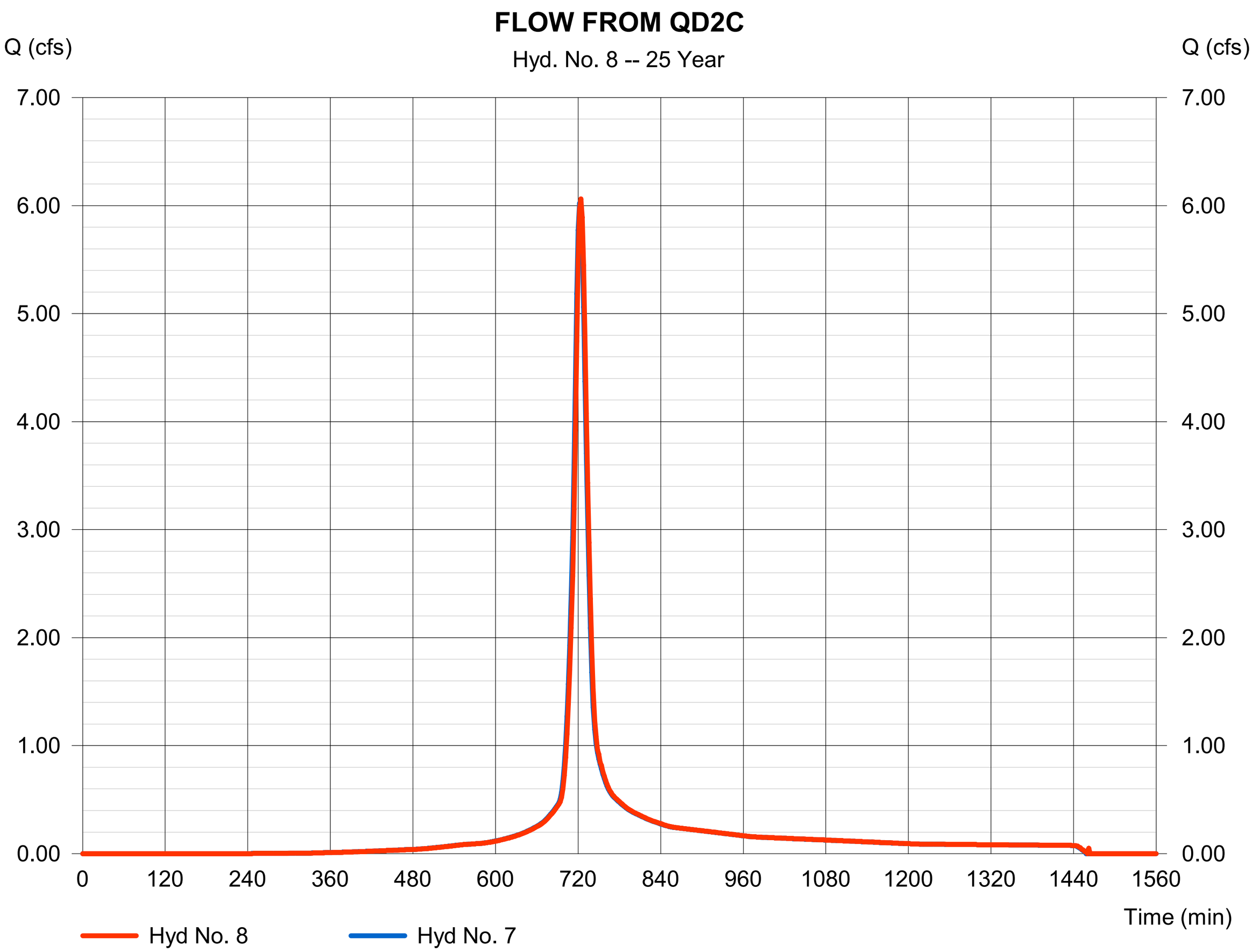
Hydrograph Report

Hyd. No. 8

FLOW FROM QD2C

Hydrograph type	=	Reach	Peak discharge	=	6.062 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	18,405 cuft
Inflow hyd. No.	=	7 - FLOW FROM QD2C	Section type	=	Circular
Reach length	=	41.0 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7238

Modified Att-Kin routing method used.

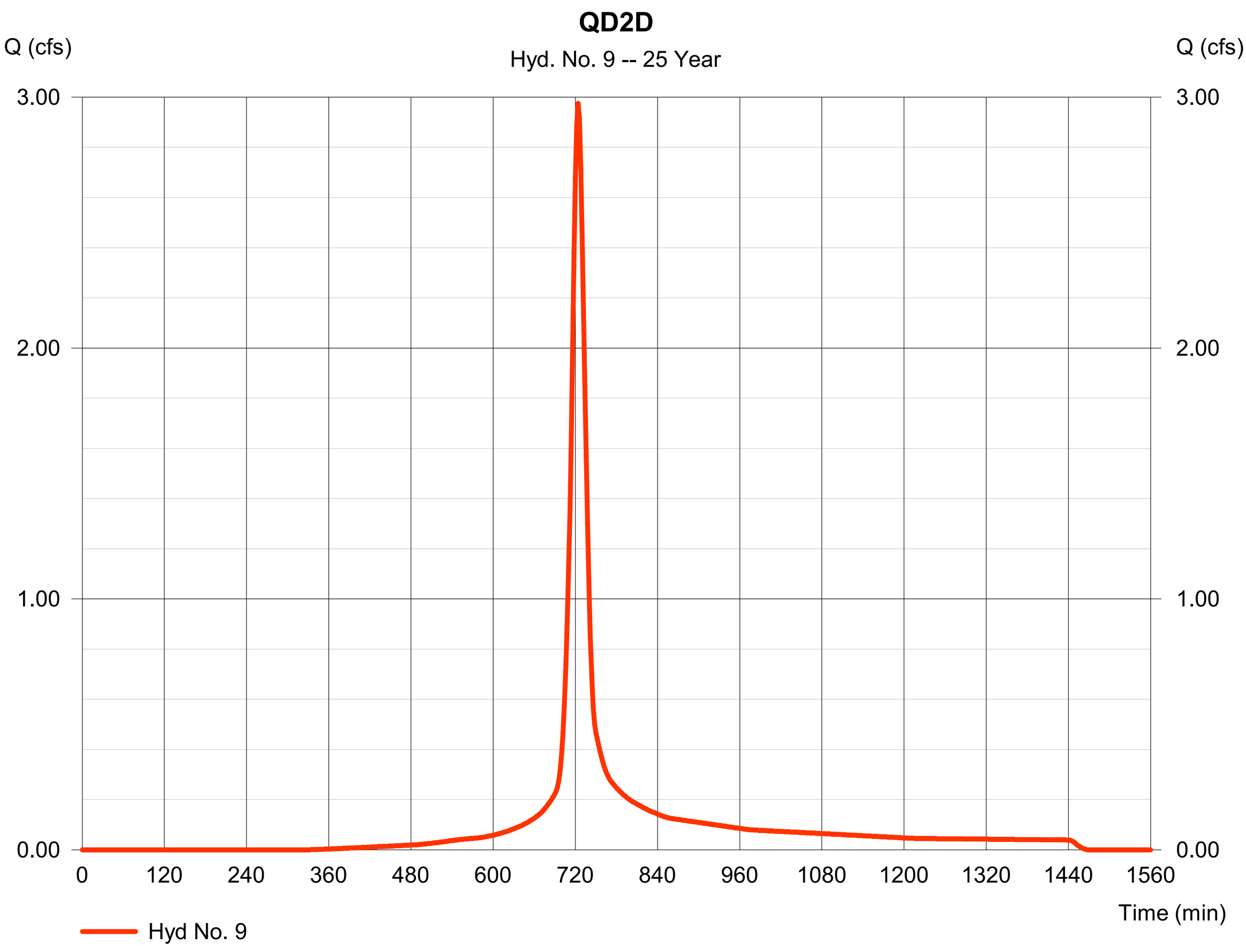


Hydrograph Report

Hyd. No. 9

QD2D

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.975 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	9,400 cuft
Drainage area	=	1.450 ac	Curve number	=	92
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	18.60 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

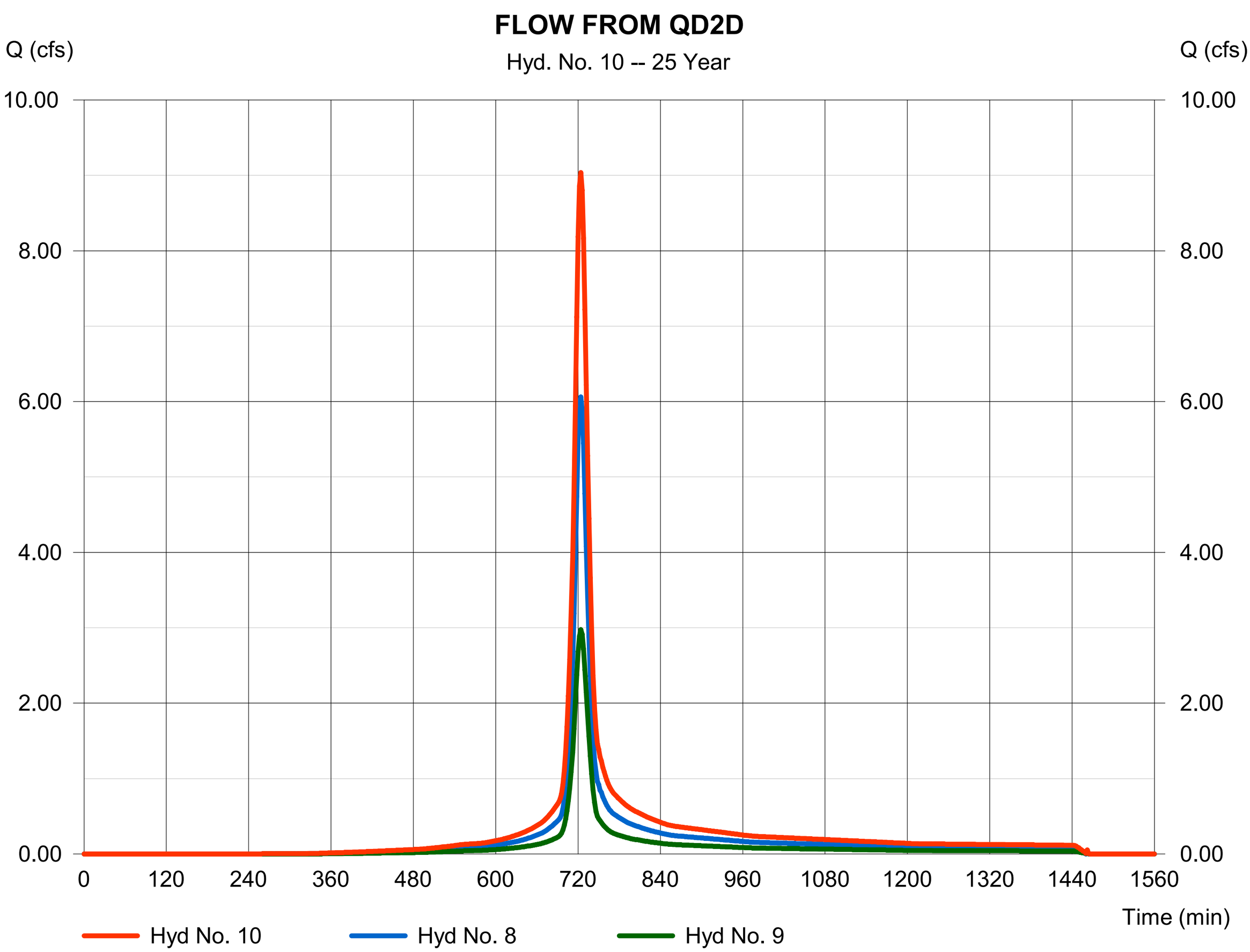


Hydrograph Report

Hyd. No. 10

FLOW FROM QD2D

Hydrograph type	= Combine	Peak discharge	= 9.037 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 27,806 cuft
Inflow hyds.	= 8, 9	Contrib. drain. area	= 1.450 ac



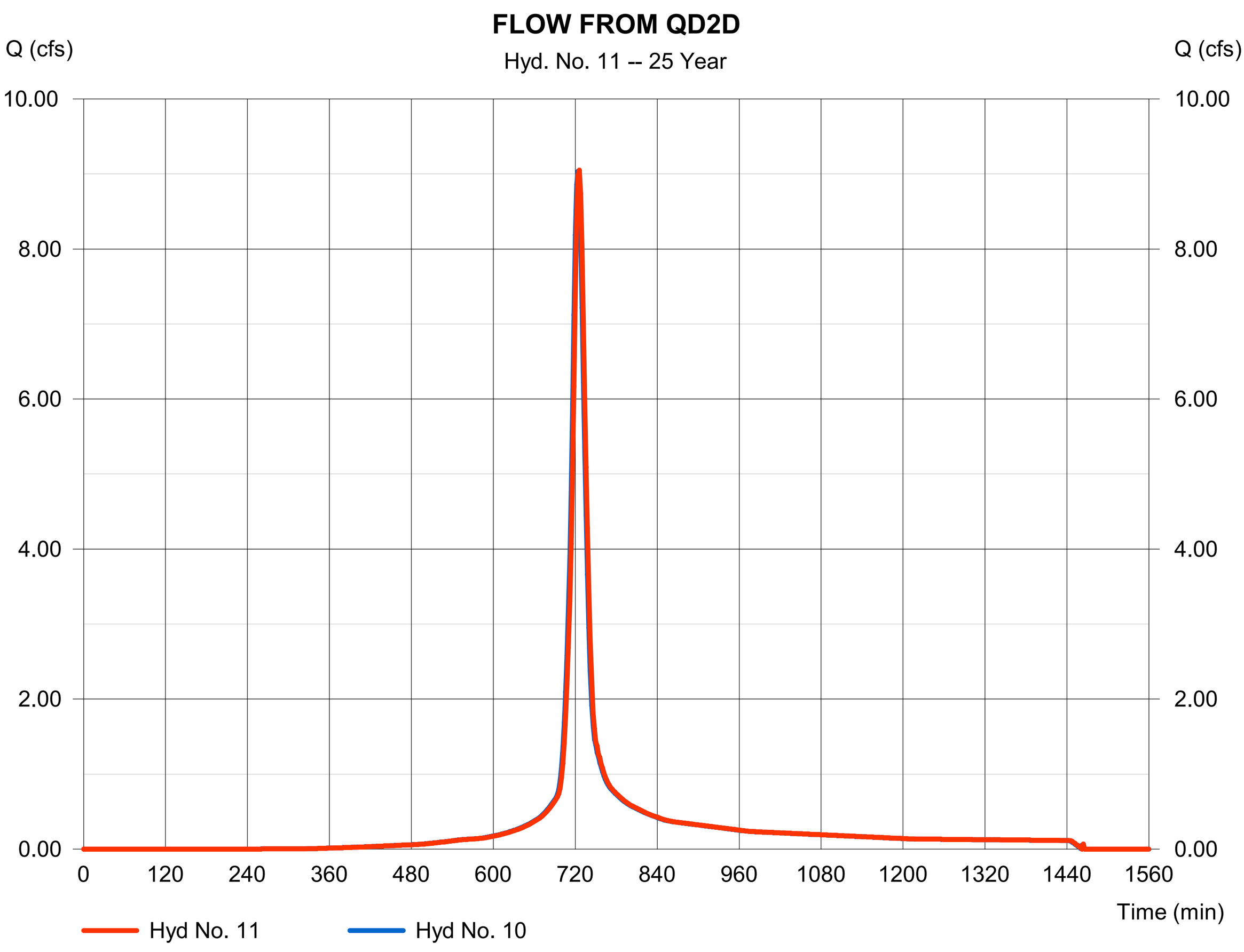
Hydrograph Report

Hyd. No. 11

FLOW FROM QD2D

Hydrograph type	=	Reach	Peak discharge	=	9.052 cfs
Storm frequency	=	25 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	27,807 cuft
Inflow hyd. No.	=	10 - FLOW FROM QD2D	Section type	=	Circular
Reach length	=	225.0 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.2605

Modified Att-Kin routing method used.

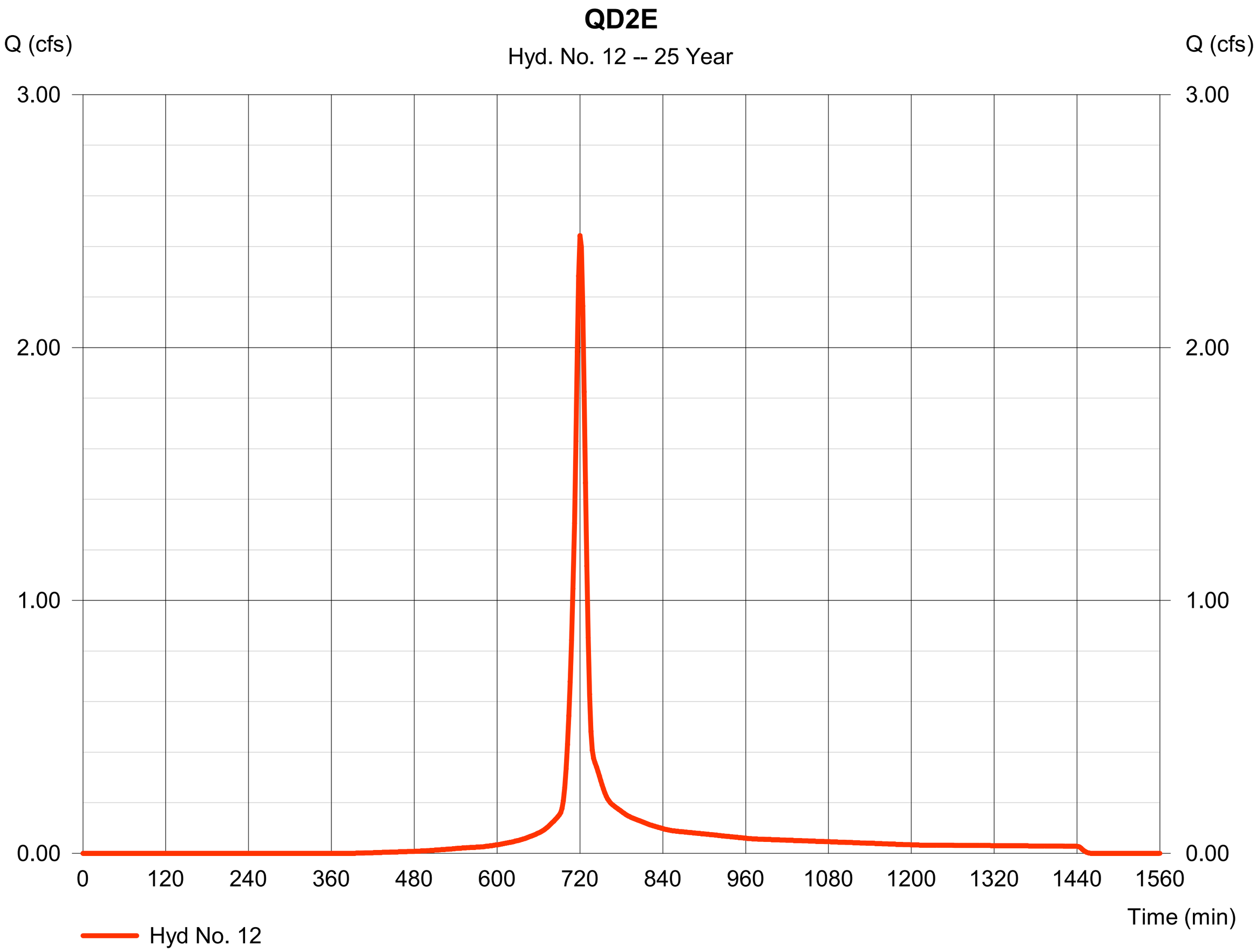


Hydrograph Report

Hyd. No. 12

QD2E

Hydrograph type	= SCS Runoff	Peak discharge	= 2.443 cfs
Storm frequency	= 25 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 6,370 cuft
Drainage area	= 1.050 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 11.90 min
Total precip.	= 2.60 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



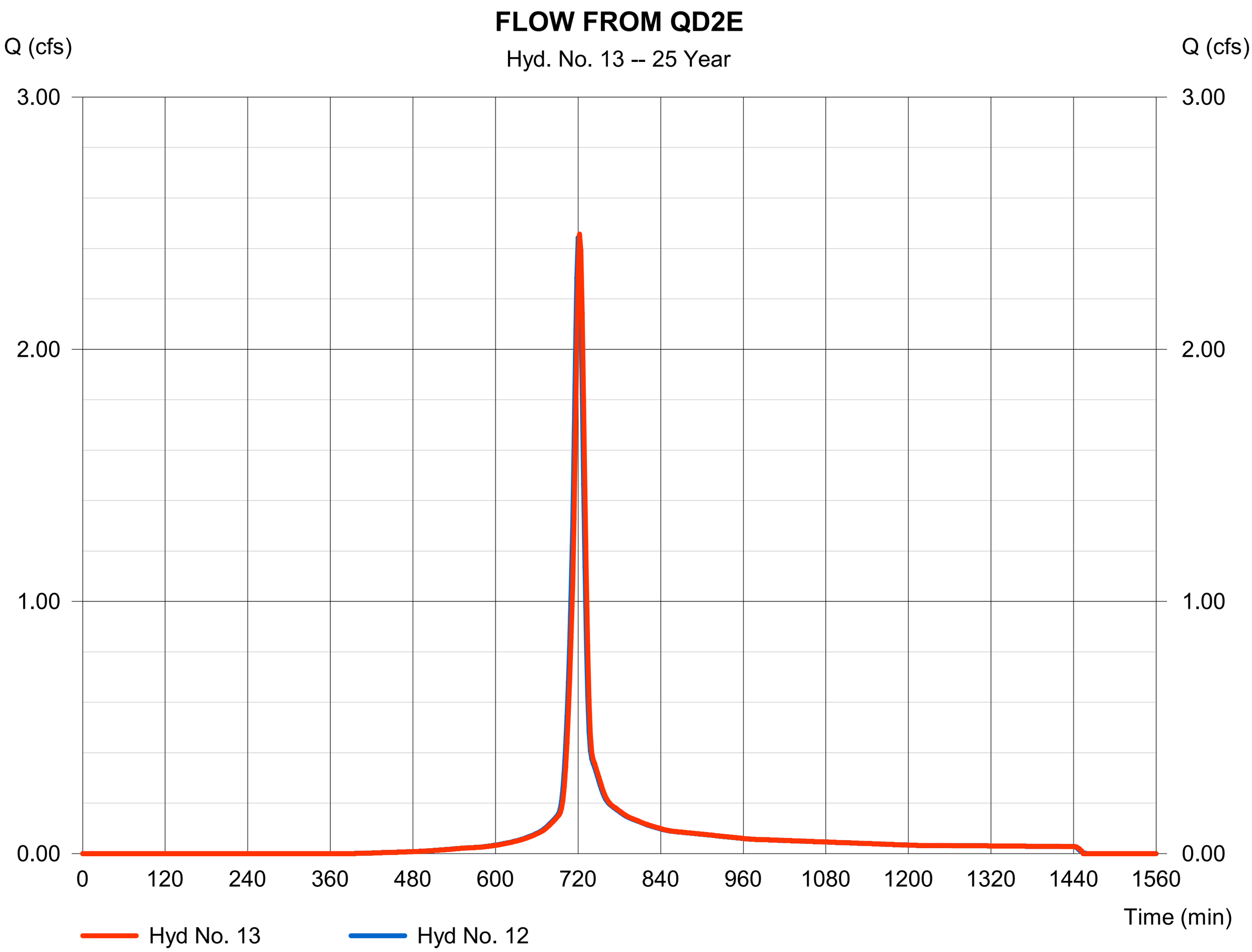
Hydrograph Report

Hyd. No. 13

FLOW FROM QD2E

Hydrograph type	=	Reach	Peak discharge	=	2.457 cfs
Storm frequency	=	25 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	6,368 cuft
Inflow hyd. No.	=	12 - QD2E	Section type	=	Circular
Reach length	=	84.5 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.534	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.1020

Modified Att-Kin routing method used.

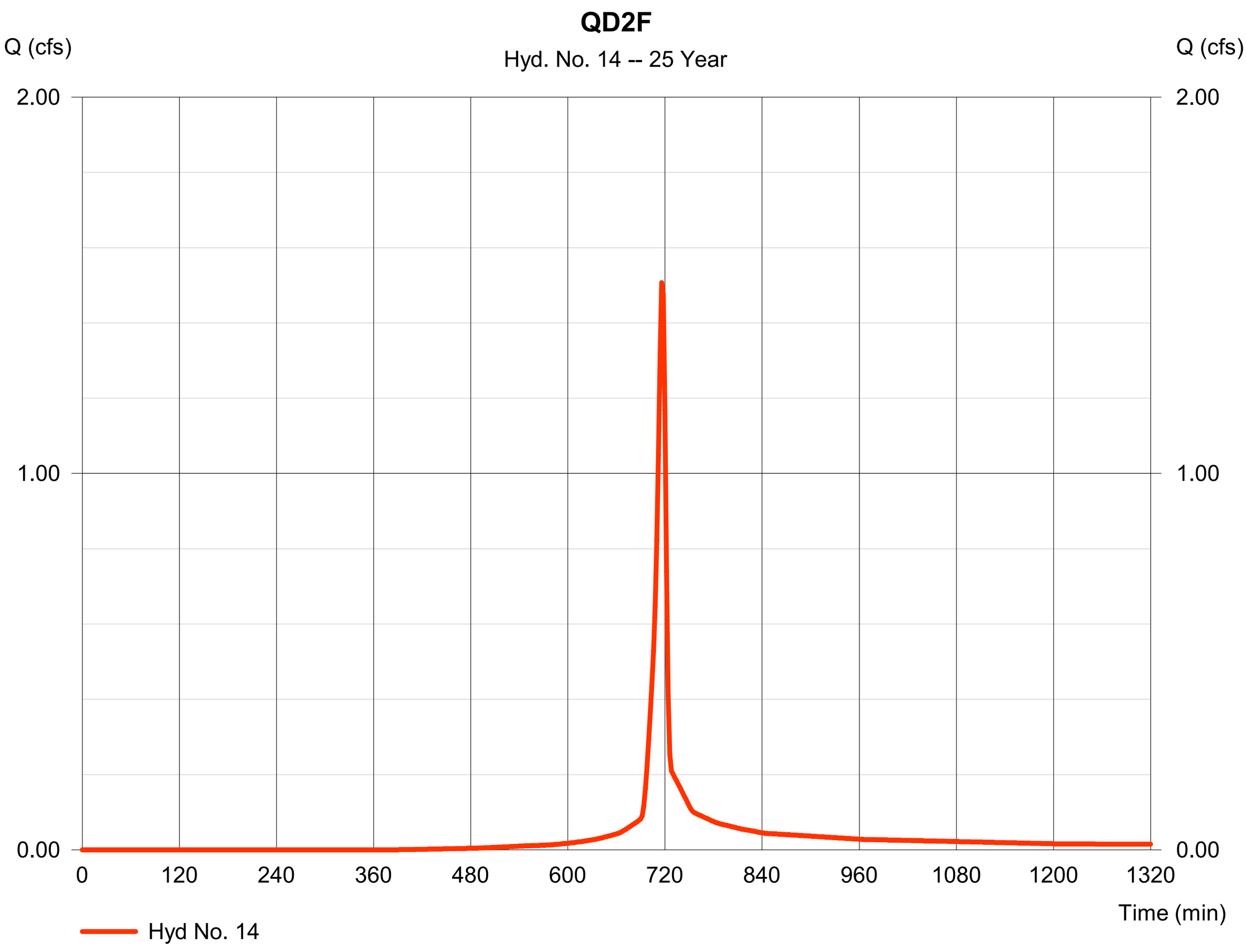


Hydrograph Report

Hyd. No. 14

QD2F

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.507 cfs
Storm frequency	=	25 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	3,088 cuft
Drainage area	=	0.560 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

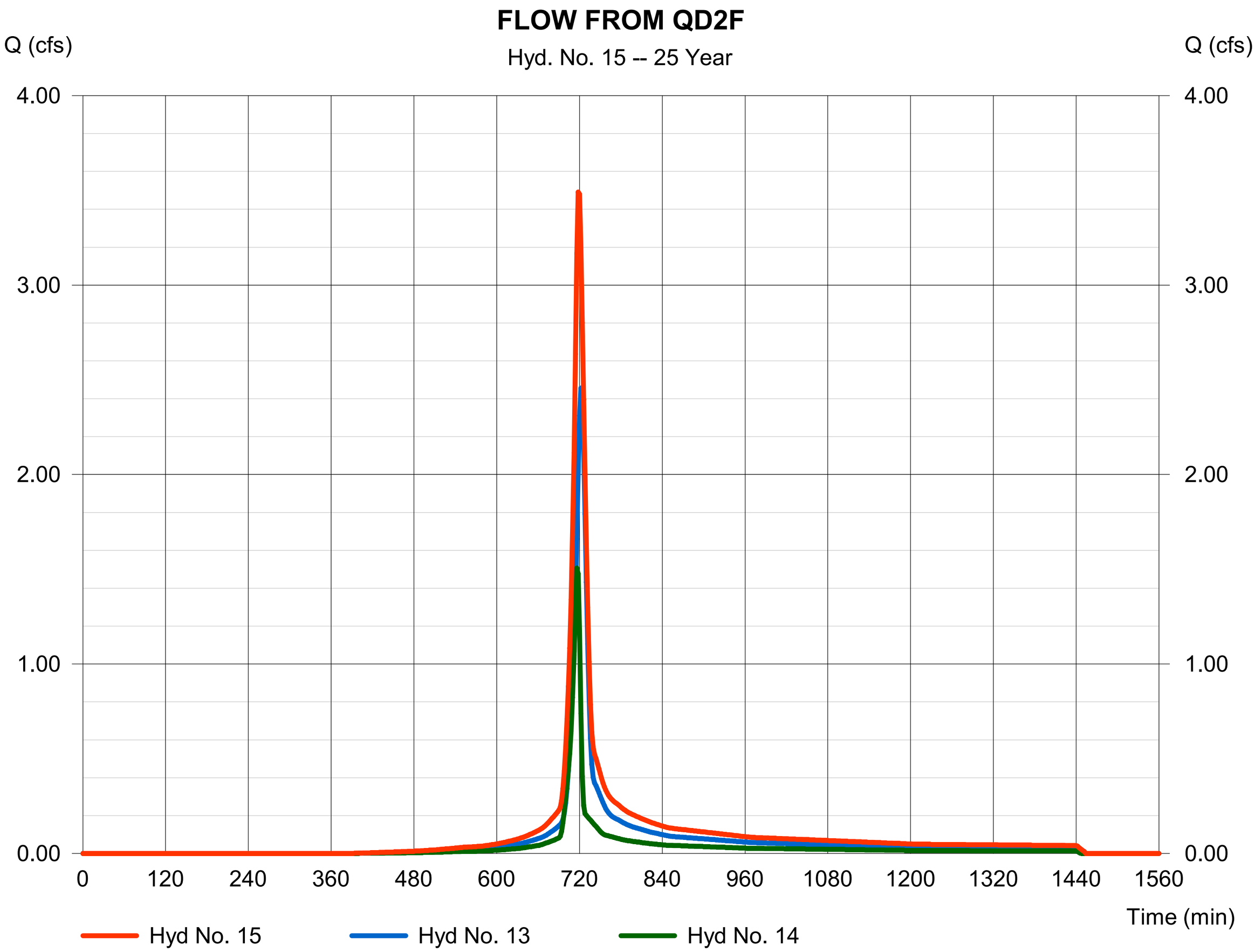


Hydrograph Report

Hyd. No. 15

FLOW FROM QD2F

Hydrograph type	=	Combine	Peak discharge	=	3.492 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	9,456 cuft
Inflow hyds.	=	13, 14	Contrib. drain. area	=	0.560 ac



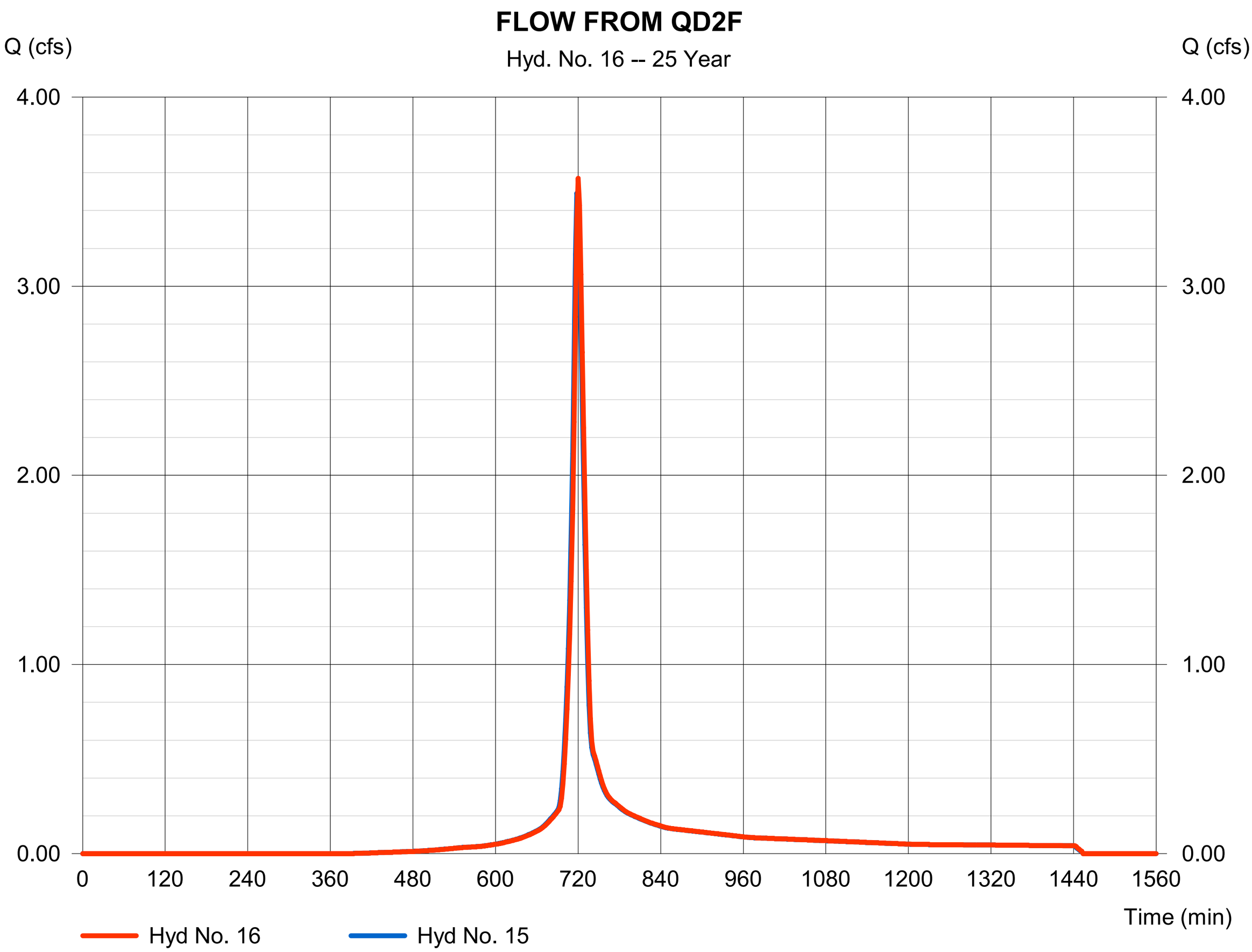
Hydrograph Report

Hyd. No. 16

FLOW FROM QD2F

Hydrograph type	=	Reach	Peak discharge	=	3.570 cfs
Storm frequency	=	25 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	9,456 cuft
Inflow hyd. No.	=	15 - FLOW FROM QD2F	Section type	=	Circular
Reach length	=	40.2 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.534	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5735

Modified Att-Kin routing method used.

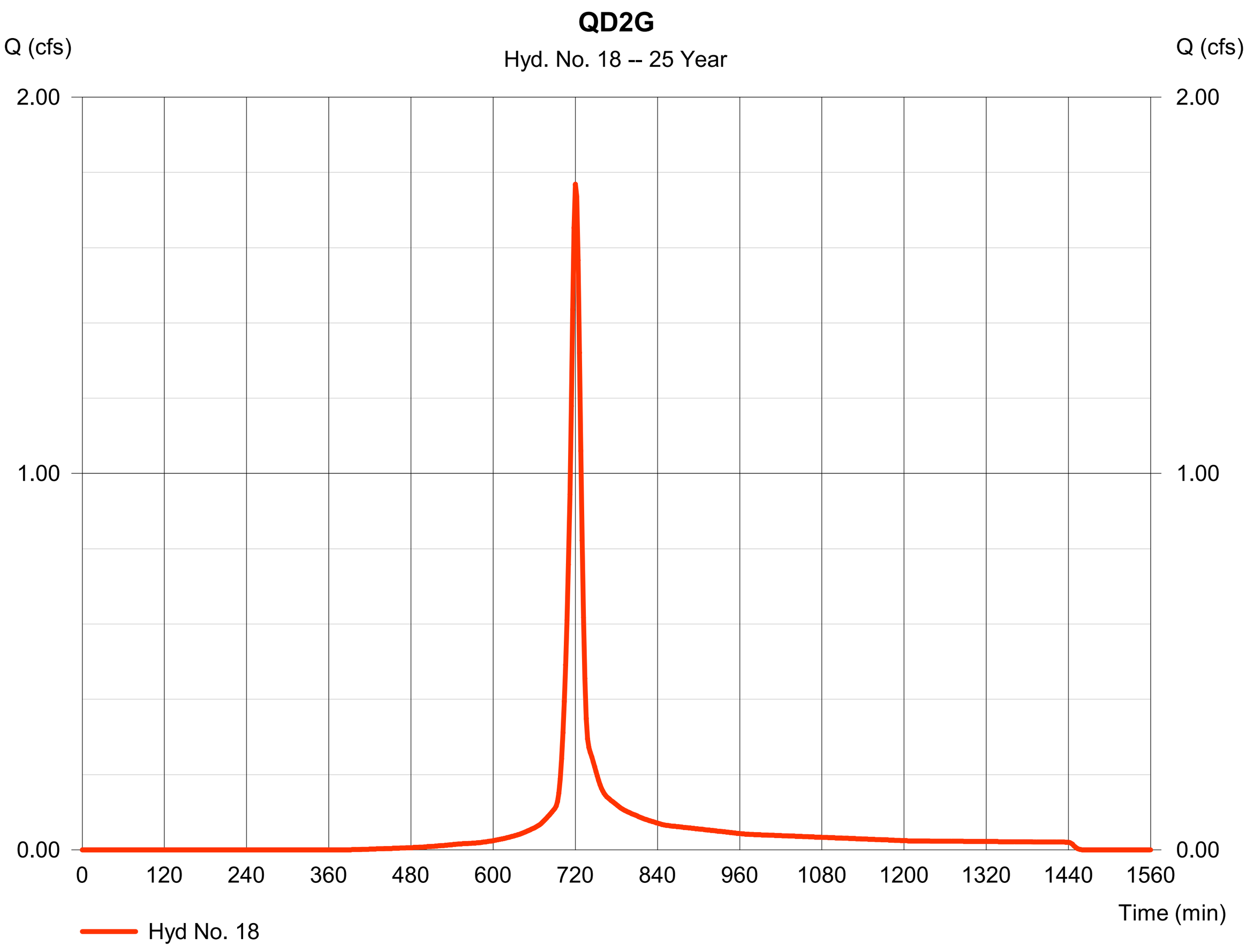


Hydrograph Report

Hyd. No. 18

QD2G

Hydrograph type	= SCS Runoff	Peak discharge	= 1.768 cfs
Storm frequency	= 25 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 4,610 cuft
Drainage area	= 0.760 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 12.80 min
Total precip.	= 2.60 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

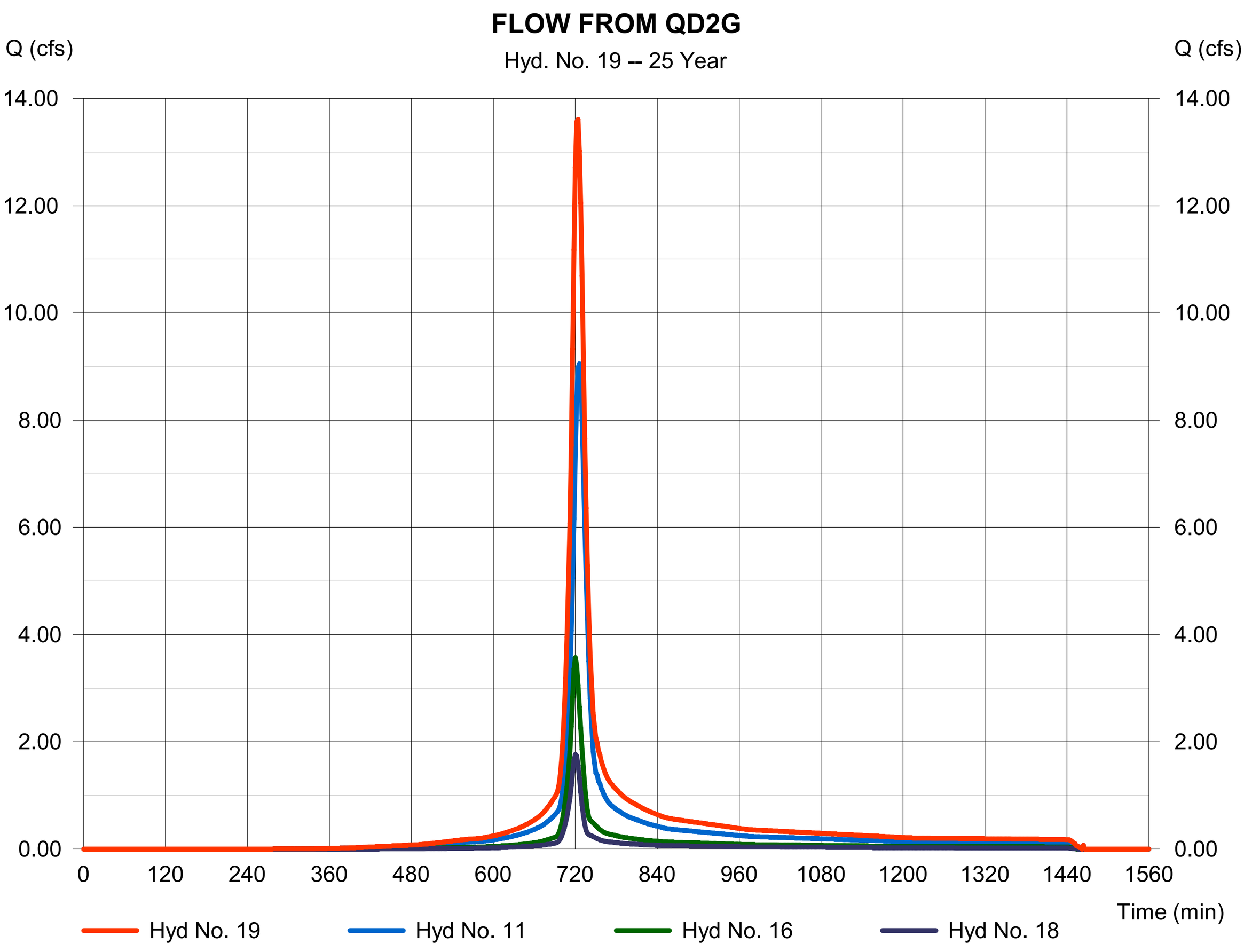


Hydrograph Report

Hyd. No. 19

FLOW FROM QD2G

Hydrograph type	=	Combine	Peak discharge	=	13.61 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	41,873 cuft
Inflow hyds.	=	11, 16, 18	Contrib. drain. area	=	0.760 ac



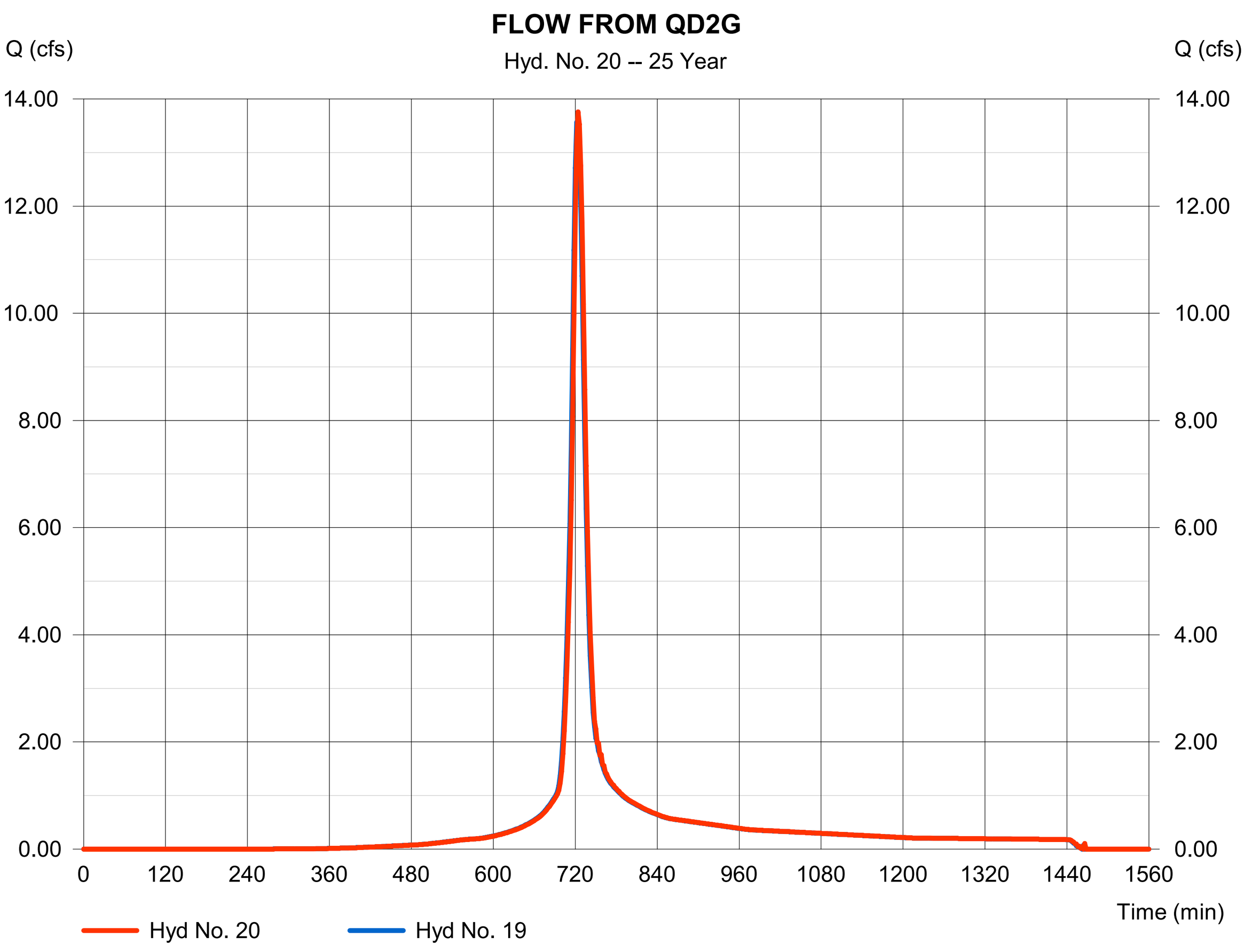
Hydrograph Report

Hyd. No. 20

FLOW FROM QD2G

Hydrograph type	=	Reach	Peak discharge	=	13.76 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	41,879 cuft
Inflow hyd. No.	=	19 - FLOW FROM QD2G	Section type	=	Circular
Reach length	=	176.6 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5317

Modified Att-Kin routing method used.

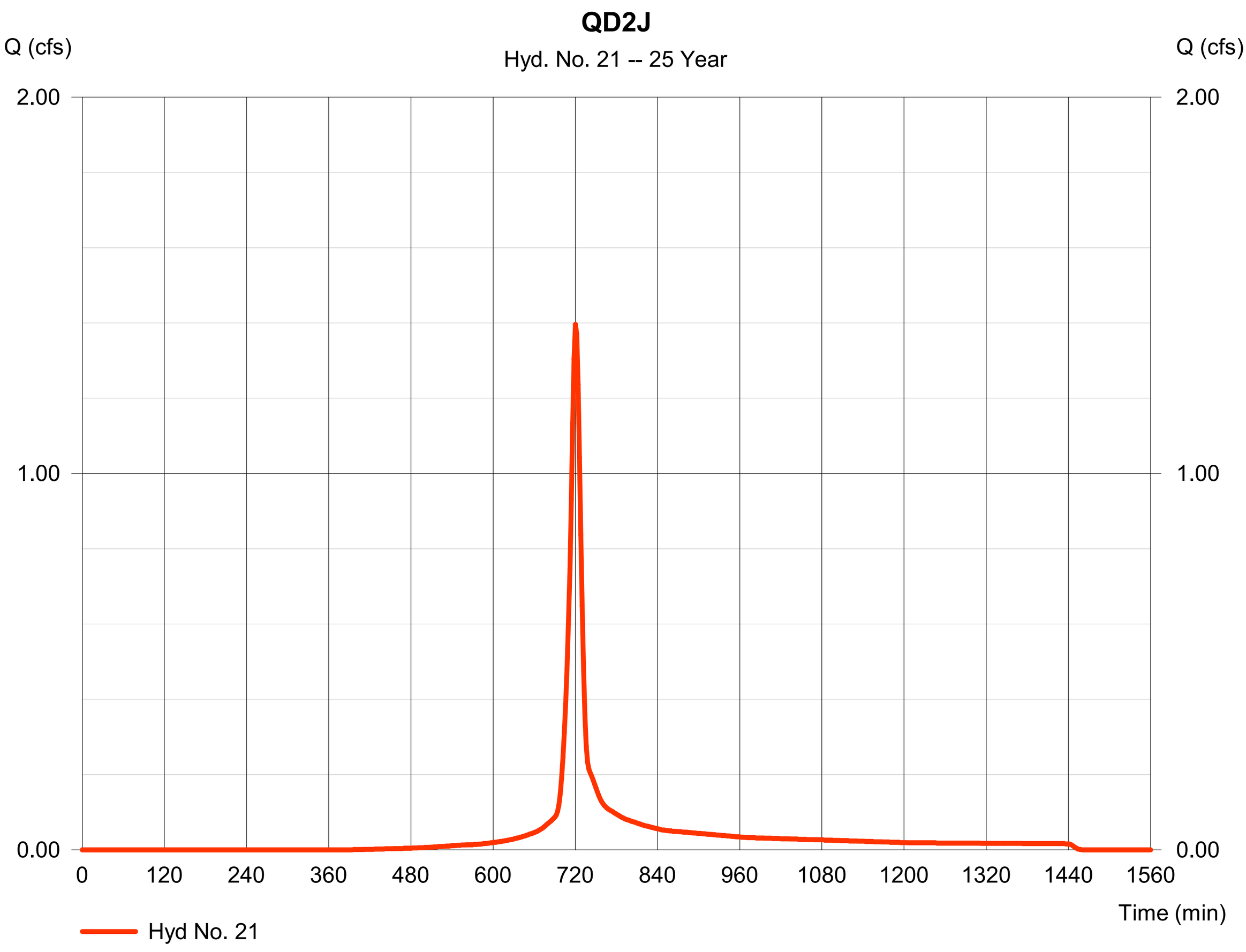


Hydrograph Report

Hyd. No. 21

QD2J

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.396 cfs
Storm frequency	=	25 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	3,640 cuft
Drainage area	=	0.600 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	12.20 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

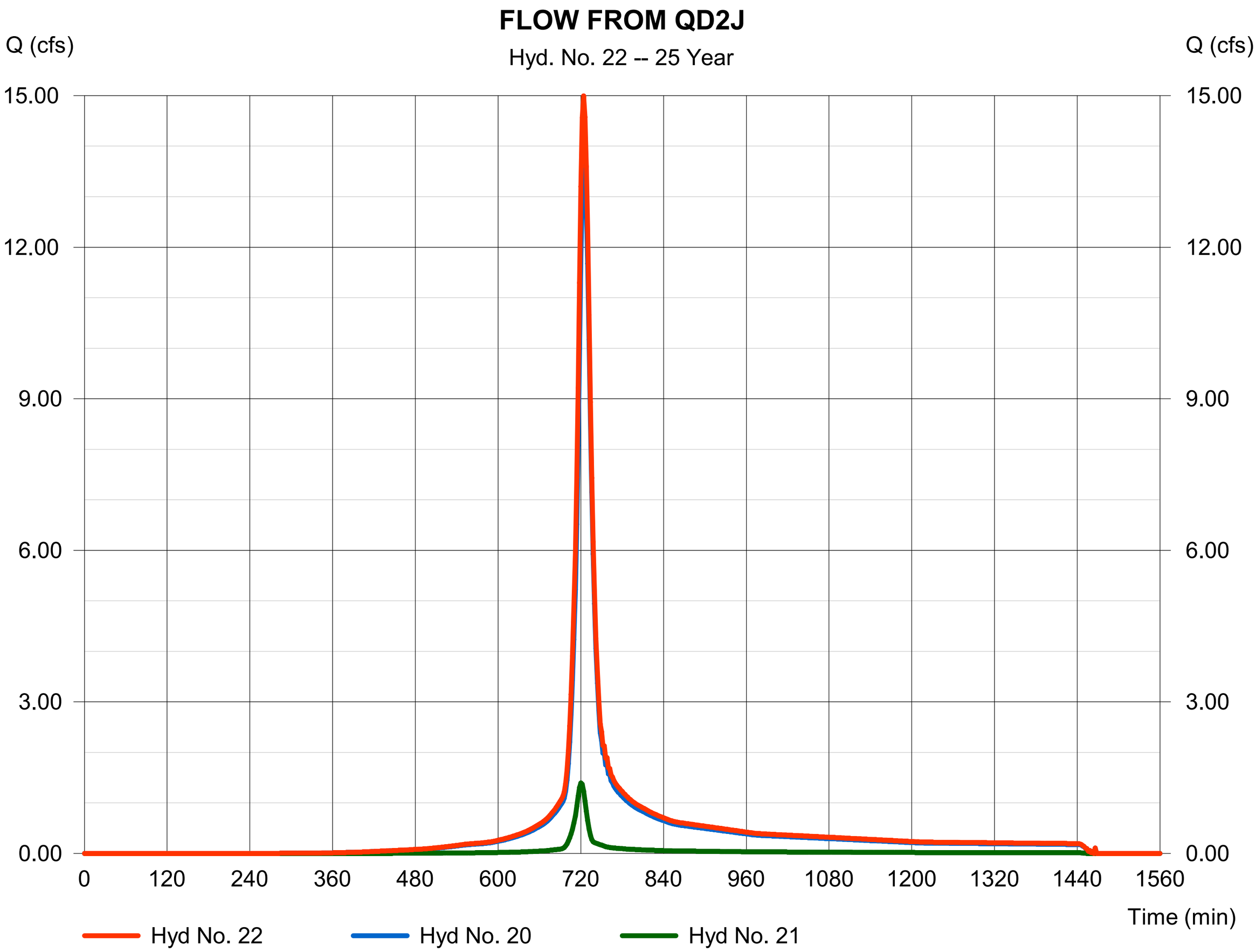


Hydrograph Report

Hyd. No. 22

FLOW FROM QD2J

Hydrograph type	= Combine	Peak discharge	= 14.99 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 45,519 cuft
Inflow hyds.	= 20, 21	Contrib. drain. area	= 0.600 ac



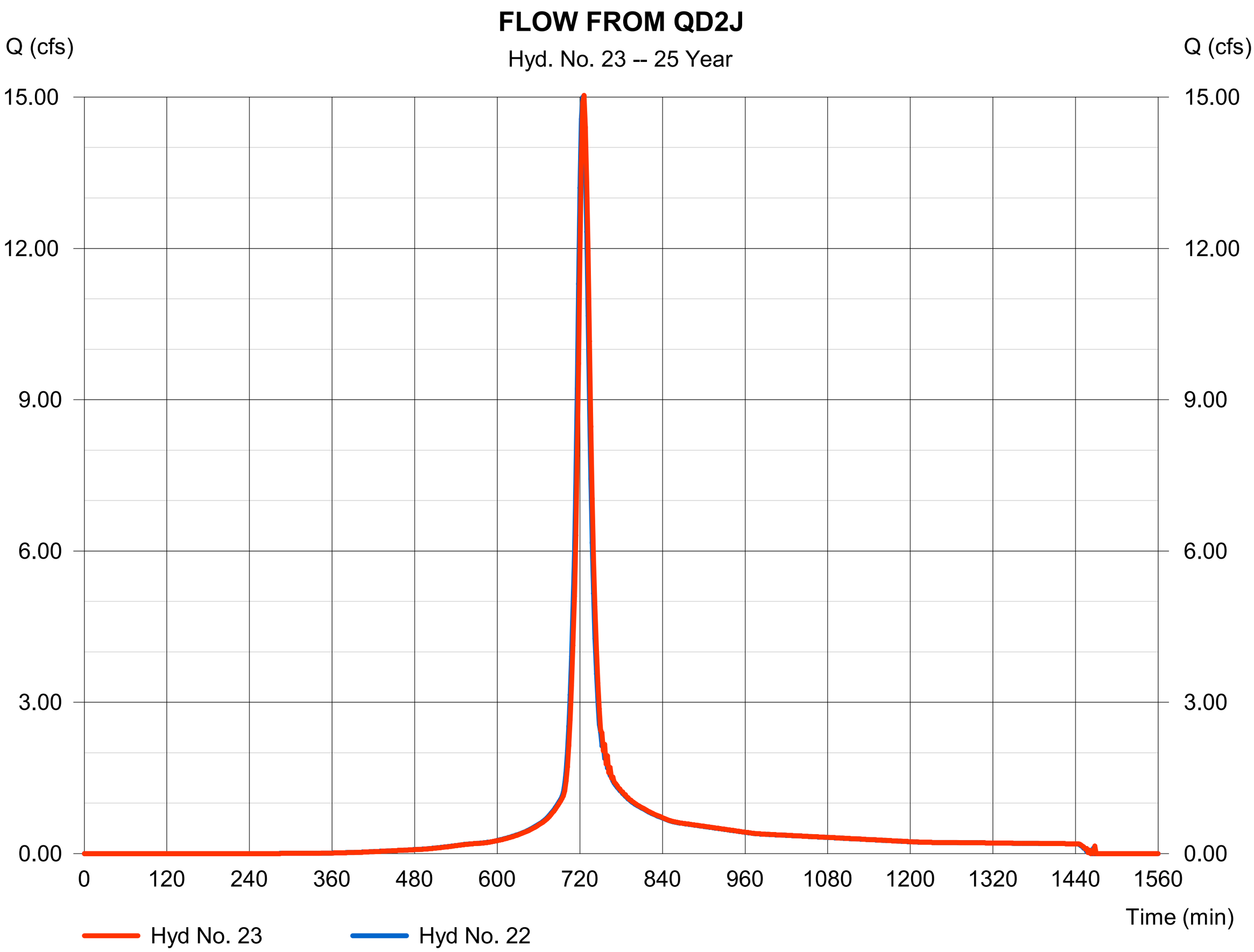
Hydrograph Report

Hyd. No. 23

FLOW FROM QD2J

Hydrograph type	=	Reach	Peak discharge	=	15.03 cfs
Storm frequency	=	25 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	45,526 cuft
Inflow hyd. No.	=	22 - FLOW FROM QD2J	Section type	=	Circular
Reach length	=	158.4 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.659	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.3864

Modified Att-Kin routing method used.

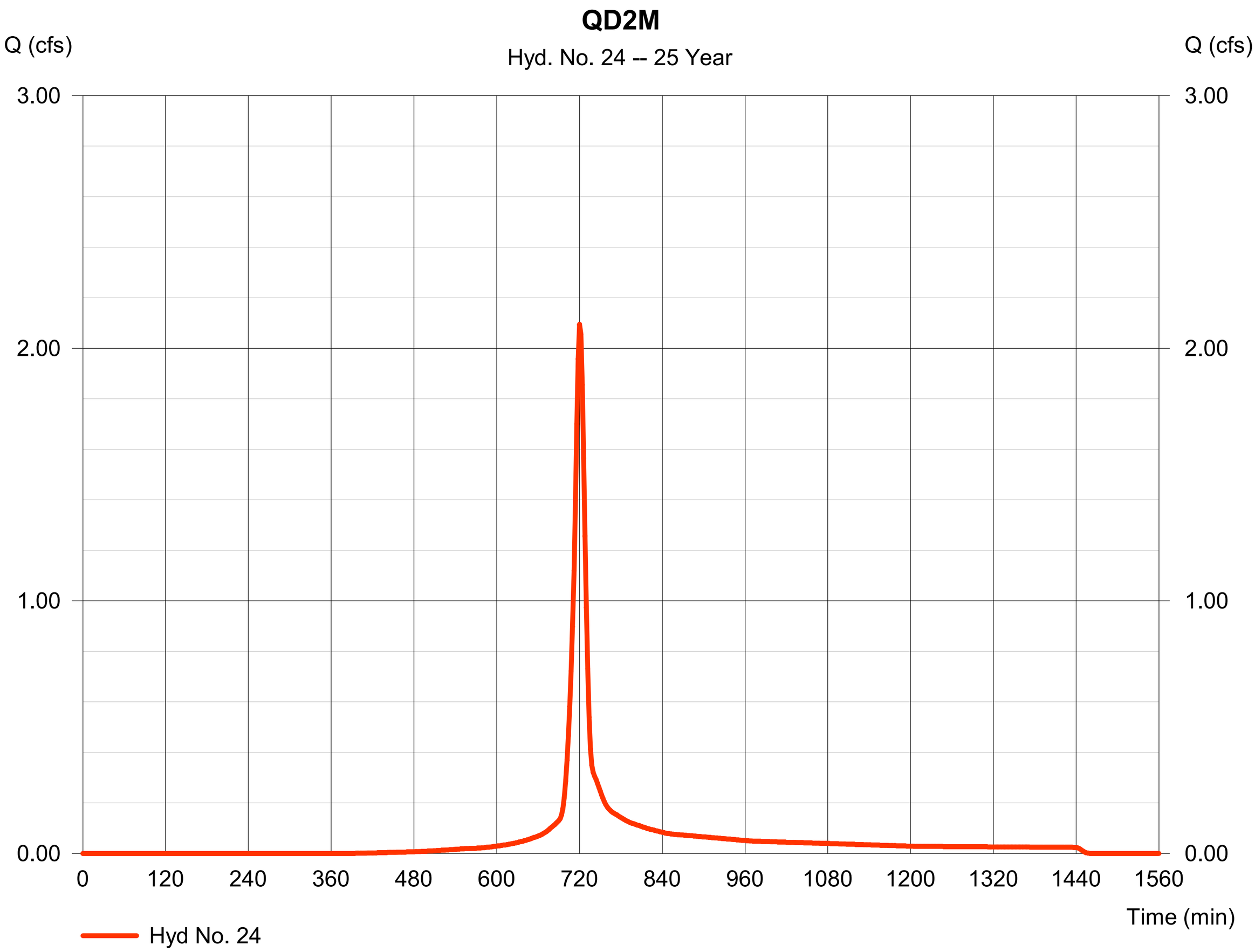


Hydrograph Report

Hyd. No. 24

QD2M

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.094 cfs
Storm frequency	=	25 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	5,460 cuft
Drainage area	=	0.900 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	11.90 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

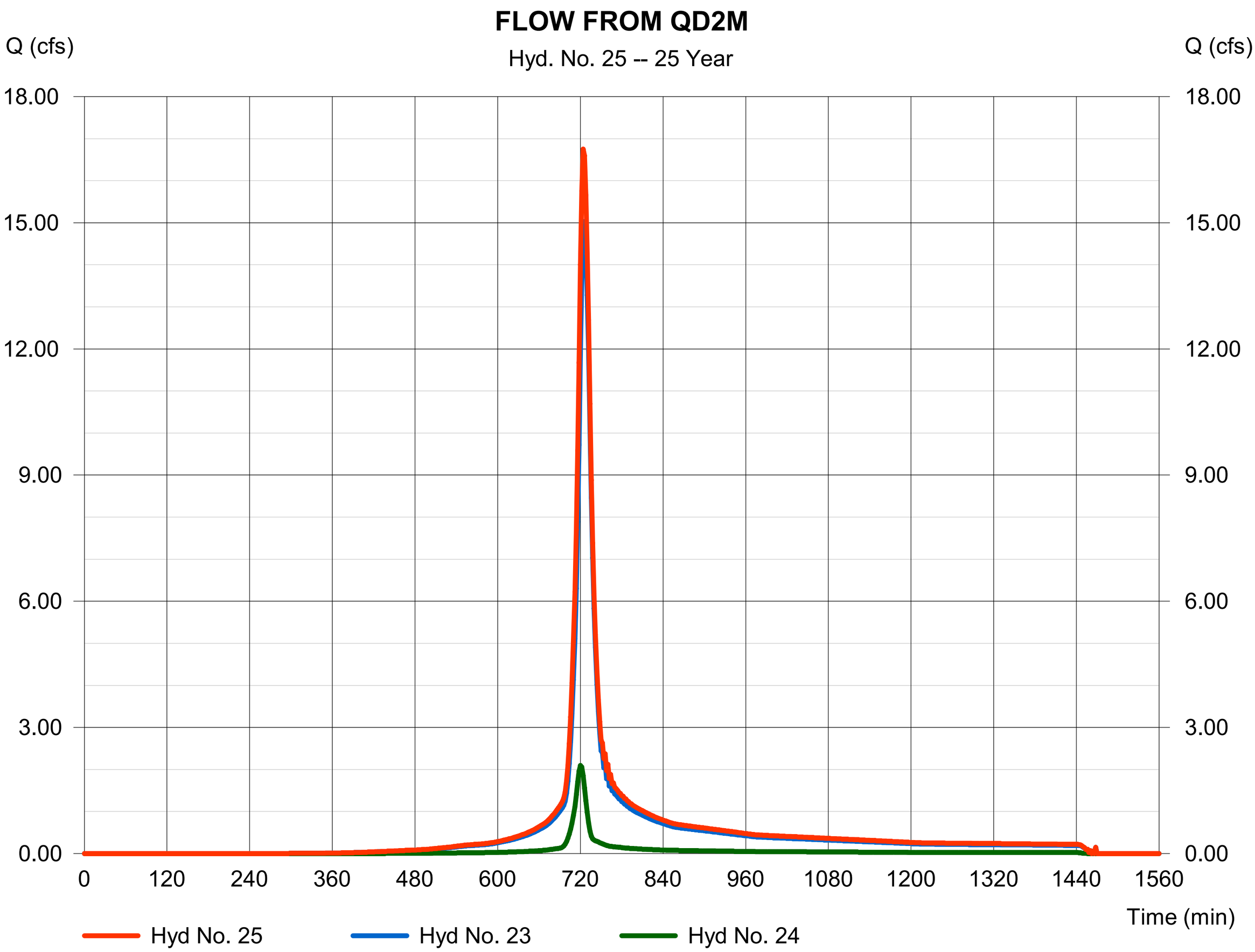


Hydrograph Report

Hyd. No. 25

FLOW FROM QD2M

Hydrograph type	=	Combine	Peak discharge	=	16.75 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	50,986 cuft
Inflow hyds.	=	23, 24	Contrib. drain. area	=	0.900 ac



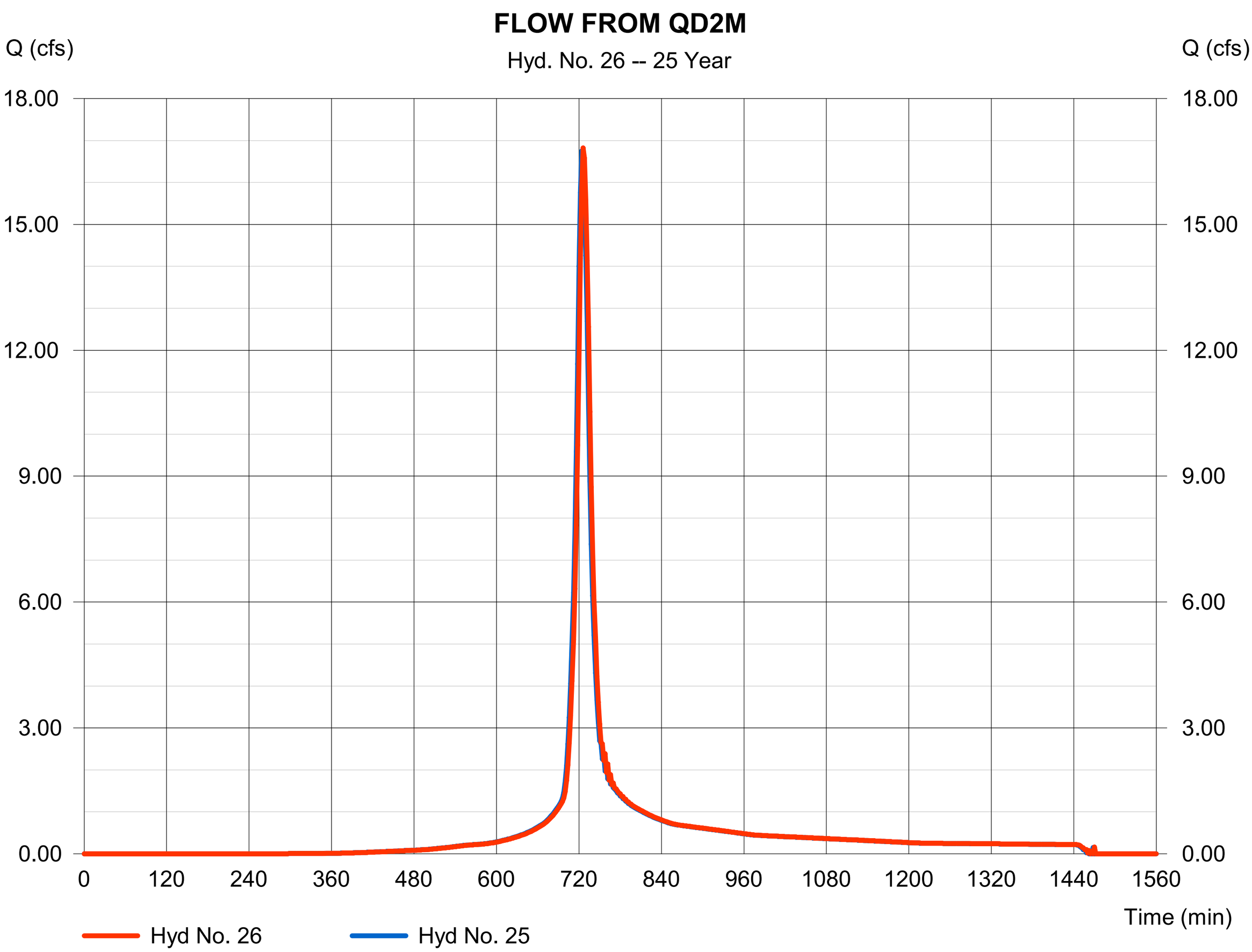
Hydrograph Report

Hyd. No. 26

FLOW FROM QD2M

Hydrograph type	=	Reach	Peak discharge	=	16.82 cfs
Storm frequency	=	25 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	50,989 cuft
Inflow hyd. No.	=	25 - FLOW FROM QD2M	Section type	=	Circular
Reach length	=	336.3 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.0863

Modified Att-Kin routing method used.

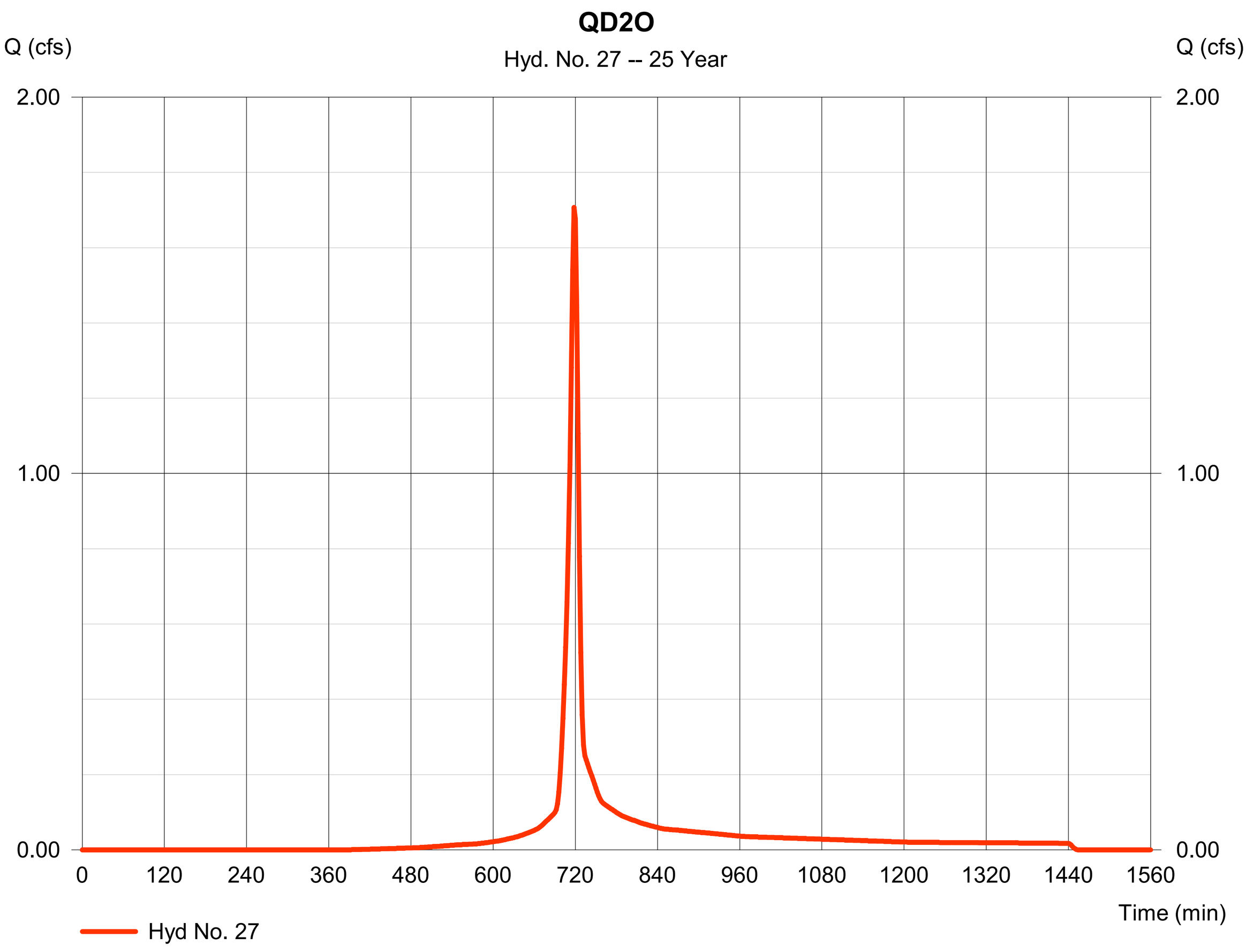


Hydrograph Report

Hyd. No. 27

QD2O

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.706 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	3,941 cuft
Drainage area	=	0.670 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	7.40 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

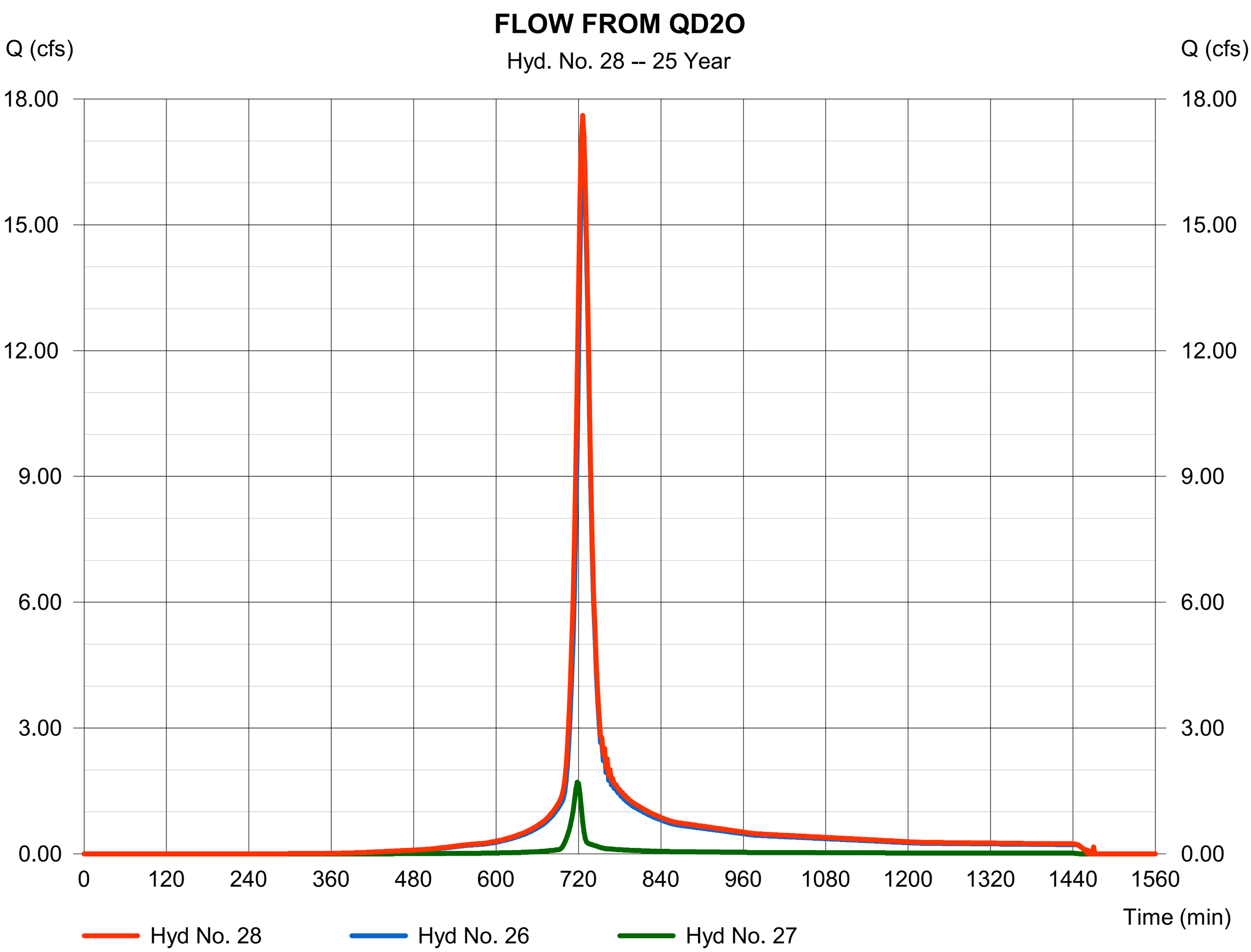


Hydrograph Report

Hyd. No. 28

FLOW FROM QD2O

Hydrograph type	= Combine	Peak discharge	= 17.60 cfs
Storm frequency	= 25 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 54,930 cuft
Inflow hyds.	= 26, 27	Contrib. drain. area	= 0.670 ac



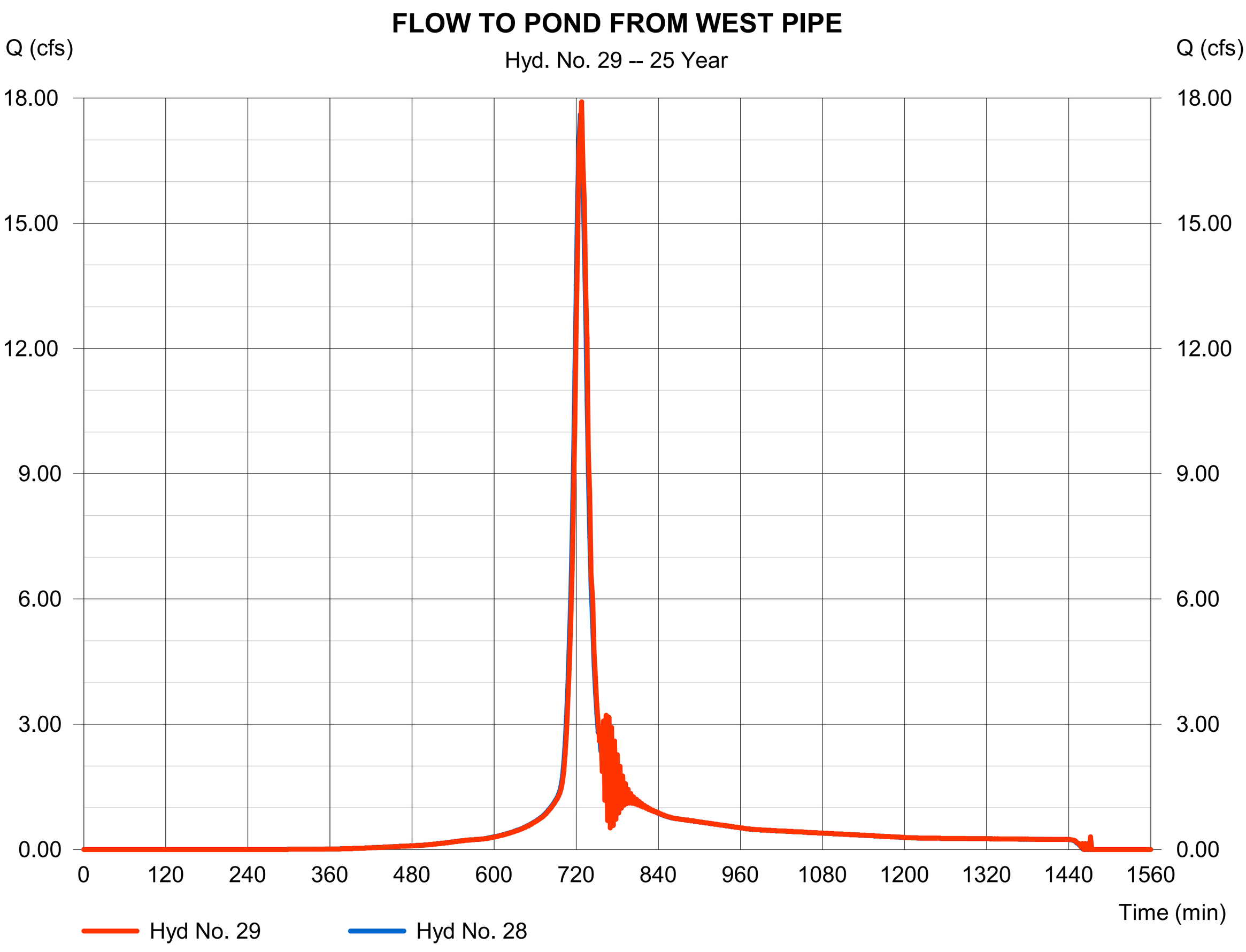
Hydrograph Report

Hyd. No. 29

FLOW TO POND FROM WEST PIPE

Hydrograph type	= Reach	Peak discharge	= 17.91 cfs
Storm frequency	= 25 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 54,968 cuft
Inflow hyd. No.	= 28 - FLOW FROM QD2O	Section type	= Circular
Reach length	= 27.1 ft	Channel slope	= 0.3 %
Manning's n	= 0.024	Bottom width	= 2.0 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.060	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 1.8786

Modified Att-Kin routing method used.

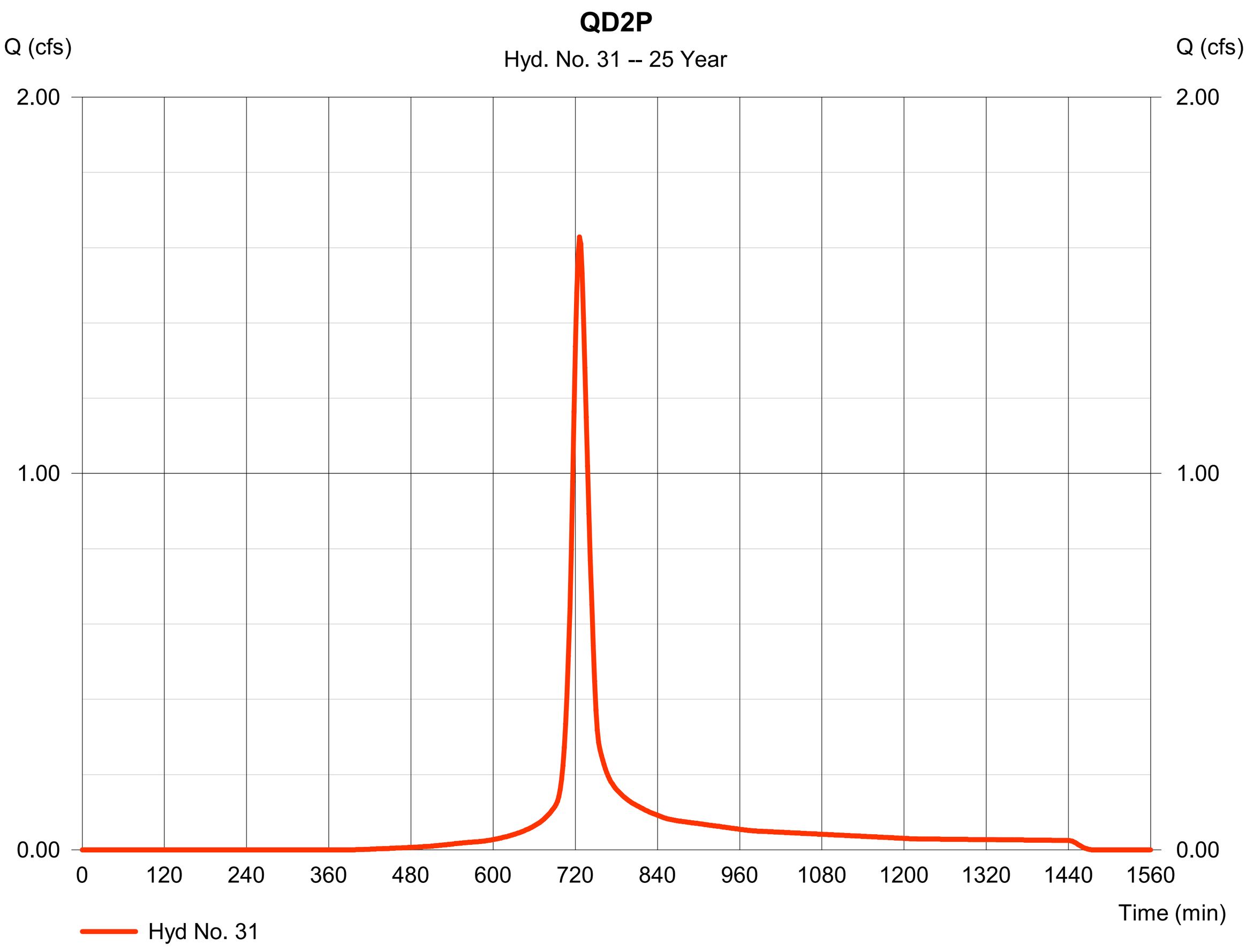


Hydrograph Report

Hyd. No. 31

QD2P

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.628 cfs
Storm frequency	=	25 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	5,628 cuft
Drainage area	=	0.940 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	22.40 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



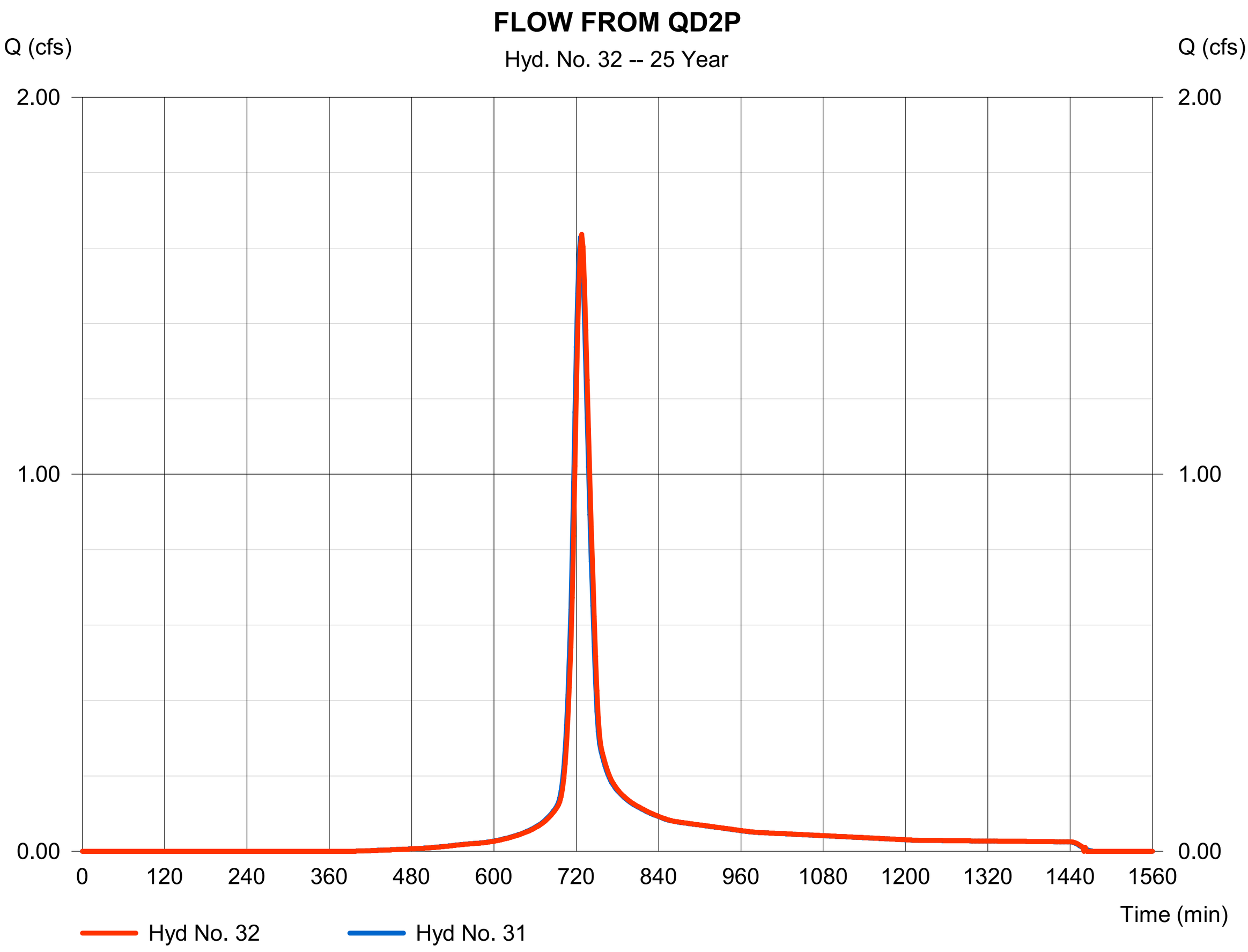
Hydrograph Report

Hyd. No. 32

FLOW FROM QD2P

Hydrograph type	=	Reach	Peak discharge	=	1.636 cfs
Storm frequency	=	25 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	5,626 cuft
Inflow hyd. No.	=	31 - QD2P	Section type	=	Circular
Reach length	=	36.3 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.3118

Modified Att-Kin routing method used.

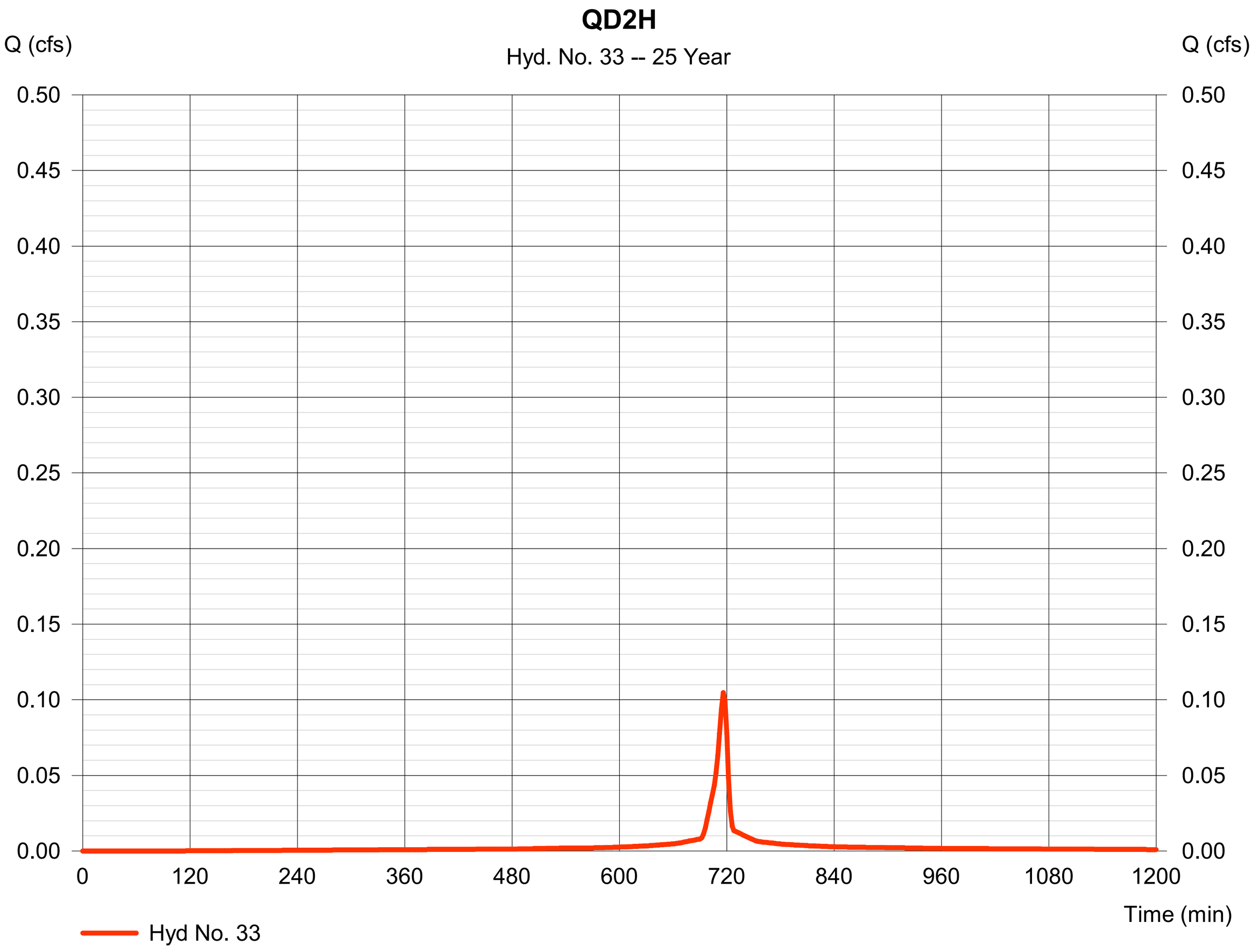


Hydrograph Report

Hyd. No. 33

QD2H

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.105 cfs
Storm frequency	=	25 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	242 cuft
Drainage area	=	0.030 ac	Curve number	=	98
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

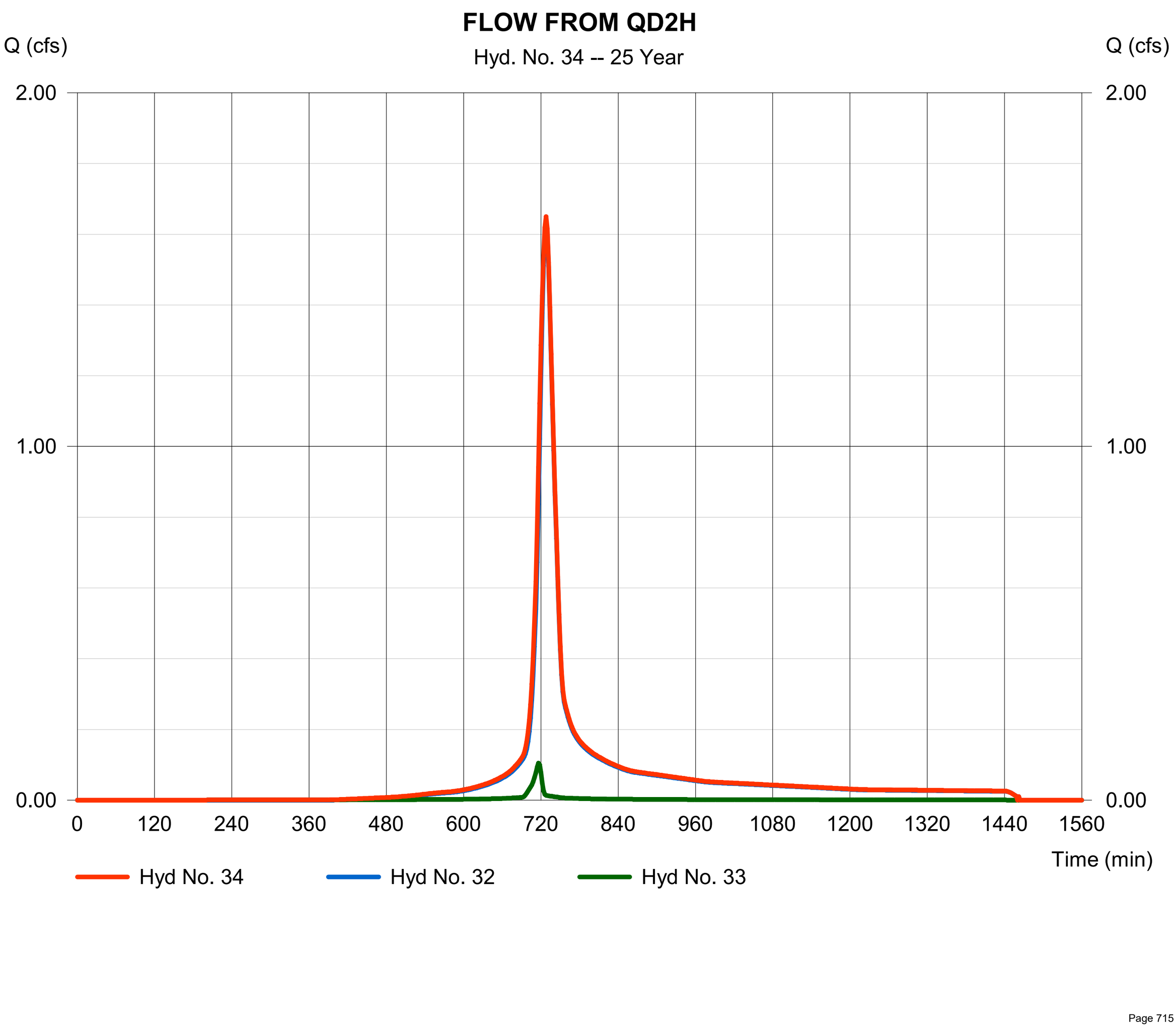


Hydrograph Report

Hyd. No. 34

FLOW FROM QD2H

Hydrograph type	=	Combine	Peak discharge	=	1.650 cfs
Storm frequency	=	25 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	5,868 cuft
Inflow hyds.	=	32, 33	Contrib. drain. area	=	0.030 ac



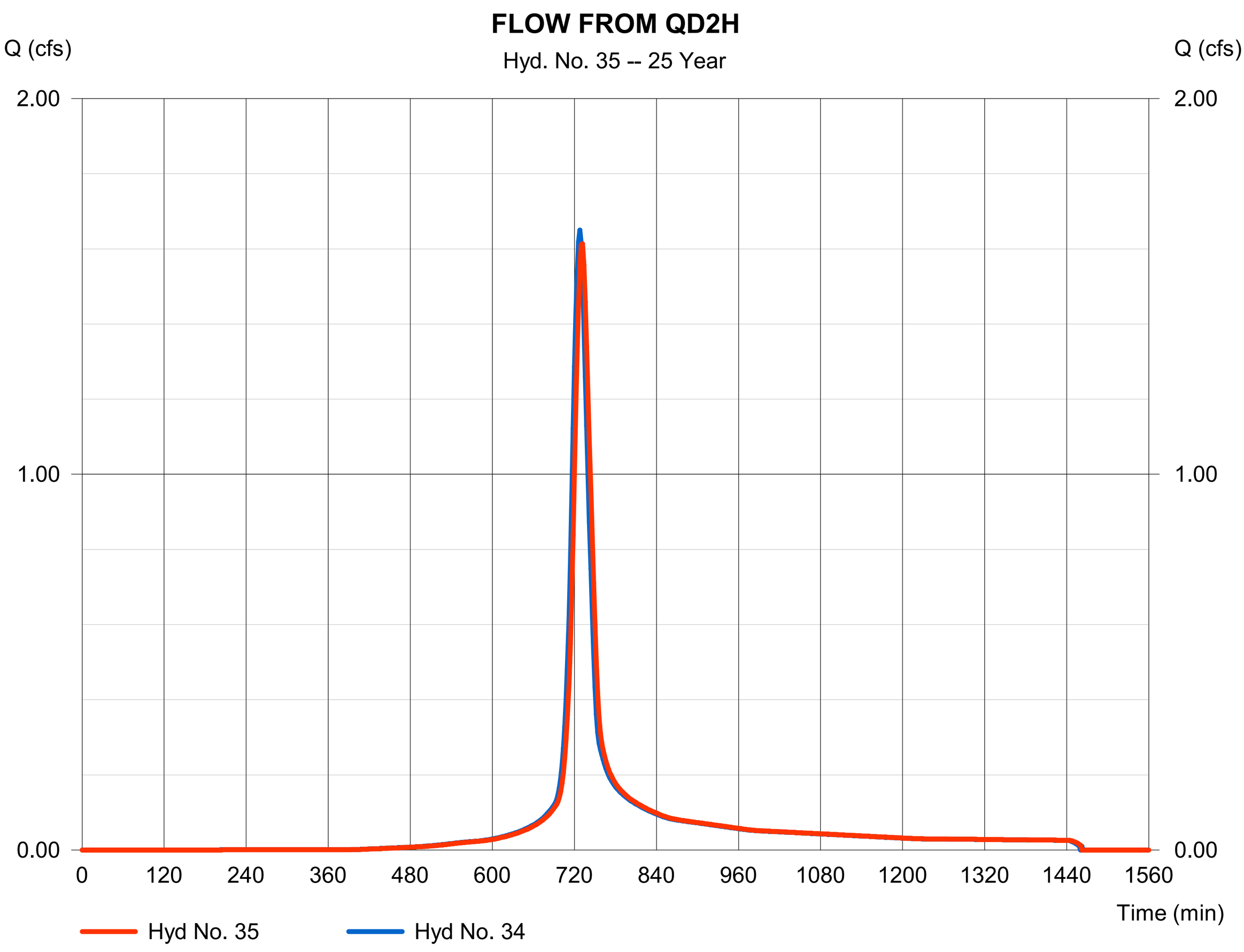
Hydrograph Report

Hyd. No. 35

FLOW FROM QD2H

Hydrograph type	=	Reach	Peak discharge	=	1.613 cfs
Storm frequency	=	25 yrs	Time to peak	=	732 min
Time interval	=	2 min	Hyd. volume	=	5,865 cuft
Inflow hyd. No.	=	34 - FLOW FROM QD2H	Section type	=	Circular
Reach length	=	162.5 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.6022

Modified Att-Kin routing method used.

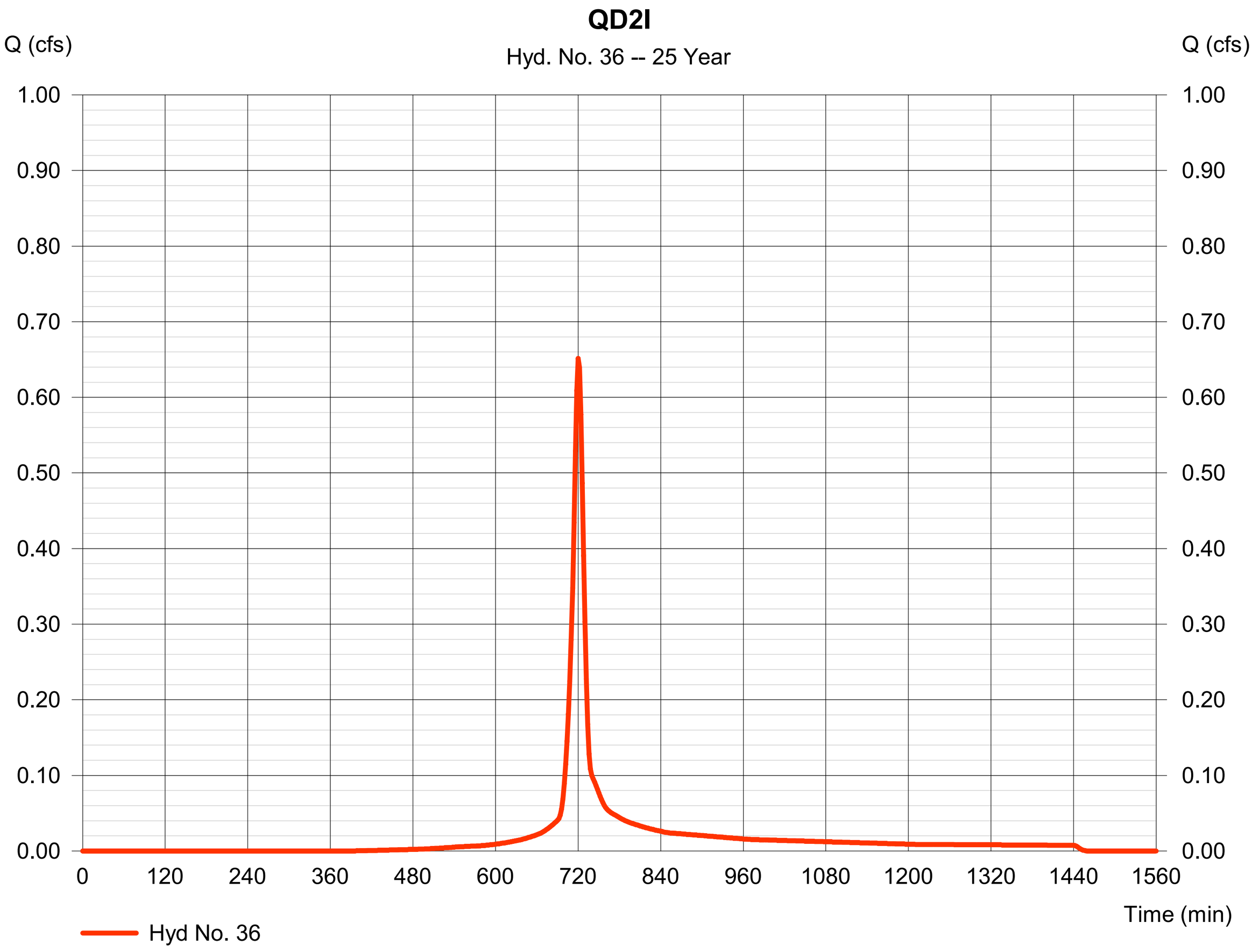


Hydrograph Report

Hyd. No. 36

QD2I

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.651 cfs
Storm frequency	=	25 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	1,699 cuft
Drainage area	=	0.280 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	12.30 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

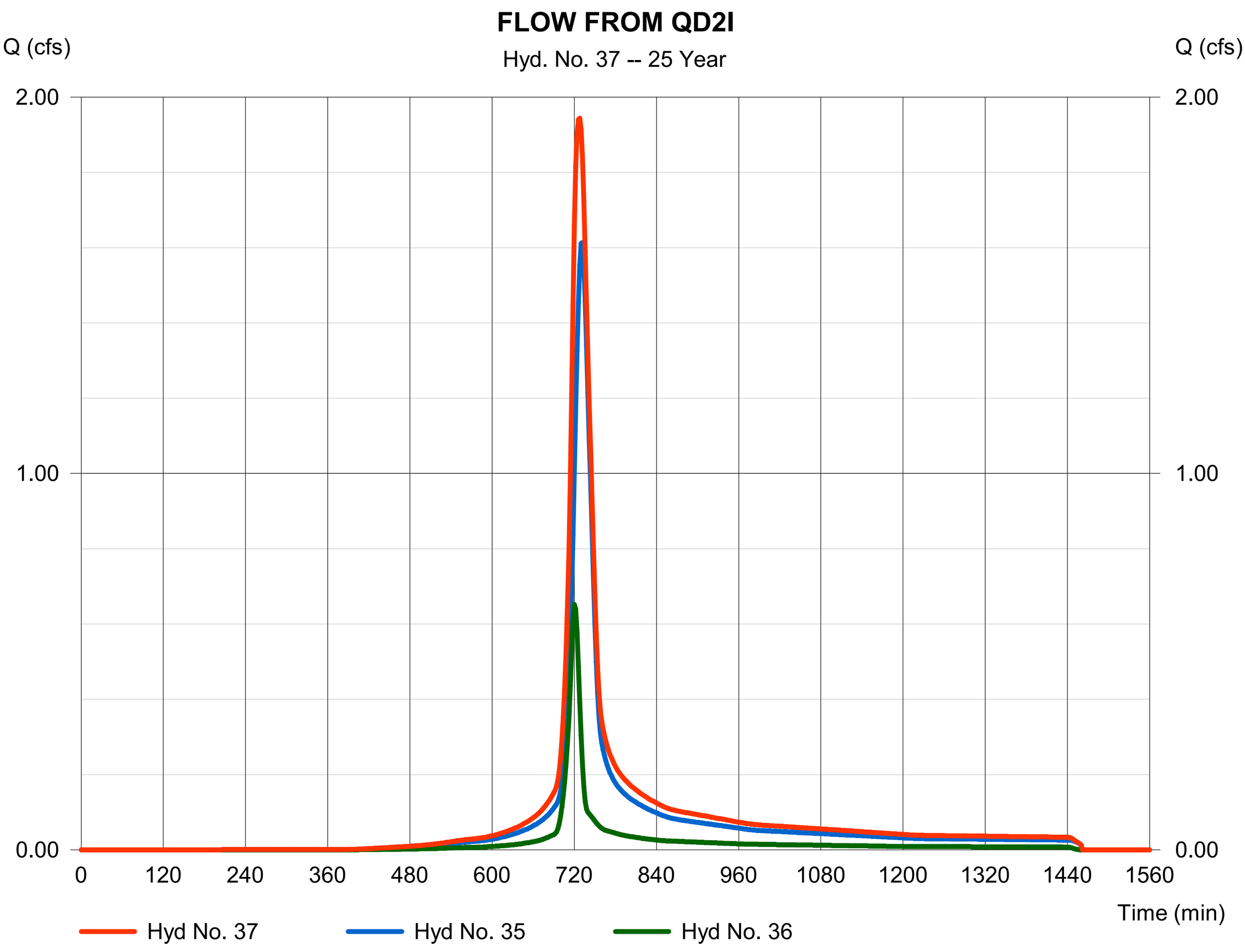


Hydrograph Report

Hyd. No. 37

FLOW FROM QD2I

Hydrograph type	=	Combine	Peak discharge	=	1.944 cfs
Storm frequency	=	25 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	7,564 cuft
Inflow hyds.	=	35, 36	Contrib. drain. area	=	0.280 ac



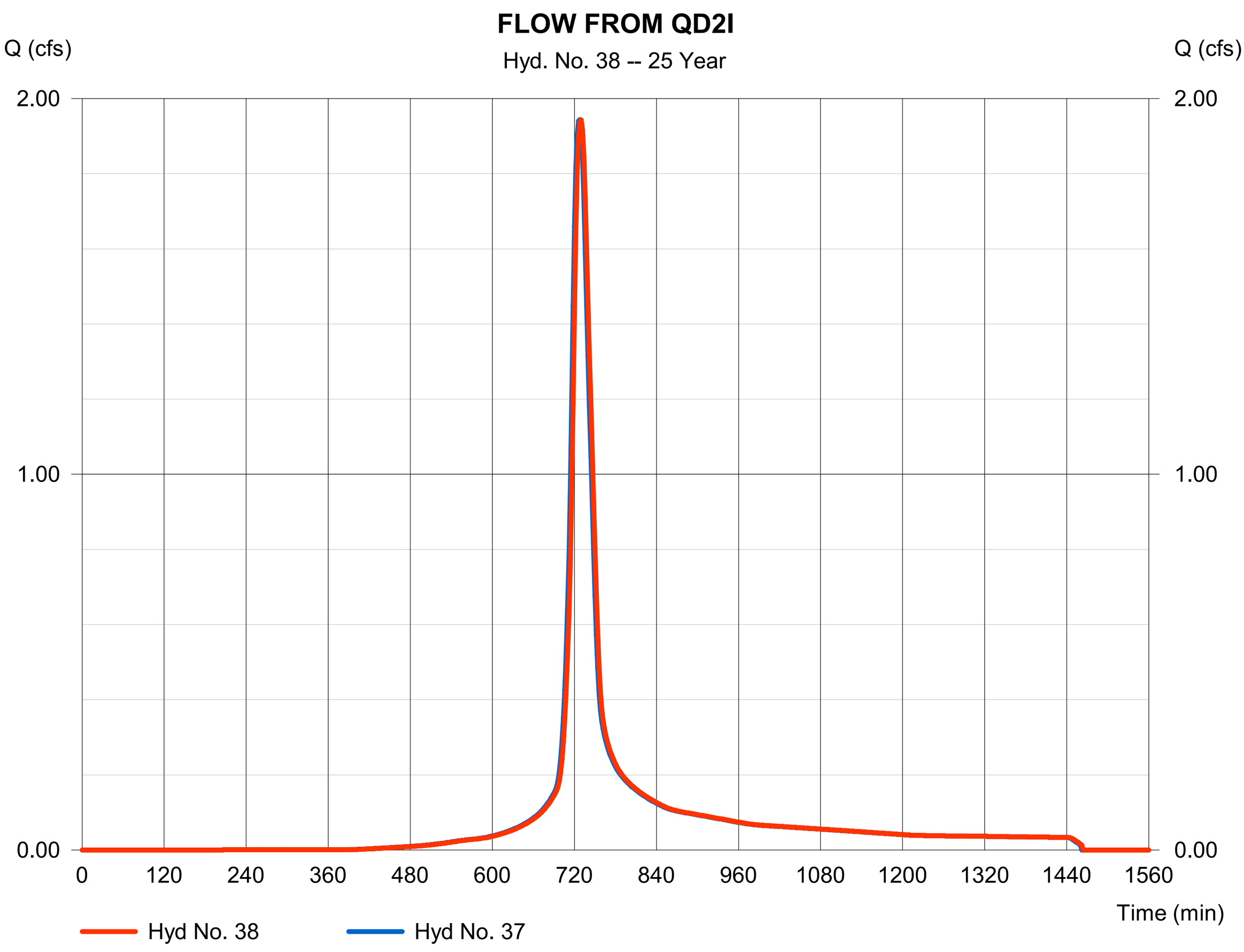
Hydrograph Report

Hyd. No. 38

FLOW FROM QD2I

Hydrograph type	=	Reach	Peak discharge	=	1.943 cfs
Storm frequency	=	25 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	7,564 cuft
Inflow hyd. No.	=	37 - FLOW FROM QD2I	Section type	=	Circular
Reach length	=	97.5 ft	Channel slope	=	0.7 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.934	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.9168

Modified Att-Kin routing method used.

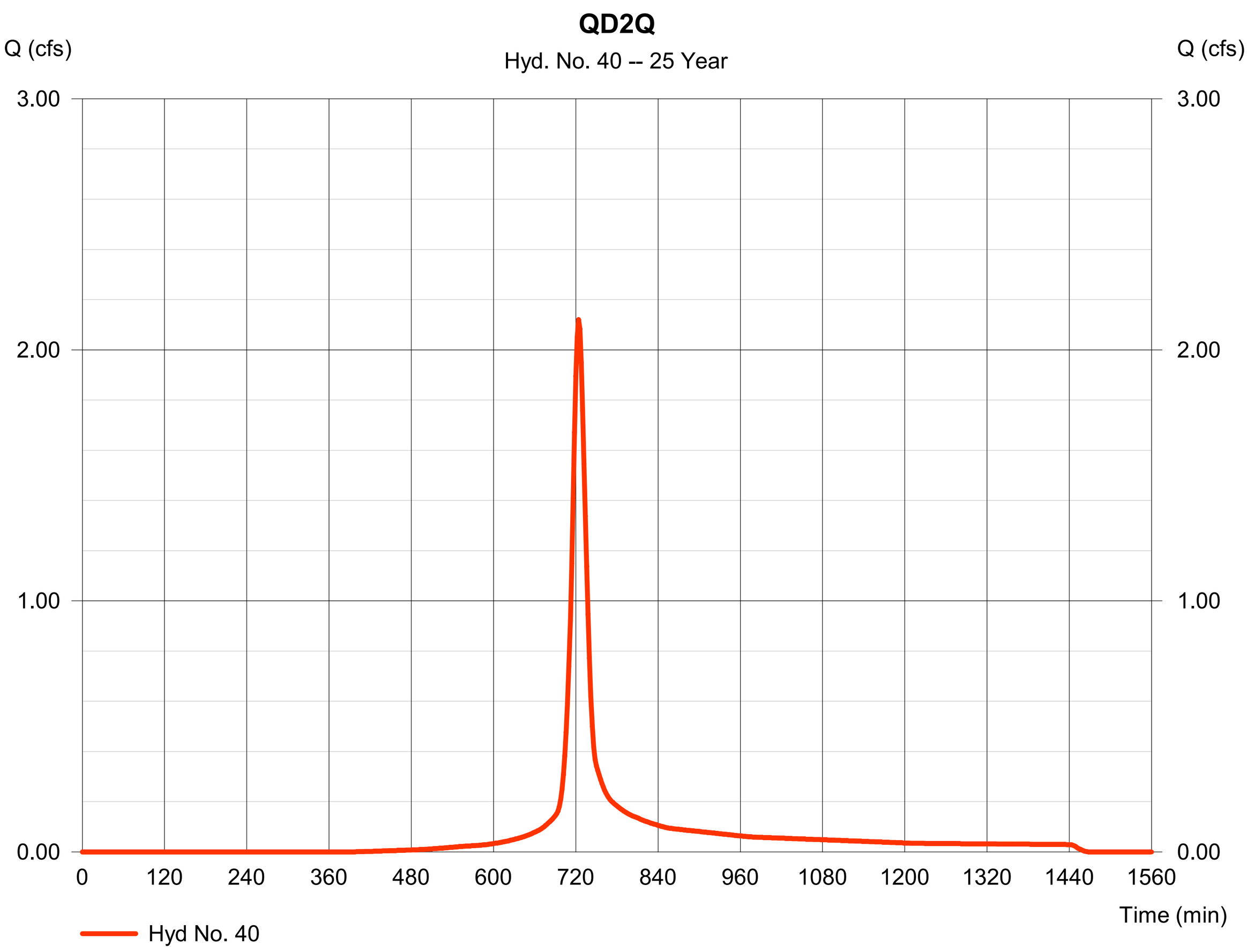


Hydrograph Report

Hyd. No. 40

QD2Q

Hydrograph type	= SCS Runoff	Peak discharge	= 2.121 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 6,647 cuft
Drainage area	= 1.130 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 16.90 min
Total precip.	= 2.60 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



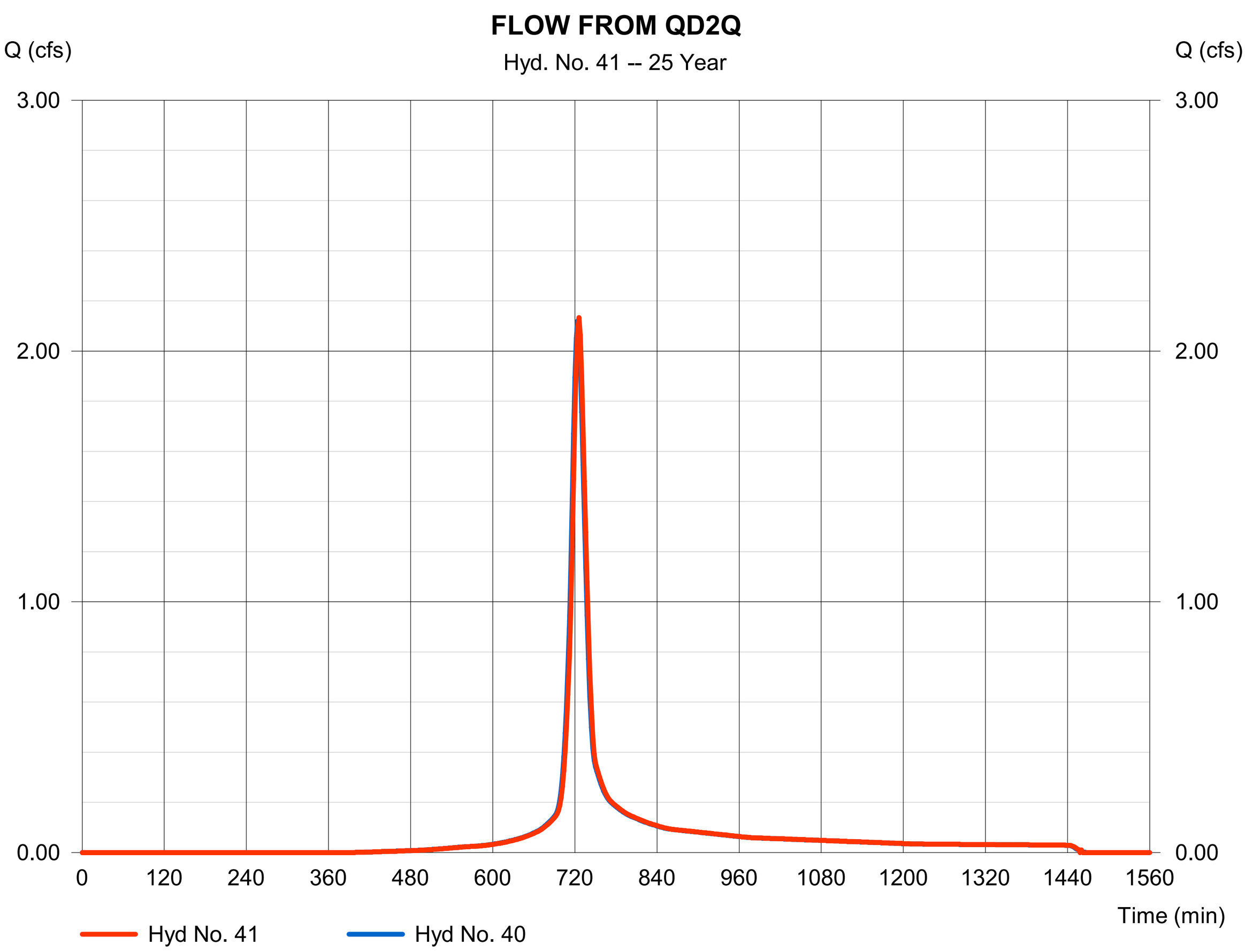
Hydrograph Report

Hyd. No. 41

FLOW FROM QD2Q

Hydrograph type	=	Reach	Peak discharge	=	2.133 cfs
Storm frequency	=	25 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	6,645 cuft
Inflow hyd. No.	=	40 - QD2Q	Section type	=	Circular
Reach length	=	36.9 ft	Channel slope	=	0.7 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.999	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.4180

Modified Att-Kin routing method used.

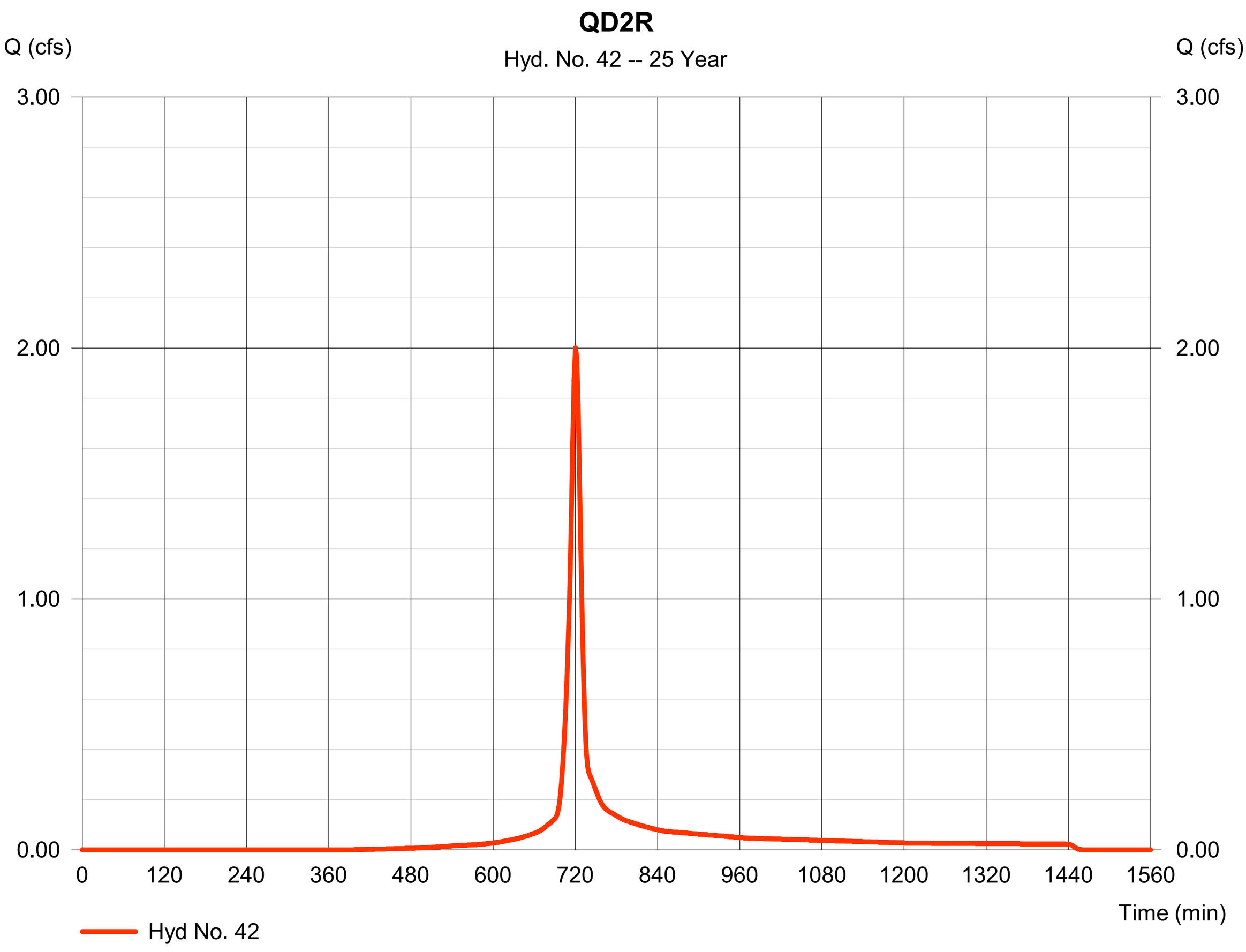


Hydrograph Report

Hyd. No. 42

QD2R

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.001 cfs
Storm frequency	=	25 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	5,217 cuft
Drainage area	=	0.860 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	13.10 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

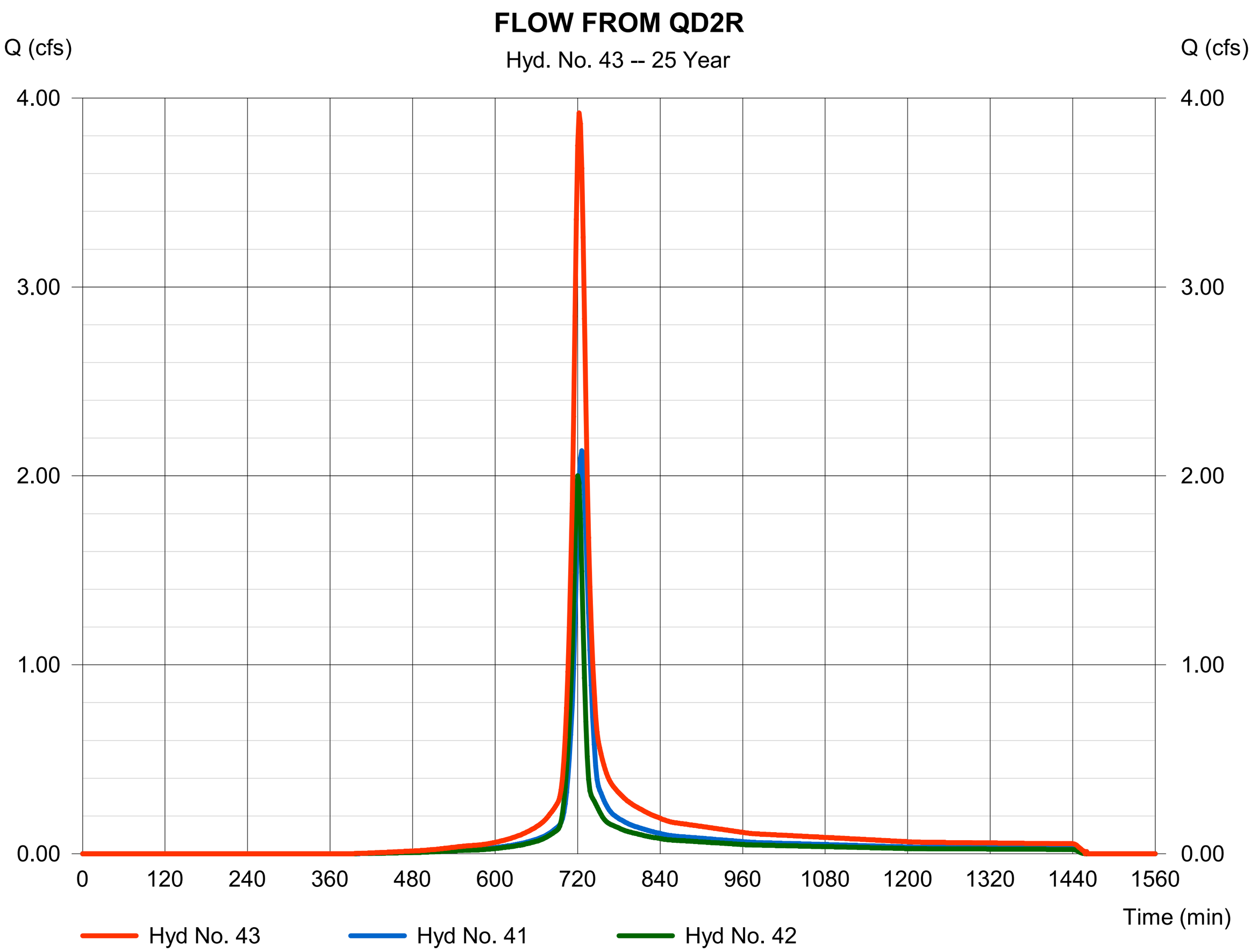


Hydrograph Report

Hyd. No. 43

FLOW FROM QD2R

Hydrograph type	=	Combine	Peak discharge	=	3.921 cfs
Storm frequency	=	25 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	11,862 cuft
Inflow hyds.	=	41, 42	Contrib. drain. area	=	0.860 ac



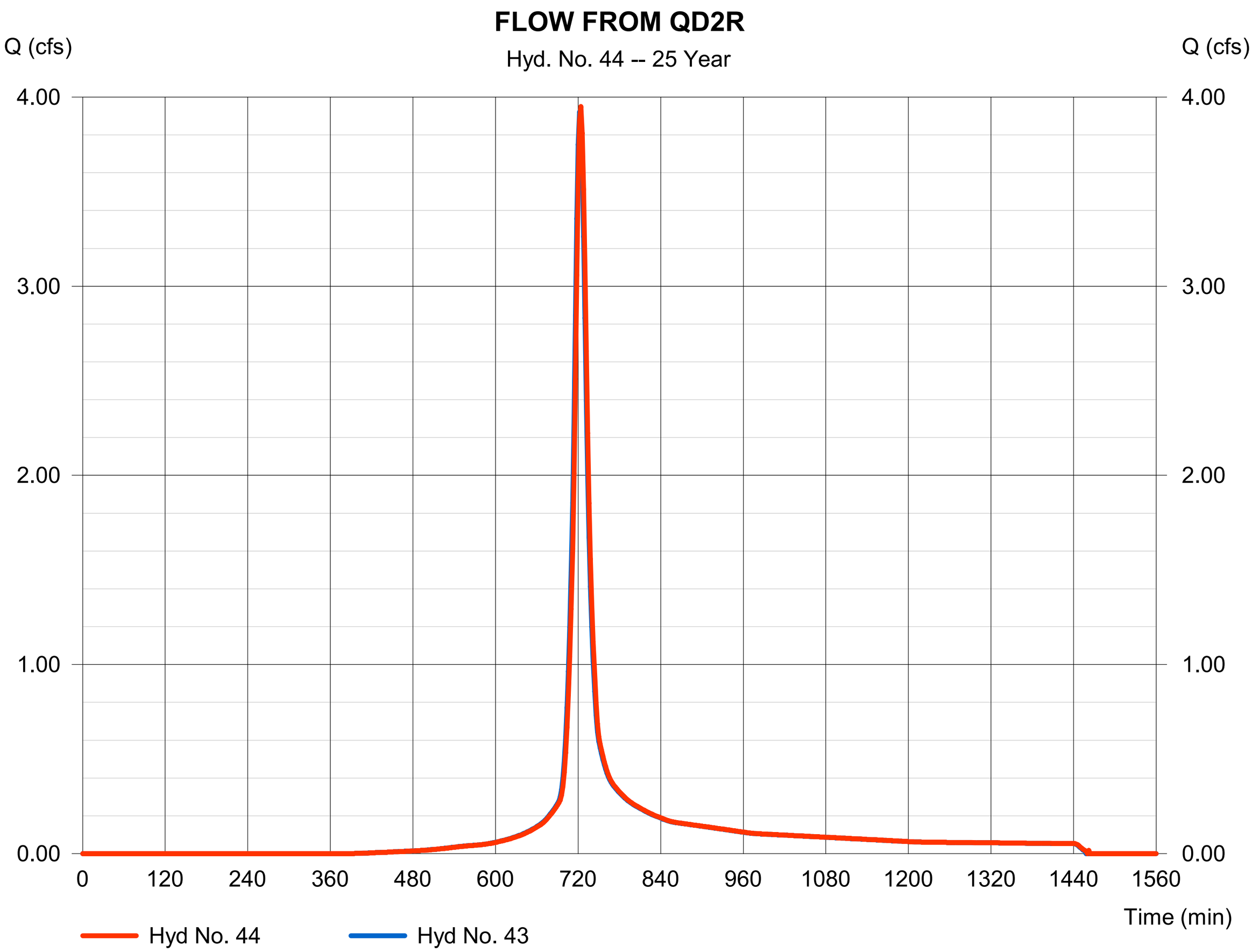
Hydrograph Report

Hyd. No. 44

FLOW FROM QD2R

Hydrograph type	=	Reach	Peak discharge	=	3.950 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	11,864 cuft
Inflow hyd. No.	=	43 - FLOW FROM QD2R	Section type	=	Circular
Reach length	=	36.3 ft	Channel slope	=	1.3 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	4.102	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.6422

Modified Att-Kin routing method used.

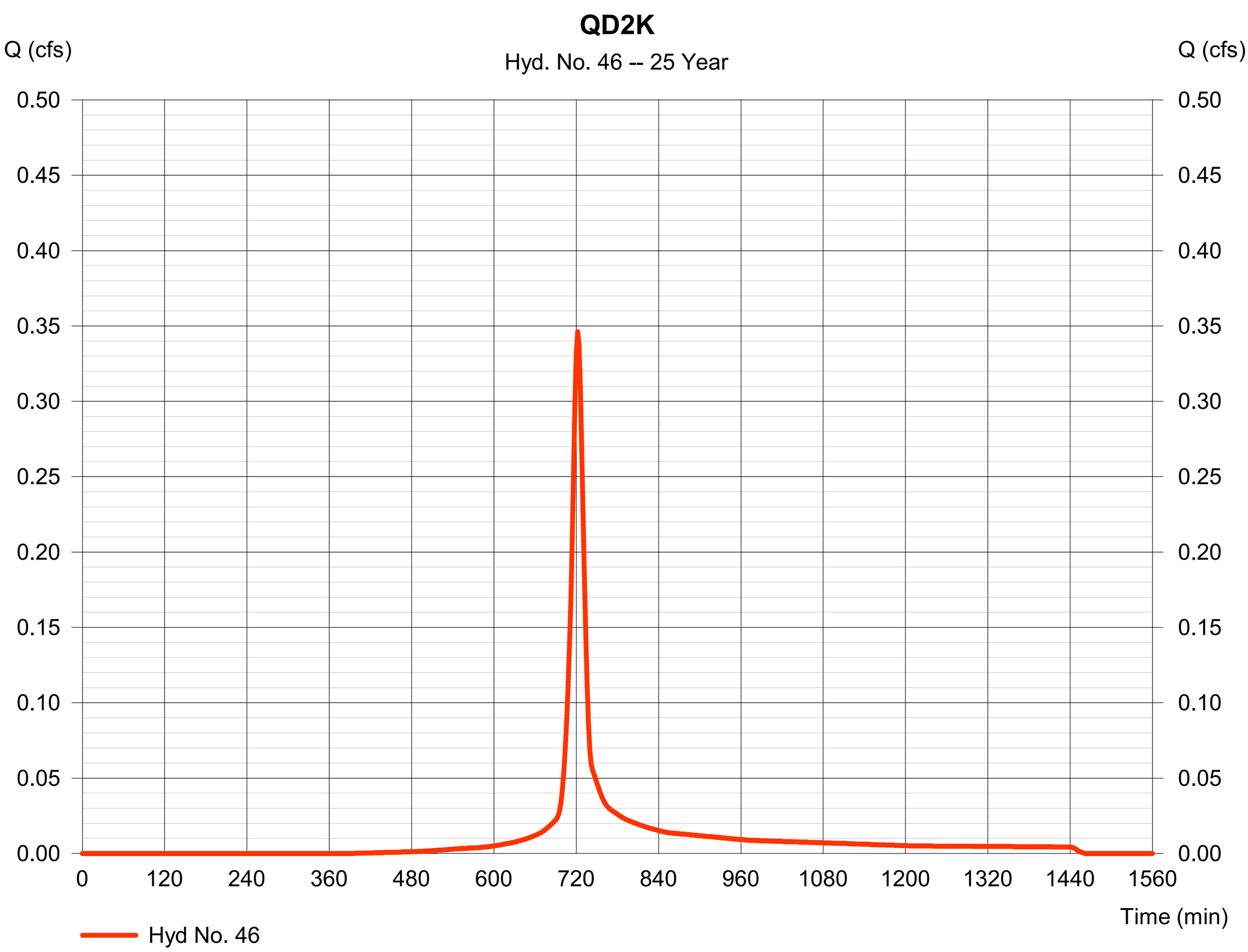


Hydrograph Report

Hyd. No. 46

QD2K

Hydrograph type	= SCS Runoff	Peak discharge	= 0.346 cfs
Storm frequency	= 25 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 975 cuft
Drainage area	= 0.170 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 13.80 min
Total precip.	= 2.60 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

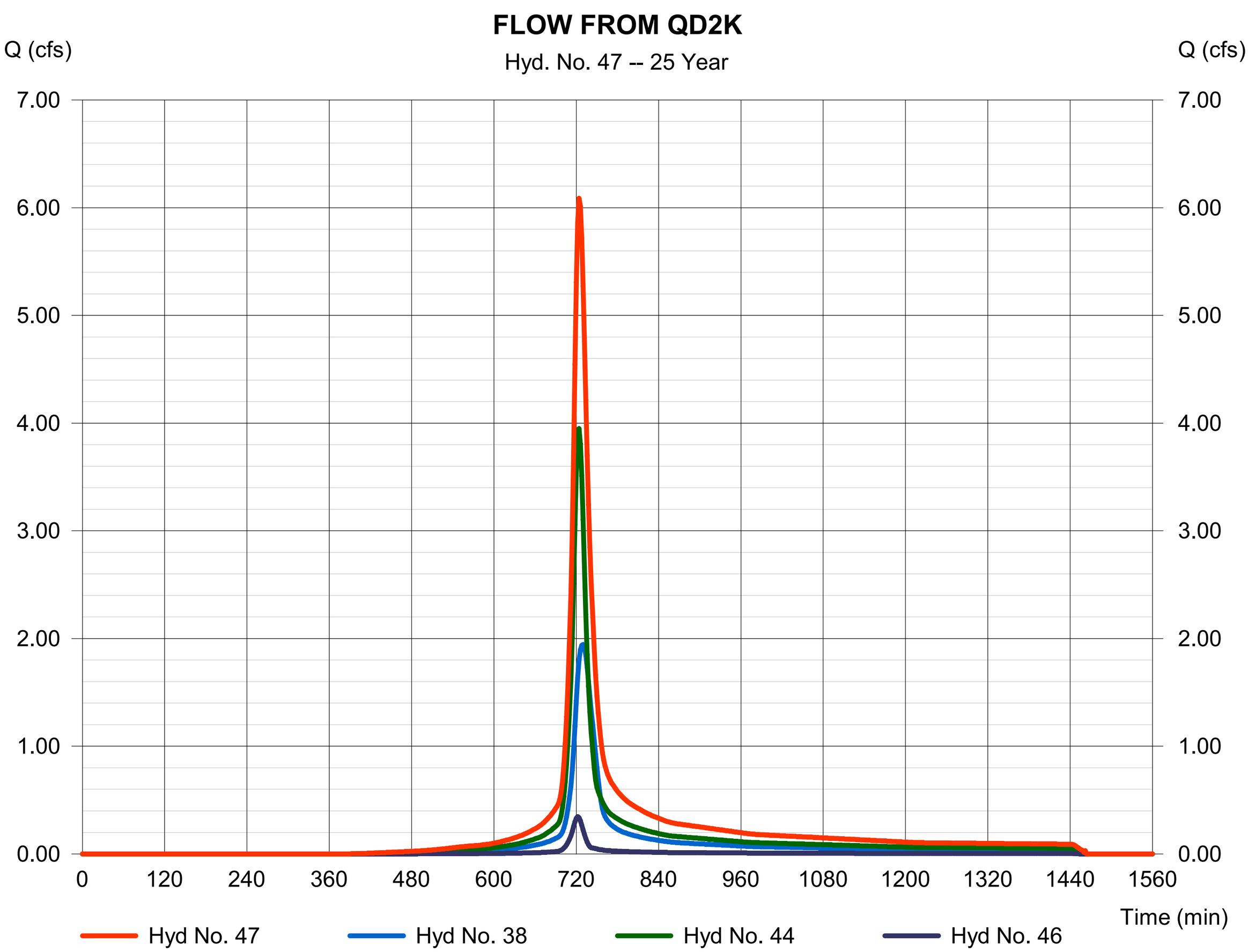


Hydrograph Report

Hyd. No. 47

FLOW FROM QD2K

Hydrograph type	=	Combine	Peak discharge	=	6.088 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	20,402 cuft
Inflow hyds.	=	38, 44, 46	Contrib. drain. area	=	0.170 ac



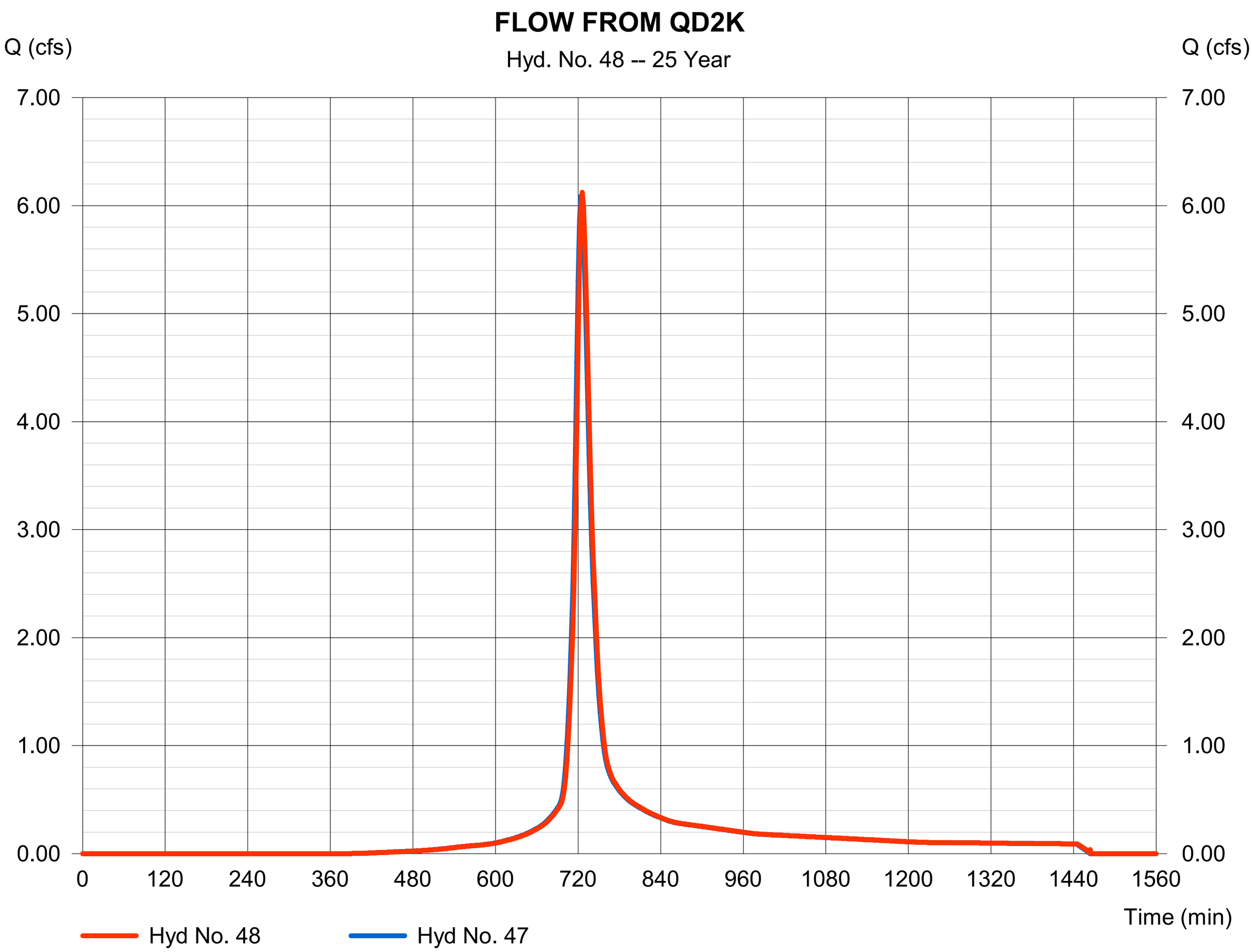
Hydrograph Report

Hyd. No. 48

FLOW FROM QD2K

Hydrograph type	=	Reach	Peak discharge	=	6.122 cfs
Storm frequency	=	25 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	20,403 cuft
Inflow hyd. No.	=	47 - FLOW FROM QD2K	Section type	=	Circular
Reach length	=	75.6 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.3160

Modified Att-Kin routing method used.

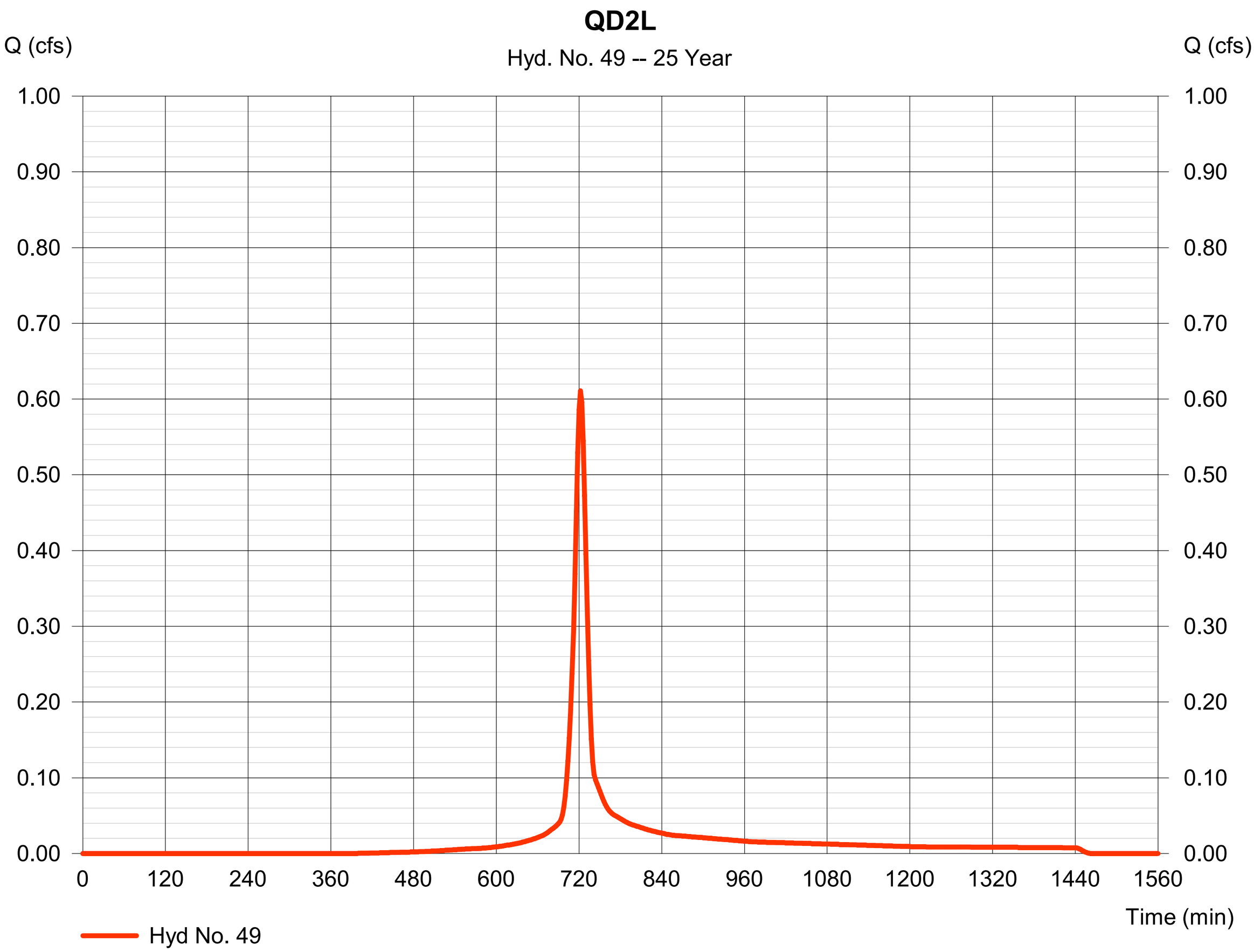


Hydrograph Report

Hyd. No. 49

QD2L

Hydrograph type	= SCS Runoff	Peak discharge	= 0.611 cfs
Storm frequency	= 25 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 1,721 cuft
Drainage area	= 0.300 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 14.30 min
Total precip.	= 2.60 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

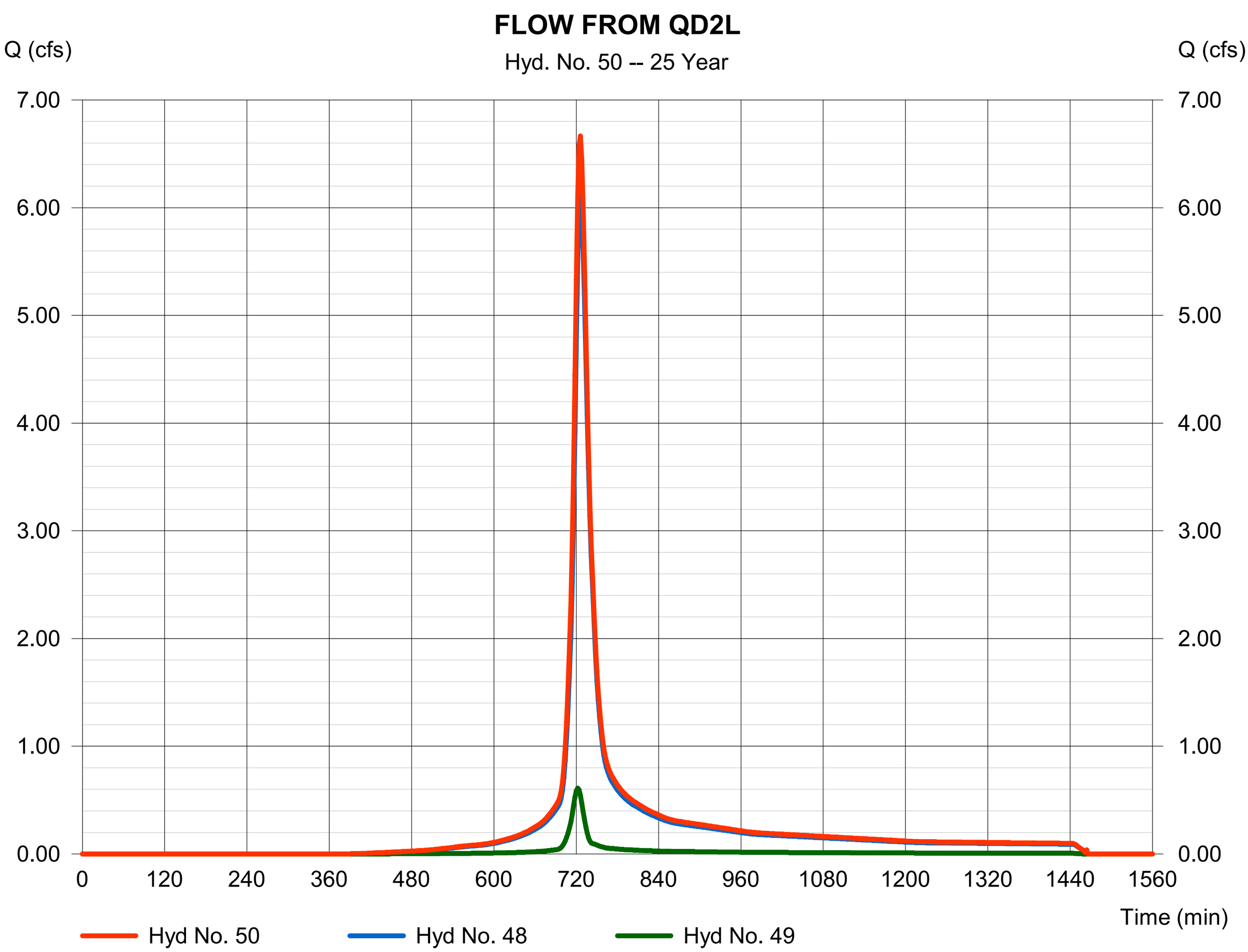


Hydrograph Report

Hyd. No. 50

FLOW FROM QD2L

Hydrograph type	= Combine	Peak discharge	= 6.666 cfs
Storm frequency	= 25 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 22,124 cuft
Inflow hyds.	= 48, 49	Contrib. drain. area	= 0.300 ac



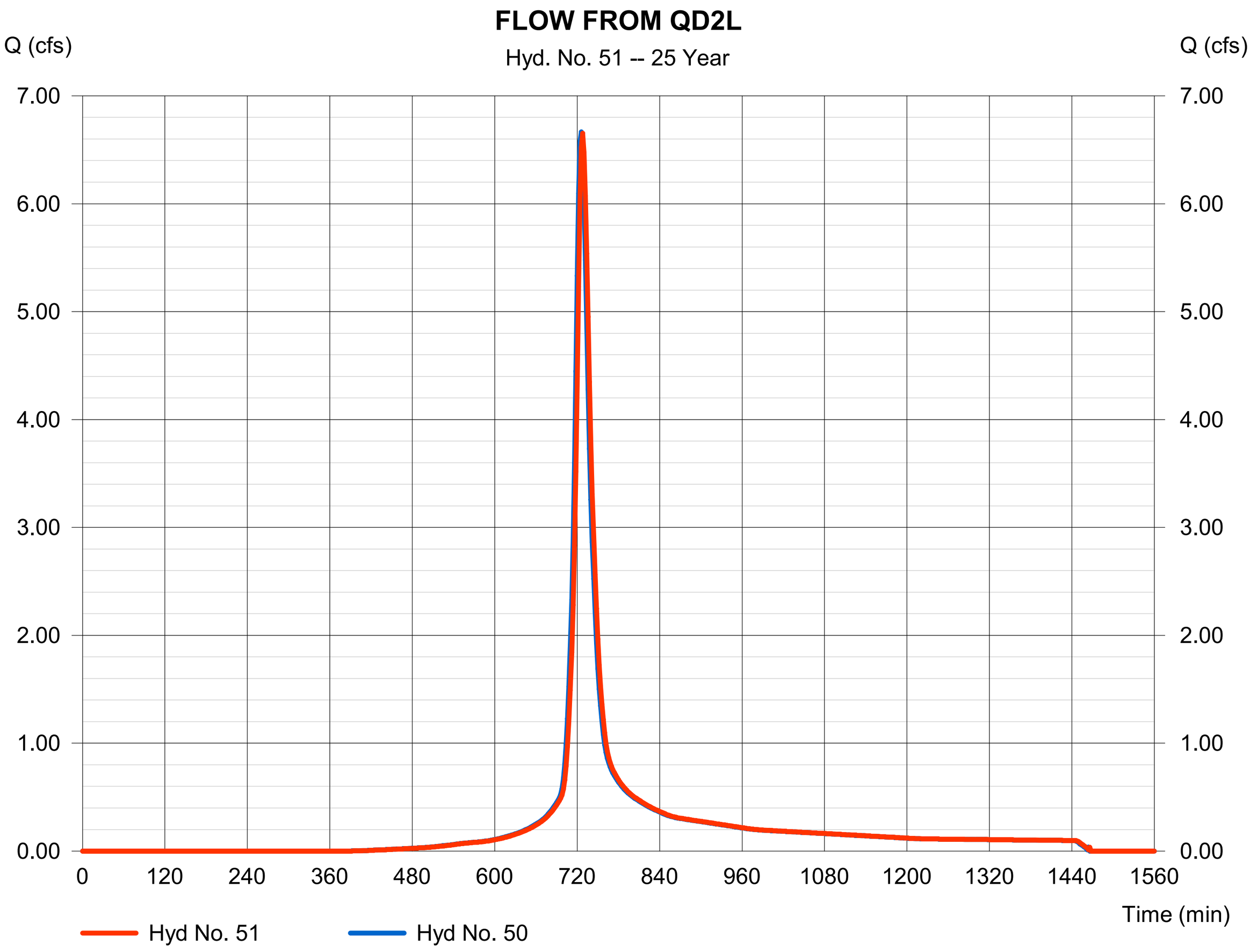
Hydrograph Report

Hyd. No. 51

FLOW FROM QD2L

Hydrograph type	=	Reach	Peak discharge	=	6.652 cfs
Storm frequency	=	25 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	22,124 cuft
Inflow hyd. No.	=	50 - FLOW FROM QD2L	Section type	=	Circular
Reach length	=	194.8 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.8992

Modified Att-Kin routing method used.

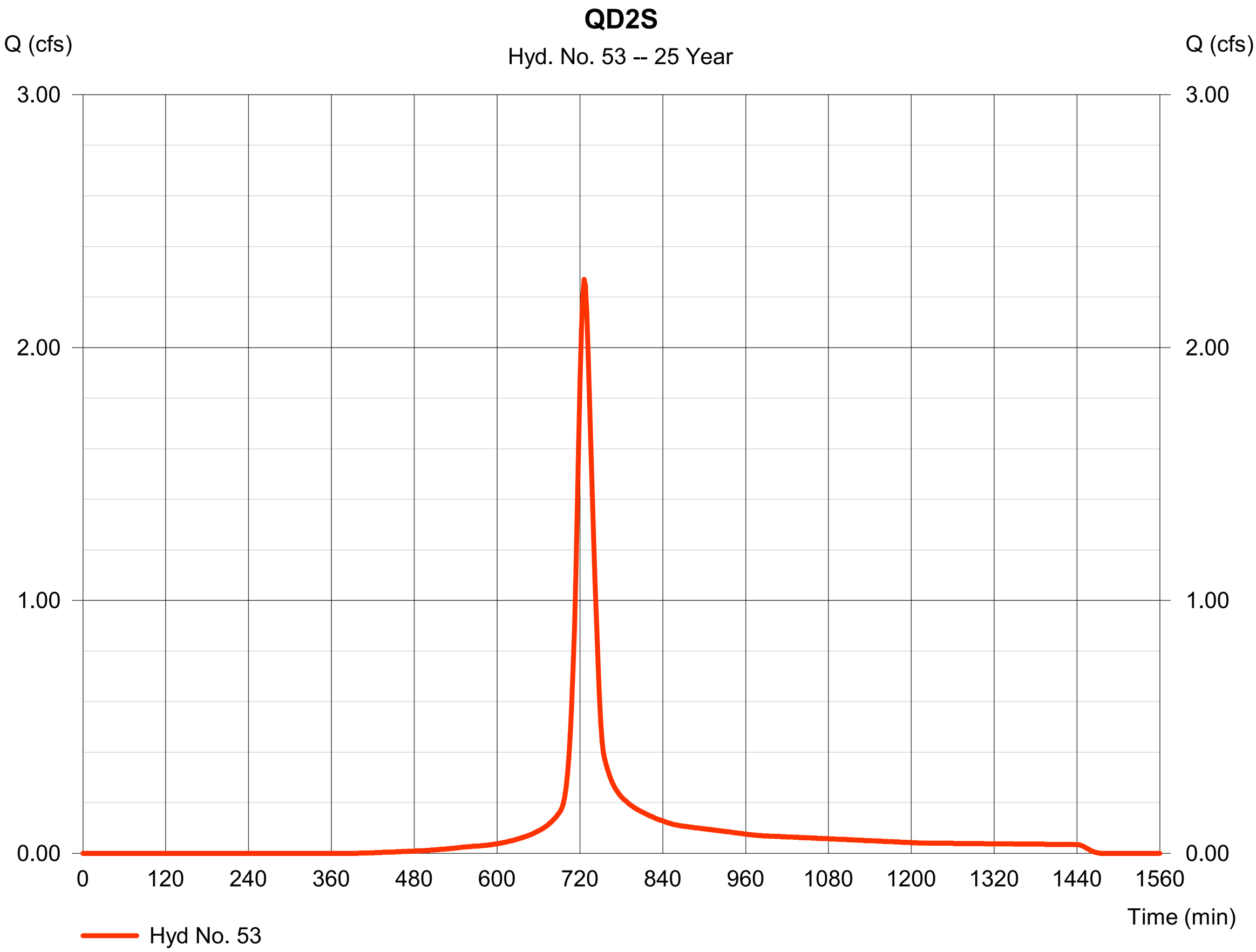


Hydrograph Report

Hyd. No. 53

QD2S

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.269 cfs
Storm frequency	=	25 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	7,844 cuft
Drainage area	=	1.310 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	23.20 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



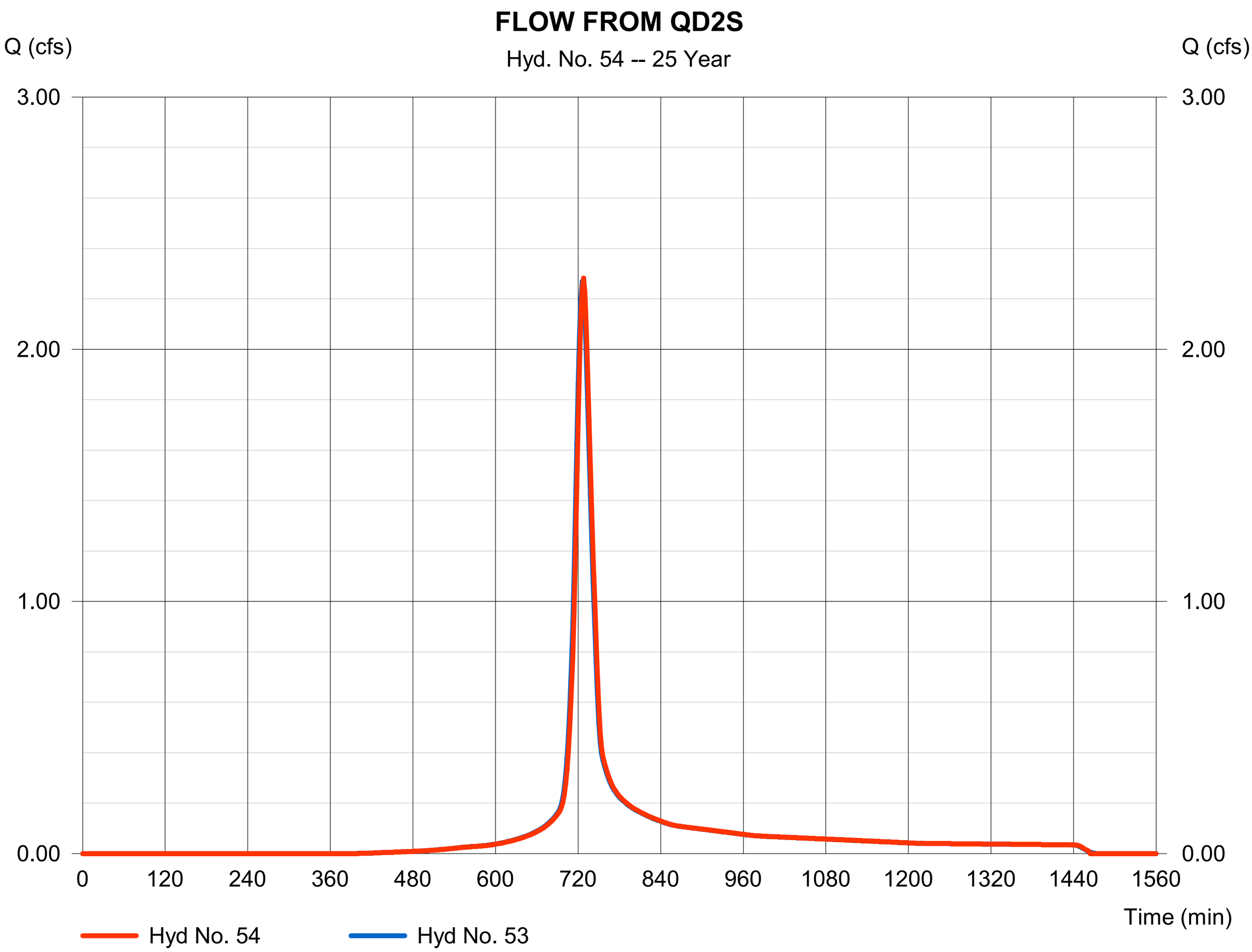
Hydrograph Report

Hyd. No. 54

FLOW FROM QD2S

Hydrograph type	=	Reach	Peak discharge	=	2.282 cfs
Storm frequency	=	25 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	7,841 cuft
Inflow hyd. No.	=	53 - QD2S	Section type	=	Circular
Reach length	=	28.7 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.509	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5412

Modified Att-Kin routing method used.

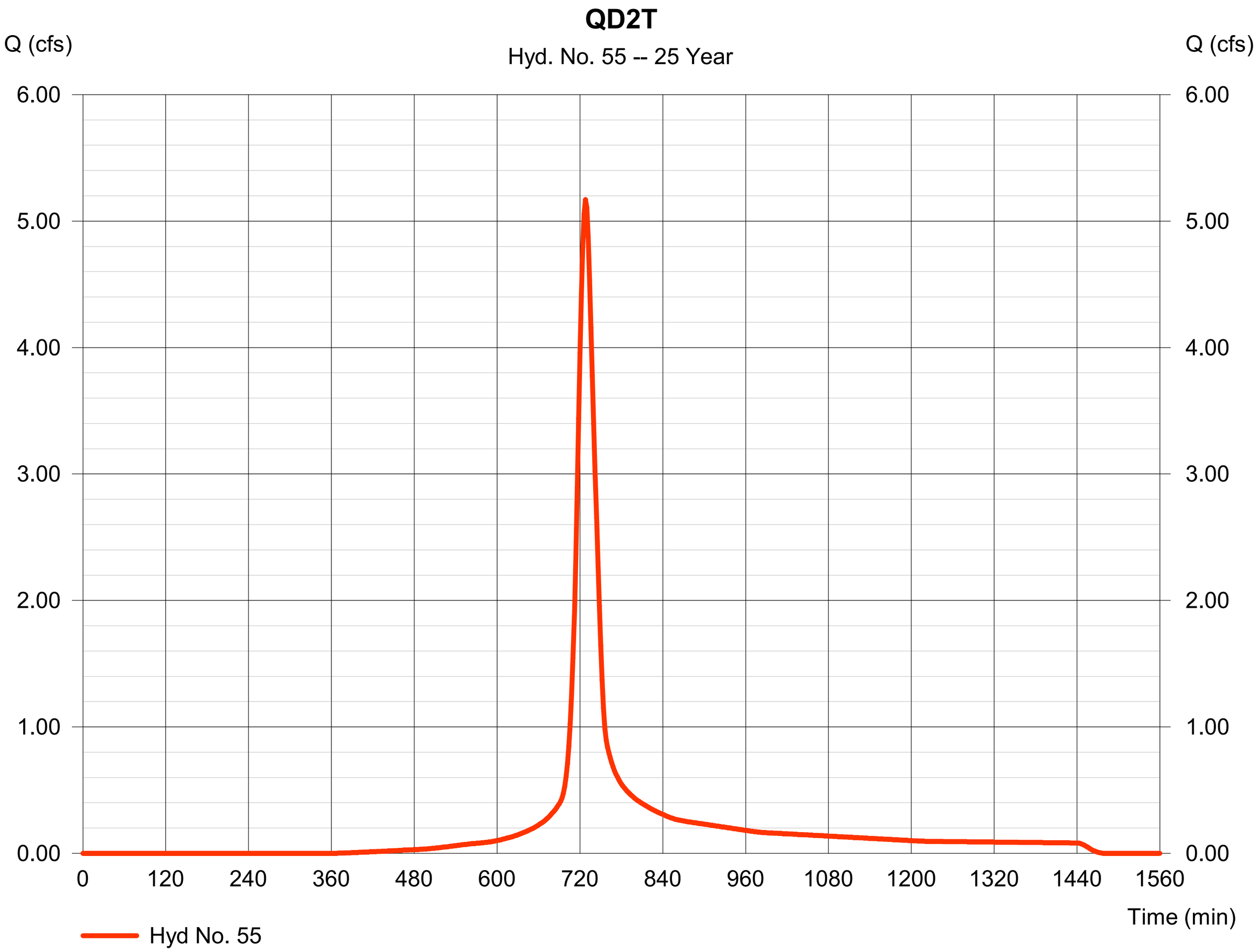


Hydrograph Report

Hyd. No. 55

QD2T

Hydrograph type	=	SCS Runoff	Peak discharge	=	5.169 cfs
Storm frequency	=	25 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	19,032 cuft
Drainage area	=	3.130 ac	Curve number	=	91
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	24.20 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

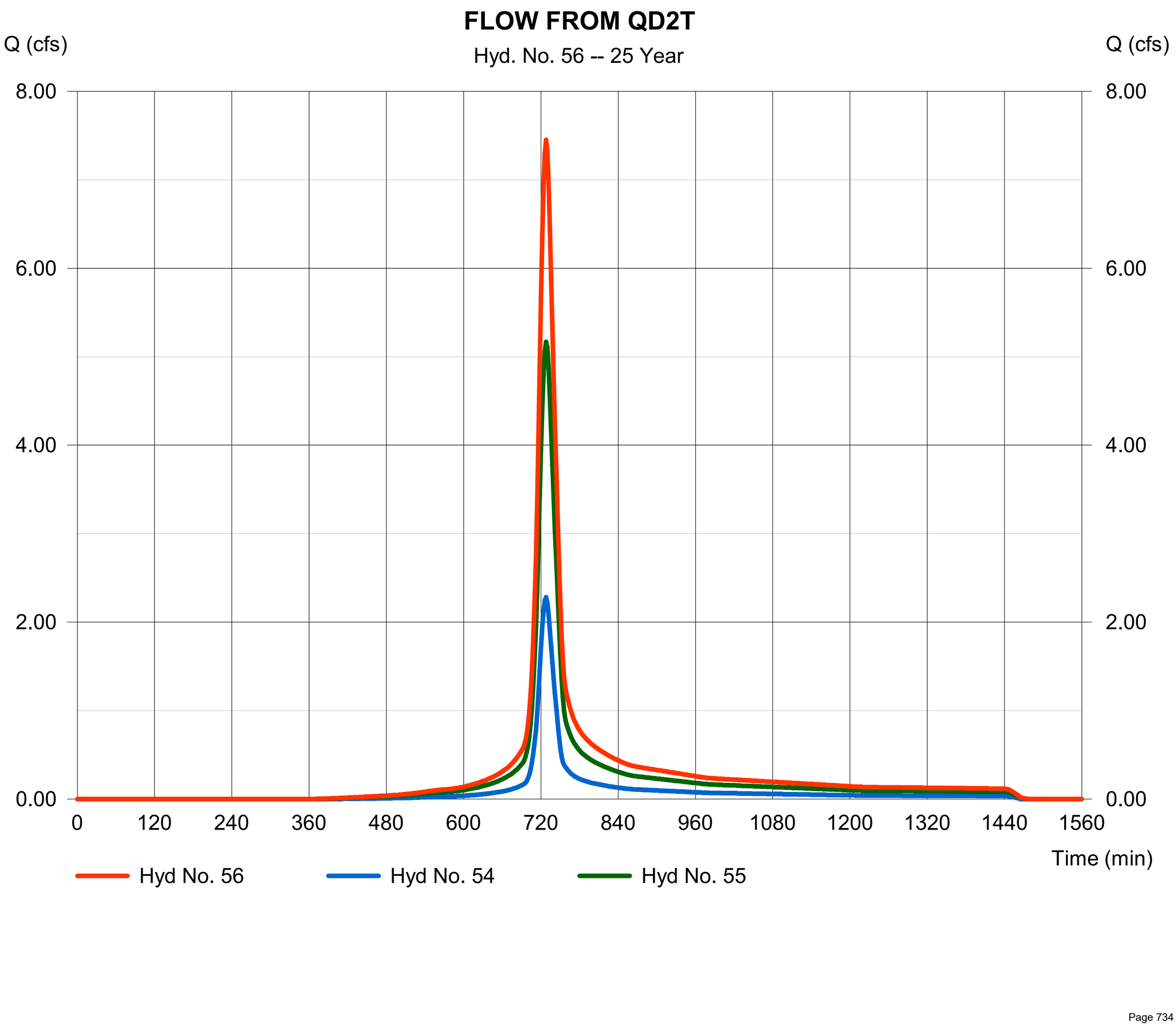


Hydrograph Report

Hyd. No. 56

FLOW FROM QD2T

Hydrograph type	=	Combine	Peak discharge	=	7.452 cfs
Storm frequency	=	25 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	26,873 cuft
Inflow hyds.	=	54, 55	Contrib. drain. area	=	3.130 ac



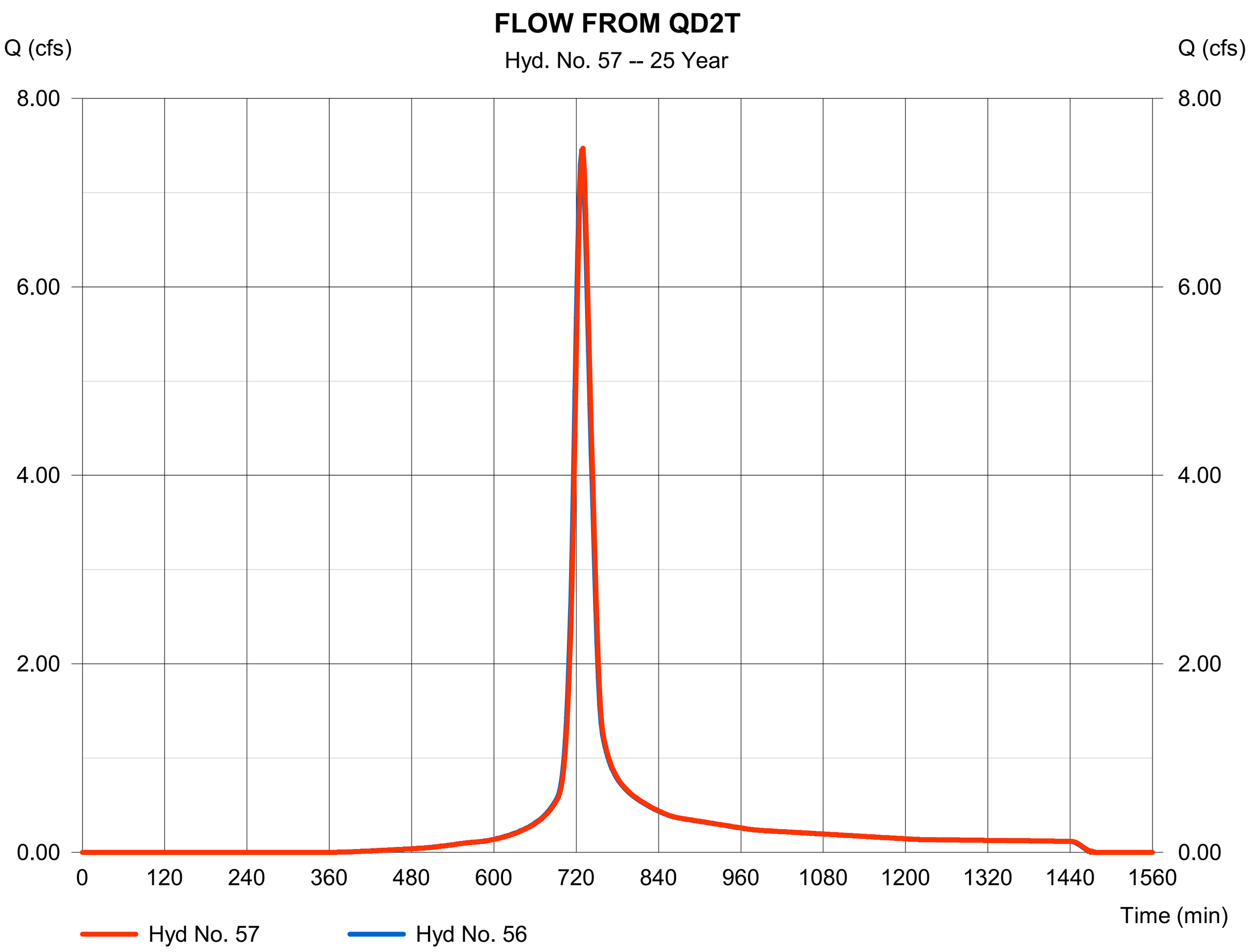
Hydrograph Report

Hyd. No. 57

FLOW FROM QD2T

Hydrograph type	=	Reach	Peak discharge	=	7.472 cfs
Storm frequency	=	25 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	26,871 cuft
Inflow hyd. No.	=	56 - FLOW FROM QD2T	Section type	=	Circular
Reach length	=	55.6 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.509	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7008

Modified Att-Kin routing method used.

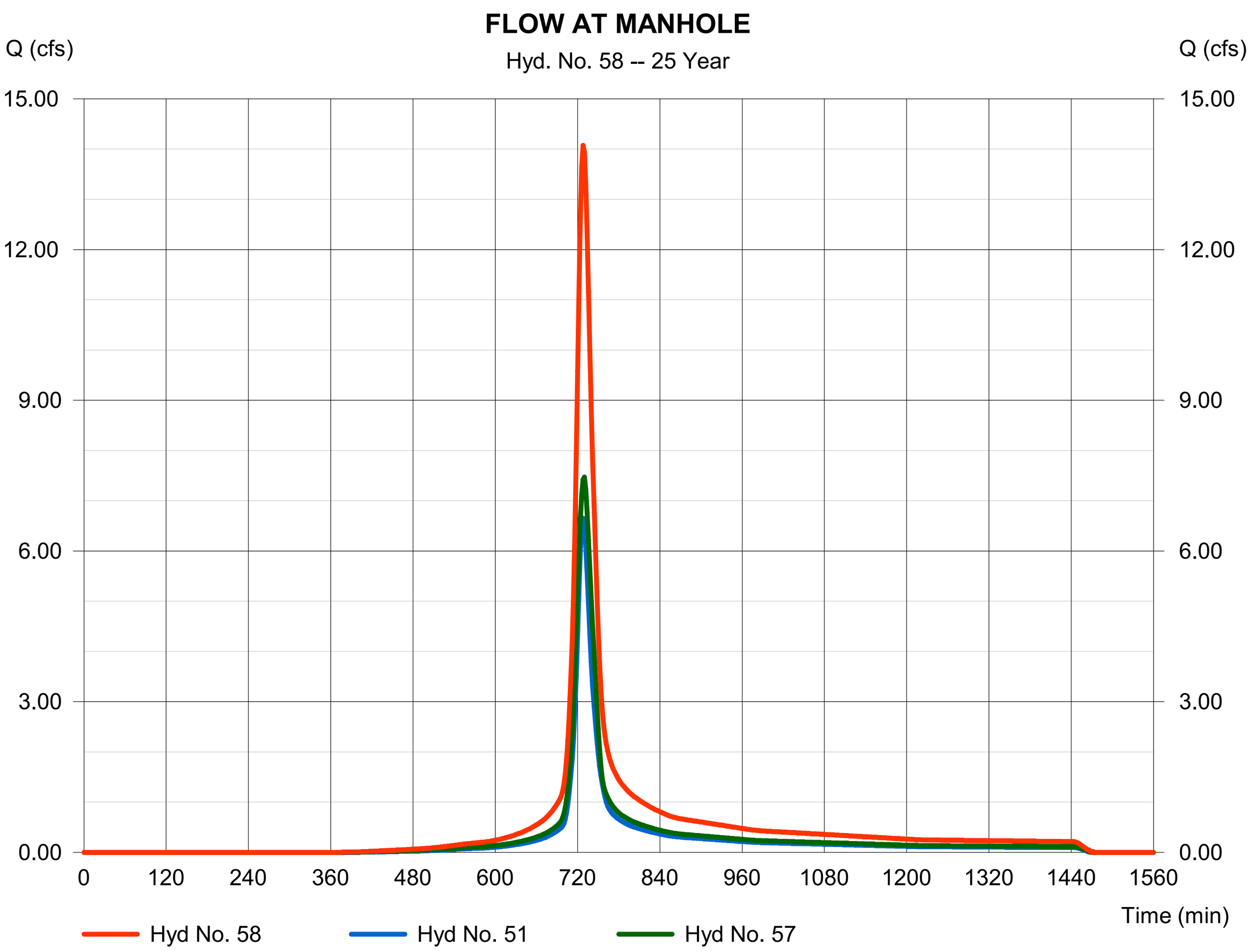


Hydrograph Report

Hyd. No. 58

FLOW AT MANHOLE

Hydrograph type	= Combine	Peak discharge	= 14.07 cfs
Storm frequency	= 25 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 48,995 cuft
Inflow hyds.	= 51, 57	Contrib. drain. area	= 0.000 ac



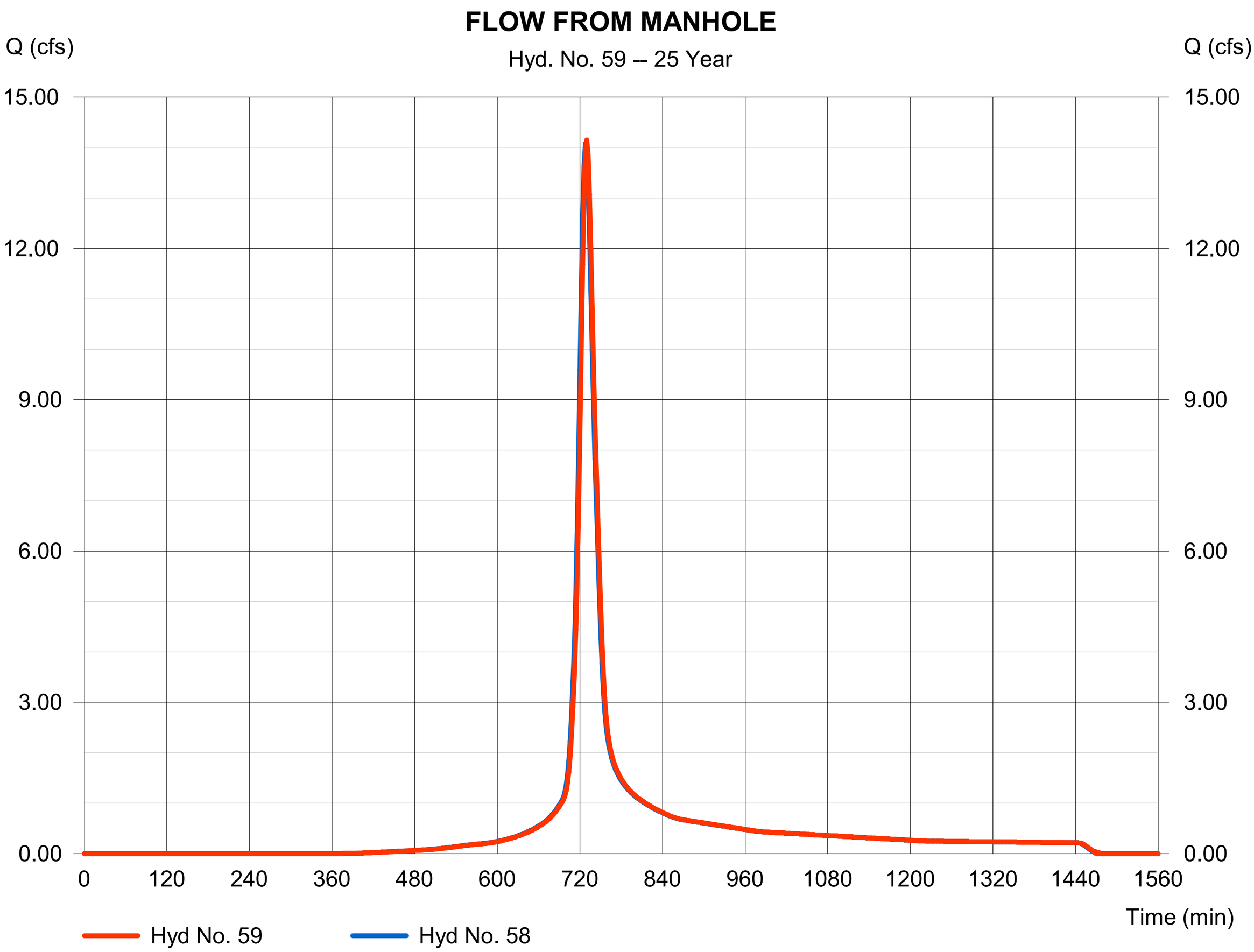
Hydrograph Report

Hyd. No. 59

FLOW FROM MANHOLE

Hydrograph type	=	Reach	Peak discharge	=	14.15 cfs
Storm frequency	=	25 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	48,995 cuft
Inflow hyd. No.	=	58 - FLOW AT MANHOLE	Section type	=	Circular
Reach length	=	141.5 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.4073

Modified Att-Kin routing method used.

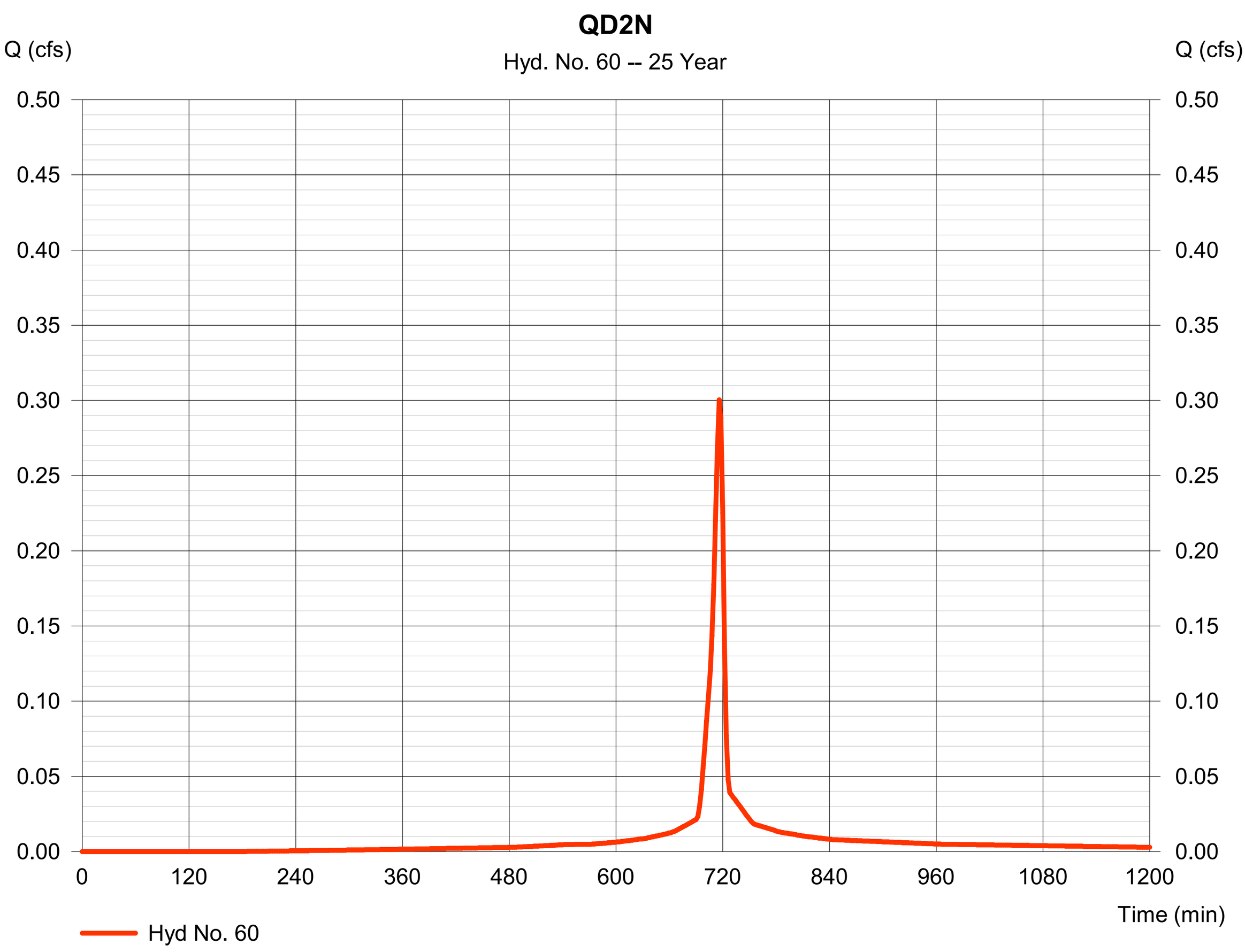


Hydrograph Report

Hyd. No. 60

QD2N

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.300 cfs
Storm frequency	=	25 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	661 cuft
Drainage area	=	0.090 ac	Curve number	=	96
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

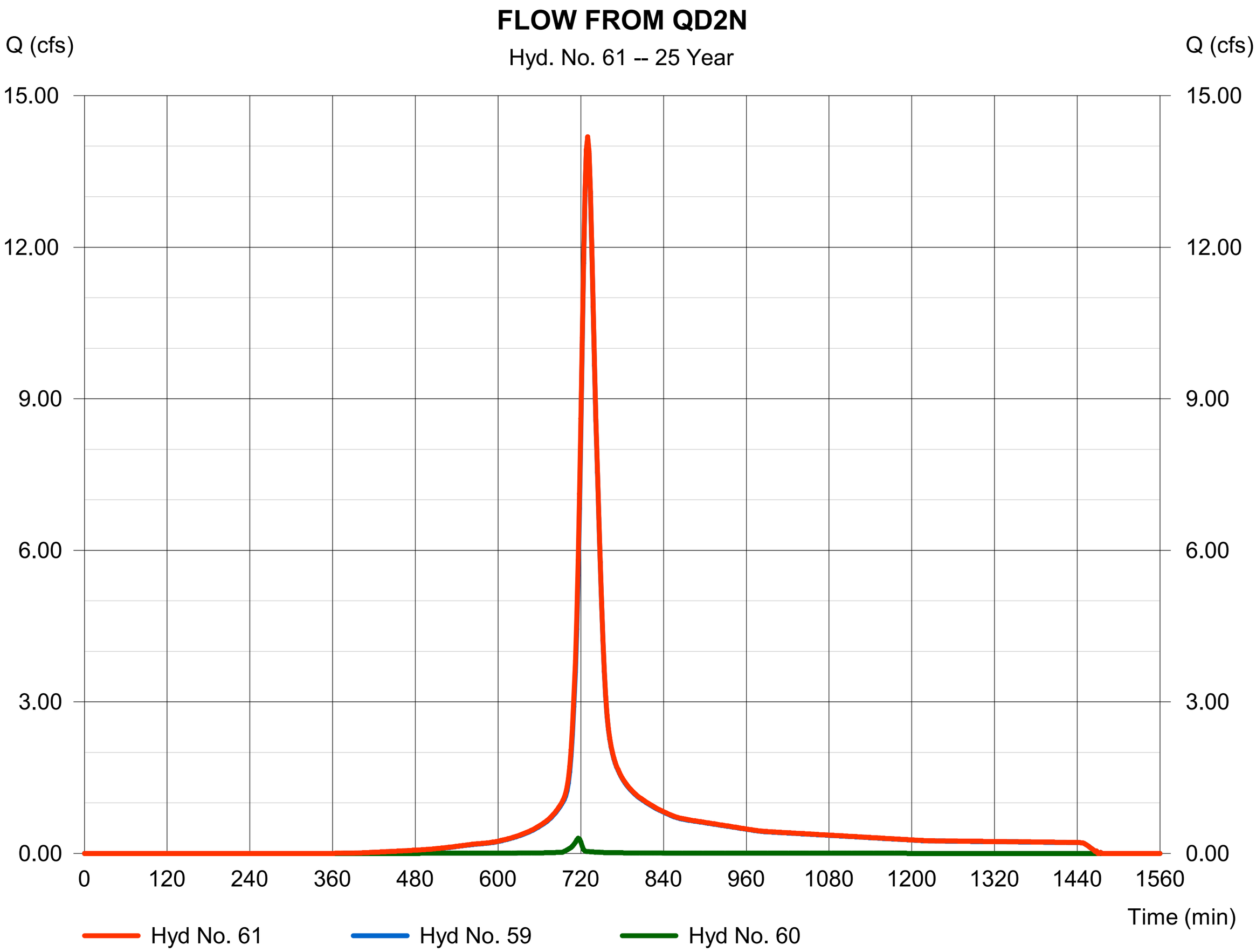


Hydrograph Report

Hyd. No. 61

FLOW FROM QD2N

Hydrograph type	= Combine	Peak discharge	= 14.19 cfs
Storm frequency	= 25 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 49,657 cuft
Inflow hyds.	= 59, 60	Contrib. drain. area	= 0.090 ac



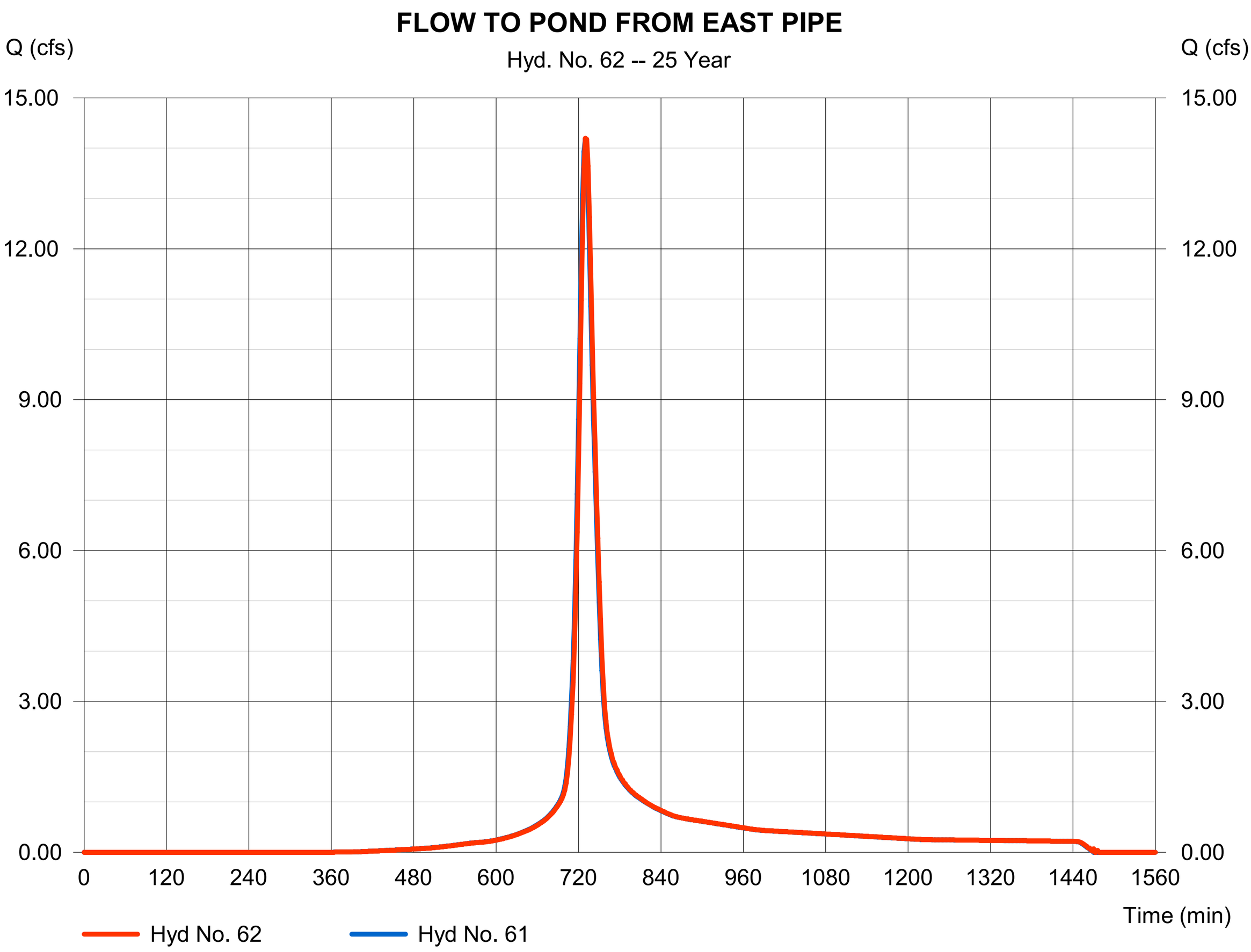
Hydrograph Report

Hyd. No. 62

FLOW TO POND FROM EAST PIPE

Hydrograph type	= Reach	Peak discharge	= 14.20 cfs
Storm frequency	= 25 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 49,663 cuft
Inflow hyd. No.	= 61 - FLOW FROM QD2N	Section type	= Circular
Reach length	= 23.1 ft	Channel slope	= 0.3 %
Manning's n	= 0.024	Bottom width	= 2.0 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.060	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 1.8724

Modified Att-Kin routing method used.

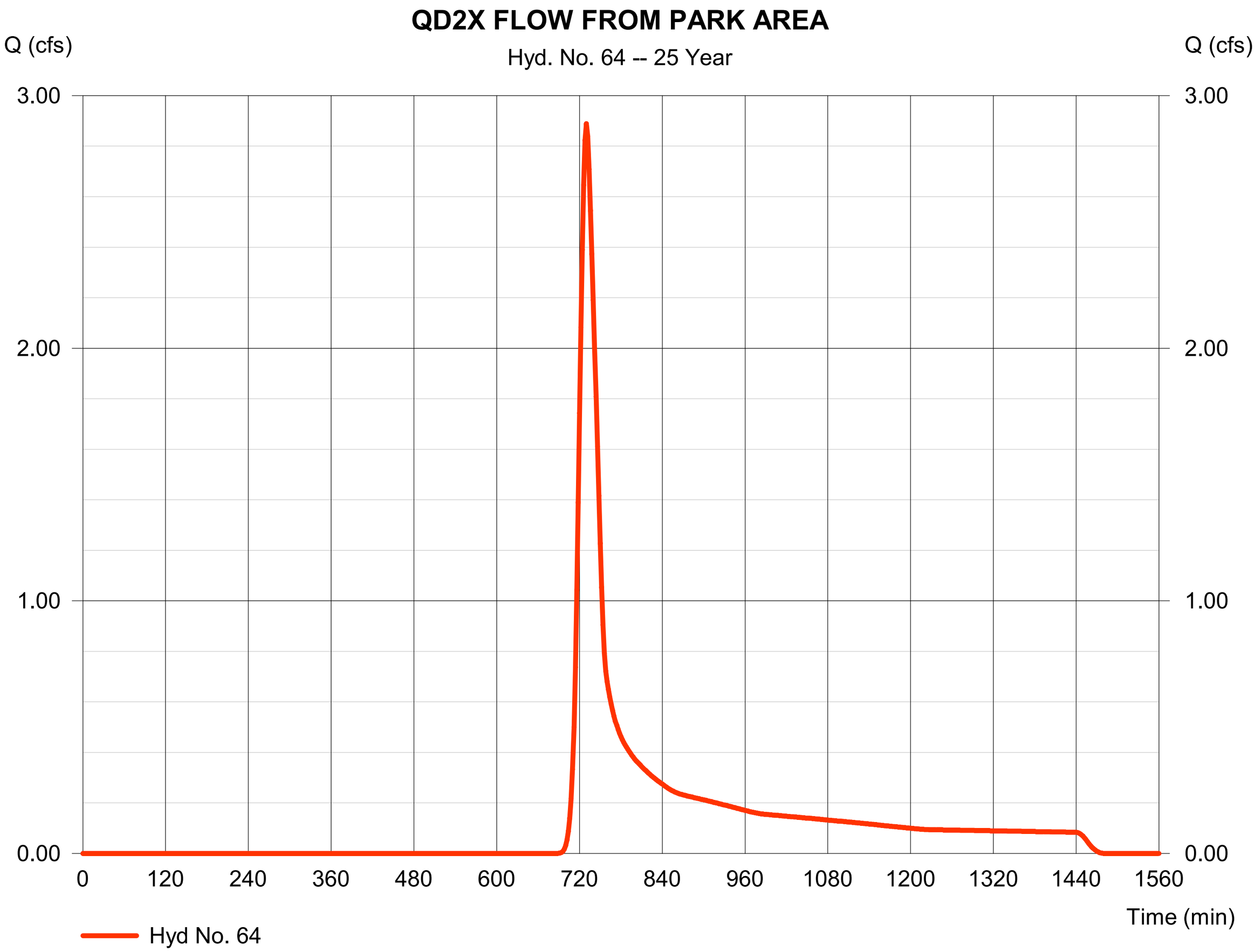


Hydrograph Report

Hyd. No. 64

QD2X FLOW FROM PARK AREA

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.889 cfs
Storm frequency	=	25 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	12,005 cuft
Drainage area	=	5.050 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	25.00 min
Total precip.	=	2.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

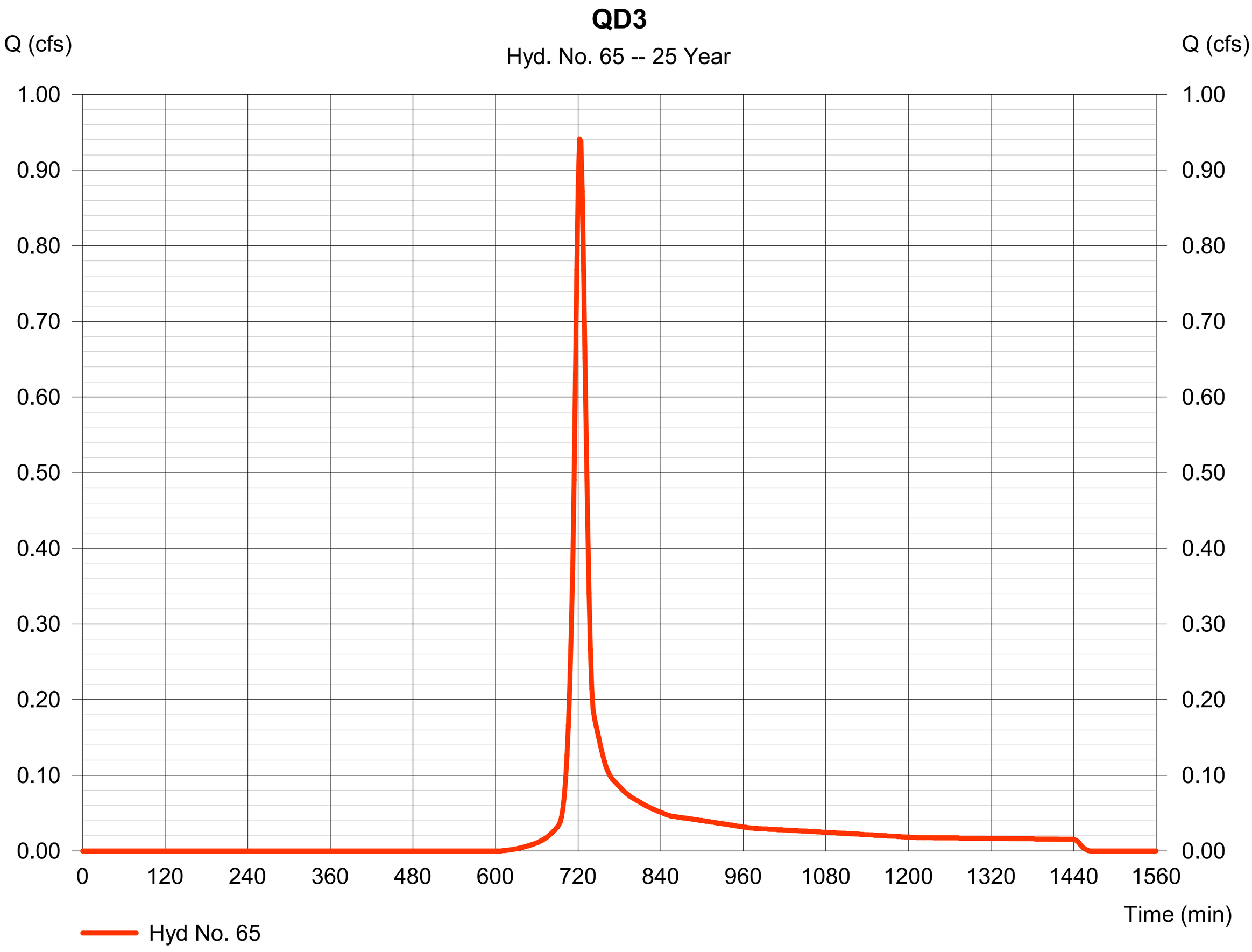


Hydrograph Report

Hyd. No. 65

QD3

Hydrograph type	= SCS Runoff	Peak discharge	= 0.941 cfs
Storm frequency	= 25 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 2,692 cuft
Drainage area	= 0.750 ac	Curve number	= 81
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 14.30 min
Total precip.	= 2.60 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

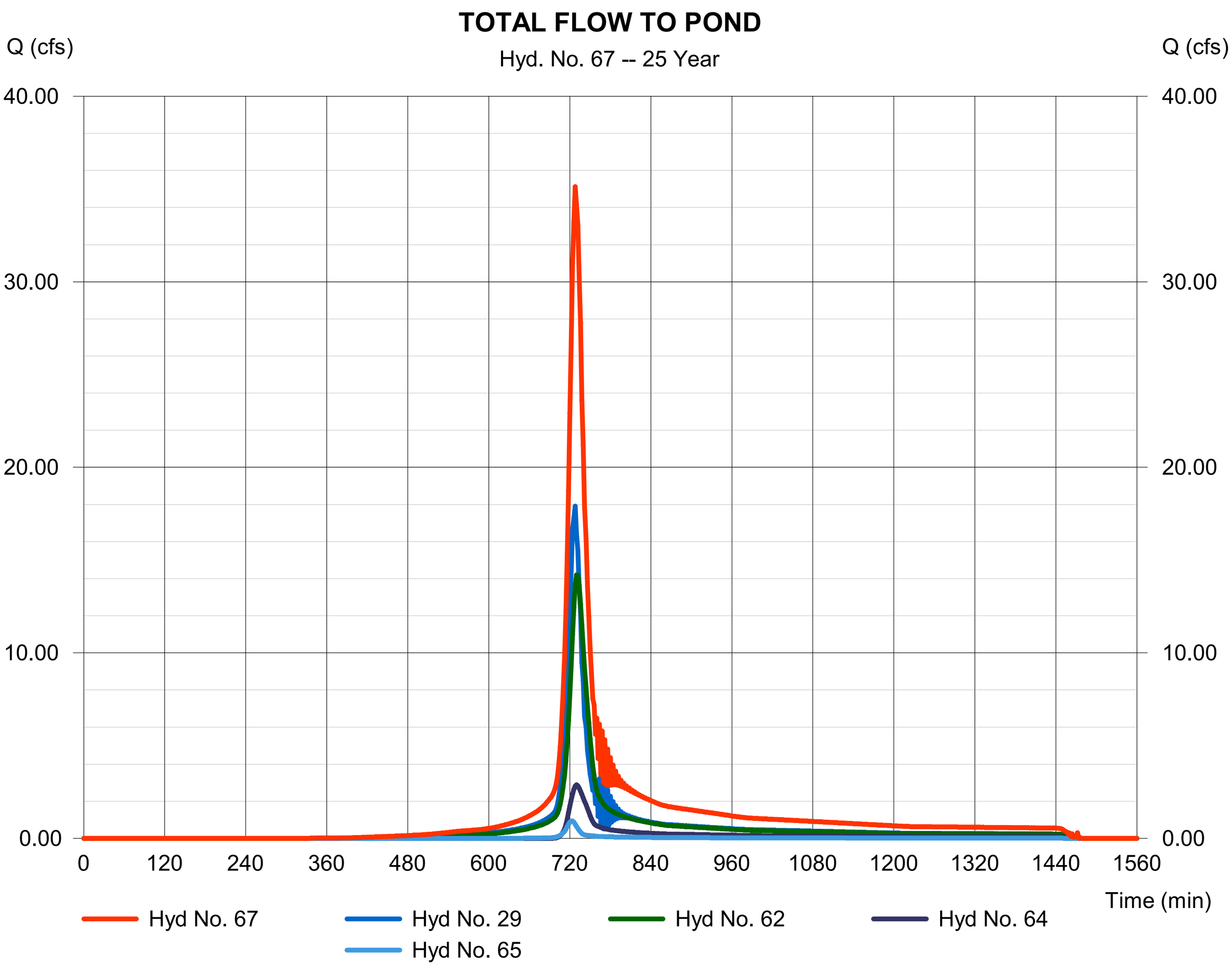


Hydrograph Report

Hyd. No. 67

TOTAL FLOW TO POND

Hydrograph type	=	Combine	Peak discharge	=	35.13 cfs
Storm frequency	=	25 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	119,328 cuft
Inflow hyds.	=	29, 62, 64, 65	Contrib. drain. area	=	5.800 ac



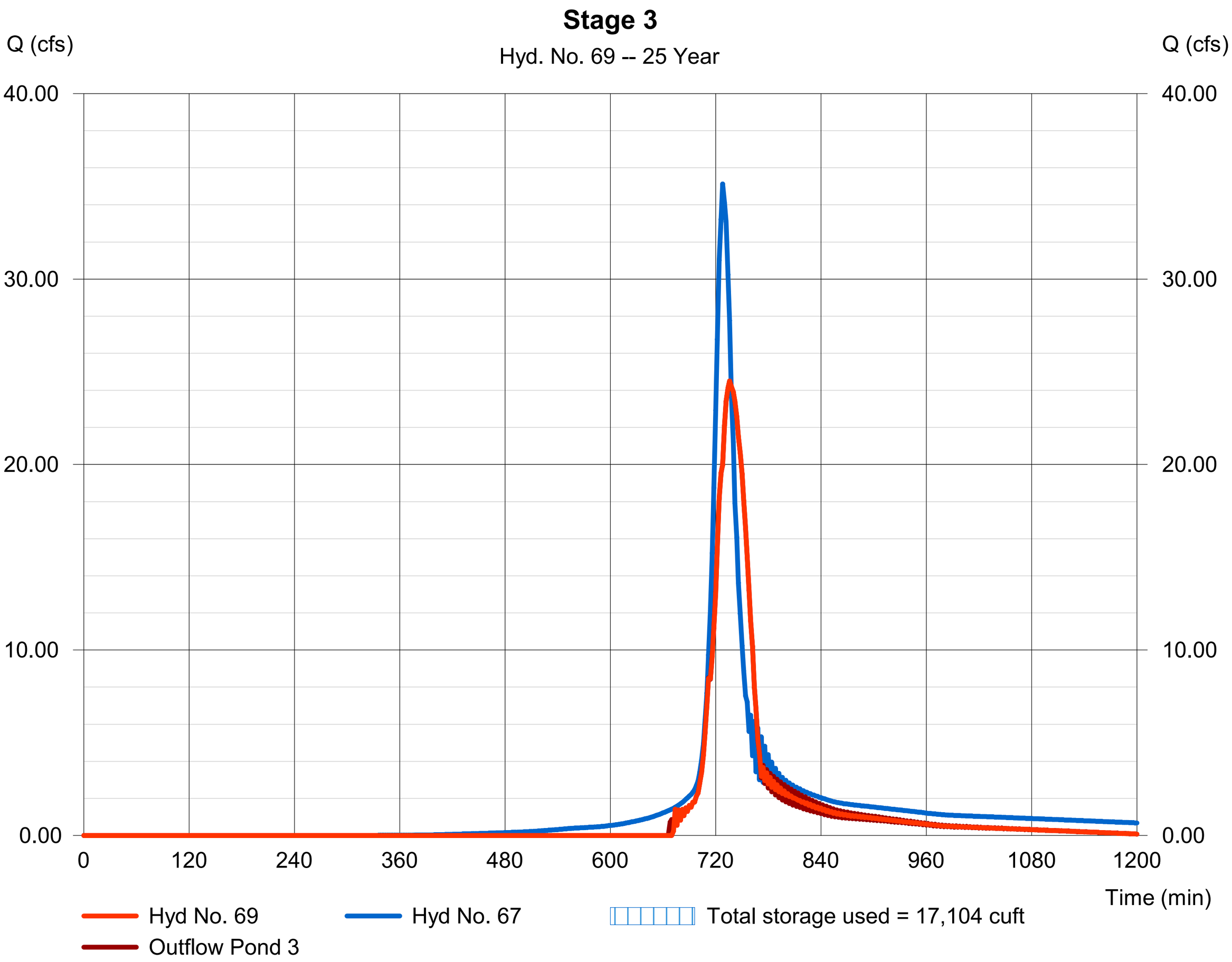
Hydrograph Report

Hyd. No. 69

Stage 3

Hydrograph type	=	Reservoir (Interconnected)	Peak discharge	=	24.51 cfs
Storm frequency	=	25 yrs	Time to peak	=	736 min
Time interval	=	2 min	Hyd. volume	=	84,038 cuft
Upper Pond	=	Stage 3	Lower Pond	=	outfall
Inflow hyd.	=	67 - TOTAL FLOW TO POND	Other Inflow hyd.	=	None
Max. Elevation	=	6476.21 ft	Max. Elevation	=	6475.05 ft
Max. Storage	=	16,820 cuft	Max. Storage	=	284 cuft

Interconnected Pond Routing. Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Pond No. 3 - Stage 3

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 6473.50 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	6473.50	4,109	0	0
0.50	6474.00	4,552	2,165	2,165
0.99	6474.50	5,017	2,344	4,510
1.00	6475.00	13,806	94	4,604
1.50	6475.50	15,157	7,241	11,845
2.00	6475.50	17,016	8,043	19,888
2.49	6475.99	18,125	8,610	28,497
2.50	6476.00	28,001	231	28,728
3.00	6476.50	31,441	14,861	43,588

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	0.00	0.00	0.00
Span (in)	= 35.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 6473.50	0.00	0.00	0.00
Length (ft)	= 25.00	0.00	0.00	0.00
Slope (%)	= 1.50	0.00	0.00	n/a
N-Value	= .024	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 50.00	0.00	0.00	0.00
Crest El. (ft)	= 6476.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Ciplti	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 2.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	6473.50	0.00	---	---	---	0.00	---	---	---	0.000	---	0.000
0.05	217	6473.55	0.11 ic	---	---	---	0.00	---	---	---	0.021	---	0.131
0.10	433	6473.60	0.31 ic	---	---	---	0.00	---	---	---	0.042	---	0.357
0.15	650	6473.65	0.57 ic	---	---	---	0.00	---	---	---	0.063	---	0.634
0.20	866	6473.70	0.88 ic	---	---	---	0.00	---	---	---	0.084	---	0.967
0.25	1,083	6473.75	1.23 ic	---	---	---	0.00	---	---	---	0.105	---	1.339
0.30	1,299	6473.80	1.62 ic	---	---	---	0.00	---	---	---	0.126	---	1.749
0.35	1,516	6473.85	2.05 ic	---	---	---	0.00	---	---	---	0.148	---	2.196
0.40	1,732	6473.90	2.49 ic	---	---	---	0.00	---	---	---	0.169	---	2.662
0.45	1,949	6473.95	2.98 ic	---	---	---	0.00	---	---	---	0.190	---	3.170
0.50	2,165	6474.00	3.51 ic	---	---	---	0.00	---	---	---	0.211	---	3.722
0.55	2,400	6474.05	4.04 ic	---	---	---	0.00	---	---	---	0.213	---	4.250
0.60	2,634	6474.10	4.59 ic	---	---	---	0.00	---	---	---	0.215	---	4.809
0.65	2,869	6474.15	5.16 ic	---	---	---	0.00	---	---	---	0.217	---	5.373
0.70	3,103	6474.19	5.75 ic	---	---	---	0.00	---	---	---	0.219	---	5.971
0.75	3,337	6474.24	6.37 ic	---	---	---	0.00	---	---	---	0.222	---	6.596
0.79	3,572	6474.29	7.01 ic	---	---	---	0.00	---	---	---	0.224	---	7.236
0.84	3,806	6474.34	7.67 ic	---	---	---	0.00	---	---	---	0.226	---	7.895
0.89	4,041	6474.39	8.21 oc	---	---	---	0.00	---	---	---	0.228	---	8.442
0.94	4,275	6474.44	8.72 oc	---	---	---	0.00	---	---	---	0.230	---	8.955
0.99	4,510	6474.50	9.38 oc	---	---	---	0.00	---	---	---	0.232	---	9.610
0.99	4,519	6474.50	9.39 oc	---	---	---	0.00	---	---	---	0.273	---	9.661
0.99	4,528	6474.50	9.40 oc	---	---	---	0.00	---	---	---	0.314	---	9.712
0.99	4,538	6474.50	9.41 oc	---	---	---	0.00	---	---	---	0.354	---	9.763
0.99	4,547	6474.50	9.42 oc	---	---	---	0.00	---	---	---	0.395	---	9.814
0.99	4,557	6474.50	9.43 oc	---	---	---	0.00	---	---	---	0.436	---	9.865
1.00	4,566	6474.51	9.44 oc	---	---	---	0.00	---	---	---	0.476	---	9.916
1.00	4,576	6474.51	9.45 oc	---	---	---	0.00	---	---	---	0.517	---	9.968
1.00	4,585	6474.51	9.46 oc	---	---	---	0.00	---	---	---	0.558	---	10.02
1.00	4,594	6474.51	9.47 oc	---	---	---	0.00	---	---	---	0.598	---	10.07
1.00	4,604	6475.00	14.75 oc	---	---	---	0.00	---	---	---	0.639	---	15.39
1.05	5,328	6475.05	15.29 oc	---	---	---	0.00	---	---	---	0.645	---	15.94
1.10	6,052	6475.10	15.83 oc	---	---	---	0.00	---	---	---	0.652	---	16.48
1.15	6,776	6475.15	16.36 oc	---	---	---	0.00	---	---	---	0.658	---	17.02

Continues on next page...

Stage 3

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
1.20	7,500	6475.20	16.90 oc	---	---	---	0.00	---	---	---	0.664	---	17.57
1.25	8,224	6475.25	17.44 oc	---	---	---	0.00	---	---	---	0.670	---	18.11
1.30	8,948	6475.30	17.98 oc	---	---	---	0.00	---	---	---	0.677	---	18.65
1.35	9,672	6475.35	18.52 oc	---	---	---	0.00	---	---	---	0.683	---	19.20
1.40	10,396	6475.40	19.05 oc	---	---	---	0.00	---	---	---	0.689	---	19.74
1.45	11,120	6475.45	19.59 oc	---	---	---	0.00	---	---	---	0.695	---	20.29
1.50	11,845	6475.50	18.75 oc	---	---	---	0.00	---	---	---	0.702	---	19.46
1.55	12,649	6475.55	19.96 oc	---	---	---	0.00	---	---	---	0.710	---	20.67
1.60	13,453	6475.60	21.11 oc	---	---	---	0.00	---	---	---	0.719	---	21.83
1.65	14,258	6475.65	22.17 oc	---	---	---	0.00	---	---	---	0.728	---	22.90
1.70	15,062	6475.70	23.21 oc	---	---	---	0.00	---	---	---	0.736	---	23.94
1.75	15,866	6475.75	24.19 oc	---	---	---	0.00	---	---	---	0.745	---	24.94
1.80	16,670	6475.80	25.14 oc	---	---	---	0.00	---	---	---	0.753	---	25.89
1.85	17,475	6475.85	26.06 oc	---	---	---	0.00	---	---	---	0.762	---	26.82
1.90	18,279	6475.90	26.93 oc	---	---	---	0.00	---	---	---	0.771	---	27.70
1.95	19,083	6475.95	27.79 oc	---	---	---	0.00	---	---	---	0.779	---	28.57
2.00	19,888	6475.50	18.75 oc	---	---	---	0.00	---	---	---	0.788	---	19.54
2.05	20,749	6475.55	19.94 oc	---	---	---	0.00	---	---	---	0.793	---	20.73
2.10	21,610	6475.60	21.07 oc	---	---	---	0.00	---	---	---	0.798	---	21.86
2.15	22,471	6475.65	22.11 oc	---	---	---	0.00	---	---	---	0.803	---	22.91
2.20	23,332	6475.69	23.12 oc	---	---	---	0.00	---	---	---	0.808	---	23.93
2.24	24,193	6475.74	24.10 oc	---	---	---	0.00	---	---	---	0.813	---	24.91
2.29	25,054	6475.79	25.03 oc	---	---	---	0.00	---	---	---	0.819	---	25.85
2.34	25,914	6475.84	25.93 oc	---	---	---	0.00	---	---	---	0.824	---	26.75
2.39	26,775	6475.89	26.81 oc	---	---	---	0.00	---	---	---	0.829	---	27.64
2.44	27,636	6475.94	27.63 oc	---	---	---	0.00	---	---	---	0.834	---	28.46
2.49	28,497	6475.99	28.49 oc	---	---	---	0.00	---	---	---	0.839	---	29.33
2.49	28,520	6475.99	28.50 oc	---	---	---	0.00	---	---	---	0.885	---	29.39
2.49	28,543	6475.99	28.52 oc	---	---	---	0.00	---	---	---	0.931	---	29.45
2.49	28,567	6475.99	28.54 oc	---	---	---	0.00	---	---	---	0.976	---	29.51
2.49	28,590	6475.99	28.55 oc	---	---	---	0.00	---	---	---	1.022	---	29.57
2.49	28,613	6476.00	28.57 oc	---	---	---	0.00	---	---	---	1.068	---	29.64
2.50	28,636	6476.00	28.58 oc	---	---	---	0.00	---	---	---	1.113	---	29.70
2.50	28,659	6476.00	28.60 oc	---	---	---	0.00	---	---	---	1.159	---	29.76
2.50	28,682	6476.00	28.62 oc	---	---	---	0.00	---	---	---	1.205	---	29.82
2.50	28,705	6476.00	28.63 oc	---	---	---	0.00	---	---	---	1.251	---	29.88
2.50	28,728	6476.00	28.65 oc	---	---	---	0.00	---	---	---	1.296	---	29.94
2.55	30,214	6476.05	29.45 oc	---	---	---	1.85	---	---	---	1.312	---	32.62
2.60	31,700	6476.10	30.24 oc	---	---	---	5.27	---	---	---	1.328	---	36.84
2.65	33,186	6476.15	30.99 oc	---	---	---	9.57	---	---	---	1.344	---	41.90
2.70	34,672	6476.20	31.74 oc	---	---	---	14.81	---	---	---	1.360	---	47.91
2.75	36,158	6476.25	32.47 oc	---	---	---	20.69	---	---	---	1.376	---	54.54
2.80	37,644	6476.30	33.18 oc	---	---	---	27.20	---	---	---	1.392	---	61.77
2.85	39,130	6476.35	33.88 oc	---	---	---	34.35	---	---	---	1.408	---	69.64
2.90	40,616	6476.40	34.55 oc	---	---	---	41.80	---	---	---	1.424	---	77.78
2.95	42,102	6476.45	35.23 oc	---	---	---	49.97	---	---	---	1.440	---	86.64
3.00	43,588	6476.50	35.91 oc	---	---	---	58.87	---	---	---	1.456	---	96.23

...End

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Pond No. 4 - outfall

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 6473.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	6473.00	70	0	0
0.50	6473.50	102	43	43
1.00	6474.00	134	59	102
1.50	6474.50	169	76	178
2.00	6475.00	200	92	270
3.00	6476.00	400	300	570

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 45.00	0.00	0.00	0.00
Crest El. (ft)	= 6474.75	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Ciplti	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	6473.00	---	---	---	---	0.00	---	---	---	---	---	0.000
0.05	4	6473.05	---	---	---	---	0.00	---	---	---	---	---	0.000
0.10	9	6473.10	---	---	---	---	0.00	---	---	---	---	---	0.000
0.15	13	6473.15	---	---	---	---	0.00	---	---	---	---	---	0.000
0.20	17	6473.20	---	---	---	---	0.00	---	---	---	---	---	0.000
0.25	22	6473.25	---	---	---	---	0.00	---	---	---	---	---	0.000
0.30	26	6473.30	---	---	---	---	0.00	---	---	---	---	---	0.000
0.35	30	6473.35	---	---	---	---	0.00	---	---	---	---	---	0.000
0.40	34	6473.40	---	---	---	---	0.00	---	---	---	---	---	0.000
0.45	39	6473.45	---	---	---	---	0.00	---	---	---	---	---	0.000
0.50	43	6473.50	---	---	---	---	0.00	---	---	---	---	---	0.000
0.55	49	6473.55	---	---	---	---	0.00	---	---	---	---	---	0.000
0.60	55	6473.60	---	---	---	---	0.00	---	---	---	---	---	0.000
0.65	61	6473.65	---	---	---	---	0.00	---	---	---	---	---	0.000
0.70	67	6473.70	---	---	---	---	0.00	---	---	---	---	---	0.000
0.75	73	6473.75	---	---	---	---	0.00	---	---	---	---	---	0.000
0.80	78	6473.80	---	---	---	---	0.00	---	---	---	---	---	0.000
0.85	84	6473.85	---	---	---	---	0.00	---	---	---	---	---	0.000
0.90	90	6473.90	---	---	---	---	0.00	---	---	---	---	---	0.000
0.95	96	6473.95	---	---	---	---	0.00	---	---	---	---	---	0.000
1.00	102	6474.00	---	---	---	---	0.00	---	---	---	---	---	0.000
1.05	110	6474.05	---	---	---	---	0.00	---	---	---	---	---	0.000
1.10	117	6474.10	---	---	---	---	0.00	---	---	---	---	---	0.000
1.15	125	6474.15	---	---	---	---	0.00	---	---	---	---	---	0.000
1.20	132	6474.20	---	---	---	---	0.00	---	---	---	---	---	0.000
1.25	140	6474.25	---	---	---	---	0.00	---	---	---	---	---	0.000
1.30	147	6474.30	---	---	---	---	0.00	---	---	---	---	---	0.000
1.35	155	6474.35	---	---	---	---	0.00	---	---	---	---	---	0.000
1.40	163	6474.40	---	---	---	---	0.00	---	---	---	---	---	0.000
1.45	170	6474.45	---	---	---	---	0.00	---	---	---	---	---	0.000
1.50	178	6474.50	---	---	---	---	0.00	---	---	---	---	---	0.000
1.55	187	6474.55	---	---	---	---	0.00	---	---	---	---	---	0.000
1.60	196	6474.60	---	---	---	---	0.00	---	---	---	---	---	0.000
1.65	205	6474.65	---	---	---	---	0.00	---	---	---	---	---	0.000
1.70	215	6474.70	---	---	---	---	0.00	---	---	---	---	---	0.000
1.75	224	6474.75	---	---	---	---	0.00	---	---	---	---	---	0.000
1.80	233	6474.80	---	---	---	---	1.62	---	---	---	---	---	1.617

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outfall

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
1.85	242	6474.85	---	---	---	---	4.68	---	---	---	---	---	4.676
1.90	252	6474.90	---	---	---	---	8.53	---	---	---	---	---	8.528
1.95	261	6474.95	---	---	---	---	13.23	---	---	---	---	---	13.23
2.00	270	6475.00	---	---	---	---	18.73	---	---	---	---	---	18.73
2.10	300	6475.10	---	---	---	---	31.04	---	---	---	---	---	31.04
2.20	330	6475.20	---	---	---	---	45.26	---	---	---	---	---	45.26
2.30	360	6475.30	---	---	---	---	61.09	---	---	---	---	---	61.09
2.40	390	6475.40	---	---	---	---	78.51	---	---	---	---	---	78.51
2.50	420	6475.50	---	---	---	---	97.33	---	---	---	---	---	97.33
2.60	450	6475.60	---	---	---	---	117.65	---	---	---	---	---	117.65
2.70	480	6475.70	---	---	---	---	139.01	---	---	---	---	---	139.01
2.80	510	6475.80	---	---	---	---	161.41	---	---	---	---	---	161.41
2.90	540	6475.90	---	---	---	---	185.01	---	---	---	---	---	185.01
3.00	570	6476.00	---	---	---	---	209.42	---	---	---	---	---	209.42

...End

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.851	2	722	11,022	------	------	------	QD2A
2	Reach	3.869	2	724	11,021	1	------	------	FLOW FROM QD2A
3	SCS Runoff	1.822	2	724	5,729	------	------	------	QD2B
4	Combine	5.691	2	724	16,750	2, 3	------	------	FLOW FROM QD2B
5	Reach	5.712	2	724	16,749	4	------	------	FLOW FROM QD2B
6	SCS Runoff	1.896	2	718	4,629	------	------	------	QD2C
7	Combine	6.978	2	722	21,378	5, 6	------	------	FLOW FROM QD2C
8	Reach	7.017	2	724	21,378	7	------	------	FLOW FROM QD2C
9	SCS Runoff	3.440	2	724	10,928	------	------	------	QD2D
10	Combine	10.46	2	724	32,306	8, 9	------	------	FLOW FROM QD2D
11	Reach	10.47	2	726	32,305	10	------	------	FLOW FROM QD2D
12	SCS Runoff	2.854	2	720	7,475	------	------	------	QD2E
13	Reach	2.877	2	722	7,473	12	------	------	FLOW FROM QD2E
14	SCS Runoff	1.757	2	716	3,624	------	------	------	QD2F
15	Combine	4.108	2	718	11,097	13, 14	------	------	FLOW FROM QD2F
16	Reach	4.196	2	720	11,097	15	------	------	FLOW FROM QD2F
18	SCS Runoff	2.066	2	720	5,410	------	------	------	QD2G
19	Combine	15.83	2	722	48,813	11, 16, 18	------	------	FLOW FROM QD2G
20	Reach	16.03	2	724	48,815	19	------	------	FLOW FROM QD2G
21	SCS Runoff	1.631	2	720	4,271	------	------	------	QD2J
22	Combine	17.47	2	724	53,086	20, 21	------	------	FLOW FROM QD2J
23	Reach	17.51	2	724	53,091	22	------	------	FLOW FROM QD2J
24	SCS Runoff	2.446	2	720	6,407	------	------	------	QD2M
25	Combine	19.67	2	724	59,497	23, 24	------	------	FLOW FROM QD2M
26	Reach	19.81	2	726	59,501	25	------	------	FLOW FROM QD2M
27	SCS Runoff	1.992	2	718	4,625	------	------	------	QD2O
28	Combine	20.72	2	726	64,126	26, 27	------	------	FLOW FROM QD2O
29	Reach	21.36	2	728	64,321	28	------	------	FLOW TO POND FROM WEST PIPE
31	SCS Runoff	1.906	2	726	6,605	------	------	------	QD2P
32	Reach	1.915	2	728	6,601	31	------	------	FLOW FROM QD2P
33	SCS Runoff	0.118	2	716	273	------	------	------	QD2H
34	Combine	1.930	2	728	6,875	32, 33	------	------	FLOW FROM QD2H
35	Reach	1.903	2	730	6,874	34	------	------	FLOW FROM QD2H

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

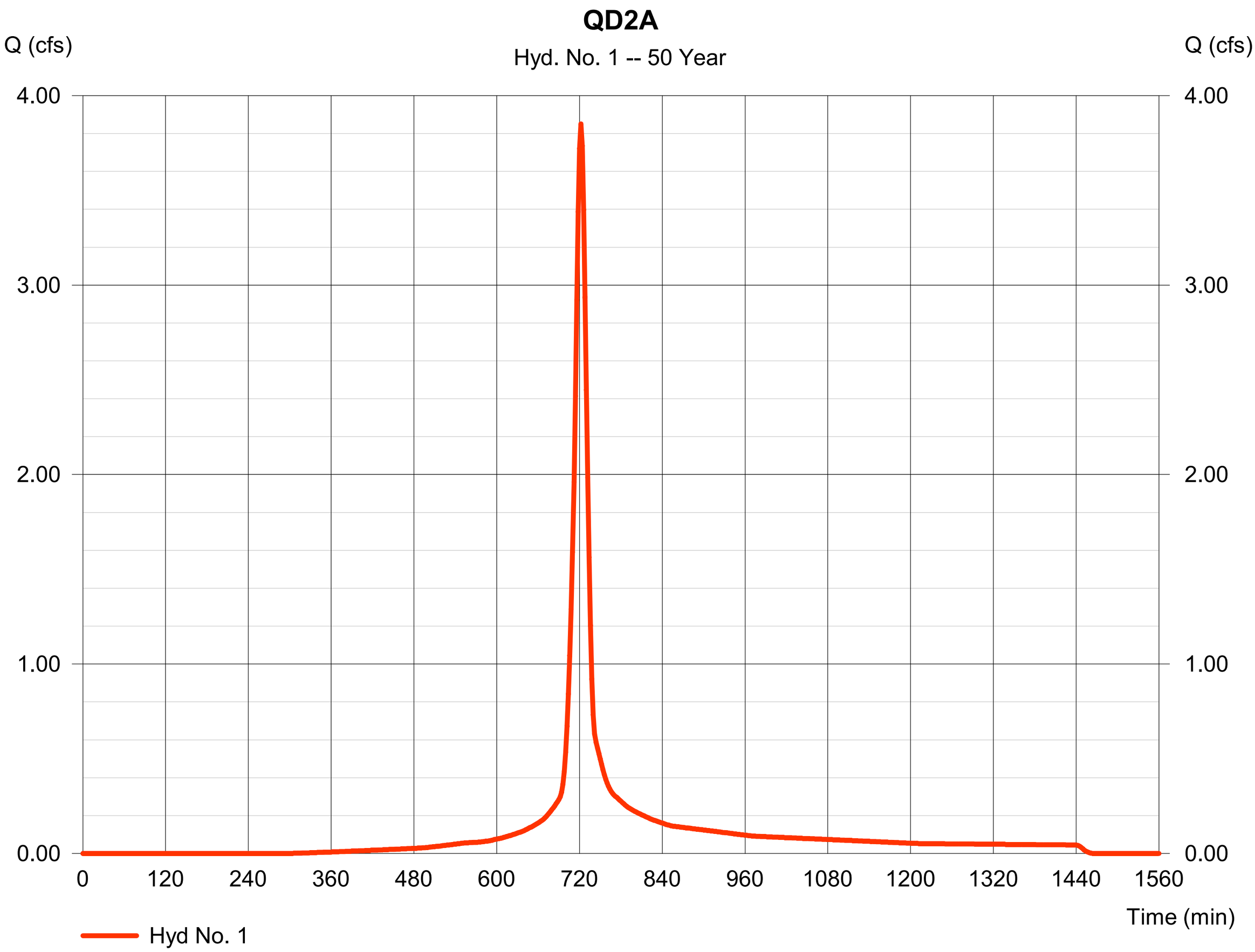
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
36	SCS Runoff	0.761	2	720	1,993	------	------	------	QD2I
37	Combine	2.306	2	726	8,867	35, 36	------	------	FLOW FROM QD2I
38	Reach	2.306	2	728	8,867	37	------	------	FLOW FROM QD2I
40	SCS Runoff	2.481	2	724	7,800	------	------	------	QD2Q
41	Reach	2.494	2	726	7,798	40	------	------	FLOW FROM QD2Q
42	SCS Runoff	2.338	2	720	6,122	------	------	------	QD2R
43	Combine	4.593	2	722	13,920	41, 42	------	------	FLOW FROM QD2R
44	Reach	4.621	2	724	13,919	43	------	------	FLOW FROM QD2R
46	SCS Runoff	0.405	2	722	1,144	------	------	------	QD2K
47	Combine	7.186	2	724	23,931	38, 44, 46	------	------	FLOW FROM QD2K
48	Reach	7.219	2	726	23,931	47	------	------	FLOW FROM QD2K
49	SCS Runoff	0.714	2	722	2,019	------	------	------	QD2L
50	Combine	7.853	2	726	25,951	48, 49	------	------	FLOW FROM QD2L
51	Reach	7.852	2	728	25,950	50	------	------	FLOW FROM QD2L
53	SCS Runoff	2.656	2	726	9,204	------	------	------	QD2S
54	Reach	2.670	2	728	9,203	53	------	------	FLOW FROM QD2S
55	SCS Runoff	6.017	2	728	22,229	------	------	------	QD2T
56	Combine	8.687	2	728	31,431	54, 55	------	------	FLOW FROM QD2T
57	Reach	8.703	2	730	31,431	56	------	------	FLOW FROM QD2T
58	Combine	16.52	2	728	57,382	51, 57	------	------	FLOW AT MANHOLE
59	Reach	16.57	2	730	57,385	58	------	------	FLOW FROM MANHOLE
60	SCS Runoff	0.340	2	716	755	------	------	------	QD2N
61	Combine	16.61	2	730	58,140	59, 60	------	------	FLOW FROM QD2N
62	Reach	16.69	2	730	58,149	61	------	------	FLOW TO POND FROM EAST PIPE
64	SCS Runoff	3.847	2	730	15,368	------	------	------	QD2X FLOW FROM PARK AREA
65	SCS Runoff	1.166	2	722	3,304	------	------	------	QD3
67	Combine	42.27	2	728	141,142	29, 62, 64, 65,	------	------	TOTAL FLOW TO POND
69	Reservoir(i)	26.68	2	752	104,632	67	6476.25	23,586	Stage 3

Hydrograph Report

Hyd. No. 1

QD2A

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.851 cfs
Storm frequency	=	50 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	11,022 cuft
Drainage area	=	1.500 ac	Curve number	=	92
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	14.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



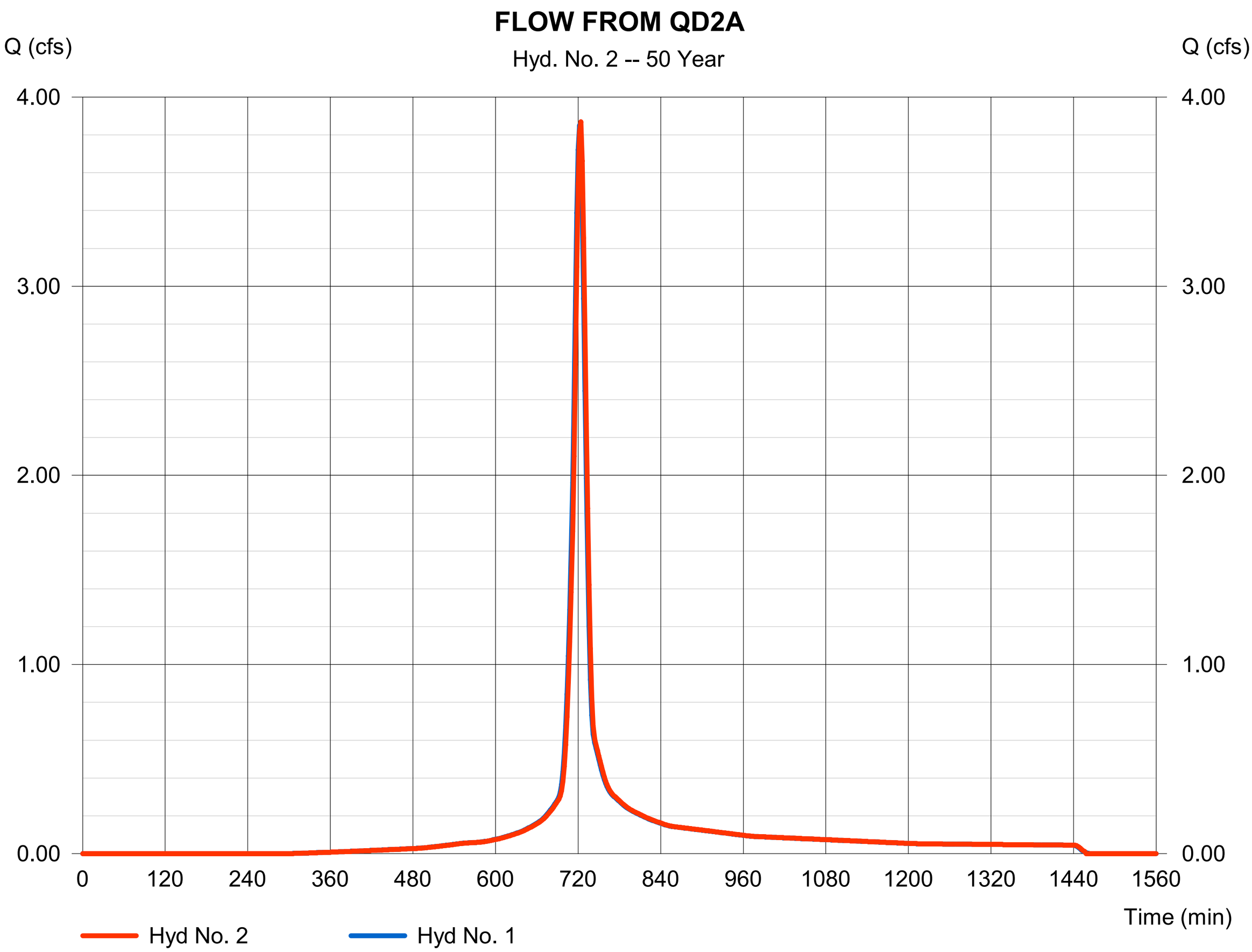
Hydrograph Report

Hyd. No. 2

FLOW FROM QD2A

Hydrograph type	=	Reach	Peak discharge	=	3.869 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	11,021 cuft
Inflow hyd. No.	=	1 - QD2A	Section type	=	Circular
Reach length	=	47.7 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5478

Modified Att-Kin routing method used.

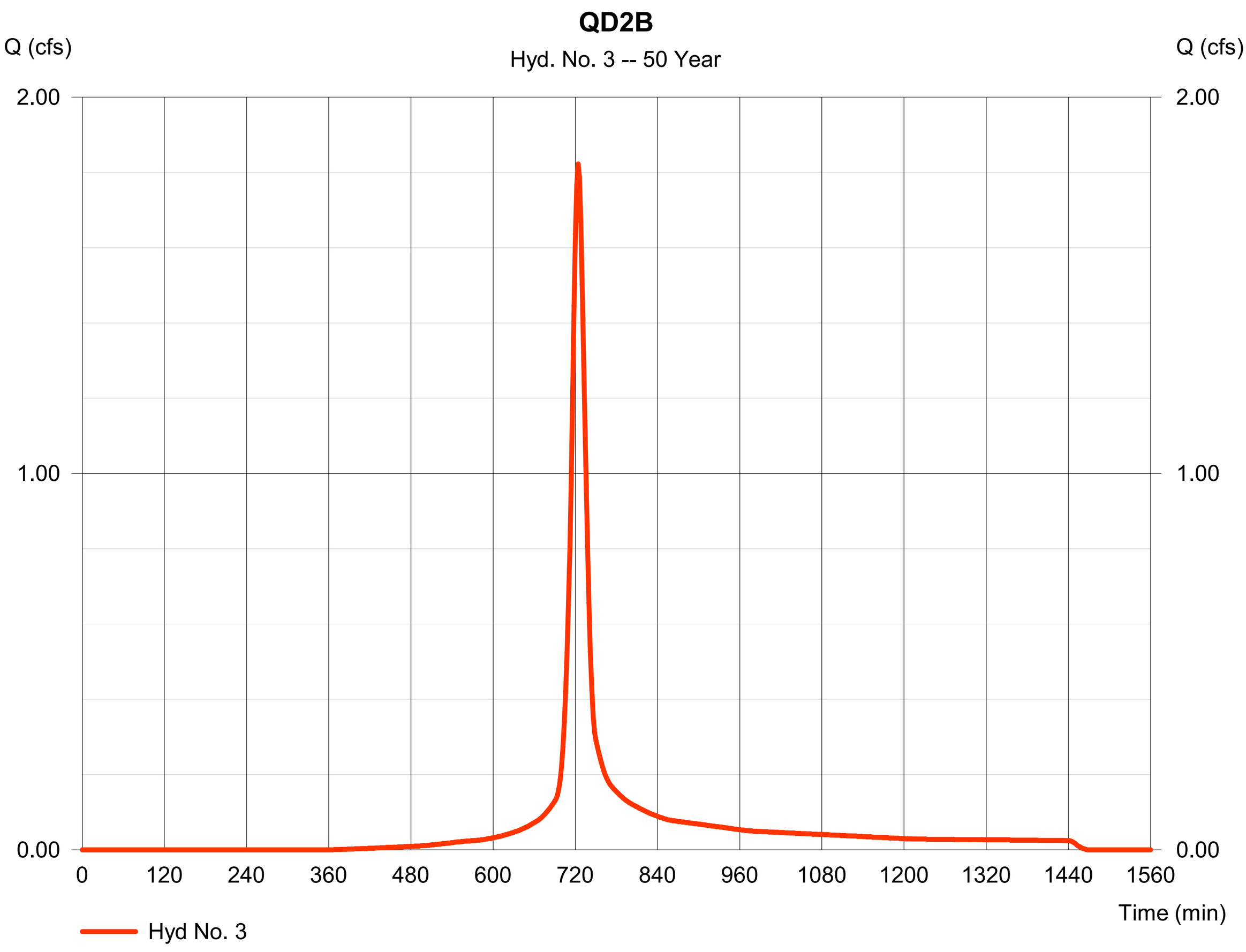


Hydrograph Report

Hyd. No. 3

QD2B

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.822 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	5,729 cuft
Drainage area	=	0.830 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	16.90 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

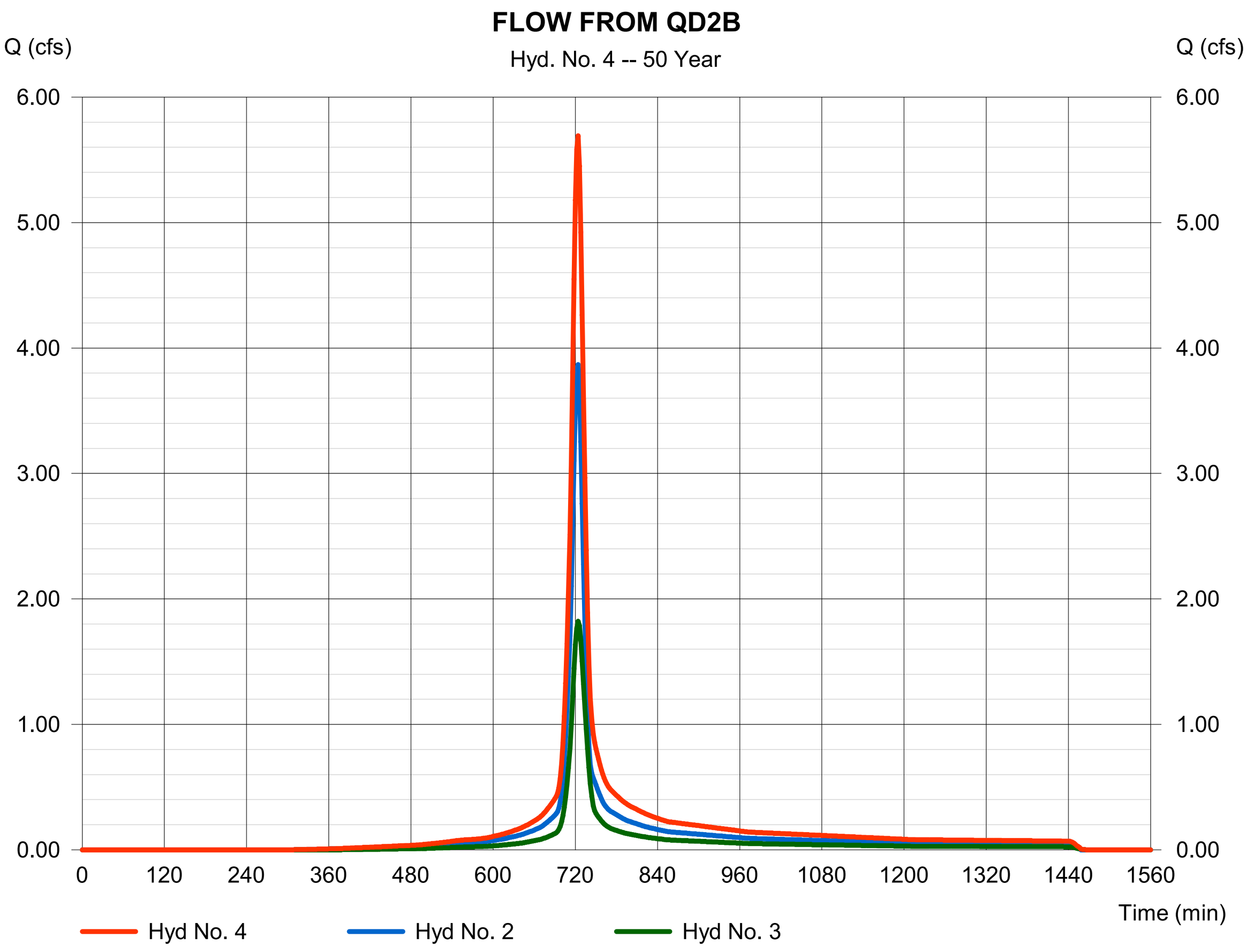


Hydrograph Report

Hyd. No. 4

FLOW FROM QD2B

Hydrograph type	=	Combine	Peak discharge	=	5.691 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	16,750 cuft
Inflow hyds.	=	2, 3	Contrib. drain. area	=	0.830 ac



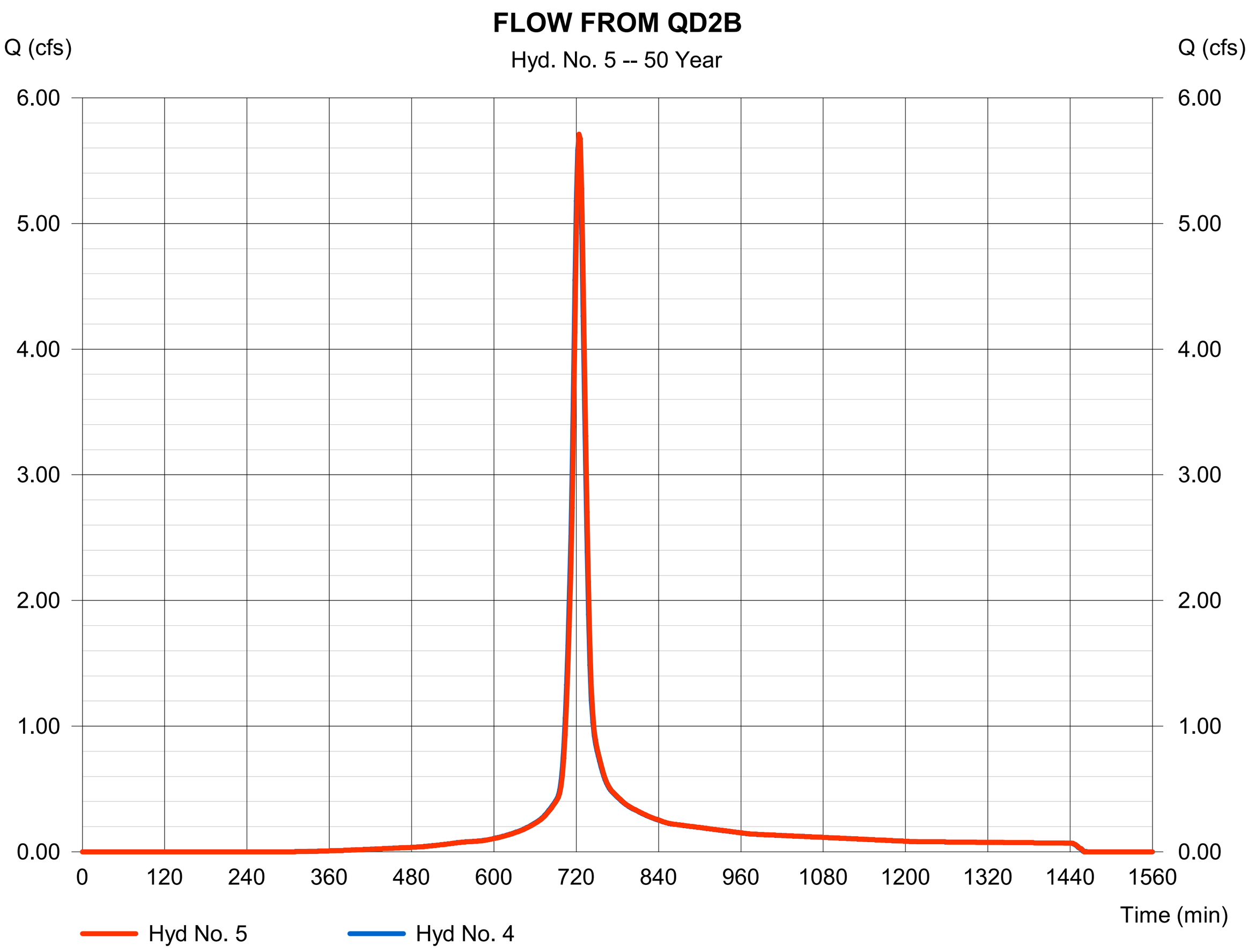
Hydrograph Report

Hyd. No. 5

FLOW FROM QD2B

Hydrograph type	=	Reach	Peak discharge	=	5.712 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	16,749 cuft
Inflow hyd. No.	=	4 - FLOW FROM QD2B	Section type	=	Circular
Reach length	=	32.2 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7649

Modified Att-Kin routing method used.

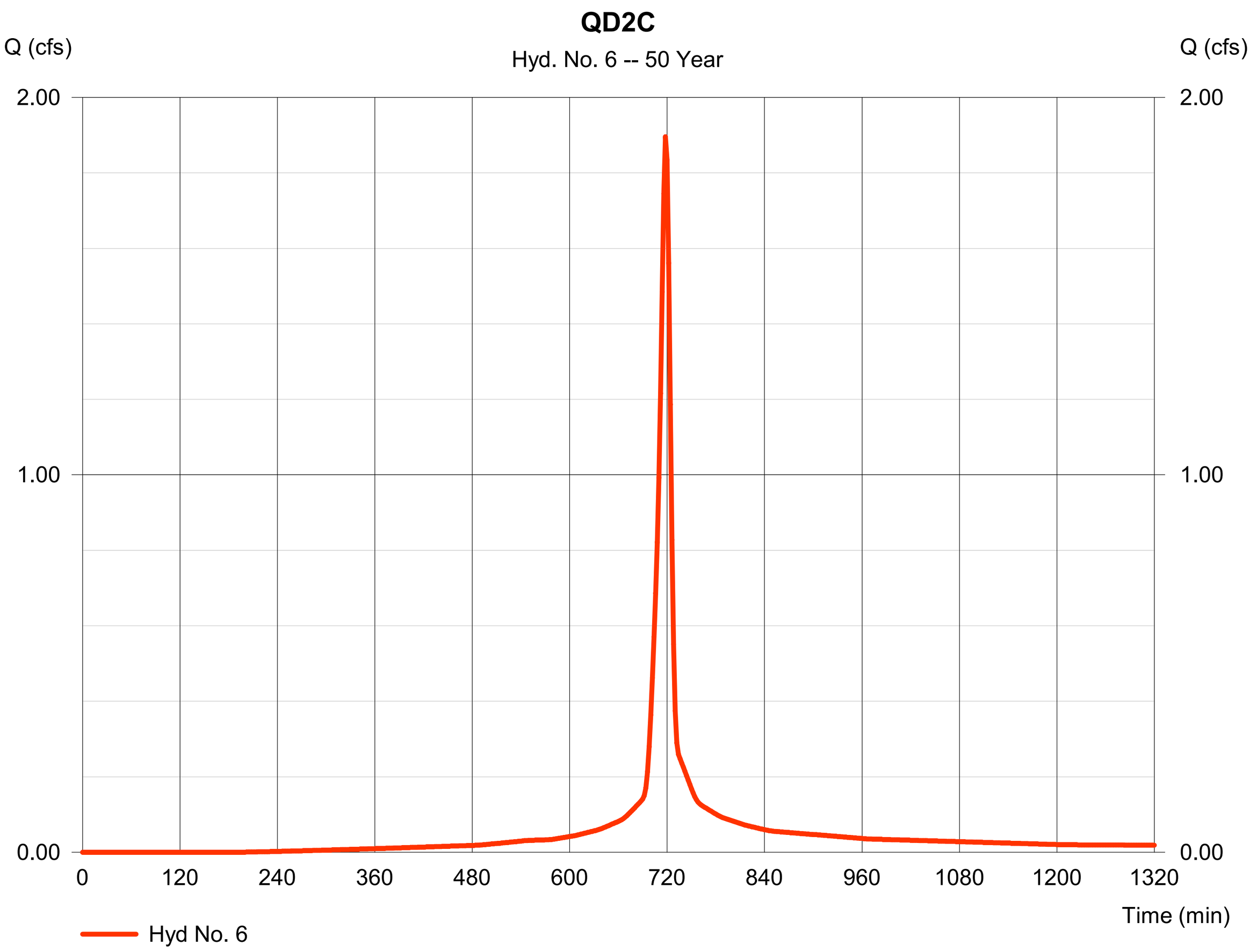


Hydrograph Report

Hyd. No. 6

QD2C

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.896 cfs
Storm frequency	=	50 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	4,629 cuft
Drainage area	=	0.540 ac	Curve number	=	95
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	9.50 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

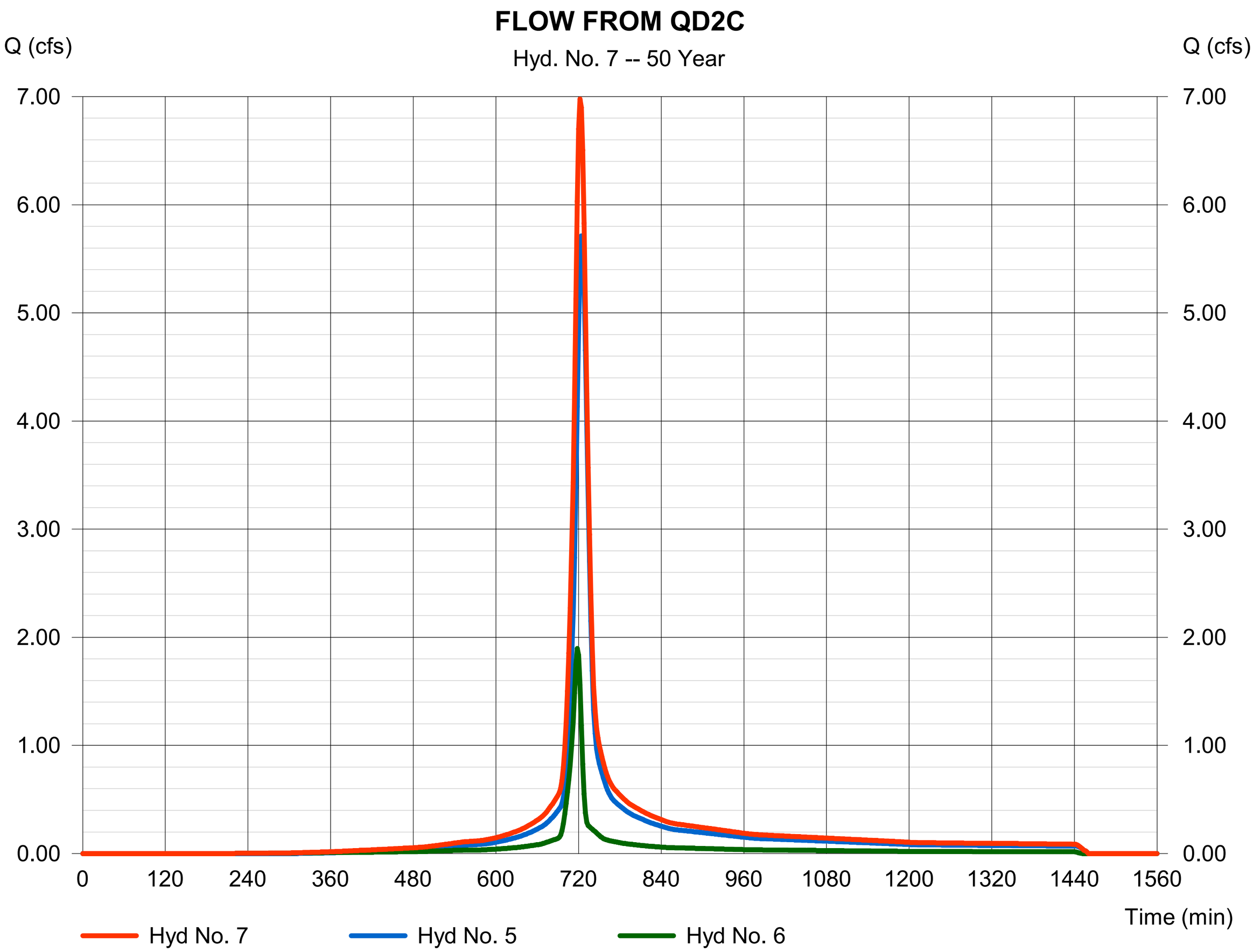


Hydrograph Report

Hyd. No. 7

FLOW FROM QD2C

Hydrograph type	=	Combine	Peak discharge	=	6.978 cfs
Storm frequency	=	50 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	21,378 cuft
Inflow hyds.	=	5, 6	Contrib. drain. area	=	0.540 ac



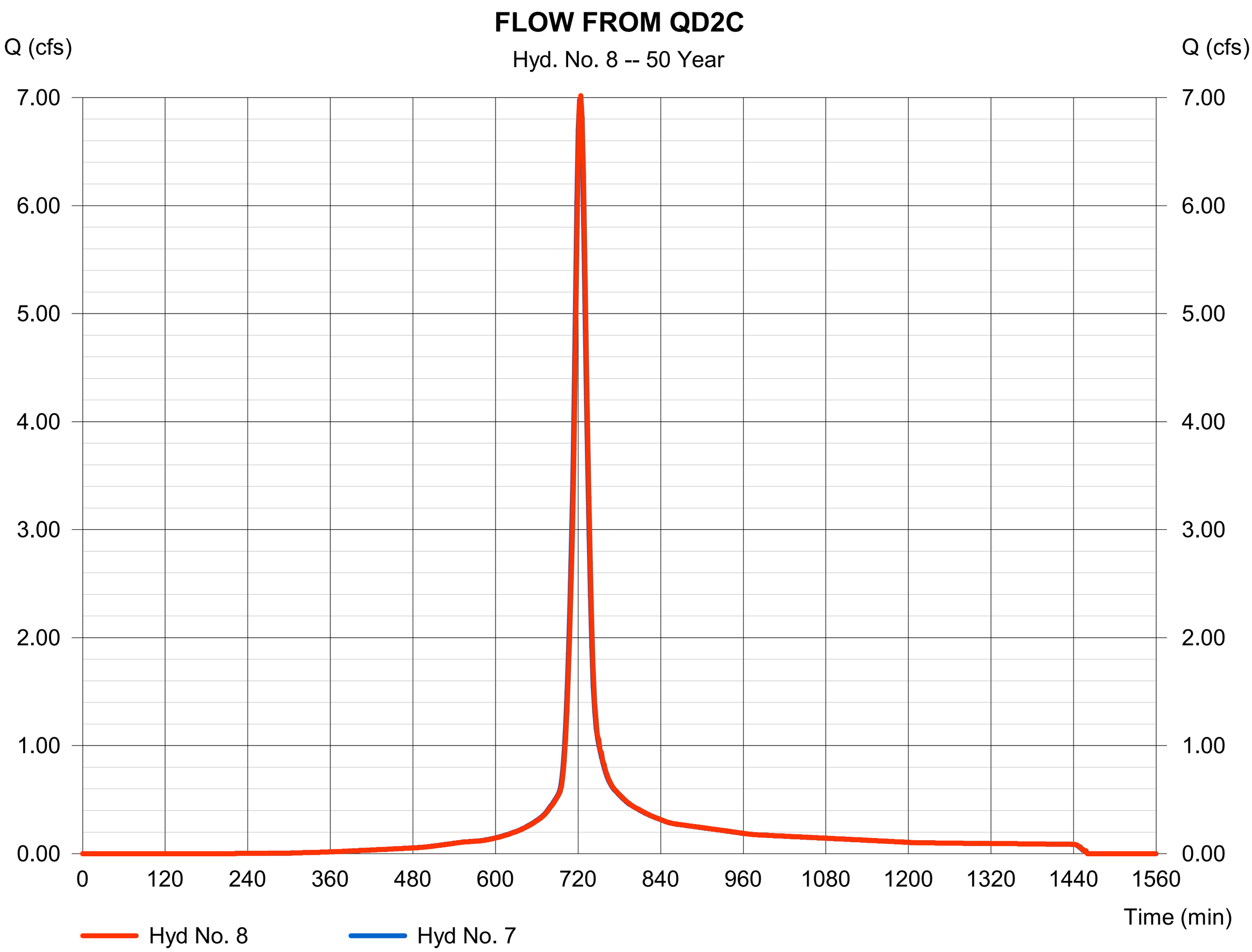
Hydrograph Report

Hyd. No. 8

FLOW FROM QD2C

Hydrograph type	=	Reach	Peak discharge	=	7.017 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	21,378 cuft
Inflow hyd. No.	=	7 - FLOW FROM QD2C	Section type	=	Circular
Reach length	=	41.0 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7571

Modified Att-Kin routing method used.

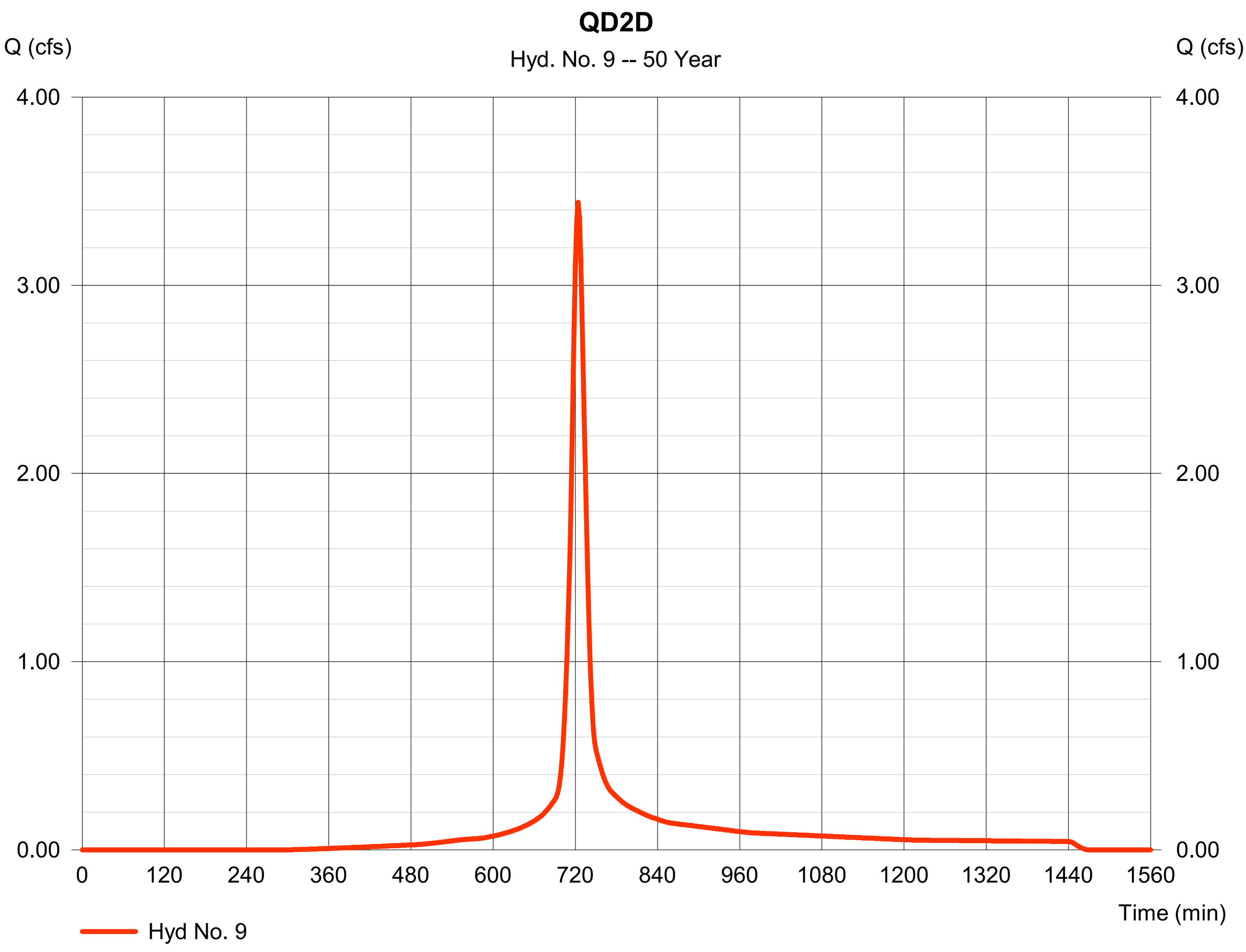


Hydrograph Report

Hyd. No. 9

QD2D

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.440 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	10,928 cuft
Drainage area	=	1.450 ac	Curve number	=	92
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	18.60 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



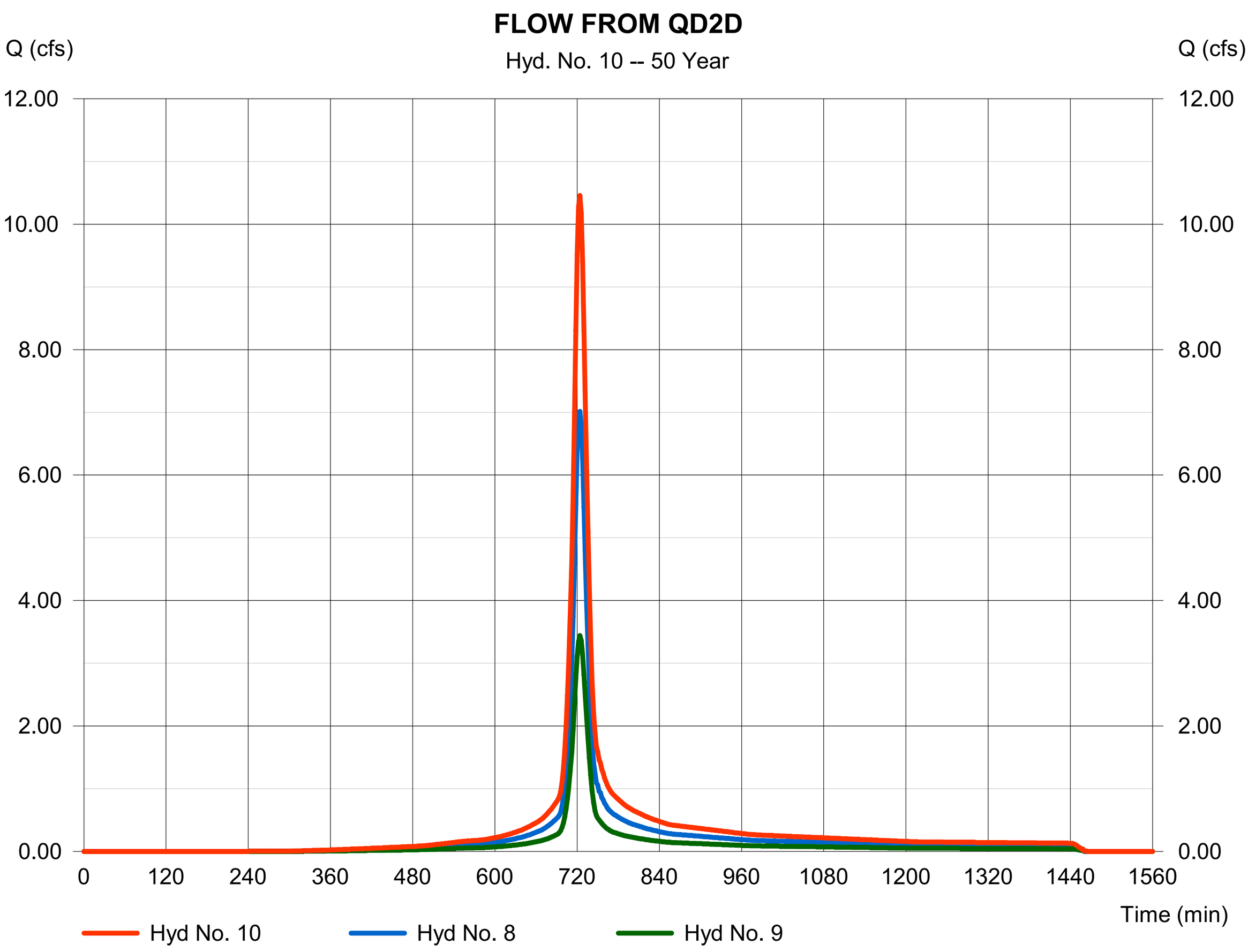
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 10

FLOW FROM QD2D

Hydrograph type	= Combine	Peak discharge	= 10.46 cfs
Storm frequency	= 50 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 32,306 cuft
Inflow hyds.	= 8, 9	Contrib. drain. area	= 1.450 ac



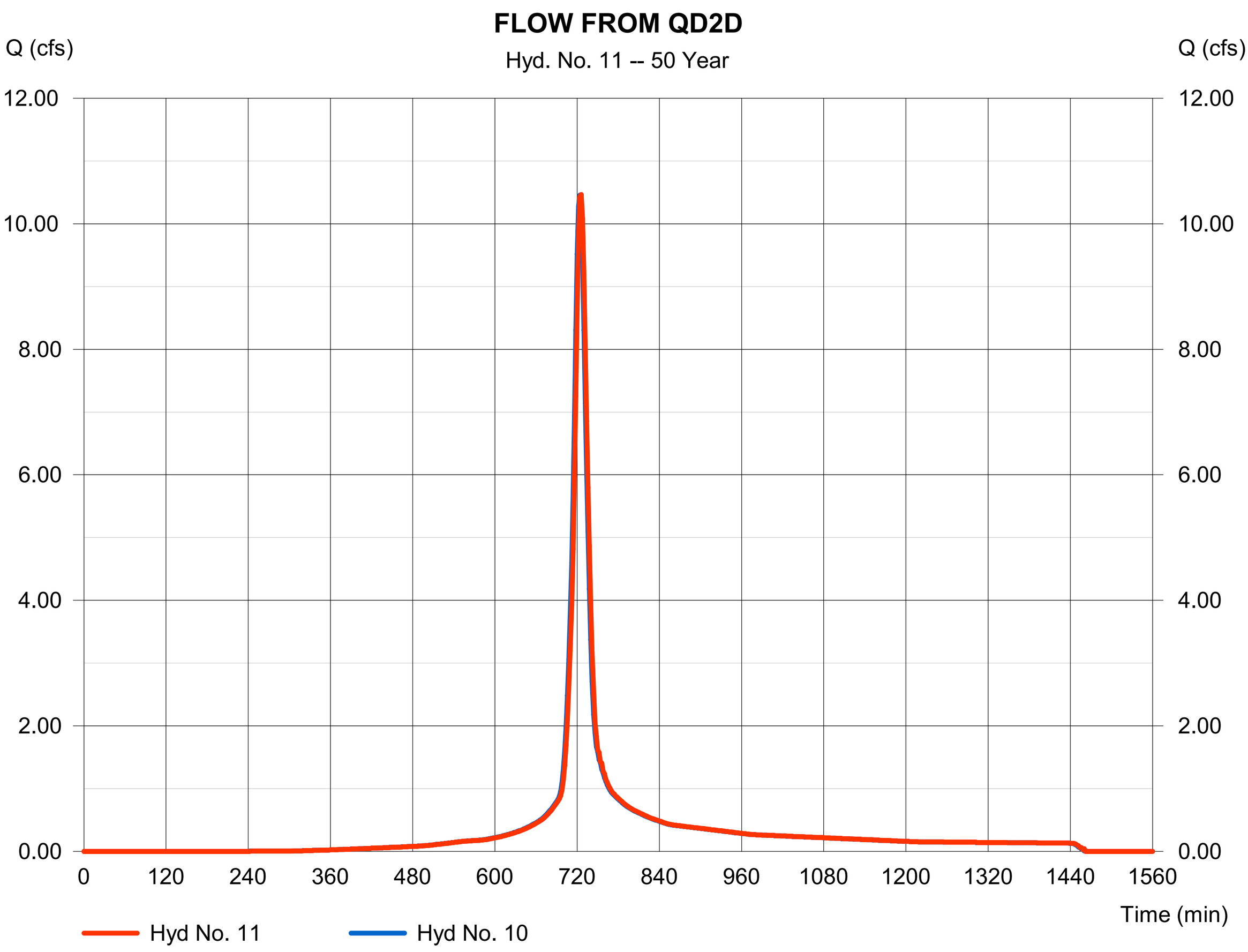
Hydrograph Report

Hyd. No. 11

FLOW FROM QD2D

Hydrograph type	=	Reach	Peak discharge	=	10.47 cfs
Storm frequency	=	50 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	32,305 cuft
Inflow hyd. No.	=	10 - FLOW FROM QD2D	Section type	=	Circular
Reach length	=	225.0 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.3272

Modified Att-Kin routing method used.

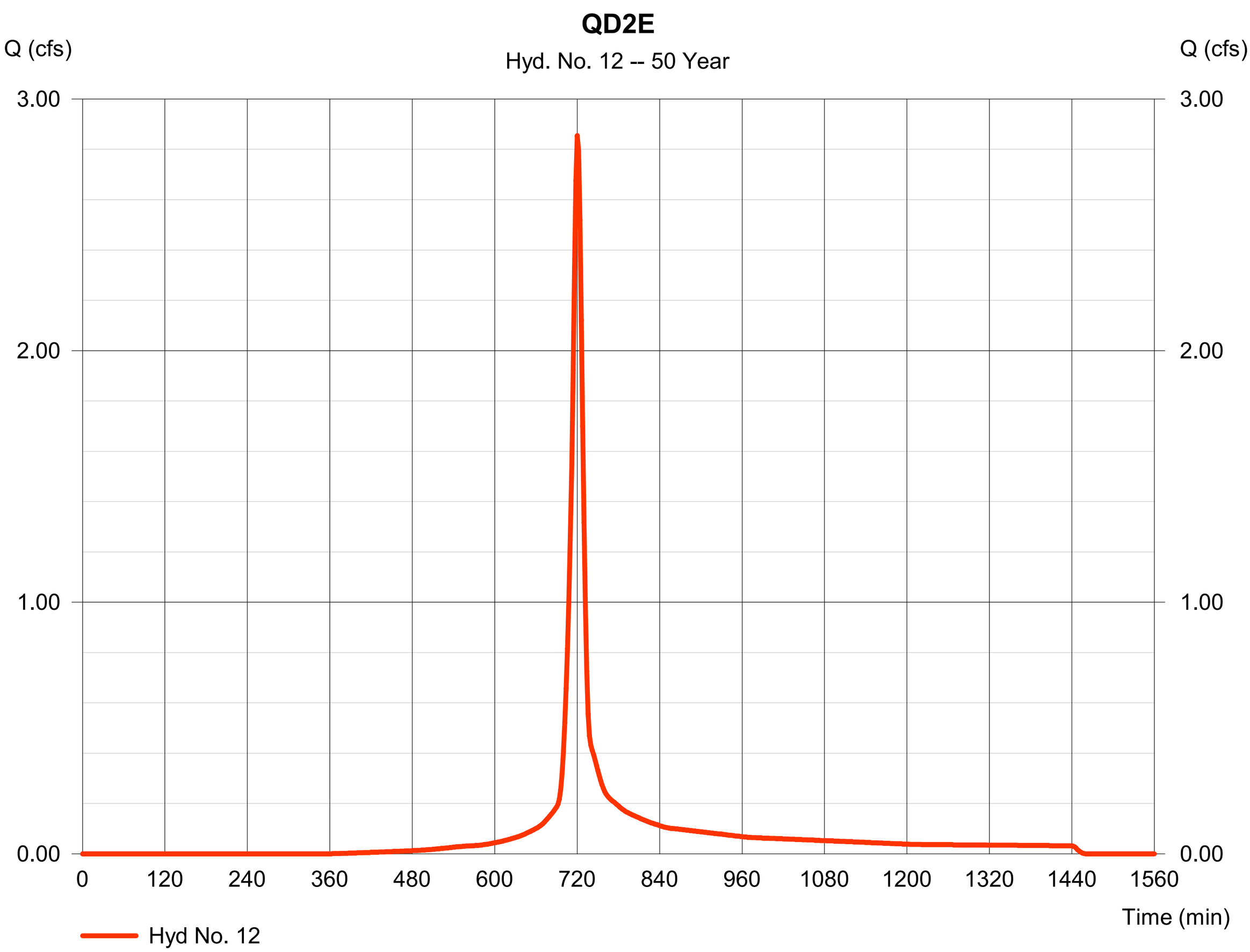


Hydrograph Report

Hyd. No. 12

QD2E

Hydrograph type	= SCS Runoff	Peak discharge	= 2.854 cfs
Storm frequency	= 50 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 7,475 cuft
Drainage area	= 1.050 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 11.90 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



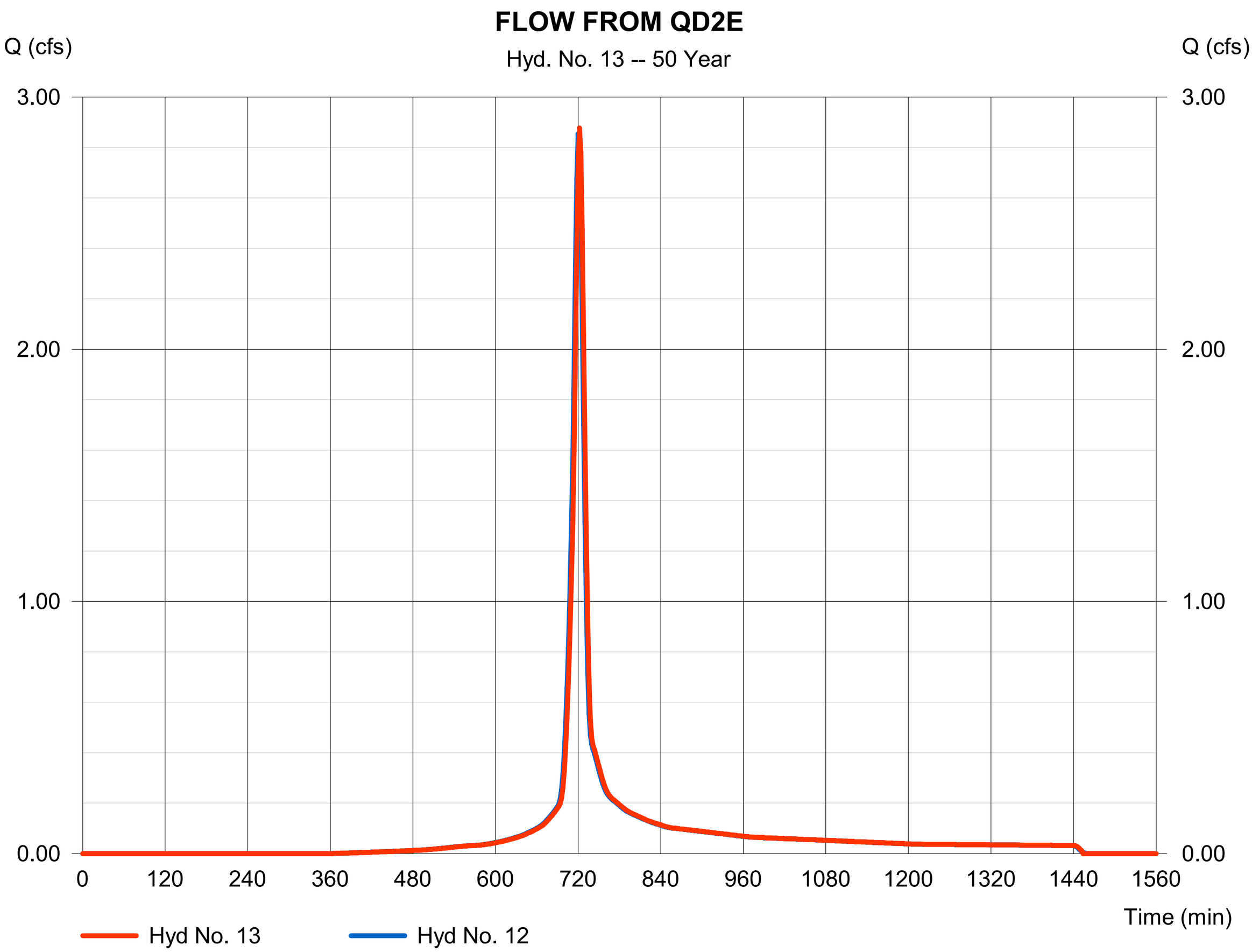
Hydrograph Report

Hyd. No. 13

FLOW FROM QD2E

Hydrograph type	=	Reach	Peak discharge	=	2.877 cfs
Storm frequency	=	50 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	7,473 cuft
Inflow hyd. No.	=	12 - QD2E	Section type	=	Circular
Reach length	=	84.5 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.534	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.1782

Modified Att-Kin routing method used.

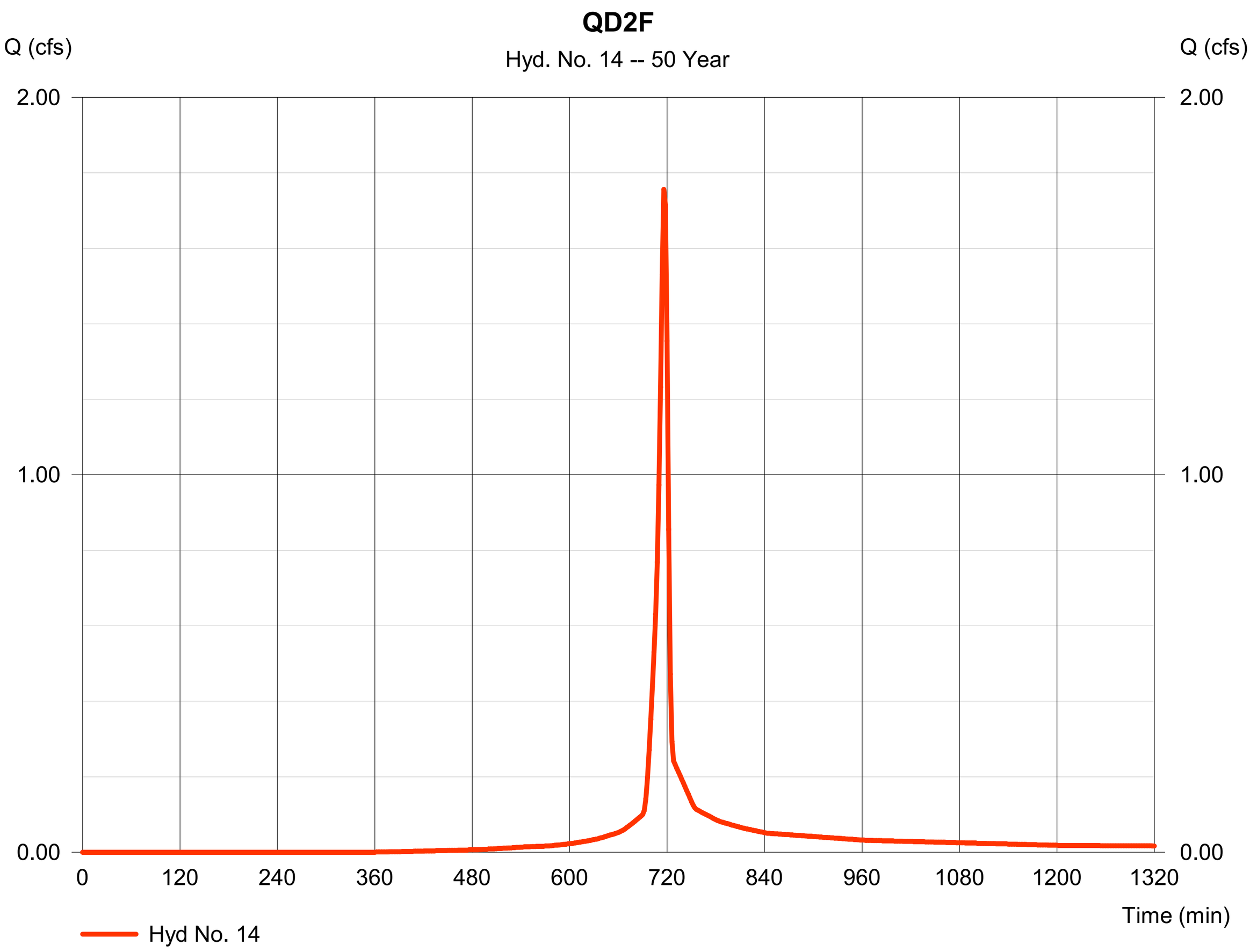


Hydrograph Report

Hyd. No. 14

QD2F

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.757 cfs
Storm frequency	=	50 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	3,624 cuft
Drainage area	=	0.560 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

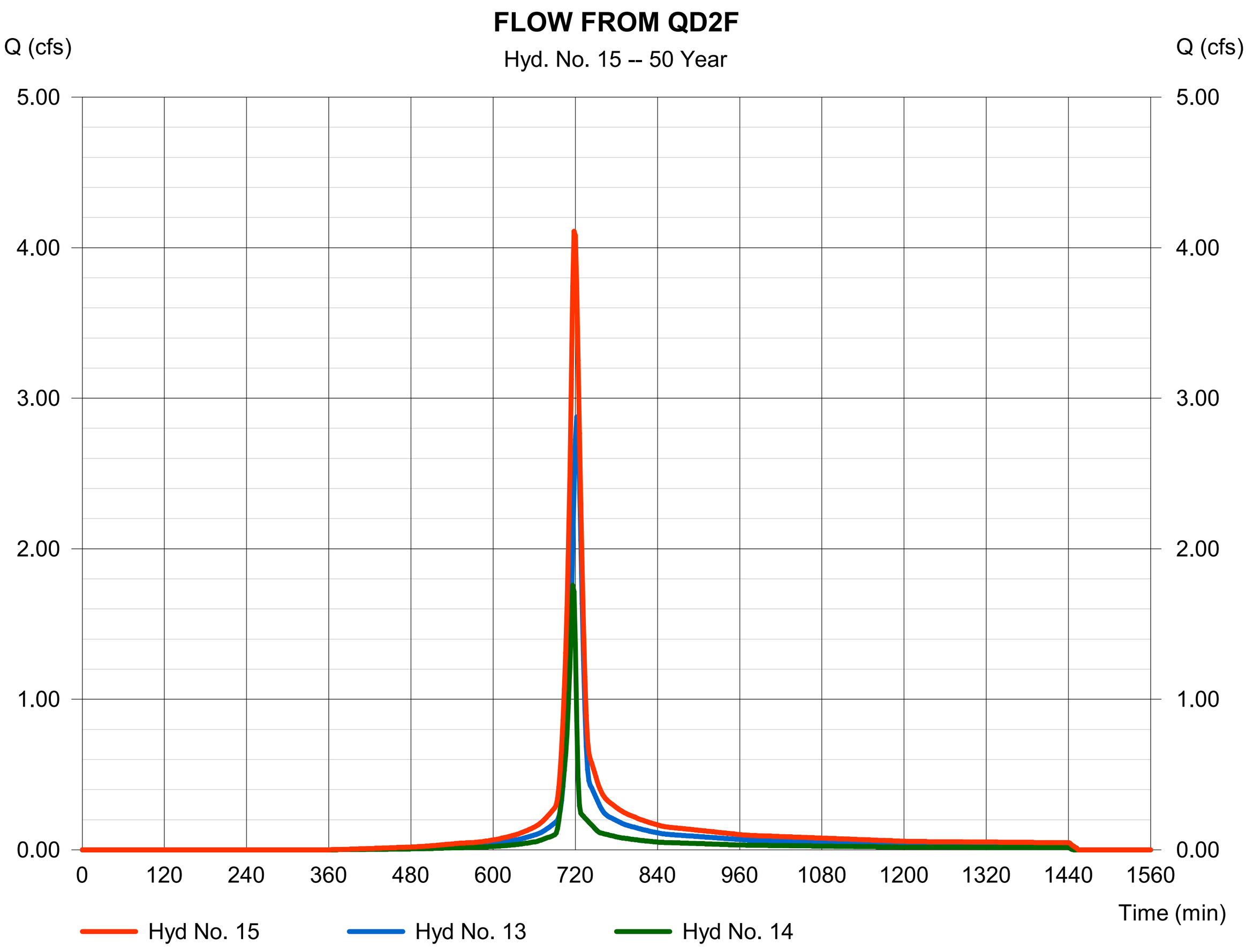


Hydrograph Report

Hyd. No. 15

FLOW FROM QD2F

Hydrograph type	= Combine	Peak discharge	= 4.108 cfs
Storm frequency	= 50 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 11,097 cuft
Inflow hyds.	= 13, 14	Contrib. drain. area	= 0.560 ac



Hydrograph Report

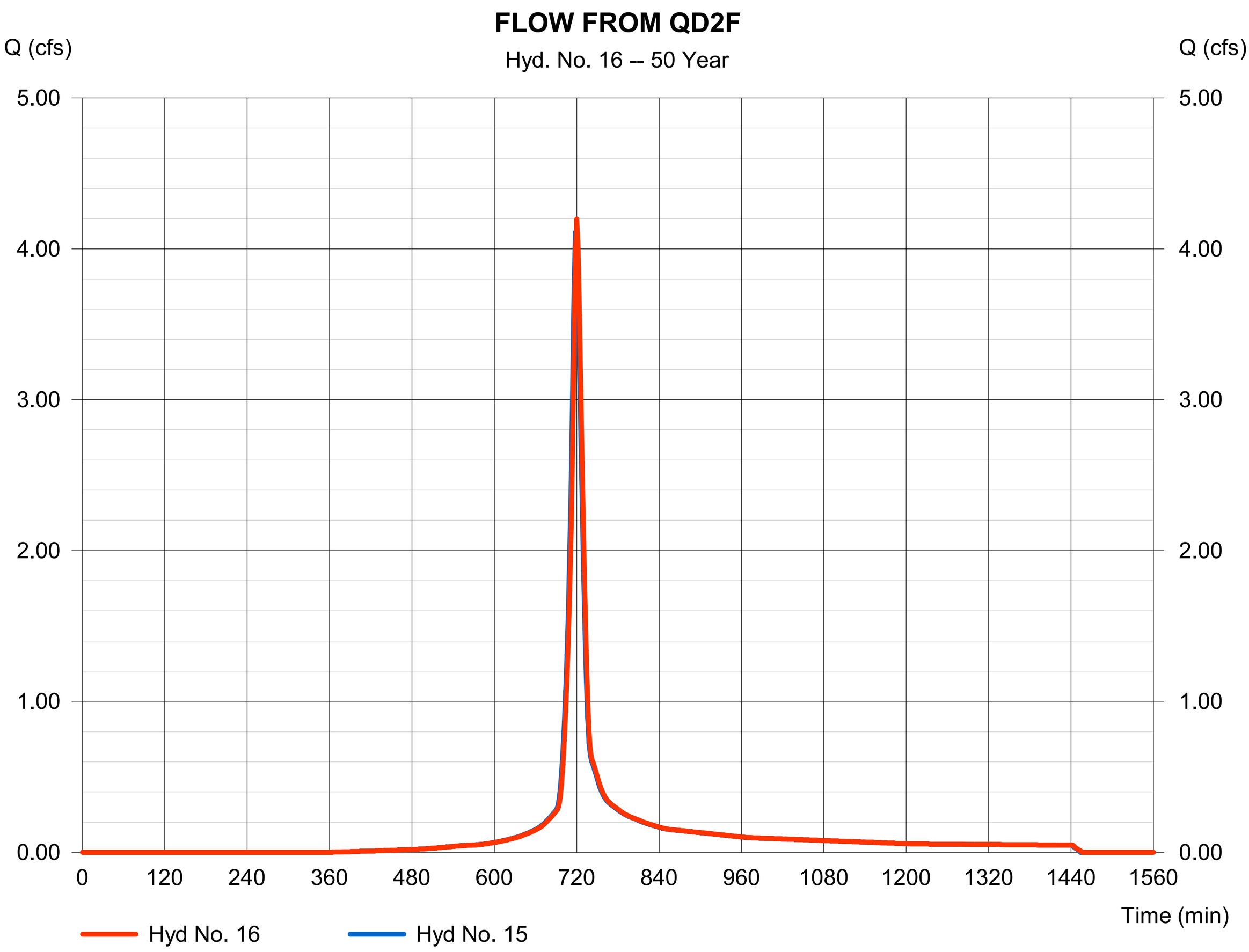
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 16

FLOW FROM QD2F

Hydrograph type	=	Reach	Peak discharge	=	4.196 cfs
Storm frequency	=	50 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	11,097 cuft
Inflow hyd. No.	=	15 - FLOW FROM QD2F	Section type	=	Circular
Reach length	=	40.2 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.534	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.6255

Modified Att-Kin routing method used.

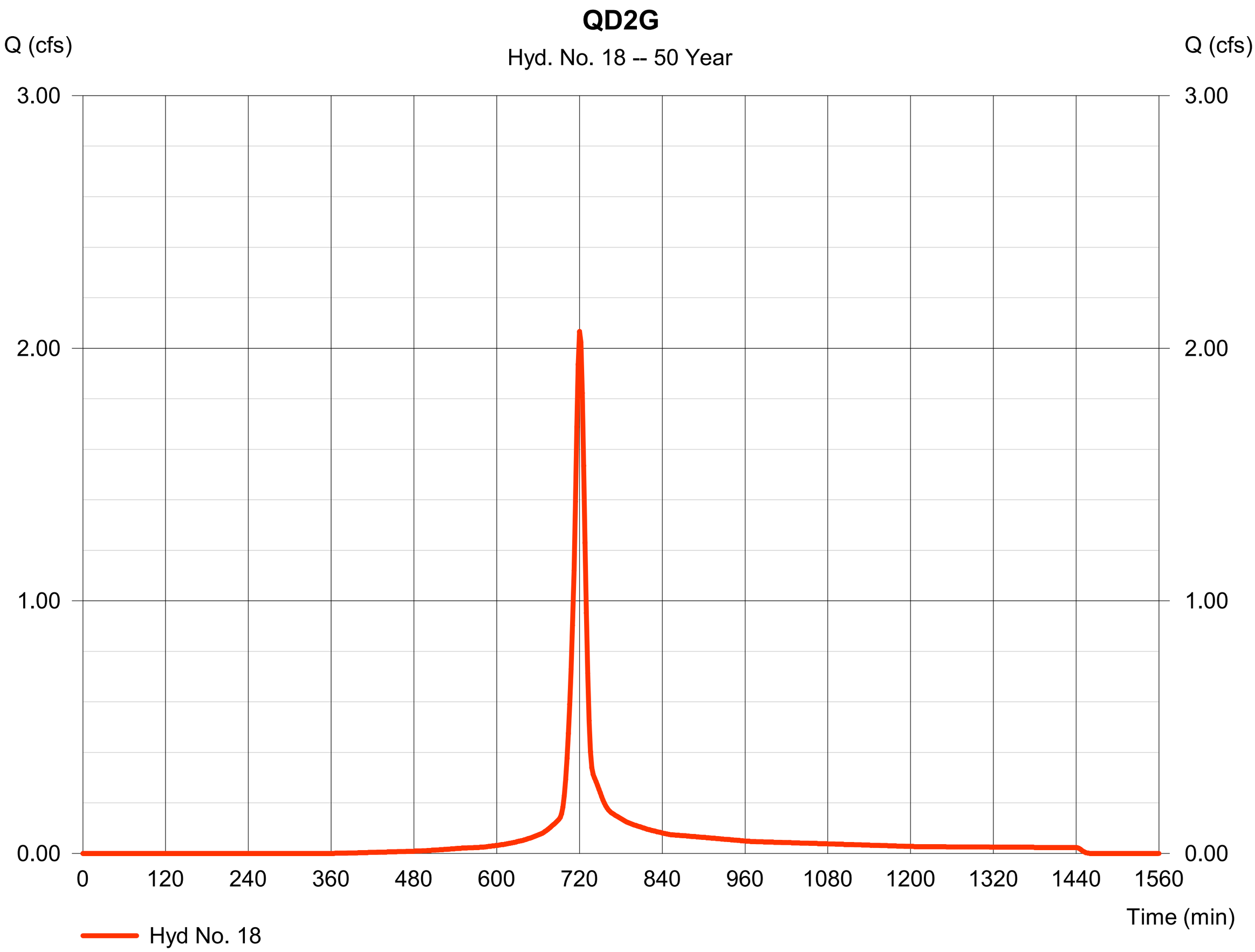


Hydrograph Report

Hyd. No. 18

QD2G

Hydrograph type	= SCS Runoff	Peak discharge	= 2.066 cfs
Storm frequency	= 50 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 5,410 cuft
Drainage area	= 0.760 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 12.80 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

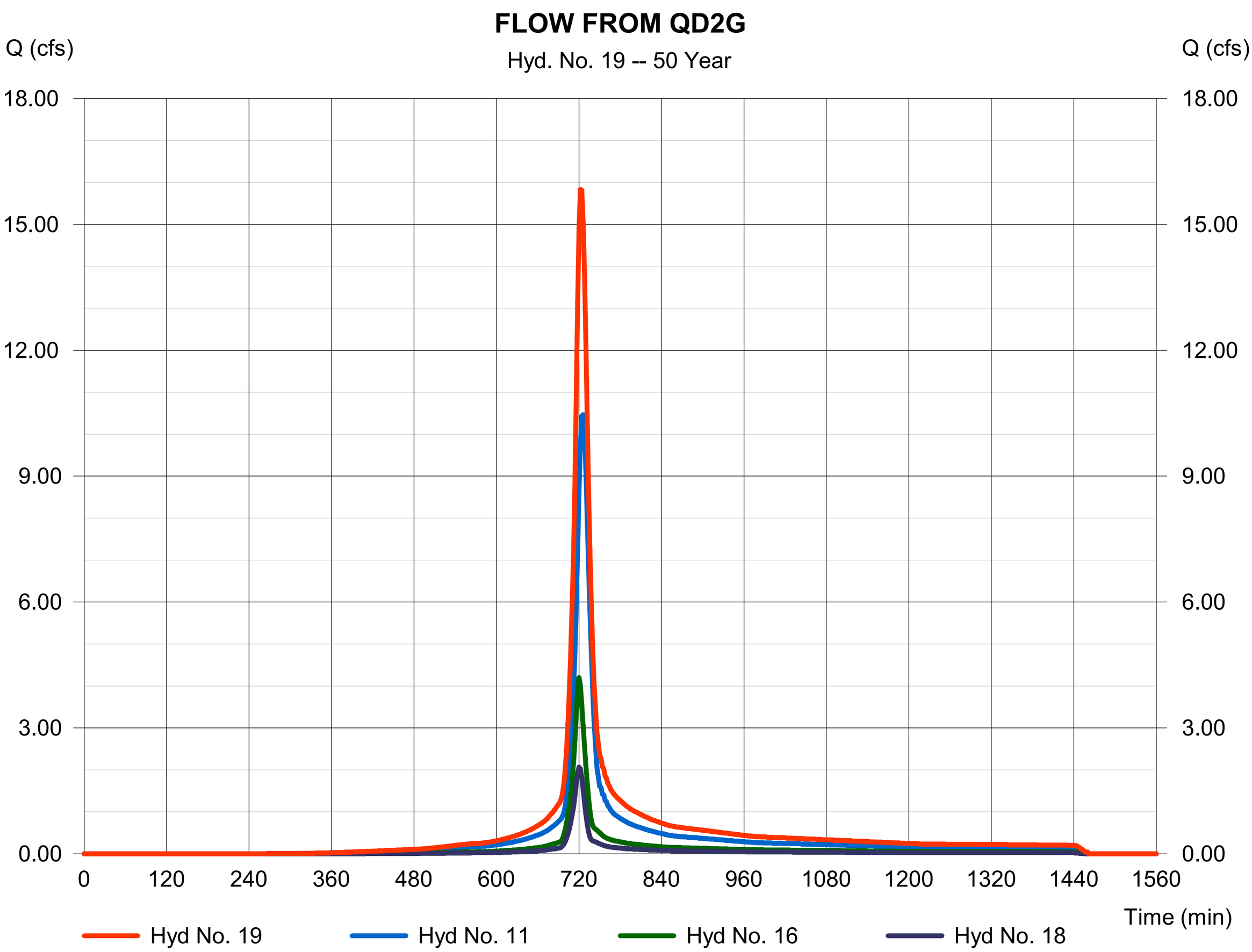


Hydrograph Report

Hyd. No. 19

FLOW FROM QD2G

Hydrograph type	= Combine	Peak discharge	= 15.83 cfs
Storm frequency	= 50 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 48,813 cuft
Inflow hyds.	= 11, 16, 18	Contrib. drain. area	= 0.760 ac



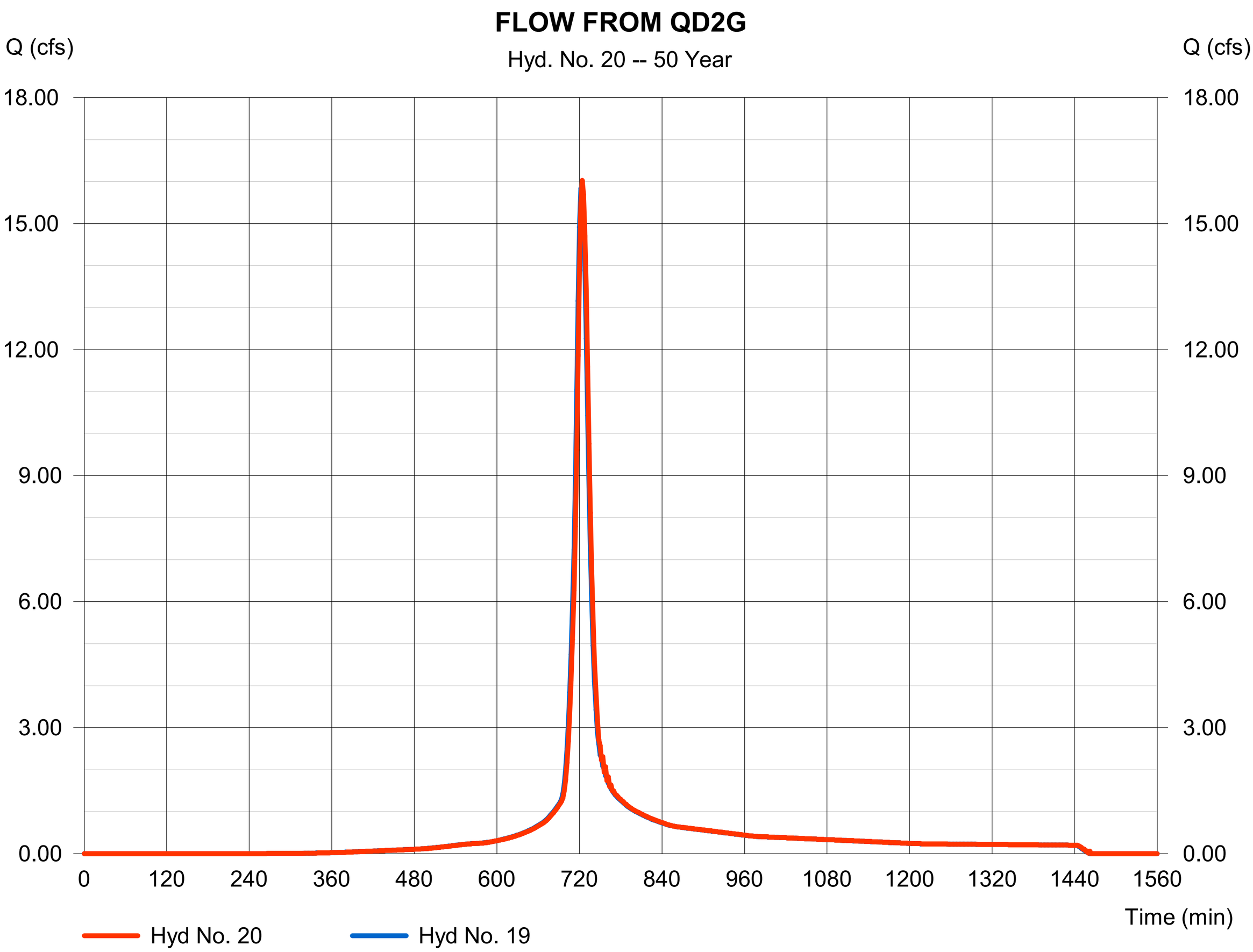
Hydrograph Report

Hyd. No. 20

FLOW FROM QD2G

Hydrograph type	=	Reach	Peak discharge	=	16.03 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	48,815 cuft
Inflow hyd. No.	=	19 - FLOW FROM QD2G	Section type	=	Circular
Reach length	=	176.6 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5838

Modified Att-Kin routing method used.

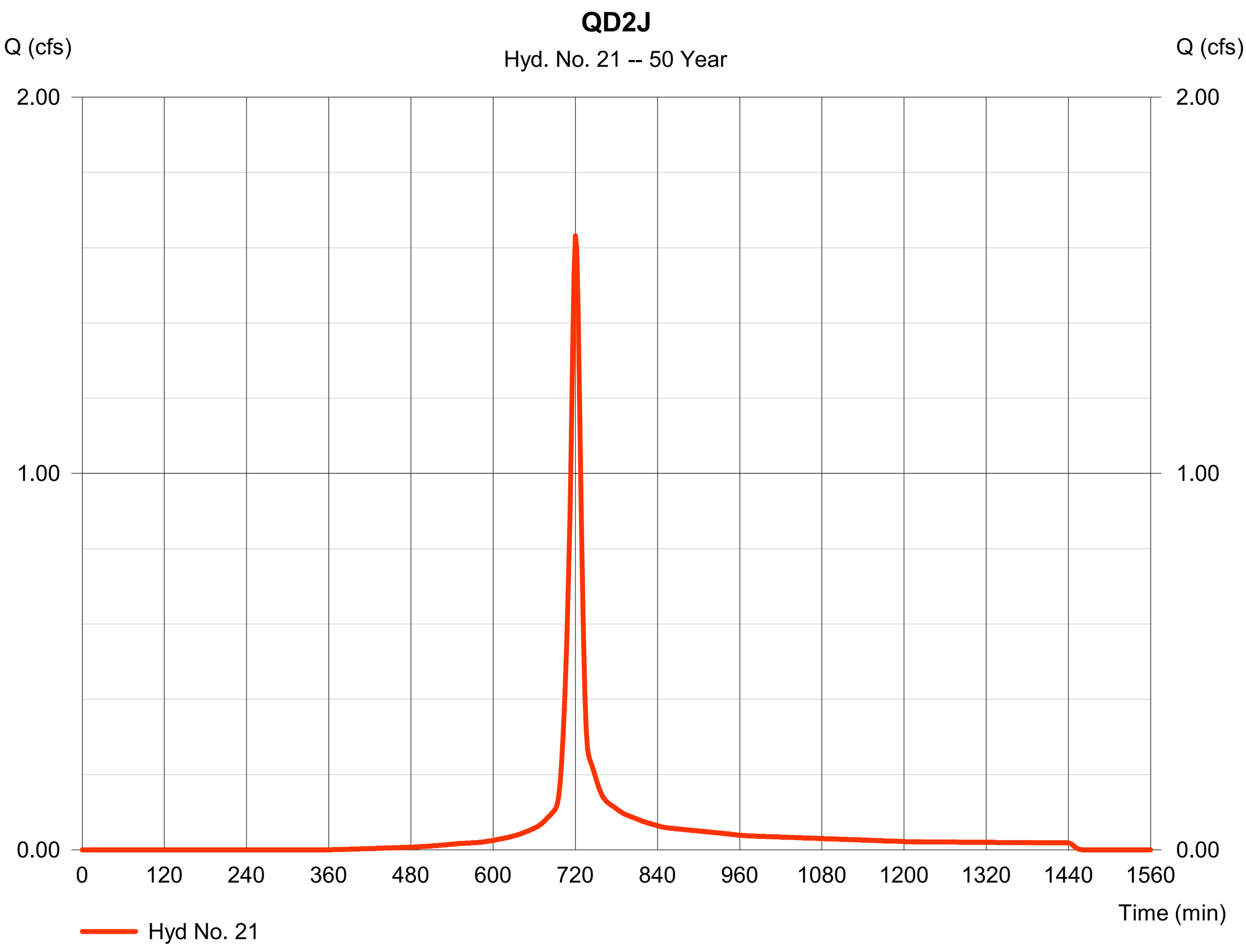


Hydrograph Report

Hyd. No. 21

QD2J

Hydrograph type	= SCS Runoff	Peak discharge	= 1.631 cfs
Storm frequency	= 50 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 4,271 cuft
Drainage area	= 0.600 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 12.20 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

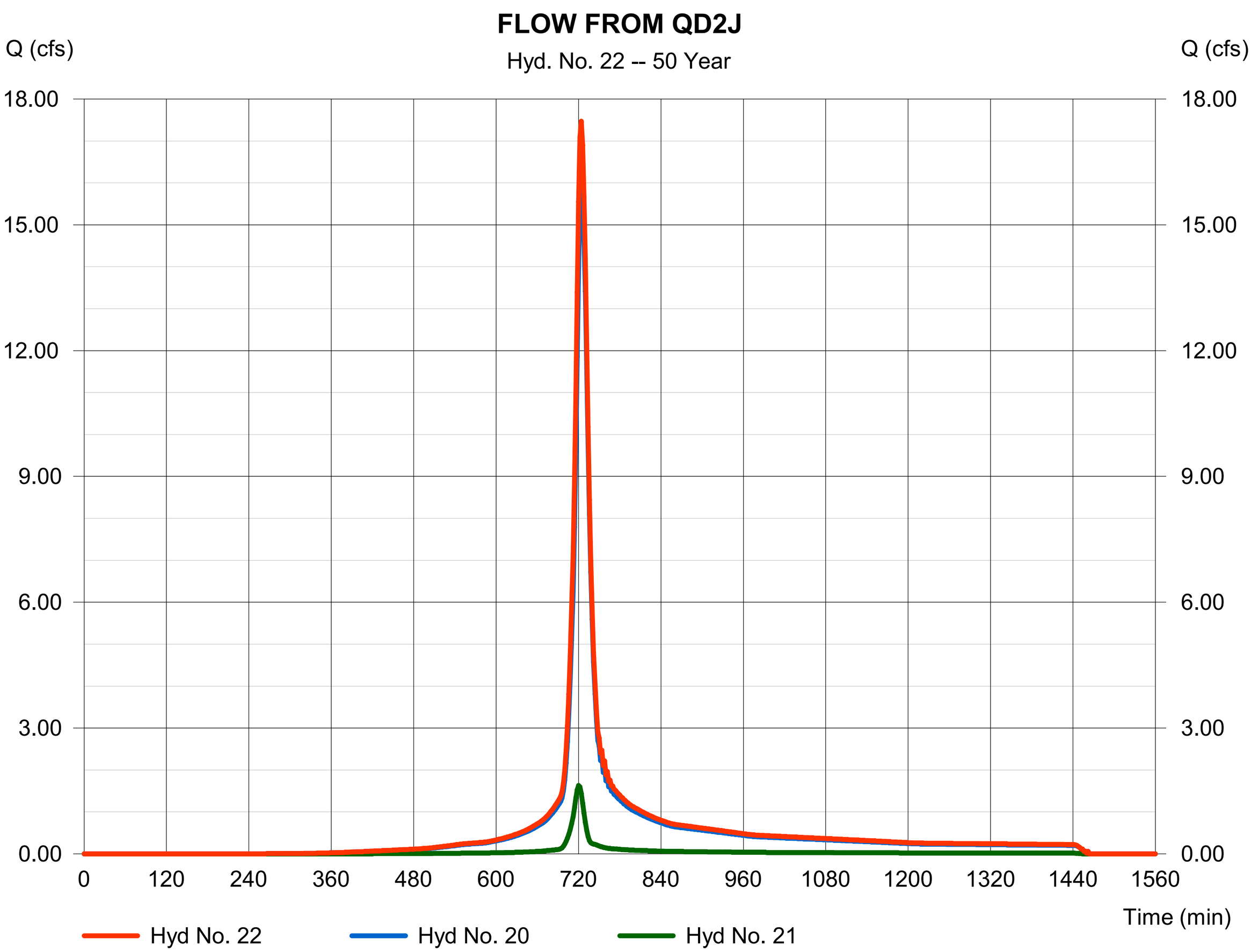


Hydrograph Report

Hyd. No. 22

FLOW FROM QD2J

Hydrograph type	=	Combine	Peak discharge	=	17.47 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	53,086 cuft
Inflow hyds.	=	20, 21	Contrib. drain. area	=	0.600 ac



Hydrograph Report

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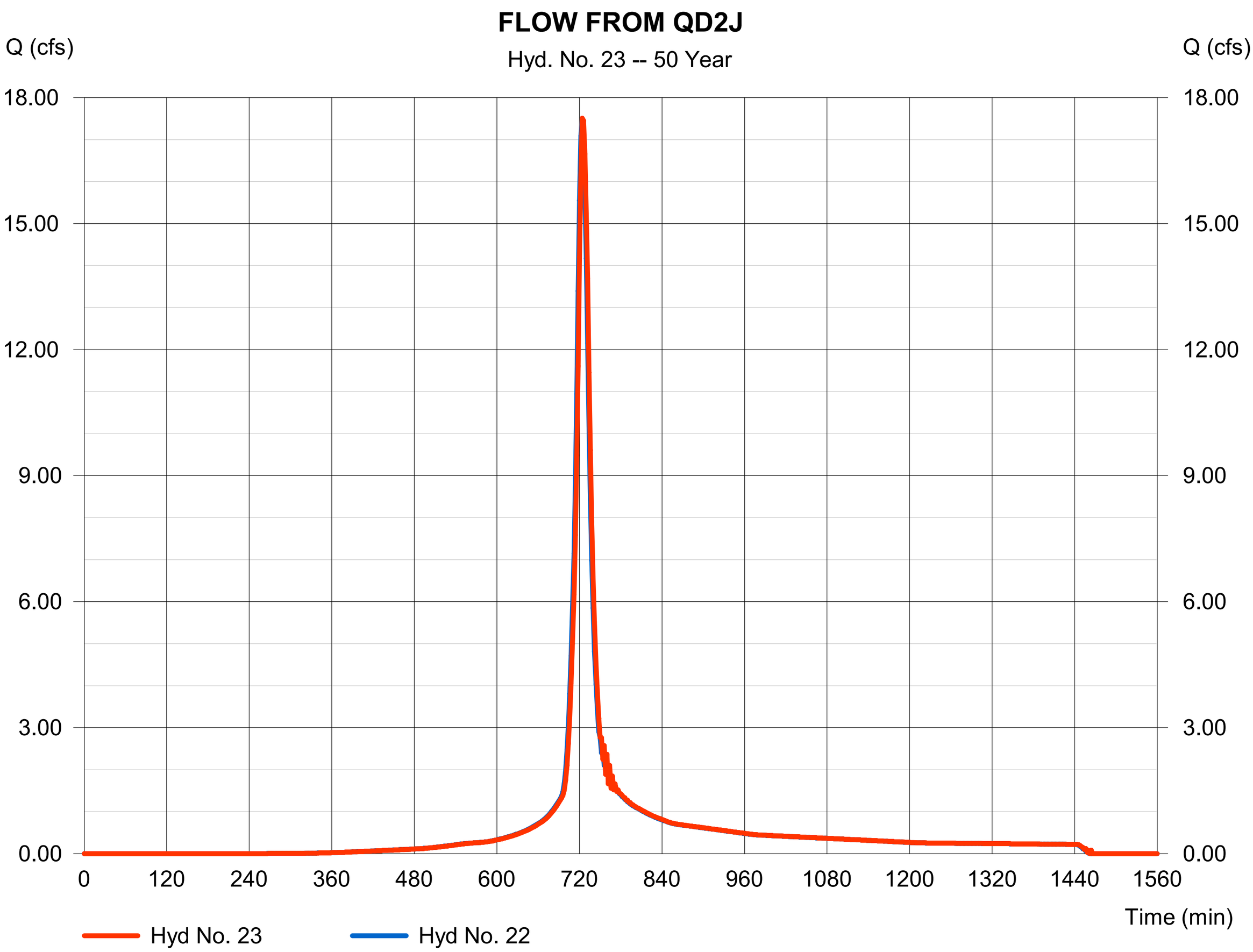
Hyd. No. 23

FLOW FROM QD2J

Hydrograph type	=	Reach	Peak discharge	=	17.51 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	53,091 cuft
Inflow hyd. No.	=	22 - FLOW FROM QD2J	Section type	=	Circular
Reach length	=	158.4 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.659	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.4494

Modified Att-Kin routing method used.

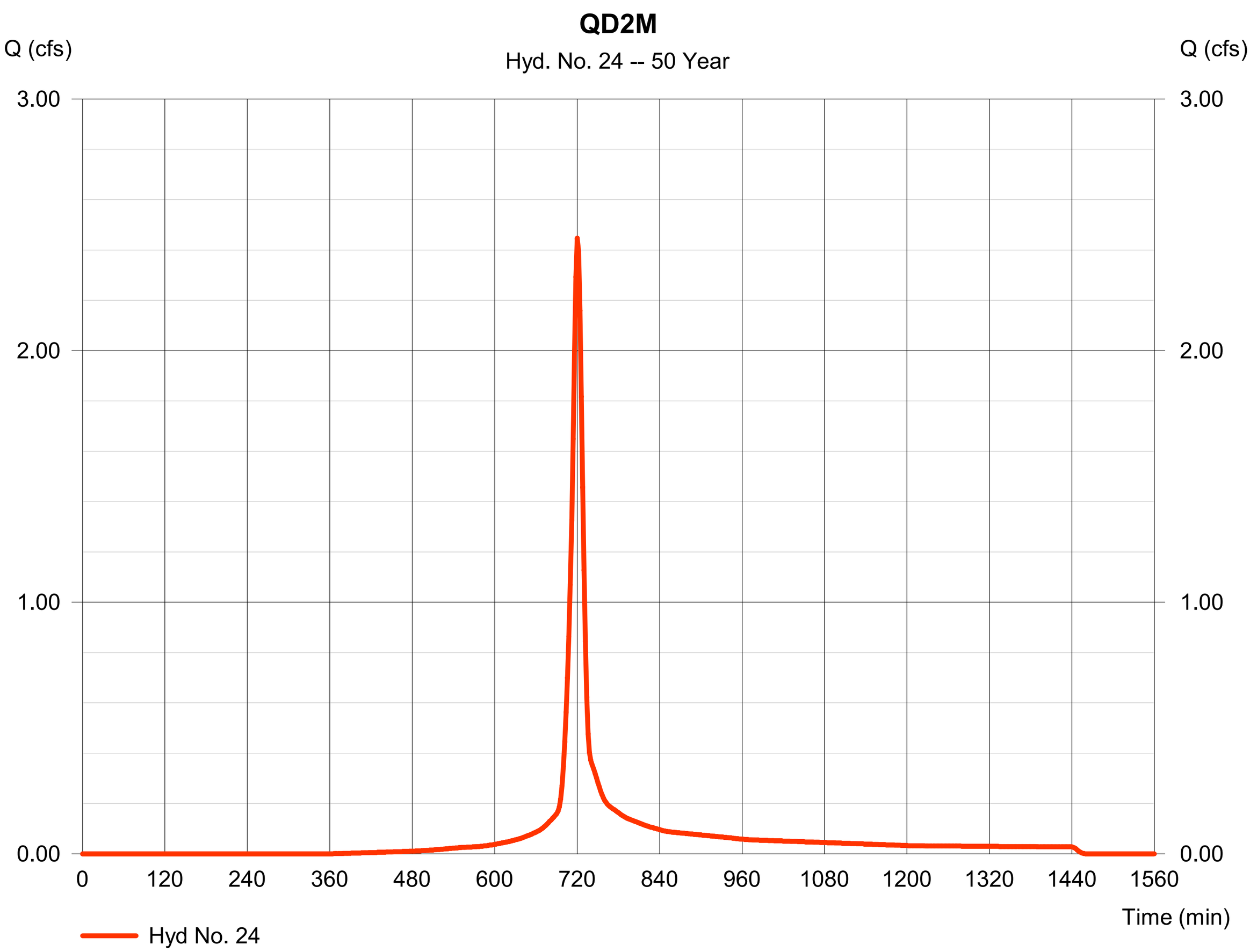


Hydrograph Report

Hyd. No. 24

QD2M

Hydrograph type	= SCS Runoff	Peak discharge	= 2.446 cfs
Storm frequency	= 50 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 6,407 cuft
Drainage area	= 0.900 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 11.90 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



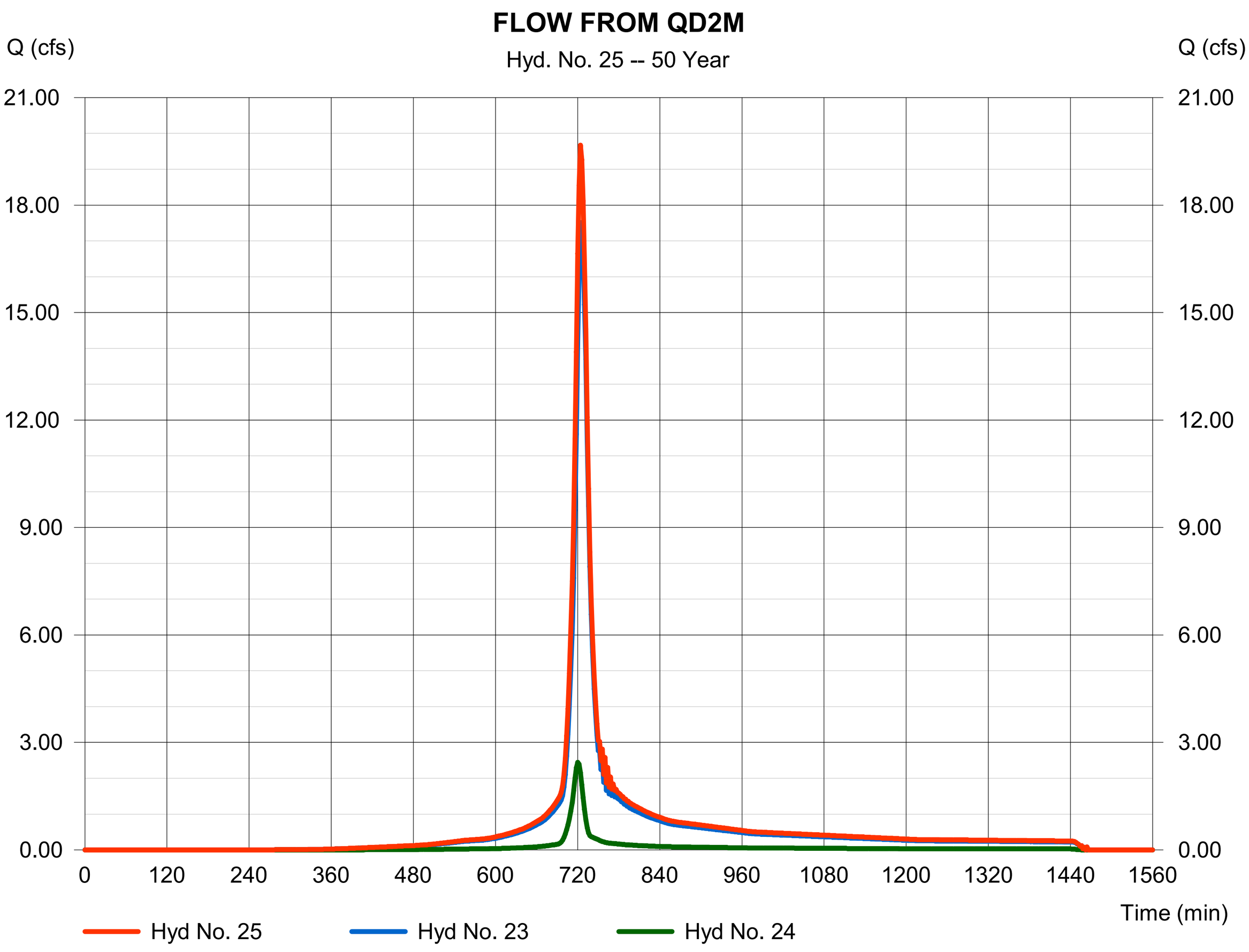
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 25

FLOW FROM QD2M

Hydrograph type	=	Combine	Peak discharge	=	19.67 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	59,497 cuft
Inflow hyds.	=	23, 24	Contrib. drain. area	=	0.900 ac



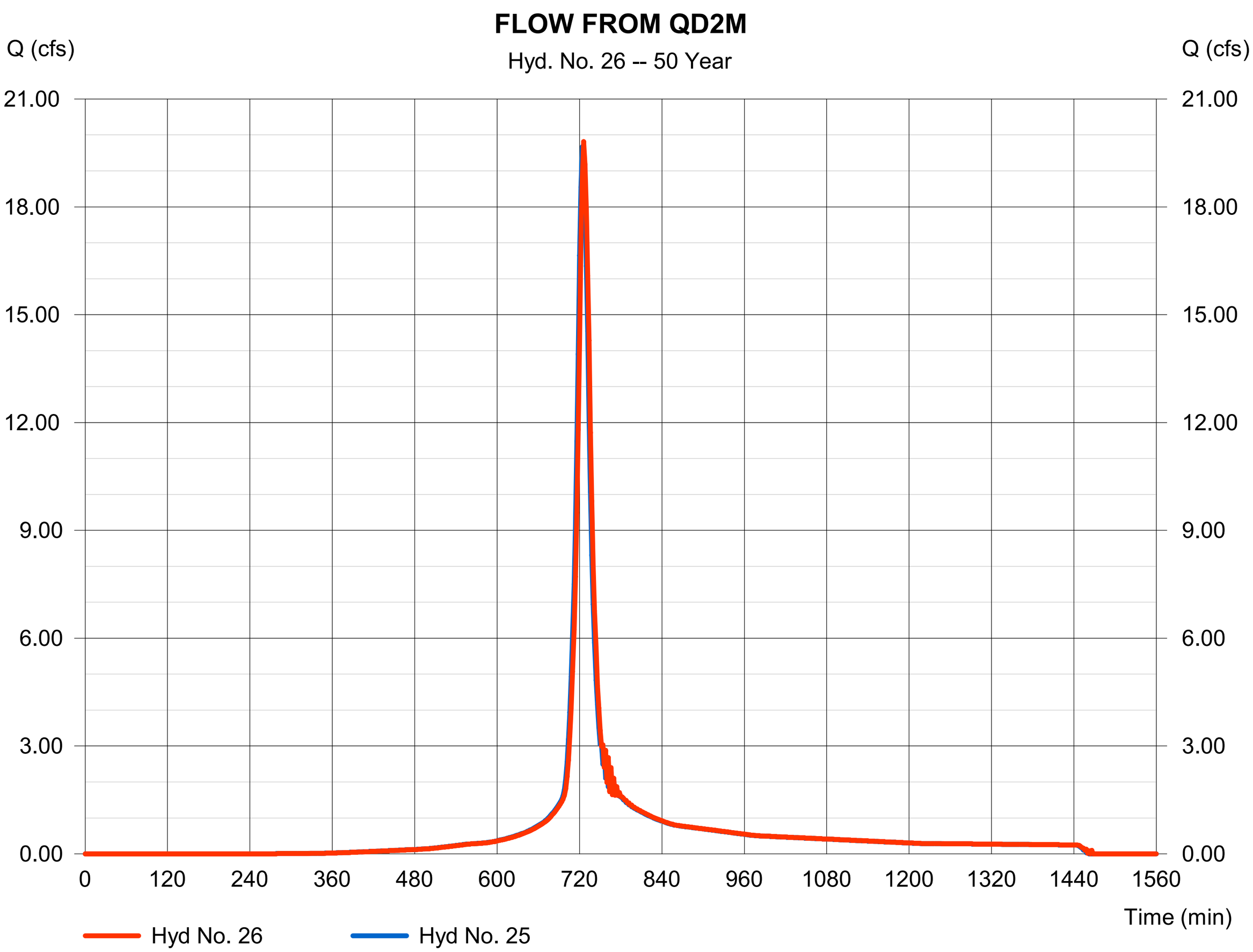
Hydrograph Report

Hyd. No. 26

FLOW FROM QD2M

Hydrograph type	=	Reach	Peak discharge	=	19.81 cfs
Storm frequency	=	50 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	59,501 cuft
Inflow hyd. No.	=	25 - FLOW FROM QD2M	Section type	=	Circular
Reach length	=	336.3 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.1653

Modified Att-Kin routing method used.



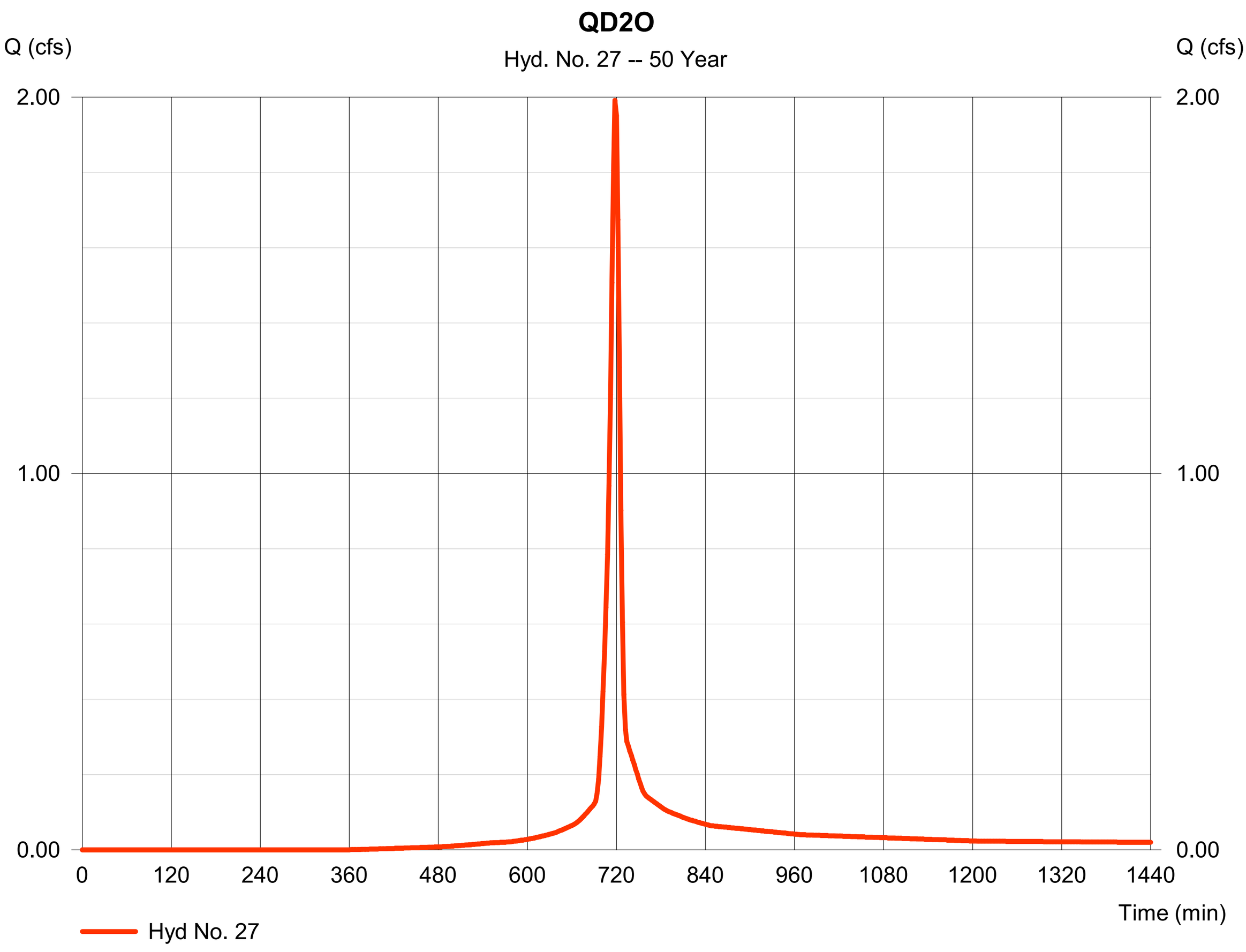
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 27

QD2O

Hydrograph type	= SCS Runoff	Peak discharge	= 1.992 cfs
Storm frequency	= 50 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 4,625 cuft
Drainage area	= 0.670 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 7.40 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

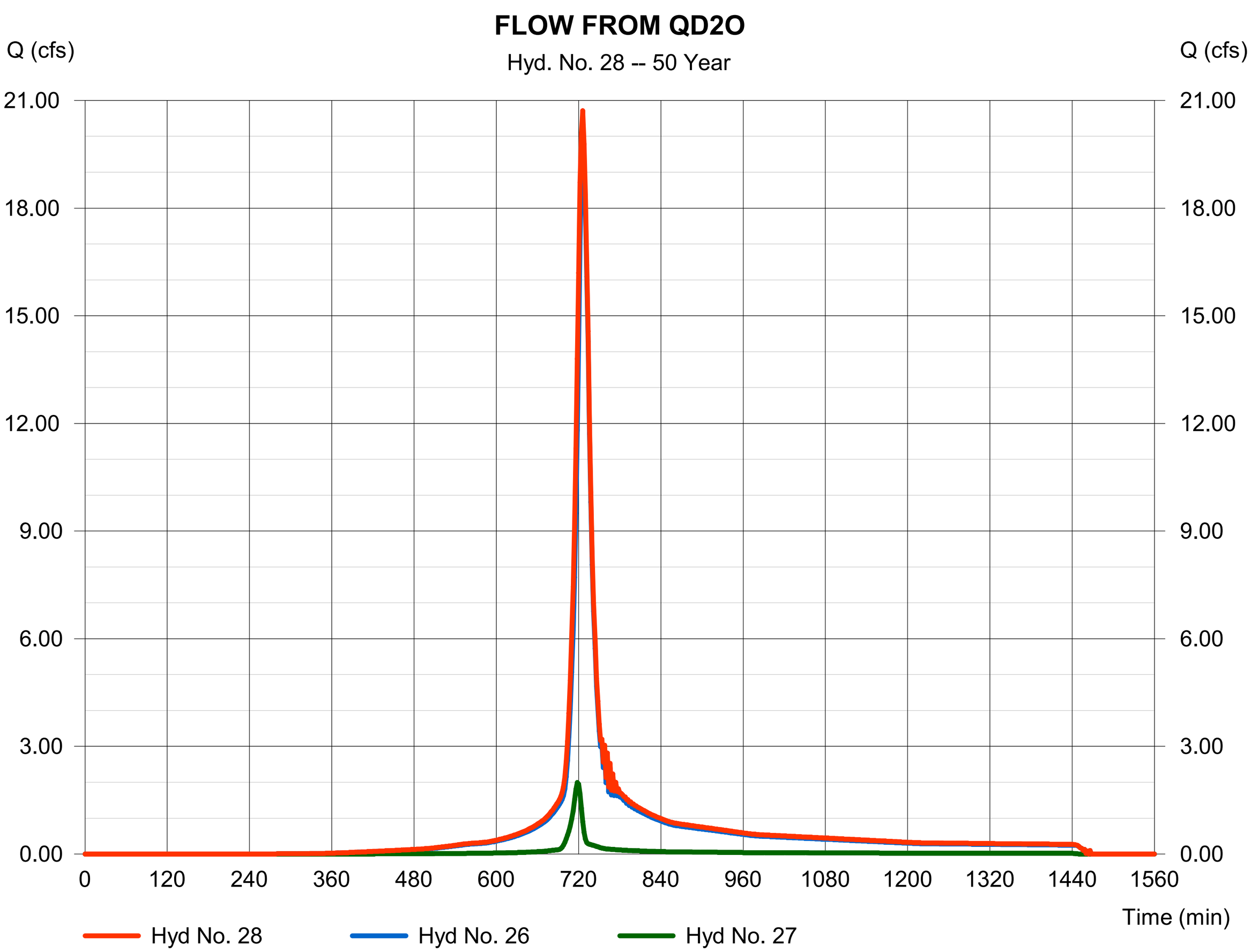


Hydrograph Report

Hyd. No. 28

FLOW FROM QD2O

Hydrograph type	= Combine	Peak discharge	= 20.72 cfs
Storm frequency	= 50 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 64,126 cuft
Inflow hyds.	= 26, 27	Contrib. drain. area	= 0.670 ac



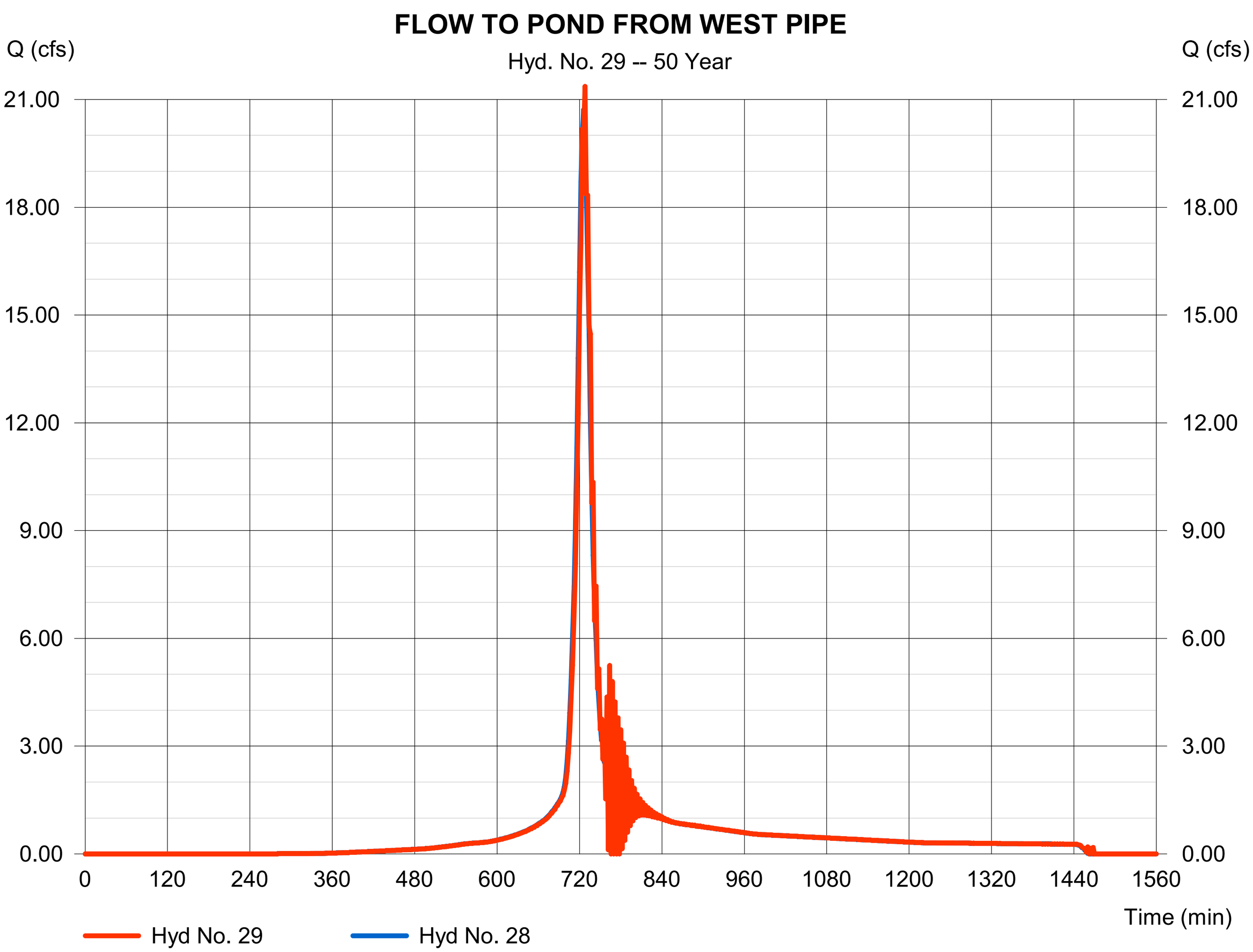
Hydrograph Report

Hyd. No. 29

FLOW TO POND FROM WEST PIPE

Hydrograph type	= Reach	Peak discharge	= 21.36 cfs
Storm frequency	= 50 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 64,321 cuft
Inflow hyd. No.	= 28 - FLOW FROM QD2O	Section type	= Circular
Reach length	= 27.1 ft	Channel slope	= 0.3 %
Manning's n	= 0.024	Bottom width	= 2.0 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.060	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 1.8959

Modified Att-Kin routing method used.

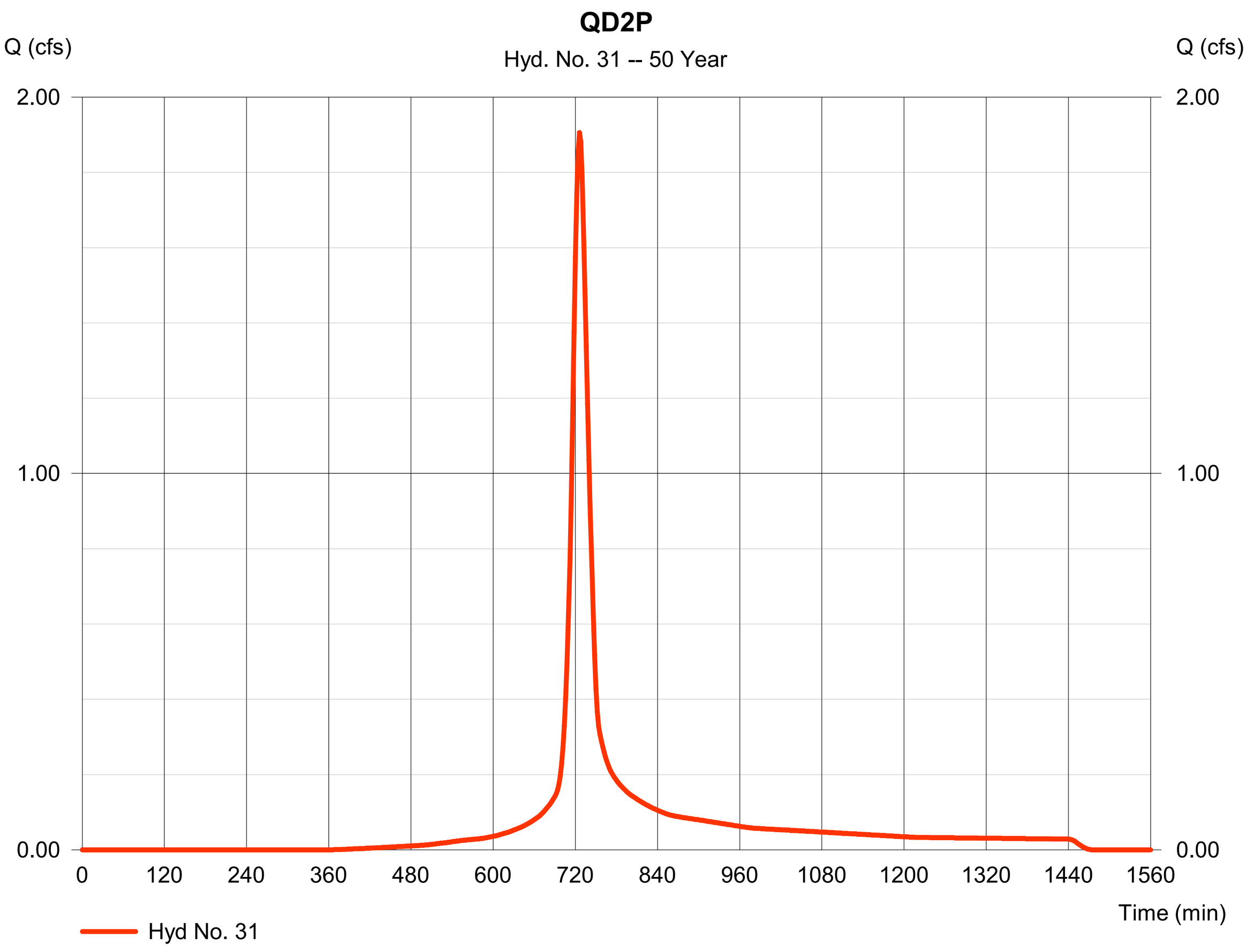


Hydrograph Report

Hyd. No. 31

QD2P

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.906 cfs
Storm frequency	=	50 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	6,605 cuft
Drainage area	=	0.940 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	22.40 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



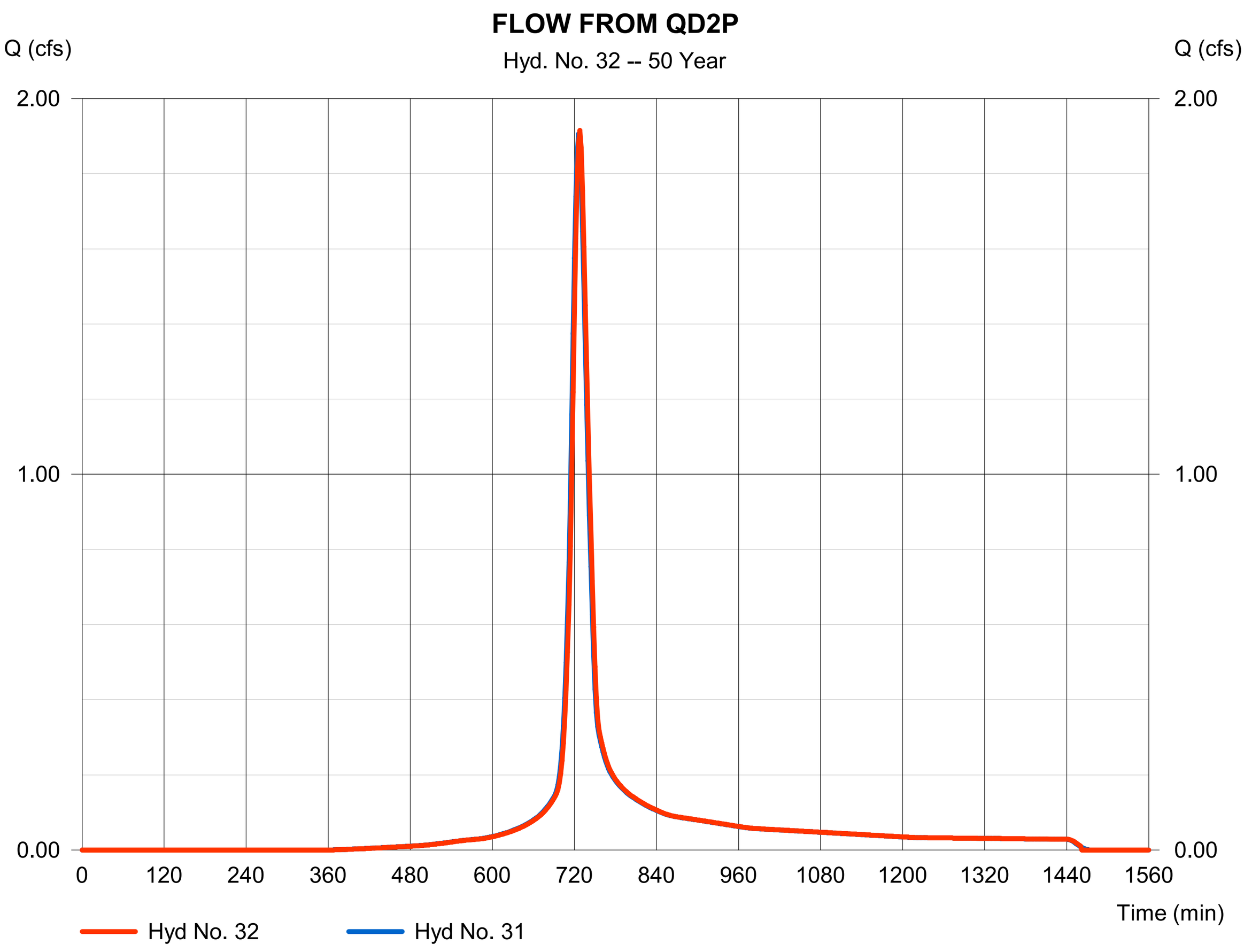
Hydrograph Report

Hyd. No. 32

FLOW FROM QD2P

Hydrograph type	=	Reach	Peak discharge	=	1.915 cfs
Storm frequency	=	50 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	6,601 cuft
Inflow hyd. No.	=	31 - QD2P	Section type	=	Circular
Reach length	=	36.3 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.3811

Modified Att-Kin routing method used.

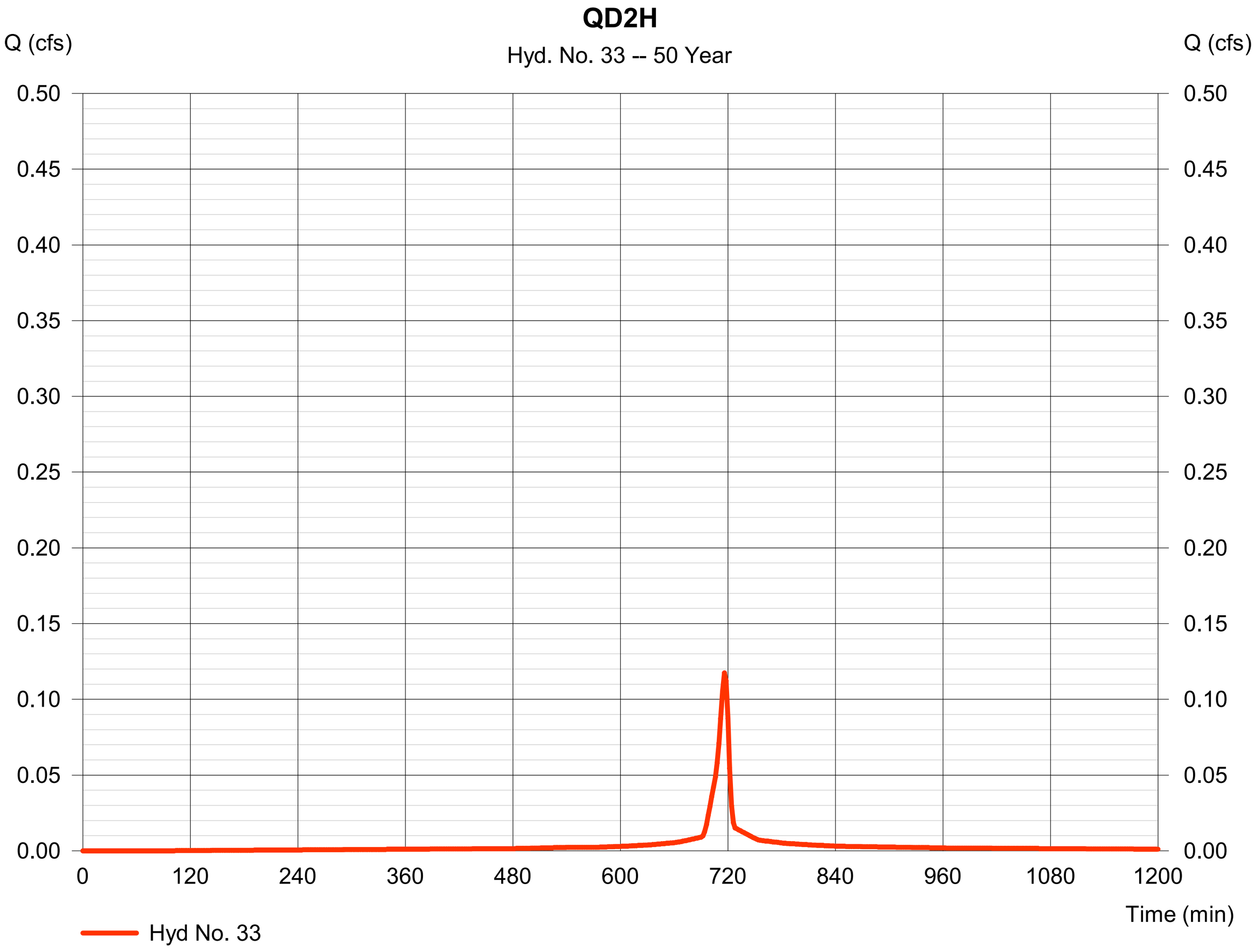


Hydrograph Report

Hyd. No. 33

QD2H

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.118 cfs
Storm frequency	=	50 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	273 cuft
Drainage area	=	0.030 ac	Curve number	=	98
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

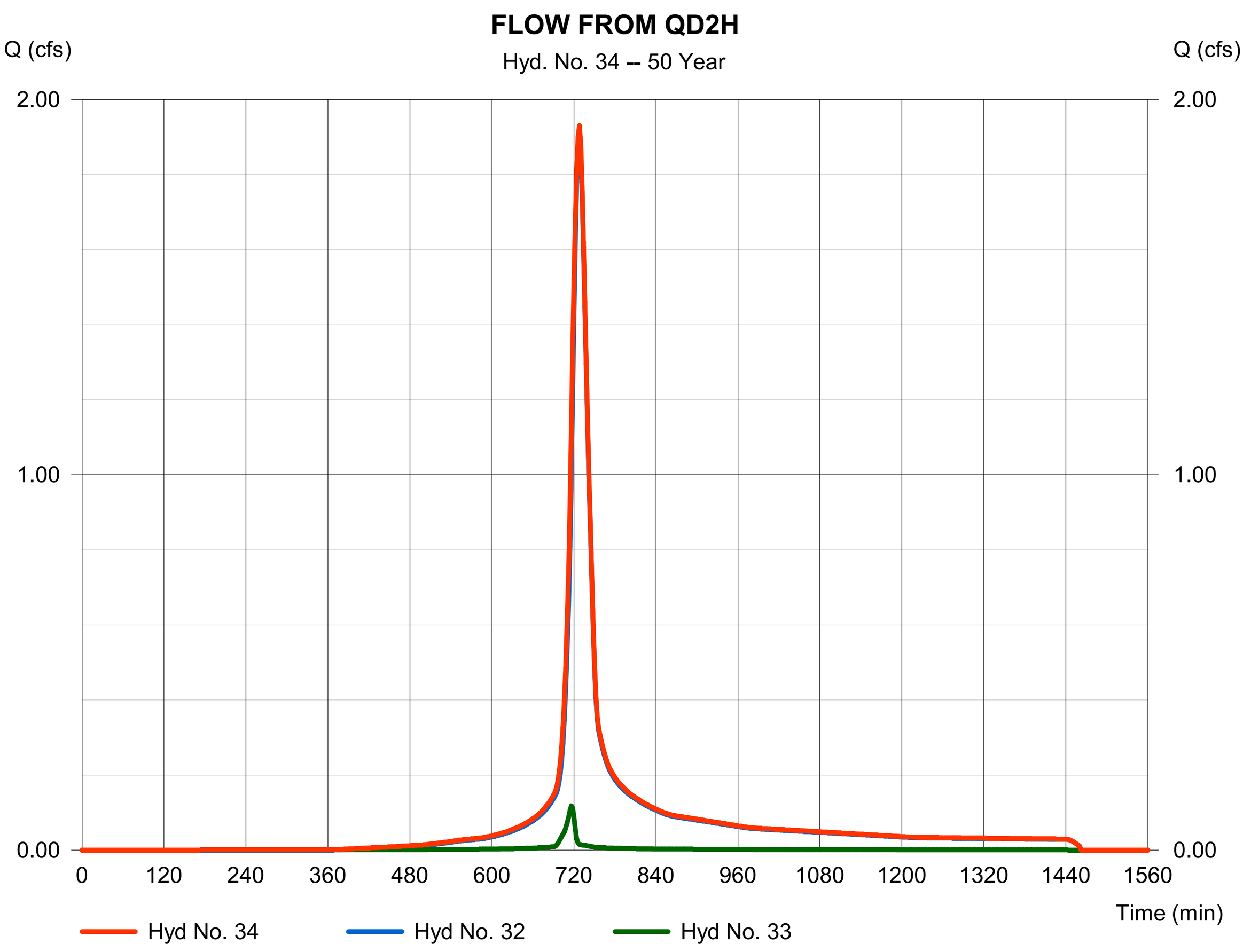


Hydrograph Report

Hyd. No. 34

FLOW FROM QD2H

Hydrograph type	=	Combine	Peak discharge	=	1.930 cfs
Storm frequency	=	50 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	6,875 cuft
Inflow hyds.	=	32, 33	Contrib. drain. area	=	0.030 ac



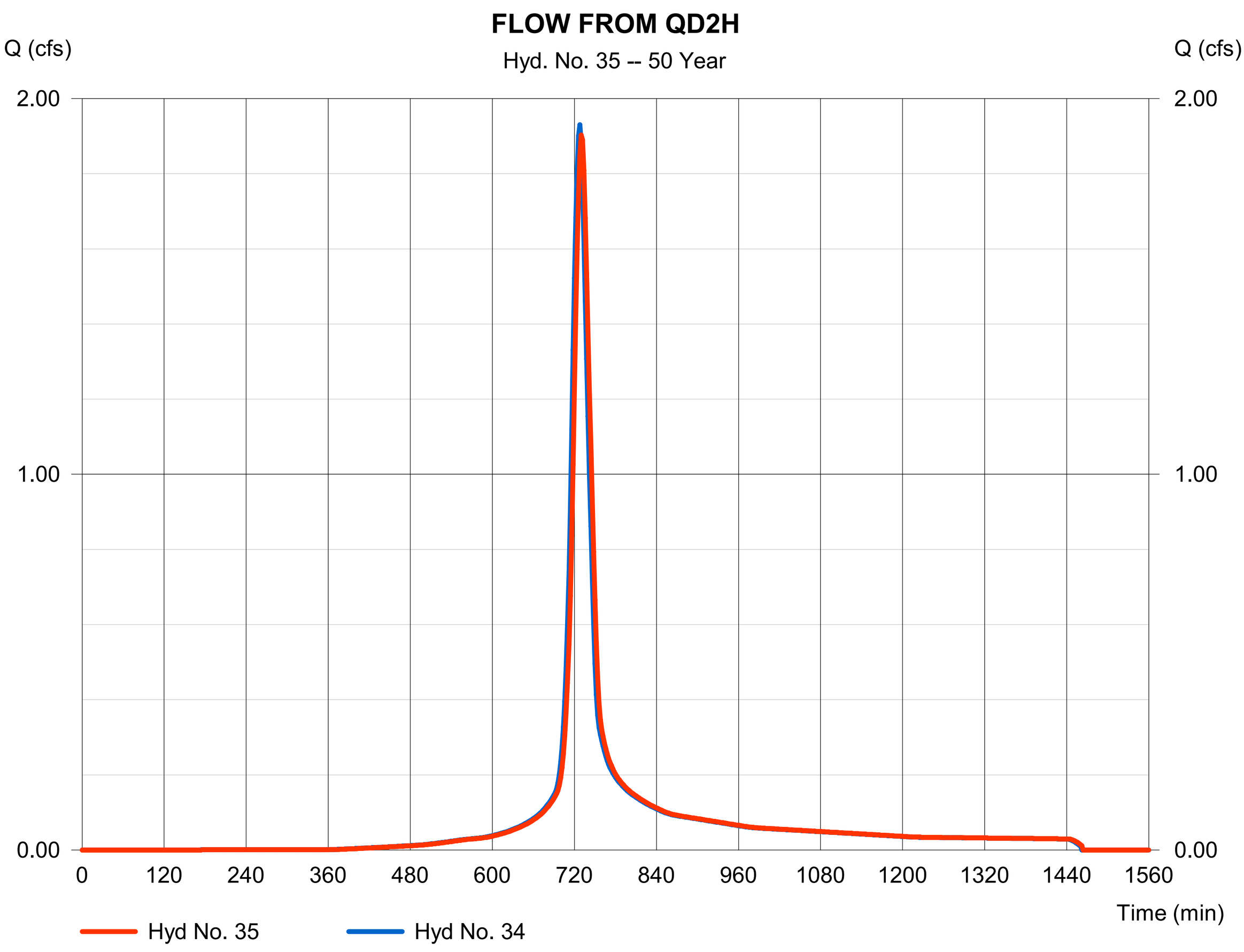
Hydrograph Report

Hyd. No. 35

FLOW FROM QD2H

Hydrograph type	=	Reach	Peak discharge	=	1.903 cfs
Storm frequency	=	50 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	6,874 cuft
Inflow hyd. No.	=	34 - FLOW FROM QD2H	Section type	=	Circular
Reach length	=	162.5 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.6703

Modified Att-Kin routing method used.

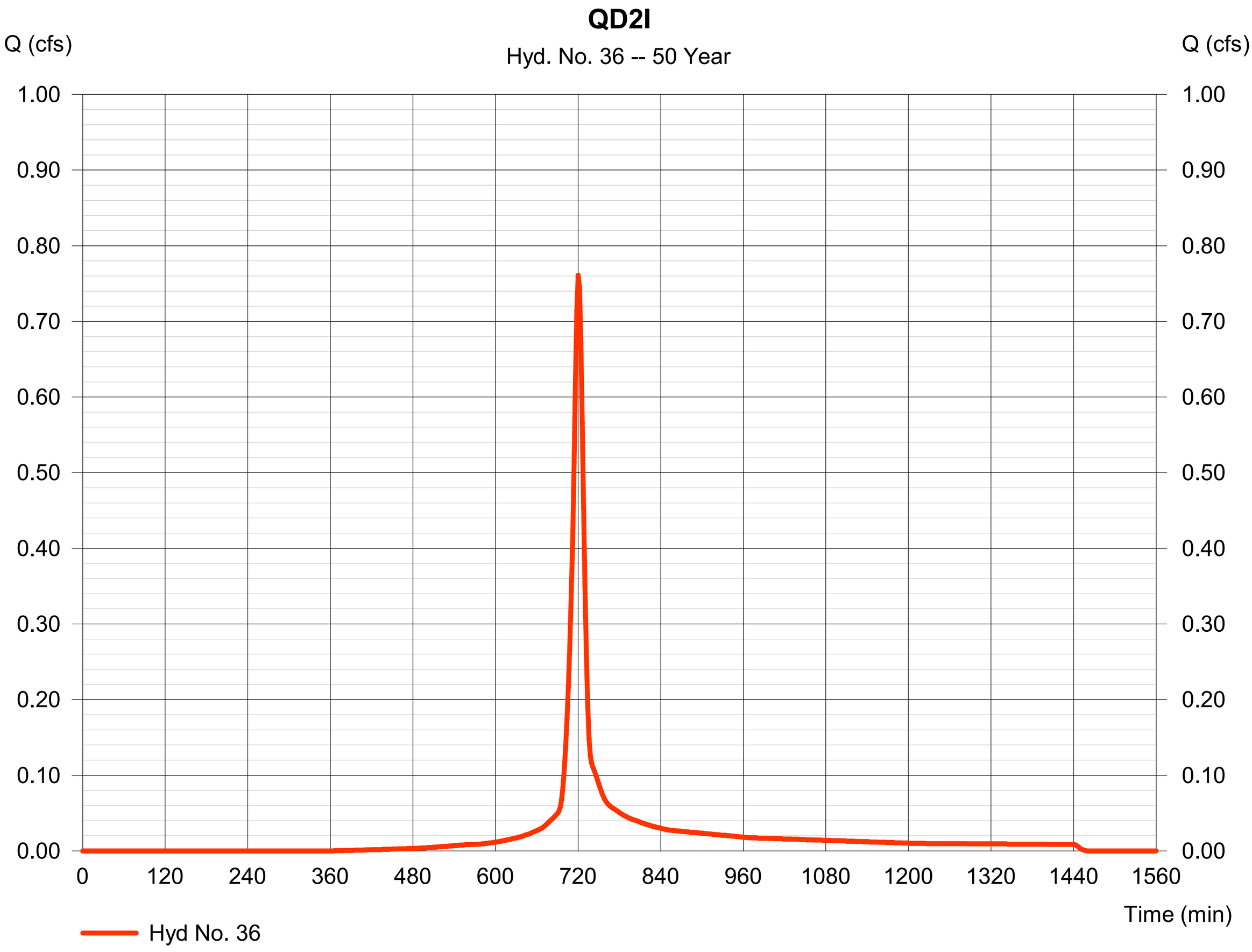


Hydrograph Report

Hyd. No. 36

QD2I

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.761 cfs
Storm frequency	=	50 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	1,993 cuft
Drainage area	=	0.280 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	12.30 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

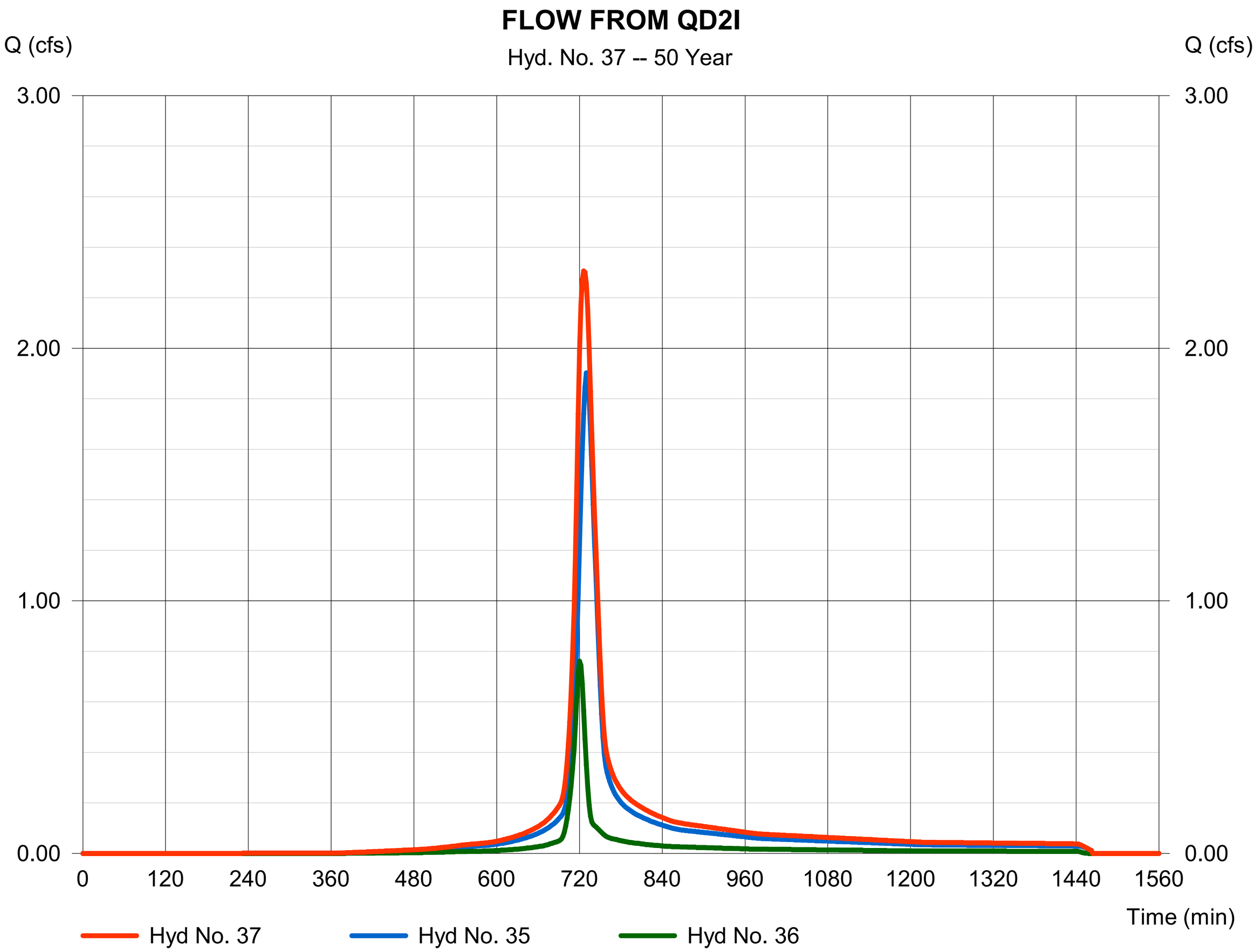


Hydrograph Report

Hyd. No. 37

FLOW FROM QD2I

Hydrograph type	=	Combine	Peak discharge	=	2.306 cfs
Storm frequency	=	50 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	8,867 cuft
Inflow hyds.	=	35, 36	Contrib. drain. area	=	0.280 ac



Hydrograph Report

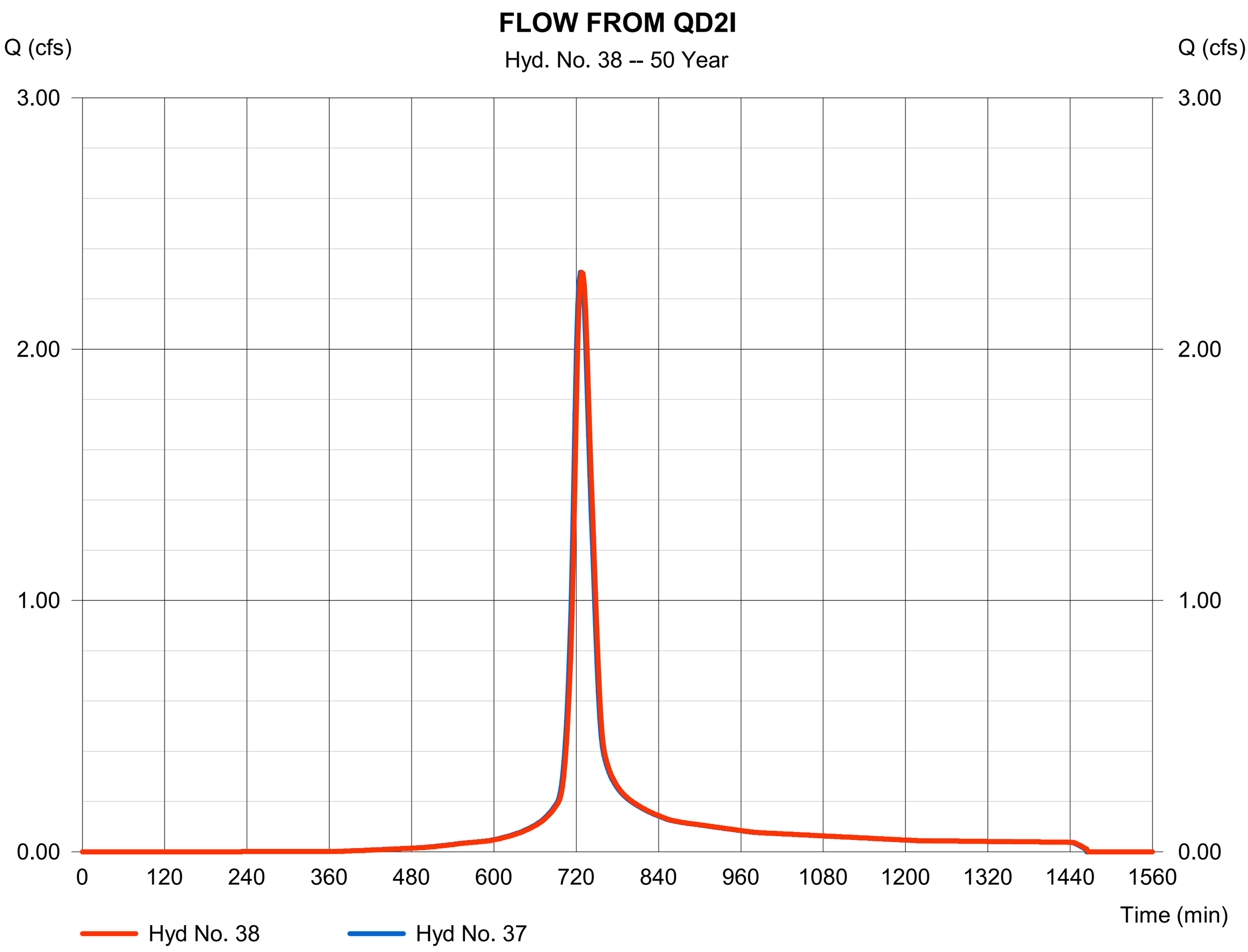
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 38

FLOW FROM QD2I

Hydrograph type	=	Reach	Peak discharge	=	2.306 cfs
Storm frequency	=	50 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	8,867 cuft
Inflow hyd. No.	=	37 - FLOW FROM QD2I	Section type	=	Circular
Reach length	=	97.5 ft	Channel slope	=	0.7 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.934	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.0020

Modified Att-Kin routing method used.

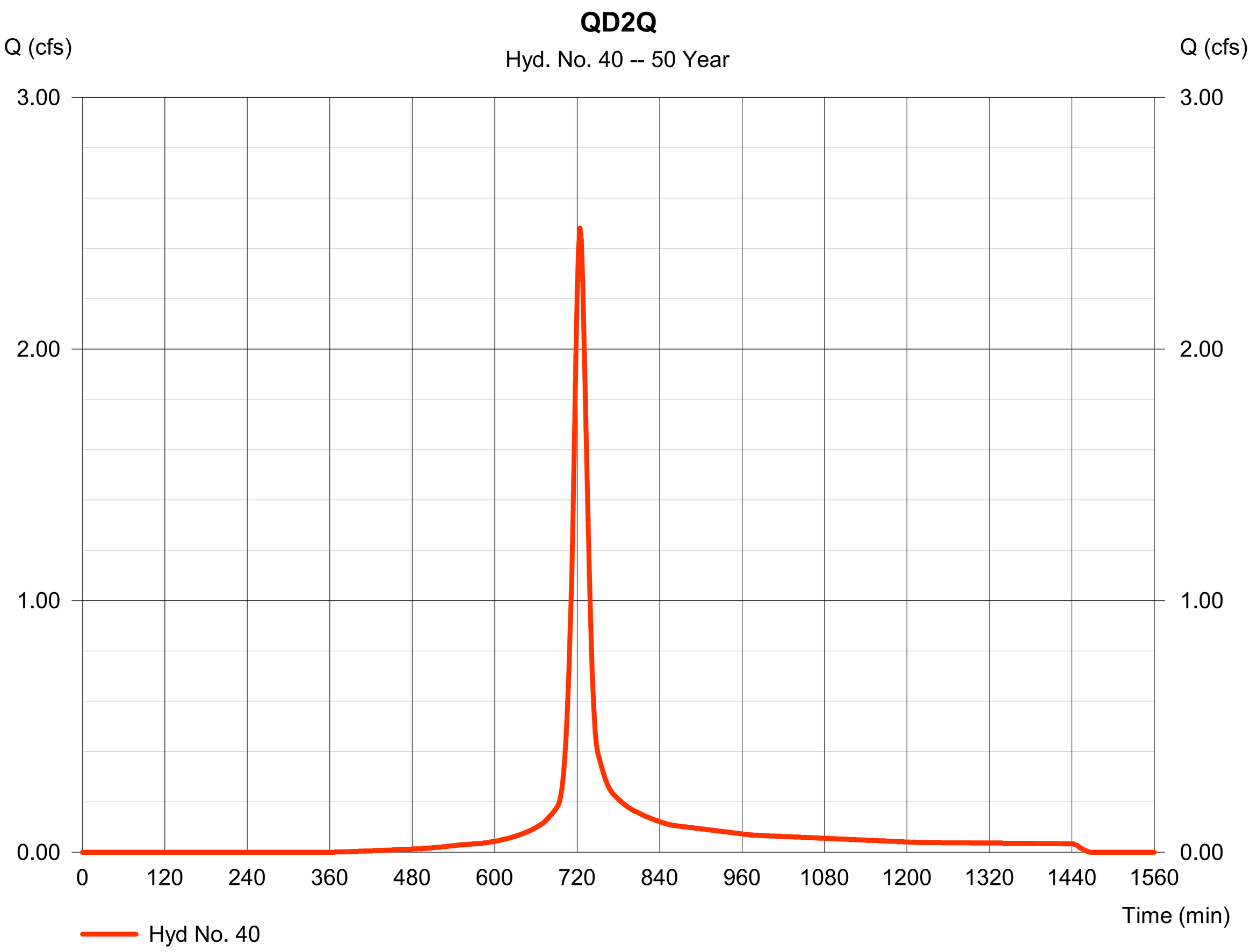


Hydrograph Report

Hyd. No. 40

QD2Q

Hydrograph type	= SCS Runoff	Peak discharge	= 2.481 cfs
Storm frequency	= 50 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 7,800 cuft
Drainage area	= 1.130 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 16.90 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



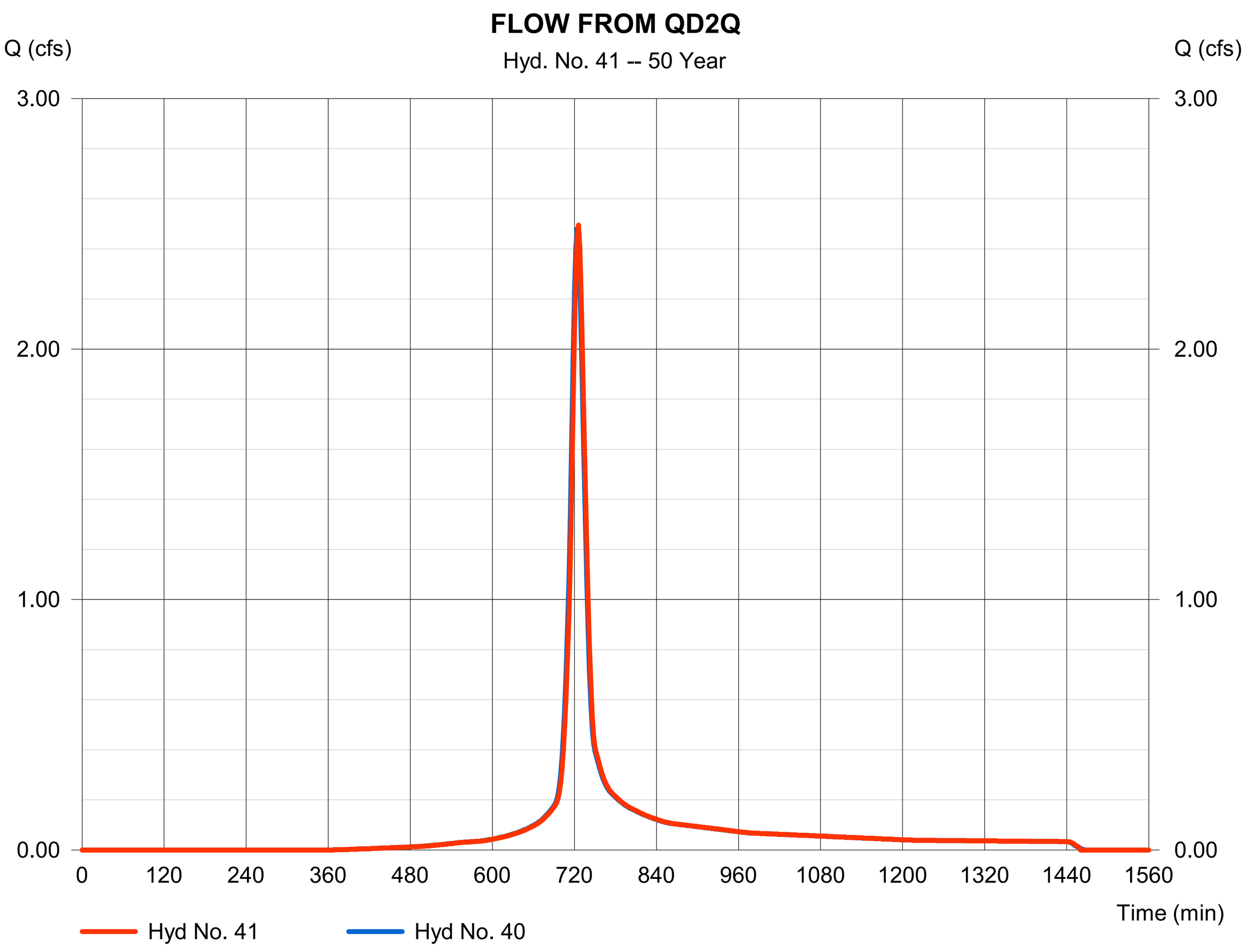
Hydrograph Report

Hyd. No. 41

FLOW FROM QD2Q

Hydrograph type	=	Reach	Peak discharge	=	2.494 cfs
Storm frequency	=	50 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	7,798 cuft
Inflow hyd. No.	=	40 - QD2Q	Section type	=	Circular
Reach length	=	36.9 ft	Channel slope	=	0.7 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.999	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.4806

Modified Att-Kin routing method used.

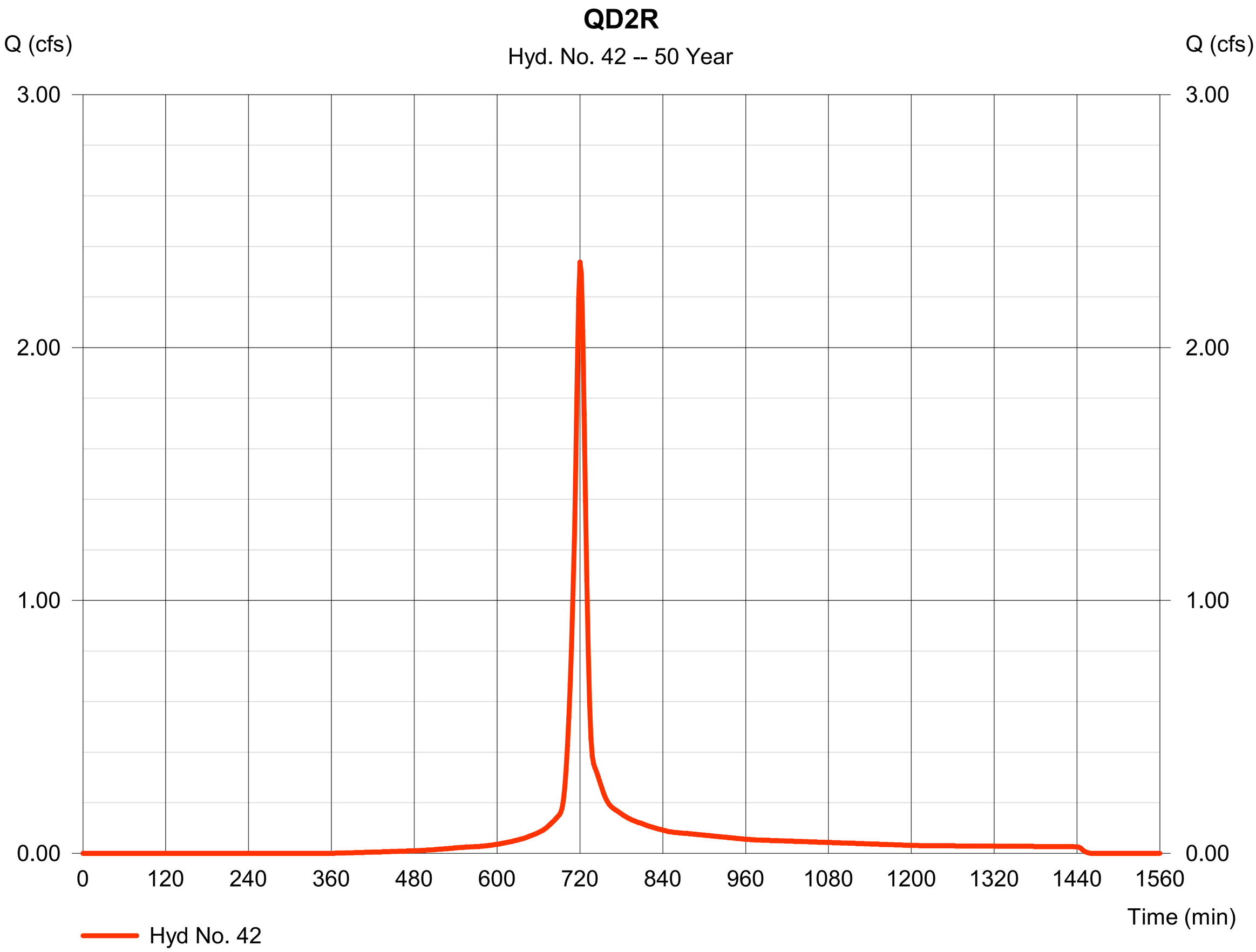


Hydrograph Report

Hyd. No. 42

QD2R

Hydrograph type	= SCS Runoff	Peak discharge	= 2.338 cfs
Storm frequency	= 50 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 6,122 cuft
Drainage area	= 0.860 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 13.10 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

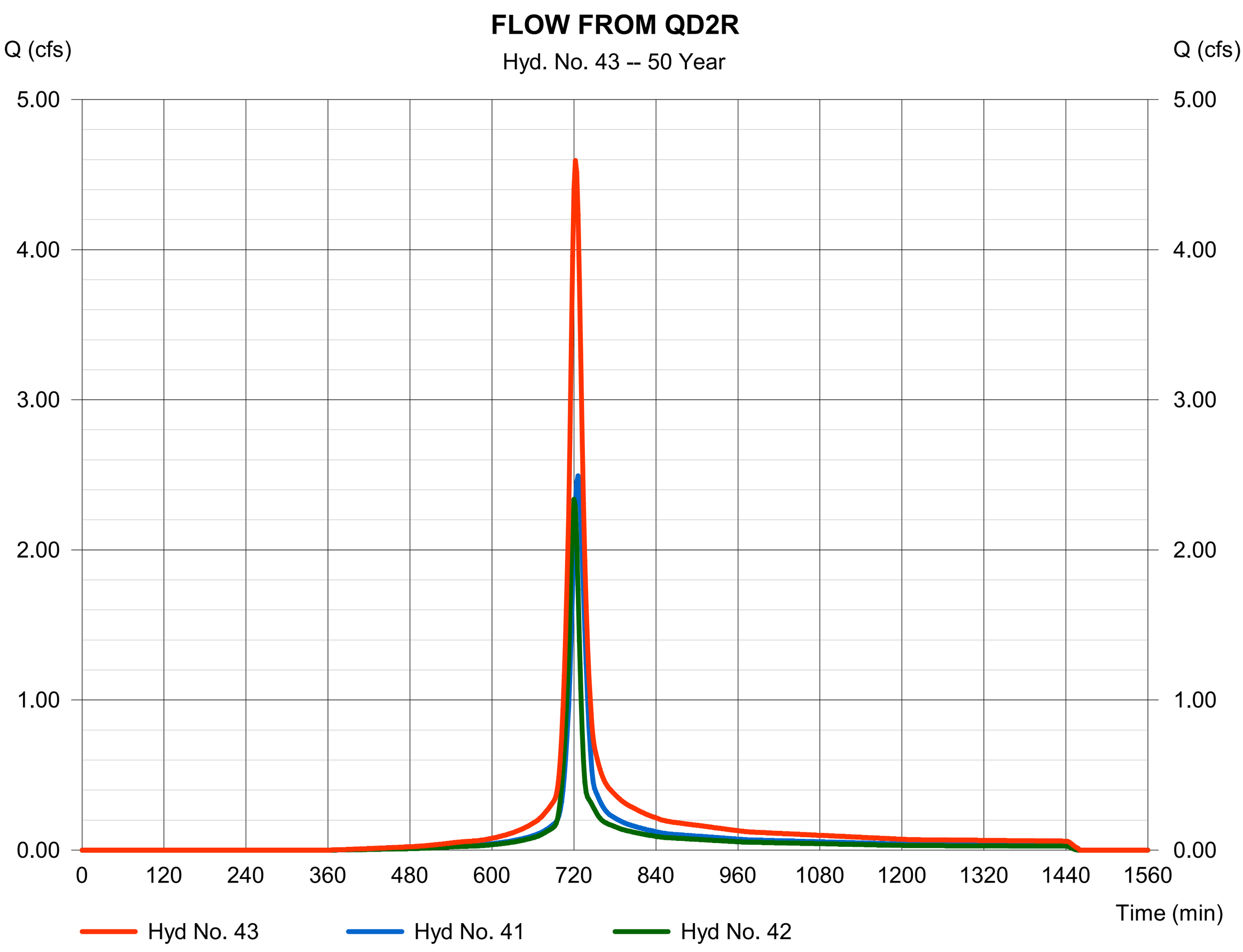


Hydrograph Report

Hyd. No. 43

FLOW FROM QD2R

Hydrograph type	=	Combine	Peak discharge	=	4.593 cfs
Storm frequency	=	50 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	13,920 cuft
Inflow hyds.	=	41, 42	Contrib. drain. area	=	0.860 ac



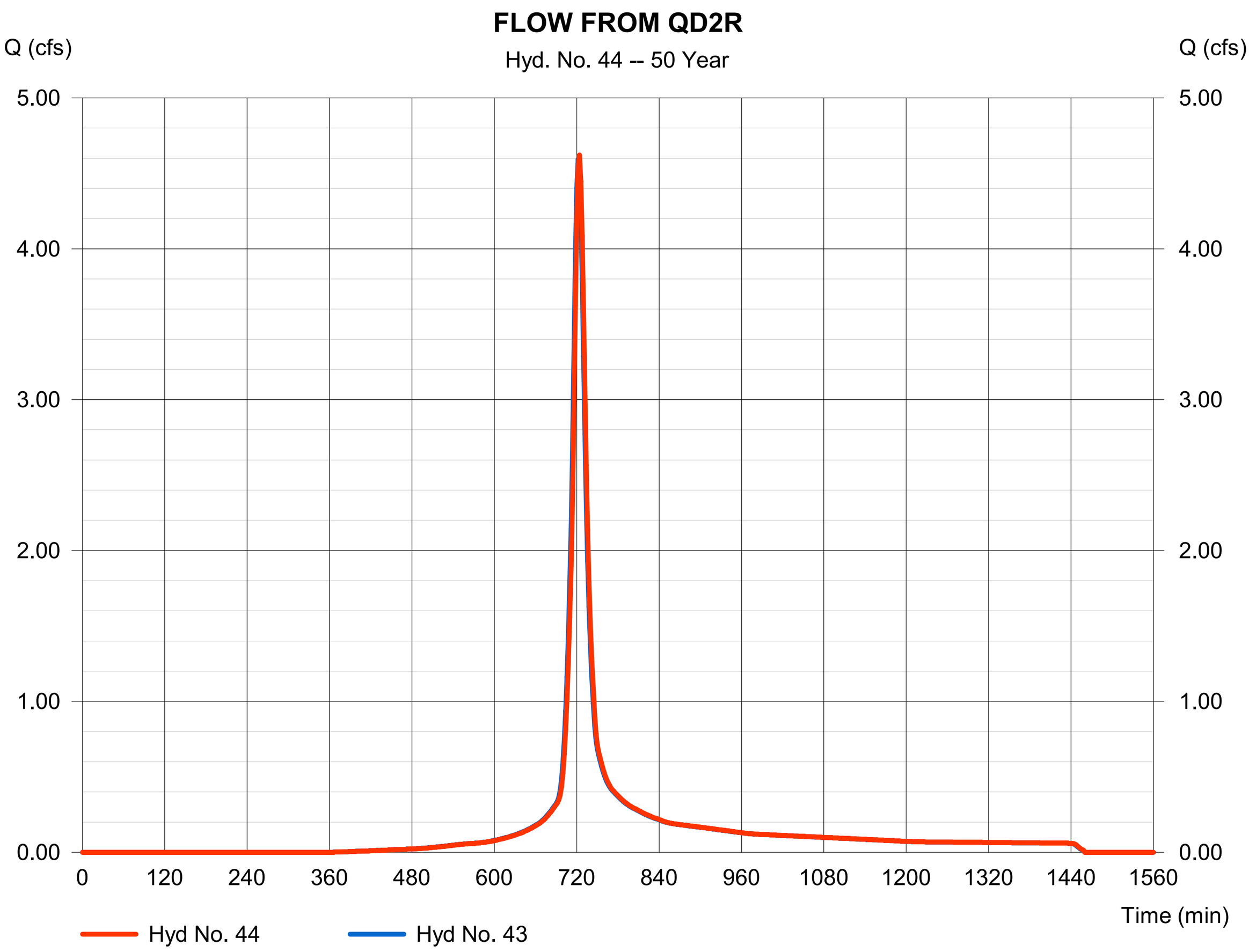
Hydrograph Report

Hyd. No. 44

FLOW FROM QD2R

Hydrograph type	=	Reach	Peak discharge	=	4.621 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	13,919 cuft
Inflow hyd. No.	=	43 - FLOW FROM QD2R	Section type	=	Circular
Reach length	=	36.3 ft	Channel slope	=	1.3 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	4.102	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.6864

Modified Att-Kin routing method used.

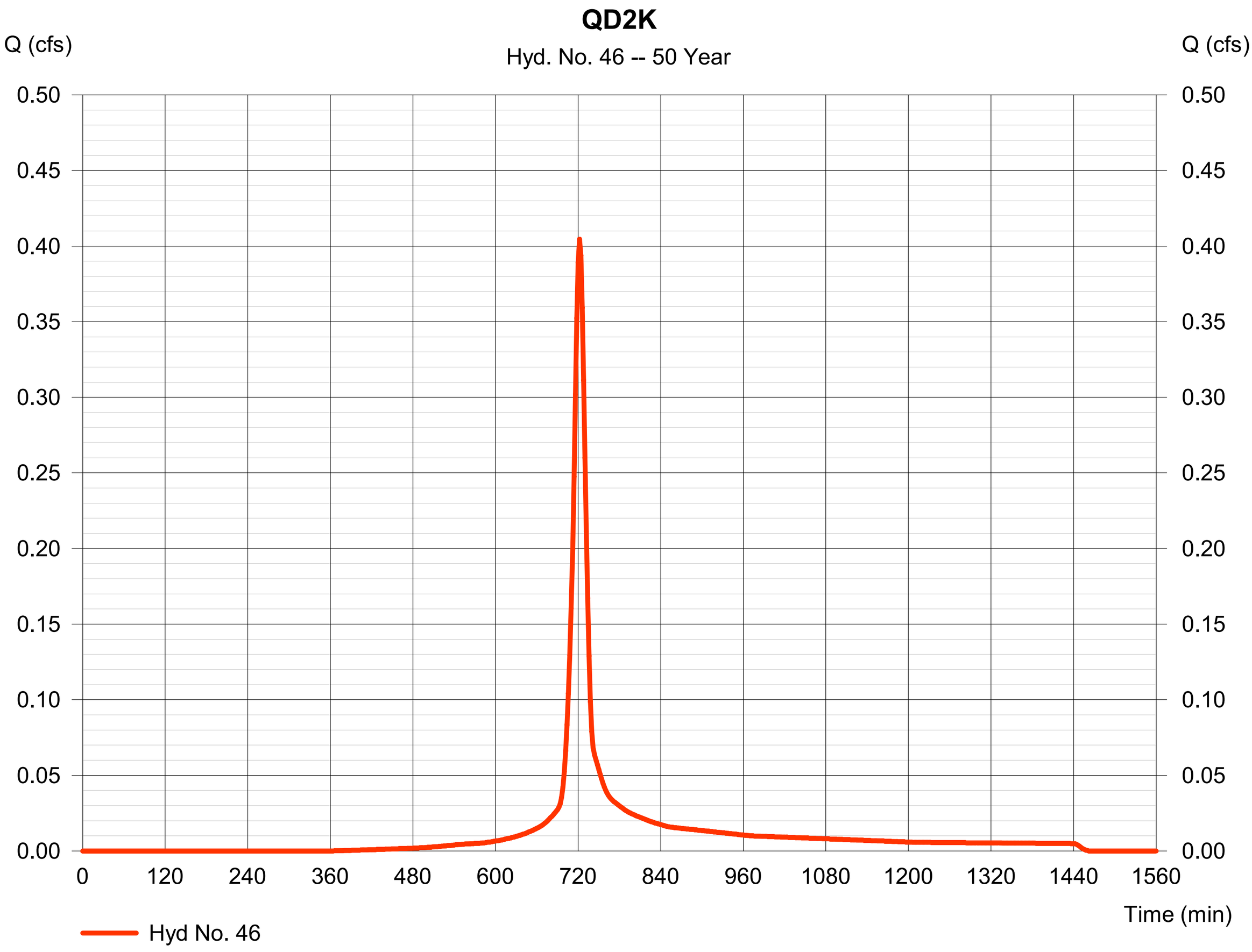


Hydrograph Report

Hyd. No. 46

QD2K

Hydrograph type	= SCS Runoff	Peak discharge	= 0.405 cfs
Storm frequency	= 50 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 1,144 cuft
Drainage area	= 0.170 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 13.80 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

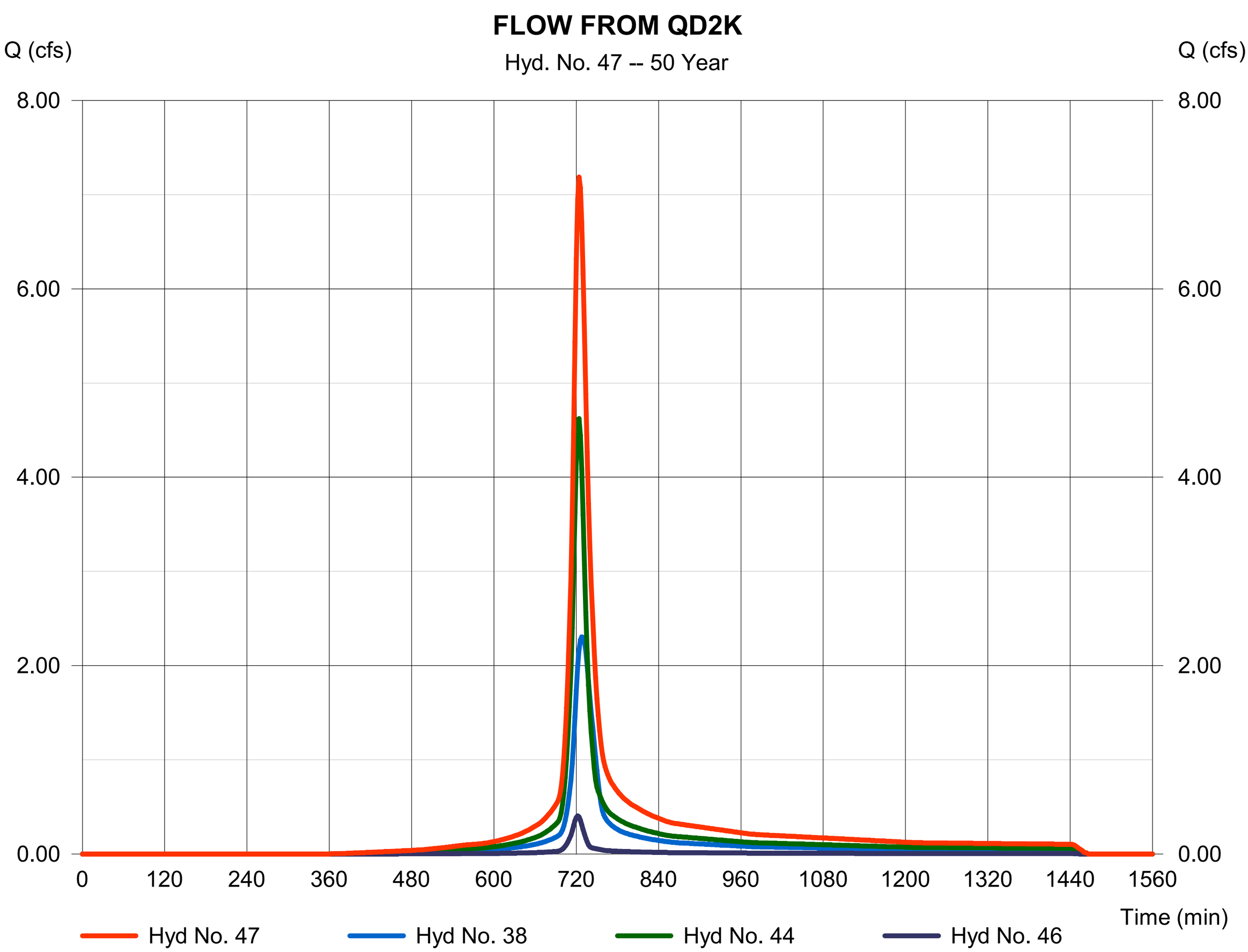


Hydrograph Report

Hyd. No. 47

FLOW FROM QD2K

Hydrograph type	=	Combine	Peak discharge	=	7.186 cfs
Storm frequency	=	50 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	23,931 cuft
Inflow hyds.	=	38, 44, 46	Contrib. drain. area	=	0.170 ac



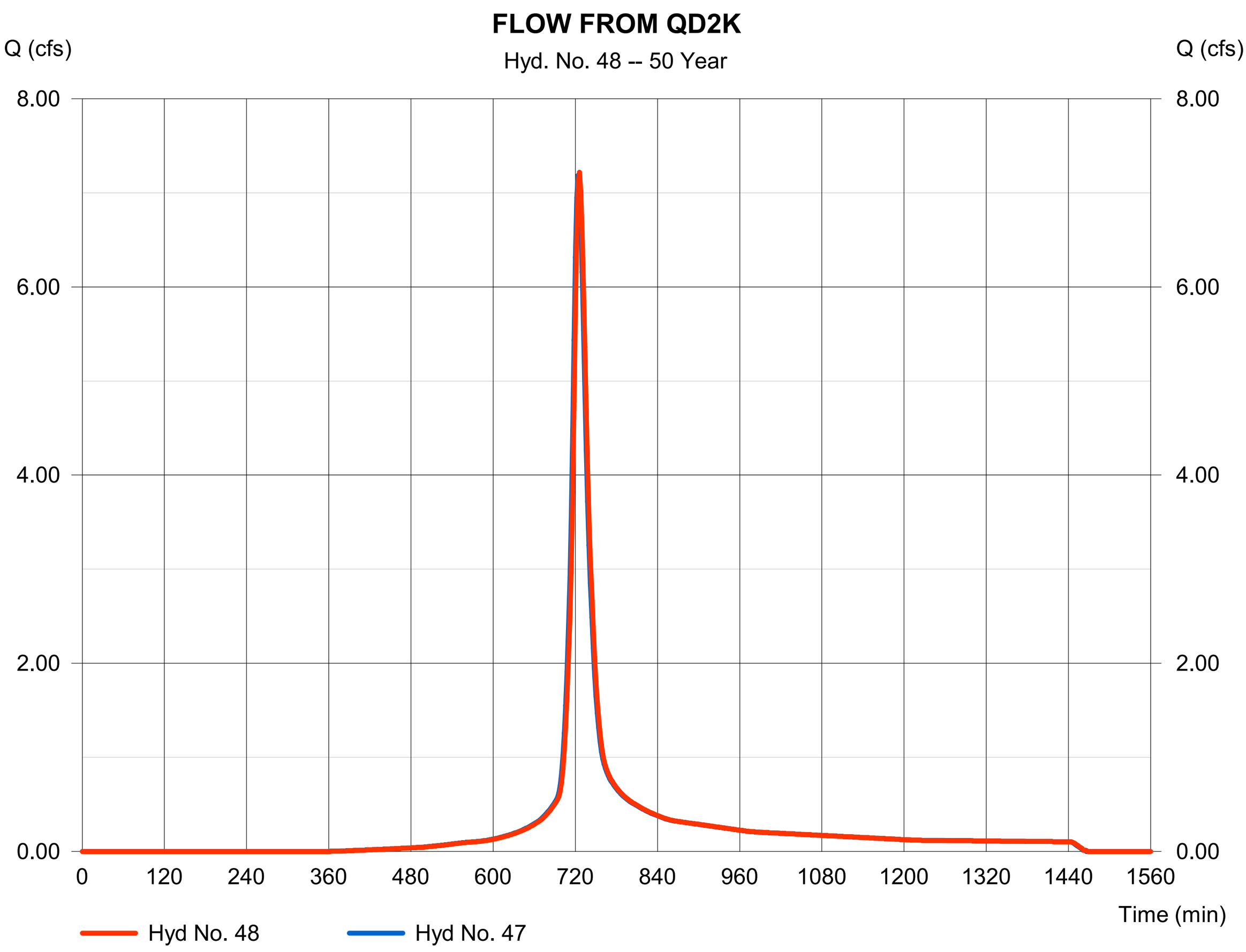
Hydrograph Report

Hyd. No. 48

FLOW FROM QD2K

Hydrograph type	=	Reach	Peak discharge	=	7.219 cfs
Storm frequency	=	50 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	23,931 cuft
Inflow hyd. No.	=	47 - FLOW FROM QD2K	Section type	=	Circular
Reach length	=	75.6 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.3885

Modified Att-Kin routing method used.

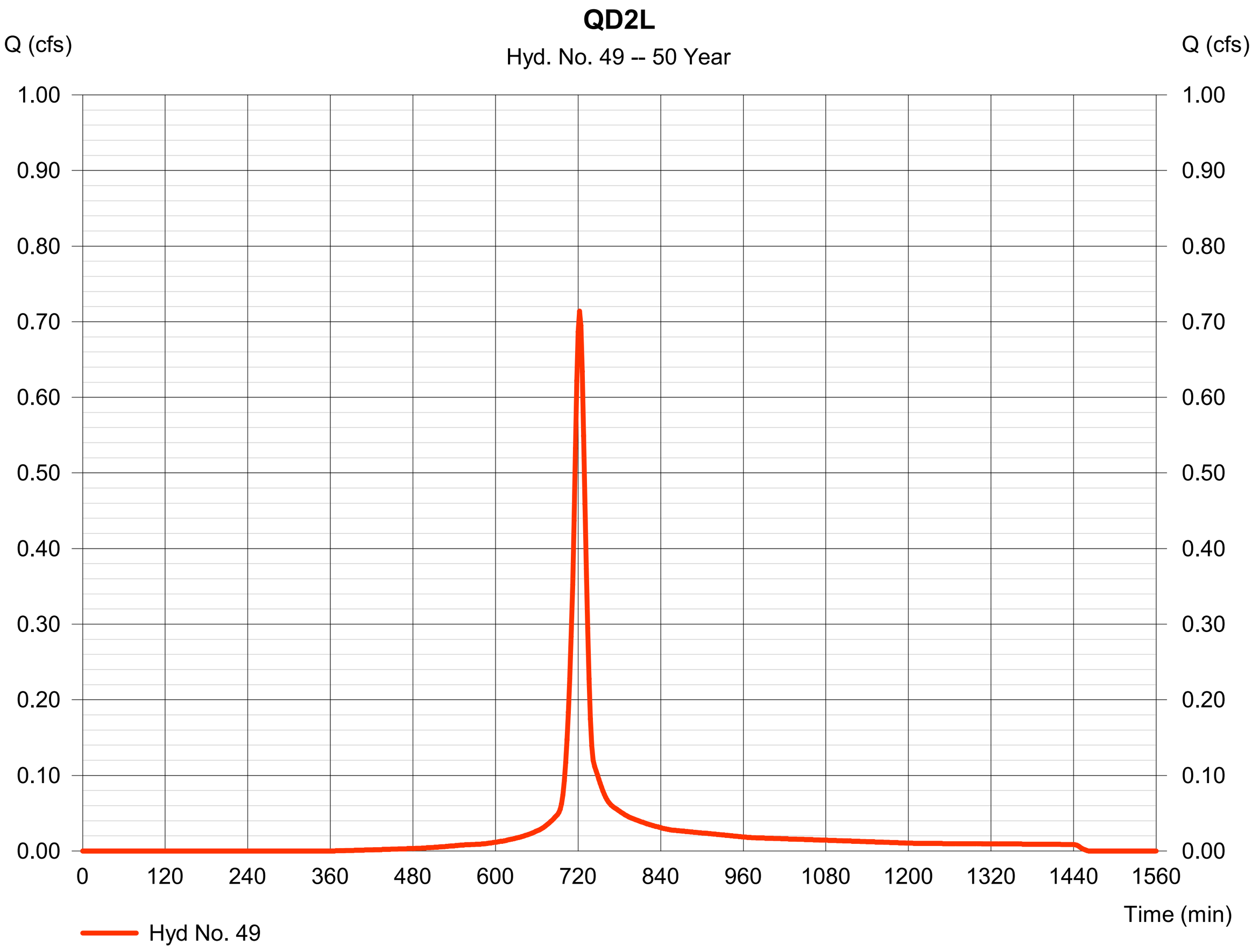


Hydrograph Report

Hyd. No. 49

QD2L

Hydrograph type	= SCS Runoff	Peak discharge	= 0.714 cfs
Storm frequency	= 50 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 2,019 cuft
Drainage area	= 0.300 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 14.30 min
Total precip.	= 2.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

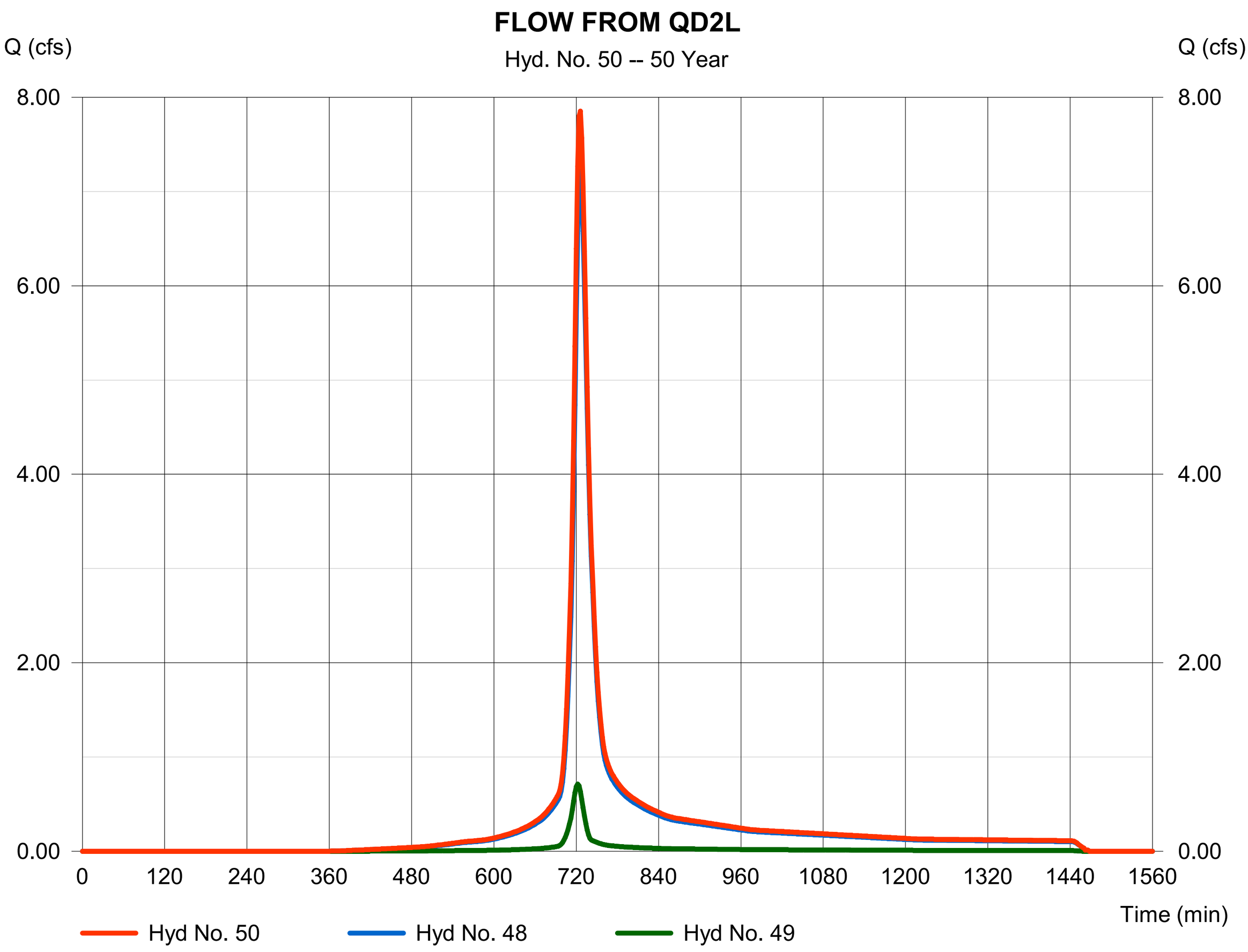


Hydrograph Report

Hyd. No. 50

FLOW FROM QD2L

Hydrograph type	=	Combine	Peak discharge	=	7.853 cfs
Storm frequency	=	50 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	25,951 cuft
Inflow hyds.	=	48, 49	Contrib. drain. area	=	0.300 ac



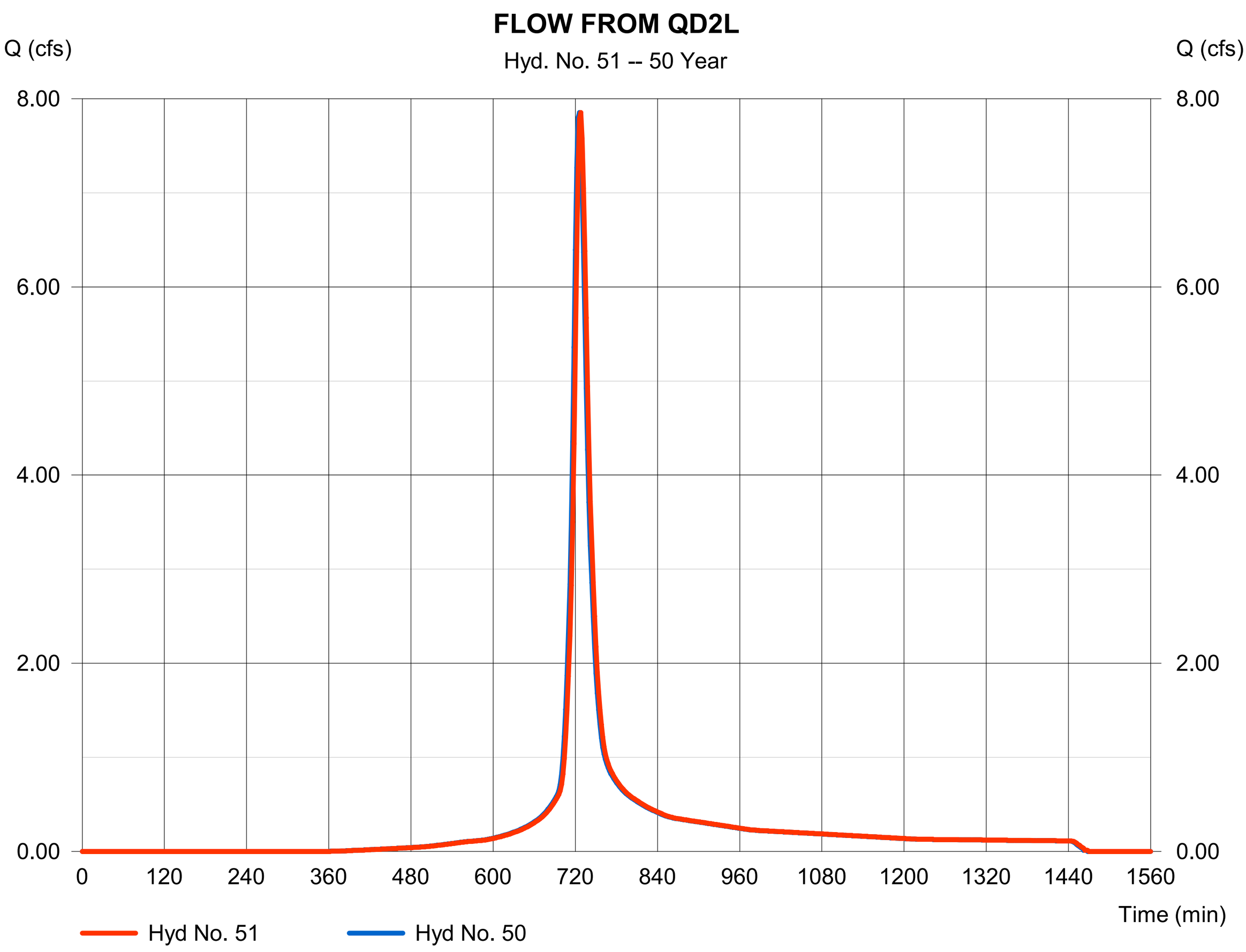
Hydrograph Report

Hyd. No. 51

FLOW FROM QD2L

Hydrograph type	=	Reach	Peak discharge	=	7.852 cfs
Storm frequency	=	50 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	25,950 cuft
Inflow hyd. No.	=	50 - FLOW FROM QD2L	Section type	=	Circular
Reach length	=	194.8 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.9808

Modified Att-Kin routing method used.

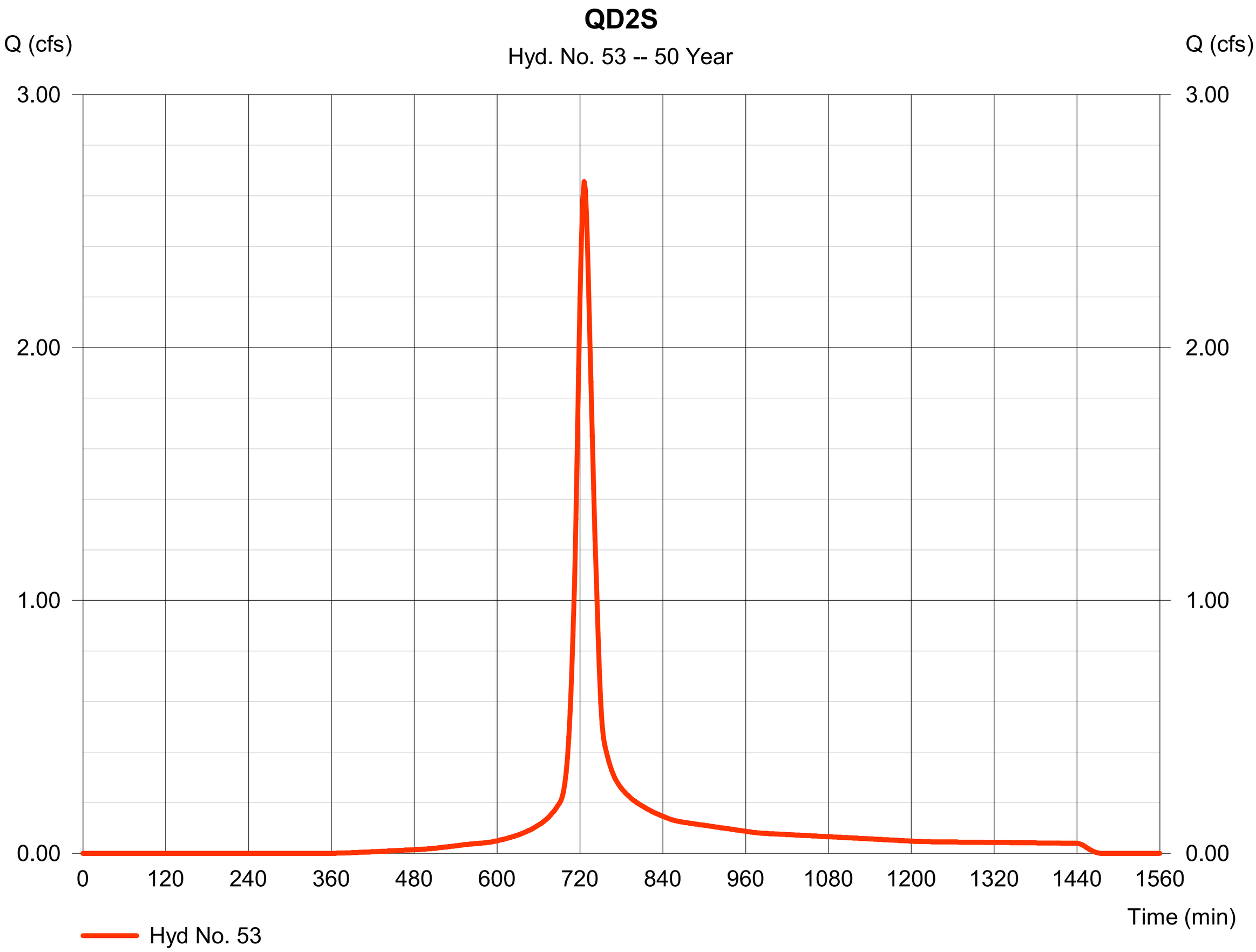


Hydrograph Report

Hyd. No. 53

QD2S

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.656 cfs
Storm frequency	=	50 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	9,204 cuft
Drainage area	=	1.310 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	23.20 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



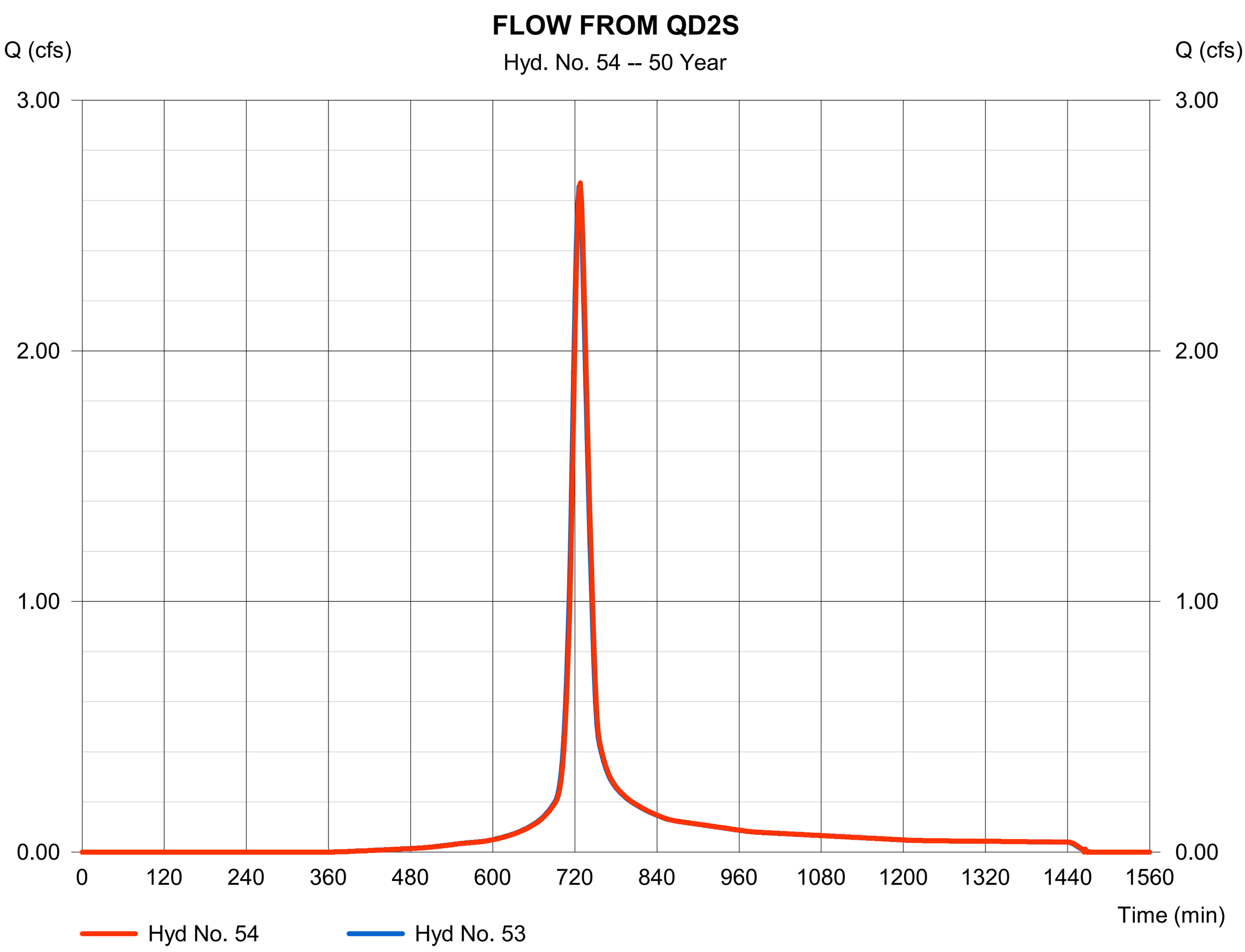
Hydrograph Report

Hyd. No. 54

FLOW FROM QD2S

Hydrograph type	=	Reach	Peak discharge	=	2.670 cfs
Storm frequency	=	50 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	9,203 cuft
Inflow hyd. No.	=	53 - QD2S	Section type	=	Circular
Reach length	=	28.7 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.509	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5945

Modified Att-Kin routing method used.



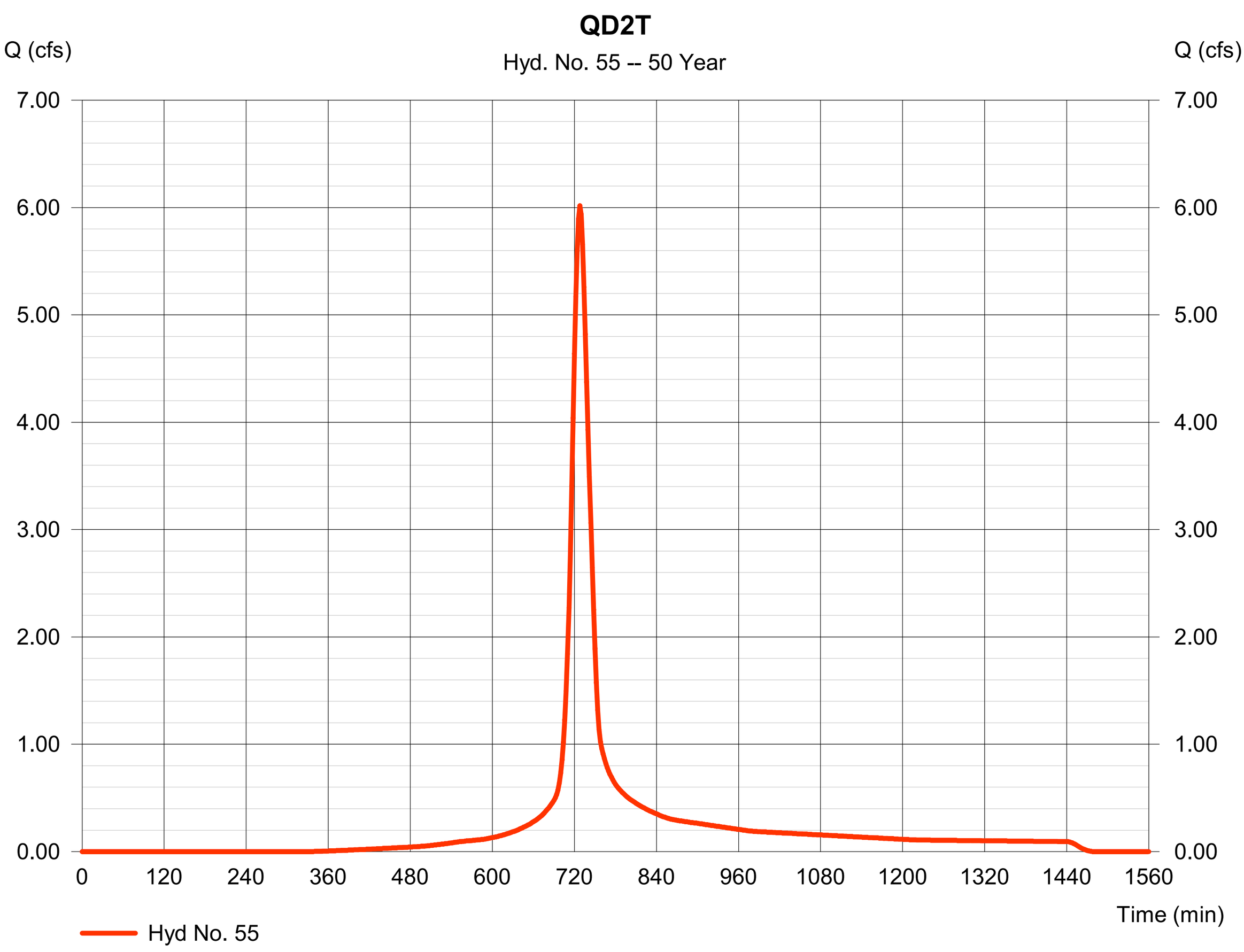
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 55

QD2T

Hydrograph type	=	SCS Runoff	Peak discharge	=	6.017 cfs
Storm frequency	=	50 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	22,229 cuft
Drainage area	=	3.130 ac	Curve number	=	91
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	24.20 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

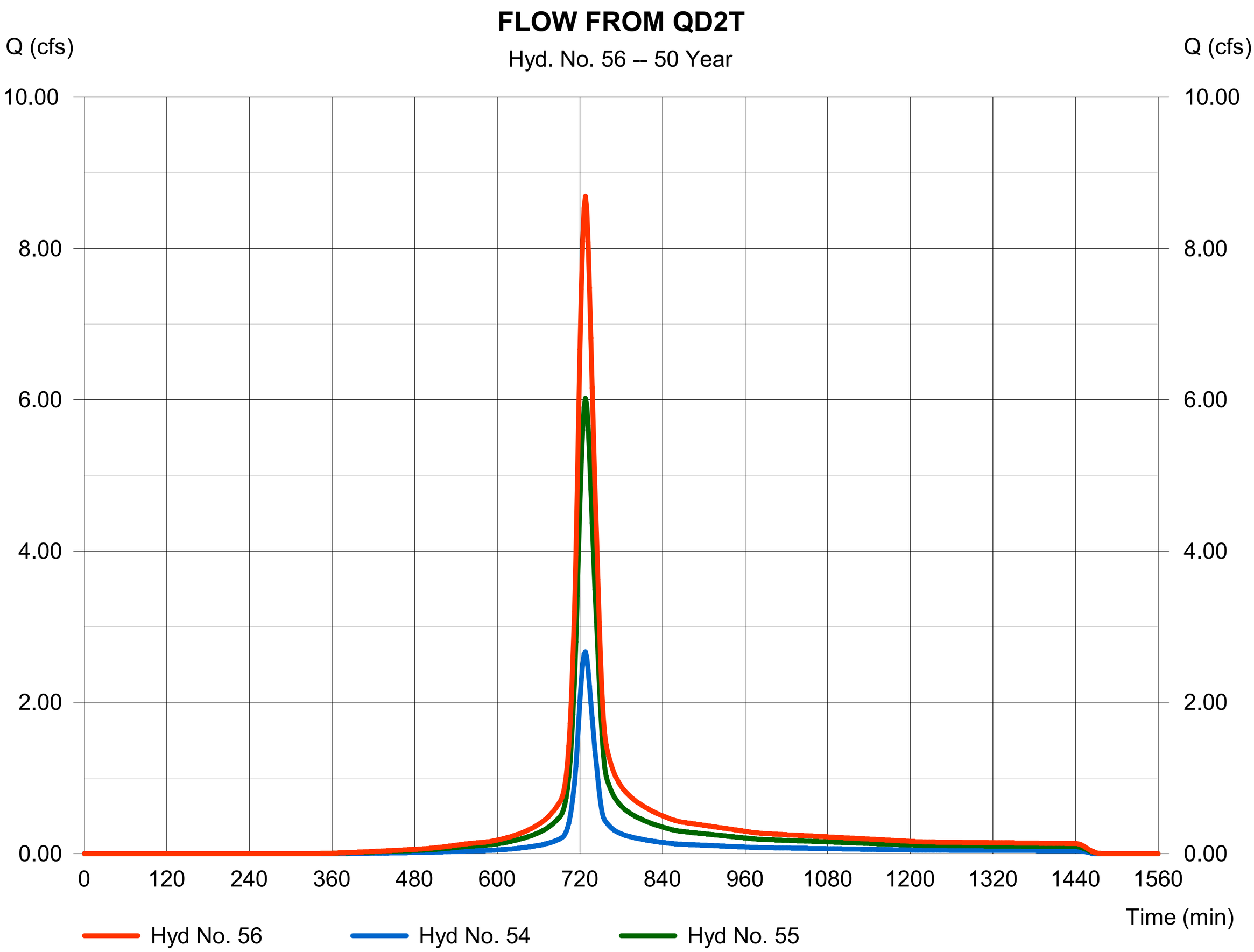


Hydrograph Report

Hyd. No. 56

FLOW FROM QD2T

Hydrograph type	=	Combine	Peak discharge	=	8.687 cfs
Storm frequency	=	50 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	31,431 cuft
Inflow hyds.	=	54, 55	Contrib. drain. area	=	3.130 ac



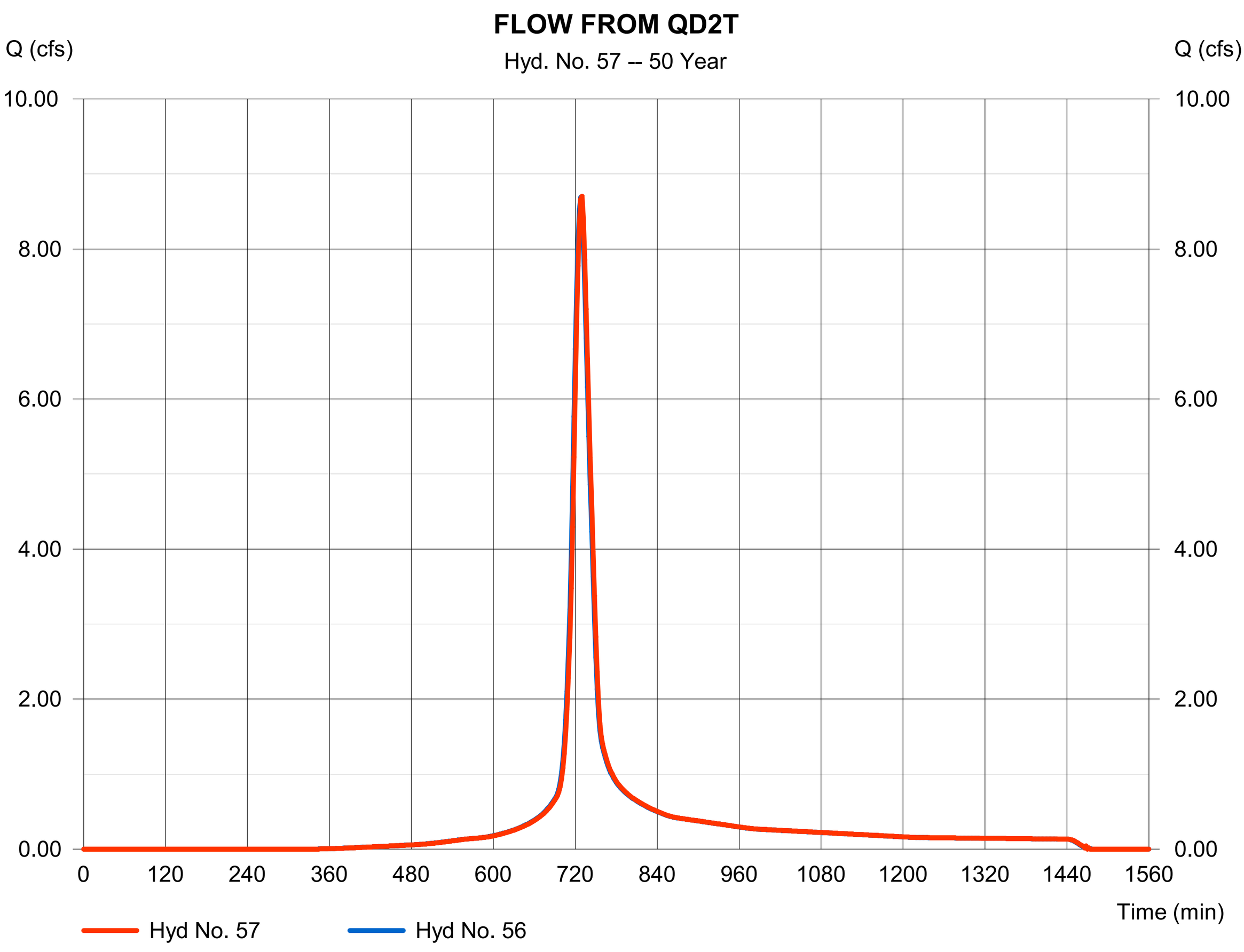
Hydrograph Report

Hyd. No. 57

FLOW FROM QD2T

Hydrograph type	=	Reach	Peak discharge	=	8.703 cfs
Storm frequency	=	50 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	31,431 cuft
Inflow hyd. No.	=	56 - FLOW FROM QD2T	Section type	=	Circular
Reach length	=	55.6 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.509	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7378

Modified Att-Kin routing method used.



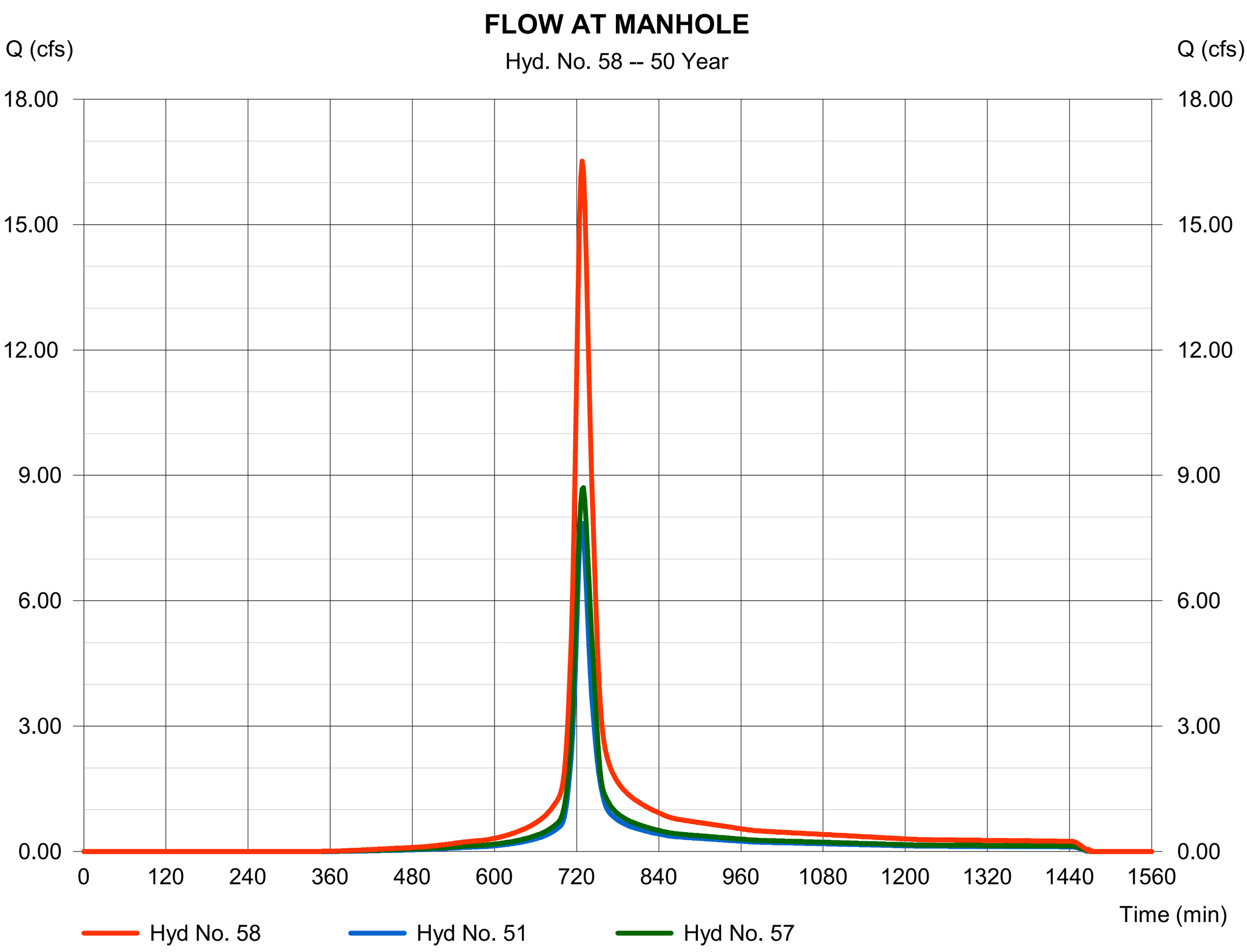
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 58

FLOW AT MANHOLE

Hydrograph type	= Combine	Peak discharge	= 16.52 cfs
Storm frequency	= 50 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 57,382 cuft
Inflow hyds.	= 51, 57	Contrib. drain. area	= 0.000 ac



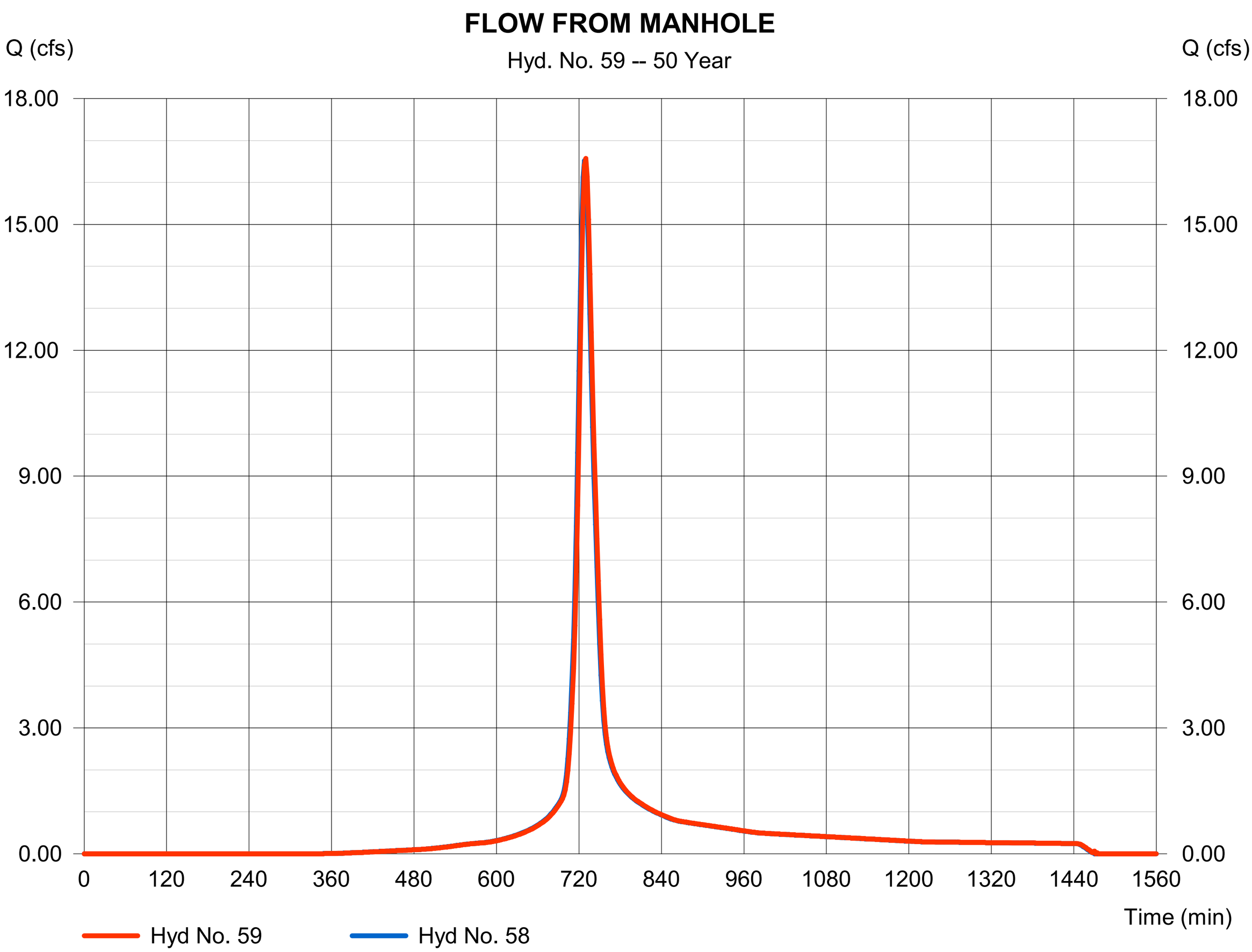
Hydrograph Report

Hyd. No. 59

FLOW FROM MANHOLE

Hydrograph type	=	Reach	Peak discharge	=	16.57 cfs
Storm frequency	=	50 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	57,385 cuft
Inflow hyd. No.	=	58 - FLOW AT MANHOLE	Section type	=	Circular
Reach length	=	141.5 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.4718

Modified Att-Kin routing method used.

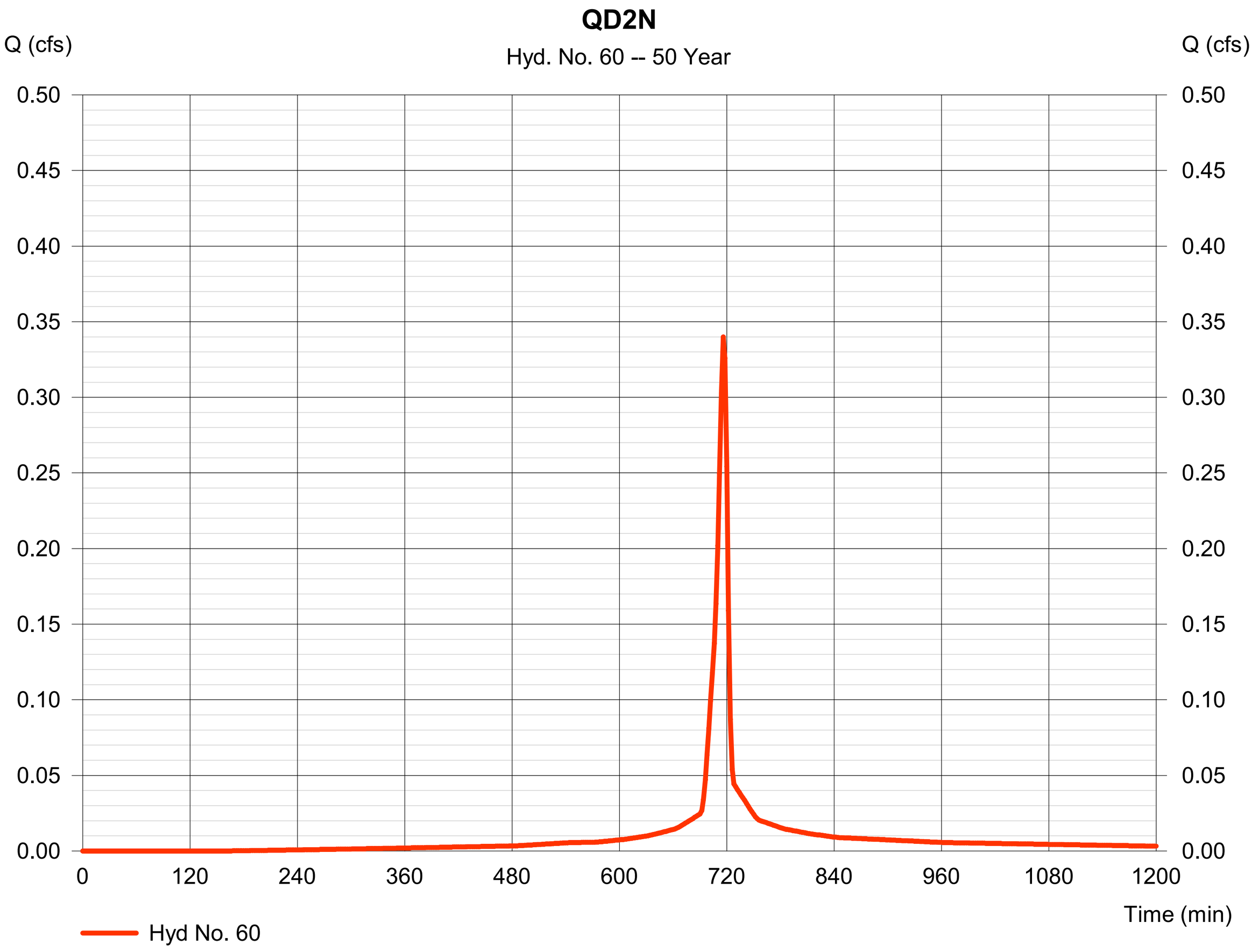


Hydrograph Report

Hyd. No. 60

QD2N

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.340 cfs
Storm frequency	=	50 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	755 cuft
Drainage area	=	0.090 ac	Curve number	=	96
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

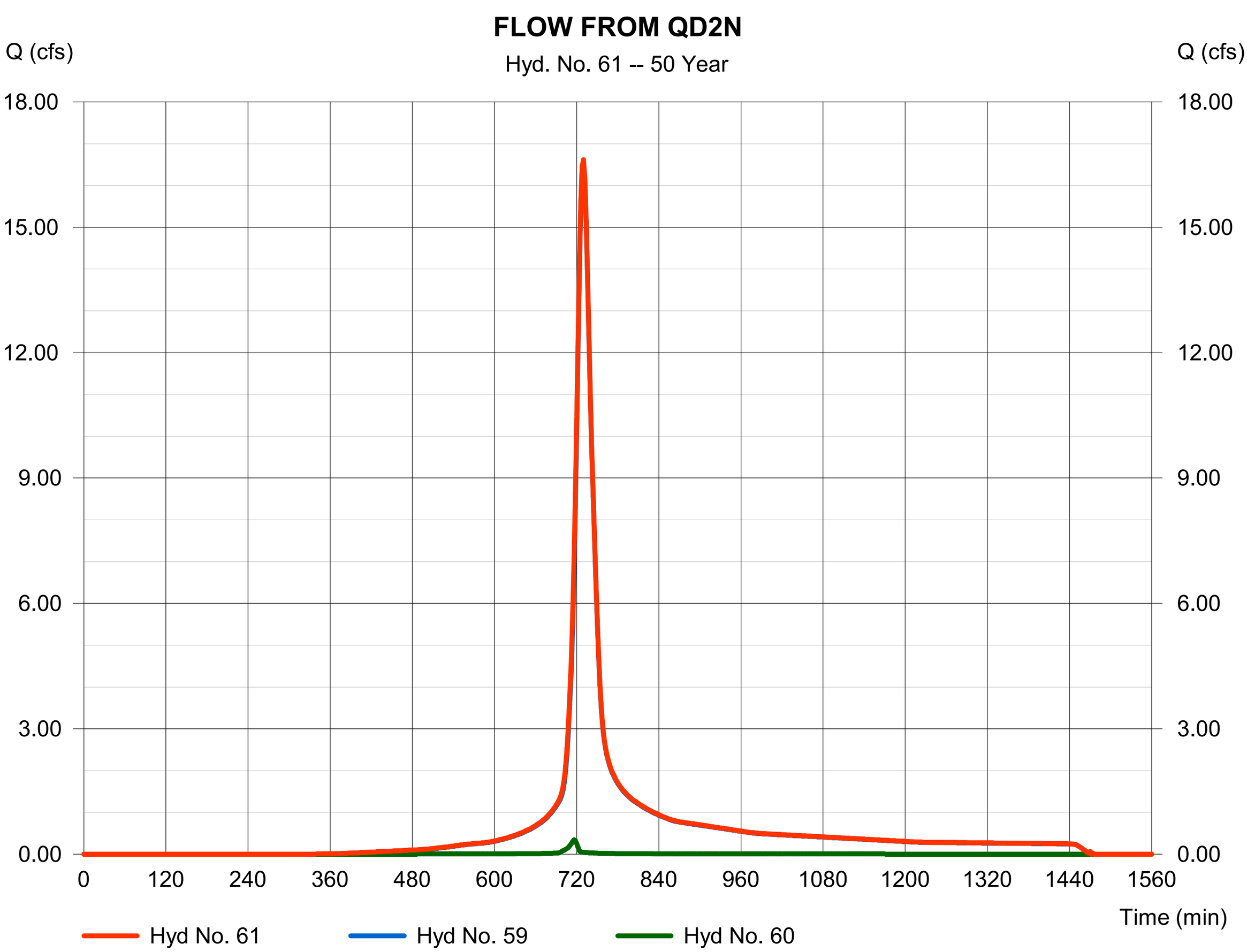


Hydrograph Report

Hyd. No. 61

FLOW FROM QD2N

Hydrograph type	=	Combine	Peak discharge	=	16.61 cfs
Storm frequency	=	50 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	58,140 cuft
Inflow hyds.	=	59, 60	Contrib. drain. area	=	0.090 ac



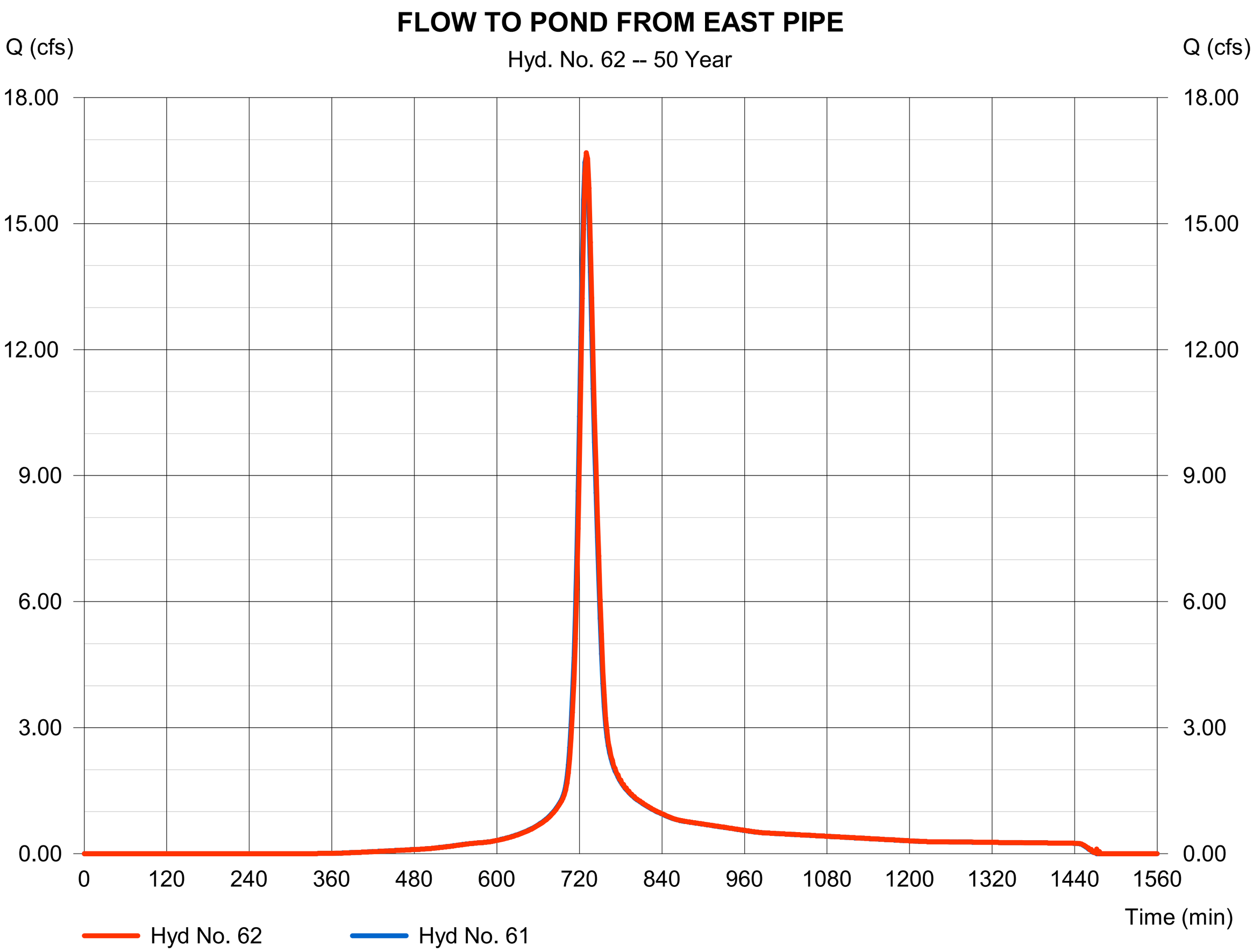
Hydrograph Report

Hyd. No. 62

FLOW TO POND FROM EAST PIPE

Hydrograph type	= Reach	Peak discharge	= 16.69 cfs
Storm frequency	= 50 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 58,149 cuft
Inflow hyd. No.	= 61 - FLOW FROM QD2N	Section type	= Circular
Reach length	= 23.1 ft	Channel slope	= 0.3 %
Manning's n	= 0.024	Bottom width	= 2.0 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.060	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 1.8900

Modified Att-Kin routing method used.

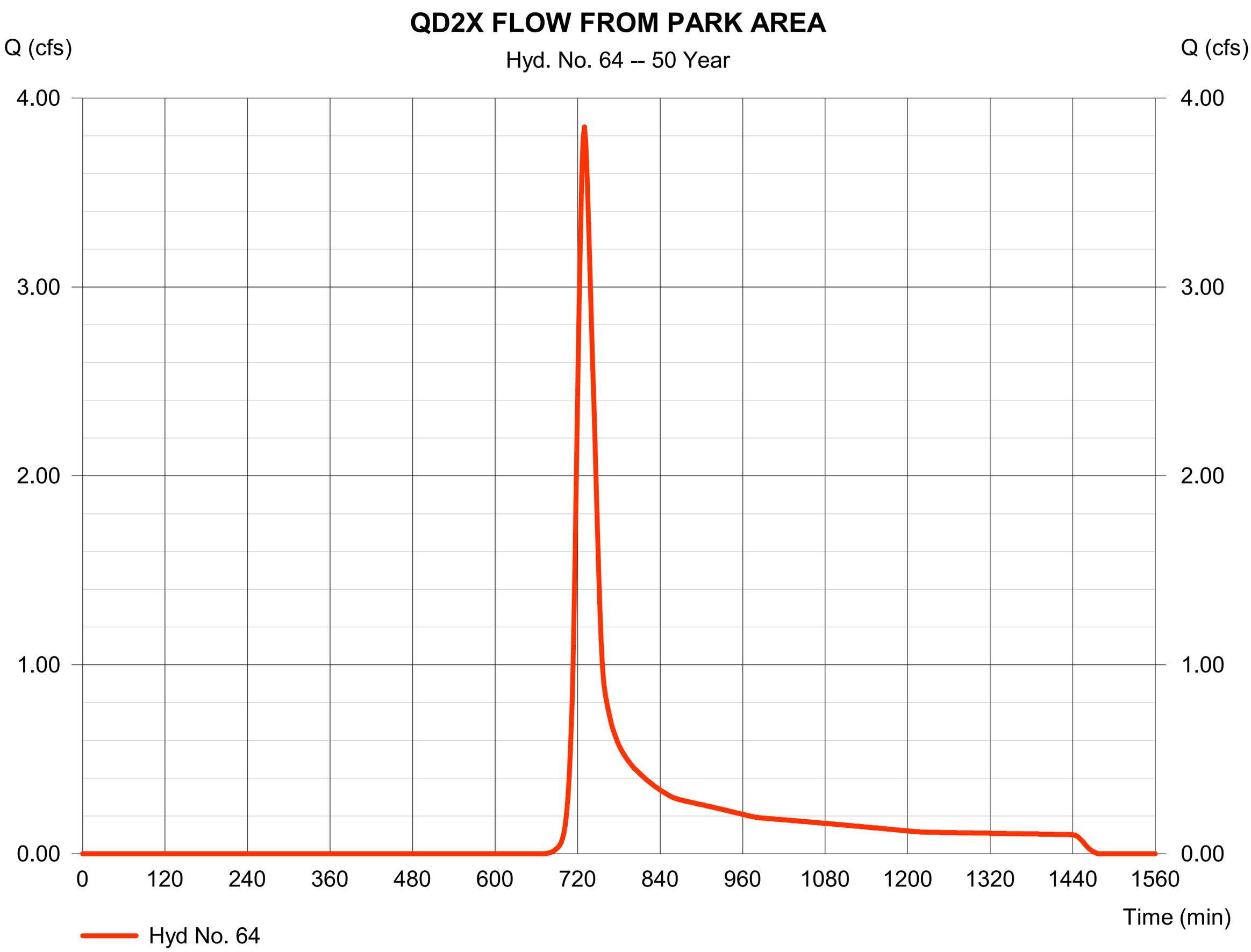


Hydrograph Report

Hyd. No. 64

QD2X FLOW FROM PARK AREA

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.847 cfs
Storm frequency	=	50 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	15,368 cuft
Drainage area	=	5.050 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	25.00 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

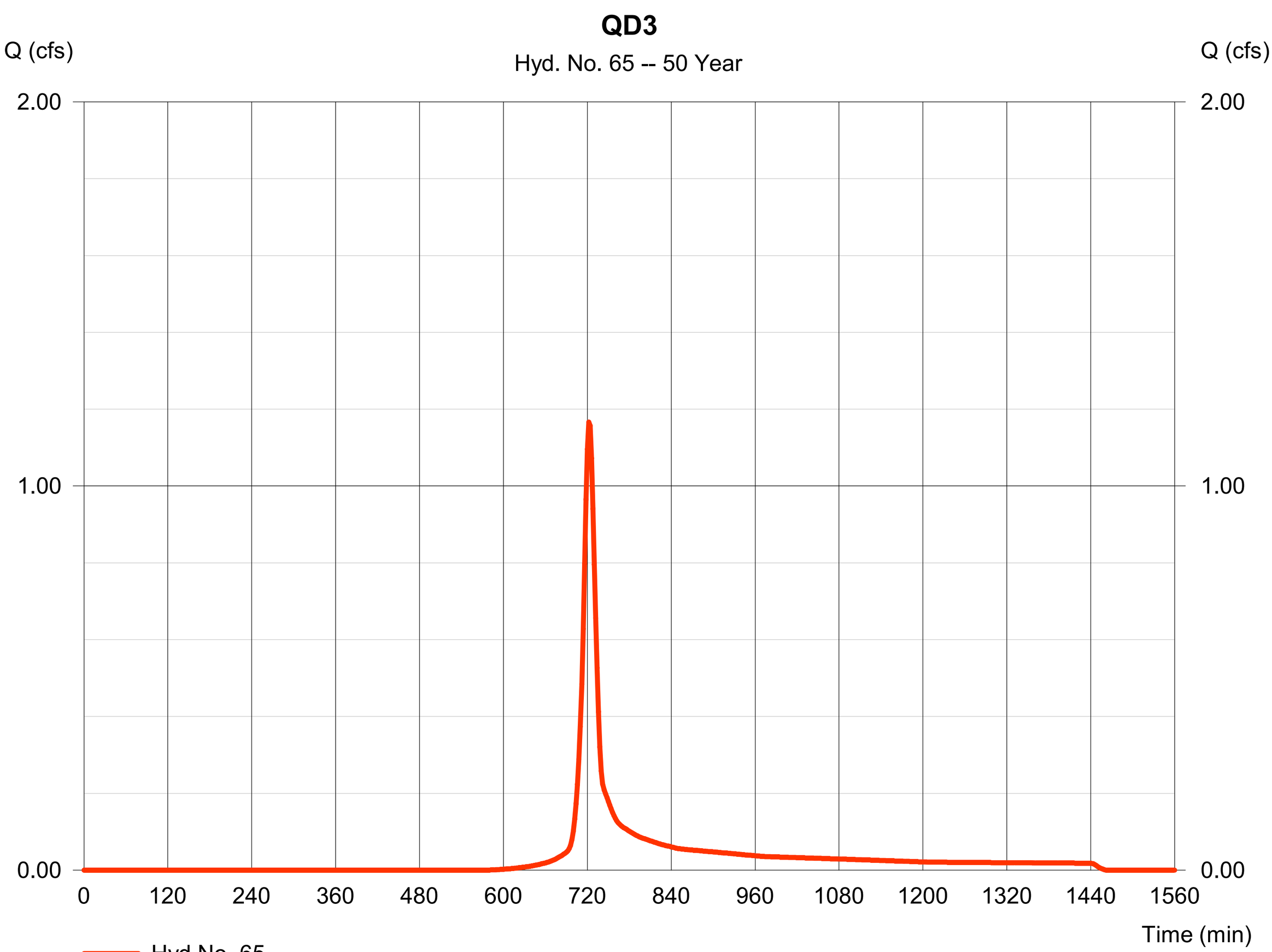


Hydrograph Report

Hyd. No. 65

QD3

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.166 cfs
Storm frequency	=	50 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	3,304 cuft
Drainage area	=	0.750 ac	Curve number	=	81
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	14.30 min
Total precip.	=	2.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

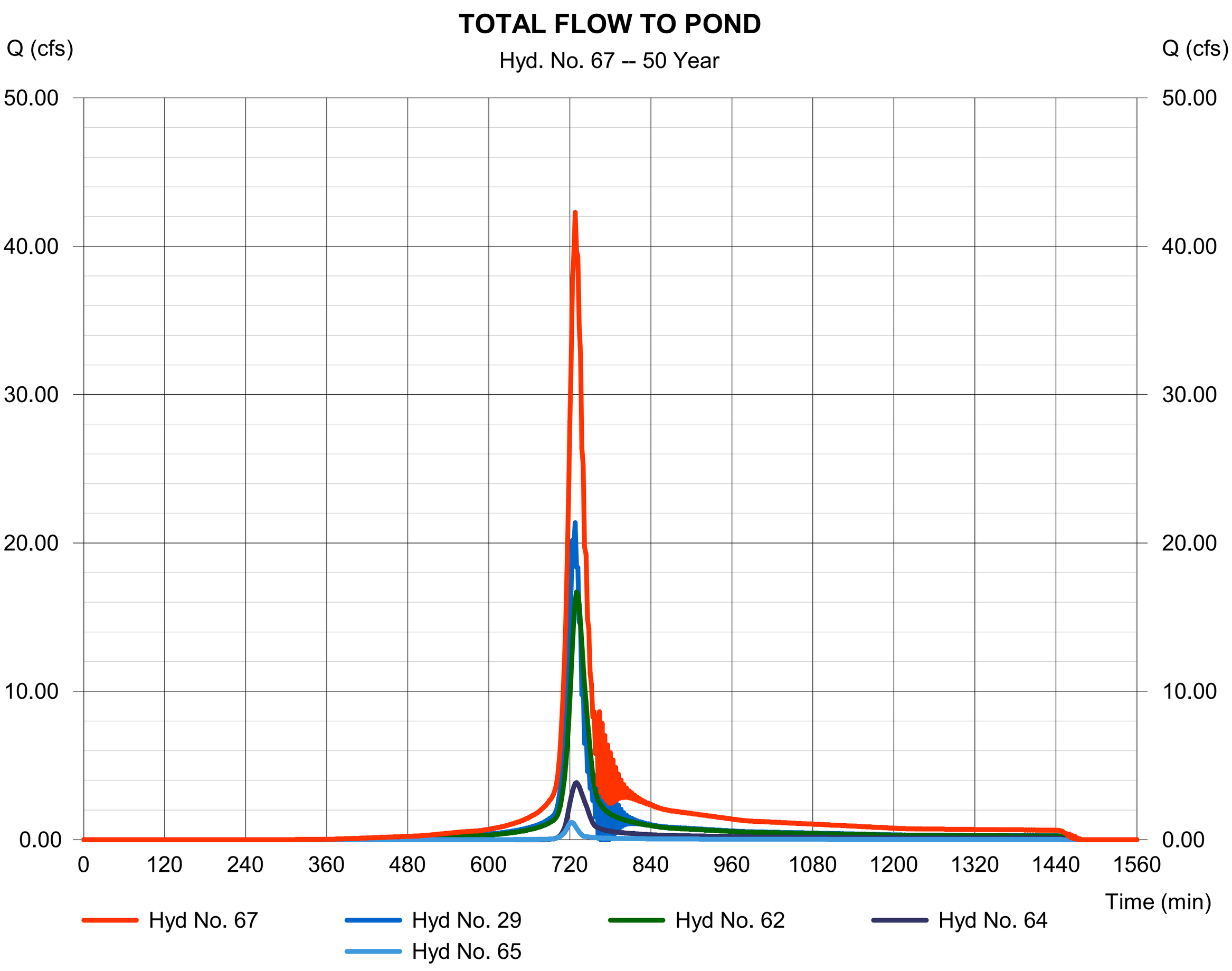


Hydrograph Report

Hyd. No. 67

TOTAL FLOW TO POND

Hydrograph type	=	Combine	Peak discharge	=	42.27 cfs
Storm frequency	=	50 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	141,142 cuft
Inflow hyds.	=	29, 62, 64, 65	Contrib. drain. area	=	5.800 ac



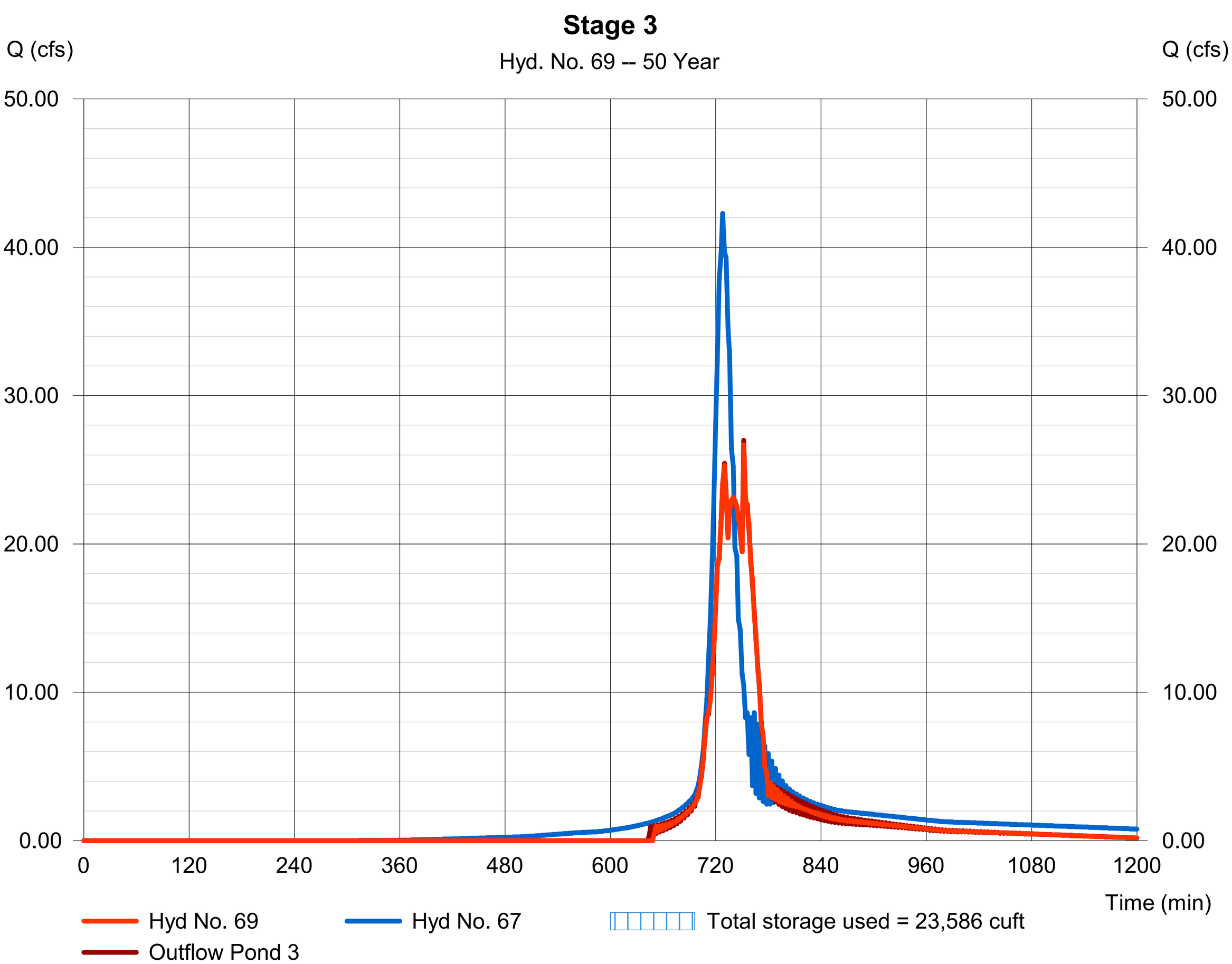
Hydrograph Report

Hyd. No. 69

Stage 3

Hydrograph type	=	Reservoir (Interconnected)	Peak discharge	=	26.68 cfs
Storm frequency	=	50 yrs	Time to peak	=	752 min
Time interval	=	2 min	Hyd. volume	=	104,632 cuft
Upper Pond	=	Stage 3	Lower Pond	=	outfall
Inflow hyd.	=	67 - TOTAL FLOW TO POND	Other Inflow hyd.	=	None
Max. Elevation	=	6476.25 ft	Max. Elevation	=	6475.12 ft
Max. Storage	=	23,296 cuft	Max. Storage	=	289 cuft

Interconnected Pond Routing. Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	4.386	2	722	12,631	------	------	------	QD2A
2	Reach	4.403	2	724	12,629	1	------	------	FLOW FROM QD2A
3	SCS Runoff	2.096	2	724	6,618	------	------	------	QD2B
4	Combine	6.500	2	724	19,246	2, 3	------	------	FLOW FROM QD2B
5	Reach	6.533	2	724	19,245	4	------	------	FLOW FROM QD2B
6	SCS Runoff	2.131	2	718	5,242	------	------	------	QD2C
7	Combine	7.965	2	722	24,487	5, 6	------	------	FLOW FROM QD2C
8	Reach	8.002	2	724	24,487	7	------	------	FLOW FROM QD2C
9	SCS Runoff	3.921	2	724	12,523	------	------	------	QD2D
10	Combine	11.92	2	724	37,009	8, 9	------	------	FLOW FROM QD2D
11	Reach	11.93	2	724	37,008	10	------	------	FLOW FROM QD2D
12	SCS Runoff	3.280	2	720	8,633	------	------	------	QD2E
13	Reach	3.311	2	722	8,631	12	------	------	FLOW FROM QD2E
14	SCS Runoff	2.015	2	716	4,186	------	------	------	QD2F
15	Combine	4.748	2	718	12,817	13, 14	------	------	FLOW FROM QD2F
16	Reach	4.844	2	720	12,818	15	------	------	FLOW FROM QD2F
18	SCS Runoff	2.374	2	720	6,249	------	------	------	QD2G
19	Combine	18.17	2	722	56,075	11, 16, 18	------	------	FLOW FROM QD2G
20	Reach	18.35	2	724	56,078	19	------	------	FLOW FROM QD2G
21	SCS Runoff	1.875	2	720	4,933	------	------	------	QD2J
22	Combine	20.00	2	724	61,012	20, 21	------	------	FLOW FROM QD2J
23	Reach	20.24	2	724	61,021	22	------	------	FLOW FROM QD2J
24	SCS Runoff	2.812	2	720	7,400	------	------	------	QD2M
25	Combine	22.72	2	724	68,421	23, 24	------	------	FLOW FROM QD2M
26	Reach	22.95	2	726	68,429	25	------	------	FLOW FROM QD2M
27	SCS Runoff	2.287	2	718	5,342	------	------	------	QD2O
28	Combine	23.98	2	726	73,771	26, 27	------	------	FLOW FROM QD2O
29	Reach	25.37	2	728	74,693	28	------	------	FLOW TO POND FROM WEST PIPE
31	SCS Runoff	2.194	2	726	7,628	------	------	------	QD2P
32	Reach	2.204	2	728	7,626	31	------	------	FLOW FROM QD2P
33	SCS Runoff	0.131	2	716	306	------	------	------	QD2H
34	Combine	2.221	2	728	7,932	32, 33	------	------	FLOW FROM QD2H
35	Reach	2.202	2	730	7,930	34	------	------	FLOW FROM QD2H

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

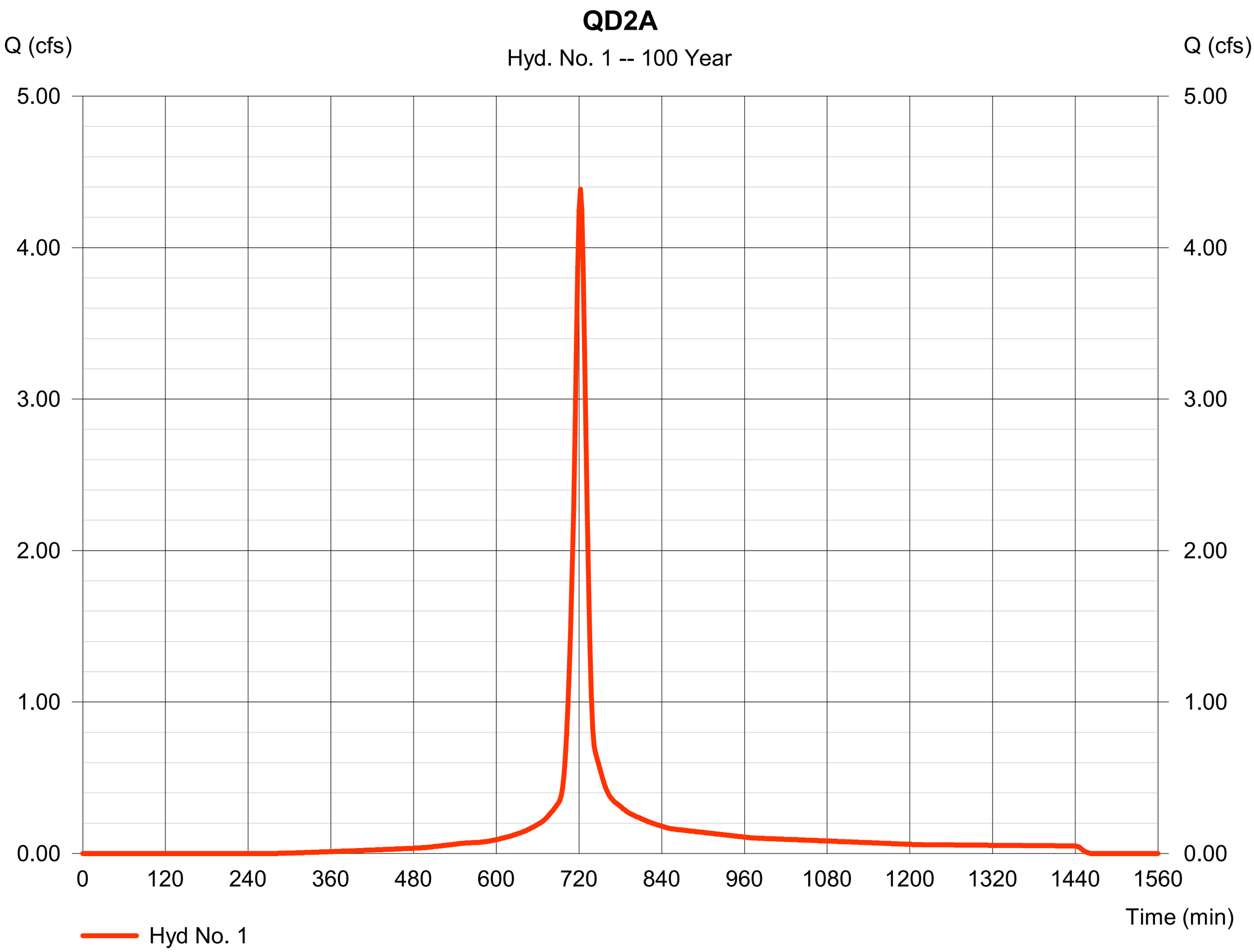
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
36	SCS Runoff	0.875	2	720	2,302	------	------	------	QD2I
37	Combine	2.683	2	726	10,232	35, 36	------	------	FLOW FROM QD2I
38	Reach	2.685	2	728	10,233	37	------	------	FLOW FROM QD2I
40	SCS Runoff	2.854	2	724	9,009	------	------	------	QD2Q
41	Reach	2.868	2	726	9,008	40	------	------	FLOW FROM QD2Q
42	SCS Runoff	2.687	2	720	7,071	------	------	------	QD2R
43	Combine	5.291	2	722	16,079	41, 42	------	------	FLOW FROM QD2R
44	Reach	5.317	2	724	16,081	43	------	------	FLOW FROM QD2R
46	SCS Runoff	0.465	2	722	1,322	------	------	------	QD2K
47	Combine	8.324	2	724	27,635	38, 44, 46	------	------	FLOW FROM QD2K
48	Reach	8.352	2	726	27,636	47	------	------	FLOW FROM QD2K
49	SCS Runoff	0.821	2	722	2,332	------	------	------	QD2L
50	Combine	9.079	2	726	29,968	48, 49	------	------	FLOW FROM QD2L
51	Reach	9.088	2	726	29,967	50	------	------	FLOW FROM QD2L
53	SCS Runoff	3.058	2	726	10,631	------	------	------	QD2S
54	Reach	3.072	2	728	10,629	53	------	------	FLOW FROM QD2S
55	SCS Runoff	6.894	2	728	25,572	------	------	------	QD2T
56	Combine	9.967	2	728	36,202	54, 55	------	------	FLOW FROM QD2T
57	Reach	9.977	2	730	36,202	56	------	------	FLOW FROM QD2T
58	Combine	19.03	2	728	66,169	51, 57	------	------	FLOW AT MANHOLE
59	Reach	19.05	2	730	66,177	58	------	------	FLOW FROM MANHOLE
60	SCS Runoff	0.380	2	716	851	------	------	------	QD2N
61	Combine	19.10	2	730	67,028	59, 60	------	------	FLOW FROM QD2N
62	Reach	19.23	2	730	67,051	61	------	------	FLOW TO POND FROM EAST PIPE
64	SCS Runoff	4.900	2	730	19,080	------	------	------	QD2X FLOW FROM PARK AREA
65	SCS Runoff	1.407	2	722	3,962	------	------	------	QD3
67	Combine	50.18	2	728	164,786	29, 62, 64, 65,	------	------	TOTAL FLOW TO POND
69	Reservoir(i)	27.60	2	738	126,853	67	6476.30	29,295	Stage 3

Hydrograph Report

Hyd. No. 1

QD2A

Hydrograph type	= SCS Runoff	Peak discharge	= 4.386 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 12,631 cuft
Drainage area	= 1.500 ac	Curve number	= 92
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 14.00 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



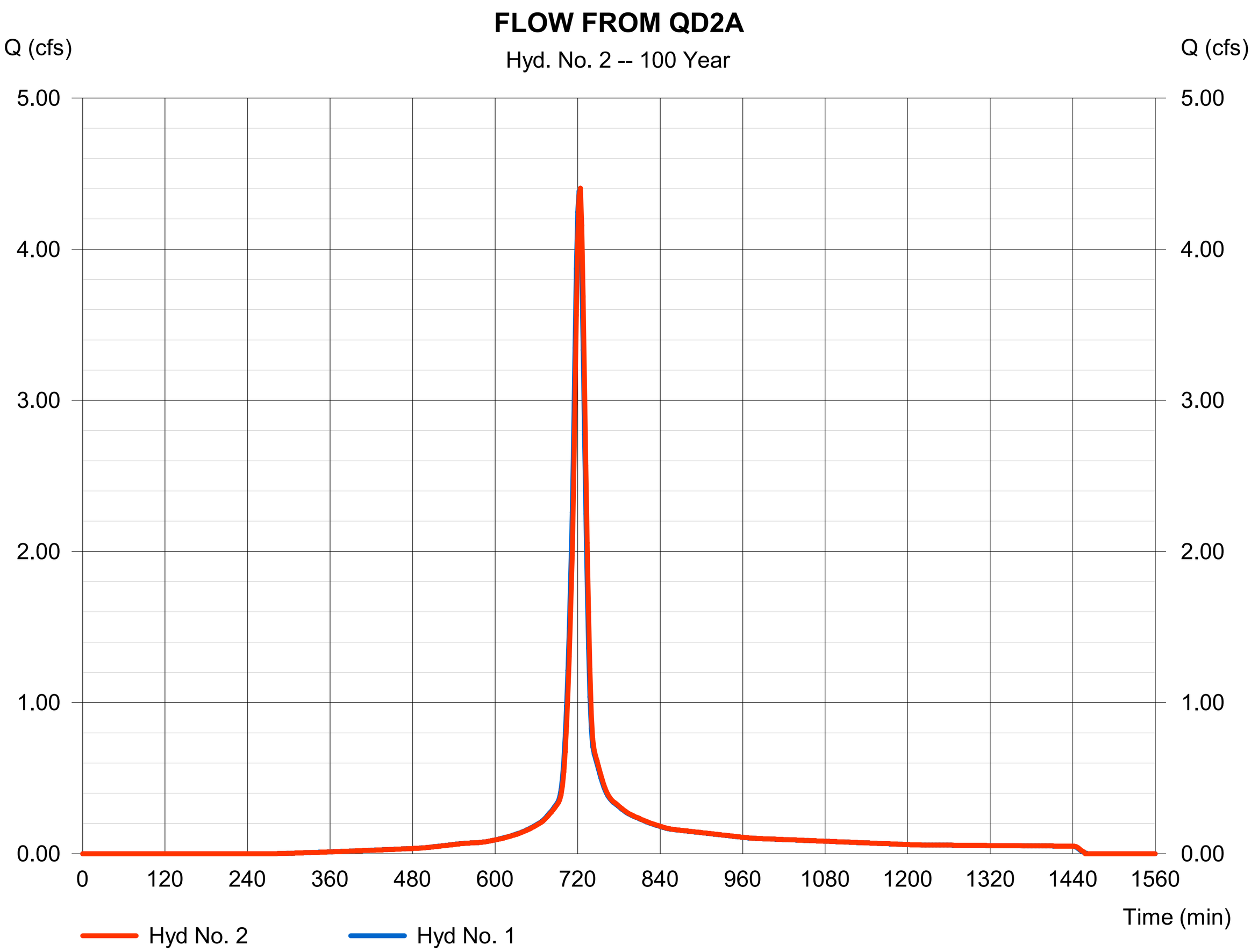
Hydrograph Report

Hyd. No. 2

FLOW FROM QD2A

Hydrograph type	=	Reach	Peak discharge	=	4.403 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	12,629 cuft
Inflow hyd. No.	=	1 - QD2A	Section type	=	Circular
Reach length	=	47.7 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5918

Modified Att-Kin routing method used.

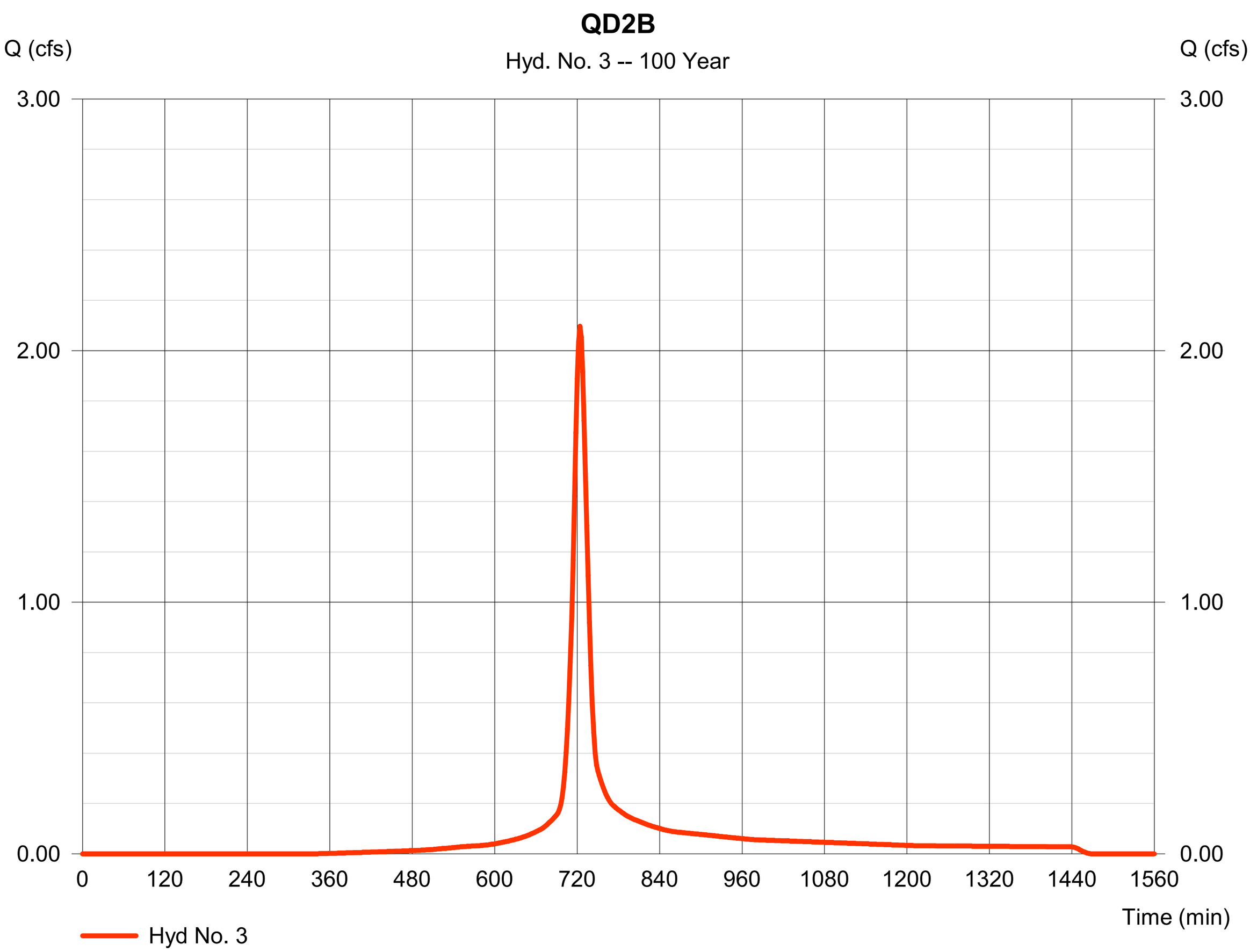


Hydrograph Report

Hyd. No. 3

QD2B

Hydrograph type	= SCS Runoff	Peak discharge	= 2.096 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 6,618 cuft
Drainage area	= 0.830 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 16.90 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

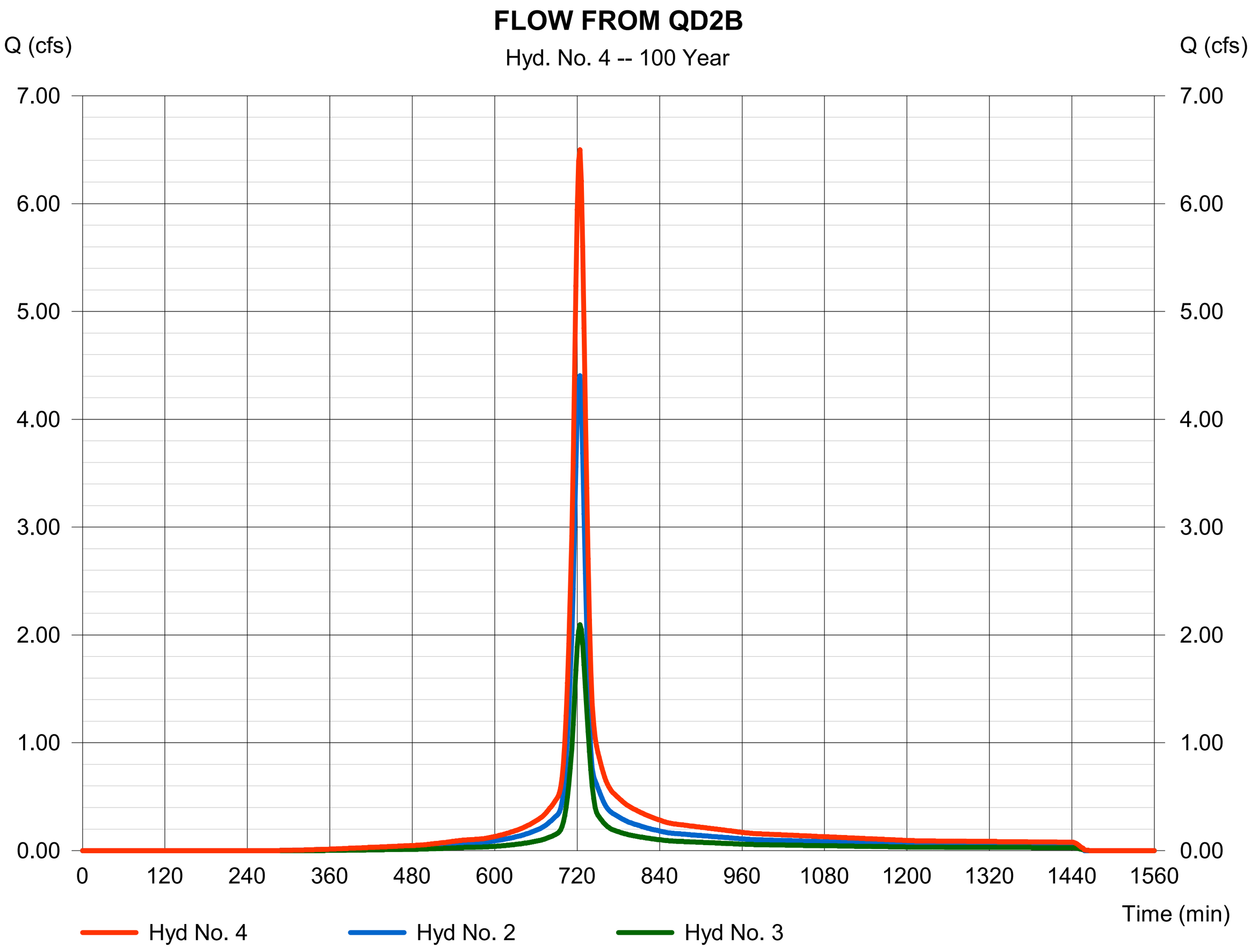


Hydrograph Report

Hyd. No. 4

FLOW FROM QD2B

Hydrograph type	=	Combine	Peak discharge	=	6.500 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	19,246 cuft
Inflow hyds.	=	2, 3	Contrib. drain. area	=	0.830 ac



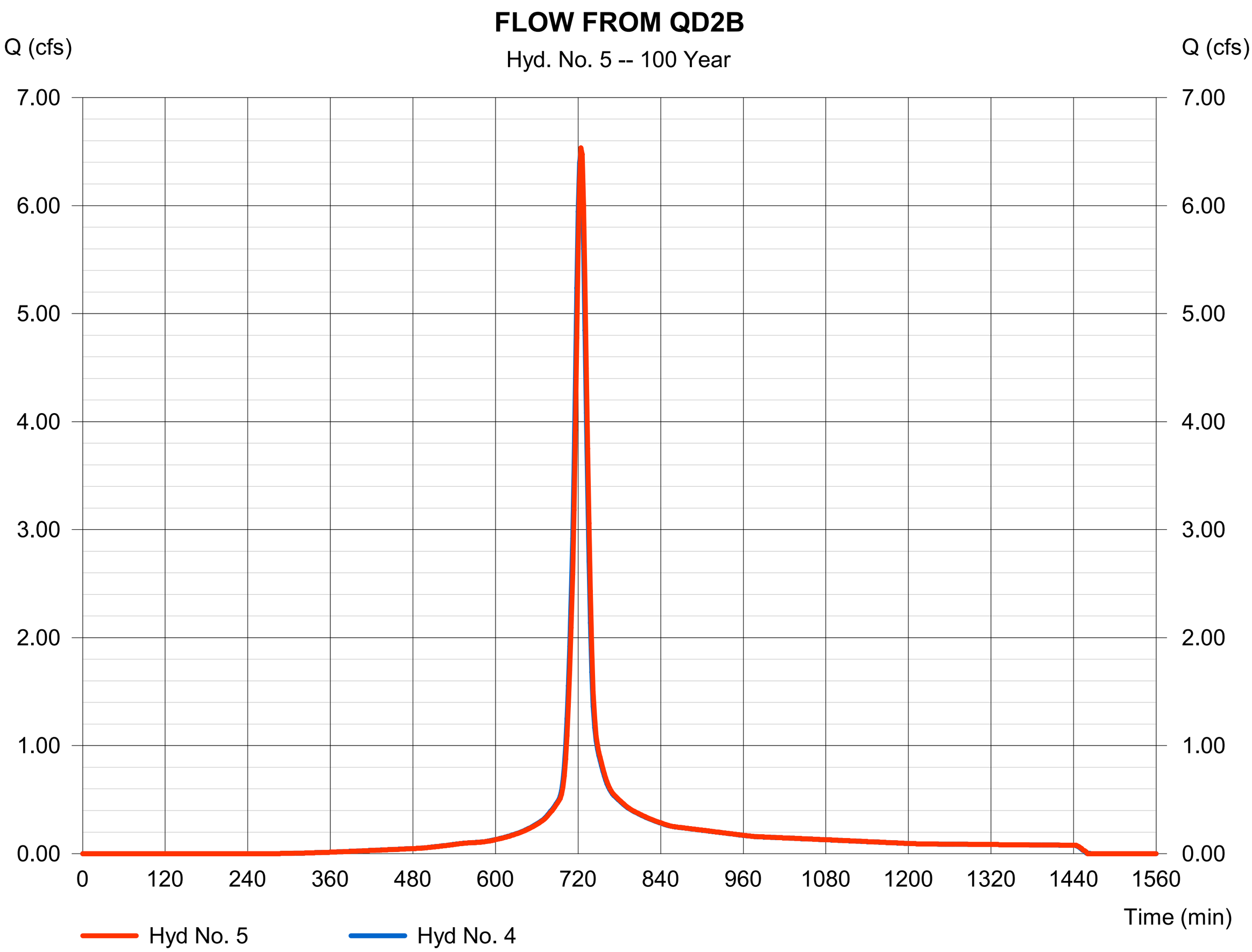
Hydrograph Report

Hyd. No. 5

FLOW FROM QD2B

Hydrograph type	=	Reach	Peak discharge	=	6.533 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	19,245 cuft
Inflow hyd. No.	=	4 - FLOW FROM QD2B	Section type	=	Circular
Reach length	=	32.2 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7911

Modified Att-Kin routing method used.

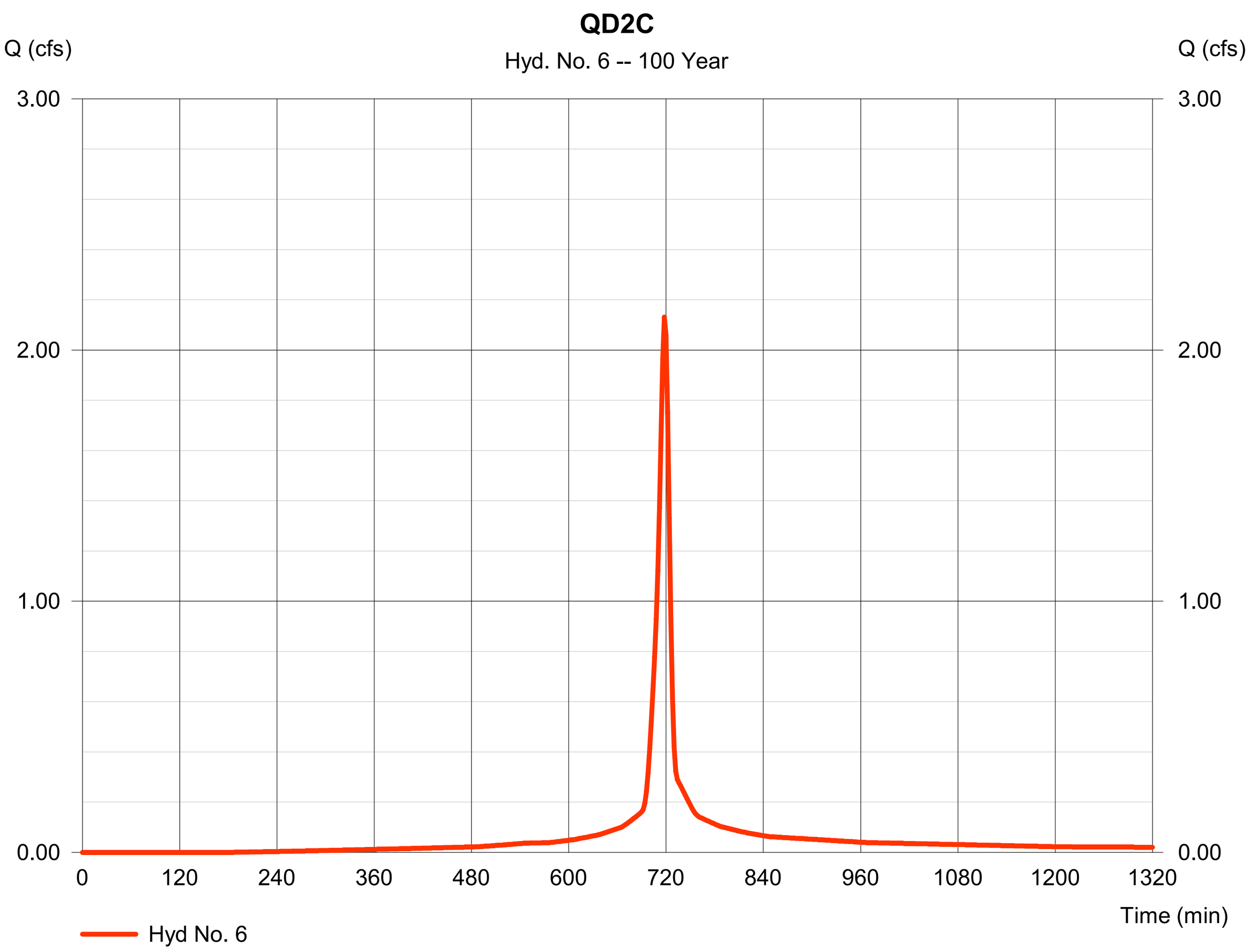


Hydrograph Report

Hyd. No. 6

QD2C

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.131 cfs
Storm frequency	=	100 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	5,242 cuft
Drainage area	=	0.540 ac	Curve number	=	95
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	9.50 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



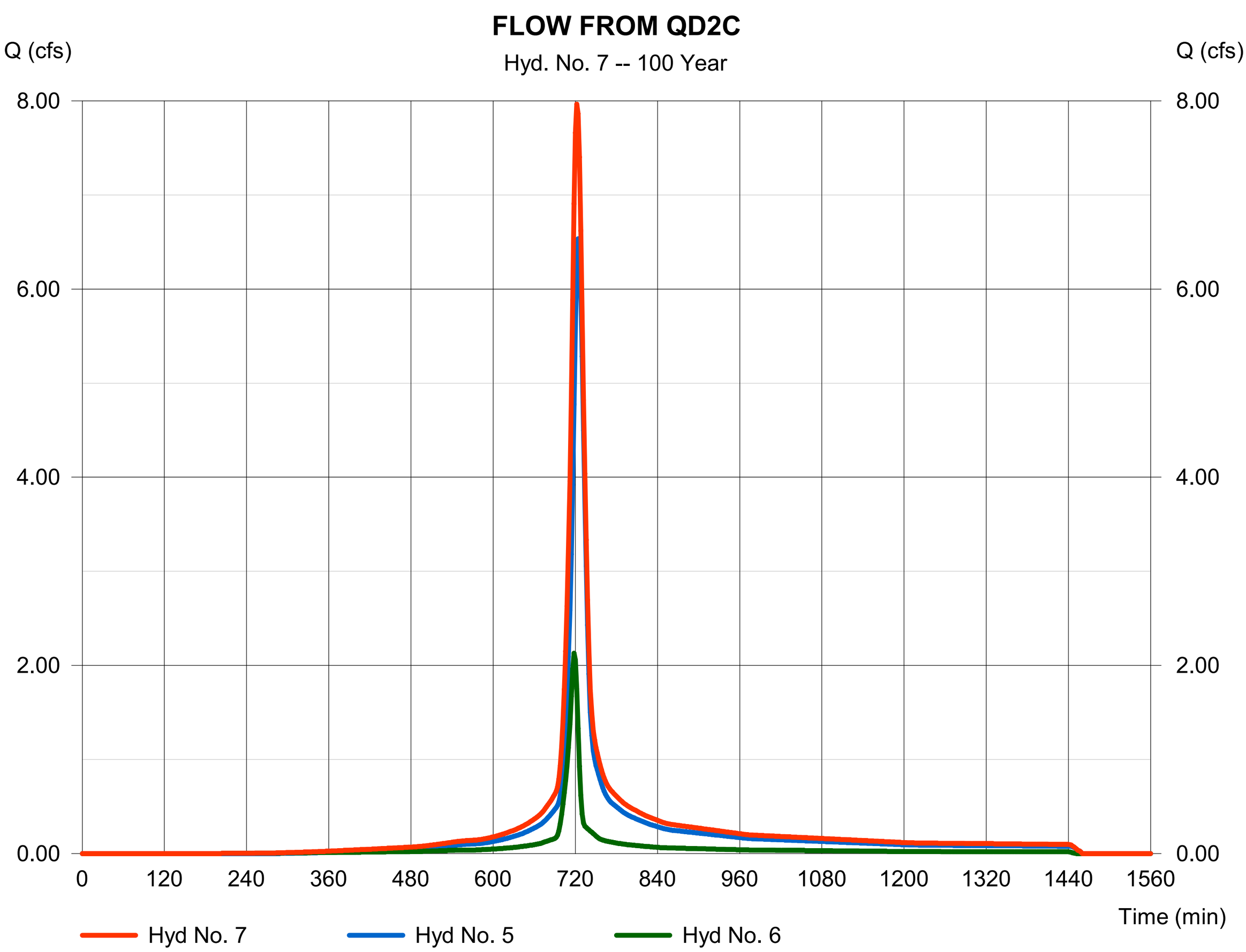
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 7

FLOW FROM QD2C

Hydrograph type	=	Combine	Peak discharge	=	7.965 cfs
Storm frequency	=	100 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	24,487 cuft
Inflow hyds.	=	5, 6	Contrib. drain. area	=	0.540 ac



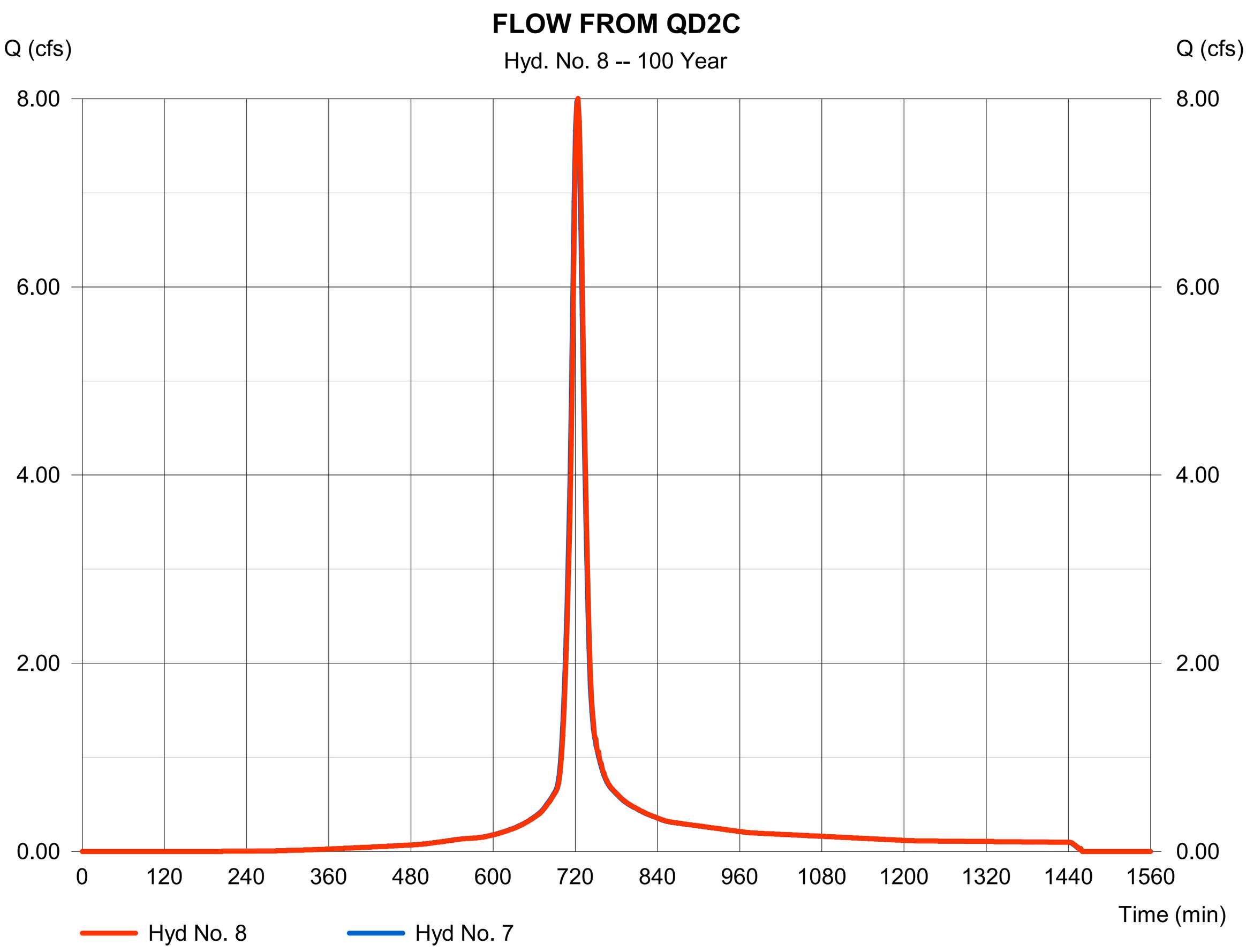
Hydrograph Report

Hyd. No. 8

FLOW FROM QD2C

Hydrograph type	=	Reach	Peak discharge	=	8.002 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	24,487 cuft
Inflow hyd. No.	=	7 - FLOW FROM QD2C	Section type	=	Circular
Reach length	=	41.0 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7839

Modified Att-Kin routing method used.

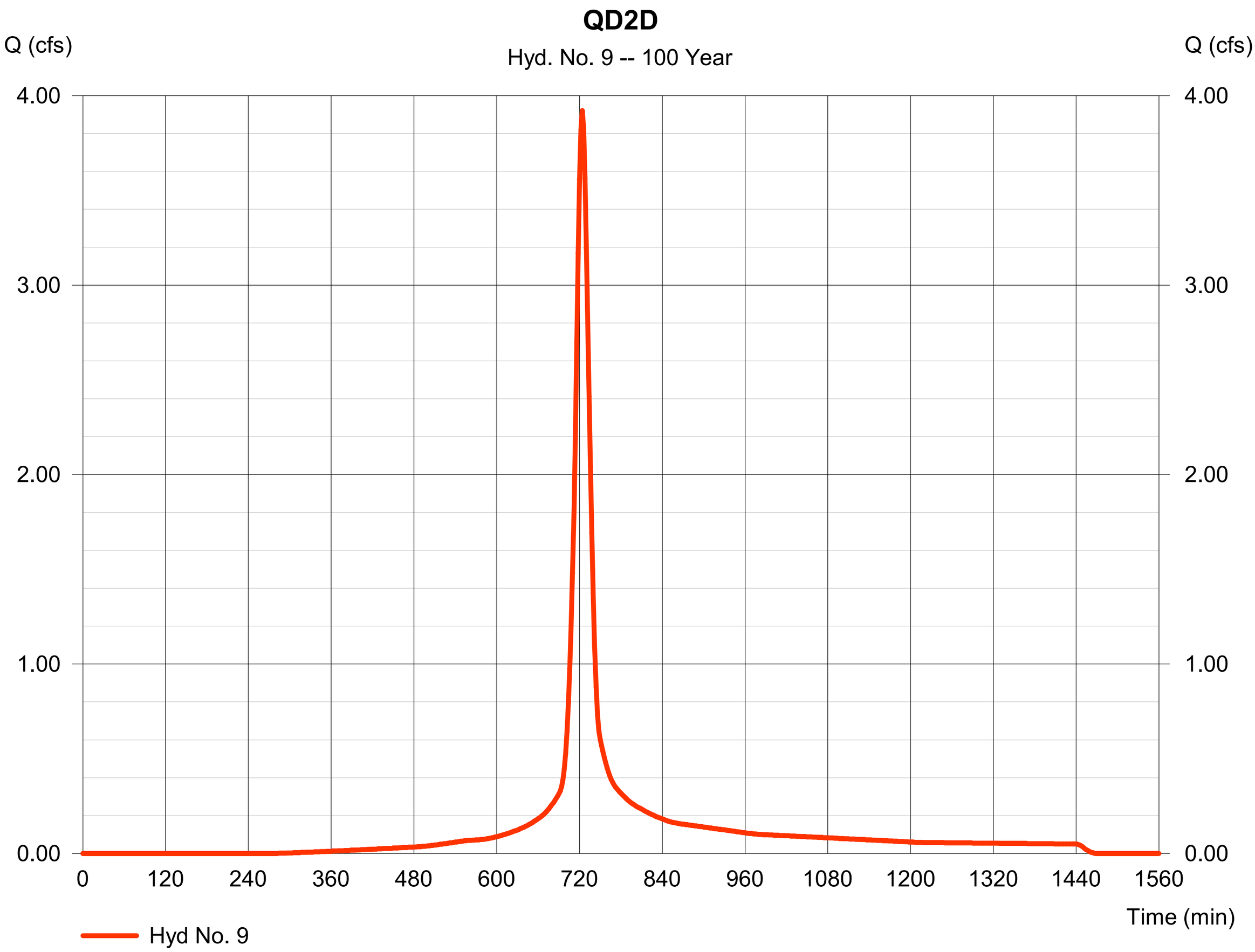


Hydrograph Report

Hyd. No. 9

QD2D

Hydrograph type	= SCS Runoff	Peak discharge	= 3.921 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 12,523 cuft
Drainage area	= 1.450 ac	Curve number	= 92
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 18.60 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

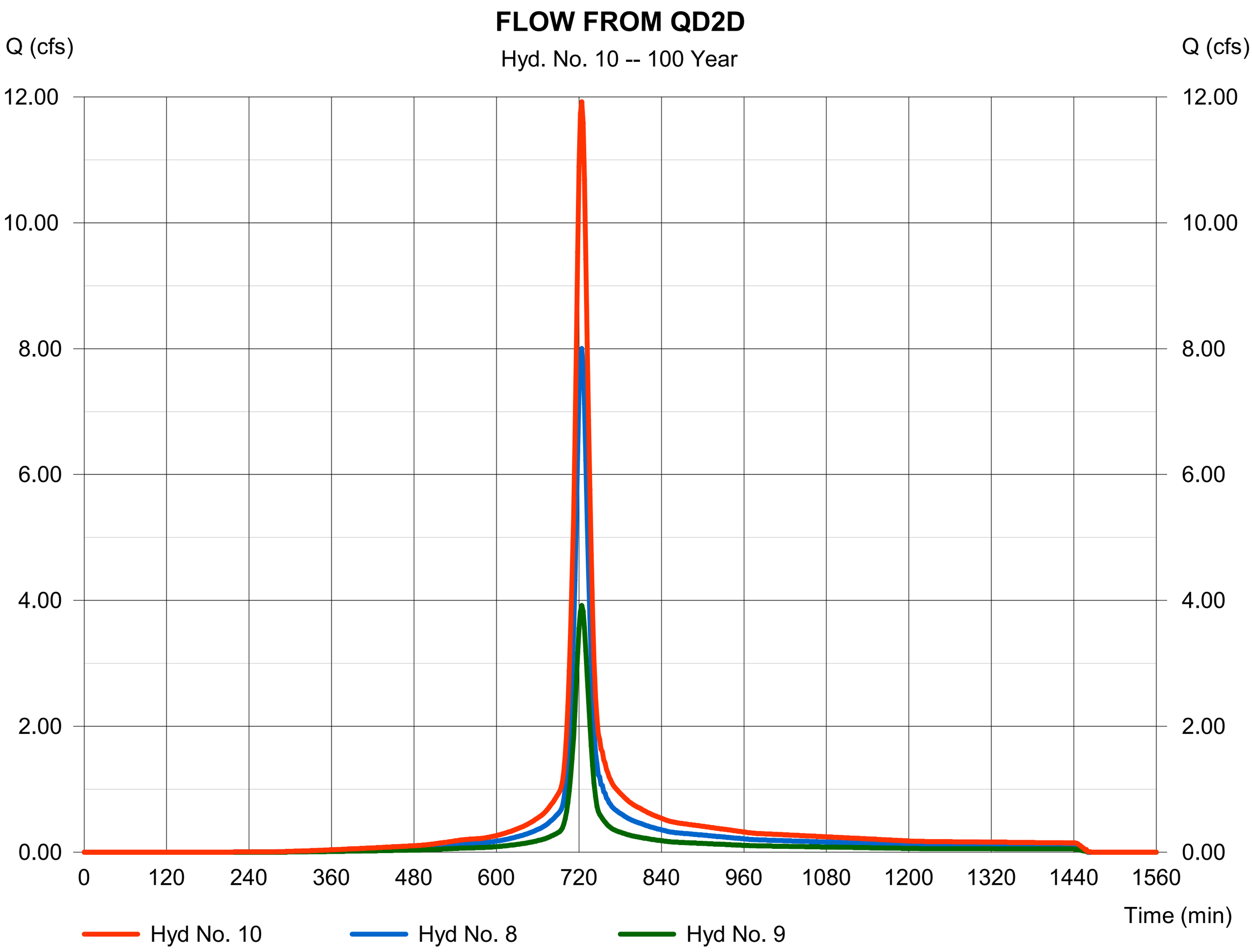


Hydrograph Report

Hyd. No. 10

FLOW FROM QD2D

Hydrograph type	= Combine	Peak discharge	= 11.92 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 37,009 cuft
Inflow hyds.	= 8, 9	Contrib. drain. area	= 1.450 ac



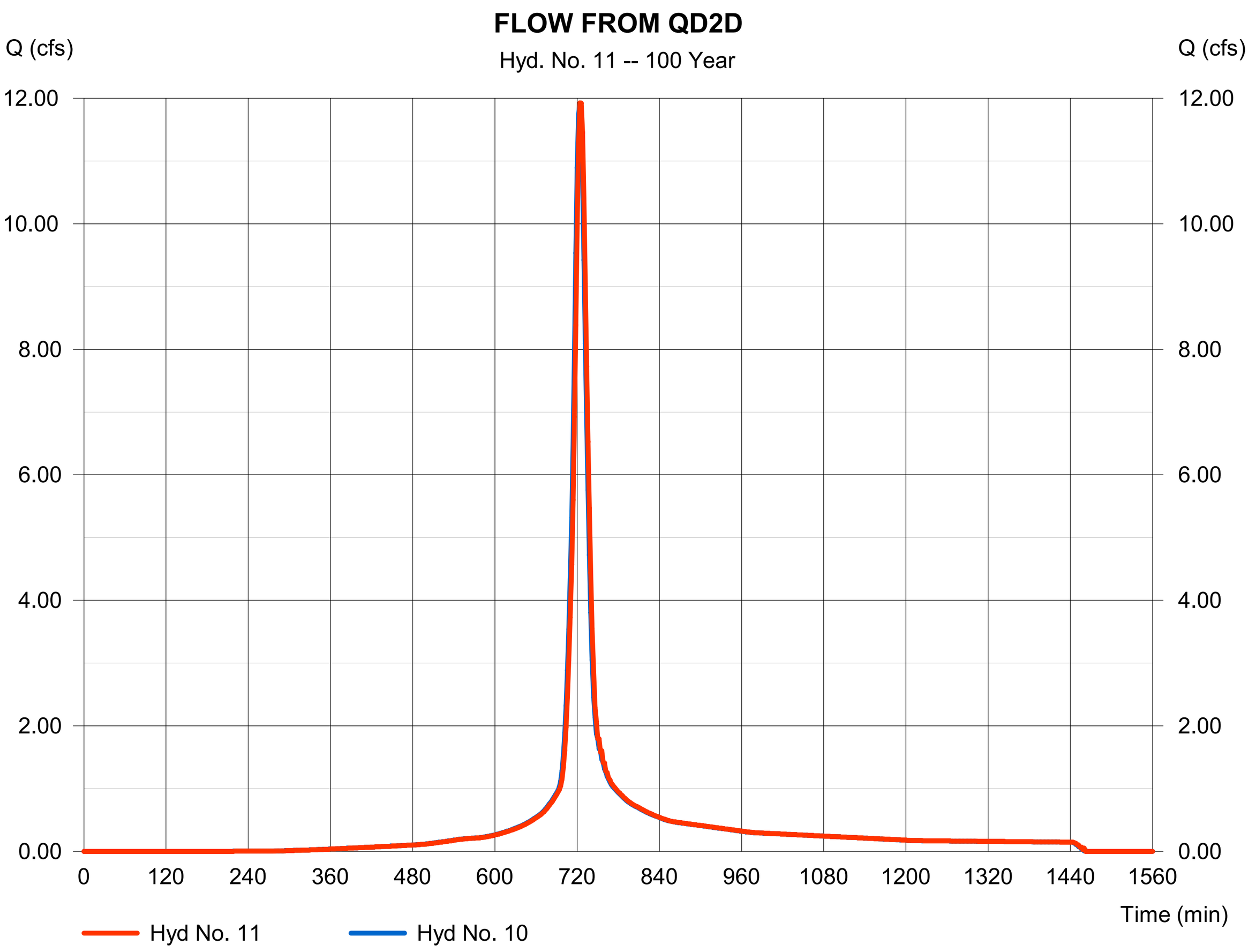
Hydrograph Report

Hyd. No. 11

FLOW FROM QD2D

Hydrograph type	=	Reach	Peak discharge	=	11.93 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	37,008 cuft
Inflow hyd. No.	=	10 - FLOW FROM QD2D	Section type	=	Circular
Reach length	=	225.0 ft	Channel slope	=	0.9 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.438	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.3844

Modified Att-Kin routing method used.

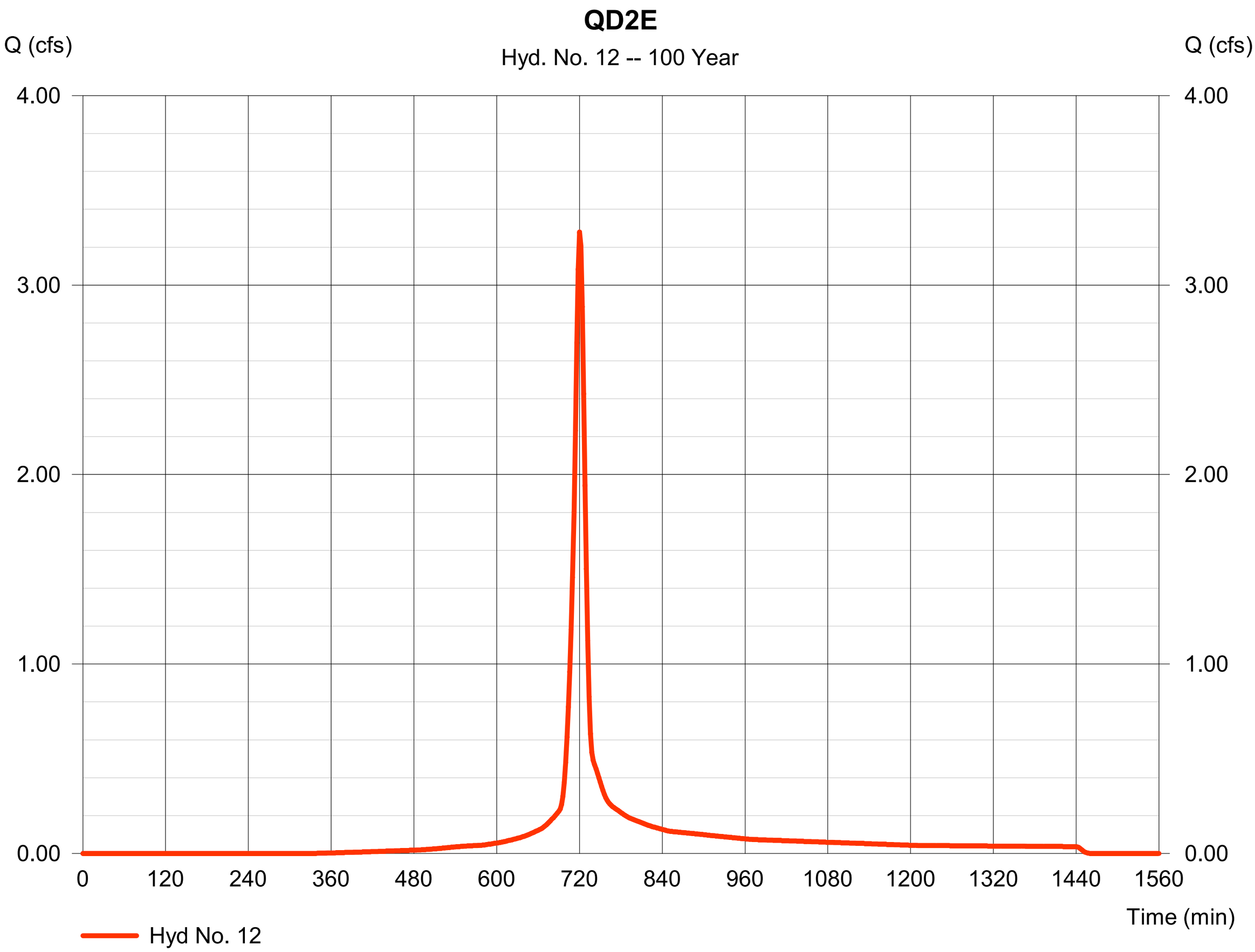


Hydrograph Report

Hyd. No. 12

QD2E

Hydrograph type	= SCS Runoff	Peak discharge	= 3.280 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 8,633 cuft
Drainage area	= 1.050 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 11.90 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



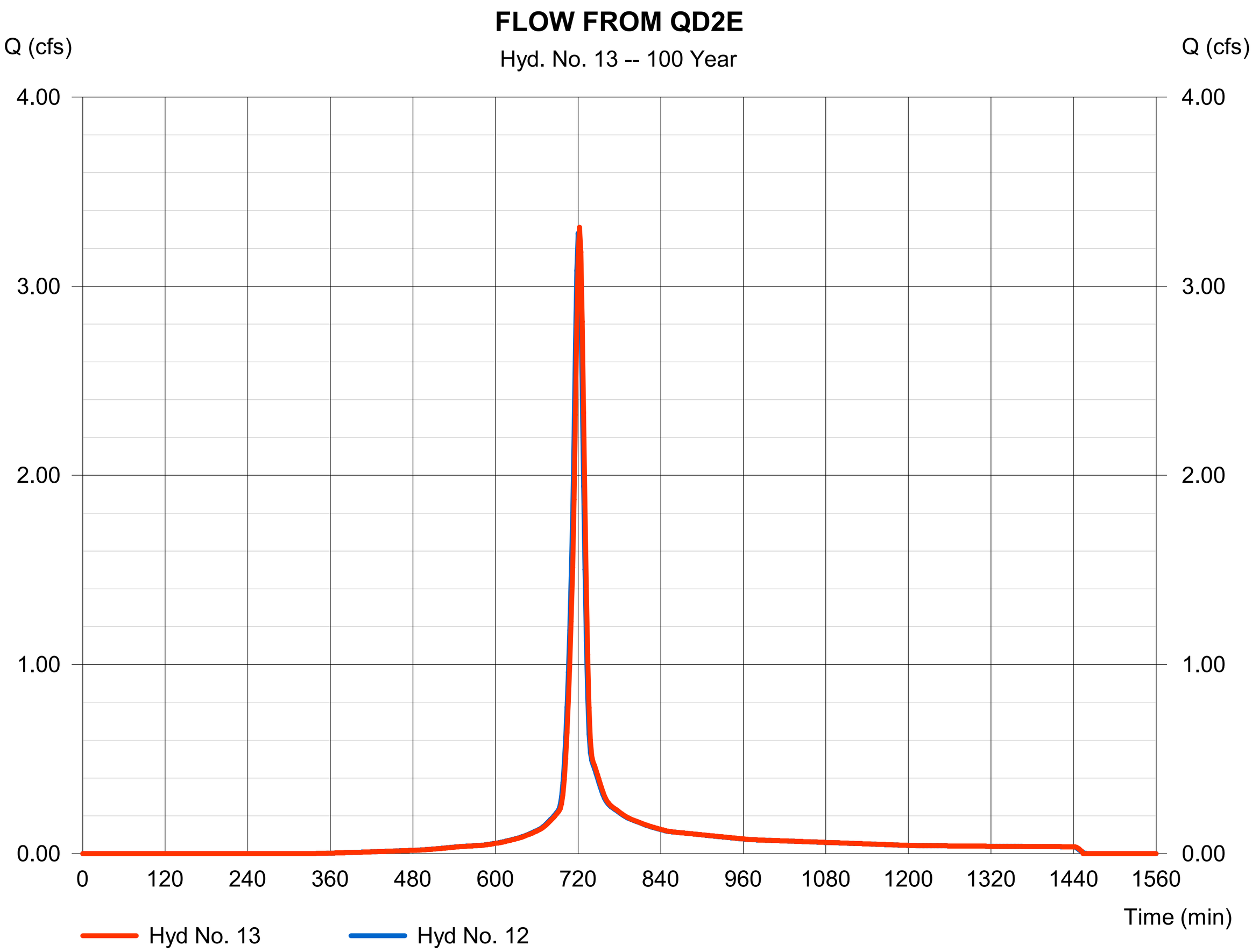
Hydrograph Report

Hyd. No. 13

FLOW FROM QD2E

Hydrograph type	=	Reach	Peak discharge	=	3.311 cfs
Storm frequency	=	100 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	8,631 cuft
Inflow hyd. No.	=	12 - QD2E	Section type	=	Circular
Reach length	=	84.5 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.534	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.2446

Modified Att-Kin routing method used.

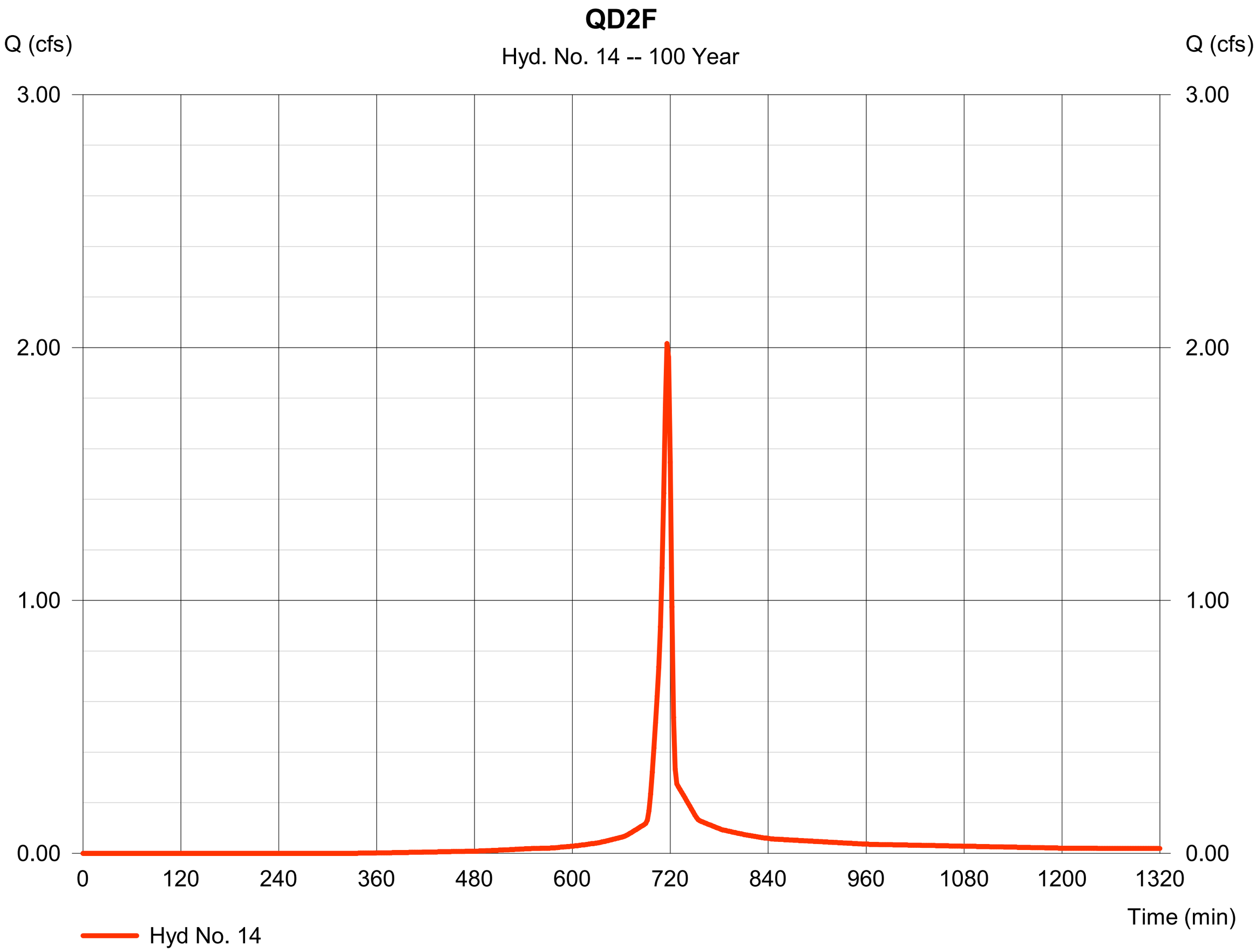


Hydrograph Report

Hyd. No. 14

QD2F

Hydrograph type	= SCS Runoff	Peak discharge	= 2.015 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 4,186 cuft
Drainage area	= 0.560 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

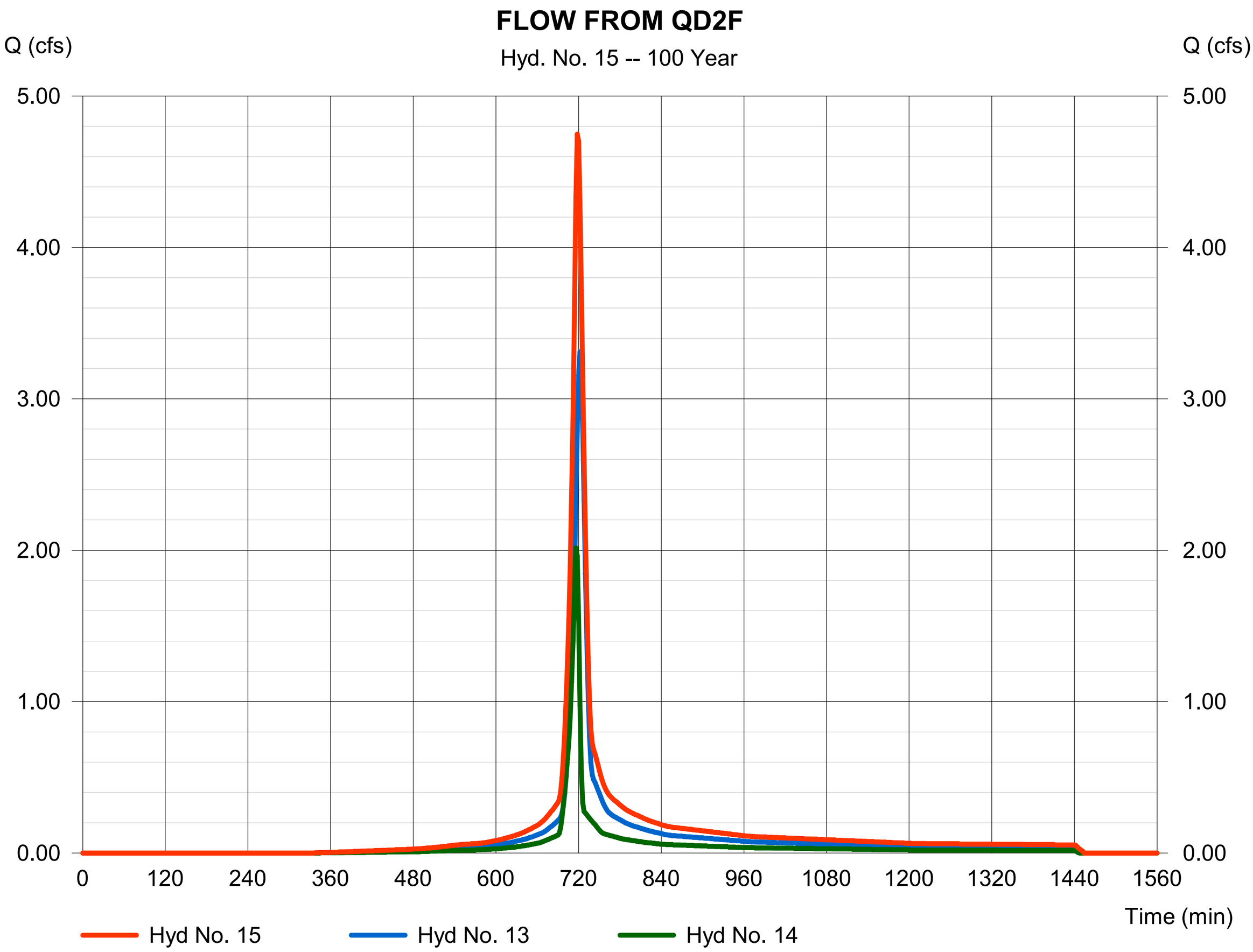


Hydrograph Report

Hyd. No. 15

FLOW FROM QD2F

Hydrograph type	= Combine	Peak discharge	= 4.748 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 12,817 cuft
Inflow hyds.	= 13, 14	Contrib. drain. area	= 0.560 ac



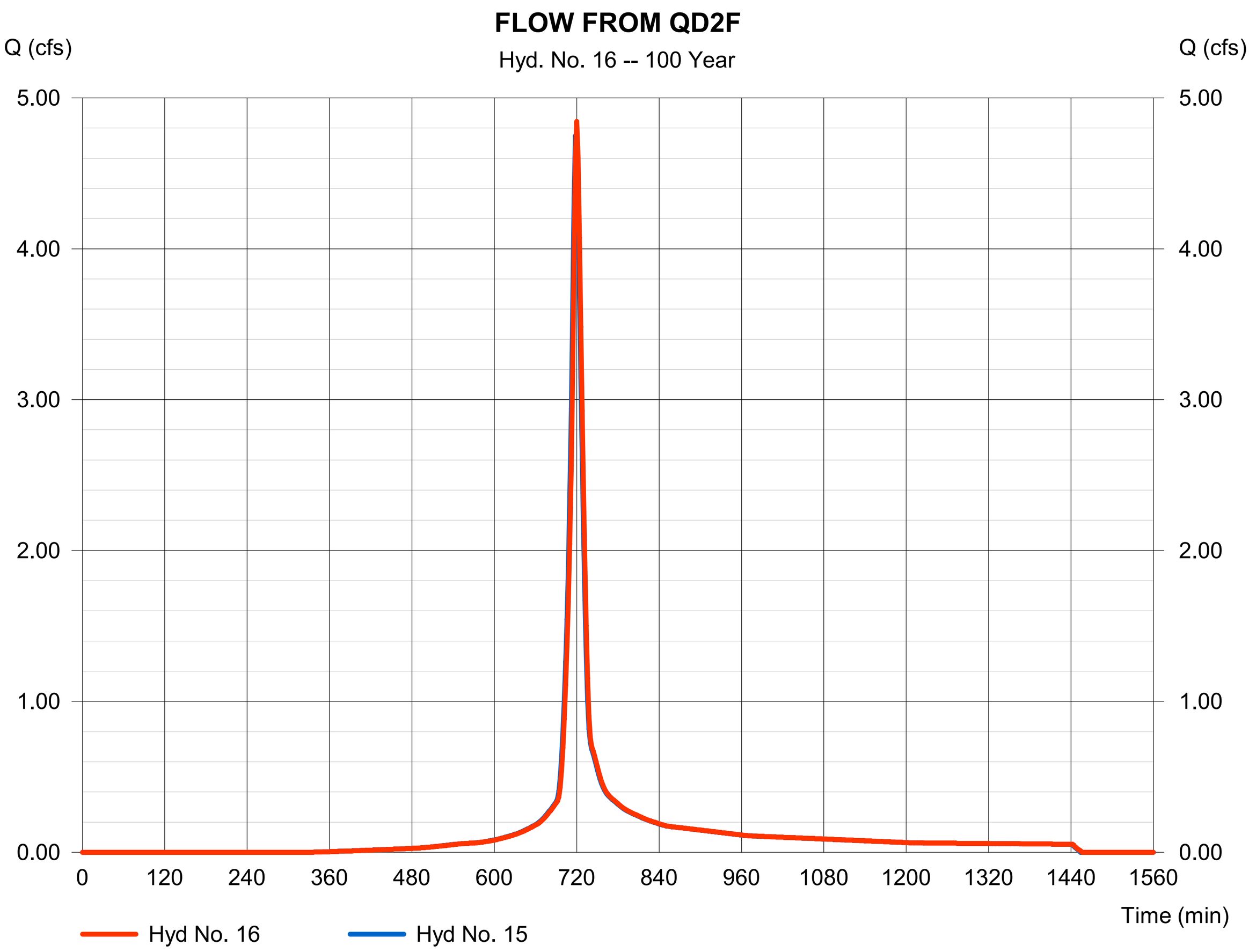
Hydrograph Report

Hyd. No. 16

FLOW FROM QD2F

Hydrograph type	=	Reach	Peak discharge	=	4.844 cfs
Storm frequency	=	100 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	12,818 cuft
Inflow hyd. No.	=	15 - FLOW FROM QD2F	Section type	=	Circular
Reach length	=	40.2 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.534	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.6676

Modified Att-Kin routing method used.

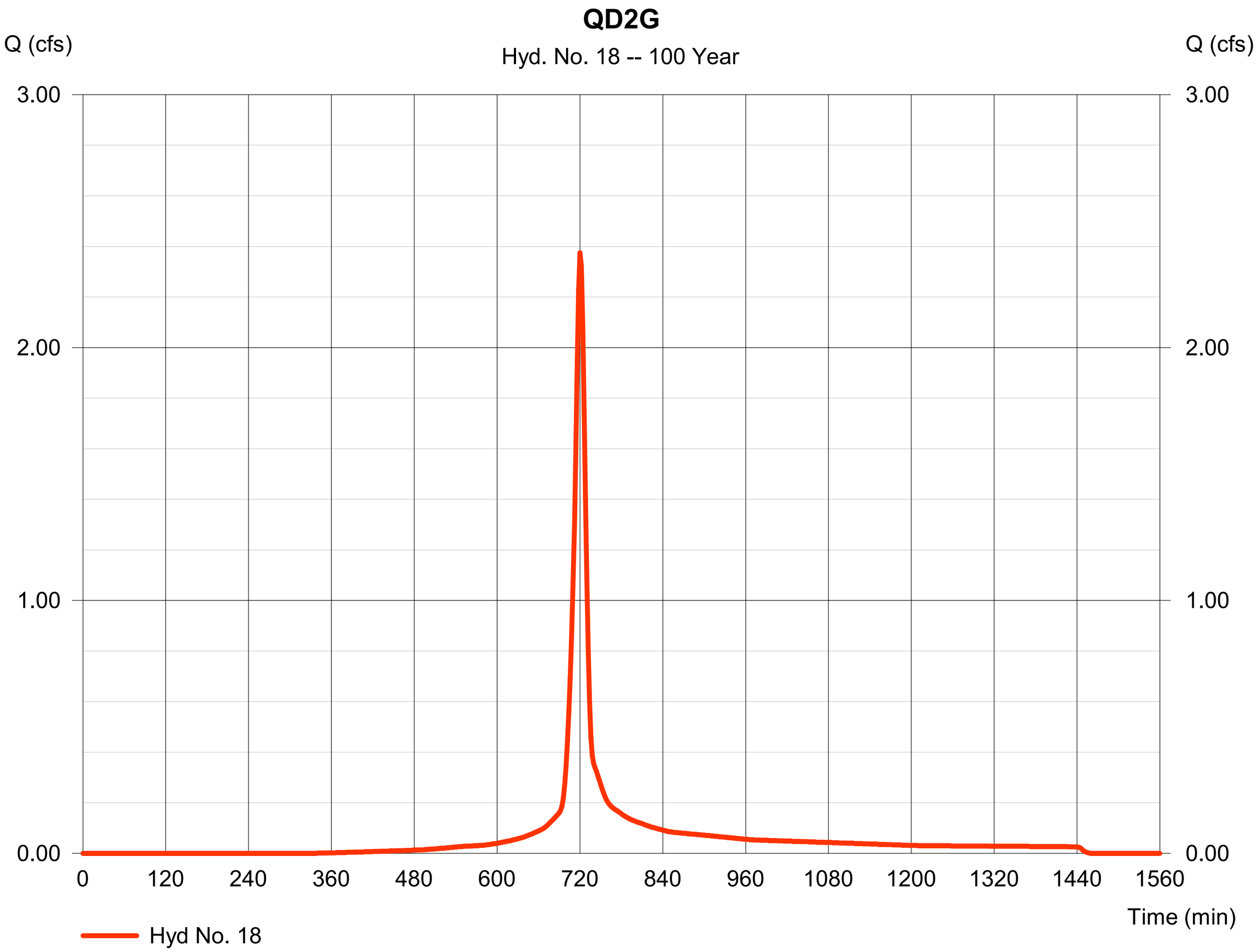


Hydrograph Report

Hyd. No. 18

QD2G

Hydrograph type	= SCS Runoff	Peak discharge	= 2.374 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 6,249 cuft
Drainage area	= 0.760 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 12.80 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

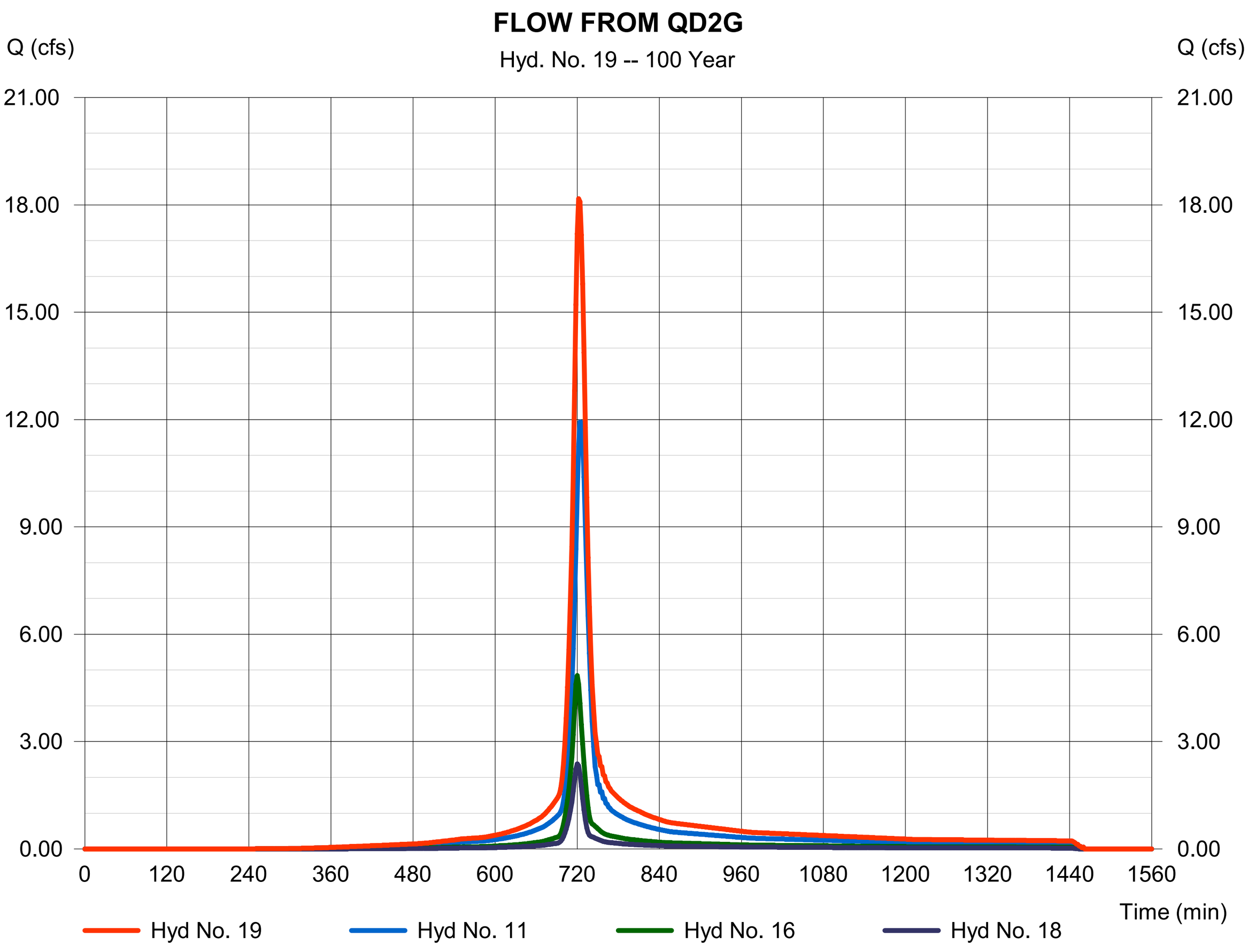


Hydrograph Report

Hyd. No. 19

FLOW FROM QD2G

Hydrograph type	= Combine	Peak discharge	= 18.17 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 56,075 cuft
Inflow hyds.	= 11, 16, 18	Contrib. drain. area	= 0.760 ac



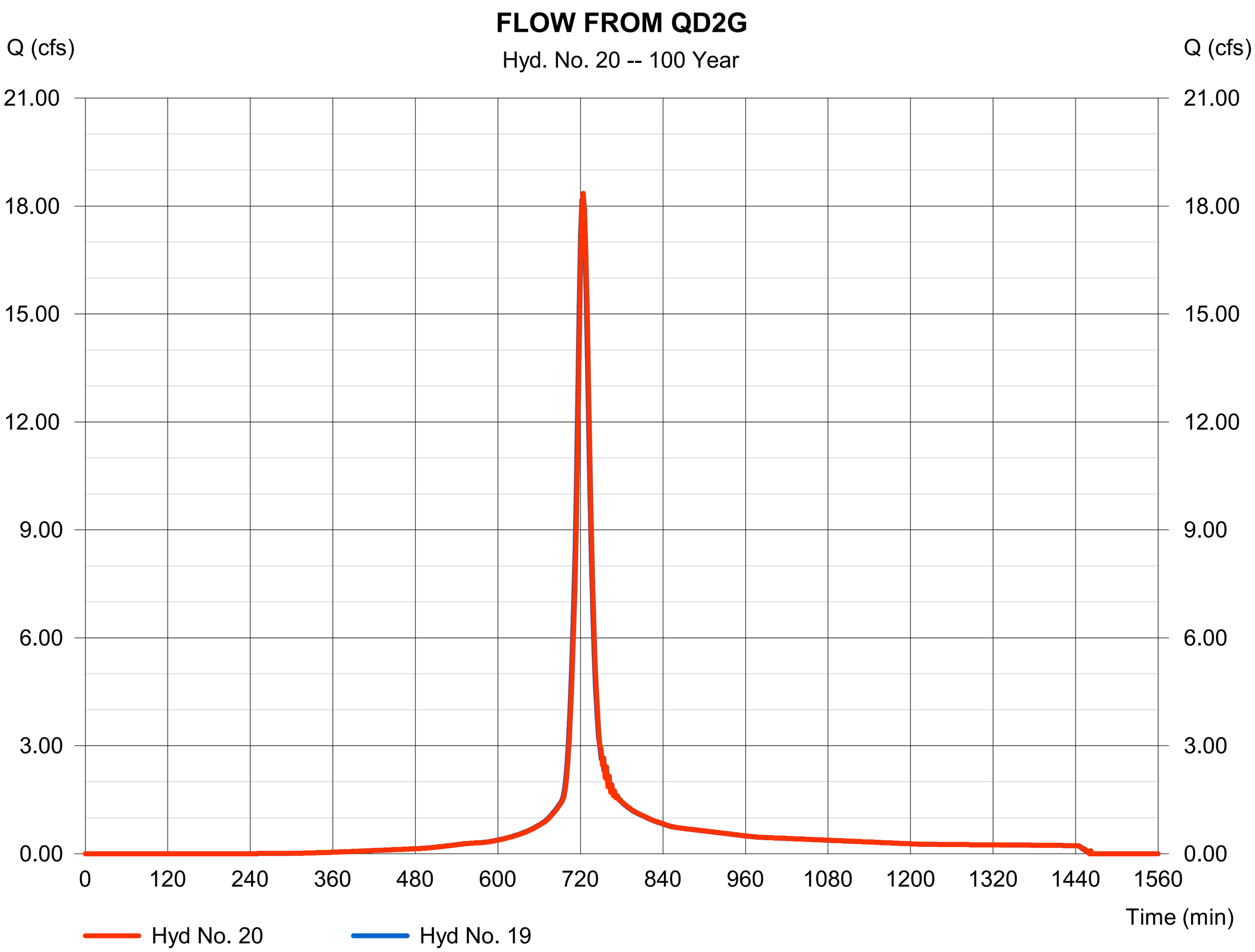
Hydrograph Report

Hyd. No. 20

FLOW FROM QD2G

Hydrograph type	=	Reach	Peak discharge	=	18.35 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	56,078 cuft
Inflow hyd. No.	=	19 - FLOW FROM QD2G	Section type	=	Circular
Reach length	=	176.6 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.6274

Modified Att-Kin routing method used.

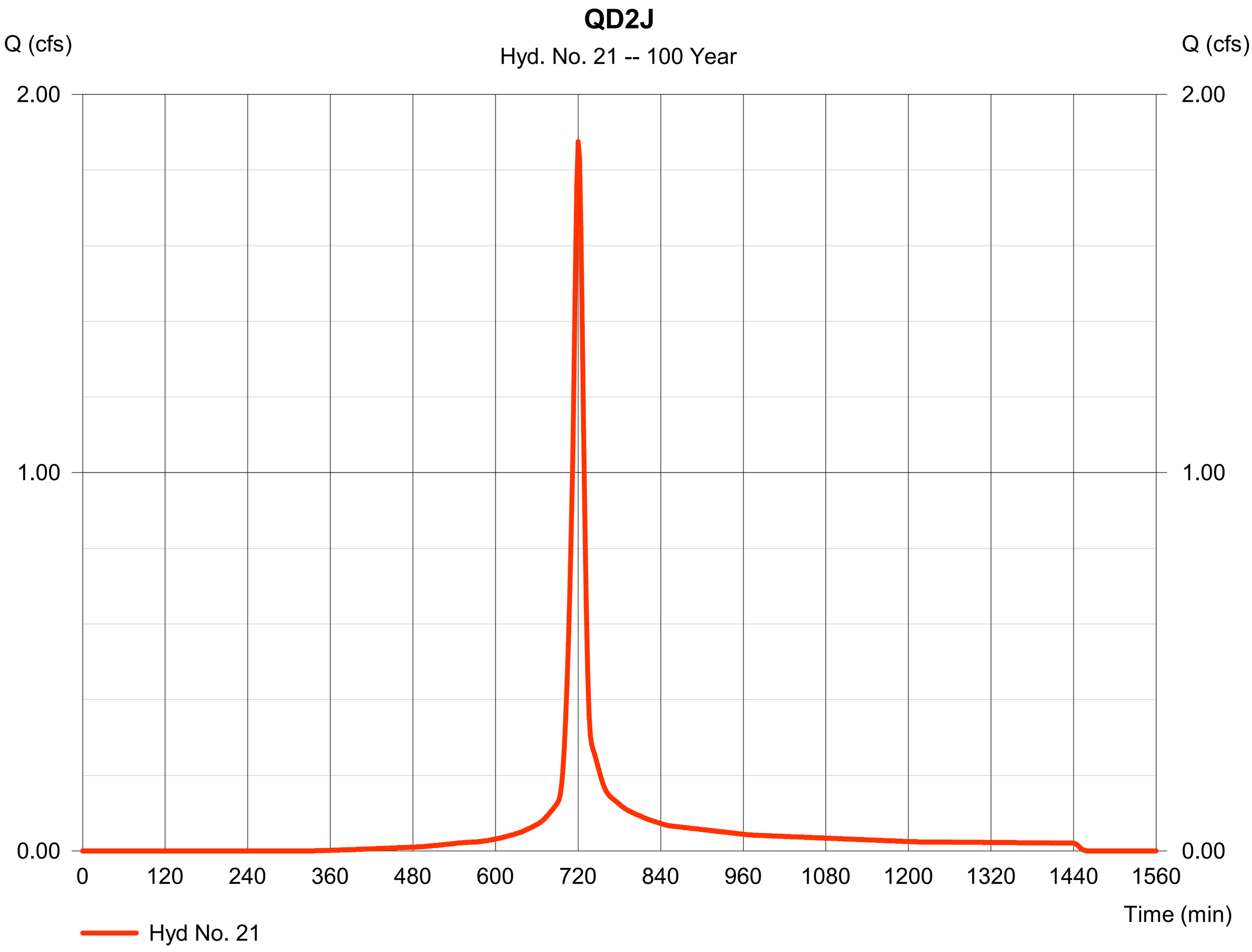


Hydrograph Report

Hyd. No. 21

QD2J

Hydrograph type	= SCS Runoff	Peak discharge	= 1.875 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 4,933 cuft
Drainage area	= 0.600 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 12.20 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



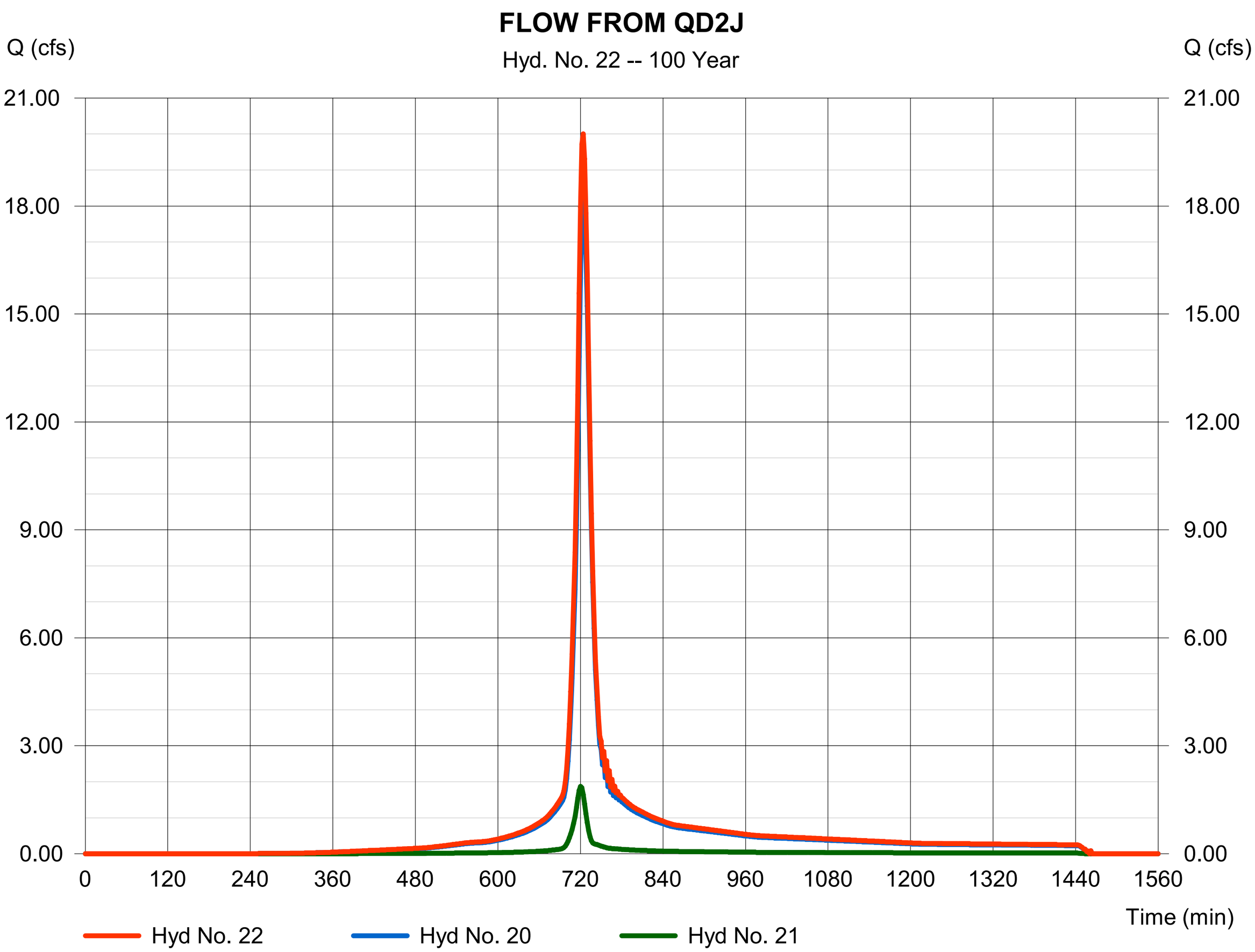
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 22

FLOW FROM QD2J

Hydrograph type	= Combine	Peak discharge	= 20.00 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 61,012 cuft
Inflow hyds.	= 20, 21	Contrib. drain. area	= 0.600 ac



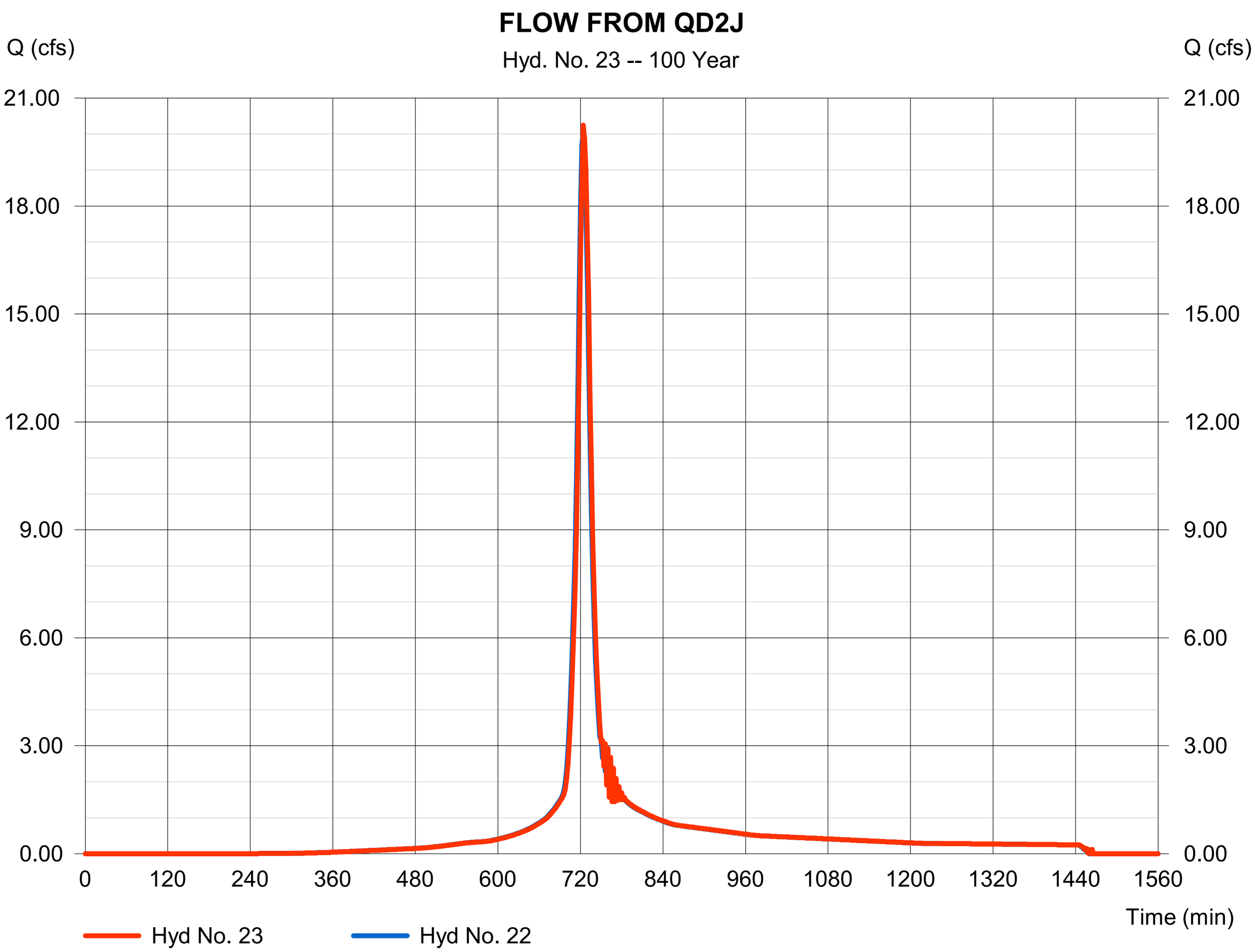
Hydrograph Report

Hyd. No. 23

FLOW FROM QD2J

Hydrograph type	=	Reach	Peak discharge	=	20.24 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	61,021 cuft
Inflow hyd. No.	=	22 - FLOW FROM QD2J	Section type	=	Circular
Reach length	=	158.4 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.659	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5018

Modified Att-Kin routing method used.

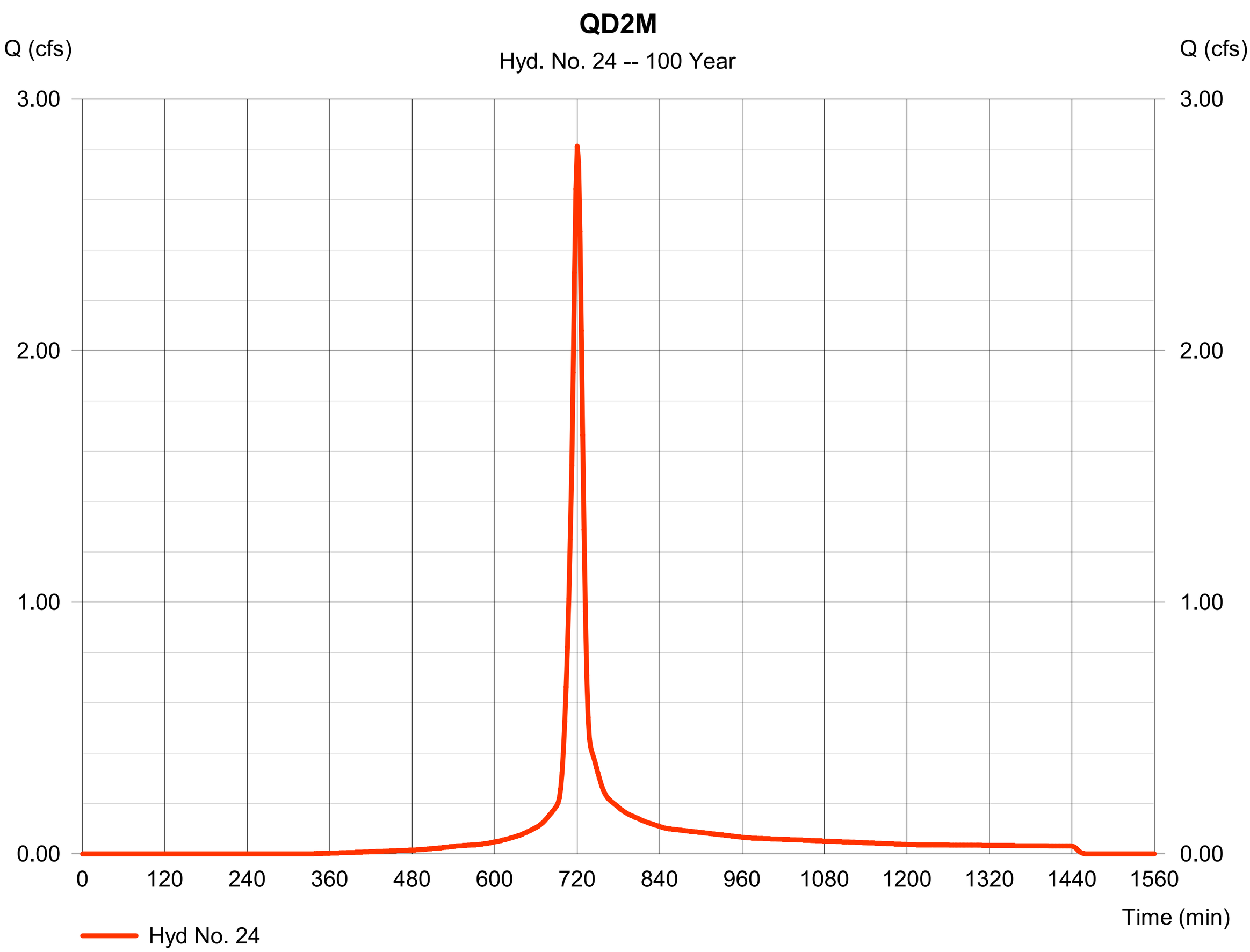


Hydrograph Report

Hyd. No. 24

QD2M

Hydrograph type	= SCS Runoff	Peak discharge	= 2.812 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 7,400 cuft
Drainage area	= 0.900 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 11.90 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

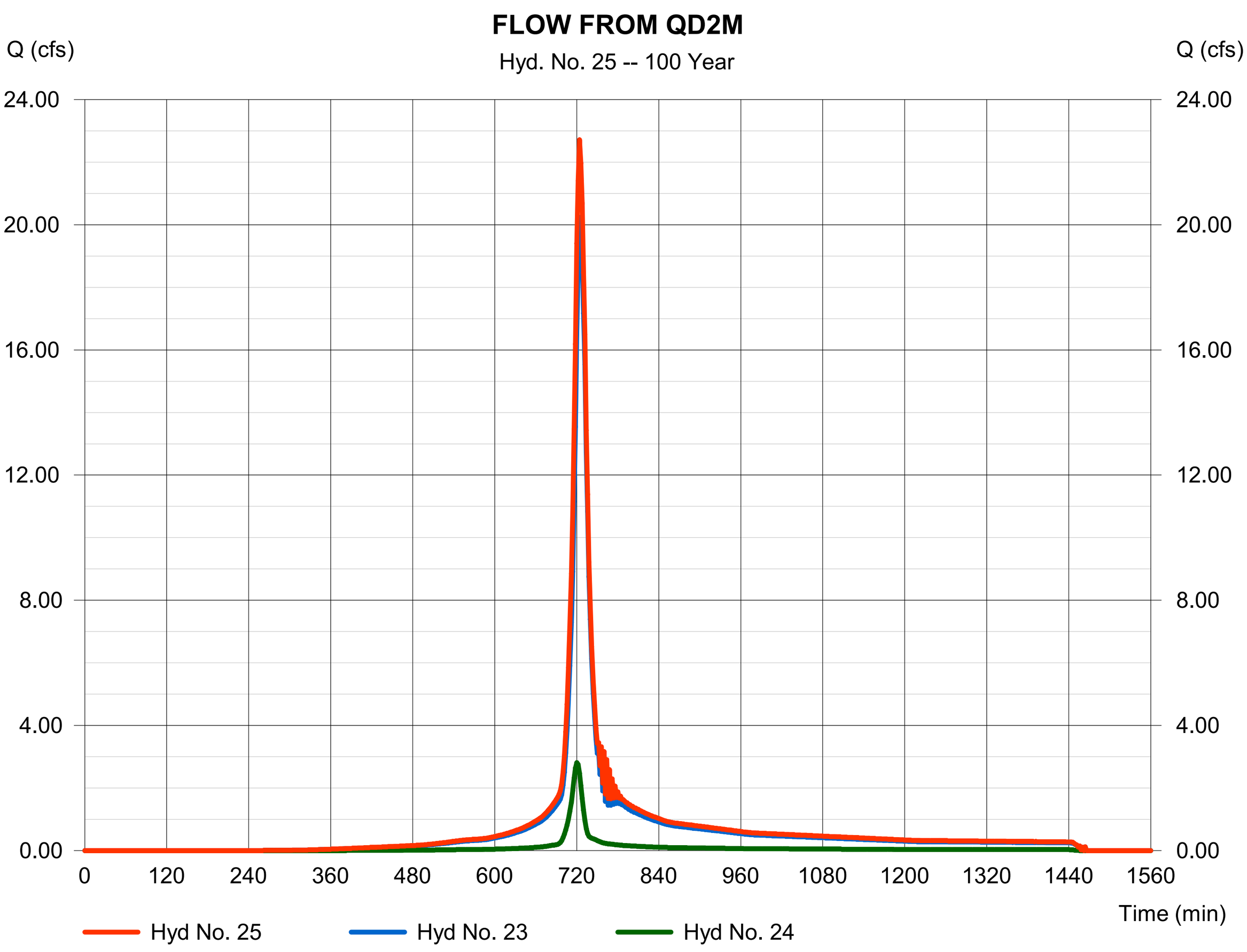


Hydrograph Report

Hyd. No. 25

FLOW FROM QD2M

Hydrograph type	= Combine	Peak discharge	= 22.72 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 68,421 cuft
Inflow hyds.	= 23, 24	Contrib. drain. area	= 0.900 ac



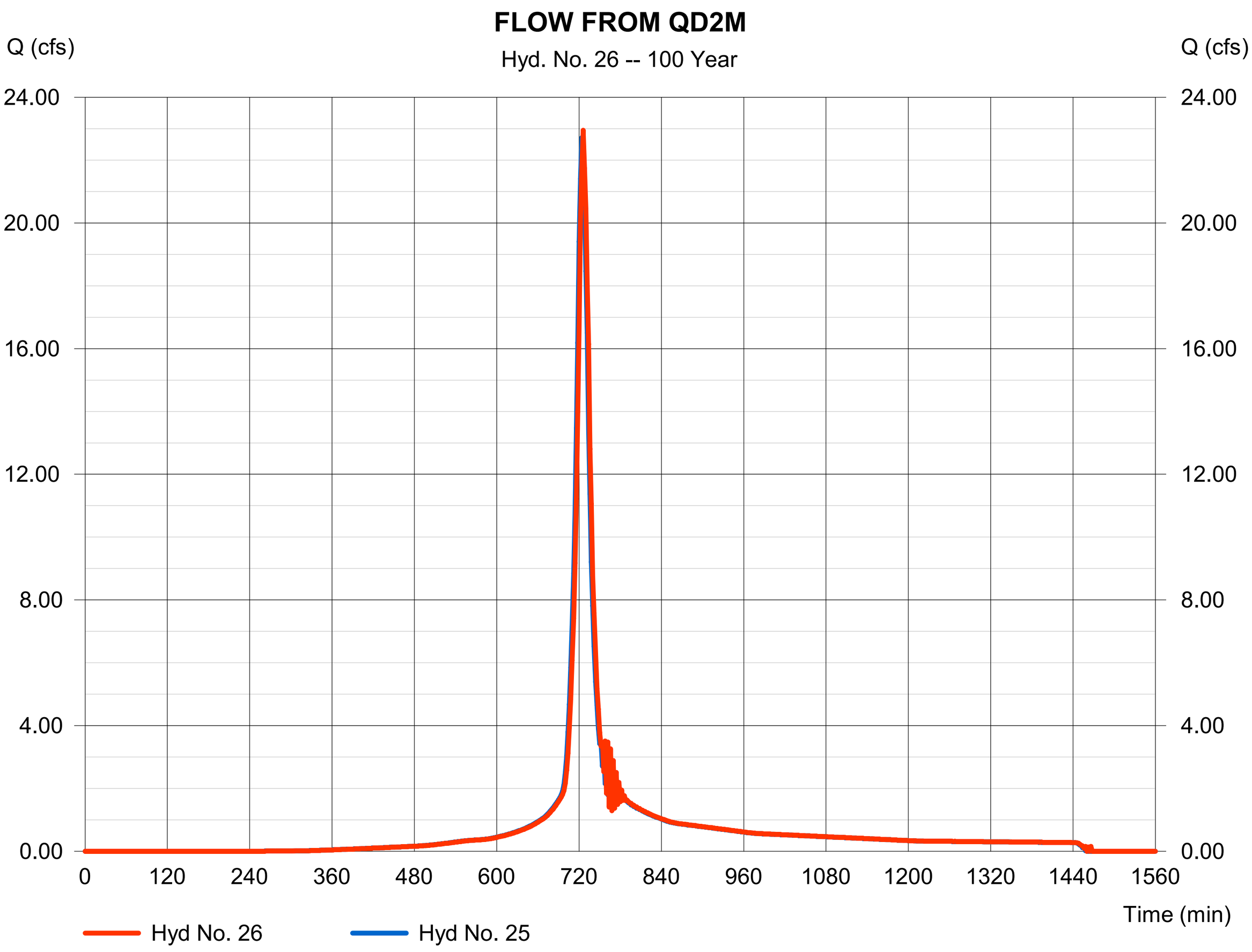
Hydrograph Report

Hyd. No. 26

FLOW FROM QD2M

Hydrograph type	=	Reach	Peak discharge	=	22.95 cfs
Storm frequency	=	100 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	68,429 cuft
Inflow hyd. No.	=	25 - FLOW FROM QD2M	Section type	=	Circular
Reach length	=	336.3 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.2344

Modified Att-Kin routing method used.



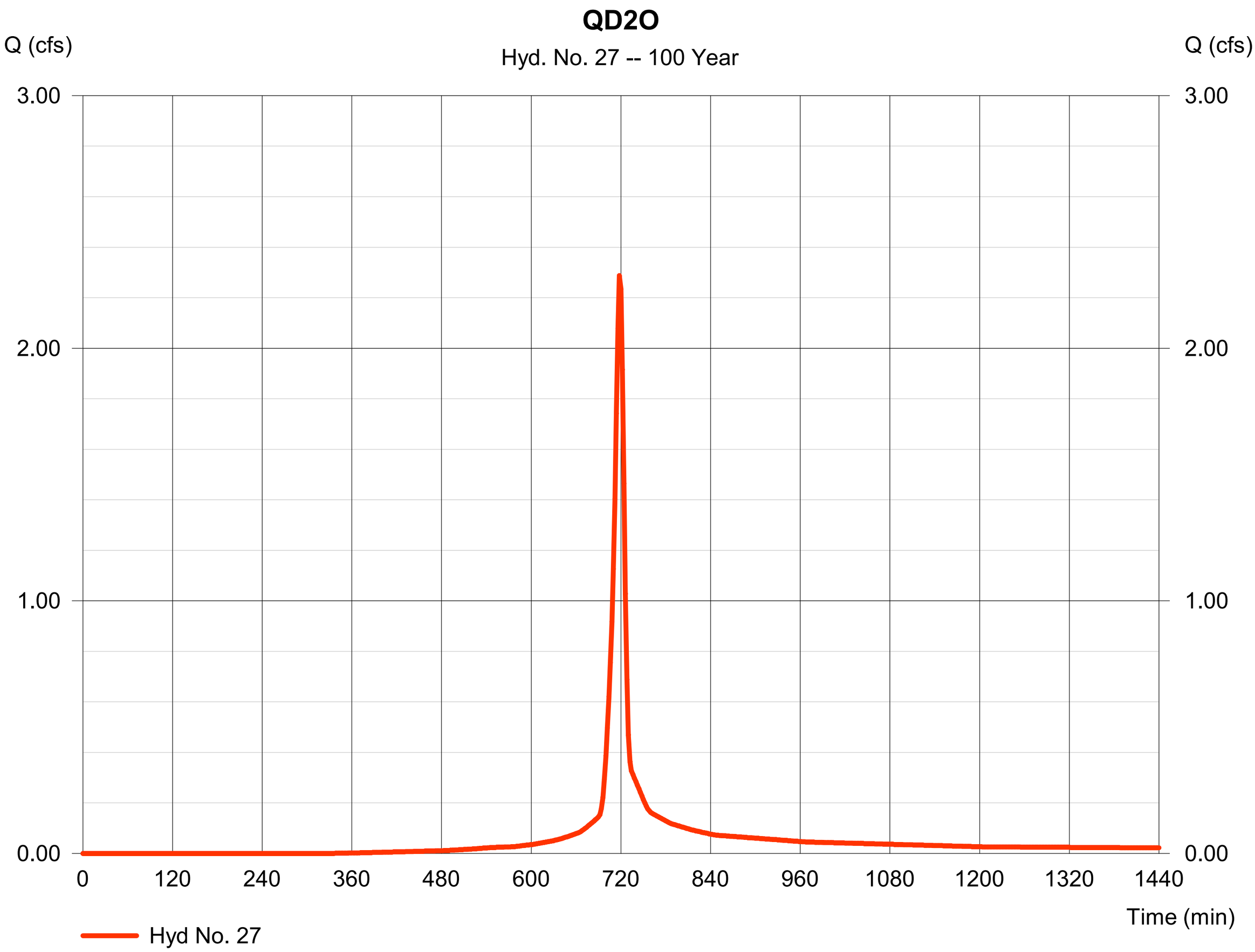
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 27

QD2O

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.287 cfs
Storm frequency	=	100 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	5,342 cuft
Drainage area	=	0.670 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	7.40 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



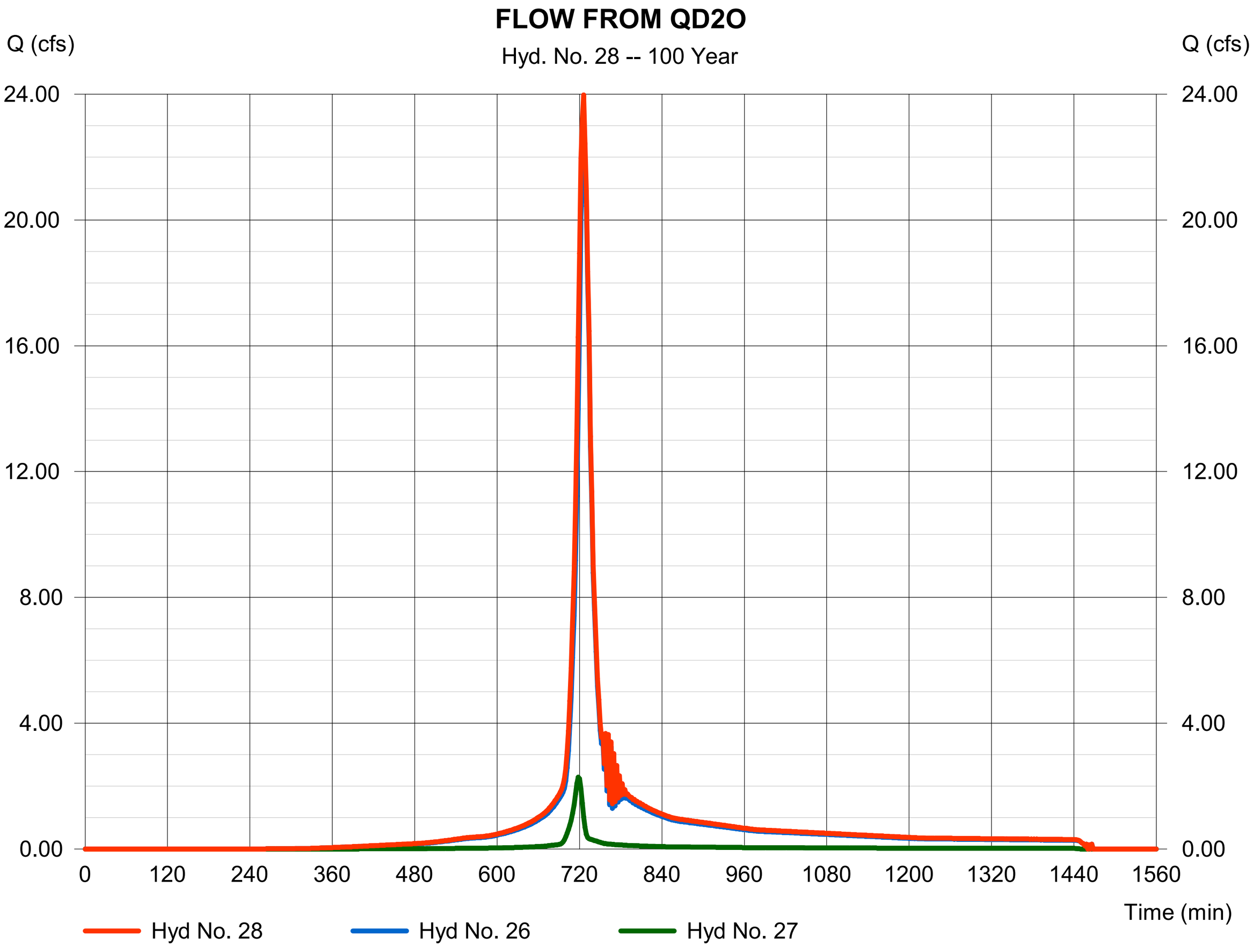
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 28

FLOW FROM QD2O

Hydrograph type	= Combine	Peak discharge	= 23.98 cfs
Storm frequency	= 100 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 73,771 cuft
Inflow hyds.	= 26, 27	Contrib. drain. area	= 0.670 ac



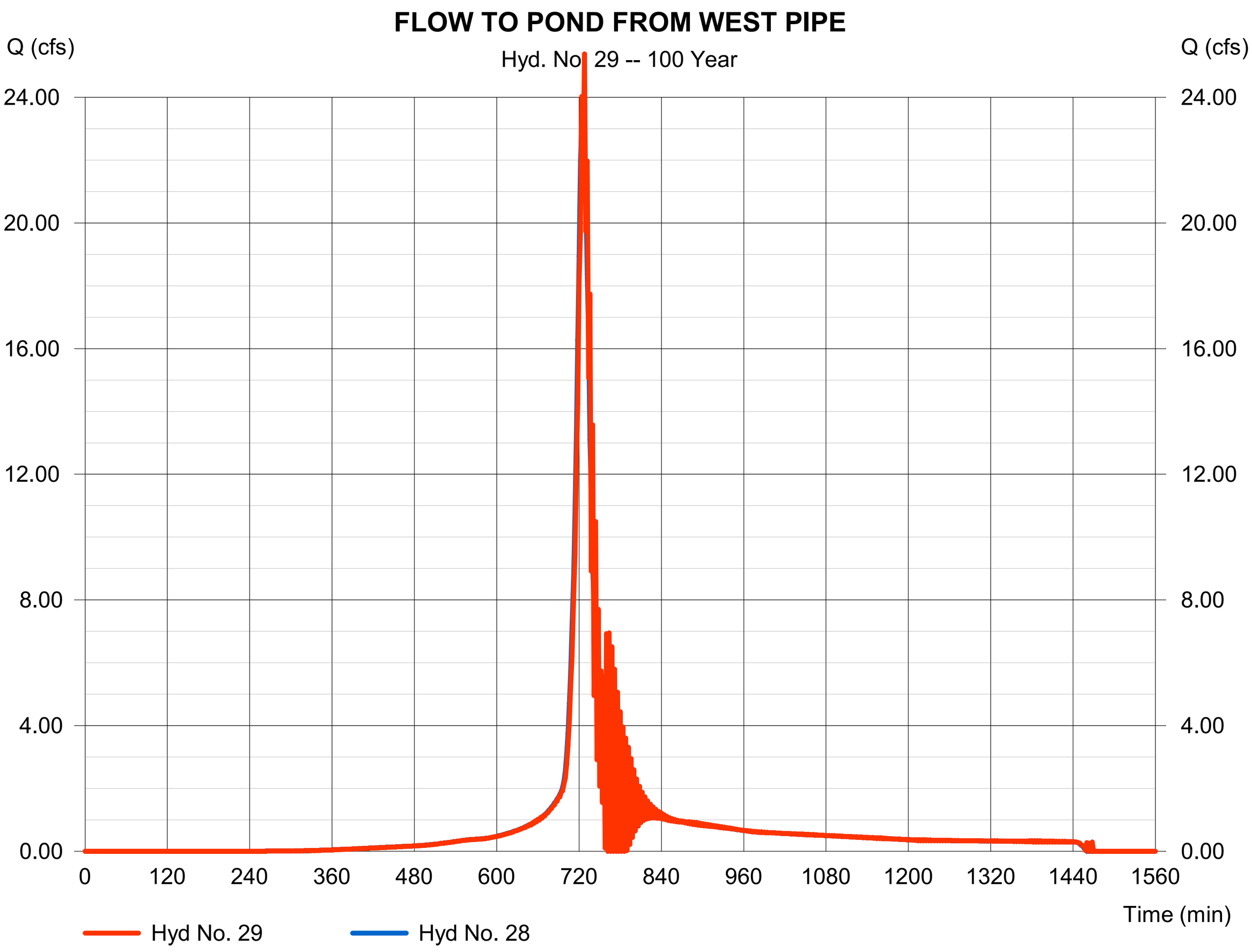
Hydrograph Report

Hyd. No. 29

FLOW TO POND FROM WEST PIPE

Hydrograph type	= Reach	Peak discharge	= 25.37 cfs
Storm frequency	= 100 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 74,693 cuft
Inflow hyd. No.	= 28 - FLOW FROM QD2O	Section type	= Circular
Reach length	= 27.1 ft	Channel slope	= 0.3 %
Manning's n	= 0.024	Bottom width	= 2.0 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.060	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 1.9094

Modified Att-Kin routing method used.

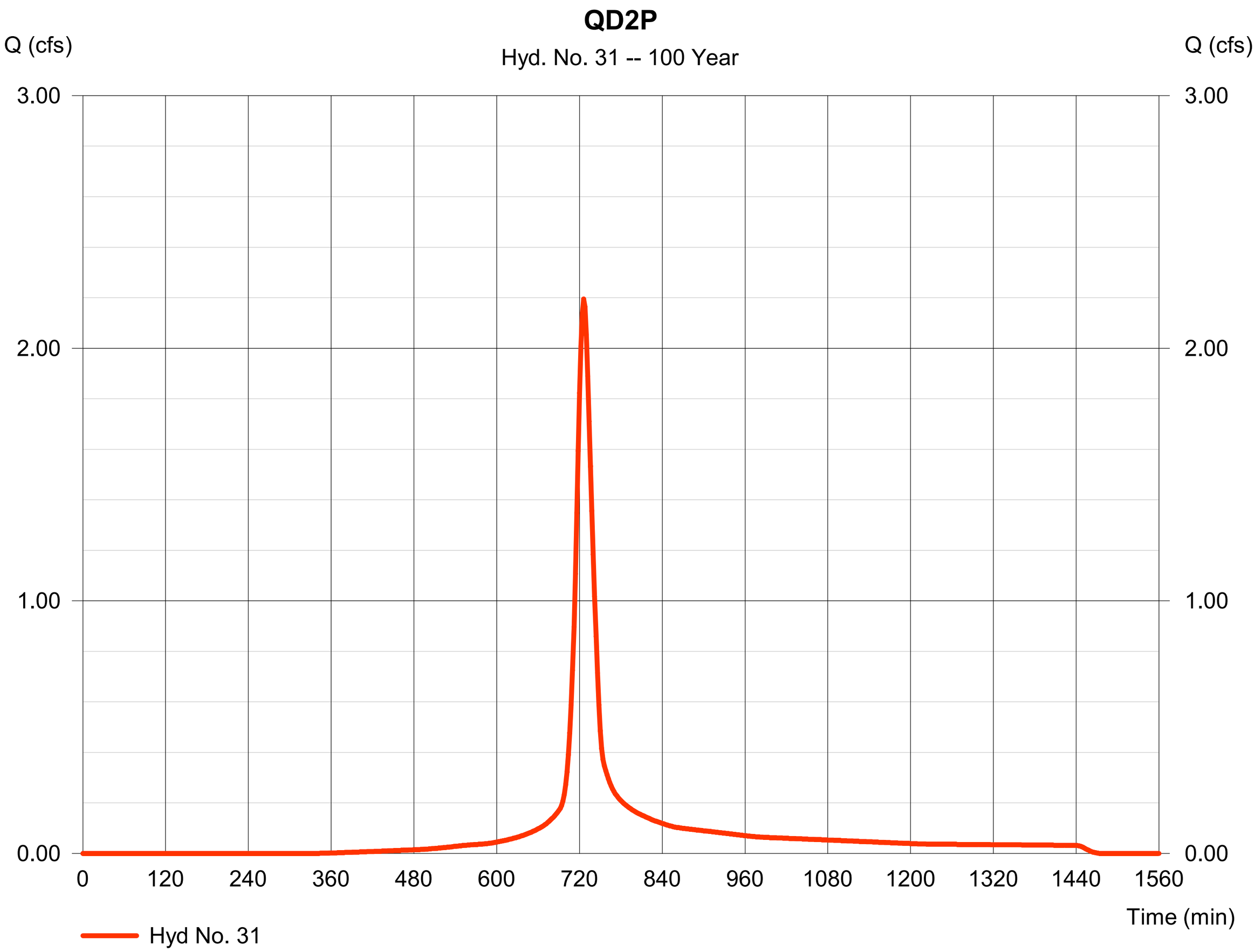


Hydrograph Report

Hyd. No. 31

QD2P

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.194 cfs
Storm frequency	=	100 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	7,628 cuft
Drainage area	=	0.940 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	22.40 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



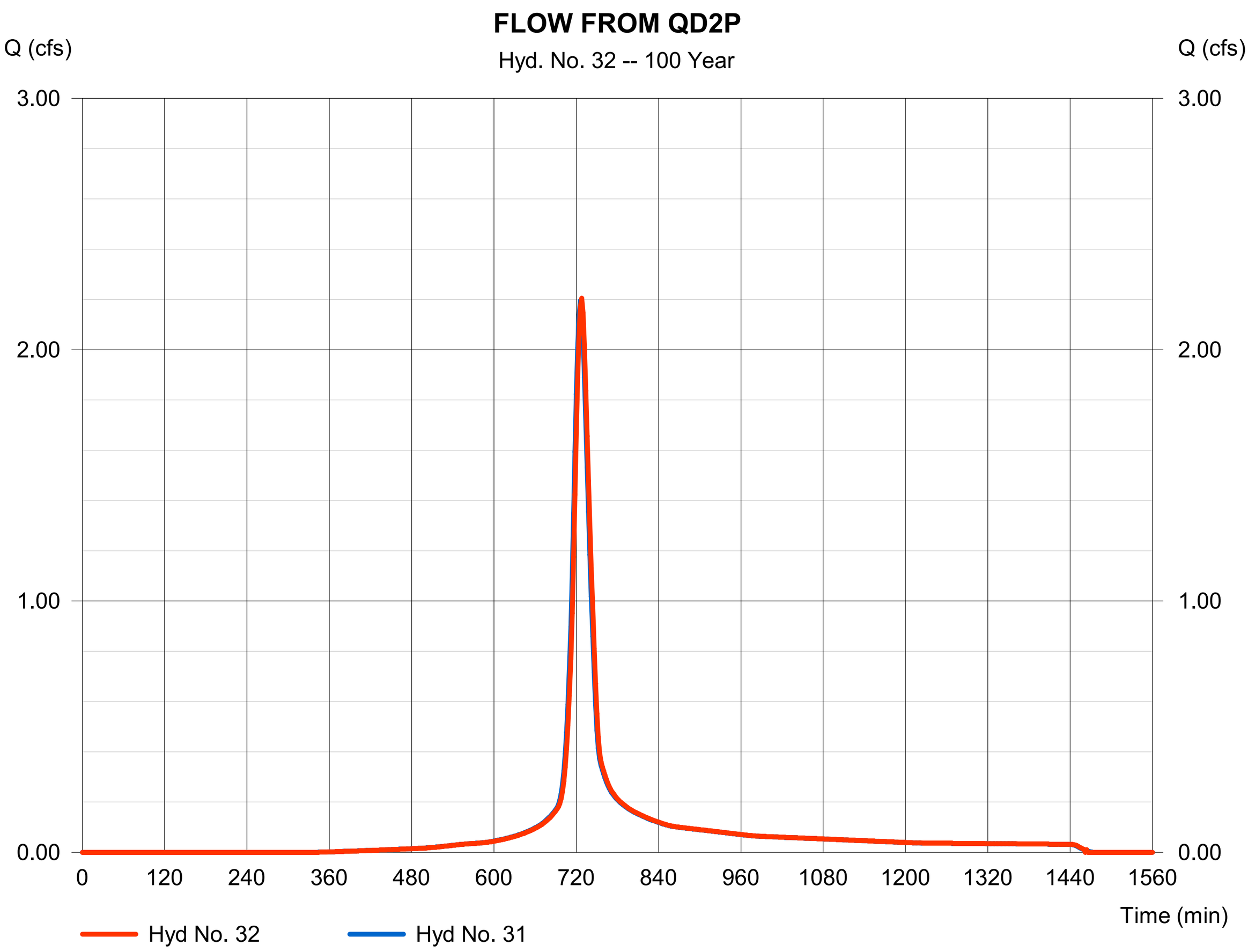
Hydrograph Report

Hyd. No. 32

FLOW FROM QD2P

Hydrograph type	=	Reach	Peak discharge	=	2.204 cfs
Storm frequency	=	100 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	7,626 cuft
Inflow hyd. No.	=	31 - QD2P	Section type	=	Circular
Reach length	=	36.3 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.4396

Modified Att-Kin routing method used.

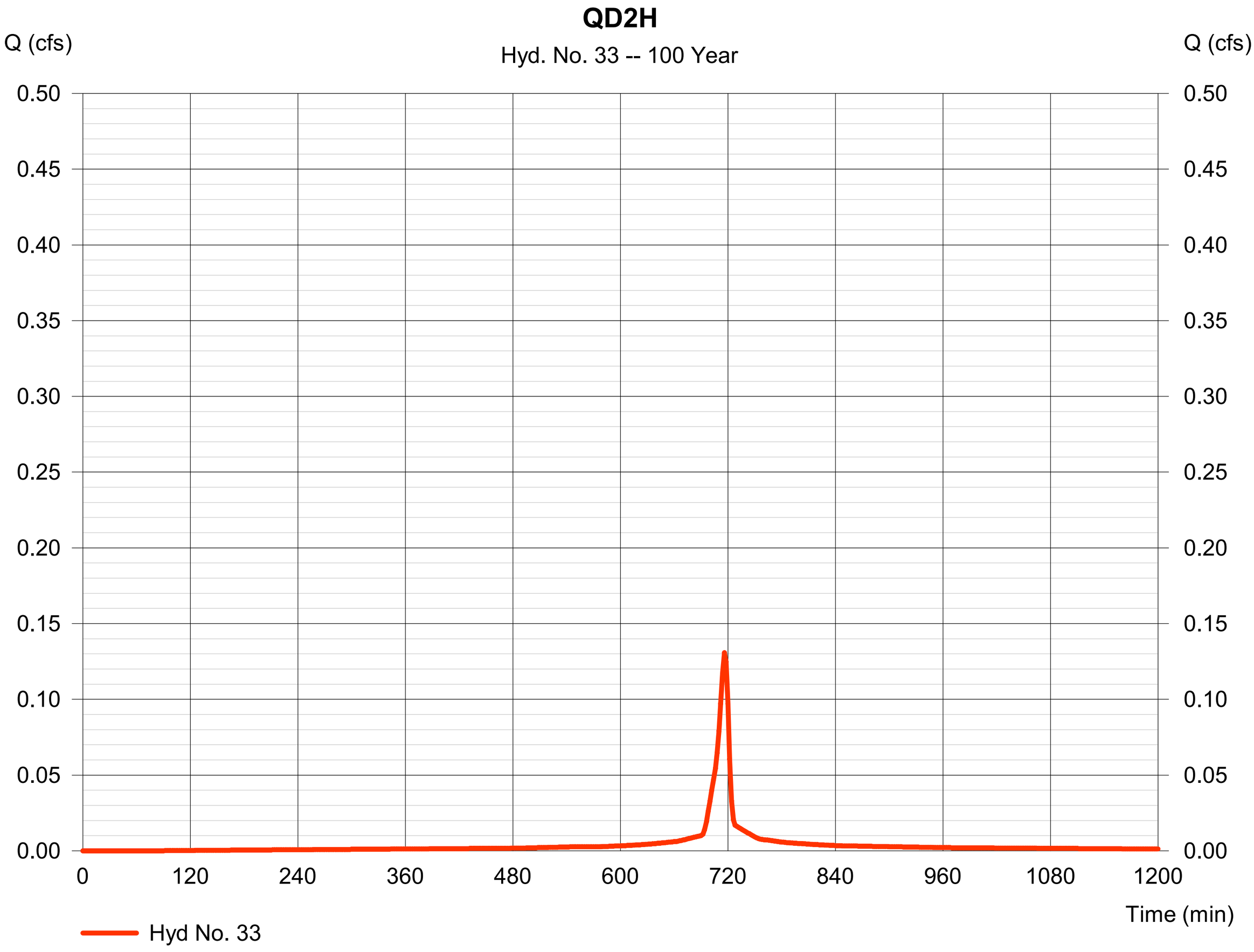


Hydrograph Report

Hyd. No. 33

QD2H

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.131 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	306 cuft
Drainage area	=	0.030 ac	Curve number	=	98
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

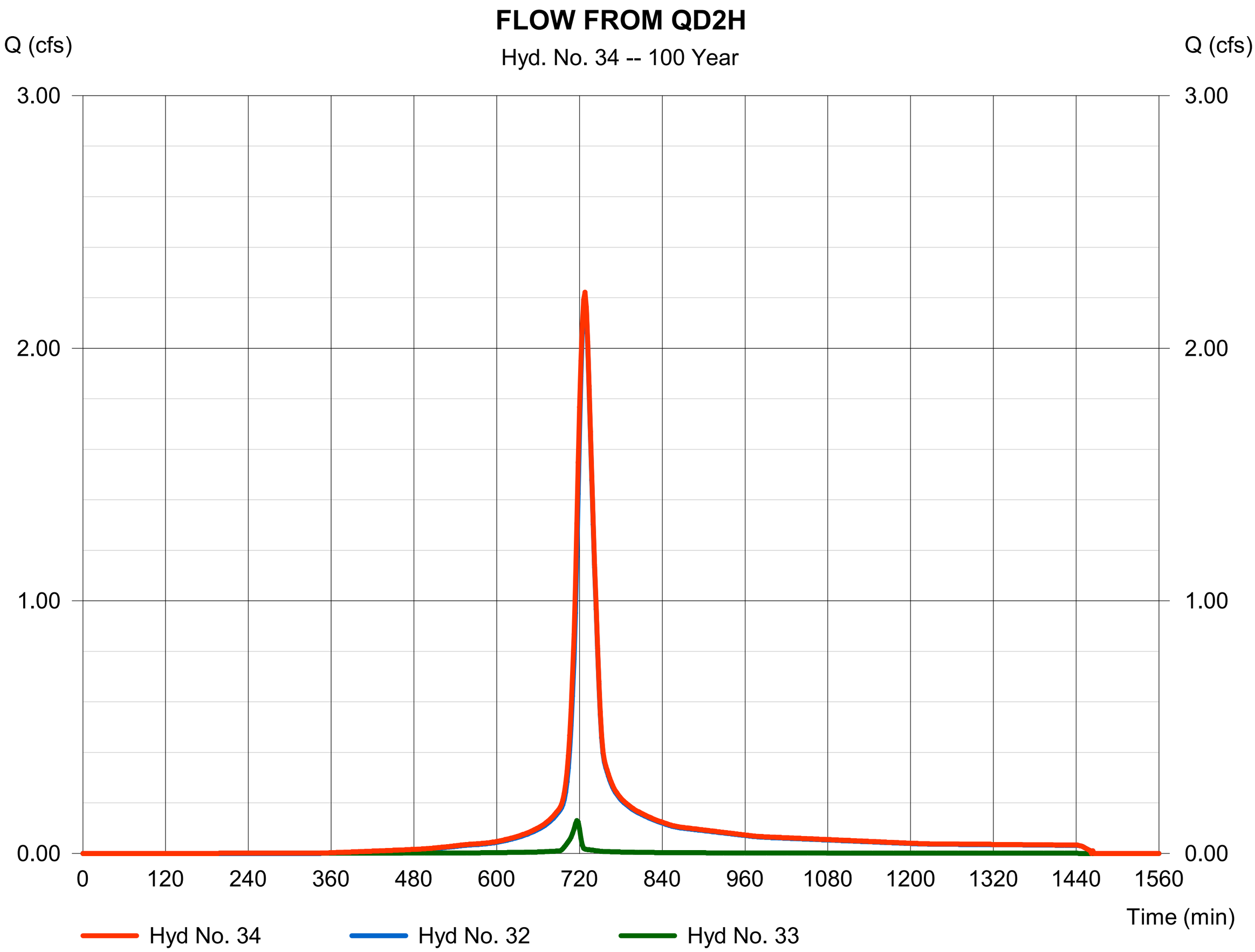


Hydrograph Report

Hyd. No. 34

FLOW FROM QD2H

Hydrograph type	= Combine	Peak discharge	= 2.221 cfs
Storm frequency	= 100 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 7,932 cuft
Inflow hyds.	= 32, 33	Contrib. drain. area	= 0.030 ac



Hydrograph Report

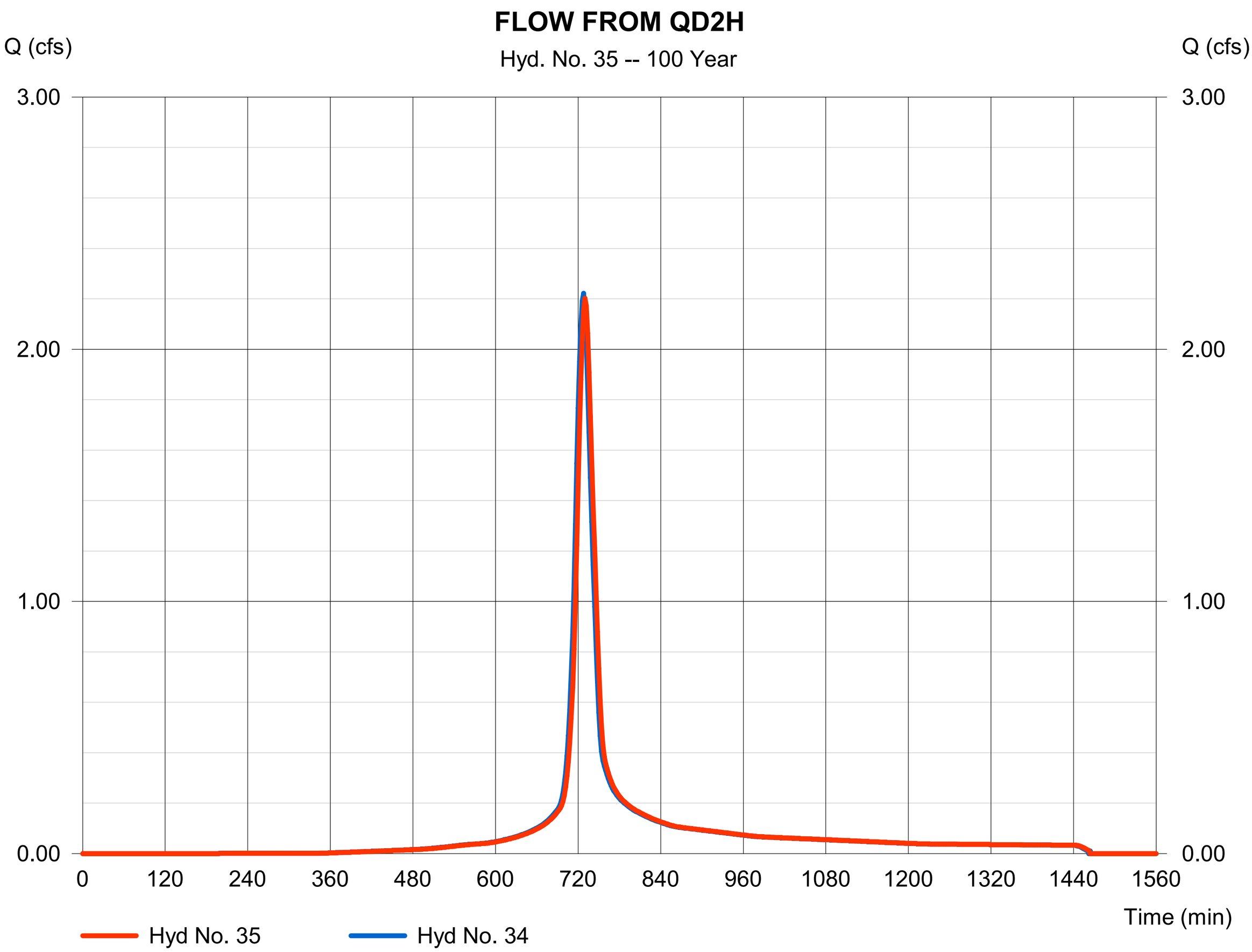
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 35

FLOW FROM QD2H

Hydrograph type	=	Reach	Peak discharge	=	2.202 cfs
Storm frequency	=	100 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	7,930 cuft
Inflow hyd. No.	=	34 - FLOW FROM QD2H	Section type	=	Circular
Reach length	=	162.5 ft	Channel slope	=	1.0 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	3.584	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	0.7342

Modified Att-Kin routing method used.

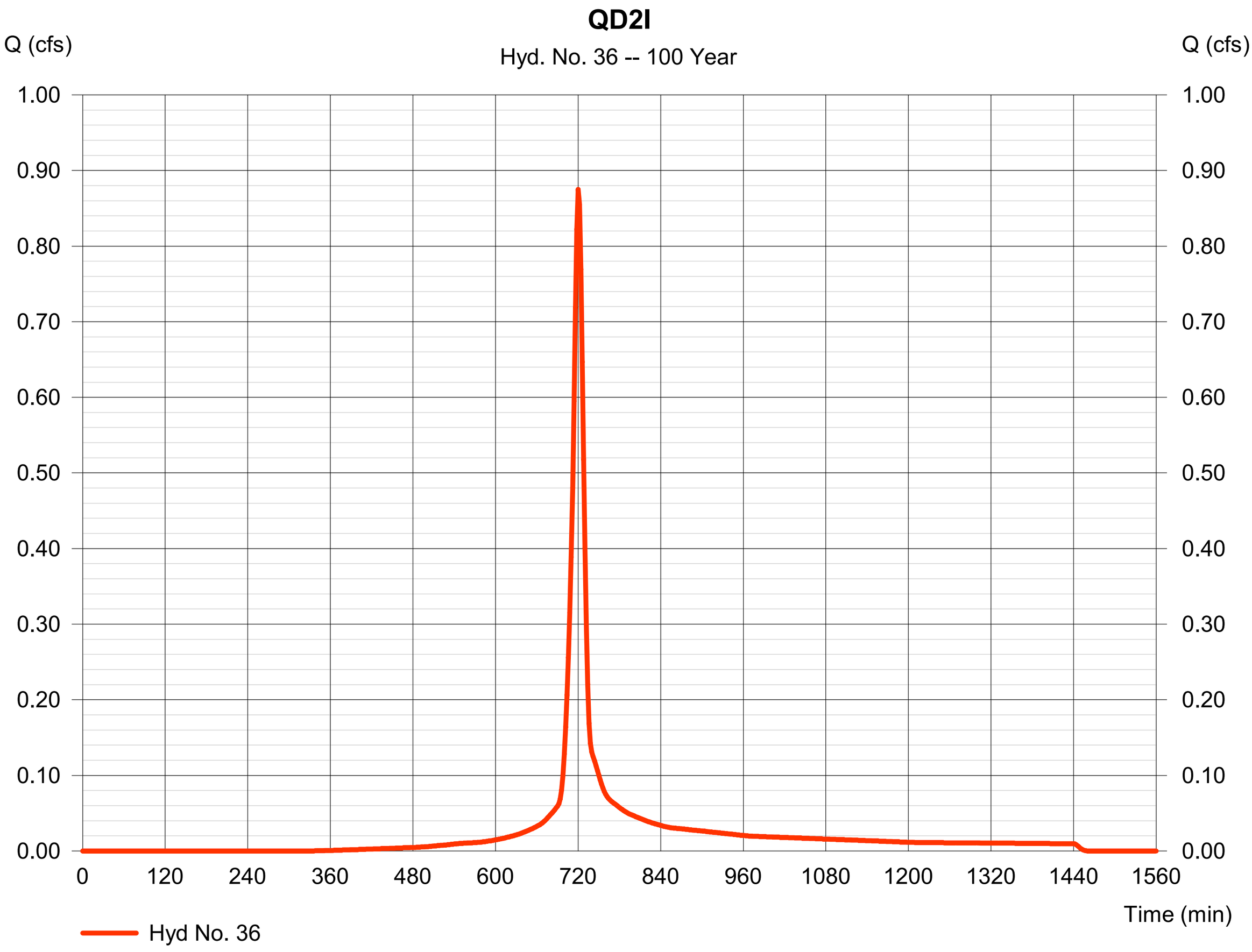


Hydrograph Report

Hyd. No. 36

QD2I

Hydrograph type	= SCS Runoff	Peak discharge	= 0.875 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 2,302 cuft
Drainage area	= 0.280 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 12.30 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



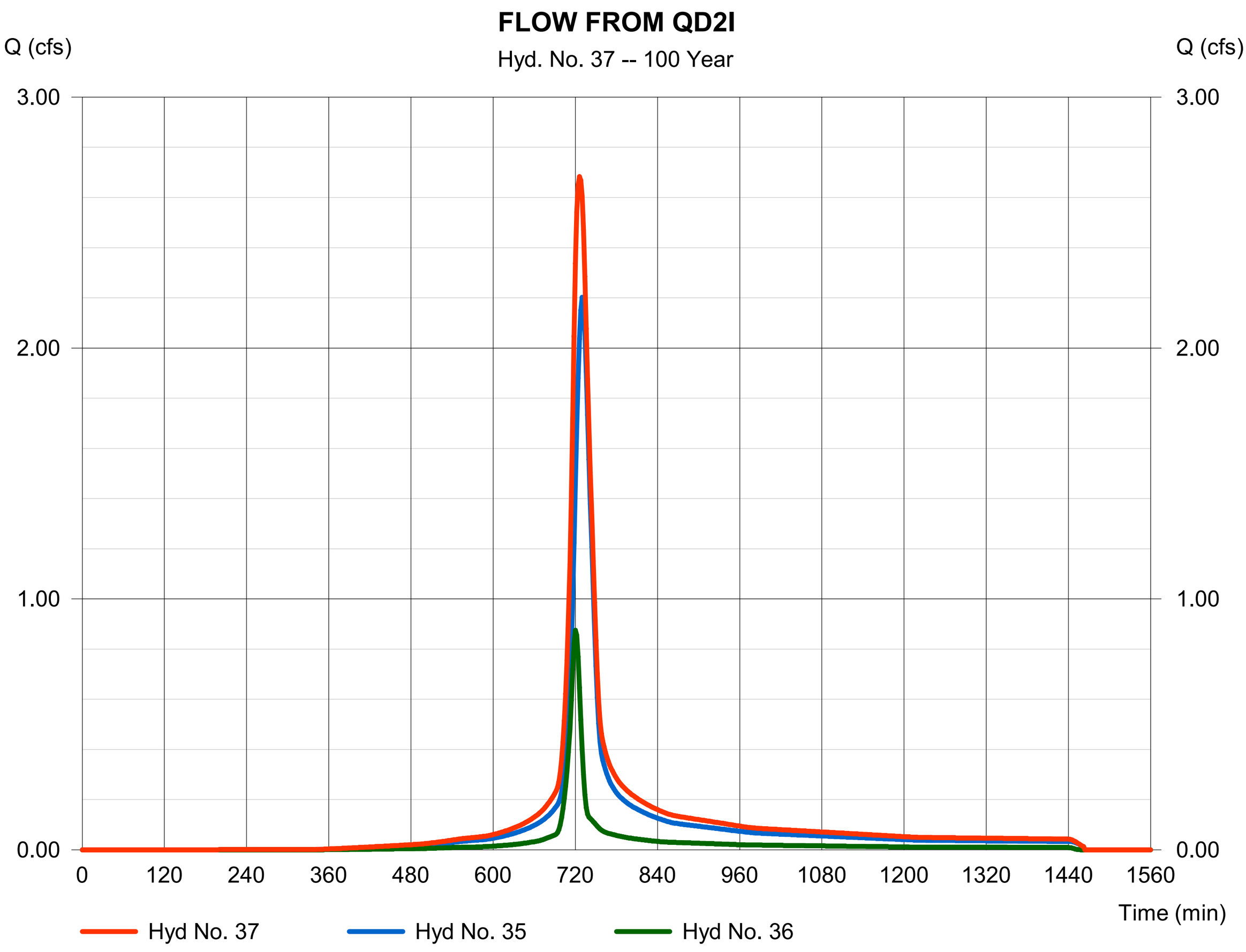
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 37

FLOW FROM QD2I

Hydrograph type	=	Combine	Peak discharge	=	2.683 cfs
Storm frequency	=	100 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	10,232 cuft
Inflow hyds.	=	35, 36	Contrib. drain. area	=	0.280 ac



Hydrograph Report

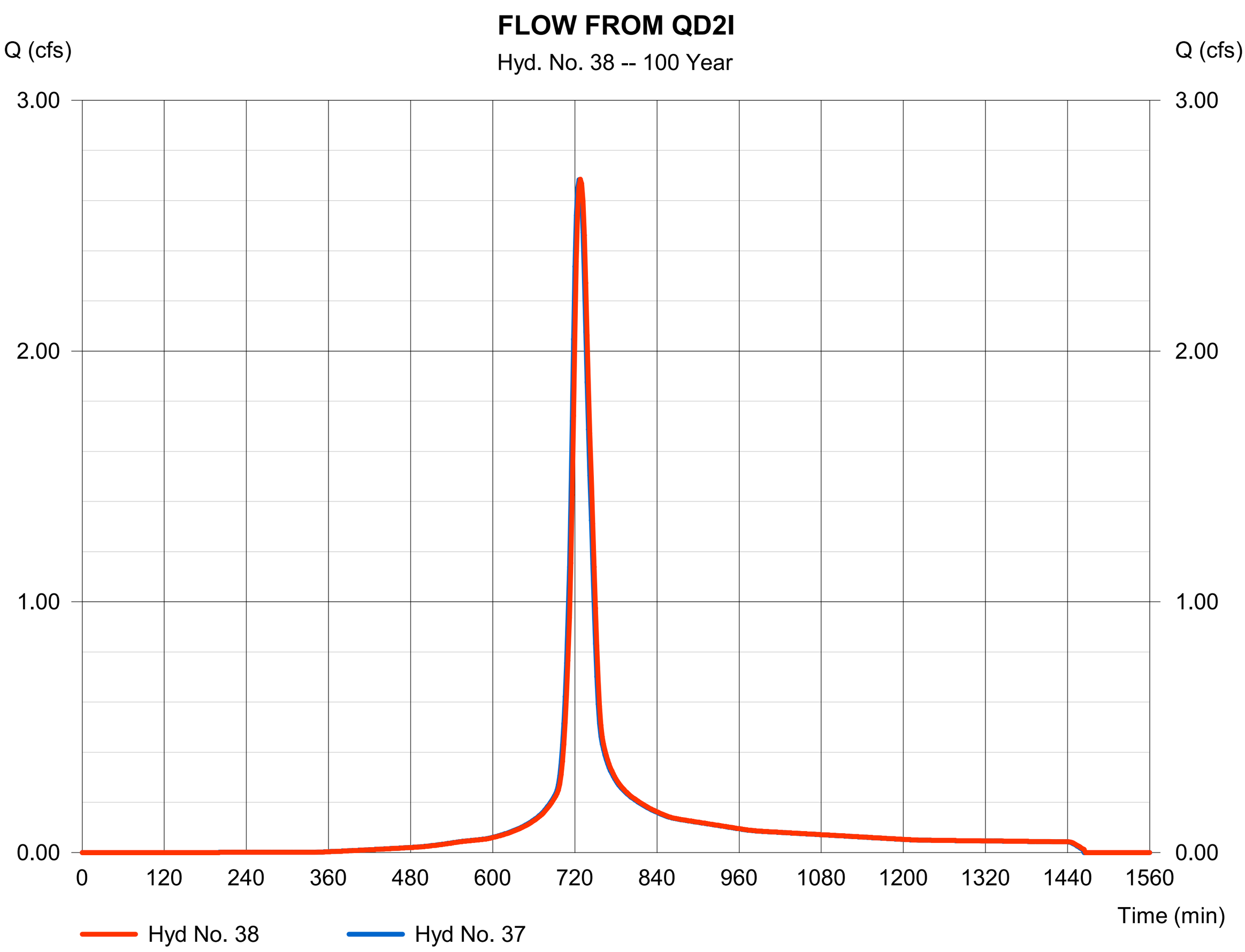
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 38

FLOW FROM QD2I

Hydrograph type	=	Reach	Peak discharge	=	2.685 cfs
Storm frequency	=	100 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	10,233 cuft
Inflow hyd. No.	=	37 - FLOW FROM QD2I	Section type	=	Circular
Reach length	=	97.5 ft	Channel slope	=	0.7 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.934	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.0777

Modified Att-Kin routing method used.

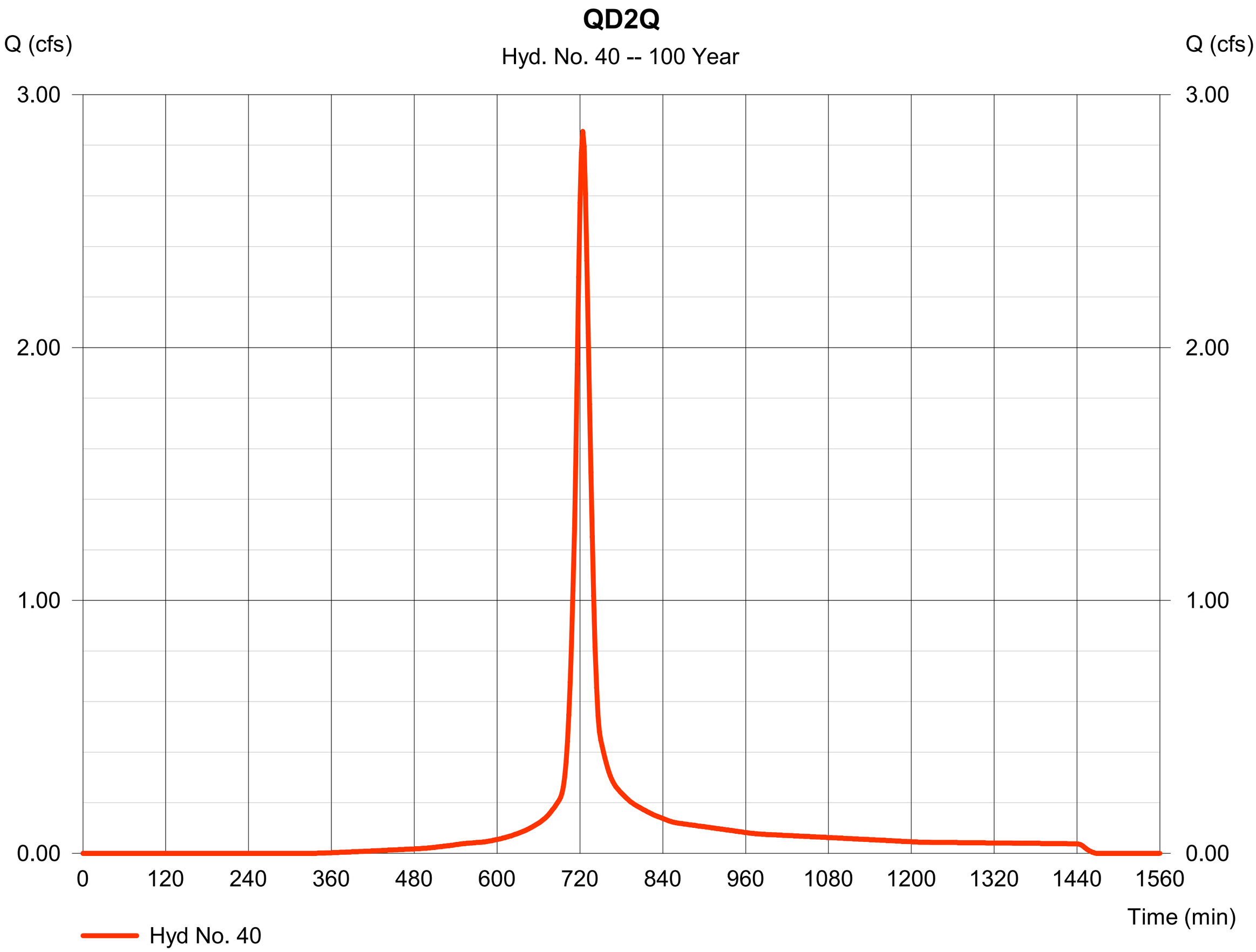


Hydrograph Report

Hyd. No. 40

QD2Q

Hydrograph type	= SCS Runoff	Peak discharge	= 2.854 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 9,009 cuft
Drainage area	= 1.130 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 16.90 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



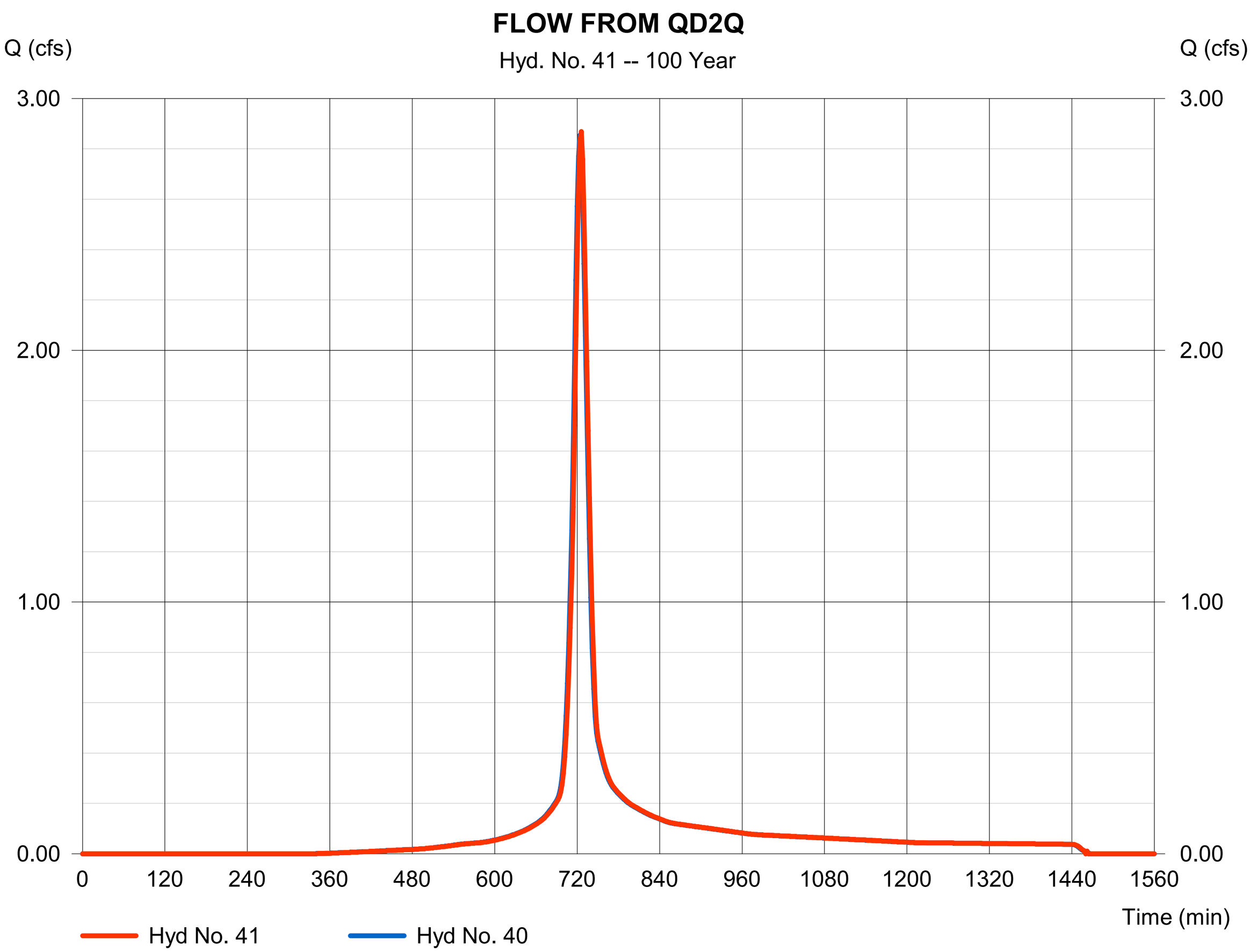
Hydrograph Report

Hyd. No. 41

FLOW FROM QD2Q

Hydrograph type	= Reach	Peak discharge	= 2.868 cfs
Storm frequency	= 100 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 9,008 cuft
Inflow hyd. No.	= 40 - QD2Q	Section type	= Circular
Reach length	= 36.9 ft	Channel slope	= 0.7 %
Manning's n	= 0.024	Bottom width	= 1.5 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.999	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 1.5326

Modified Att-Kin routing method used.

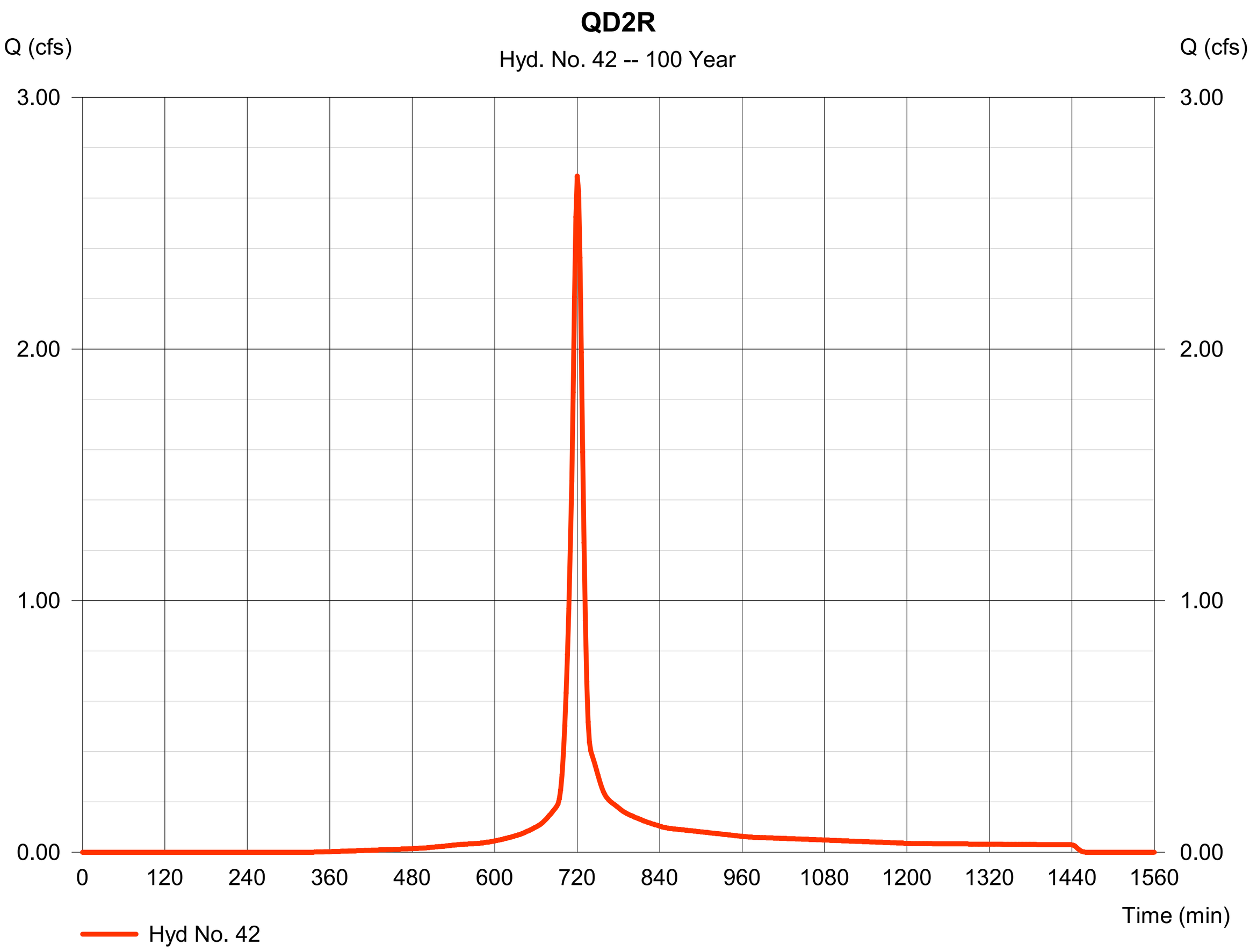


Hydrograph Report

Hyd. No. 42

QD2R

Hydrograph type	= SCS Runoff	Peak discharge	= 2.687 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 7,071 cuft
Drainage area	= 0.860 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 13.10 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



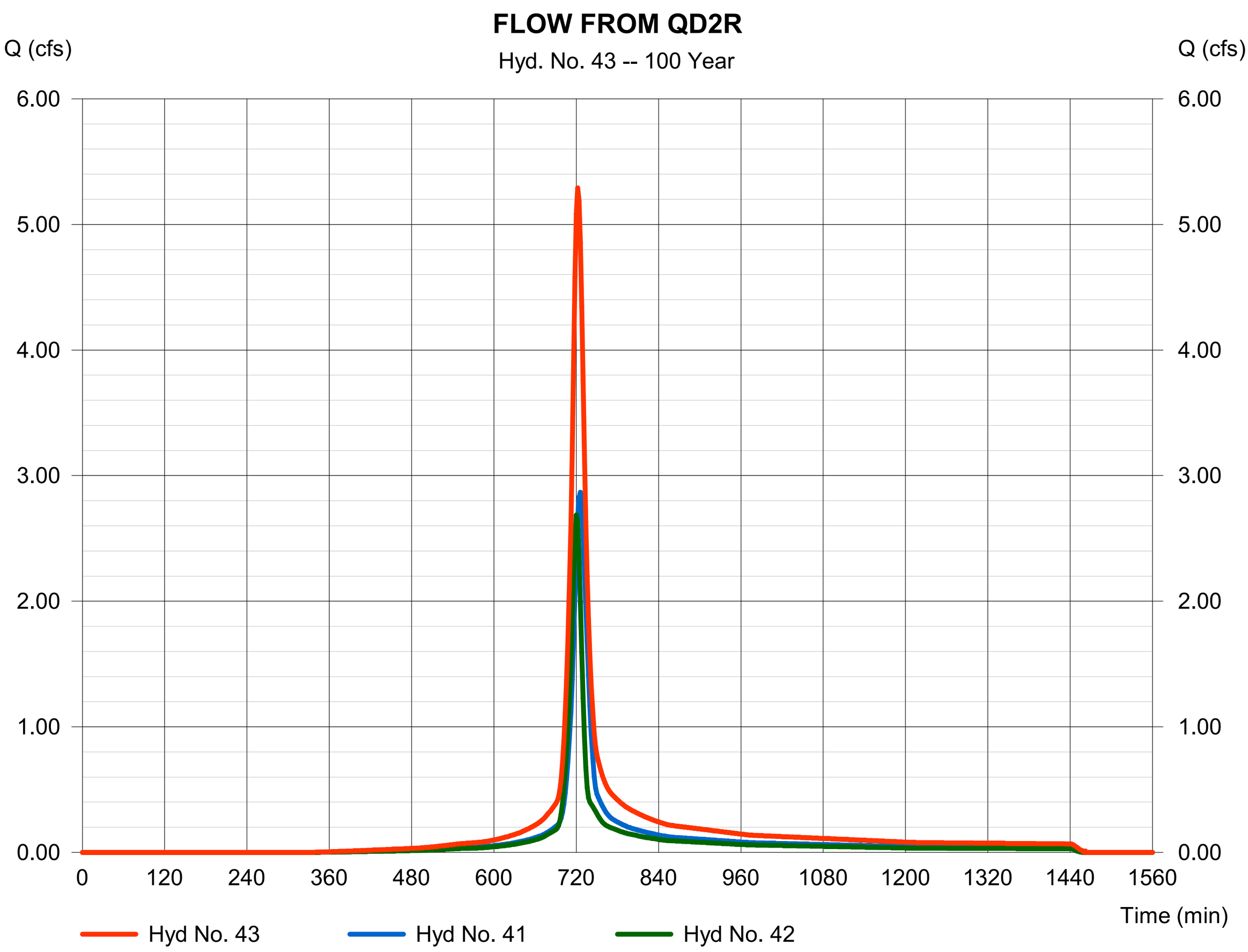
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 43

FLOW FROM QD2R

Hydrograph type	=	Combine	Peak discharge	=	5.291 cfs
Storm frequency	=	100 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	16,079 cuft
Inflow hyds.	=	41, 42	Contrib. drain. area	=	0.860 ac



Hydrograph Report

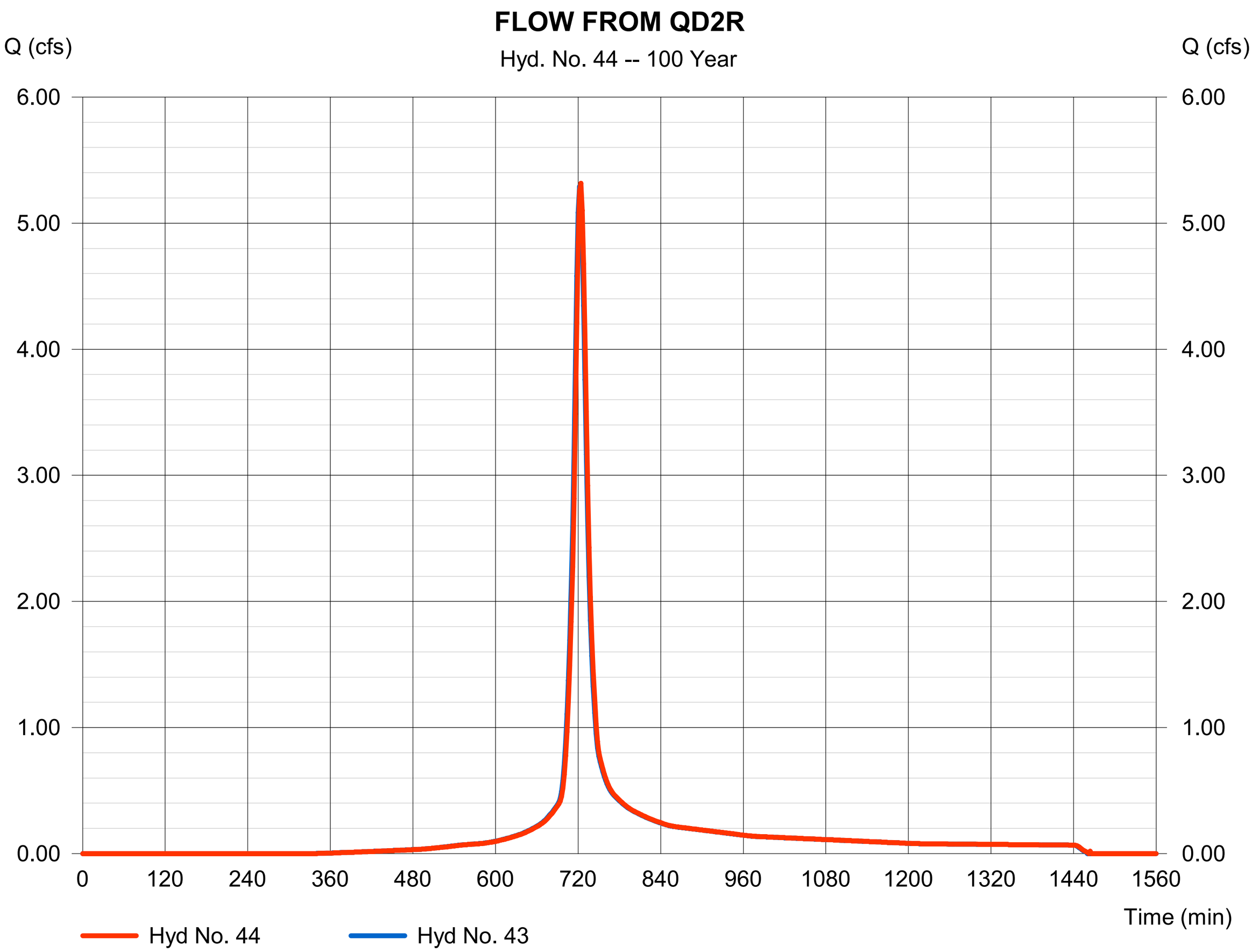
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 44

FLOW FROM QD2R

Hydrograph type	=	Reach	Peak discharge	=	5.317 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	16,081 cuft
Inflow hyd. No.	=	43 - FLOW FROM QD2R	Section type	=	Circular
Reach length	=	36.3 ft	Channel slope	=	1.3 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	4.102	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7220

Modified Att-Kin routing method used.



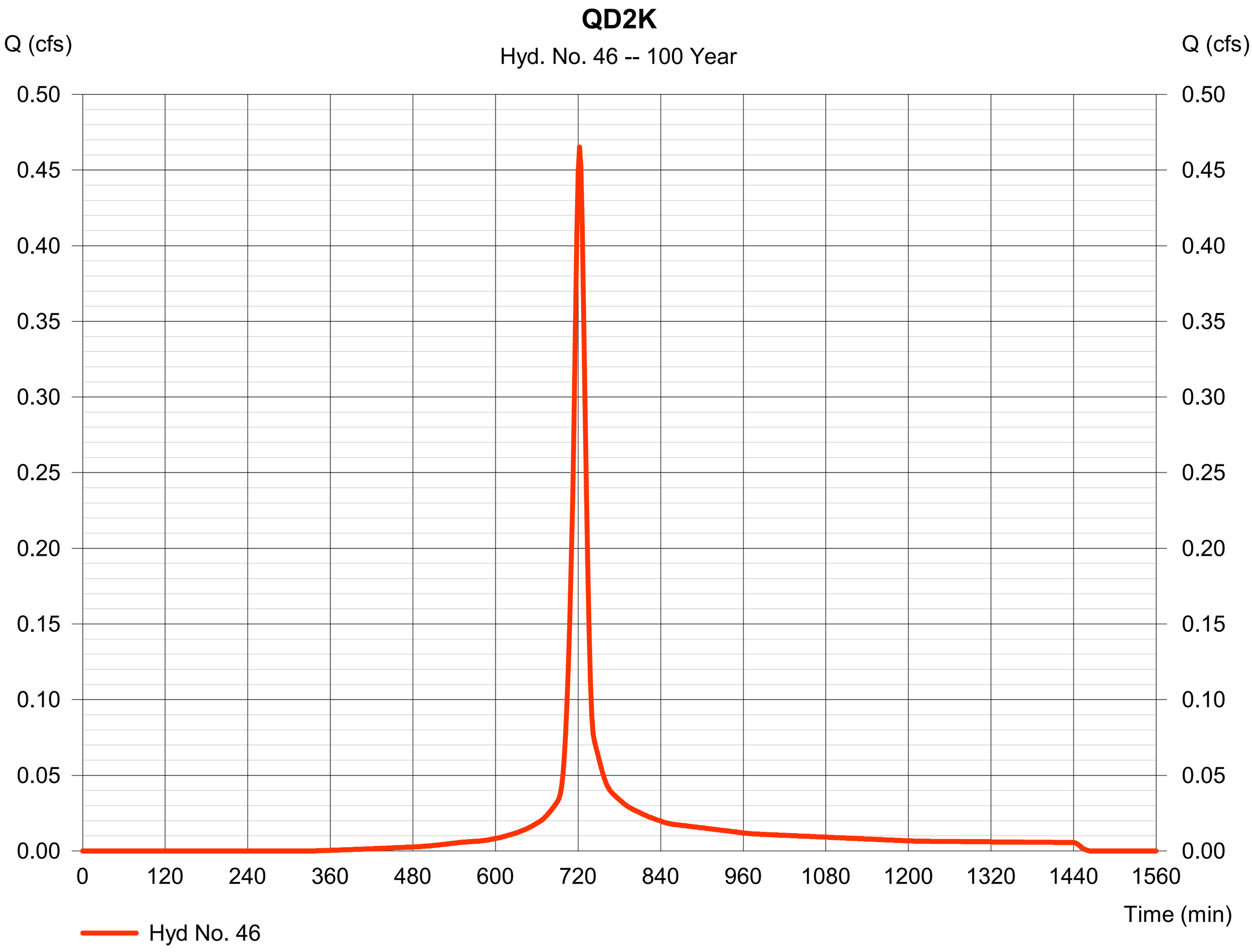
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 46

QD2K

Hydrograph type	= SCS Runoff	Peak discharge	= 0.465 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 1,322 cuft
Drainage area	= 0.170 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 13.80 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



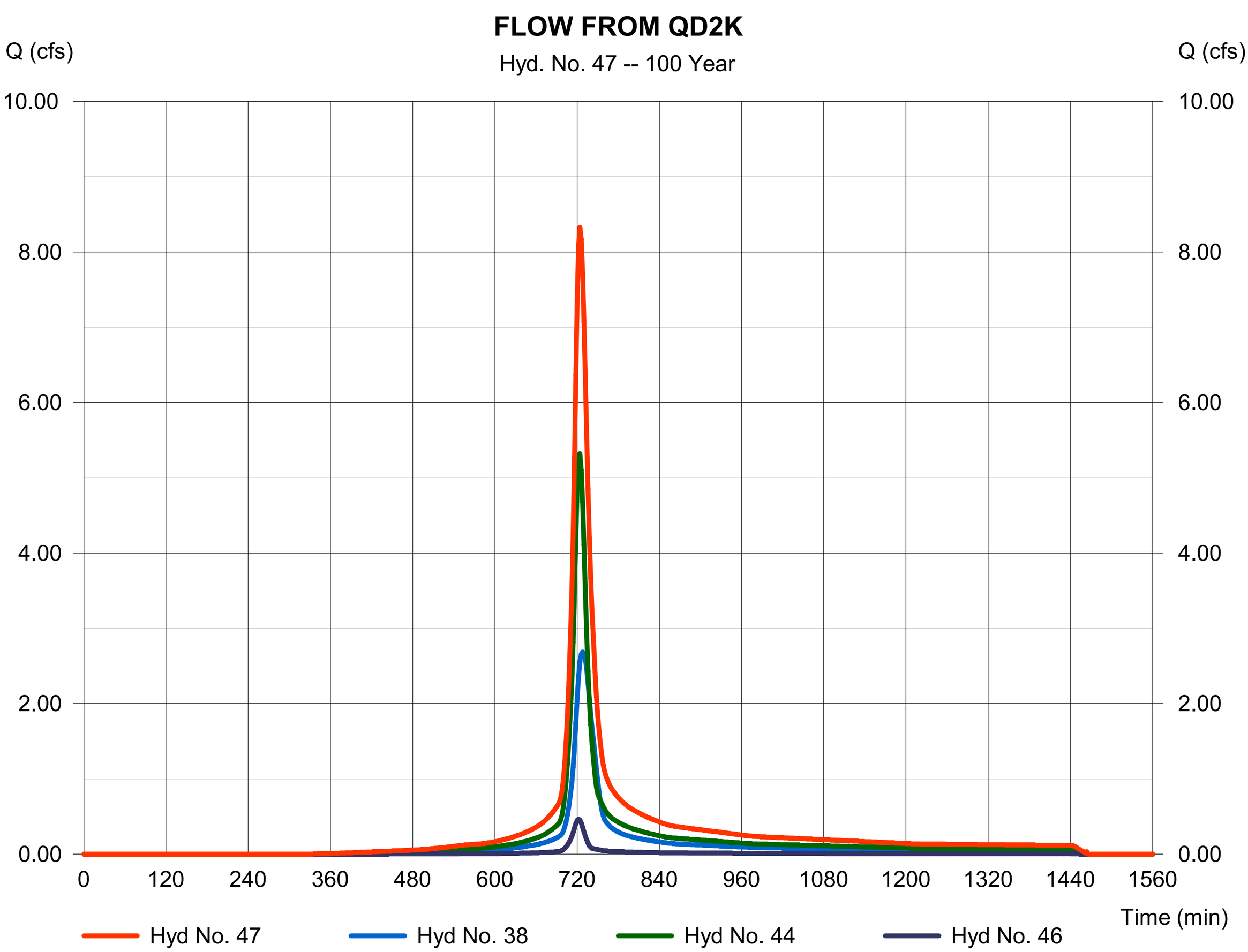
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 47

FLOW FROM QD2K

Hydrograph type	=	Combine	Peak discharge	=	8.324 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	27,635 cuft
Inflow hyds.	=	38, 44, 46	Contrib. drain. area	=	0.170 ac



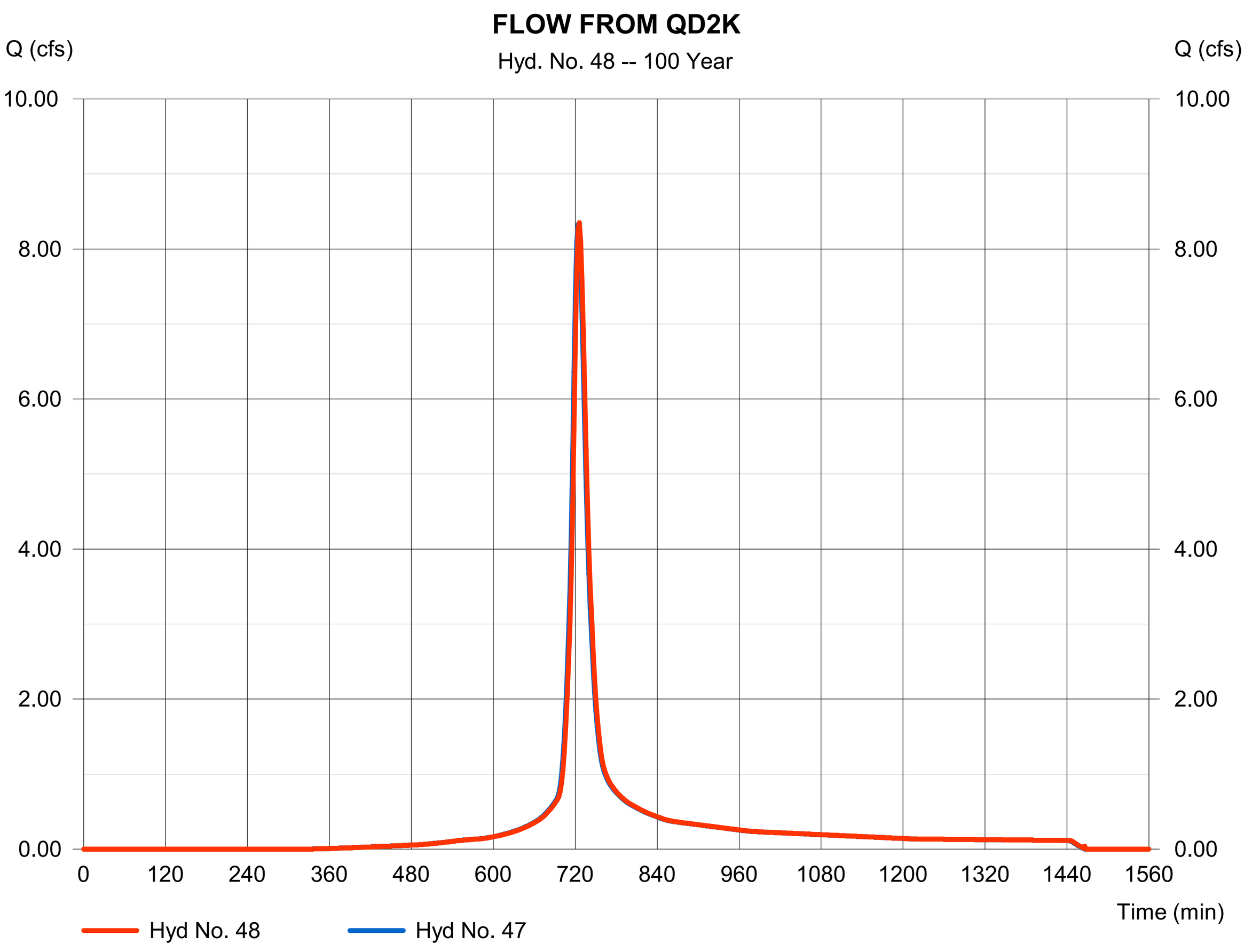
Hydrograph Report

Hyd. No. 48

FLOW FROM QD2K

Hydrograph type	=	Reach	Peak discharge	=	8.352 cfs
Storm frequency	=	100 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	27,636 cuft
Inflow hyd. No.	=	47 - FLOW FROM QD2K	Section type	=	Circular
Reach length	=	75.6 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.4491

Modified Att-Kin routing method used.

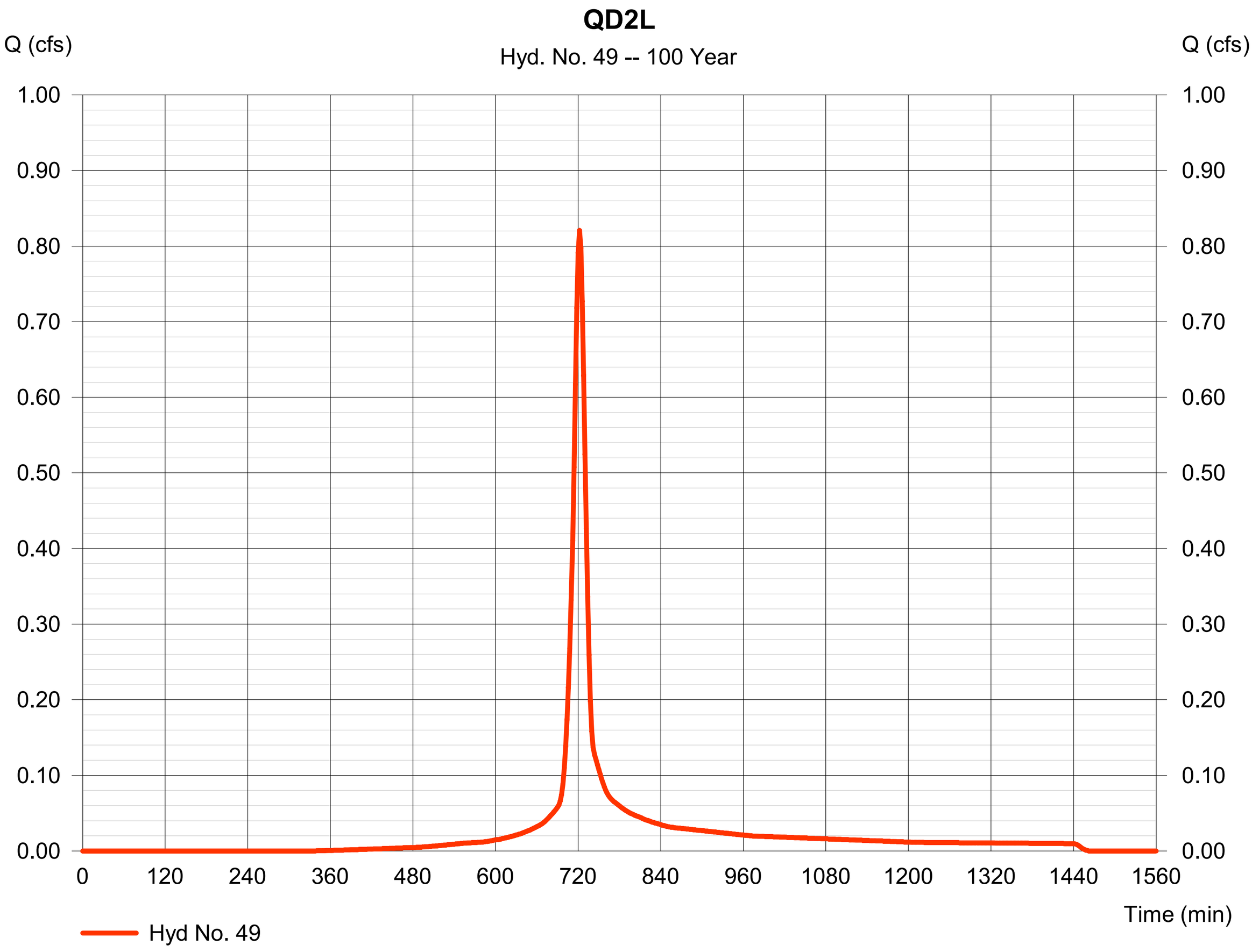


Hydrograph Report

Hyd. No. 49

QD2L

Hydrograph type	= SCS Runoff	Peak discharge	= 0.821 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 2,332 cuft
Drainage area	= 0.300 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 14.30 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

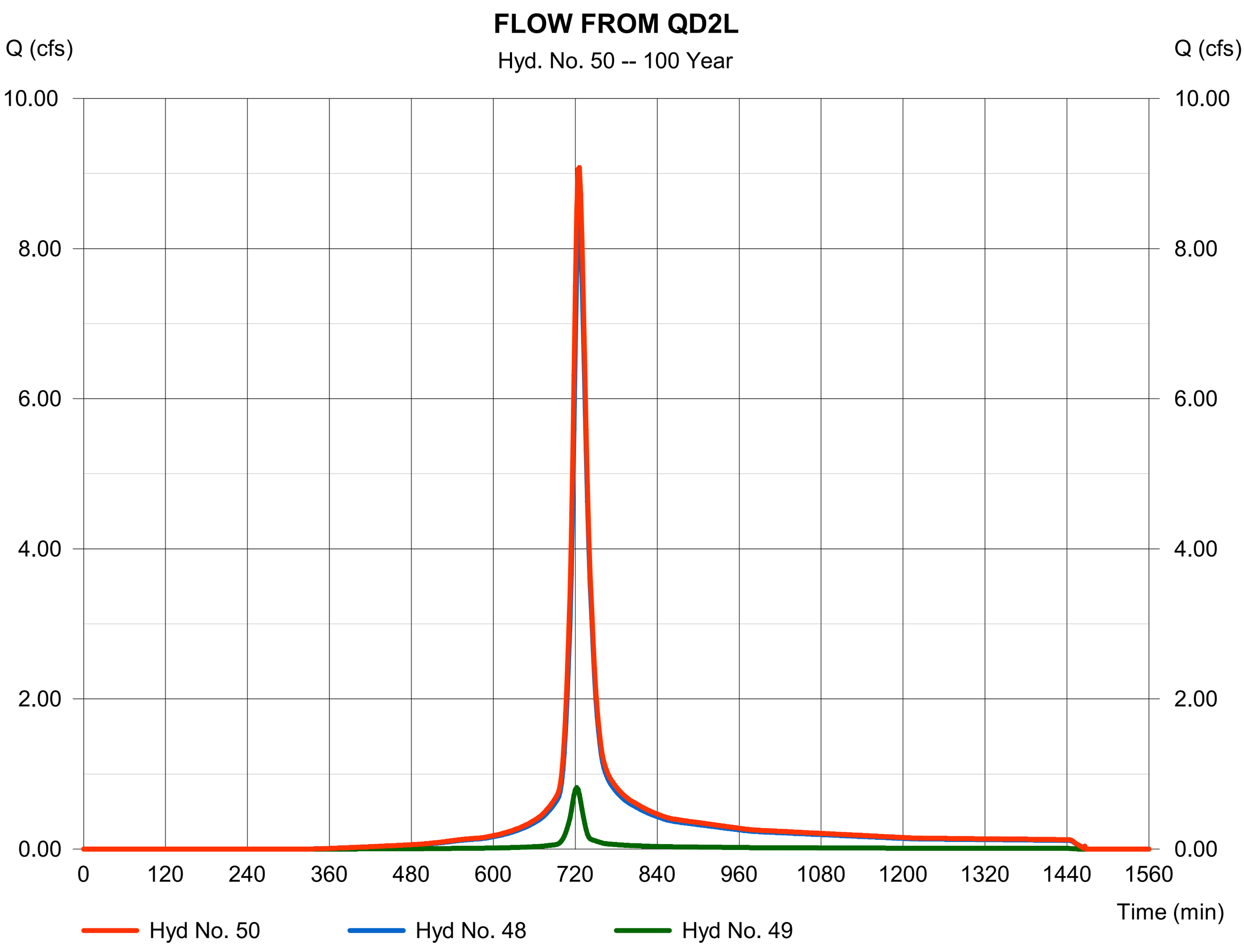


Hydrograph Report

Hyd. No. 50

FLOW FROM QD2L

Hydrograph type	= Combine	Peak discharge	= 9.079 cfs
Storm frequency	= 100 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 29,968 cuft
Inflow hyds.	= 48, 49	Contrib. drain. area	= 0.300 ac



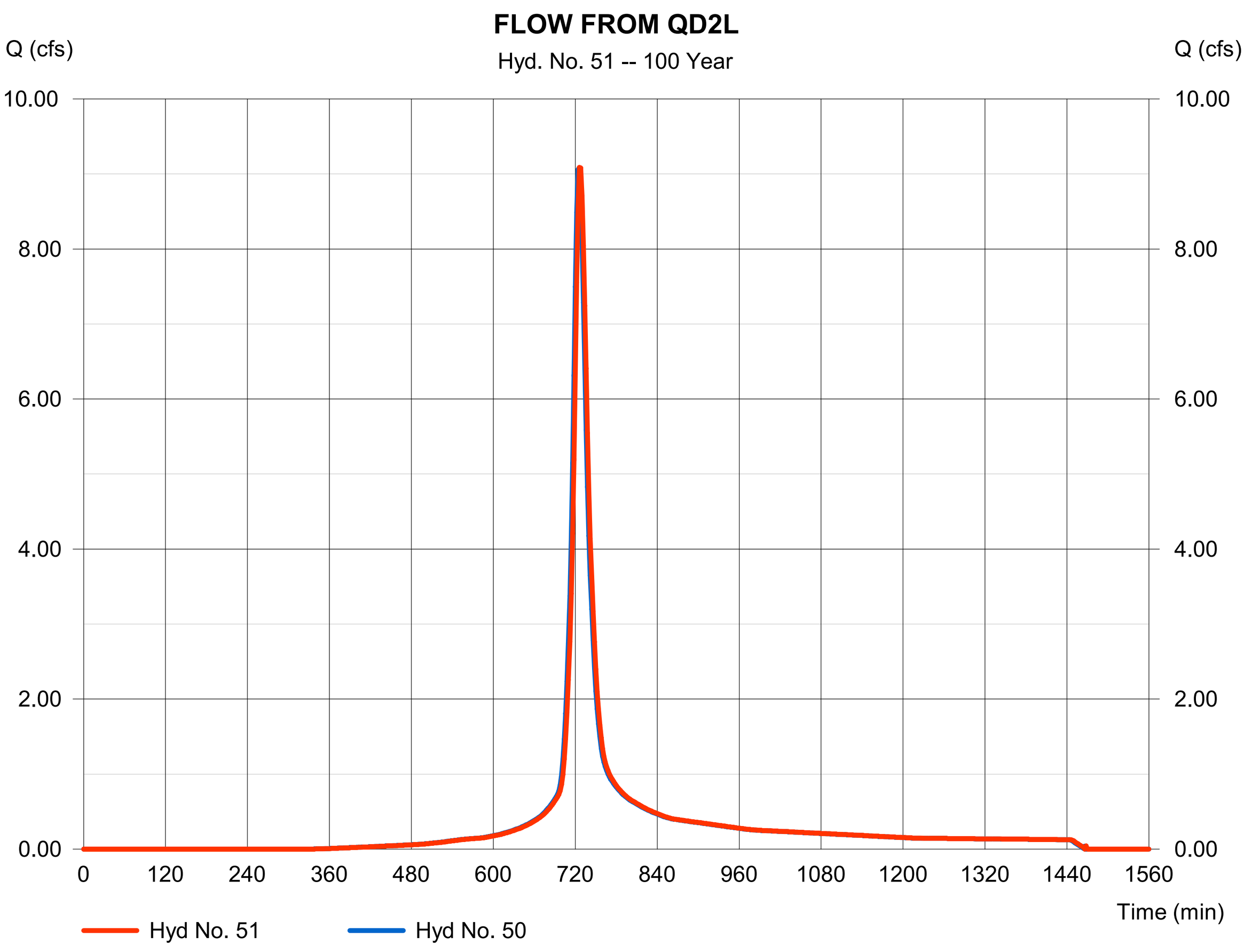
Hydrograph Report

Hyd. No. 51

FLOW FROM QD2L

Hydrograph type	=	Reach	Peak discharge	=	9.088 cfs
Storm frequency	=	100 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	29,967 cuft
Inflow hyd. No.	=	50 - FLOW FROM QD2L	Section type	=	Circular
Reach length	=	194.8 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.0532

Modified Att-Kin routing method used.

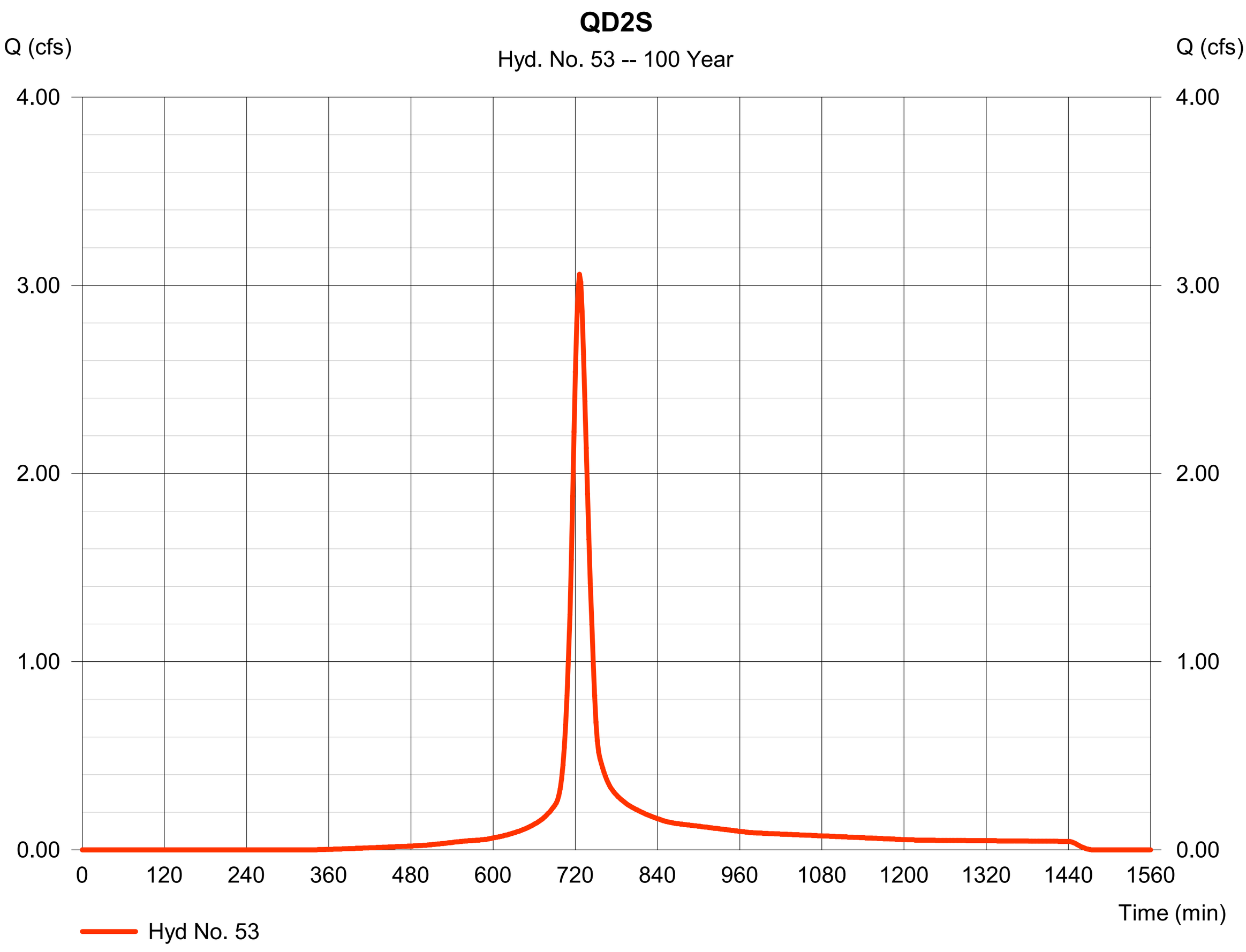


Hydrograph Report

Hyd. No. 53

QD2S

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.058 cfs
Storm frequency	=	100 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	10,631 cuft
Drainage area	=	1.310 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	23.20 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Hydrograph Report

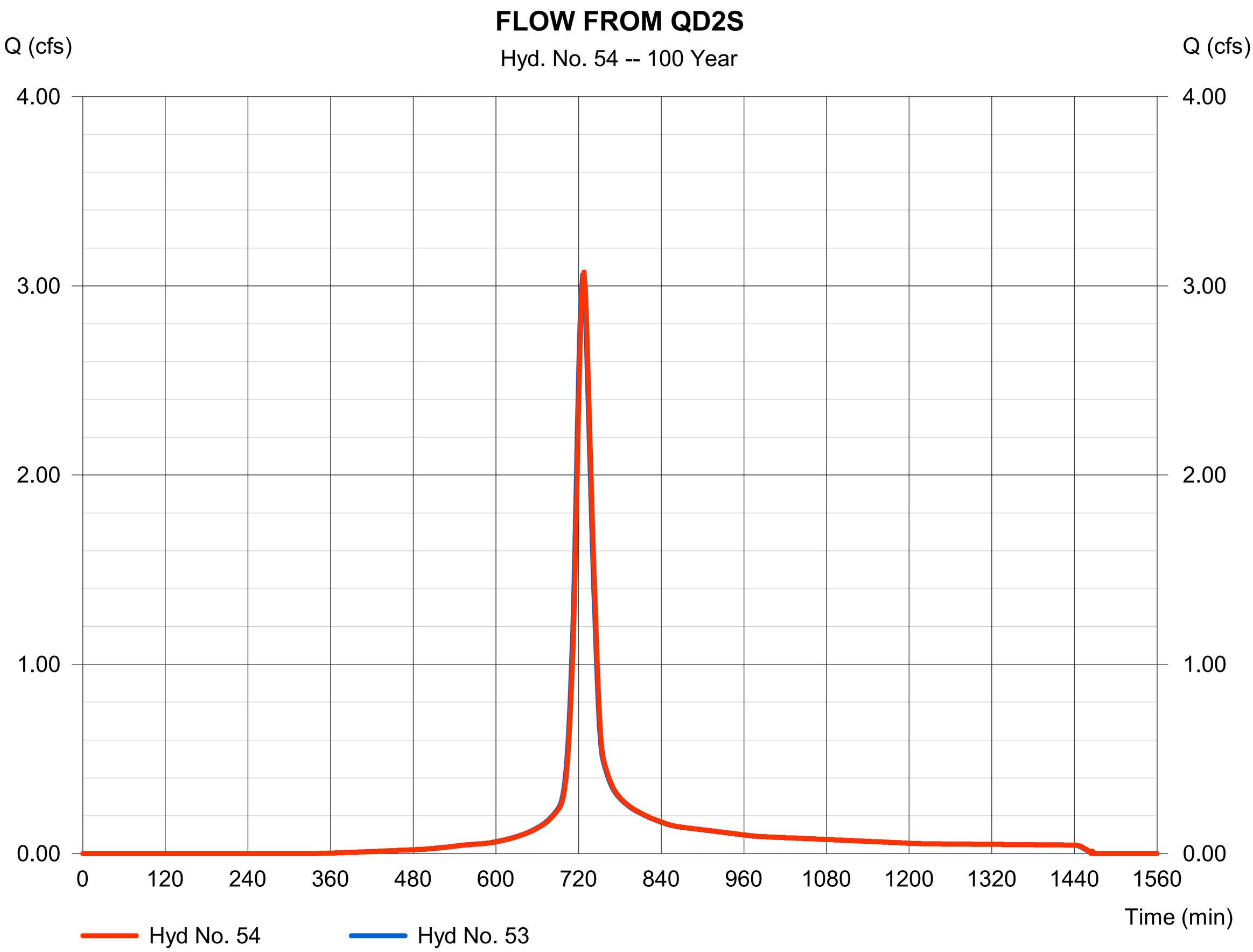
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 54

FLOW FROM QD2S

Hydrograph type	=	Reach	Peak discharge	=	3.072 cfs
Storm frequency	=	100 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	10,629 cuft
Inflow hyd. No.	=	53 - QD2S	Section type	=	Circular
Reach length	=	28.7 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.509	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.6381

Modified Att-Kin routing method used.

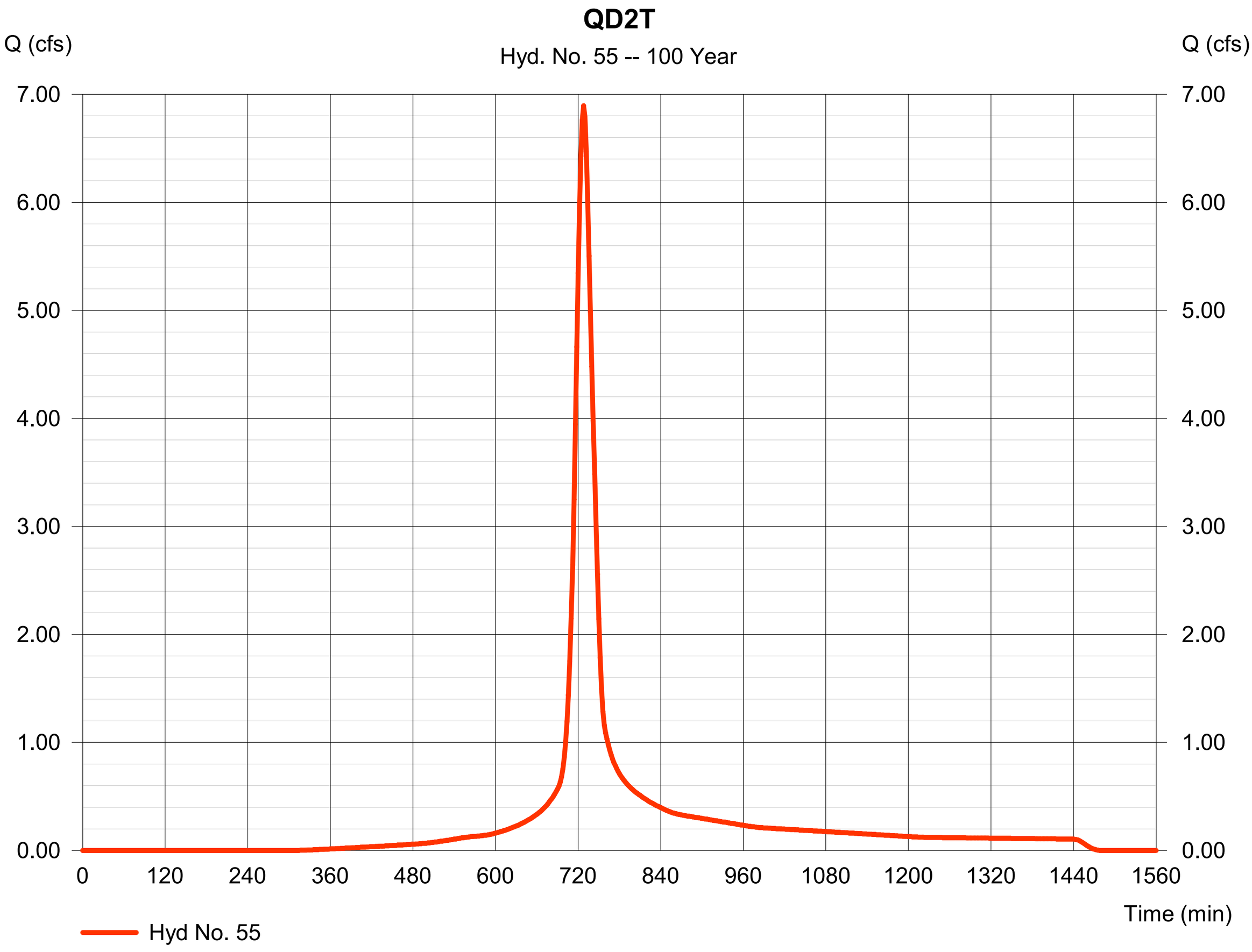


Hydrograph Report

Hyd. No. 55

QD2T

Hydrograph type	= SCS Runoff	Peak discharge	= 6.894 cfs
Storm frequency	= 100 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 25,572 cuft
Drainage area	= 3.130 ac	Curve number	= 91
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 24.20 min
Total precip.	= 3.23 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



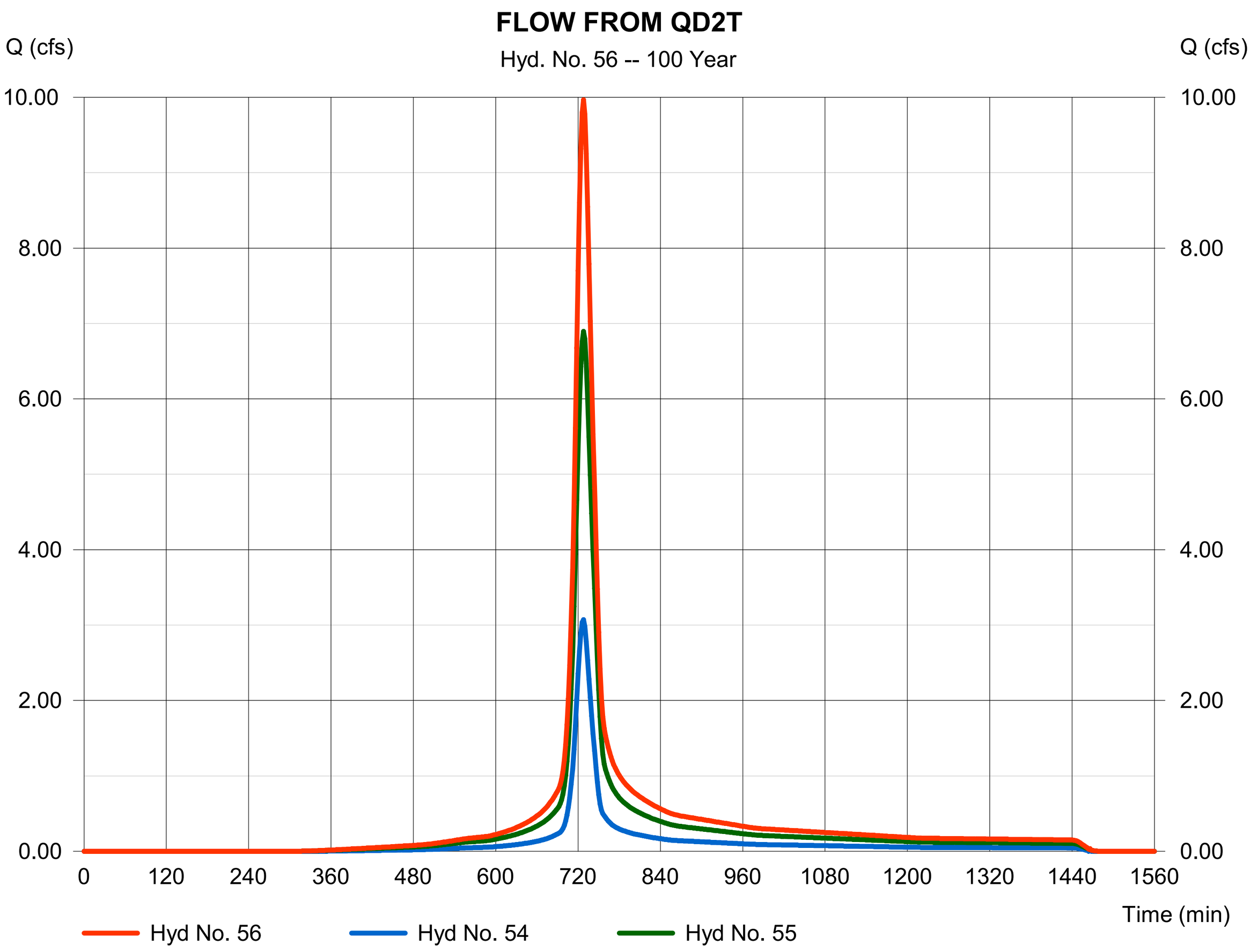
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 56

FLOW FROM QD2T

Hydrograph type	=	Combine	Peak discharge	=	9.967 cfs
Storm frequency	=	100 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	36,202 cuft
Inflow hyds.	=	54, 55	Contrib. drain. area	=	3.130 ac



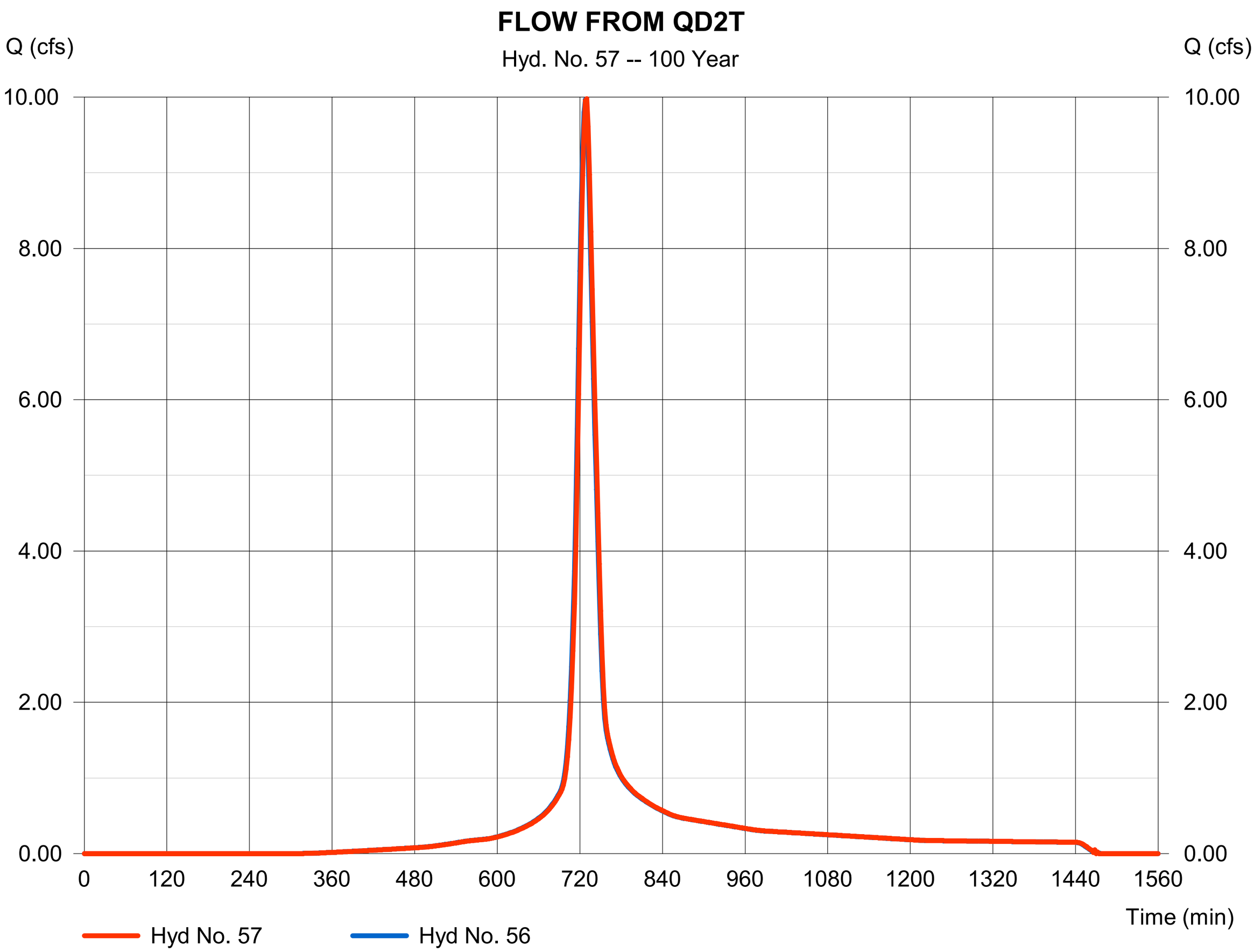
Hydrograph Report

Hyd. No. 57

FLOW FROM QD2T

Hydrograph type	=	Reach	Peak discharge	=	9.977 cfs
Storm frequency	=	100 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	36,202 cuft
Inflow hyd. No.	=	56 - FLOW FROM QD2T	Section type	=	Circular
Reach length	=	55.6 ft	Channel slope	=	0.5 %
Manning's n	=	0.024	Bottom width	=	1.5 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.509	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.7675

Modified Att-Kin routing method used.



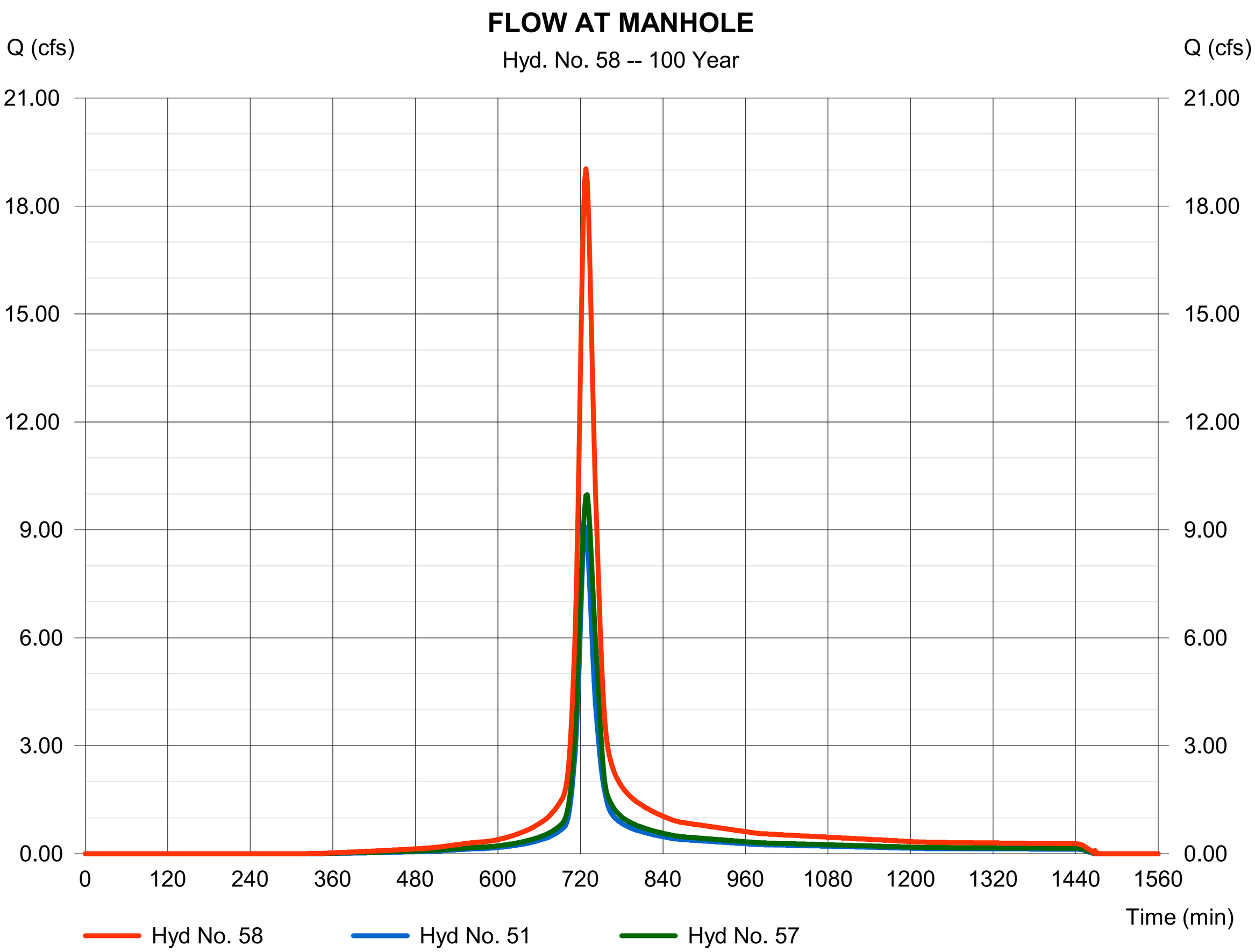
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 58

FLOW AT MANHOLE

Hydrograph type	= Combine	Peak discharge	= 19.03 cfs
Storm frequency	= 100 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 66,169 cuft
Inflow hyds.	= 51, 57	Contrib. drain. area	= 0.000 ac



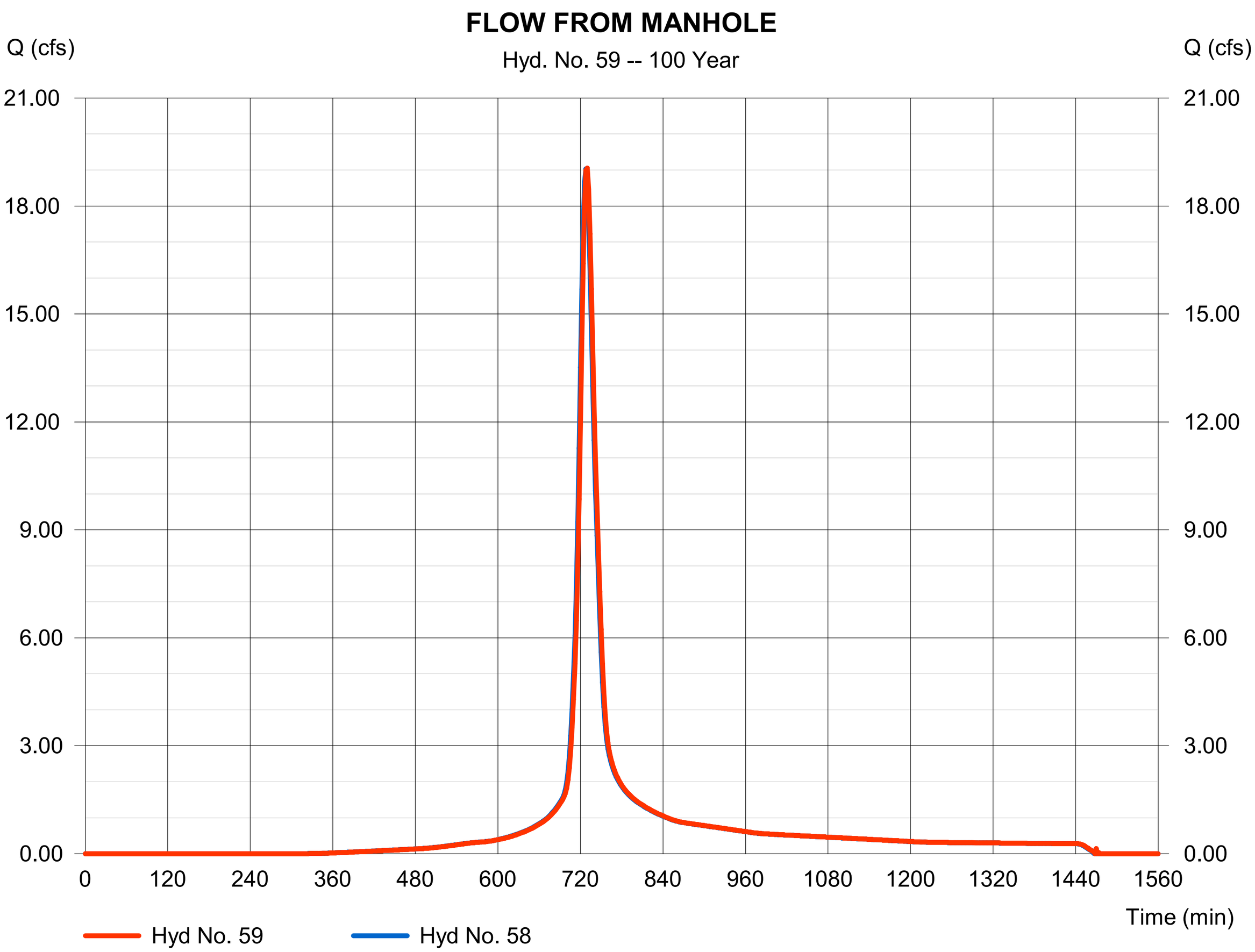
Hydrograph Report

Hyd. No. 59

FLOW FROM MANHOLE

Hydrograph type	=	Reach	Peak discharge	=	19.05 cfs
Storm frequency	=	100 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	66,177 cuft
Inflow hyd. No.	=	58 - FLOW AT MANHOLE	Section type	=	Circular
Reach length	=	141.5 ft	Channel slope	=	0.3 %
Manning's n	=	0.024	Bottom width	=	2.0 ft
Side slope	=	0.0:1	Max. depth	=	0.0 ft
Rating curve x	=	2.060	Rating curve m	=	1.250
Ave. velocity	=	0.00 ft/s	Routing coeff.	=	1.5250

Modified Att-Kin routing method used.

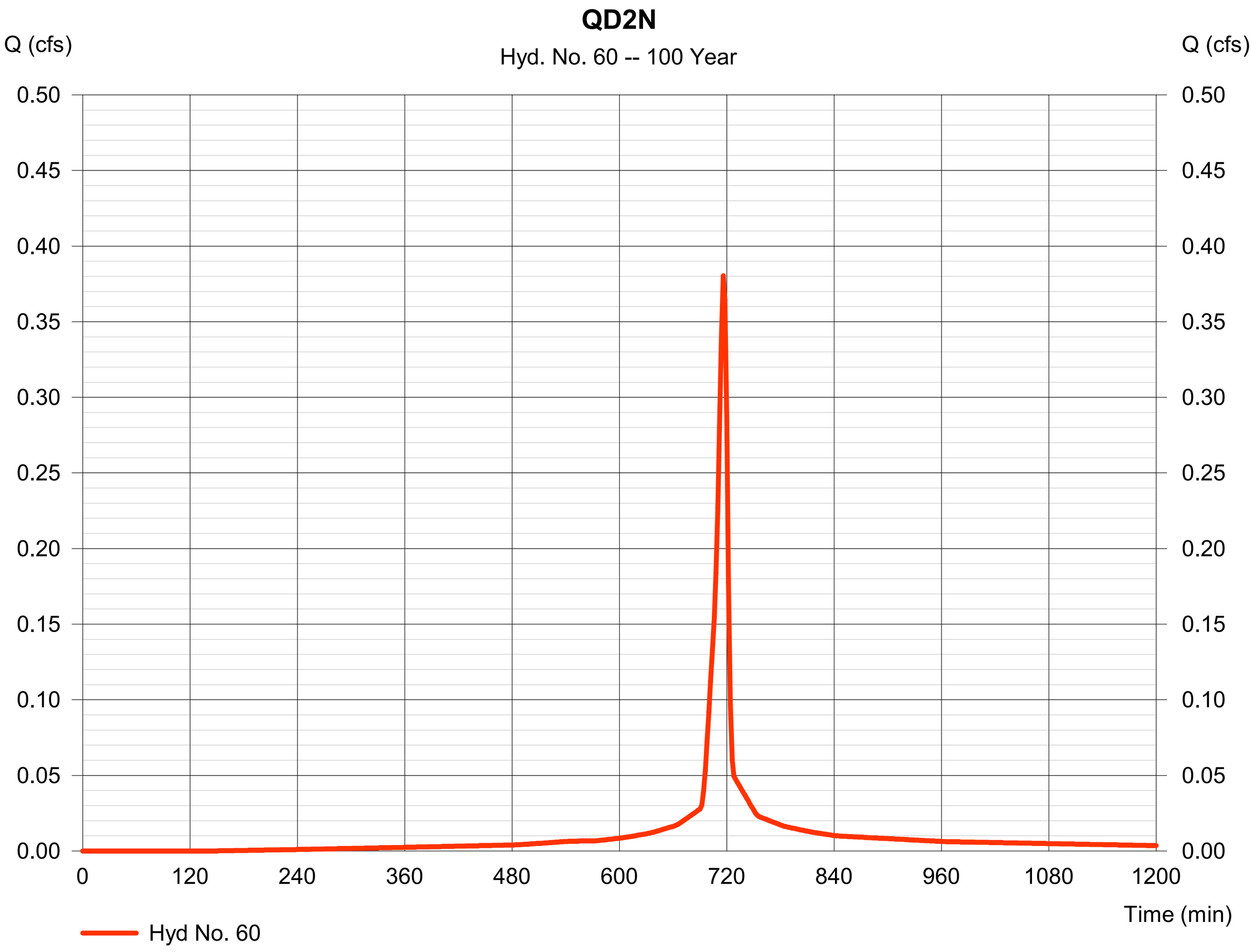


Hydrograph Report

Hyd. No. 60

QD2N

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.380 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	851 cuft
Drainage area	=	0.090 ac	Curve number	=	96
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



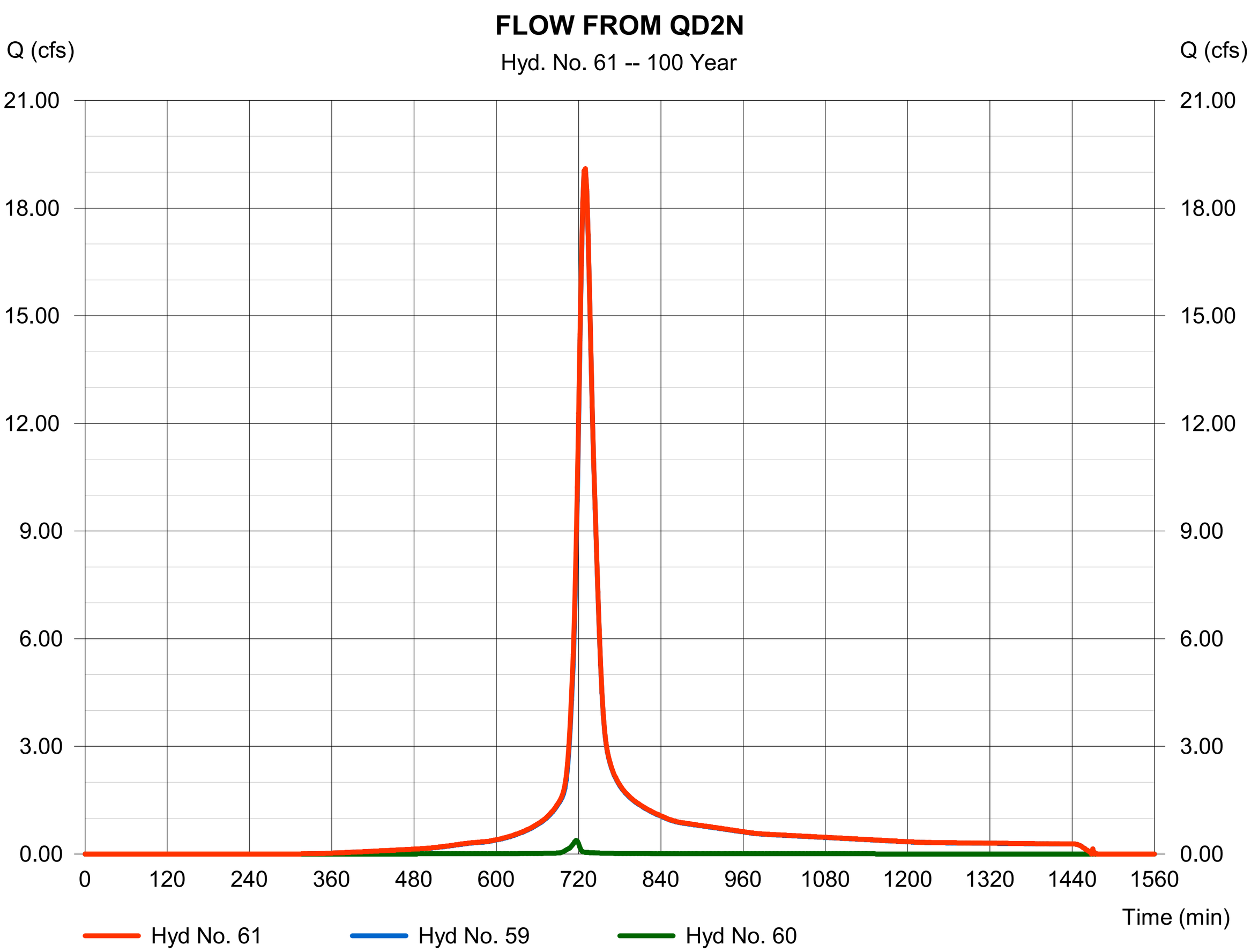
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 61

FLOW FROM QD2N

Hydrograph type	= Combine	Peak discharge	= 19.10 cfs
Storm frequency	= 100 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 67,028 cuft
Inflow hyds.	= 59, 60	Contrib. drain. area	= 0.090 ac



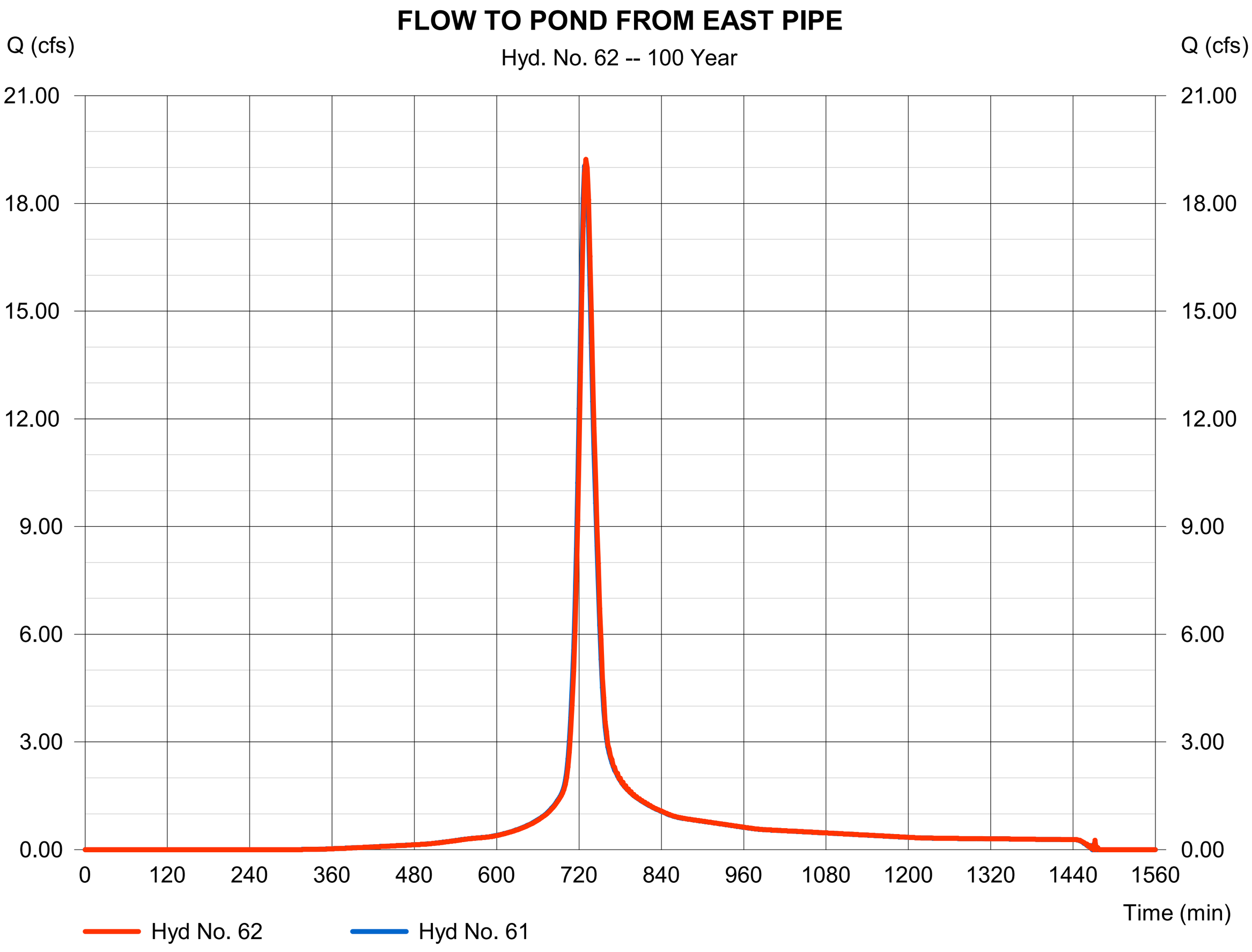
Hydrograph Report

Hyd. No. 62

FLOW TO POND FROM EAST PIPE

Hydrograph type	= Reach	Peak discharge	= 19.23 cfs
Storm frequency	= 100 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 67,051 cuft
Inflow hyd. No.	= 61 - FLOW FROM QD2N	Section type	= Circular
Reach length	= 23.1 ft	Channel slope	= 0.3 %
Manning's n	= 0.024	Bottom width	= 2.0 ft
Side slope	= 0.0:1	Max. depth	= 0.0 ft
Rating curve x	= 2.060	Rating curve m	= 1.250
Ave. velocity	= 0.00 ft/s	Routing coeff.	= 1.9036

Modified Att-Kin routing method used.

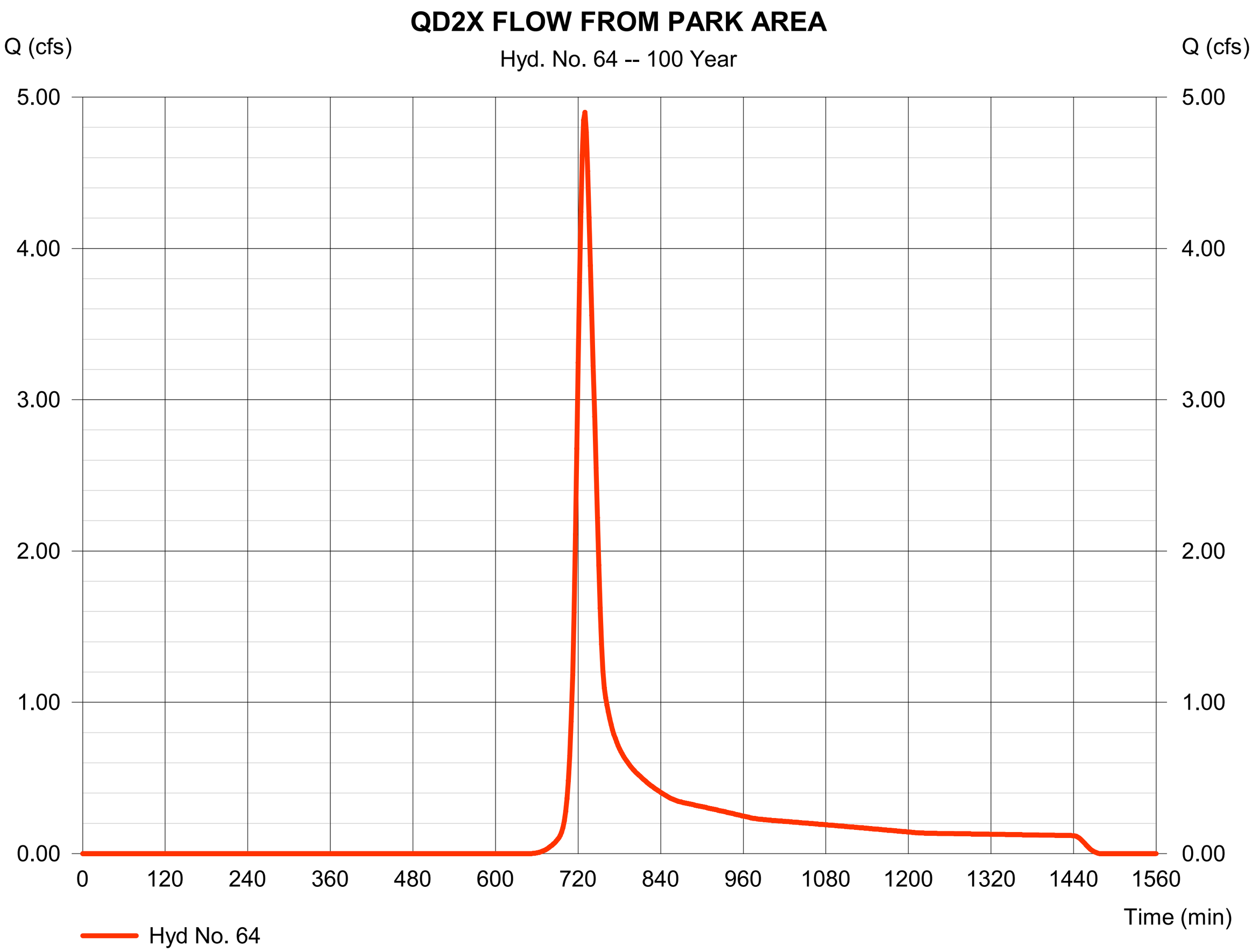


Hydrograph Report

Hyd. No. 64

QD2X FLOW FROM PARK AREA

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.900 cfs
Storm frequency	=	100 yrs	Time to peak	=	730 min
Time interval	=	2 min	Hyd. volume	=	19,080 cuft
Drainage area	=	5.050 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	25.00 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

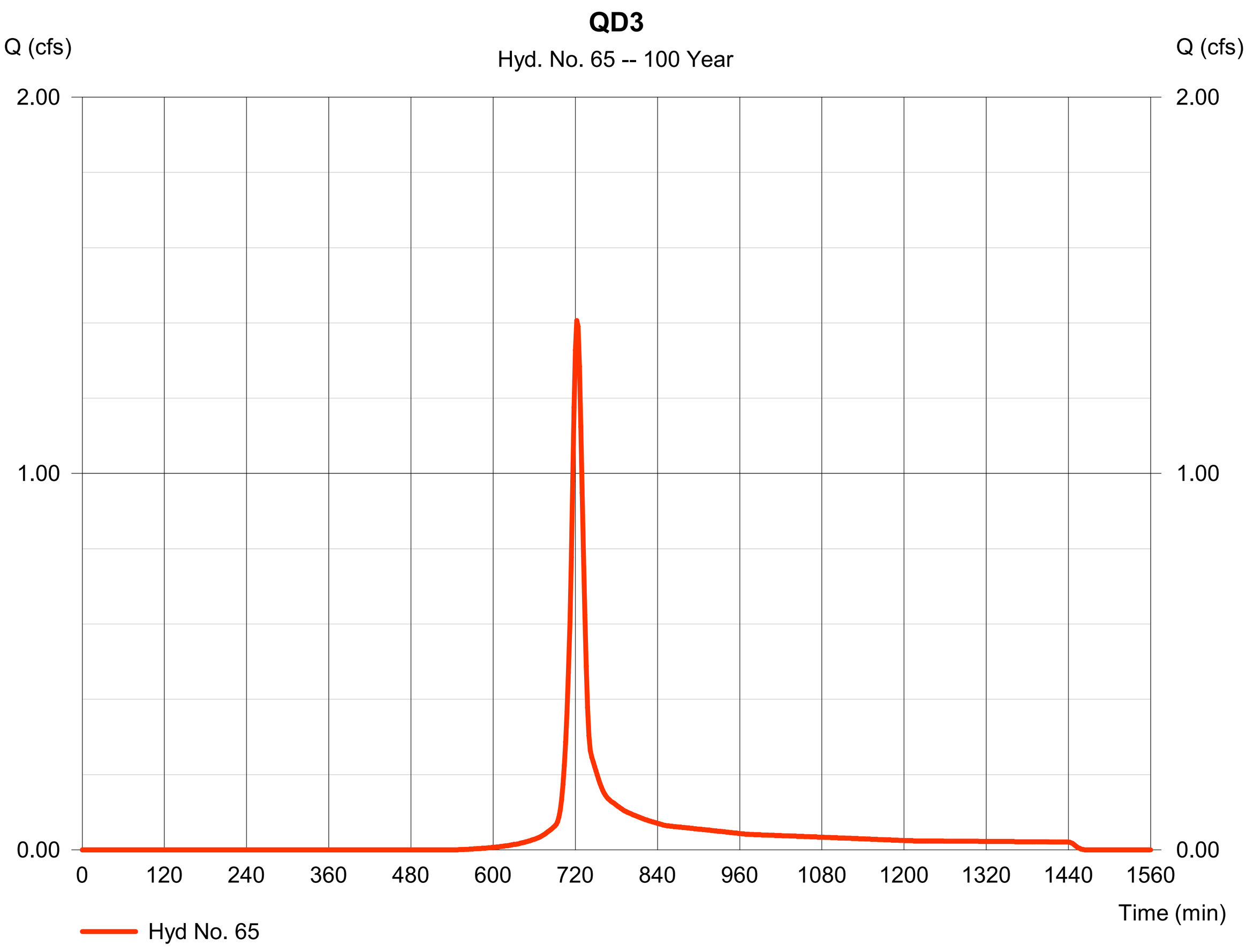


Hydrograph Report

Hyd. No. 65

QD3

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.407 cfs
Storm frequency	=	100 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	3,962 cuft
Drainage area	=	0.750 ac	Curve number	=	81
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	14.30 min
Total precip.	=	3.23 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



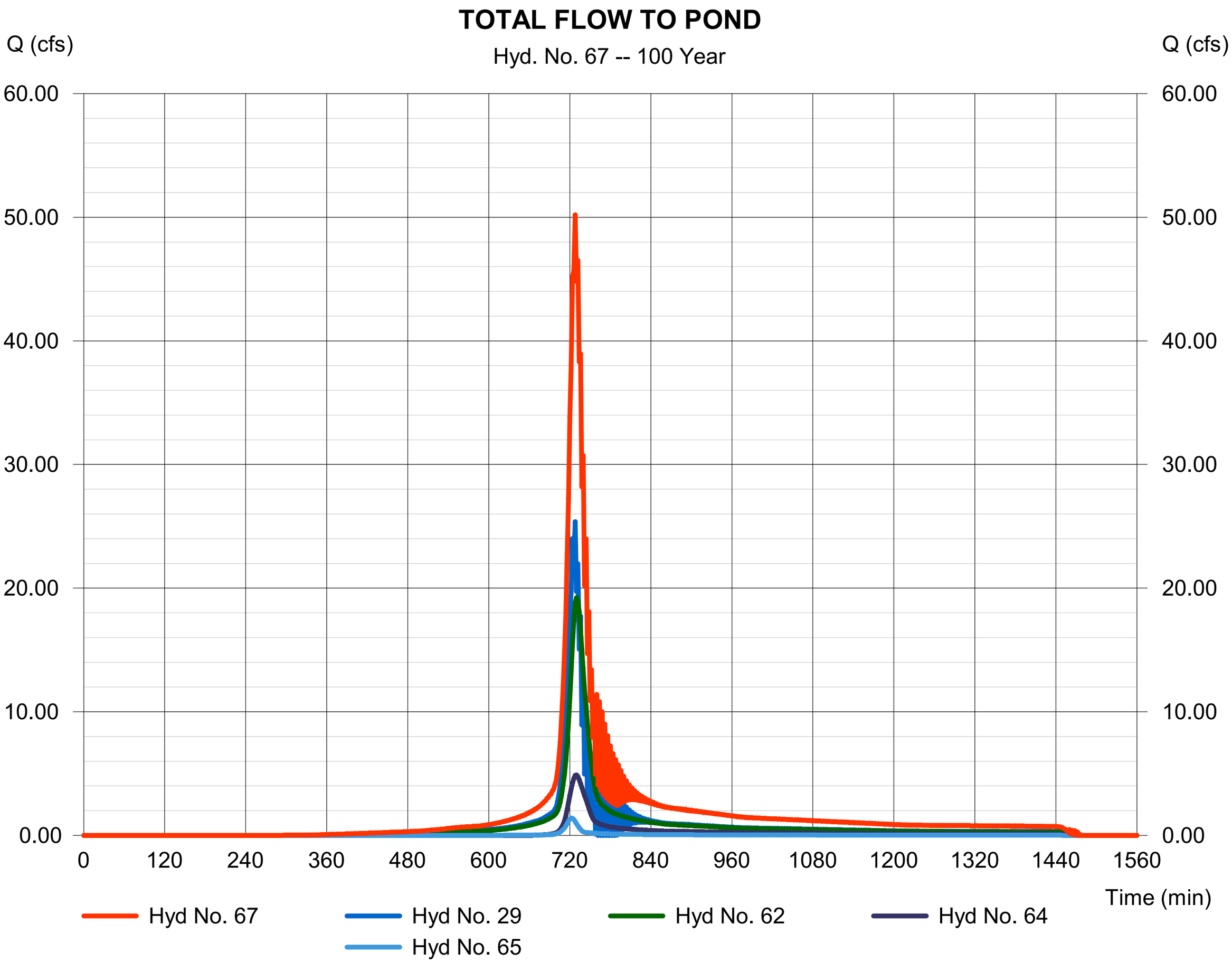
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 67

TOTAL FLOW TO POND

Hydrograph type	=	Combine	Peak discharge	=	50.18 cfs
Storm frequency	=	100 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	164,786 cuft
Inflow hyds.	=	29, 62, 64, 65	Contrib. drain. area	=	5.800 ac



Hydrograph Report

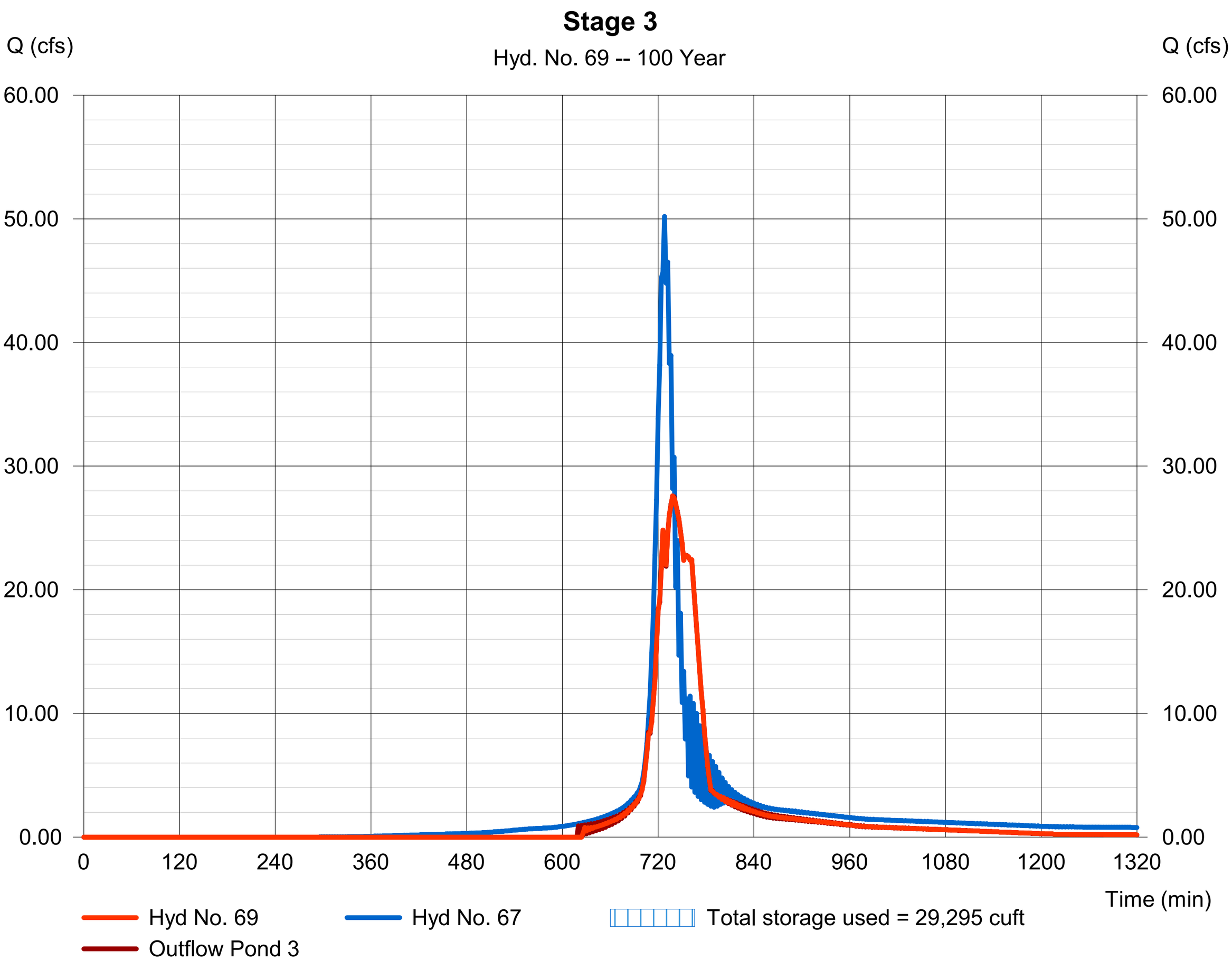
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hyd. No. 69

Stage 3

Hydrograph type	=	Reservoir (Interconnected)	Peak discharge	=	27.60 cfs
Storm frequency	=	100 yrs	Time to peak	=	738 min
Time interval	=	2 min	Hyd. volume	=	126,853 cuft
Upper Pond	=	Stage 3	Lower Pond	=	outfall
Inflow hyd.	=	67 - TOTAL FLOW TO POND	Other Inflow hyd.	=	None
Max. Elevation	=	6476.30 ft	Max. Elevation	=	6475.09 ft
Max. Storage	=	29,004 cuft	Max. Storage	=	292 cuft

Interconnected Pond Routing. Storage Indication method used.



Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	--------
2	69.8703	13.1000	0.8658	--------
3	0.0000	0.0000	0.0000	--------
5	79.2597	14.6000	0.8369	--------
10	88.2351	15.5000	0.8279	--------
25	102.6072	16.5000	0.8217	--------
50	114.8193	17.2000	0.8199	--------
100	127.1596	17.8000	0.8186	--------

File name: SampleFHA.idf

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.69	4.61	3.89	3.38	2.99	2.69	2.44	2.24	2.07	1.93	1.81	1.70
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.57	5.43	4.65	4.08	3.65	3.30	3.02	2.79	2.59	2.42	2.27	2.15
10	7.24	6.04	5.21	4.59	4.12	3.74	3.43	3.17	2.95	2.77	2.60	2.46
25	8.25	6.95	6.03	5.34	4.80	4.38	4.02	3.73	3.48	3.26	3.07	2.91
50	9.04	7.65	6.66	5.92	5.34	4.87	4.49	4.16	3.88	3.65	3.44	3.25
100	9.83	8.36	7.30	6.50	5.87	5.36	4.94	4.59	4.29	4.03	3.80	3.60

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	1.52	0.00	3.30	4.33	2.60	2.91	3.23
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	2.75	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	2.80	0.00	0.00	0.00	0.00

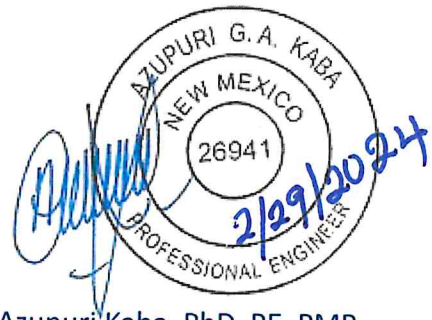
Western Technologies
An RMA Company

GEOTECHNICAL EVALUATION REPORT

LOS PRADOS DEVELOPMENT
3600 & 3740 South Meadows Road
Santa Fe, New Mexico
WT Job No. 32-224032-0

PREPARED FOR:
Homewise
1301 Silver Road, Building D
Santa Fe, NM 87507
Attn: Jaime Jaramillo

February 29, 2024



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Geotechnical Engineer

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Senior Geotechnical Engineer

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BORING LOCATION DIAGRAM ..... Plate 1

APPENDIX A

Definition of Terminology A-1
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APPENDIX B

Soil Properties ..... B-1 to B-4

GEOTECHNICAL EVALUATION
LOS PRADOS DEVELOPMENT
3600 & 3740 SOUTH MEADOWS ROAD
SANTA FE, NEW MEXICO
JOB NO. 32-224032-0

1.0 PURPOSE

This report contains the results of our geotechnical evaluation for a proposed residential subdivision to be located at the above-referenced address in Santa Fe, New Mexico. The purpose of these services is to provide information and recommendations regarding:

- Subsurface conditions
- Foundation design parameters
- Lateral earth pressures
- Earthwork guidelines
- Drainage
- Percolation Rate
- Groundwater
- Corrosivity (soil to concrete)
- Seismic considerations
- Excavation conditions
- Pavement

Results of the field exploration, field tests, and laboratory testing program are presented in the Appendices.

2.0 PROJECT DESCRIPTION

Based on the information provided by Jaime Jaramillo, the proposed project will consist of the development of approximately a 17-acre site as a single-family residential subdivision. The proposed homes will be one- to two-story, slab-on-grade structure using wood concrete construction. We understand that the proposed development will include condominiums, retaining walls and a site-specific percolation rate evaluation. Maximum wall and column loads will not exceed 3 klf and 75 kips, respectively. We anticipate no extraordinary slab-on-grade criteria, and that ground floor level will be within a few feet of existing site grade. Residential paved areas for parking and driveways will be constructed. Any off-site improvements have not been included as part of this evaluation. Should any of our information or assumptions not be correct, we should be notified.

3.0 SCOPE OF SERVICES

3.1 Field Exploration

Eleven (11) borings were drilled to depths ranging from 5 to 21.5 feet below existing site grade in the proposed building areas. In addition, fourteen (14) borings were drilled to depths of about 5 feet in the proposed pavement areas. Also, five (5) percolation tests were performed within the proposed drainage basins. The borings were at the approximate locations shown on the attached Boring Location Diagram. The boring locations shown in Boring Location Diagram and elevations shown in the boring logs are based on Google Earth Pro (accessed January 19, 2024) and should be considered accurate only to the degree permitted by our data sources and implied by our measuring methods.

A field log was prepared for each boring. These logs contain visual classifications of the materials encountered during drilling as well as interpolation of the subsurface conditions between samples. Final logs, included in Appendix A, represent our interpretation of the field logs and may include modifications based on laboratory observations and tests of the field samples. The final logs describe the materials encountered, their thickness, and the locations where samples were obtained.

The Unified Soil Classification System was used to classify soils. The soil classification symbols appear on the boring logs and are briefly described in Appendix A. Local and regional geologic characteristics were used to estimate the seismic design criteria.

3.2 Laboratory Analyses

Laboratory analyses were performed on representative soil samples to aid in material classification and to estimate pertinent engineering properties of the on-site soils for preparation of this report. Testing was performed in general accordance with applicable standard test methods. The following tests were performed and the results are presented in Appendix B.

- Field moisture content
- In-situ soil density
- Expansion Potential
- Compression
- Gradation
- Liquid Limit and Plasticity Index
- Water Soluble Sulfate Content
- Water Soluble Chloride Content

3.3 Analyses and Report

This geotechnical engineering report includes a description of the project, a discussion of the field and laboratory testing programs, a discussion of the subsurface conditions, and design recommendations as appropriate to its purpose. The scope of services for this project does not include, either specifically or by implication, any environmental assessment of the site, discovery of underground storage tanks or other underground structures, or identification of contaminated or hazardous materials or conditions. If there is concern about the potential for such contamination, other studies should be undertaken. We are available to discuss the scope of such studies with you.

4.0 SITE CONDITIONS

4.1 Surface

At the time of our exploration, the site was essentially undeveloped. The ground surface was sloping down towards the northeast and contained a moderate to dense growth of grasses, shrubs, and trees. Site drainage trended to the northeast as sheet surface flow. The site is bound by South Meadows Road to the east, Morning Drive to the west and a residential home to the south. Photographs of the site at the time of our exploration are provided below.







4.2 Subsurface

As presented on the Boring Logs, surface soils to depths of 10 feet consisted of loose to very dense Silty SAND, Clayey SAND, Poorly-graded GRAVEL with Clay, Clayey GRAVEL, Silty Clayey SAND and firm to very stiff Lean CLAY. Near surface soils are of nil to high plasticity. The material underlying the surface soils and extending to the full depth of exploration consisted of loose to very dense Poorly-graded SAND, Silty SAND, Clayey SAND, Poorly-graded GRAVEL with Clay, Clayey GRAVEL and Silty Clayey SAND and stiff to hard Lean CLAY. Groundwater was not encountered in any boring at the time of exploration. A detailed description of the soils encountered can be found on the boring logs in Appendix A.

5.0 GEOTECHNICAL PROPERTIES & ANALYSIS

5.1 Laboratory Tests

Laboratory test results (see Appendix B) indicate that on-site subsoils near shallow foundation level exhibit low to moderate compressibility at existing water contents. Moderately high to very high levels of additional compression occurs when the water content is increased.

Near-surface soils are of nil to high plasticity. These soils exhibit low expansion potential when recompacted, confined by loads approximating floor loads and saturated. Slabs-on-grade supported on recompacted on-site soils have a low to medium potential for heaving if the water content of the soil increases.

Chemical tests were performed on representative samples of on-site soils to determine the amount of water-soluble sulfates and chlorides. The test results indicate that the soils classify as negligibly corrosive to concrete according to Table 19.3.1.1 of ACI 318-19.

5.2 Field Tests

The boring logs included in this report are indicators of subsurface conditions only at the specific location and date noted. Variations from the field conditions represented by the borings may become evident during construction. If variations appear, we should be contacted to re-evaluate our recommendations.

6.0 RECOMMENDATIONS

6.1 General

Recommendations contained in this report are based on our understanding of the project criteria described in Section 2.0 and the assumption that the soil and subsurface conditions are those disclosed by the explorations. Others may change the plans, final elevations, number and type of structures, foundation loads, and floor levels during design or construction. Substantially different subsurface conditions from those described herein may be encountered or become known. Any changes in the project criteria or subsurface conditions shall be brought to our attention in writing. This report does not encompass the

effects, if any, of underlying geologic hazards or regional groundwater withdrawal and expresses no opinion regarding their effects on surface movements at the project site.

6.2 Design Considerations

The borings indicate the presence of clay soils on the site. The clay soils may expand or swell with an increase in moisture content. Slabs-on-grade and related improvements situated on expansive clay soils could be subject to relatively large movements if the foundation soils experience an increase or decrease in moisture content. In addition, densification of the soil by the passage of construction equipment may increase the expansion potential of the on-site clayey soil. As expansive soils are encountered during earthwork operations, selective placement procedures should be implemented. Moderately to highly expansive soils should not be used as fill in the slab-on-grade areas within 24 inches of the final subgrade. It should be understood that if moisture penetrates expansive soils, there could be some heave and resultant cracking/distress of the proposed structures and related improvements. Conversely, as expansive soils dry, shrinkage and resultant cracking/distress of the proposed structures and related improvements may occur.

6.3 Building Foundations

Conventional spread-type foundation can be used to support the proposed structures. Since the on-site soils exhibit significant collapse potentials within the upper 5 feet, the foundations should bear on engineered fills achieved by removal and recompaction of the soils below the foundations. The depth and lateral extent of the engineered fills are presented in the **EARTHWORK** section of this report. Footings should bear a minimum of 24 inches below finished grade, which is the lowest adjacent grade for perimeter footings and floor level for interior footings. Recommended minimum widths of column, wood-frame and/or masonry wall footings are 24 and 16 inches, respectively.

Alternative footing depths and allowable bearing capacities are presented in the table below:

Footing Depth Below Finished Grade[4] (ft)	Allowable Bearing Capacity[5] (psf)
2.0[6]	2,500
3.0	3,000

We anticipate that total and differential settlement of the proposed structures, supported as recommended, should be less than 1 inch and ½ inch, respectively. Additional foundation movements could occur if water from any source infiltrates the foundation soils. Therefore, proper drainage should be provided in the final design and during construction.

The uplift resistance of spread footings supporting the structures may be calculated using the cone method. The equation for determining the ultimate uplift capacity as a function of footing width, footing depth, and soil weight is presented below:

$$T = \gamma D2\ (0.6W + 0.6L + 0.4D + \frac{W\ L}{D})$$

Where:
T = ultimate uplift capacity (lbs.)
D = depth of footing below final grade (ft.)
L = length of footing (ft.)
W = width of footing (ft.)
γ = unit weight of soil (pcf)*

*a unit weight of 100 pcf is recommended for the soils at this site

The design uplift resistance should be calculated by dividing the ultimate uplift capacity obtained from the equation above by a factor of safety. A factor of safety of at least 1.5 is recommended for live uplift loads.

All footings, stem walls and masonry walls should be reinforced to reduce the potential for distress caused by differential foundation movements. The use of joints at openings or other discontinuities in masonry walls is recommended.

[4] Finished grade is the lowest adjacent grade for perimeter footings and floor level for interior footings.

[5] Allowable bearing capacities assume fulfillment of **EARTHWORK** recommendations. Pounds per square foot (psf). Allowable Bearing Capacities also assume a minimum factor of safety equal to 3.

[6] Minimum depth for frost protection of exterior footings or footings in unheated spaces.

We recommend that the geotechnical engineer or his representative observe the footing excavations before reinforcing steel and concrete are placed. This observation is to evaluate whether the soils exposed are similar to those anticipated for support of the footings. Any soft, loose, or unacceptable soils should be undercut to suitable materials and backfilled with approved fill materials or lean concrete. Soil backfill should be properly compacted.

6.4 Lateral Design Criteria

The allowable bearing capacities presented in Section 6.3 may should be used in proportioning the footings for the retaining walls. Lateral loads may be resisted by concrete interface friction and by passive resistance. For shallow foundations bearing on properly compacted fill at this site, we recommend the following lateral resistance criteria:

- Passive:
  Shallow wall footings.....250 psf/ft
  Shallow column footings.....400 psf/ft

- Coefficient of base friction (passive).....0.30

Earth retaining structures less than 10 feet in height, above any free water surface, with level backfill and no surcharge loads may be designed using the equivalent fluid pressure method. Recommended active equivalent fluid pressures and coefficients of base friction for unrestrained elements are:

- Active:
  Undisturbed subsoil.....40 psf/ft
  Compacted granular backfill .....30 psf/ft
  Compacted site soils .....35 psf/ft
  On-site clayey soils .....not recommended for use

- Coefficient of base friction (active).....0.40

Where the design includes restrained elements, the following equivalent fluid pressures are recommended:

- At-rest:
  Undisturbed subsoil.....60 psf/ft
  Compacted granular backfill .....55 psf/ft

The equivalent fluid pressures presented herein do not include the lateral pressures arising from the presence of:

- hydrostatic conditions, submergence or partial submergence
- sloping backfill, positively or negatively
- surcharge loading, permanent or temporary
- seismic or dynamic conditions

We recommend a free-draining soil layer or manufactured geosynthetic material be constructed adjacent to the back of any retaining walls. A filter may be required between the soil backfill and drainage layer. This drainage zone should help prevent development of hydrostatic pressure on the wall. This vertical drainage zone should be tied into a gravity drainage system at the base of the wall. It is important that all backfill be properly placed and compacted. Backfill should be mechanically compacted in layers. Flooding or jetting should not be permitted. Care should be taken not to damage the walls when placing the backfill. Backfills should be observed and tested during placement.

Fill against footings, stem walls, and retaining walls should be compacted to densities specified in **EARTHWORK**. Compaction of each lift adjacent to walls should be accomplished with hand-operated tampers or other lightweight compactors. Over-compaction may cause excessive lateral earth pressures that could result in wall movements.

6.5 Seismic Considerations

Structures should be designed in accordance with applicable building codes. The seismic design parameters presented in the following table, in accordance with the 2021 International Building Code/ASCE 7-16 are applicable to the project site:

Seismic Design Parameters 2021 IBC/ASCE 7-16	
Soil Site Class	D
Mapped Spectral Response Acceleration at 0.2 sec period (S_s)	0.411g
Mapped Spectral Response Acceleration at 1.0 sec period (S_1)	0.136g
Site Coefficient for 0.2 sec period (F_a)	1.472
Site Coefficient for 1.0 sec period (F_v)	2.328
Design Spectral Response Acceleration at 0.2 sec period (S_{DS})	0.403g
Design Spectral Response Acceleration at 1.0 sec period (S_{D1})	0.211g

The soil site class is based upon conditions identified in shallow explorations and local knowledge of the soil conditions in the vicinity of the site. Soil conditions extending beyond the depth of our explorations to a depth of 100 feet were assumed for the purposes of providing the information presented in the table.

6.6 Slab-on-Grade Support

Floor slabs can be supported on properly placed and compacted fill. The slab subgrade should be prepared by the procedures outlined in this report. A minimum 4-inch layer of base course should be provided beneath all slabs to help prevent capillary rise and a damp slab. The modulus of subgrade reaction (k) is estimated to be 150 pounds per cubic inch (pci), based upon a 30-inch diameter plate.

The use of vapor retarders or barriers is desirable for any slab-on-grade where the floor will be covered by products using water-based adhesives, wood, vinyl backed carpet, impermeable floor coatings (urethane, epoxy, acrylic terrazzo, etc.) or where the floor will be in contact with moisture sensitive equipment or product. When used, the design and installation should be in accordance with the recommendations given in ACI 302.1R and 302.2R. Final determination on the use of a vapor retarder should be left to the slab designer.

All concrete placement and curing operations should follow the American Concrete Institute manual recommendations. Improper curing techniques and/or high slump (high water-cement ratio) could cause excessive shrinkage, cracking or curling. Concrete slabs should be allowed to cure adequately before placing vinyl or other moisture sensitive floor covering.

6.7 Drainage

The major cause of soil problems in this vicinity is moisture increase in soils below structures. Therefore, it is extremely important that positive drainage be provided during construction and maintained throughout the life of the proposed structures. Infiltration of water into utility or foundation excavations must be prevented during construction. Planters or other surface features that could retain water adjacent to the proposed structures, should not be constructed. It is also important that proper planning and control of any landscape and irrigation practices be performed.

In areas where sidewalks or paving do not immediately adjoin the building, protective slopes should be provided with an outfall of 5 percent for at least 10 feet from perimeter walls. Scuppers and drainpipes should be designed to provide drainage away from the structures for a minimum of 10 feet. Backfill against footings, exterior walls, and in utility and sprinkler line trenches should be well compacted and free of all construction debris to minimize the possibility of moisture infiltration.

Water and sewer utility lines should be properly installed to avoid possible sources for subsurface saturation. It is important that all utility trenches be properly backfilled. If practicable, planters and/or landscaping should not be constructed adjacent to or near structures. If planters and/or landscaping are adjacent to or near the structures, we recommend the following:

- Planters should be sealed
- Grades should slope away from the proposed structures
- Only shallow rooted landscaping should be used
- Watering should be kept to a minimum

6.8 Corrosivity to Concrete

In order to be consistent with standard local practice and for reasons of material availability, we recommend a Type I/II portland cement be used for all concrete on and below grade.

6.9 Pavements

Based on existing subgrade conditions, the following pavement sections are recommended:

Traffic Area	Asphalt Concrete Pavement (inches)	Base Course (inches)
Residential streets	3.0	4

Base course and asphalt concrete should conform to New Mexico Department of Transportation (NMDOT) Standard Specifications for Road and Bridge Constructions. Bituminous surfacing should be constructed of dense-graded, central plant-mix, asphalt concrete of an SP-IV or SP-III mix design.

Material and compaction requirements should conform to recommendations presented under **EARTHWORK**. The gradient of paved surfaces should ensure positive drainage. Water should not pond in areas directly adjoining paved sections. The on-site subgrade soils may soften and lose stability if subjected to conditions that result in an increase in water content.

The "design life" (20 years) of a pavement is defined as the expected life at the end of which reconstruction of the pavement will need to occur. Normal maintenance, including crack sealing, slurry sealing, and/or chip sealing, should be performed during the life of the pavement.

6.9.1 Pavements on Expansive Soils

Pavement design methods are intended to provide an adequate thickness of structural materials over a particular subgrade such that wheel loads are reduced to a level the subgrade can support. The support characteristics of the subgrade for pavement design do not account for shrink and swell movements of an expansive clayey subgrade such as the soils encountered on this project. Consequently, the pavement may be adequate from a structural standpoint, yet still experience cracking and deformation due to shrink/swell movement of the subgrade. It is therefore important to minimize moisture changes in the subgrade in or to reduce shrink/swell movements. The pavement surface, subbase surface, and adjacent areas should be well drained. Excessive watering of landscaped areas adjacent to pavement should be avoided. Proper maintenance

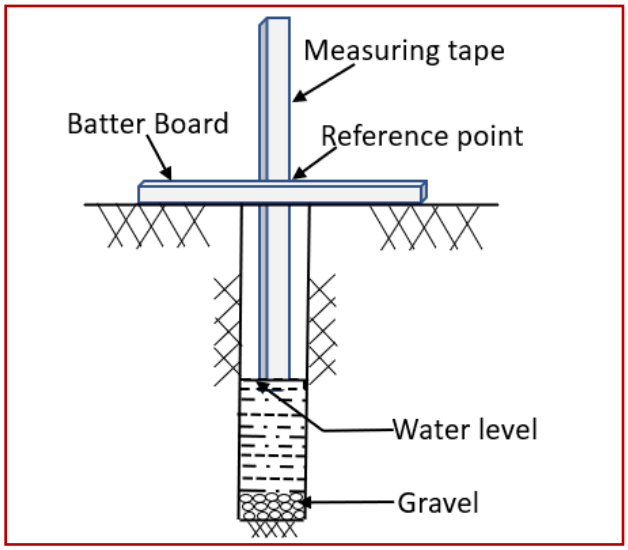
should be performed on cracks in the pavement surface to prevent water from penetrating through to the base or subbase material. Even with these precautions, some movement and related cracking may still occur, requiring periodic maintenance.

6.10 Percolation Tests

To provide information to designers regarding the anticipated performance of on-site material, five (5) percolation tests were performed. The percolation test borings were drilled to depth of 5 feet below existing grade. Each hole was then filled with water and allowed to saturate prior to testing. Water surface measurements were taken at specific times intervals from a fixed referenced point in the test hole. The percolation test schematic is presented in the figure below, the field-testing results are summarized in the table below.

Percolation Test No.	Depth below Existing Grade to Top of Surface Being Tested, (inches)	Recommended Percolation Rate for Basin Design, (minutes/inch)
P-1	60	30.0
P-2	60	16.0
P-3	60	16.0
P-4	60	13.0
P-5	60	60.0

The percolation test results are only applicable at the depth and location indicated in the report.



7.0 EARTHWORK

7.1 General

The conclusions contained in this report for the proposed construction are contingent upon compliance with recommendations presented in this section. Any excavating, trenching, or disturbance that occurs after completion of the earthwork must be backfilled, compacted and tested in accordance with the recommendations contained herein. It is not reasonable to rely upon our conclusions and recommendations if any future unobserved and untested trenching, earthwork activities or backfilling occurs.

If any unobserved and untested earthwork, trenching or backfilling occurs, then the conclusions and recommendations in this report may not be relied on. We recommend that Western Technologies Inc. be retained to provide services during these phases of the project. Observation and testing of all foundation excavations should be performed prior to placement of reinforcing steel and concrete to confirm that foundations are constructed on satisfactory bearing materials.

7.2 Site Clearing

Strip and remove any existing vegetation, debris, and any other deleterious materials from the structures areas. The structures area is defined as areas within the structures' footprint plus 5 feet beyond the perimeter of that footprint. All exposed surfaces should be free of mounds and depressions that could prevent uniform compaction.

7.3 Excavation

We anticipate that excavations for the foundations and utility trenches for the proposed construction can be accomplished with conventional equipment. Excavations penetrating the underlying auger refusal material may require the use of heavy-duty equipment to facilitate removal. The speed and ease of excavation is dependent on the nature of the deposit, the type of equipment used, and the skill and experience of the equipment operator. Note that selection of excavation equipment is the responsibility of the contractor.

The soils to be penetrated by the proposed excavations may vary significantly across the site. Our soil classifications are based solely on the materials encountered in widely spaced

exploratory test borings. The contractor should verify that similar conditions exist throughout the proposed area of excavation. If different subsurface conditions are found at the time of construction, we should be contacted immediately to evaluate the conditions encountered.

7.3.1 Temporary Excavations and Slopes

Temporary, non-surcharged construction excavations should be sloped or shored. The individual contractor should be made responsible for designing and constructing stable, temporary excavations as required to maintain stability of both the excavation sides and bottom. All excavations should be sloped or shored in the interest of safety following local and federal regulations, including current OSHA excavation and trench safety standards. OSHA recommends a maximum slope inclination of ¾:1 (horizontal: vertical) for Type A soils, 1:1 for Type B soils, and 1½:1 for Type C soils.

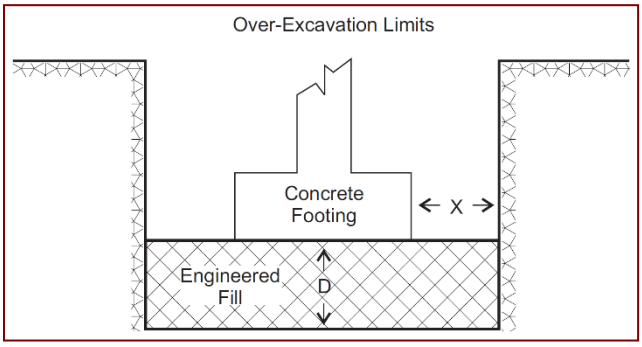
As a safety measure, it is recommended that all vehicles and soil piles be kept a minimum lateral distance back from the crest of the slope at least equal to the slope height. The exposed slope face should be protected against the elements.

If any excavation, including a utility trench, is extended to a depth of more than 20 feet, it will be necessary to have the side slopes designed by a professional engineer.

We recommend that the contractor retain a geotechnical engineer to observe the soils exposed in all excavations and provide engineering design for the slopes. This will provide an opportunity to classify the soil types encountered, and to modify the excavation slopes as necessary. This also allows the opportunity to analyze the stability of the excavation slopes during construction.

7.4 Building Footings Preparation

In footing areas, remove existing soils as required to a minimum depth of 3 feet below the bottom of the footing (depth D in the diagram below). Removal should extend a minimum of 3 feet beyond the footing edges (length X in the diagram below). Replace with engineered fill material.



7.5 Slab-on-Grade Preparation

Slabs-on-grade should be founded on engineered fill material. Remove existing soils to a minimum depth of 24 inches below the bottom of the slab, which includes any fill required to achieve final grade. Replace with properly compacted, low-expansive, fill material..

7.6 Pavement Preparation

The subgrade should be scarified, moistened as required, and recompacted for a minimum depth of 12 inches prior to placement of fill and pavement materials.

7.7 Materials

Clean imported materials or on-site soils with low expansive potentials and maximum dimension of 6 inches or imported materials may be used as fill material for the following:

- Foundation areas
- Pavement
- Backfill

Frozen soils should not be used as fill or backfill.

Imported soils should conform to the following:

- Gradation (ASTM C136): percent finer by weight

6"	100
4"	85-100
¾"	70-100
No. 4 Sieve	50-100
No. 200 Sieve	30 (max)

- Maximum Plasticity Index 5
- Maximum soluble sulfates (%) 0.10

Base course should conform to the New Mexico Department of Transportation (NMDOT) Standard Specifications for Road and Bridge Construction or the New Mexico Standard Specifications for Public Works Construction, whichever is applicable.

7.8 Placement and Compaction

a. Place and compact fill in horizontal lifts, using equipment and procedures that will produce recommended water contents and densities throughout the lift.

b. Uncompacted lift thickness should not exceed 10 inches.

c. Materials should be compacted to the following:

Material	Minimum Percent Compaction (ASTM D1557)
On-site or imported soil, reworked and fill	95
Base course below slabs-on-grade	95
Aggregate base below pavement	96
Nonstructural backfill	90

Imported soils should be compacted to within a water content range of 3 percent below to 3 percent above optimum. On-site soils used as backfill should be compacted to within a water content range of 1 percent below to 3 percent above optimum.

7.9 Compliance

Recommendations for foundations, slab-on-grade and pavements supported on compacted fills or prepared subgrade depend upon compliance with the **EARTHWORK** recommendations. To assess compliance, observation and testing should be performed under the direction of a WT geotechnical engineer. Please contact us to provide these observation and testing services.

8.0 PLAN REVIEW

Foundation and grading plans were not available at the time of this report. WT should be retained to review the final plans to determine if they are consistent with the recommendations presented in this report. If the Client does not retain WT to review the plans and specifications, WT shall have no responsibility for the suitability of the plans for project application.

9.0 ADDITIONAL SERVICES

The recommendations provided in this report are based on the assumption that a sufficient schedule of tests and observations will be performed during construction to verify compliance. At a minimum, these tests and observations should be comprised of the following:

- Observations and testing during site preparation and earthwork,
- Observation of foundation excavations, and
- Consultation as may be required during construction.

Retaining the geotechnical engineer who developed your report to provide construction observation is the best way to verify compliance and to help you manage the risks associated with unanticipated conditions.

10.0 LIMITATIONS

This report has been prepared assuming the project criteria described in **2.0 PROJECT DESCRIPTION**. If changes in the project criteria occur, or if different subsurface conditions are encountered or become known, the conclusions and recommendations presented herein shall

become invalid. In any such event, WT should be contacted in order to assess the effect that such variations may have on our conclusions and recommendations. If WT is not retained for the construction observation and testing services to determine compliance with this report, our professional responsibility is accordingly limited.

The recommendations presented are based entirely upon data derived from a limited number of samples obtained from widely spaced explorations. The attached logs are indicators of subsurface conditions only at the specific locations and times noted. This report assumes the uniformity of the geology and soil structure between explorations, however variations can and often do exist. Whenever any deviation, difference, or change is encountered or becomes known, WT should be contacted.

This report is for the exclusive benefit of our client alone. There are no intended third-party beneficiaries of our contract with the client or this report, and nothing contained in the contract or this report shall create any express or implied contractual or any other relationship with, or claim or cause of action for, any third party against WT.

This report is valid for the earlier of one year from the date of issuance, a change in circumstances, or discovered variations. After expiration, no person or entity shall rely on this report without the express written authorization of WT.

11.0 CLOSURE

We prepared this report as an aid to the designers of the proposed project. The comments, statements, recommendations and conclusions set forth in this report reflect the opinions of the authors. These opinions are based upon data obtained at the location of the explorations, and from laboratory tests. Work on your project was performed in accordance with generally accepted standards and practices utilized by professionals providing similar services in this locality. No other warranty, express or implied, is made.



Approximate Boring Location
Approximate Perc Test Location
Proposed Building Area

NOT TO SCALE

Western Technologies
An RMA Company

PROJECT:	LOS PRADOS DEVELOPMENT
JOB NO.:	32-224032-0

PLATE 1

BORING LOCATION DIAGRAM

Allowable Soil Bearing Capacity	The recommended maximum contact stress developed at the interface of the foundation element and the supporting material.
Backfill	A specified material placed and compacted in a confined area.
Base Course	A layer of specified aggregate material placed on a subgrade or subbase.
Base Course Grade	Top of base course.
Bench	A horizontal surface in a sloped deposit.
Caisson/Drilled Shaft	A concrete foundation element cast in a circular excavation which may have an enlarged base (or belled caisson).
Concrete Slabs-On-Grade	A concrete surface layer cast directly upon base course, subbase or subgrade.
Crushed Rock Base Course	A base course composed of crushed rock of a specified gradation.
Differential Settlement	Unequal settlement between or within foundation elements of a structure.
Engineered Fill	Specified soil or aggregate material placed and compacted to specified density and/or moisture conditions under observations of a representative of a soil engineer.
Existing Fill	Materials deposited through the action of man prior to exploration of the site.
Existing Grade	The ground surface at the time of field exploration.
Expansive Potential	The potential of a soil to expand (increase in volume) due to absorption of moisture.
Fill	Materials deposited by the actions of man.
Finished Grade	The final grade created as a part of the project.
Gravel Base Course	A base course composed of naturally occurring gravel with a specified gradation.
Heave	Upward movement.
Native Grade	The naturally occurring ground surface.
Native Soil	Naturally occurring on-site soil.
Rock	A natural aggregate of mineral grains connected by strong and permanent cohesive forces. Usually requires drilling, wedging, blasting or other methods of extraordinary force for excavation.
Sand and Gravel Base Course	A base course of sand and gravel of a specified gradation.
Sand Base Course	A base course composed primarily of sand of a specified gradation.
Scarify	To mechanically loosen soil or break down existing soil structure.
Settlement	Downward movement.
Soil	Any unconsolidated material composed of discrete solid particles, derived from the physical and/or chemical disintegration of vegetable or mineral matter, which can be separated by gentle mechanical means such as agitation in water.
Strip	To remove from present location.
Subbase	A layer of specified material placed to form a layer between the subgrade and base course.
Subbase Grade	Top of subbase.
Subgrade	Prepared native soil surface.

COARSE-GRAINED SOILS

LESS THAN 50% FINES

GROUP SYMBOLS	DESCRIPTION	MAJOR DIVISIONS
GW	WELL-GRADED GRAVEL OR WELL-GRADED GRAVEL WITH SAND, LESS THAN 5% FINES	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE SIZE
GP	POORLY-GRADED GRAVEL OR POORLY-GRADED GRAVEL WITH SAND, LESS THAN 5% FINES	
GM	SILTY GRAVEL OR SILTY GRAVEL WITH SAND, MORE THAN 12% FINES	
GC	CLAYEY GRAVEL OR CLAYEY GRAVEL WITH SAND, MORE THAN 12% FINES	
SW	WELL-GRADED SAND OR WELL-GRADED SAND WITH GRAVEL, LESS THAN 5% FINES	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE SIZE
SP	POORLY-GRADED SAND OR POORLY-GRADED SAND WITH GRAVEL, LESS THAN 5% FINES	
SM	SILTY SAND OR SILTY SAND WITH GRAVEL, MORE THAN 12% FINES	
SC	CLAYEY SAND OR CLAYEY SAND WITH GRAVEL, MORE THAN 12% FINES	

NOTE: Coarse-grained soils receive dual symbols if they contain 5% to 12% fines (e.g., SW-SM, GP-GC).

FINE-GRAINED SOILS

MORE THAN 50% FINES

GROUP SYMBOLS	DESCRIPTION	MAJOR DIVISIONS
ML	SILT, SILT WITH SAND OR GRAVEL, SANDY SILT, OR GRAVELLY SILT	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50
CL	LEAN CLAY OF LOW TO MEDIUM PLASTICITY, SANDY CLAY, OR GRAVELLY CLAY	
OL	ORGANIC SILT OR ORGANIC CLAY OF LOW TO MEDIUM PLASTICITY	
MH	ELASTIC SILT, SANDY ELASTIC SILT, OR GRAVELLY ELASTIC SILT	SILTS AND CLAYS LIQUID LIMIT MORE THAN 50
CH	FAT CLAY OF HIGH PLASTICITY, SANDY FAT CLAY, OR GRAVELLY FAT CLAY	
OH	ORGANIC SILT OR ORGANIC CLAY OF HIGH PLASTICITY	
PT	PEAT AND OTHER HIGHLY ORGANIC SOILS	HIGHLY ORGANIC SOILS

NOTE: Fine-grained soils may receive dual classification based upon plasticity characteristics (e.g. CL-ML).

SOIL SIZES

COMPONENT	SIZE RANGE
BOULDERS	Above 12 in.
COBBLES	3 in. – 12 in.
GRAVEL	No. 4 – 3 in.
Coarse	¾ in. – 3 in.
Fine	No. 4 – ¾ in.
SAND	No. 200 – No. 4
Coarse	No. 10 – No. 4
Medium	No. 40 – No. 10
Fine	No. 200 – No. 40
Fines (Silt or Clay)	Below No. 200

NOTE: Only sizes smaller than three inches are used to classify soils

CONSISTENCY

CLAYS & SILTS	BLOWS PER FOOT
VERY SOFT	0 – 2
SOFT	3 – 4
FIRM	5 – 8
STIFF	9 – 15
VERY STIFF	16 – 30
HARD	OVER 30

RELATIVE DENSITY

SANDS & GRAVELS	BLOWS PER FOOT
VERY LOOSE	0 – 4
LOOSE	5 – 10
MEDIUM DENSE	11 – 30
DENSE	31 – 50
VERY DENSE	OVER 50

NOTE: Number of blows using 140-pound hammer falling 30 inches to drive a 2-inch-OD (1⅜-inch ID) split-barrel sampler (ASTM D1586).

PLASTICITY OF FINE GRAINED SOILS

PLASTICITY INDEX	TERM
0	NON-PLASTIC
1 – 7	LOW
8 – 20	MEDIUM
Over 20	HIGH

DEFINITION OF WATER CONTENT

DRY
SLIGHTLY DAMP
DAMP
MOIST
WET
SATURATED

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METHOD OF CLASSIFICATION

PLATE

A-2

The number shown in **"BORING NO."** or "**TEST PIT NO.**" refers to the approximate location of the same number indicated on the "Boring and Test Pit Location Diagram" as positioned in the field by pacing or measurement from property lines and/or existing features, or through the use of Global Positioning System (GPS) devices. The accuracy of GPS devices is somewhat variable.

"DRILLING TYPE" refers to the exploratory equipment used in the boring wherein **HSA = hollow stem auger**, and the dimension presented is the outside diameter of the HSA used.

"EQUIPMENT TYPE" refers to the equipment used in the excavation of the test pit, and may include the width of the bucket on the excavator and the use of "rock" teeth or attachments.

"N" in "BLOW COUNTS" refers to a 2-in. outside diameter split-barrel sampler driven into the ground with a 140 lb. drop-hammer dropped 30 in. repeatedly until a penetration of 18 in. is achieved or until refusal. The number of blows, or "blow count", of the hammer is recorded for each of three 6-in. increments totaling 18 in. The number of blows required for advancing the sampler for the last 12 in. (2nd and 3rd increments) is defined as the Standard Penetration Test (SPT) "N"-Value. Refusal to penetration is considered more than 50 blows for a 6-inch increment. (Ref. ASTM D1586).
If,
N = a whole # e.g. "15", it represents the SPT blow counts for the last 12 inches.
N = stacked numbers e.g., 5/10/20, it represents the blow counts for each 6 inches increment.

"R" in "BLOW COUNTS" refers to a 3-in. outside diameter ring-lined split spoon sampler driven into the ground with a 140 lb. drop-hammer dropped 30 inches repeatedly until a penetration of 12 inches is achieved or until refusal. The number of blows required to advance the sampler 12 inches is defined as the "R" blow count. The "R" blow count requires an engineered conversion to an equivalent SPT N-Value. Refusal to penetration is considered more than 50 blows for a 6-inch increment. (Ref. ASTM D3550).
If,
R = a whole # e.g. "15", it represents the unconverted blow counts for 12 inches.
For refusal (penetration less than 12 inches), R=a whole #/X" e.g., 50/10"

"CS" in "BLOWS/FT." refers to a 2½-in. outside diameter California style split-barrel sampler, lined with brass sleeves, driven into the ground with a 140-pound hammer dropped 30 inches repeatedly until a penetration of 18 inches is achieved or until refusal. The number of blows of the hammer is recorded for each of the three 6-inch increments totaling 18 inches. The number of blows required for advancing the sampler for the last 12 inches (2nd and 3rd increments) is defined as the "CS" blow count. The "CS" blow count requires an engineered conversion to an equivalent SPT N-Value. Refusal to penetration is considered more than 50 blows for a 6-inch increment. (Ref. ASTM D3550)

"SAMPLE TYPE" refers to the form of sample recovery, in which **N** = Split-barrel sample, **R** = Ring-lined sample, **CS** = California style split-barrel sample, **G** = Grab sample, **B** = Bucket sample, **C** = Core sample (ex. diamond-bit rock coring), **S** = Shelby Tube.

"DRY DENSITY (LBS/CU FT)" refers to the laboratory-determined dry density in pounds per cubic foot. The symbol **"NR"** indicates that no sample was recovered.

"WATER (MOISTURE) CONTENT (% OF DRY WT.)" refers to the laboratory-determined water content in percent using the standard test method ASTM D2216.

"USCS" refers to the "Unified Soil Classification System" Group Symbol for the soil type as defined by ASTM D2487 and D2488. The soils were classified visually in the field, and where appropriate, classifications were modified by visual examination of samples in the laboratory and/or by appropriate tests.

These notes and boring logs are intended for use in conjunction with the purposes of our services defined in the text. Boring log data should not be construed as part of the construction plans nor as defining construction conditions.

Boring logs depict our interpretations of subsurface conditions at the locations and on the date(s) noted. Variations in subsurface conditions and characteristics may occur between borings. Groundwater levels may fluctuate due to seasonal variations and other factors.

The stratification lines shown on the boring logs represent our interpretation of the approximate boundary between soil or rock types based upon visual field classification at the boring location. The transition between materials is approximate and may be more or less gradual than indicated.

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 1**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **6**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0				G		GC-GM		Silty Clayey GRAVEL and Cobbles; brown, very dense, damp	
	6.4	120		R	50/11"				
5	2.3	106		R	50/6"			REFUSAL ENCOUNTERED AT 6 FEET	
10									
15									
20									
25									

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PLATE A-4

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 2**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	4.0			G		GP-GC		Poorly-graded GRAVEL with Clay; brown, dense, damp	
				N	9 15 18				
5	NR			N	50/1"			very dense REFUSAL ENCOUNTERED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-5

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 3**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	13.7			G		CL		Sandy Lean CLAY; brown, firm, damp	
	7.1	86		R	12				
5	3.8	113		R	50/1"			with gravel and cobbles, hard	
10	0.7	106		R	50/9"				
15				N	21 32 30				
20				N	10 13 17			very stiff	
								BORING TERMINATED AT 21.5 FEET	
25									

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PLATE A-6

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 4**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	7.2			G		SC		Clayey SAND; brown, loose, damp	
				N	3 5 5			light brown	
5				N	12 17 20			with gravel, dense	
10				N	68/5"			with cobbles	
15				N	18 20 26	SP-SC		Poorly-graded SAND with Clay; brown, dense, damp	
20				N	15 21 31			BORING TERMINATED AT 21.5 FEET	
25									

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PLATE A-7

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 5**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	4.2			G		GC		Clayey GRAVEL with Sand and Cobbles; brown, dense, damp	
				N	15 22 23				
5				N	21 25 32			very dense	
10				N	20 26 36				
15				N	18 19 22			light brown, dense	
20				N	16 21 28			BORING TERMINATED AT 21.5 FEET	
25									

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PLATE A-8

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 6**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	10.5			G		CL		Lean CLAY with Sand; brown, very stiff, damp	
	4.8	103		R	44				
5	NR			R	26			light brown with gravel and cobbles	
10	NR			R	50/6"			hard	
15				N	21 31 37	SP-SC		Poorly-graded SAND with Clay; light brown, very dense, damp	
20				N	95/5"				
								BORING TERMINATED AT 21.5 FEET	
25									

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PLATE A-9

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 7**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	6.5			G		SC-SM		Silty Clayey SAND; light brown, loose, damp	
				N	3 5 5				
5				N	4 5 7			medium dense	
								with gravel and cobbles	
10				N	26 37 41	SP-SC		Poorly-graded SAND with Clay; light brown, very dense, damp	
15				N	50/4"				
20				N	15 18 34			BORING TERMINATED AT 21.5 FEET	
25									

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PLATE A-10

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 8**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	8.2			G		CL		Sandy Lean CLAY; brown, firm, damp	
	5.8	84		R	9				
5	6.2	86		R	11			with gravel and cobbles	
10	1.2	117		R	23			stiff	
15				N	16 18 19	SP-SC		Poorly-graded SAND with Clay; light brown, dense, damp	
20				N	15 21 25				
25								BORING TERMINATED AT 21.5 FEET	

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PLATE A-11

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 9**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	9.8			G		CL		Sandy Lean CLAY; light brown, very stiff, damp	
				N	7 9 9				
5				N	9 10 12				
								with gravel and cobbles	
10				N	9 18 28	SP-SC		Poorly-graded SAND with Clay; light brown, dense, damp	
15				N	90/5"			very dense	
20				N	7 10 14	SC-SM		Silty Clayey SAND; brown, medium dense, damp	
								BORING TERMINATED AT 21.5 FEET	
25									

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PLATE A-12

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 10**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	11.1			G		CL		Sandy Lean CLAY; light brown, hard, damp	
				N	11 19 20				
5				N	5 6 7			stiff	
								with gravel and cobbles	
10				N	9 13 15	SP-SC		Poorly-graded SAND with Clay; light brown, medium dense, damp	
15	NR			N	15 19 23			dense	
20				N	13 18 19				
								BORING TERMINATED AT 21.5 FEET	
25									

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PLATE A-13

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 11**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **21.5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	8.4			G		CL		Sandy Lean CLAY; brown, very stiff, damp	
	8.7	80		R	29				
5	4.4	93		R	19			light brown, stiff	
								with gravel and cobbles	
10	1.1	119		R	26	SP-SC		Poorly-graded SAND with Clay; light brown, medium dense, damp	
15				N	30 36 43			very dense	
20				N	15 19 25			BORING TERMINATED AT 21.5 FEET	
25									

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PLATE A-14

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 12**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0						SC		Clayey SAND with Gravel and Cobbles; brown	
				G					
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-15

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 13**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	7.5			G		SM		Silty SAND; light brown, damp with gravel	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-16

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 14**	Western Technologies An RMA Company

Date(s) Drilled **2/8/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	9.2			G		SC-SM		Silty Clayey SAND; light brown, damp	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-17

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 15**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	6.8			G		CL		Sandy Lean CLAY; brown, damp with gravel	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-18

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 16**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0						SC-SM		Silty Clayey SAND with Gravel; brown, damp	
				G				with cobbles	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-19

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 17**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0				G		SC-SM		Silty Clayey SAND; brown, damp	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-20

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 18**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	10.3			G		CL		Lean CLAY with Sand; brown, damp	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-21

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 19**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	8.0			G		SC		Clayey SAND; brown, damp	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-22

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 20**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0						GW-GM		Well-graded GRAVEL with Silt and Sand; brown, damp	
	3.0			G				with cobbles	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-23

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 21**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	4.6			G		SC		Clayey SAND with Gravel; brown, damp	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-24

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 22**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	8.8			G		CL		Sandy Lean CLAY; brown, damp with gravel	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-25

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 23**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	10.0			G		CL		Lean CLAY with Sand; brown, damp	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-26

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 24**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	11.2			G		CL		Lean CLAY with Sand; brown, damp	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

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PLATE A-27

Project: LOS PRADOS SUBDIVISION DEVELOPMENT Project Number: 32-224032-0	**BORING NO. 25**	Western Technologies An RMA Company

Date(s) Drilled **2/9/2024**	Logged By **S. O'HERRON-ALEX**	Checked By **A. KABA**
Drilling Method **HOLLOW STEM AUGER**	Drill Bit Size/Type **7"**	Total Depth of Borehole **5**
Drill Rig Type **CME 75**	Drilling Contractor **ENVIRO-DRILL**	Approximate Surface Elevation **NOT DETERMINED**
Groundwater Level and Date Measured **NO GROUNDWATER ENCOUNTERED**	Sampling Method(s) **GRAB, RING, SPT**	Hammer Data **140-LB AUTOHAMMER**
Borehole Backfill **AUGER CUTTINGS**	Location **SEE LOCATION DIAGRAM**	

Depth (feet)	WATER CONTENT	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOW COUNTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION	REMARKS AND OTHER TESTS
0	6.7			G		CL		Sandy Lean CLAY; light brown, damp	
5								BORING TERMINATED AT 5 FEET	
10									
15									
20									
25									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tp]

PLATE A-28

Boring No.	Depth (ft.)	USCS Class.	Initial Dry Density (pcf)	Initial Water Content (%)	Compression Properties			Expansion Properties		Plasticity		Soluble Chloride (ppm)	Soluble Sulfate (ppm)	Minimum Resistivity (OHM-CM)	pH	Remarks
					Surcharge (ksf)	Total Compression (%)		Surcharge (ksf)	Expansion (%)	Liquid Limit	Plasticity Index					
						In-Situ	After Saturation									
2	0-5	GP-GC		4.0						24	4	ND	ND			
1	2-3	SP-SC	120	6.4	0.5	0.3	0.8									2
					1.0		1.3									2
					2.0		1.8									2
					4.0		1.8									2
3	2-3	CL	86	7.1				0.1	0.2							1,2
3	2-3	CL	86	7.1	0.5	1.1										
					1.0	2.2										
					2.0	3.0	11.0									2
					4.0		14.5									2
3	10-11	CL	106	0.7	0.5	0.8										
					1.0	1.5										
					2.0	2.0	5.8									2,4
					4.0		7.0									2

Note: Initial Dry Density and Initial Water Content are in-situ values unless otherwise noted.
NP = Non-Plastic

Remarks

1. Compacted density (approx. 95% of ASTM D1557 max. density at moisture content slightly below optimum.)
2. Submerged to approximate saturation.
3. Slight rebound after saturation.
4. Sample disturbance observed.

Western Technologies
An RMA Company

PROJECT: **LOS PRADOS SUBDIVISION DEVELOPMENT**
JOB NO.: **32-224032-0**

SOIL PROPERTIES

PLATE
B-1

Boring No.	Depth (ft.)	USCS Class.	Initial Dry Density (pcf)	Initial Water Content (%)	Compression Properties			Expansion Properties		Plasticity		Soluble Chloride (ppm)	Soluble Sulfate (ppm)	Minimum Resistivity (OHM-CM)	pH	Remarks
					Surcharge (ksf)	Total Compression (%)		Surcharge (ksf)	Expansion (%)	Liquid Limit	Plasticity Index					
						In-Situ	After Saturation									
6	2-3	CL	103	4.8	0.5	1.3										
					1.0	1.5										
					2.0	2.1	10.0									2
					4.0		12.9									2
8	5-6	CL	86	6.2	0.6	0.8										
					1.1	1.3										
					2.2	2.6	17.0									2
					4.4		21.3									2
11	5-6	SP-SC	93	4.4	0.6	3.3										
					1.1	4.3										
					2.2	6.3	16.3									2
					4.4		19.4									2

Note: Initial Dry Density and Initial Water Content are in-situ values unless otherwise noted.
NP = Non-Plastic

Remarks

1. Compacted density (approx. 95% of ASTM D1557 max. density at moisture content slightly below optimum.)
2. Submerged to approximate saturation.
3. Slight rebound after saturation.
4. Sample disturbance observed.

Western Technologies
An RMA Company

PROJECT: **LOS PRADOS SUBDIVISION DEVELOPMENT**
JOB NO.: **32-224032-0**

SOIL PROPERTIES

PLATE
B-2

SOIL PROPERTIES

Boring No.	Depth (ft.)	Soil Class	Particle Size Distribution - (%) Passing by Weight														Plasticity		Remarks
			1¼"	1"	¾"	½"	3/8"	#4	#8	#10	#16	#30	#40	#50	#100	#200	L L	P I	
2	0-5	GP-GC	-	100	51	34	28	22	20	20	18	16	15	14	12	10	24	4	
3	0-5	CL	-	-	-	100	99	99	97	97	95	93	90	87	79	69	29	14	
4	0-5	SC	-	-	-	100	99	98	96	95	92	86	80	73	58	47	28	11	
5	0-5	GC	-	100	81	65	59	48	43	43	40	36	34	31	27	22	24	8	
6	0-5	CL	-	-	-	100	99	99	98	98	97	96	95	93	87	79	35	20	
7	0-5	SC-SM	-	-	100	96	93	87	81	80	76	70	65	59	47	37	21	4	
8	0-5	CL	-	100	97	95	94	91	89	89	87	83	81	78	70	60	29	13	
9	0-5	CL	-	100	97	97	96	94	91	90	87	83	80	77	68	55	38	19	
10	0-5	CL	-	-	100	99	99	98	96	96	94	91	89	85	75	57	31	6	
11	0-5	CL	-	-	-	-	100	99	96	96	94	91	89	86	75	62	41	22	
13	0-5	SM	-	-	100	98	97	97	95	94	92	88	84	78	57	39	NV	NP	
14	0-5	SC-SM	-	-	100	98	97	95	93	93	91	84	77	70	58	45	25	4	
15	0-5	CL	-	100	98	95	92	88	85	84	80	74	70	67	59	51	25	10	
18	0-5	CL	-	-	-	-	100	99	99	99	98	96	94	92	85	75	37	23	
19	0-5	SC	-	-	100	93	92	86	82	81	77	73	70	66	58	48	28	11	
20	0-5	GW-GM	-	100	71	58	52	42	36	35	30	23	19	16	12	9	NV	NP	

Note: NP = Non-Plastic
Samples obtained excluded cobbles and boulders.

Western Technologies
An RMA Company

PROJECT: **LOS PRADOS SUBDIVISION DEVELOPMENT**
JOB NO.: **32-224032-0**

SOIL PROPERTIES

PLATE
B-3

SOIL PROPERTIES

Boring No.	Depth (ft.)	Soil Class	Particle Size Distribution - (%) Passing by Weight														Plasticity		Remarks
			1¼"	1"	¾"	½"	3/8"	#4	#8	#10	#16	#30	#40	#50	#100	#200	L L	P I	
21	0-5	SC	-	100	98	89	82	74	68	67	64	60	56	52	42	35	30	17	
22	0-5	CL	-	100	96	95	94	92	89	89	88	81	78	74	63	50	31	15	
23	0-5	Cl	-	-	-	-	-	100	99	99	99	97	96	93	85	77	37	22	
24	0-5	CL	-	-	-	-	-	100	99	98	97	95	94	92	86	74	29	12	
25	0-5	Cl	-	-	-	-	-	100	99	99	98	96	94	92	86	65	31	16	

Note: NP = Non-Plastic
Samples obtained excluded cobbles and boulders.

Western Technologies
An RMA Company

PROJECT: **LOS PRADOS SUBDIVISION DEVELOPMENT**
JOB NO.: **32-224032-0**

SOIL PROPERTIES

PLATE
B-4

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

***Fill in all highlighted fields on this application. Applicant must sign and date application.**

Check one only:

- [x] Sewer Service Technical Evaluation Request
- [x] Water Service Technical Evaluation Request
- [ ] Agreement for Metered Service (AMS)
- [ ] Agreement to Construct and Dedicate Public Improvements (ACD)
- [ ] Annexation Application Water Budget
- [x] Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # _____

Applicant Name: Homewise, Inc.

Project Address: 3730 South Meadows Rd.

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

Plat Filing Information: Year 2023 Book 908 Page 15 Township, Range, Section: T16N, R8E, S1

Location: (check one only) Inside Corporate City Limits [x] Outside Corporate City Limits [ ]

Property Uniform Property Code: 1048096450107000000 Existing Well: Yes _____ No X

Legal Description including lot size: 14.41 acres, Lying within Section 1, T 16N, R 8E, on South Meadows Rd.

Short Description of Project: Preliminary Subdivision plat for 55 detached homes and 42 town-homes. Including a 5.12 acre park that will be dedicated to the City of Santa Fe.

Construction Start Date: Q4 2024

*RESIDENTIAL PROJECT - Complete the following

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments) Subdivision
2. Total number of lots approved on final plat/development plan: 1
3. Total number of homes existing or under construction: 0
4. Size of service requested: (5/8", 3/4", 1" or 2") _____

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

--- COMPLETED BY APPLICANT --- Number of Lots or Units		*--- COMPLETED BY STAFF ---* Water Use Factors	Annual Water Demand
96	Single Family Dwelling Unit, lot size less than 6,000 sq. ft.	.15 afy per d.u.	_____
1	Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft	.17 afy per d.u.	_____
0	Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.	.25 afy per d.u.	_____
0	Mobile Home (in Mobile home park)	.17 afy per d.u.	_____
0	Accessory Dwelling Unit	.09 afy per d.u.	_____
0	Apartment/Condominium	.16 afy per d.u.	_____
0	Senior Complex	.12 afy per d.u.	_____
97	**Total**	**Total Residential Water Demand**	_____ **AFY**

City of Santa Fe,New Mexico
UTILITY SERVICE APPLICATION

*COMMERCIAL PROJECT - Complete the following

Type of Project: (i.e. Office, Retail, Mixed, etc.) _____
Total gross floor area of building: _____ square feet
Total area of lot, tract or parcel: _____ acres
Automatic Fire Sprinkler System: _____ Yes X No
Building Construction Type: _____
Building Square Footage: _____
Site Plan Attached: _____Yes _____ No

*Please check all use categories below that are planned for the building and the gross floor areas of each use within the proposed building.

---- COMPLETED BY APPLICANT ----		---- COMPLETED BY STAFF ----	
Check Type of Use	Gross Floor Area	Water Use Factors	Annual Water Demand
Commercial			
☐ Office – Non-medical	_____	(0.70 afy per 10,000 s.f.)	_____
☐ Medical Office	_____	(0.72 afy per 10,000 s.f.)	_____
☐ Office – City/State	_____	(0.58 afy per 10,000 s.f.)	_____
☐ Research and Development Lab	_____	(1.18 afy per 10,000 s.f.)	_____
☐ Manufacturing – Goods	_____	(0.21 afy per site)	_____
☐ Manufacturing – Consumables	_____	(2.33 afy per site)	_____
☐ Laundromat, Commercial	_____	(0.78 afy per machine)	_____
☐ Laundromat, Other	_____	(0.22 afy per machine)	_____
☐ Drycleaner	_____	(0.41 afy per site)	_____
☐ Plant Nursery	_____	(0.56 afy per 10,000 s.f.)	_____
☐ Gyms with showers	_____	(8.94 afy per site)	_____
☐ Gyms without showers	_____	(0.77 afy per site)	_____
☐ Salons	_____	(0.21 afy per site)	_____
☐ Pet Grooming	_____	(0.52 afy per site)	_____
☐ Pet Daycare	_____	(0.11 afy per site)	_____
☐ Retail, Large (Individual stores or shopping areas > 75,000 sq ft)	_____	(0.45 afy per 10,000 s.f.)	_____
☐ Neighborhood Center/Medium Retail (Individual stores or shopping areas 75,000-25,000 sq ft)		(0.43 afy per 10,000 s.f.)	_____
☐ Retail, Small (Individual stores or shopping areas < 25,000 sq ft)	_____	(0.06 afy per site)	_____
☐ Gallery	_____	(0.60 afy per site)	_____
☐ Grocery Store	_____	(1.27 afy per 10,000 s.f.)	_____
☐ Restaurant (full service)	_____	(0.02 afy per seat)	_____
☐ Restaurant (limited service)	_____	(1.63 afy per Site)	_____
☐ Gasoline Station w/ Car Wash	_____	(6.56 afy per Site)	_____

☐ Gasoline Station _____ (0.88 afy per Site) _____

☐ Car Wash (full service) _____ (5.66 afy per Site) _____
☐ Car Wash (limited service) _____ (0.94 afy per Wash Bay) _____
☐ Auto Repair _____ (0.12 afy per site) _____
☐ Car Rental _____ (0.12 afy per site) _____

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

☐ Self Storage _____ (0.13 afy per site) _____

☐ Wholesale, Warehousing _____ (0.4 afy per 10,000 s.f.) _____
☐ Industrial, Manufacturing _____ (applicant estimate of water use) _____

☐ Church w/ day care or school) _____ (1.3 afy per Site) _____
☐ Church w/o day care or school) _____ (0.6 afy per Site) _____

☐ Hotel No. of rooms _____ (.13 afy per room) _____
☐ Motel No. of rooms _____ (.09 afy per room) _____

Public Services

☐ School, Elementary (0.53 afy per 100 students) _____
School, Middle or Junior High (1.68 afy per 100 students) _____
☐ School, Senior High (2.64 afy per 100 students) _____
☐ Schools, Daycare (0.85 afy per 100 kids) _____

☐ Places of Worship (0.15 afy per site) _____
With Daycare and school (0.95 afy per site) _____

☐ Parks (1.48 afy per acre) _____

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

water demand calculations and assumptions used

Total Floor Area _____

Total Commercial Water Demand _____ AFY

Total Residential Water Demand _____ AFY

TOTAL PROJECT WATER DEMAND _____AFY

City of Santa Fe,New Mexico
UTILITY SERVICE APPLICATION

OWNER: Homewise, Inc. Mailing Address: 1301 Siler Rd Bldg D Santa Fe, NM 87507 Phone Number: Mobile Number:		***Only If Applicable** AGENT: Jennifer Jenkins of JenkinsGavin, Inc. Title: Principal Mailing Address: 130 Grant Ave Suite 101 Santa Fe, NM 87501 Phone Number: 505-820-7444 Mobile Number: 505-930-6149

Information Provided By: Check one: Owner _____ Agent X

Signature: *Jennifer Jenkins* Date: 3.11.24

Technical Evaluation to be Sent to: Check one: Owner _____ Agent X

COMMENTS: _____

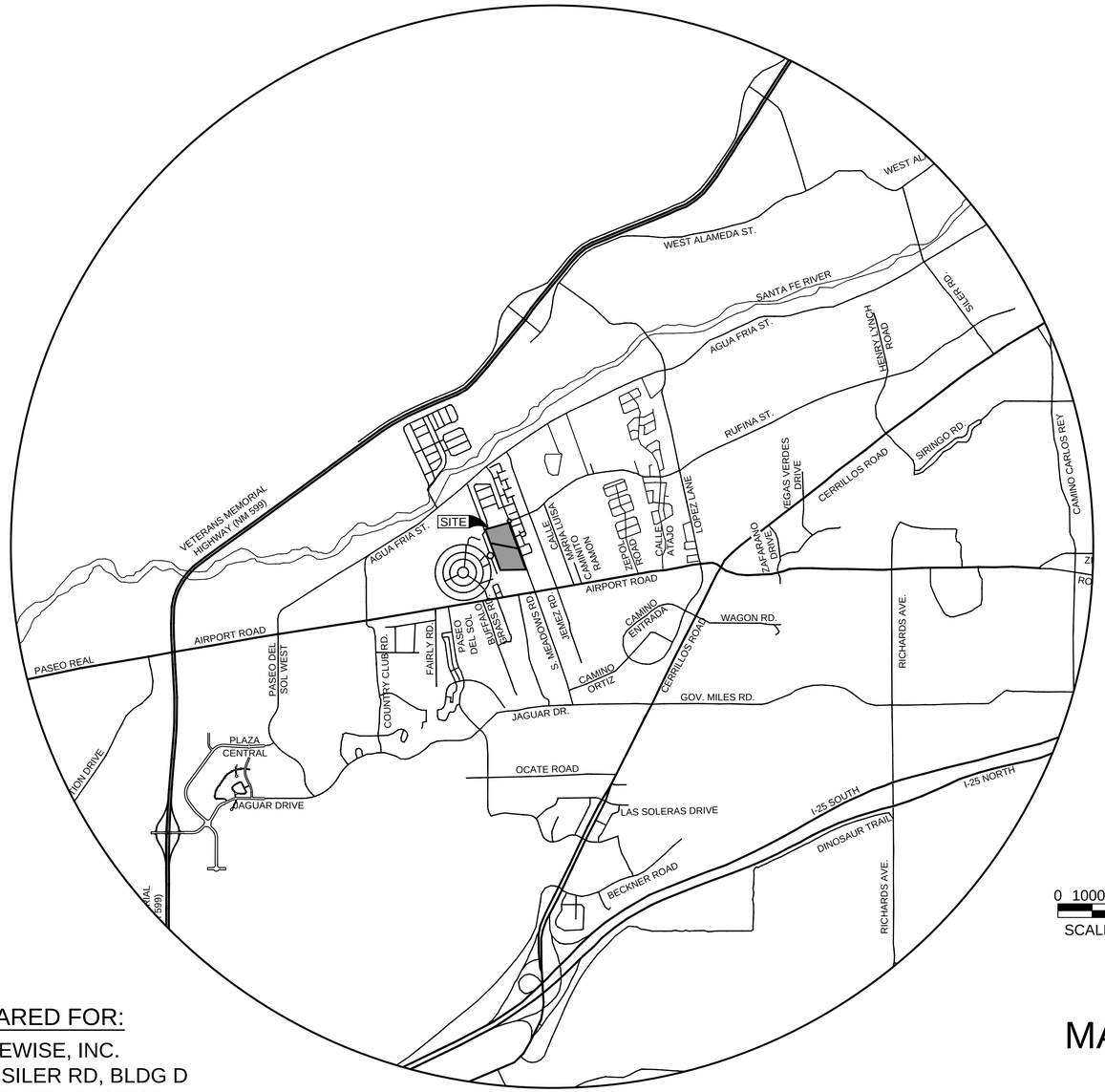
APPLICANTS, PLEASE NOTE:

- Ordinance 2008-53, prohibits new connections outside the presumptive city limits including the Agua Fria traditional historic community (AFTHC) unless specific conditions are met. Applications for service outside the presumptive city limits and AFTHC must include documentation showing these conditions are met or the application will be rejected. The documents required are shown below.
- A map of the proposed project in relation to the existing city limits and the presumptive city limits
- A detailed description of the proposed develop0ment including the type and size of proposed land uses
- The health, safety and welfare or other legal reason for the connection
- A site water budget
- Documentation from the County of Santa Fe that county water service is not available
- Documentation from the wastewater division regarding sewer availability
- A certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 if applicable

PRELIMINARY SUBDIVISION PLAT

SUBMITTAL FOR LOS PRADOS

3600 AND 3740 SOUTH MEADOWS ROAD



PREPARED FOR:

HOMEWISE, INC.
1301 SILER RD, BLDG D
SANTA FE, NM 87507

CITY OF SANTA FE, NEW MEXICO

SECTION 1, TOWNSHIP 16N, RANGE 8E

MARCH
2024

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

BUILDING PERMIT No's: (GRADING)_____ (LANDSCAPE/UTILITIES)_____

INFRASTRUCTURE CONSTRUCTION ADDRESS_____

GUNNISON'S PRAIRIE DOG NOTE

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

CITY OF SANTA FE DRAINAGE NOTES:

1. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

2. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
505.820.7444

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
110 WAGON TRAIL RD. CERRILLOS, NM. 87010
(505) 470-0037

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

REV.	SHEETS	CITY ENGR.	DATE	REV.	SHEETS	CITY ENGR.	DATE
APPROVAL OF REVISIONS							

CITY OF SANTA FE

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

COVER SHEET AND INDEX OF SHEETS

SHEET 1-1

INDEX OF SHEETS

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1-2	INDEX OF SHEETS
1-3	CIVIL SITE PLAN
1-4 TO 1-5	PRELIMINARY SUBDIVISION PLAT
1-6	TYPICAL LOTS
1-7	CERTIFIED TOPOGRAPHIC MAP
1-8	LEGAL LOT OF RECORD
1-9	LOT LINE ADJUSTMENT PLAT
1-10	SLOPE ANALYSIS MAP
2-1 TO 2-7	GENERAL NOTES, TYPICAL SECTIONS AND DETAILS
2-8	DEMOLITION PLAN
3-1	UTILITY NOTES
3-2	UTILITY PLAN
4-0	LANDSCAPE GENERAL NOTES
4-00	LANDSCAPE SCHEDULES
4-1	WATER BUDGET & OPEN SPACE LAYOUT PARK & SOUTH MEADOWS ROAD
4-2	LANDSCAPE DEMOLITION & PROTECTION PLAN - PARK
4-3	LANDSCAPE PLAN - PARK
4-4	LANDSCAPE PLAN - PARK
4-5	LANDSCAPE PLAN - SUBDIVISION
4-6	LANDSCAPE PLAN - SUBDIVISION
4-7	LANDSCAPE DIMENSIONING PLAN - PARK
4-8	LANDSCAPE DIMENSIONING PLAN - PARK
4-9	LANDSCAPE GRADING PLAN - PARK
4-10	LANDSCAPE PLANTING PLAN – PARK & SUBDIVISION
4-11	LANDSCAPE PLANTING PLAN - PARK
4-11A	LANDSCAPE PLANTING PLAN - PARK
4-12	LANDSCAPE PLANTING PLAN - PARK
4-13	LANDSCAPE PLANTING PLAN - SUBDIVISION
4-14	LANDSCAPE PLANTING PLAN - SUBDIVISION
4-15	LANDSCAPE IRRIGATION SCHEDULE
4-16	LANDSCAPE IRRIGATION PLAN – PARK & SOUTH MEADOWS RD
4-17	LANDSCAPE IRRIGATION PLAN – PARK
4-18	LANDSCAPE IRRIGATION PLAN – PARK
4-19	LANDSCAPE IRRIGATION PLAN – SOUTH MEADOWS RD
4-20	LANDSCAPE IRRIGATION PLAN – SOUTH MEADOWS RD
4-21	LANDSCAPE IRRIGATION DETAILS
4-22	LANDSCAPE IRRIGATION DETAILS
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4-23 TO 4-32	LANDSCAPE DETAILS

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5-2	OVERALL GRADING AND DRAINAGE PLAN
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8-1 TO 8-4	SANITARY SEWER PLANS AND PROFILES
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9-1 TO 9-8	ROADWAY CROSS SECTIONS
10-1	STORM WATER POLLUTION PREVENTION PLAN
10-2	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
10-3	PERMANENT EROSION AND SEDIMENT CONTROL PLAN
10-4	STORM WATER CONTROL DETAILS
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11-1 TO 11-10	STANDARD DRAWINGS AND DETAILS
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ES-101	SITE LIGHTING PLAN
E-501	POWER RISER DIAGRAM GROUNDING DETAIL
E-601	ELECTRIC DETAILS
E-602	METER PEDESTAL DETAIL
E-603	SITE LIGHTING PHOTOMETRICS

ENGINEERS SEAL

DATE

REVISIONS

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

Santa Fe Engineering Consultants, LLC
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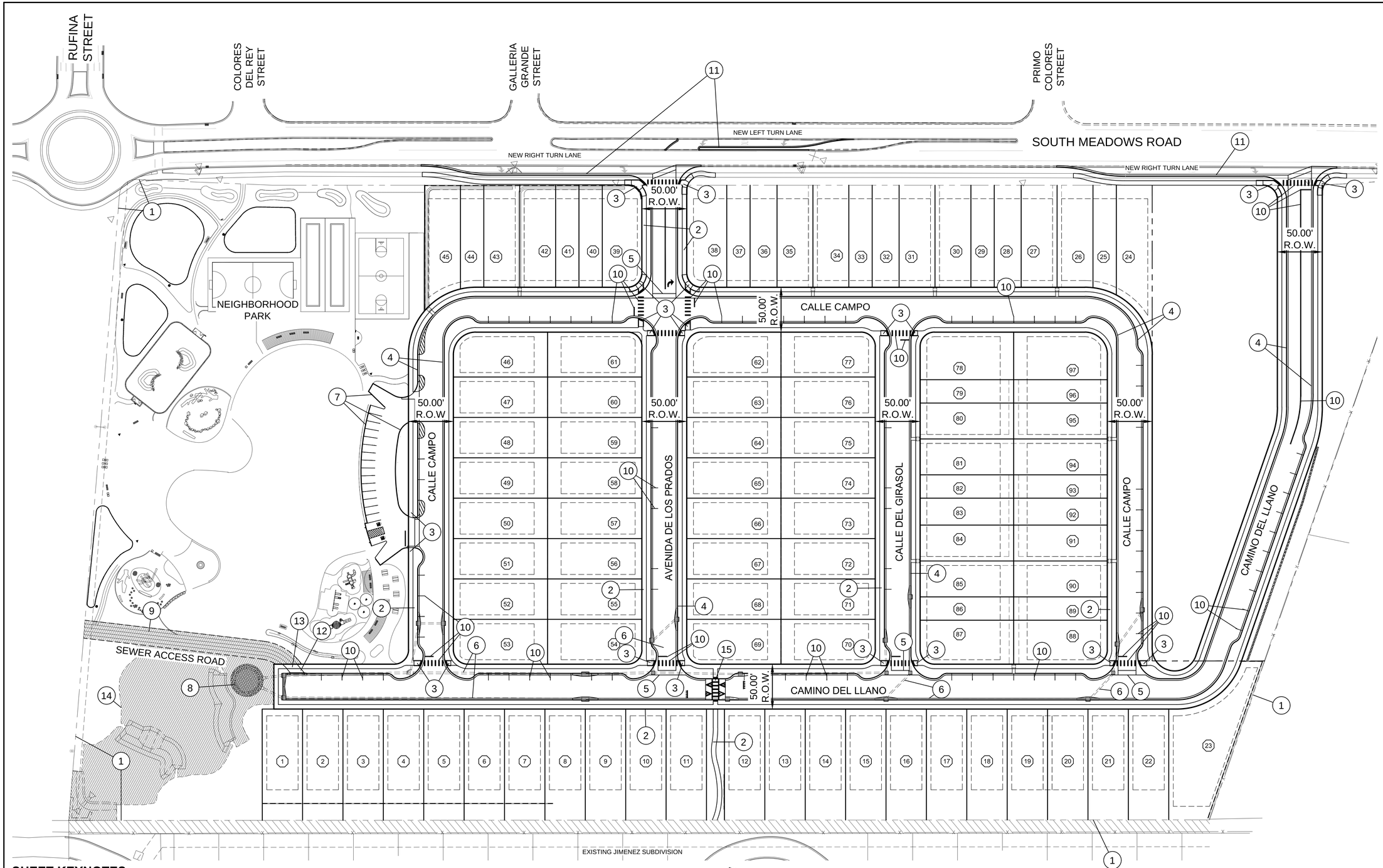
http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

INDEX OF SHEETS

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	1-2



SHEET KEYNOTES

1. PROPERTY LINE
2. PROPOSED CONCRETE SIDEWALK SEE SHEET 2-6
3. PROPOSED ADA ACCESSIBLE CURB RAMP SEE SHEETS 13-6 TO 13-8
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14. DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA
15. RAISED CROSSWALK SEE SHEET 2-7

CIVIL SITE PLAN

SCALE: 1" = 50'

0 25 50 100

SCALE: 1" = 50'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

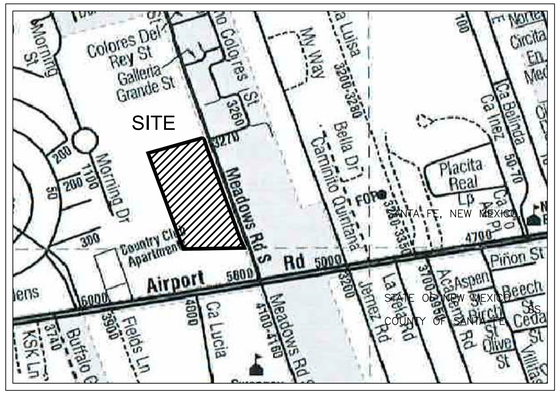
CIVIL SITE PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	1-3

ENGINEERS SEAL

DATE

REVISIONS


SITE
Colores Del Rey St
Galleria Grande St
Colores St
Morning Dr
Meadows Rd S
Bella Dr
Camino Cumbre
Placita Real
Camino Cumbre
Ca Bolonia
Ca Benavidez
Country Club Apartments
Airport Rd
Ca Lucia
Meadows Rd
Jerez Rd
Calleja Rd
Aspen St
Birch St
Olive St
Pinon St
Beech St
Cedar St
Fields Ln
Buffalo Grass Rd
Kiski Ln
Circle Dr
Mesa Verde Dr
Ca Luisa
My Way
Ca Benavidez
Ca Bolonia
Ca Jerez
Ca Cumbre
Ca Real
Ca Cumbre
Ca Cumbre
Ca Cumbre

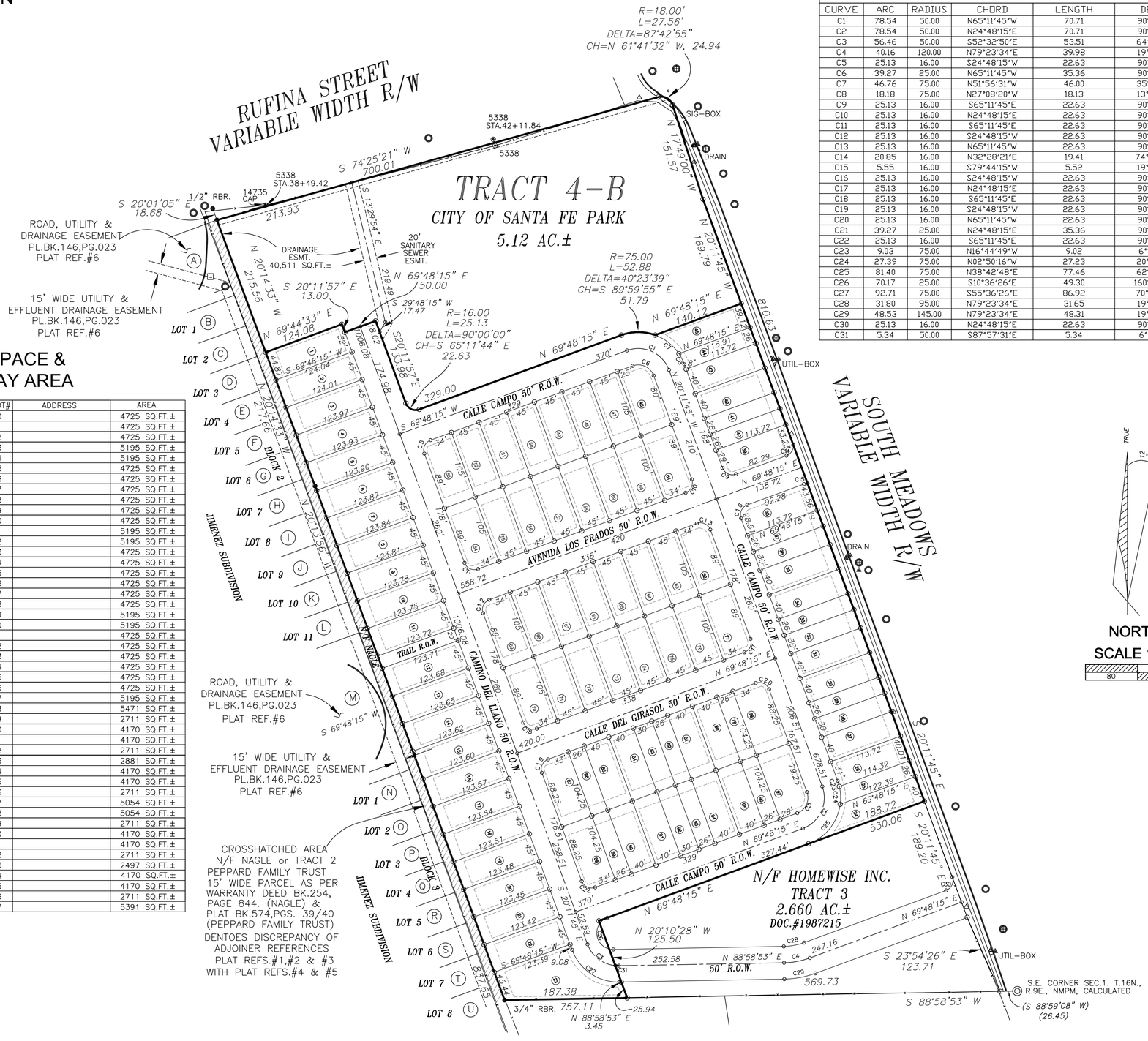
ADJOINER INFORMATION

LETTER	OWNER	DOC#-BK/PG
A	SANTA FE COUNTY	
B	MORRISON	1763014
C	WUNNICKE	1292/707A
D	ALDERETE	1024/371
E	WINN	1779532
F	TORREZ	698/877
G	RUCKEL	2121/401
H	MOUTON	638/554
I	VRABEL	714/185
J	MENIKTOS	1887191
K	MONTOYA	1919071
L	RABI REV.TRUST	1518940
M	SANTA FE COUNTY	1310905
N	MICHAEL	1742279
O	MARYOL	1312187
P	OKEEFE	953/522
Q	LOPEZ	1785159
R	DEWITT	1048/350
S	ENGLERT	1851668
T	SHERRILL	1893963
U	PACHECO	1821934

LOT, OPEN SPACE & RIGHT-OF-WAY AREA

LOT#	ADDRESS	AREA
1		5574 SQ.FT.±
2		5581 SQ.FT.±
3		5579 SQ.FT.±
4		5578 SQ.FT.±
5		5576 SQ.FT.±
6		5575 SQ.FT.±
7		5573 SQ.FT.±
8		5572 SQ.FT.±
9		5571 SQ.FT.±
10		5570 SQ.FT.±
11		5568 SQ.FT.±
12		5566 SQ.FT.±
13		5565 SQ.FT.±
14		5564 SQ.FT.±
15		5562 SQ.FT.±
16		5561 SQ.FT.±
17		5560 SQ.FT.±
18		5559 SQ.FT.±
19		5557 SQ.FT.±
20		5556 SQ.FT.±
21		5555 SQ.FT.±
22		5553 SQ.FT.±
23		10167 SQ.FT.±
24		5657 SQ.FT.±
25		3054 SQ.FT.±
26		4551 SQ.FT.±
27		4549 SQ.FT.±
28		3412 SQ.FT.±
29		2957 SQ.FT.±
30		4549 SQ.FT.±
31		4549 SQ.FT.±
32		3412 SQ.FT.±
33		2957 SQ.FT.±
34		4549 SQ.FT.±
35		4549 SQ.FT.±
36		3412 SQ.FT.±
37		2957 SQ.FT.±
38		5004 SQ.FT.±
39		5015 SQ.FT.±
40		2957 SQ.FT.±
41		2957 SQ.FT.±
42		4549 SQ.FT.±
43		4549 SQ.FT.±
44		2970 SQ.FT.±
45		4897 SQ.FT.±
46		5116 SQ.FT.±
47		4725 SQ.FT.±
48		4725 SQ.FT.±
49		4725 SQ.FT.±

LOT#	ADDRESS	AREA
50		4725 SQ.FT.±
51		4725 SQ.FT.±
52		4725 SQ.FT.±
53		5195 SQ.FT.±
54		5195 SQ.FT.±
55		4725 SQ.FT.±
56		4725 SQ.FT.±
57		4725 SQ.FT.±
58		4725 SQ.FT.±
59		4725 SQ.FT.±
60		4725 SQ.FT.±
61		5195 SQ.FT.±
62		5195 SQ.FT.±
63		4725 SQ.FT.±
64		4725 SQ.FT.±
65		4725 SQ.FT.±
66		4725 SQ.FT.±
67		4725 SQ.FT.±
68		4725 SQ.FT.±
69		5195 SQ.FT.±
70		5195 SQ.FT.±
71		4725 SQ.FT.±
72		4725 SQ.FT.±
73		4725 SQ.FT.±
74		4725 SQ.FT.±
75		4725 SQ.FT.±
76		4725 SQ.FT.±
77		5195 SQ.FT.±
78		5471 SQ.FT.±
79		2711 SQ.FT.±
80		4170 SQ.FT.±
81		4170 SQ.FT.±
82		2711 SQ.FT.±
83		2881 SQ.FT.±
84		4170 SQ.FT.±
85		4170 SQ.FT.±
86		2711 SQ.FT.±
87		5054 SQ.FT.±
88		5054 SQ.FT.±
89		2711 SQ.FT.±
90		4170 SQ.FT.±
91		4170 SQ.FT.±
92		2711 SQ.FT.±
93		2497 SQ.FT.±
94		4170 SQ.FT.±
95		4170 SQ.FT.±
96		2711 SQ.FT.±
97		5391 SQ.FT.±



CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	78.54	50.00	N65°11'45"W	70.71	90°00'00"
C2	78.54	50.00	N24°48'15"E	70.71	90°00'00"
C3	56.46	50.00	S52°32'50"E	53.51	64°42'10"
C4	40.16	120.00	N79°23'34"E	39.98	19°10'38"
C5	25.13	16.00	S24°48'15"W	22.63	90°00'00"
C6	39.27	25.00	N65°11'45"W	35.36	90°00'00"
C7	46.76	75.00	N51°56'31"W	46.00	35°43'10"
C8	18.18	75.00	N27°08'20"W	18.13	13°53'12"
C9	25.13	16.00	S65°11'45"E	22.63	90°00'00"
C10	25.13	16.00	N24°48'15"E	22.63	90°00'00"
C11	25.13	16.00	S65°11'45"E	22.63	90°00'00"
C12	25.13	16.00	S24°48'15"W	22.63	90°00'00"
C13	25.13	16.00	N65°11'45"W	22.63	90°00'00"
C14	20.85	16.00	N32°28'21"E	19.41	74°39'48"
C15	5.55	16.00	S79°44'15"W	5.52	19°51'59"
C16	25.13	16.00	S24°48'15"W	22.63	90°00'00"
C17	25.13	16.00	N24°48'15"E	22.63	90°00'00"
C18	25.13	16.00	S65°11'45"E	22.63	90°00'00"
C19	25.13	16.00	S24°48'15"W	22.63	90°00'00"
C20	25.13	16.00	N65°11'45"W	22.63	90°00'00"
C21	39.27	25.00	N24°48'15"E	35.36	90°00'00"
C22	25.13	16.00	S65°11'45"E	22.63	90°00'00"
C23	9.03	75.00	N16°44'49"W	9.02	6°53'51"
C24	27.39	75.00	N02°50'16"W	27.23	20°55'14"
C25	81.40	75.00	N38°42'48"E	77.46	62°10'55"
C26	70.17	25.00	S10°36'26"E	49.30	160°49'22"
C27	92.71	75.00	S55°36'26"E	86.92	70°49'22"
C28	31.80	95.00	N79°23'34"E	31.65	19°10'38"
C29	48.53	145.00	N79°23'34"E	48.31	19°10'38"
C30	25.13	16.00	N24°48'15"E	22.63	90°00'00"
C31	5.34	50.00	S87°57'31"E	5.34	6°07'12"

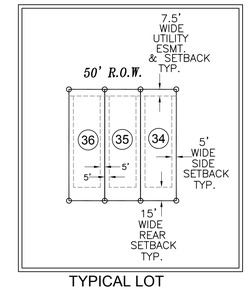
LEGEND AND NOTES

- □ DENOTES ELEC. TRANSFORMER
- ○ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES STORM SEWER MANHOLE
- DENOTES WATER MARKER
- DENOTES FIRE HYDRANT
- DENOTES GAS TEST
- △ DENOTES TEL./COM. RISER
- ● DENOTES POINT FOUND (AS NOTED)
- ◉ DENOTES MONUMENT FOUND
- ○ DENOTES POINT SET THIS SURVEY
- ∘ DENOTES POINT CALCULATED
- ---------- DENOTES EDGE OF EASEMENT
- ——— X ——— X ——— DENOTES FENCE LINE

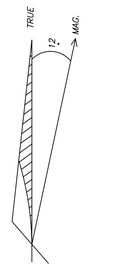
1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84

   LOT OF RECORD IS FROM "LOT SPLIT FOR HOMEWISE, INC. OF TRACT 4" BY RICHARD A. CHATROOP NMPLS#11011 AND FILED IN PLAT BOOK 908, PG.15, IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.



TYPICAL LOT
SETBACKS & EASEMENTS



NORTH

SCALE 1"=80'

80' 80'

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

_____
Deputy

PRELIMINARY PLAT

LOS PRADOS SUBDIVISION

UPC# 1-048-096-450-107-TRACT 4

LYING WITHIN SECTION 1, T16N, R8E, NMPM,
CITY & COUNTY OF SANTA FE, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

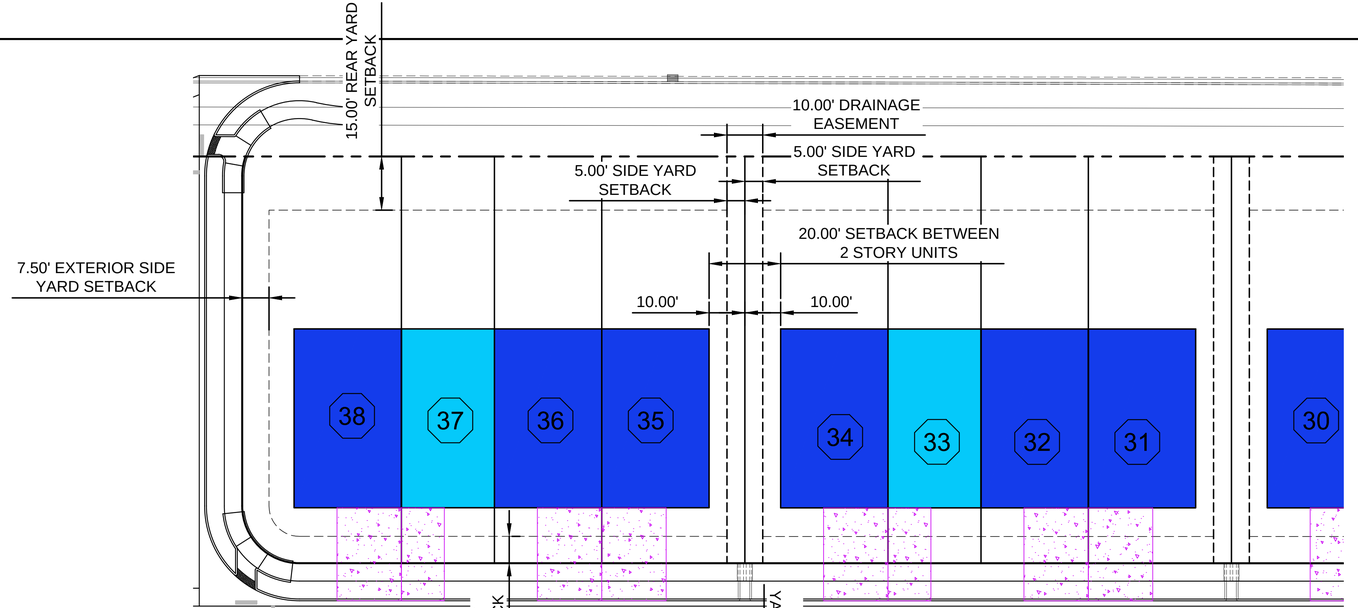
OWNER: HOMEWISE, INC.

LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

SHEET 2

CASE# 2024- HOMEWISE SOUTH MEADOWS

NOTE:
BUILDING AREAS SHOWN ARE FOR FEASIBILITY PURPOSES ONLY



LEGEND

- TOWNHOME UNIT W/ 2 CAR GARAGE
- TOWNHOME UNIT W/ 1 CAR GARAGE
- SINGLE FAMILY UNIT
- DRIVEWAY

TYPICAL LOT COVERAGE

LOT NO.	LOT AREA (SF)	MAX. BUILDING FOOTPRINT (SF)	LOT COVERAGE	PRIVATE OPEN SPACE PER SFCC 14-7.5(c)(1)(a) (SF)
31	4548.75	1500.00	33.0%	N/A
32	3411.56	1500.00	44.0%	1911.56
33	2956.69	1300.00	44.0%	1656.69
34	4548.75	1500.00	33.0%	N/A
35	4548.75	1500.00	33.0%	N/A
36	3411.56	1500.00	44.0%	1911.56
37	2956.69	1300.00	44.0%	1656.69
38	5004.92	1500.00	30.0%	N/A
76	4725.00	1770.00	37.5%	N/A
78	5470.56	1350.00	24.7%	N/A
79	2710.62	1170.00	43.2%	1540.62
80	4170.19	1350.00	32.4%	N/A

0 10 20 40
SCALE: 1" = 20'

TYPICAL LOT LAYOUTS
SCALE: 1" = 20'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

ENGINEERS SEAL
DATE
REVISIONS

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL LOTS

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	1-6

MANHOLE & STORM DRAIN INFORMATION

LETTER	POSITION	ELEVATION/SIZE/DIR.
A	SAN. SEWER RIM	6477.3'
	INVERT	6471.0'-30"E-W
B	SAN. SEWER RIM	6473.8'
	INVERT	6466.7'-30"E-24"W
C	SAN. SEWER RIM	6473.3'
	INVERT	6466.2'-24"E-W
	INVERT	6466.7'-8"N
D	STORM GRATE TOP	6481.8''
	INVERT	6480.0'-20"N
	INVERT	6481.5-4"E
E	STORM GRATE TOP	6484.0''
	INVERT	6476.0'-18"E
	INVERT	6483.4-4"E
F	STORM SEWER RIM	6484.4''
	INVERT	6474.0'-30"N-S
	INVERT	6474.5-18"E-W
G	STORM SEWER RIM	6487.8''
	INVERT	6475.6'-30"N-S
H	STORM SEWER RIM	6485.9'
	INVERT	6477.6'-30"N-S
	INVERT	6478.0'-18"SE-SW
I	STORM GRATE TOP	6485.2'
	INVERT	6479.2'-18"NE
	INVERT	6484.6'-4"E

NOTE: THE SIZES INDICATED WERE MEASUREMENTS OF PARTIALLY FILLED AND BEST FIT OF TRIMMED AND MODIFIED PIPES.

TOPOGRAPHIC NOTES

1. TOPOGRAPHIC INFORMATION PURCHASED DIRECTLY FROM SANTA FE COUNTY GIS DEPARTMENT AND FIELD VERIFIED TO MEET NATIONAL MAP ACCURACY STANDARDS.
2. ELEVATION DATUM IS AS SHOWN (BENCHMARK) OPUS SOLUTION NAVD88 (COMPUTED USING GEOID18)
3. CONTOUR INTERVALS = 1'

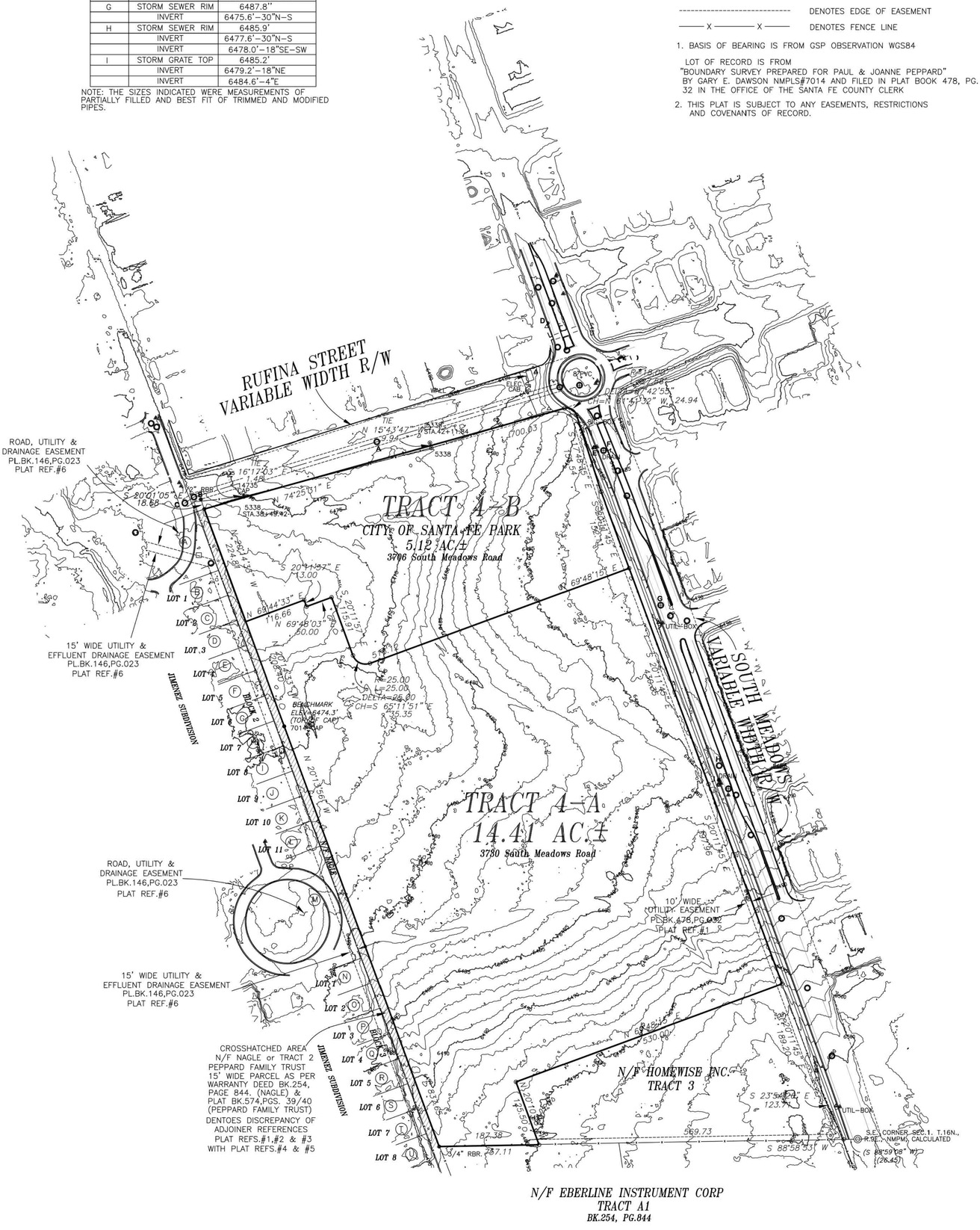
LEGEND AND NOTES

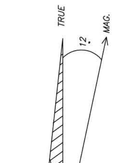
- DENOTES ELEC. TRANSFORMER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES WATER MARKER
- DENOTES FIRE HYDRANT
- DENOTES GAS TEST
- DENOTES TEL./COM. RISER
- DENOTES POINT FOUND (AS NOTED)
- DENOTES MONUMENT FOUND
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- ---------- DENOTES EDGE OF EASEMENT
- ——— X ——— X ——— DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84

   LOT OF RECORD IS FROM "BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 478, PG. 32 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.





NORTH

SCALE 1"=100'

100' 100'

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON NOV. 15TH, 2021, AND UPDATED TO REPRESENT NEW LOTS CREATED BY "LOT SPLIT FOR HOMEWISE INC. OF TRACT 4" AS RECORDED IN PLAT BK. 908, PG. 015 ON 2/23/24 & ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

RICHARD A. CHATROOP N.M.P.L.S. #11011

NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR (11011) RICHARD A. CHATROOP

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

_____ Deputy

TOPOGRAPHIC PLAN FOR HOMEWISE

TRACTS 4A & 4B

LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

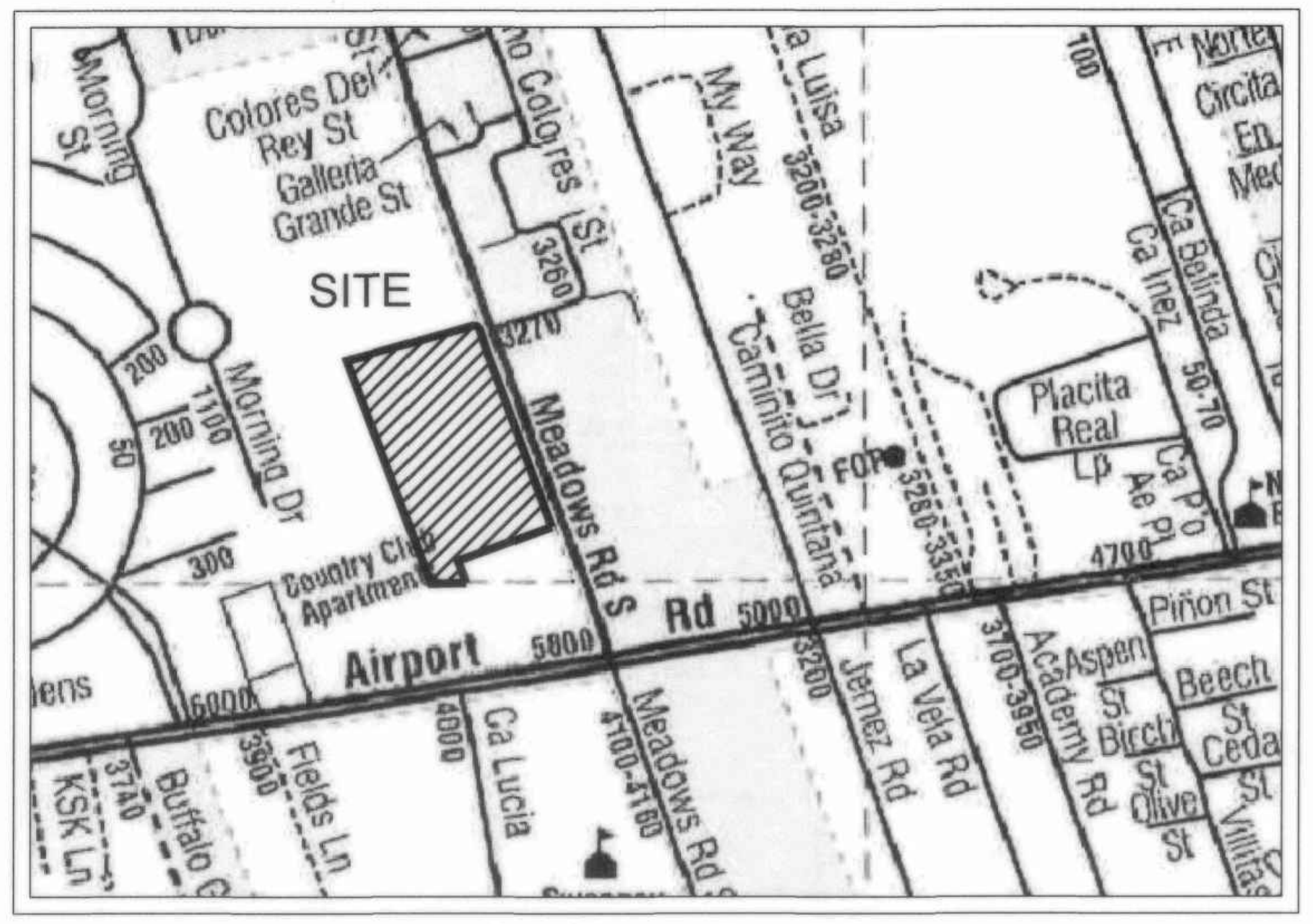
RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

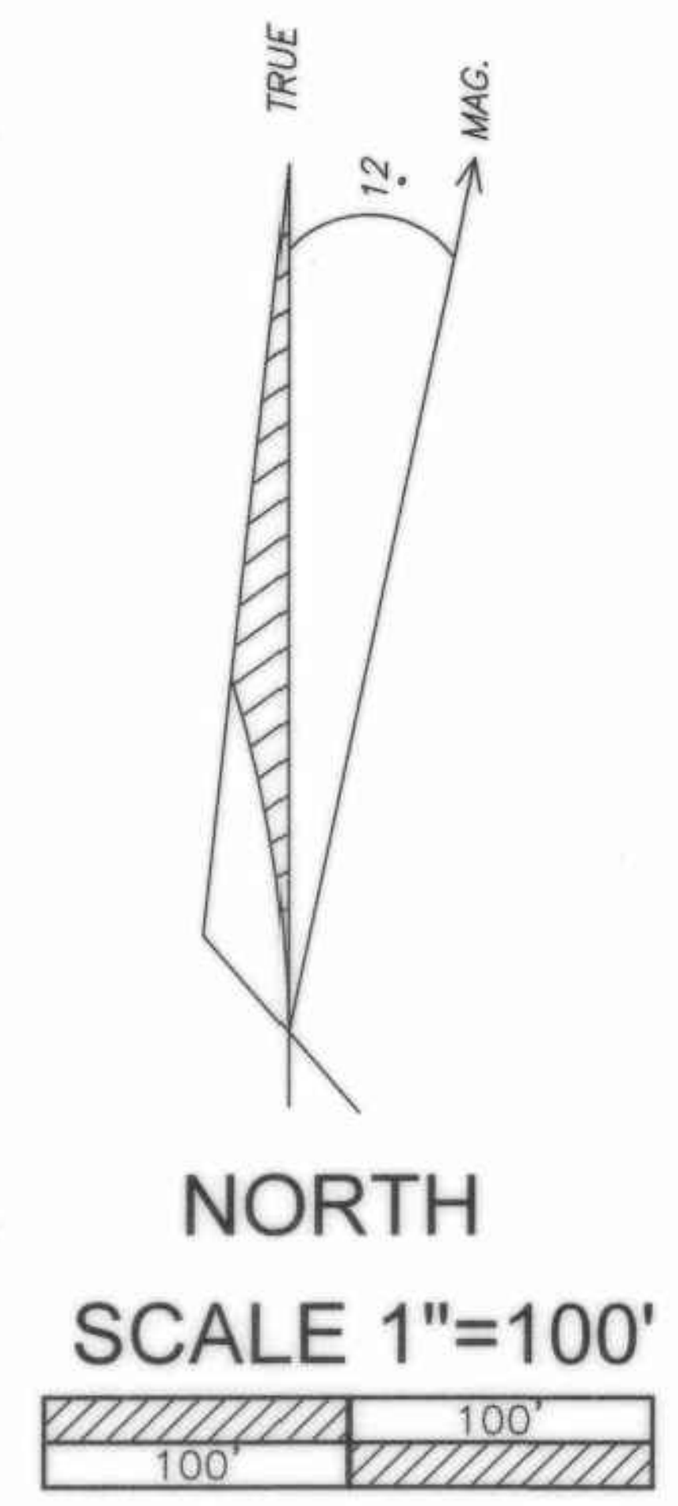
OWNER: HOMEWISE

LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

908-15



VICINITY MAP (NTS)



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE DIVIDED AND DEDICATED THOSE LANDS SHOWN HEREON THIS DIVISION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S).

THE AREA DESIGNATED AS CITY OF SANTA FE PARK (5.12 AC.±) IS HEREBY DEDICATED TO THE CITY OF SANTA FE FEE SIMPLE.

THIS DIVISION AND DEDICATION CONTAINS 19.53 AC.+–, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

EASEMENTS ARE VACATED AS SHOWN.

by Jamie Jaramillo
~~MICHAEL D. LOFTIN, EXECUTIVE DIRECTOR~~ HOMEWISE INC.

STATE OF NEW MEXICO
COUNTY OF SANTA FE SS

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY ~~MICHAEL D. LOFTIN, EXECUTIVE DIRECTOR~~ HOMEWISE INC.

THIS 1 DAY OF November, 2023 Jamie Jaramillo

MY COMMISSION EXPIRES 7/9/2024 NOTARY PUBLIC

STATE OF NEW MEXICO
NOTARY PUBLIC
NORMA L. CAMPOS
COMMISSION # 1129045
COMMISSION EXPIRES 07/09/2024

VACATION OF EASEMENT OF WAY

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE VACATED A CERTAIN EASEMENT OF WAY FOR A 15' WIDE MAINTENANCE EASEMENT FOR SEWER INTERCEPTOR LINES GRANTED BY DEED FOR EASEMENT OF WAY IN BOOK 175 MISC., PAGE 497, AS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON FEB. 20TH 1961. EASEMENT VACATED ONLY WITHIN THE LIMITS OF TRACTS 3, 4A & 4B SHOWN HEREON.

THIS VACATION OF EASEMENT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

COUNTY OF SANTA FE REVIEW

COUNTY TREASURER — DATE Nov. 6, 2023

CITY OF SANTA FE APPROVAL, NOTES AND CONDITIONS:

DEE BEINGESSNER — CITY ENGINEER FOR LAND USE — DATE 11/13/23

CITY PLANNER — DATE 11/16/2023

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF CONSTRUCTION PERMIT APPLICATION.
3. NEW DEVELOPMENT SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC OR INSTALL AN AUTOMATIC SPRINKLER SYSTEM.
4. FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.
5. PRIOR TO ANY NEW CONSTRUCTION OR REMOLDELING ALL FIRE DEPATRMENT REQUIREMENTS MUST BE MET OR AUTOMATIC SPRINKLER SYSTEMS MAY BE REQUIRED.
6. TRACT 4 LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# 35049C0393D DATED 6/17/08.
7. CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED.
8. PARCELS 4-A AND 4-B ARE BOUND BY THE MASTER PLAN CONDITIONS AS OUTLINED IN LAND USE CASE #2022-5618, TILTLED "3600 & 3740 SOUTH MEADOWS MASTER PLAN". THESE CONDITIONS WERE PROPOSED BY THE PLANNING COMMISSION TO THE GOVERNING BODY ON NOVEMBER 3, 2022 AND SUBSEQUENTLY ADOPTED AS CONDITIONS OF APPROVAL BY THE GOVERNING BODY ON FEBUARY 1, 2023
9. ANY FORMAL DRAINAGE IMPROVENMENTS ACCEPTING STORMWATER FLOWS FROM THE FUTURE DEVELOPMENT OF TRACT 4-A WILL BE PLACED IN A DRAINAGE EASEMENT DEDICATED TO THE TRACT 4-A HOMEOWNERS ASSOCIATION WHO WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH IMPROVEMENTS IN ACCORDANCE WITH THE CITY'S ADOPTED DRAINAGE MAINTENANCE REQUIREMENTS AND SCHEDULE.

ADJOINER INFORMATION

LETTER	OWNER	DOC#-BK/PG
A	SANTA FE COUNTY	
B	MORRISON	1763014
C	WUNNICKE	1292/707A
D	ALDERETE	1024/371
E	WINN	1779532
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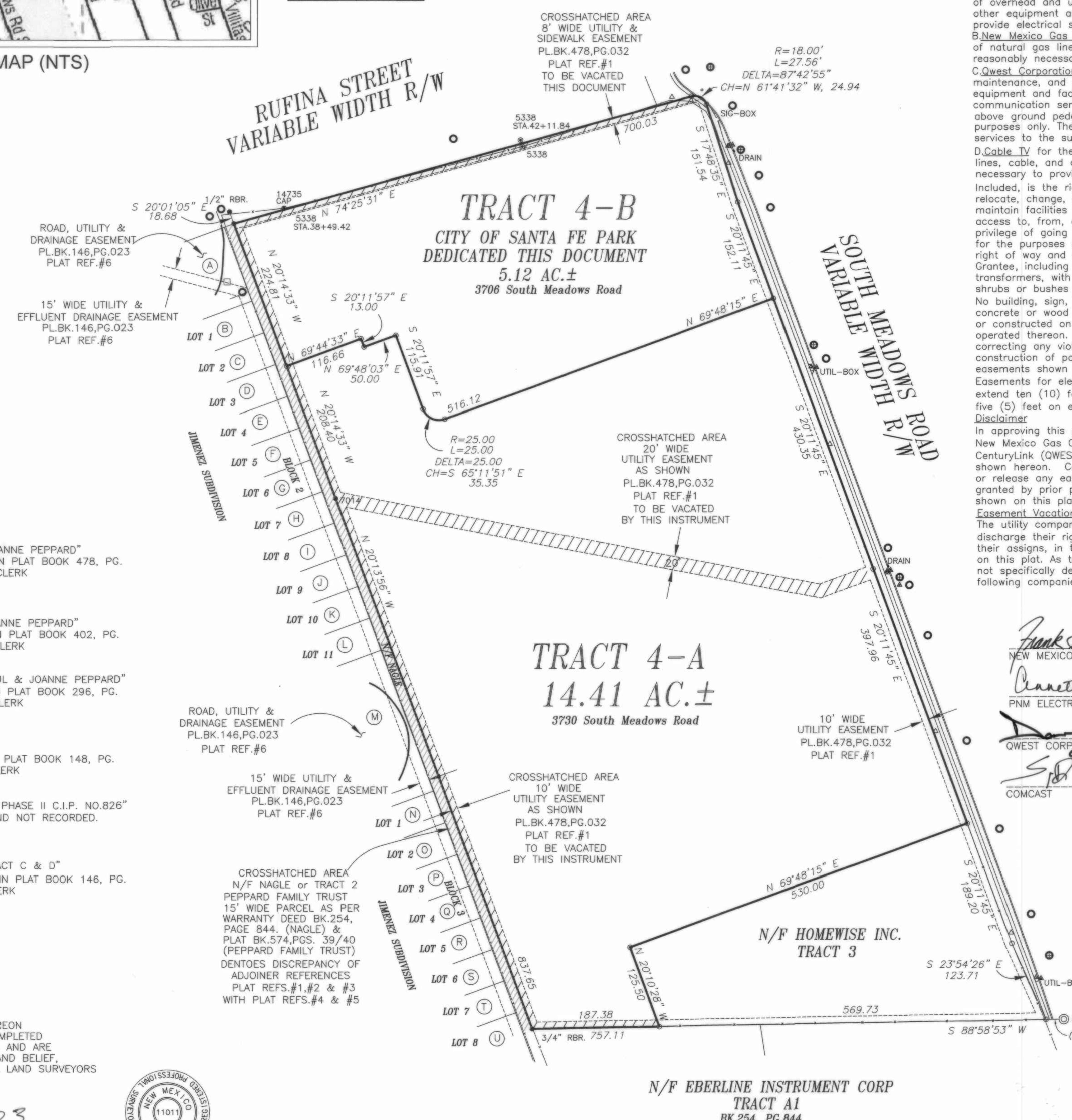
K	MONTOYA	1919071
L	RABI REV.TRUST	1518940
M	CITY OF SANTA FE	1310905
N	MICHAEL	1742279
O	MARYOL	1312187
P	OKEEFE	953/522
Q	LOPEZ	1785159
R	DEWITT	1048/350
S	ENGLERT	1851668
T	SHERRILL	1893963
U	PACHECO	1821934



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 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 for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide above ground communication services. including but not limited to above ground pedestals and closures. This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone services to the subdivision.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, 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 Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

Easement Vacation

The utility companies listed below hereby release, waive, quitclaim and discharge their right, title and interest to the present owner(s), and their assigns, in the Public Utility Easement as shown to be vacated on this plat. As to all property covered by such easement, which is not specifically described herein, the right, title, and interest of the following companies shall not be affected by this release.

UTILITIES APPROVAL

Frank G. Aragon — NEW MEXICO GAS COMPANY — DATE 10/24/2023

Annette Duran-Gonzales — PNM ELECTRIC SERVICES — DATE 10/30/23

QWEST CORP. d/b/a/ CENTURYLINK QC — DATE 10-24-2023

COMCAST — DATE 10-31-23

LEGEND AND NOTES

- □ DENOTES ELEC. TRANSFORMER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES WATER MARKER
- DENOTES FIRE HYDRANT
- DENOTES GAS TEST
- △ DENOTES TEL./COM. RISER
- ● DENOTES POINT FOUND (AS NOTED)
- ◉ DENOTES MONUMENT FOUND
- ○ DENOTES POINT SET THIS SURVEY
- ∘ DENOTES POINT CALCULATED
- ----- DENOTES EDGE OF EASEMENT
- —x—x— DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84

   LOT OF RECORD IS FROM "LOT LINE ADJUSTMENT FOR HOMEWISE, TRACTS 3 AND 4" BY RICHARD A. CHATROOP NMPLS#11011 AND FILED IN PLAT BOOK 898, PG.37, INSTR.#2004713 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

PLAT REFERENCE

PLAT REFERENCE#1
"BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 478, PG. 32 IN THE OFFICE OF THE SANTA FE COUNTY CLERK
RECORD DATA SHOWN IN ( ).

PLAT REFERENCE#2
"BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 402, PG. 14 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

PLAT REFERENCE#3
"REVISED BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 296, PG. 14 IN THE OFFICE OF THE SANTA FE COUNTY CLERK
RECORD DATA SHOWN IN (( )).

PLAT REFERENCE#4
"SOUTH MEADOWS LOT SPLIT"
BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 148, PG. 40 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

PLAT REFERENCE#5
"CITY OF SANTA FE RUFINA STREET ROW PROJECT PHASE II C.I.P. NO.826" BY ALARID & ASSOCIATES, INC. NMPLS#5338 AND NOT RECORDED.
RECORD DATA SHOWN IN ((( ))).

PLAT REFERENCE#6
"AMENDED PLAT OF THE JIMENEZ SUBDIVISION TRACT C & D"
BY MORRIS A. APODACA NMPLS#5300 AND FILED IN PLAT BOOK 146, PG. 23 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

CASE# 2023- HOMEWISE SOUTH MEADOWS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON JUNE 20TH, 2023, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

RICHARD A. CHATROOP — 11/07/23 — N.M.P.L.S.#11011

REGISTERED PROFESSIONAL SURVEYOR RICHARD A. CHATROOP NEW MEXICO 11011

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 16 day of November A.D. 20 23, at 10:31 o'clock A m. and was duly recorded in book 908 page 15 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO KATHARINE E. CLARK

PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 4 INTO 2 LOTS

LOT SPLIT FOR HOMEWISE, INC. OF TRACT 4

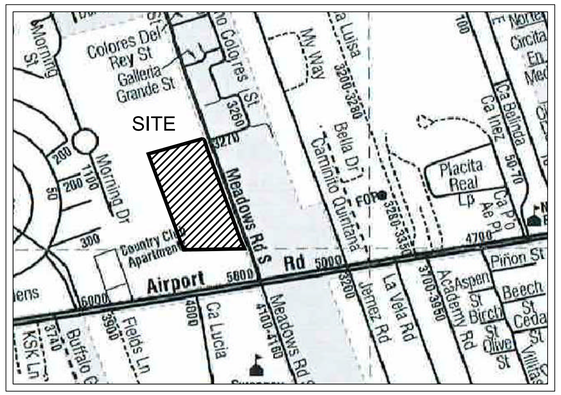
UPC# 1-048-096-450-107-TRACT 4

LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: HOMEWISE, INC.
LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

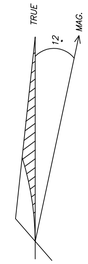
SHEET 1-8



VICINITY MAP (NTS)

ADJOINER INFORMATION

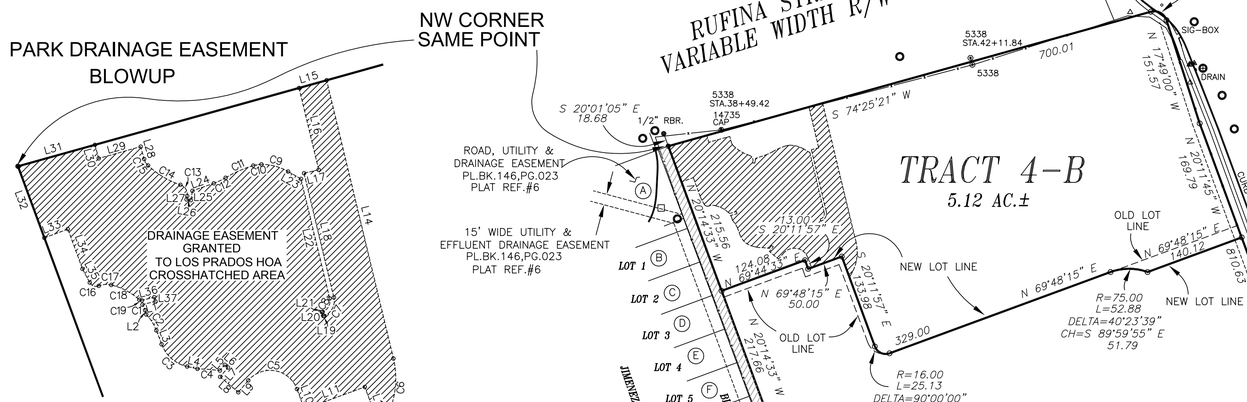
LETTER	OWNER	DOC#–BK/PG
A	SANTA FE COUNTY	
B	MORRISON	1763014
C	WUNNICKE	1292/707A
D	ALDERETE	1024/371
E	WINN	1779532
F	TORREZ	698/877
G	RUCKEL	2121/401
H	MOUTON	638/554
I	VRABEL	714/185
J	MENIKTOS	1887191
K	MONTOYA	1919071
L	RABI REV.TRUST	1518940
M	SANTA FE COUNTY	1310905
N	MICHAEL	1742279
O	MARYOL	1312187
P	OKEEFE	953/522
Q	LOPEZ	1785159
R	DEWITT	1048/350
S	ENGLERT	1851668
T	SHERRILL	1893963
U	PACHECO	1821934



NORTH

SCALE 1"=100'

100' 100'



LINE TABLE		
LINE	LENGTH	BEARING
L1	9.29	S75°19'13"W
L2	3.09	S14°40'47"E
L3	10.38	S20°38'53"E
L4	7.35	S77°12'18"E
L5	5.27	N40°17'29"E
L6	3.00	S49°42'31"E
L7	8.50	S40°17'29"W
L8	16.62	S49°42'31"E
L9	10.82	N40°17'29"E
L10	15.00	S20°11'57"E
L11	45.00	N69°48'15"E
L12	31.08	S20°11'48"E
L13	6.01	N29°48'15"E
L14	200.00	N13°29'54"W
L15	20.01	S74°25'21"W
L16	58.77	S13°29'54"E
L17	10.53	S76°30'06"W
L18	89.26	S13°29'54"E

LINE TABLE		
LINE	LENGTH	BEARING
L19	0.60	S68°55'30"W
L20	3.00	N21°04'30"W
L21	0.60	N68°55'30"E
L22	85.89	N13°29'54"W
L23	10.39	N59°58'07"W
L24	15.83	S70°38'43"W
L25	6.66	S09°29'34"W
L26	3.00	N80°30'26"W
L27	2.49	N09°29'34"E
L28	8.92	N15°34'39"W
L29	30.50	S74°25'21"W
L30	9.83	N15°34'39"W
L31	55.82	S74°25'21"W
L32	53.28	S20°14'33"E
L33	17.54	N69°45'27"E
L34	29.59	S20°09'20"E
L35	10.85	S27°58'58"E
L36	8.90	N75°19'13"E
L37	3.00	S14°40'47"E

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	4.26	11.25	N25°31'27"W	4.23	21°41'20"
C2	13.30	32.00	N32°33'03"W	13.20	23°48'21"
C3	24.68	25.00	S48°55'35"E	23.69	56°33'25"
C4	15.73	125.00	N85°43'29"W	15.72	7°12'38"
C5	41.72	20.00	N79°57'14"W	34.56	119°30'34"
C6	45.35	60.00	N08°09'11"E	44.27	43°18'09"
C7	15.82	11.00	N27°42'48"E	14.49	82°25'24"
C8	11.51	8.00	N27°42'48"E	10.54	82°25'24"
C9	19.54	37.15	N75°02'04"W	19.31	30°07'53"
C10	5.78	20.00	S81°37'14"W	5.76	16°33'32"
C11	21.21	85.00	S66°11'29"W	21.16	14°17'58"
C12	9.11	45.00	N64°50'36"E	9.10	11°36'14"
C13	9.94	7.00	N31°10'05"W	9.12	81°19'17"
C14	26.54	60.00	S59°09'17"E	26.33	25°20'54"
C15	5.39	10.00	S31°01'44"E	5.33	30°54'11"
C16	7.27	5.00	S69°37'39"E	6.65	83°17'21"
C17	8.95	15.00	S85°49'26"W	8.82	34°11'31"
C18	22.37	43.00	N62°10'35"W	22.12	29°48'28"
C19	2.00	2.00	S75°58'34"E	1.92	57°24'26"

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON JUNE 1ST, 2024, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

NEW MEXICO 11011 REGISTERED PROFESSIONAL SURVEYOR RICHARD A. CHATROOP

RICHARD A. CHATROOP N.M.P.L.S.#11011

CITY OF SANTA FE APPROVAL, NOTES AND CONDITIONS:

CITY ENGINEER FOR LAND USE DATE

CITY PLANNER DATE

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF CONSTRUCTION PERMIT APPLICATION.
3. NEW DEVELOPMENT SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC OR INSTALL AN AUTOMATIC SPRINKLER SYSTEM.
4. PRIOR TO ANY NEW CONSTRUCTION OR REMODELING ALL FIRE DEPARTMENT REQUIREMENTS MUST BE MET OR AUTOMATIC SPRINKLER SYSTEMS MAY BE REQUIRED.
5. TRACTS 4–A & 4–B LIE WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# 35049C0393D DATED 6/17/08.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED (OWNERS), HAVE CAUSED TO BE ADJUSTED COMMON BOUNDARIES OF THOSE LANDS DESIGNATED TRACT 4–A AND TRACT 4–B SHOWN HEREON THIS LOT LINE ADJUSTMENT PLAT IS MADE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S).

THIS ADJUSTMENT CONTAINS 19.53 AC.+–, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

THE DRAINAGE EASEMENT WITHIN TRACT 4–B IS HEREBY GRANTED TO THE LOS PRADOS HOMEOWNERS ASSOCIATION FOR DRAINAGE FACILITY MAINTENANCE.

by_____
MICHAEL D. LOFTIN, EXECUTIVE DIRECTOR HOMEWISE INC.

STATE OF NEW MEXICO)
SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND

SUBSCRIBED BEFORE ME BY MICHAEL D. LOFTIN, EXECUTIVE DIRECTOR HOMEWISE INC.

THIS_____DAY OF_____,2024_____

MY COMMISSION EXPIRES_____NOTARY PUBLIC

PLAT REFERENCE

PLAT REFERENCE#1
"BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 478, PG. 32 IN THE OFFICE OF THE SANTA FE COUNTY CLERK RECORD DATA SHOWN IN ( ).

PLAT REFERENCE#2
"BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 402, PG. 14 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

PLAT REFERENCE#3
"REVISED BOUNDARY SURVEY PREPARED FOR PAUL & JOANNE PEPPARD" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 296, PG. 14 IN THE OFFICE OF THE SANTA FE COUNTY CLERK RECORD DATA SHOWN IN (( )).

PLAT REFERENCE#4
"SOUTH MEADOWS LOT SPLIT" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 148, PG. 40 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

PLAT REFERENCE#5
"CITY OF SANTA FE RUFINA STREET ROW PROJECT PHASE II C.I.P. NO.826" BY ALARID & ASSOCIATES, INC. NMPLS#5338 AND NOT RECORDED. RECORD DATA SHOWN IN ((( ))).

PLAT REFERENCE#6
"AMENDED PLAT OF THE JIMENEZ SUBDIVISION TRACT C & D" BY MORRIS A. APODACA NMPLS#5300 AND FILED IN PLAT BOOK 146, PG. 23 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20_____, at _____ o'clock _____ m. and was duly recorded in book _____ page_____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County,N.M.

_____ Deputy

NOTES-CONTINUED

6. CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED.
7. PARCELS 4–A AND 4–B ARE BOUND BY THE MASTER PLAN CONDITIONS AS OUTLINED IN LAND USE CASE #2022–5618, TILTLED "3600 & 3740 SOUTH MEADOWS MASTER PLAN". THESE CONDITIONS WERE PROPOSED BY THE PLANNING COMMISSION TO THE GOVERNING BODY ON NOVEMBER 3, 2022 AND SUBSEQUENTLY ADOPTED AS CONDITIONS OF APPROVAL BY THE GOVERNONG BODY ON FEBUARY 1, 2023
8. PER THE MASTER PLAN APPROVAL, THE NATURAL DEPRESSION AT THE NORTHWEST AREA OF TRACT 4–B THAT CURRENTLY COLLECTS ALL STORMWATER FLOWS FROM THE SITE WILL CONTINUE TO ACCEPT STORMWATER FLOWS FROM THE LOS PRADOS PARK AND SUBDIVISION DEVELOPMENT. ALL FORMAL DRAINAGE IMPROVEMENTS ACCEPTING STORMWATER IN THIS LOCATION ARE PLACED IN A DRAINAGE EASEMENT GRANTED TO THE LOS PRADOS HOMEOWNERS ASSOCIATION FOR MAINTENANCE OF THE IMPROVEMENTS.
9. THE PARK SHALL BE BUILT AS PART OF PHASE 1.
10. PARK PERMIT, AS PER SFCC 23–2, SPECIFIES REQUIREMENTS FOR STREETS DIVISION ISSUANCE OF A STREET CUT PERMIT FOR CONSTRUCTION WITHIN THE PARK PARCEL. ANY NEW DEVELOPMENT MUST ADHERE TO SPECIFIED REQUIREMENTS TO PROVIDE INSURANCE AND BONDING WITH DEFINED START AND FINISH DATES, CONDUCTING CITY INSPECTIONS AND COMPACTION TESTING, AND ACKNOWLEDGING THE CITY'S RIGHT TO COMPLETE THE WORK AND IMPOSE PENALTIES AS SPECIFIED IN THE CODE. THE PUBLIC WORKS DIRECTOR MUST APPROVE THE PERMIT.
11. A SEPERATE DOMESTIC & IRRIGATION METERED WATER SERVICE CONNECTIONS WILL BE REQUIRED; METERED ELECTRIC SERVICE; VEHICLE PARKING REQUIRED BY CODE; AND UNDERGROUND INFRASTRUCTURE NECESSARY TO THE ADJACENT DEVELOPMENT, WILL BE COMPLETABLE WITH OR WITHOUT CROSSING THE ADJACENT PARCEL AND WITHOUT THE DEVELOPERS PRESENCE, APPROVAL COORDINATION, PROGRESS OR COMPLETION OF THE ADJACENT DEVELOPMENT.
12. THE DESIGN AND LAYOUT OF ANY PROJECT MUST BE INDEPENDENT OF THE ADJACENT DEVELOPMENT. IT SHOULD BE CONSTRUCTABLE, ACCESSIBLE, COMMISIONABLE, MAINTAINABLE, AND AVAILABLE FOR PUBLIC USE WITHOUT RELYING ON THE ADJACENT DEVELOPMENT.
13. THE CITY OF SANTA FE HAS THE RIGHT OF ACCESS VIA AN UN–DELINEATED EASEMENT FROM SOUTH MEADOWS ROAD TOTHE PARKING AREA ACROSS TRACT 4–A.

CONDITIONS

A. ANY NEW CONSTRUCTION, ADDITIONS, OR REMODELS ON TRACT 4–A WILL BR REQUIRED TO SATISFY ALL CURRENT REGULATIONS OF THE LAND USE DEVELOPMENT CODE.

LEGEND AND NOTES

- □ DENOTES ELEC. TRANSFORMER
- ○ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES STORM SEWER MANHOLE
- DENOTES WATER MARKER
- DENOTES FIRE HYDRANT
- DENOTES GAS TEST
- △ DENOTES TEL./COM. RISER
- ● DENOTES POINT FOUND (AS NOTED)
- ◉ DENOTES MONUMENT FOUND
- ○ DENOTES POINT SET THIS SURVEY
- ○ DENOTES POINT CALCULATED
- ---------- DENOTES EDGE OF EASEMENT
- ——— X ——— X ——— DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84
   LOT OF RECORD IS FROM "LOT SPLIT FOR HOMEWISE, INC. OF TRACT 4" BY RICHARD A. CHATROOP NMPLS#11011 AND FILED IN PLAT BOOK 908, PG.15, IN THE OFFICE OF THE SANTA FE COUNTY CLERK.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

LOT LINE ADJUSTMENT FOR HOMEWISE, INC. OF TRACT 4-A AND TRACT 4-B

UPC# 1-048-096-450-107-TRACT 4-A
UPC# 1-048-096-450-117-TRACT 4-B

LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470–0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: HOMEWISE, INC.

LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

CASE# 2024-

HOMEWISE

RUFINA STREET

SOUTH MEADOWS ROAD

MANMADE SLOPES

MANMADE SLOPES

AREA = 27.08 SF

LEGEND

- AREA OF 20% TO 30% SLOPE
- AREA OF 30% AND GREATER SLOPE
- GRADING LIMITS

ALL TOPOGRAPHIC INFORMATION IS PROVIDED BY RICK CHATROOP

THIS SLOPE ANALYSIS IS BASED UPON 1 FOOT CONTOUR INTERVALS

AREA OF 30% AND GREATER SLOPES DISTURBED BY THIS PROJECT = 27.08 SF

SLOPE ANALYSIS MAP

SCALE: 1" = 50'
CONTOUR INTERVAL = 1'

0 25 50 100
SCALE: 1" = 50'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SLOPE ANALYSIS MAP

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	1-10

ENGINEERS SEAL

DATE

REVISIONS

CITY OF SANTA FE PUBLIC INFRASTRUCTURE GENERAL CONSTRUCTION NOTES

1. All construction shall conform to the requirements of City of Santa Fe Standard Drawings and Specifications as applicable.
2. Utility construction shall conform to applicable sections of the APWA's "New Mexico Standard Specifications for Public Works Construction, 2006 edition including latest published amendments.
3. Infrastructure construction shall conform to applicable sections of the New Mexico Department of Transportation's "Standard Specifications for Highway and Bridge Construction, Current Edition (SSHBC).
4. The order of precedence shall be, listed in order of highest precedence, the project specifications, plans, City of Santa Fe Standard Drawings, SSHBC, and APWA.
5. In the case of conflicts between plans and specifications resolution shall be by using the more restrictive requirement as determined by the project engineer and approved by the City.
6. The project plans shall be approved for construction by the City prior to any construction activity and scheduling a pre-construction meeting.
7. The construction Project Engineer shall be a New Mexico licensed Professional Engineer in the appropriate category for the type of work represented by the project plans. The Project Engineer shall arrange for a pre-construction meeting prior to the start of construction or mobilization of equipment on-site and after receipt of the financial guaranty. At the pre-construction meeting, the Project Engineer shall submit a letter providing the name(s) of specific individuals who will be performing what type of inspections and respective telephone contact number(s); this includes preparation of the record drawings. The pre-construction meeting shall be scheduled a minimum of 10 calendar days in advance of the meeting date.
8. Attendance at the pre-construction meeting is mandatory.
9. The Contractor shall provide a list of contact personnel responsible for site construction including position, telephone numbers, and at least one emergency telephone number active on a 24 hour basis.
10. If an EPA Notice of Intent (NOI) is applicable, a copy of the mailed permit application shall be presented at the pre-construction meeting along with a written statement giving the mailing date.
11. The Contractor shall be responsible for maintaining the integrity of all underground utilities during the course of work regardless of any location shown on the plans or other field evidence, or lack thereof. Notification to New Mexico One Call at 1-800-321-2537 for utility locates a minimum of 48 hours in advance of any excavation is required. Maintenance of utility locates shall be continued throughout the project life.
12. The Owner shall be responsible for all changes in construction deemed necessary for any reason and shall have appropriate plans and/or specifications, including applicable design criteria, prepared by a New Mexico Professional Engineer and submitted to the City for approval. Upon approval, said changes may be incorporated into the project.
13. Final Record Drawings, reflecting substantial changes to the original design drawings, shall be submitted by the Contractor's Surveyor for approval to the Engineer.Said plans shall be approved by applicable City Divisions prior to final acceptance of project work for maintenance responsibility and the beginning of the warranty period. Under no circumstances will partial acceptance and/or warranty commencement begin for any component of project scope be provided.
14. All Contractor work activity shall be confined to the construction limits of the project. There shall be no encroachment onto adjacent properties, either construction or marshaling yard(s) unless legal easements(s)/agreement(s) is/are executed and approved by the Engineering Supervisor.
15. Grading shall be completed under the authority of a Building Permit, the application of which shall show the type of work as "Other" with the notation of Grading, Landscaping, and infrastructure shown thereon. E-mail "permitcounter@santafenm.gov" for permit information.
16. All cut and fill slopes, including setback requirements, shall conform to the requirements of:
    a. Santa Fe City Code's Article 14-8 (Development and Design Standards);
    b. Chapter 33 of the Uniform Building Code, 1997 edition unless otherwise noted on the approved construction plans; and
    c. In the case of conflict between these two specifications, City Code shall prevail.
17. The Contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
18. Material quality testing shall be completed by the Contractor, through a recognized testing laboratory. The laboratory shall be under the auspices of a New Mexico Professional Engineer.
19. All material quality test reports shall be provided directly to the City Planning and Land Use Department at P.O. Box 909, Santa Fe, New Mexico 87504-0909 within seven (7) calendar days after laboratory material testing is complete unless otherwise directed during the pre-construction meeting. Field test reports shall be provided directly to the P&DR staff at the time of field testing. All test reports and other communication shall carry the applicable Planning and Land Use Department Case and Building Permit project numbers which will be provided at the pre-construction meeting if not noted on the approved project plans.
20. Compaction testing of soil and similar materials, including optimum moisture-density relationships, shall be performed in accordance with the referenced specifications and/or plans. Unless specified in individual project plans, the frequency of compaction testing shall be one (1) test per 1.5 vertical feet of fill or backfill of similar material; within two (2) horizontal feet of structures; for each 500 linear feet of trench backfill or each days compactive effort, whichever results in the greatest quantity of tests; or for each 500 cubic yards of fill of similar material; or as directed by the Engineer.
21. Portland cement concrete (PCC) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer. The design shall meet SSHBC Section 509 requirements for Class AA or Class F concrete and be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial casting operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR. Each mix shall have the following minimum properties:
    a. Compressive strength of 4,000 psi in 28 calendar days for Class AA concrete or 3,000 psi in 14 days for Class F concrete
    b. Seven (7.0) bags of cementitious material per cubic yard of concrete
    c. Twenty (20.0) percent or less of flyash material substitution for cement
    d. Maximum aggregate size of 3/4"
    e. Air entrainment content ranging between 4.0 and 7.0 percent at the point of concrete delivery into forms
22. Concrete sample set shall consist of a minimum of three (3) cylinders. One sample set shall be obtained for each 500 linear feet cast, 50 cast cubic yards, or one (1) set per calendar day, whichever is greatest; or as directed by the Engineer. Cylinders shall be tested at 7, 28, and 56 day intervals; the 56 day interval need not be tested if any previous test result exceeds the design value.
23. Traffic control devices, as per approved plan, shall be installed, maintained, and removed by the Contractor. Said devices shall conform to the latest published edition of the Manual of Uniform Traffic Control Devices and to written directions from the City Traffic Engineer who may be reached at 505-955-6631.
24. Site erosion and/or sediment control, as per approved plan, shall be installed, maintained, and removed by the Contractor. The Contractor's attention is directed to the SSHBC's Section 603 for other requirements relating to dust abatement and similar issues.
25. Utility lines must be bored under all existing street Pcc street appurtenances. A minimum of 12" separation must be maintained between utility lines. Any curb, gutter, or other damage must be repaired before final inspection will be given.
26. Each City utility division shall provide a letter of completed installation, not necessarily accepted for warranty, at the Contractor's request. Said letters shall be provided to the P&DR staff and received written staff acceptance prior to scheduling either TV inspection of SAS ; and Storm Sewer lines or placement of roadway pavement material.
27. ASTM, ASHTO, or independent laboratory certificates of material compliance are to be provided to P&DR staff prior to bringing applicable material on site.
28. Aggregate base course material shall conform to the SSHBC's Section 304 using Gradation I.
29. Hot Mix Asphalt (HMA) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer conforming to SSHBC's Section 423 using Aggregated Classification(s) called for in the project plans. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial paving operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR.
30. Compaction testing of subgrade, aggregate base course, and each lift of HMA material shall be completed for every 100 linear feet of roadway length excepting for HMA material in which case provide one (1) test for every 100 linear feet of laydown machine pass; or as directed by the Engineer.
31. HMA material quality test samples (wet) shall be obtained and tested for every 500 tons or fraction thereof or one (1) sample per day.
32. Utility appurtenance such as telephone pedestals, electrical transformers, gas, and cable TV pedestals shall be placed outside the public right-of-way and within utility easements. The Owner is responsible for relocating mis-placed utility structures prior to requesting a pre-final inspection. Water meter boxes and fire hydrants may be placed between the sidewalk and curb. Water valve and meter boxes are not to be placed within maintenance areas of semi-improved (gravel or equal) roads.
33. Construction debris and/or excess material shall be stored in an on-site area and appropriately contained. Said debris shall not be a nuisance to the surrounding neighborhood. Disposal of debris shall be either within the city limits under separate grading permit or at a designated NMED approved disposal site. The Contractor shall provide written notice as to proposed debris disposal site location(s). All debris and/or excess material shall be removed from the site prior to scheduling a pre-final inspection with P&DR staff.
34. Interim terrain and stormwater management inspections shall be arranged for at the following events:
    a. Completion of temporary erosion control best management installations and prior to any earthwork (clearing, grubbing, etc.)
    b. Final stormwater management features are constructed
    c. Final site restoration measures are completed
    d. Further construction or issuance of any permit(s) shall not occur until written approval by P&DR staff for each of the above inspections has been obtained. Inspections shall be scheduled by calling 505-955-6646.
35. The Contractor shall make written request for a pre-final inspection of terrain management and infrastructure works a minimum of 14 calendar days in advance with P&DR staff. At this inspection, applicable city division staff will review the final work product. Any deficiencies will be noted in a "punchlist" and provided to the Contractor for correction. When all punchlist items are completed the Contractor shall file a written statement to that effect and a final inspection will be held by P&DR staff. Upon acceptance, an acceptance letter will be provided wherein all work will be accepted for maintenance by the City and the commencement of the warranty period initiated.
36. All surveys to be performed under the supervision of a Professional Land Surveyor, licensed in the State of New Mexico.
37. ADA compliance: The contractor shall ensure ADA compliance for construction of ADA features and appurtenances (including, but not limited to, sidewalk & curb ramp cross slopes, ramp slopes, level landings, etc.) as detailed in the plans and in accordance with referenced standard drawings, specifications and current public right of way accessibility guidelines. The contractor is responsible for field checking slopes and dimensions of all form work for compliance prior to installation of concrete. The City reserves the right to inspect any ADA features and appurtenances at any time before final completion of the project and to have the contractor remove, replace, and/or correct any work at his cost that is not in compliance, as determined by the project manager.

ADDITIONAL CONSTRUCTION NOTES

1. The contractor's surveyor shall coordinate with Rick Chatroop, (505) 470-0037. The contractor's surveyor shall verify proposed grades, Invert elevations, Flow lines, Alignments, Property lines, Right of Way, Setbacks, and topography PRIOR to construction. Any deviations shall be reported to the engineer.
2. The contractor shall maintain existing fencing, or build new fencing to ensure that the site is secure at all times.
3. It is solely the contractor's responsibility to meet OSHA requirements and to maintain a safe working condition.
4. Santa Fe Engineering Consultants, LLC. waives any and all responsibility and is not liable for problems which arise from failure to follow these plans, Specifications and the design intent they convey or for problems which arise from failure to obtain and/or follow SFEC guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts.
5. Television inspection to be provided by private contractor, not the City.
6. Pot holing, construction water, T.V. inspections, flushing and cleaning of sanitary sewer lines or storm sewers are incidental to the work and no separate payment will be made.
7. The existing utility locations shown on these plans have been compiled from multiple sources, including utility locates, and field surveys. It is the contractor's responsibility to verify and pothole any potential utility conflicts. The contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
8. The contractor shall maintain an up to date set of as-built plans for the project. These plans shall be kept current, within two weeks, at all times and shall be subject to review by the project manager throughout the project and will be reviewed by the project manager for accuracy and completeness at least once every 30 days. Upon 50% completion of the project, the contractor shall submit progress as-built plans to the project manager for review. The final as-built plans bearing the signed seal and certification of the contractor's surveyor shall be submitted to the project manager prior to any final payment. This work is considered incidental to completion of the project and no measurement or payment shall be made.

ENGINEERS SEAL

DATE

REVISIONS

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

GENERAL NOTES

DATE:	SCALE:	SHEET:
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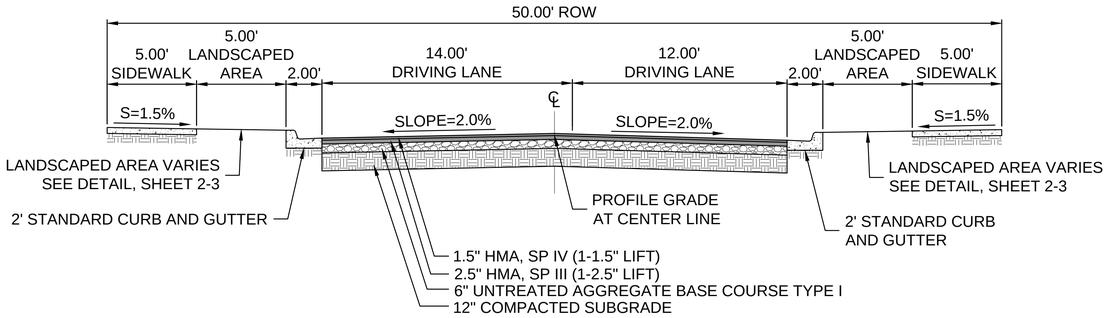
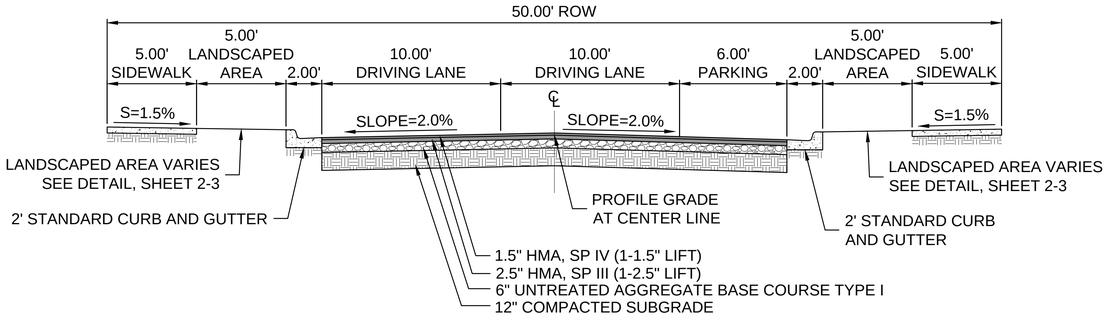


TYPICAL ROADWAY SECTION - 50' ROW

NORTH / SOUTH SITE ENTRANCES



TYPICAL ROADWAY SECTION - 50' ROW

SUBCOLLECTOR WITH PARKING ON ONE SIDE

NOTE:
SURFACING THICKNESSES ARE AS DIRECTED BY THE CITY OF SANTA FE.

REVISED SEPTEMBER 2024
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CASE # 2024-7998

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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS

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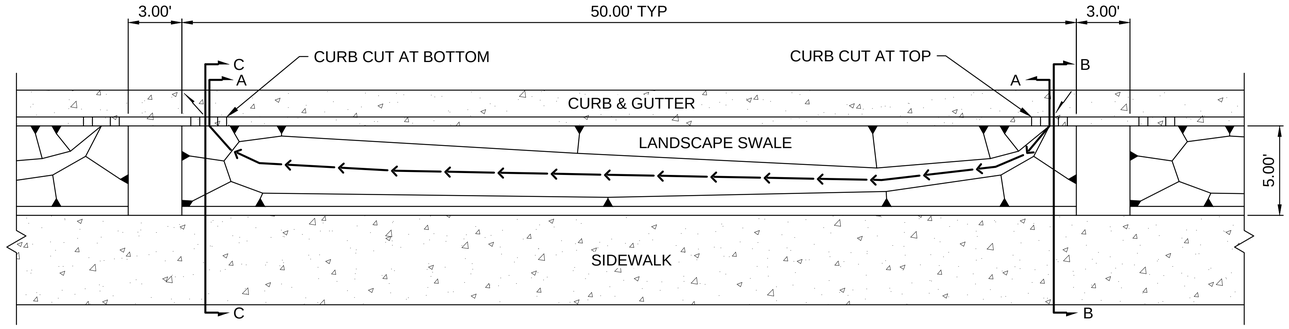
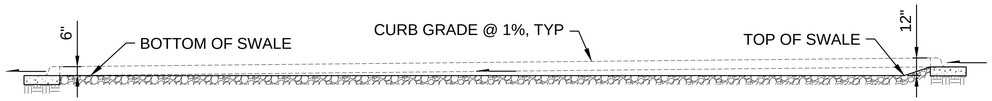
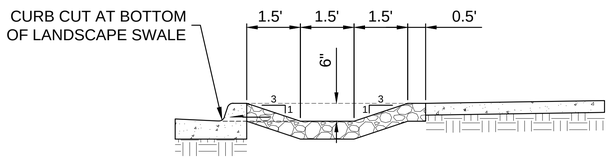


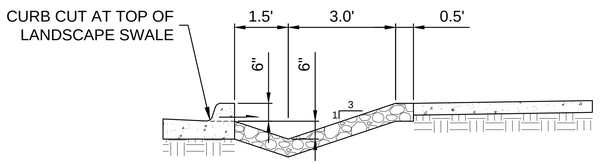
TYPICAL LANDSCAPE SWALE WITHOUT DRIVEWAY



SECTION A-A



BOTTOM SECTION C-C



TOP SECTION B-B

NOTE:
SEE LANDSCAPE PLANS FOR
ADDITIONAL DETAILS.

ENGINEERS SEAL

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PRELIMINARY SUBDIVSION PLAT
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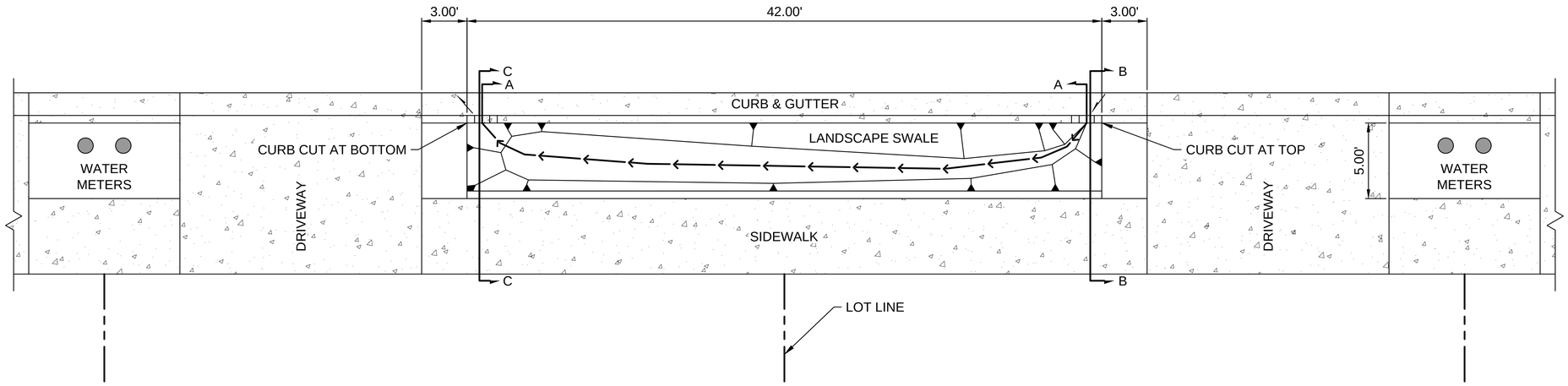
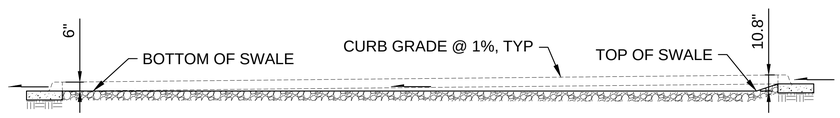
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

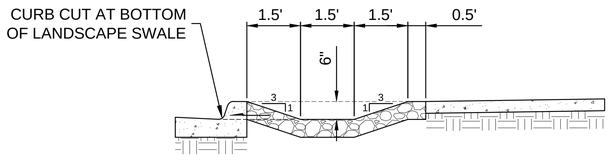
DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	2-3



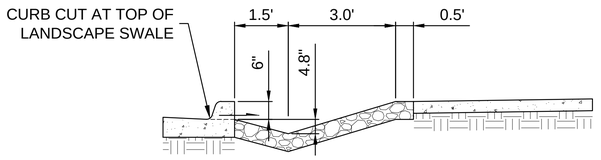
TYPICAL LANDSCAPE SWALE WITH OFFSET DRIVEWAYS



SECTION A-A



BOTTOM SECTION C-C



TOP SECTION B-B

NOTES:
1. DRIVEWAY LOCATIONS SHOWN FOR FEASIBILITY PURPOSES ONLY.
2. SEE LANDSCAPE PLANS FOR PLANTINGS, GRAVEL, AND SEDIMENT TRAP DETAILS.

ENGINEERS SEAL

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PRELIMINARY SUBDIVSION PLAT
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3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
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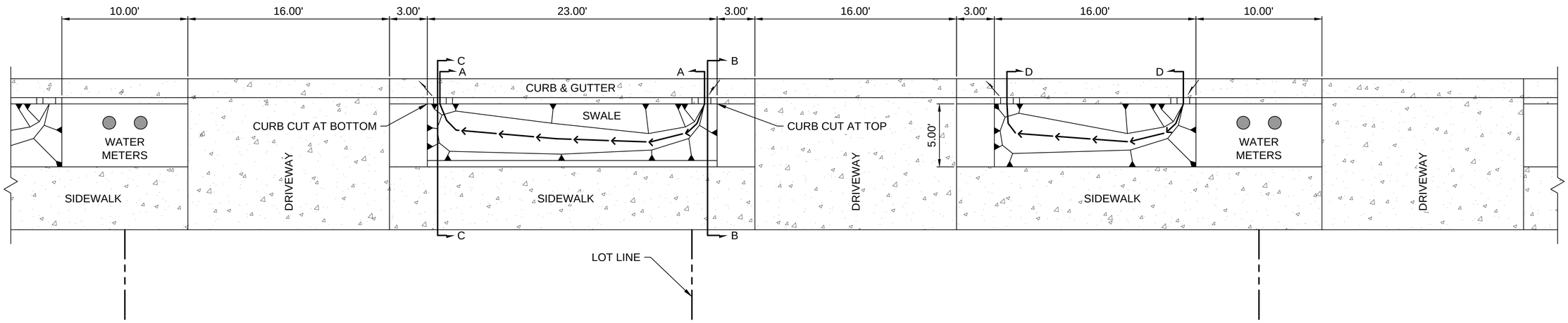
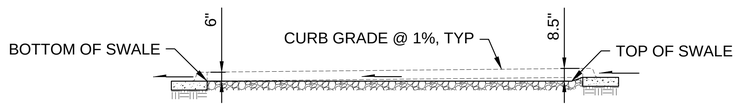


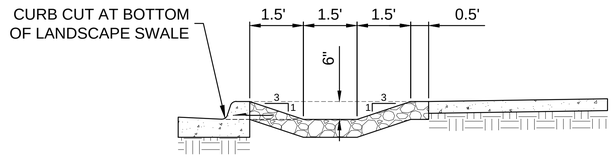
TYPICAL LANDSCAPE SWALE WITH UNIFORM DRIVEWAYS



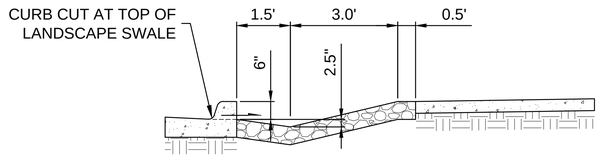
SECTION A-A



SECTION D-D



BOTTOM SECTION C-C



TOP SECTION B-B

NOTES:
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
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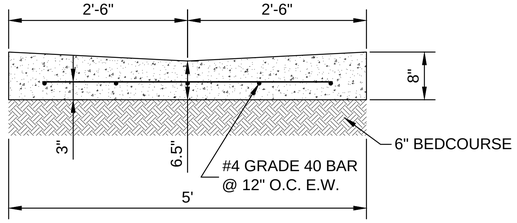
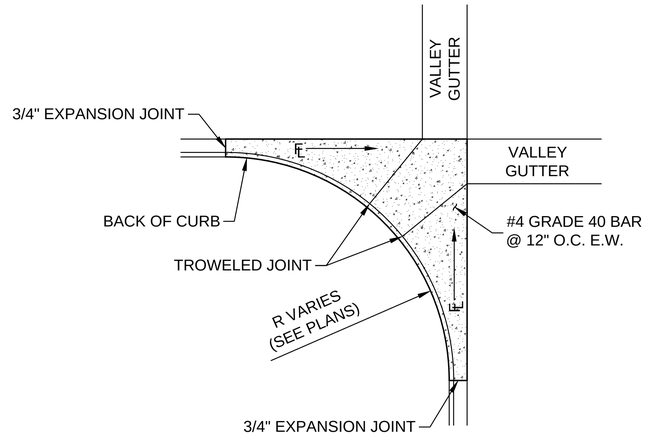
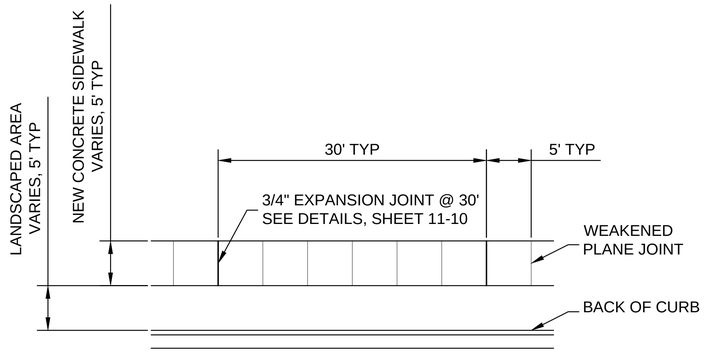


5' - TYPE II VALLEY GUTTER

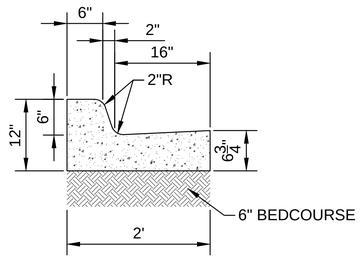


NOTES:
1. POUR FILLETS MONOLITHICALLY
2. PROVIDE A REINFORCING CONTINUATION BETWEEN FILLETS AND VALLEY GUTTERS WITH A 30" REBAR LAP BETWEEN FILLETS AND VALLEY GUTTERS BEING CAST WITHIN 30 CALENDAR DAYS.

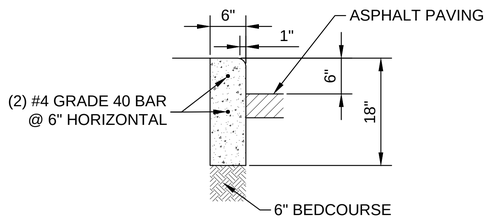
FILLET CURB RETURN



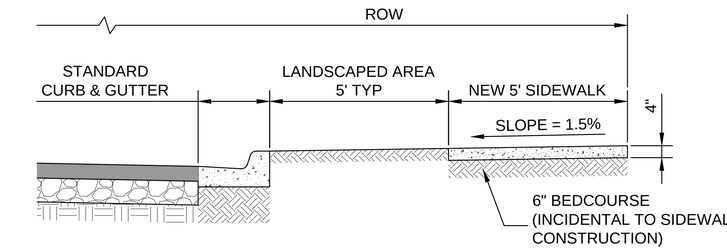
TYPICAL SIDEWALK PLAN



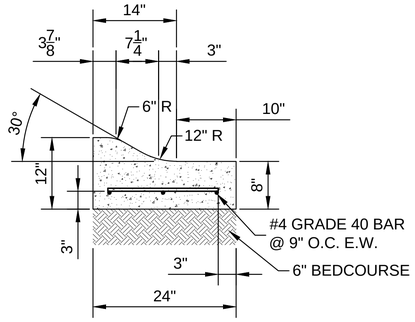
STANDARD 2' CURB AND GUTTER



6" STAND-UP CURB

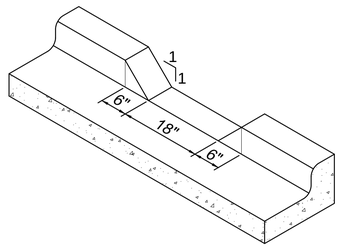


TYPICAL SIDEWALK SECTION

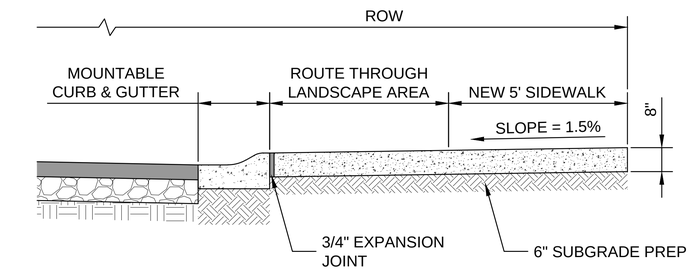


MOUNTABLE CURB AND GUTTER

LOCATE CURB CUTS AS SHOWN ON PLANS.
GRADE SWALES TO DRAIN.
SEE LANDSCAPE AND GRADING PLANS.



CURB CUT DETAIL



TYPICAL THICKENED SIDEWALK SECTION

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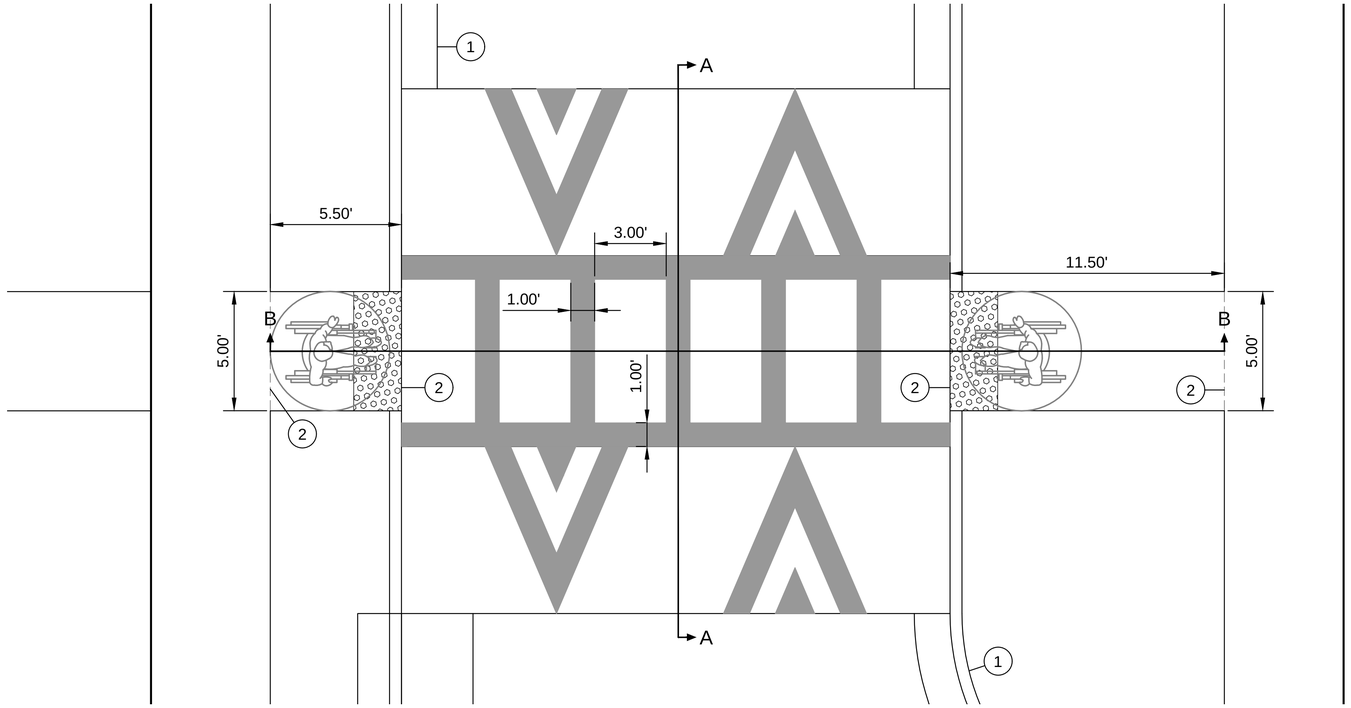
TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	2-6



STANDARD RAISED CROSSWALK
SCALE: N.T.S.

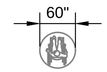
NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF CITY OF SANTA FE STANDARD DRAWINGS AND SPECIFICATIONS AS APPLICABLE.
2. ANY DEVIATIONS SHALL BE APPROVED BY THE APPROPRIATE CITY DIVISION PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL USE A TEMPLATE TO SCREED ACROSS THE SPEED HUMP AND SPEED TABLE TO OBTAIN THE PROPER PARABOLIC SHAPE. THE TOLERANCE FOR THE PARABOLIC SHAPE OF THE SPEED HUMP AND SPEED TABLE SHALL NOT BE GREATER THAN + 0.125"

SHEET KEYNOTES

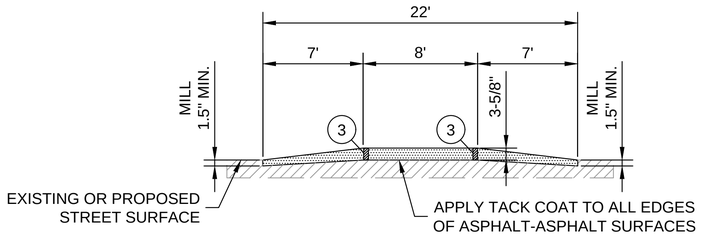
1. PROPOSED CURB AND GUTTER
2. 3/4" EXPANSION JOINT, SEE DETAILS SHEET 11-10
3. STANDARD CONCRETE BRICK PLACED ON SIDE TO FORM THE RAISED CROSSWALK (UNLESS CONTRACTOR CAN MAINTAIN PROPER SHAPE WITH LAYDOWN MACHINE OR ANOTHER MACHINE).
4. APPROVED DETECTABLE WARNING (LANDING WIDTH x 24") PER CITY OF SANTA FE STANDARDS.

LEGEND

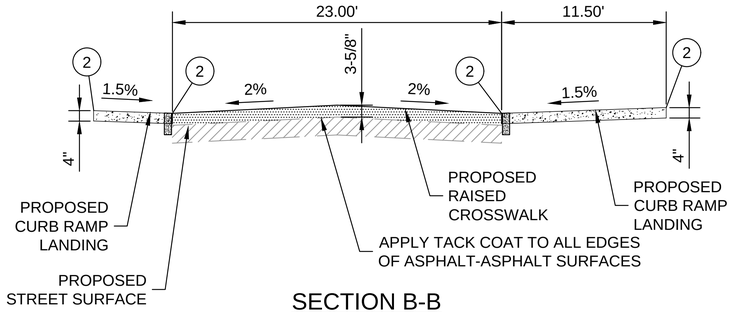


MAINTAIN A 60" TURNING RADIUS ON ALL CURB RAMP LANDINGS PER ADA

PAVEMENT MARKINGS FOR SPEED HUMPS, SPEED TABLES AND RAISED CROSSWALKS SHALL BE CONSISTENT WITH THE MUTCD, 2009 EDITION AND SHALL BE 3M (380 SERIES) INTERSECTION GRADE 60 MIL TAPE OR APPROVED EQUAL



SECTION A-A
SCALE HORIZ: 1" = 5'
VERT: 1" = 2'



SECTION B-B
SCALE HORIZ: 1" = 5'
VERT: 1" = 2'

ENGINEERS SEAL

DATE

REVISIONS

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

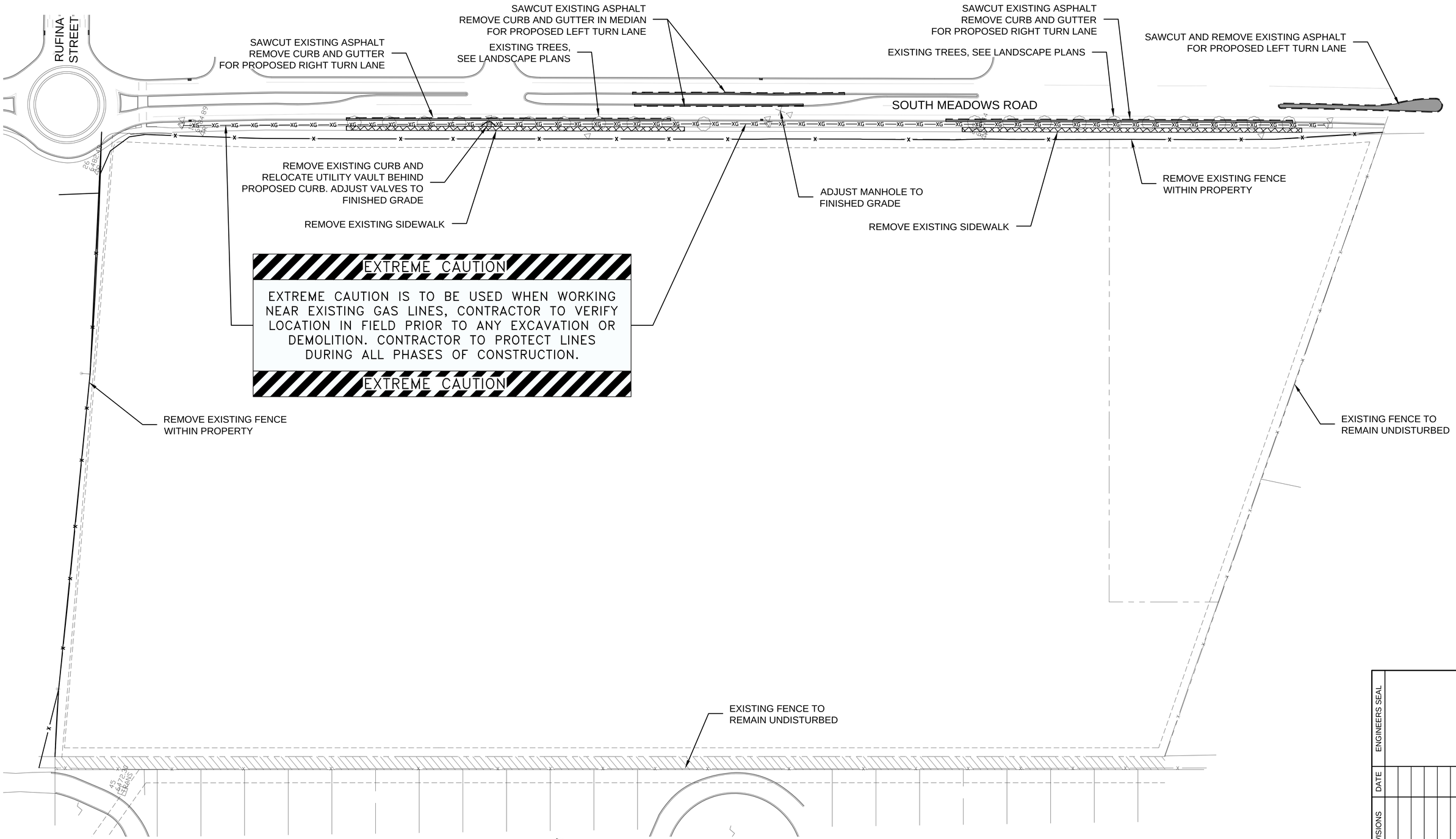
CITY USE ONLY

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	AS NOTED	2-7



DEMOLITION PLAN

SCALE: 1" = 50'

NOTE:
SEE LANDSCAPING PLANS FOR ADDITIONAL DEMOLITION AND PLANT PRESERVATION INFORMATION

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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WATER SERVICES		
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

DEMOLITION PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	2-8

ENGINEERS SEAL
DATE
REVISIONS

CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION GENERAL NOTES

1. PRIOR TO THE WASTEWATER MANAGEMENT DIVISION APPROVAL OF THE PLAN SET, A LETTER WILL BE REQUIRED FROM THE PROJECT ENGINEER INDICATING THEY ARE PROVIDING THE INSPECTION AND RECORD DRAWING SERVICES FOR THE PROJECT.
2. THE CONTRACTOR MUST OBTAIN ALL SEWER HOOKUP PERMITS FROM THE CITY'S BUILDING PERMITS SECTION (SEWER LINES) PRIOR TO COMMENCING ANY SEWER LINE CONSTRUCTION. A COPY OF THE PERMIT MUST BE KEPT AT THE CONSTRUCTION SITE.
3. ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD MANHOLE DETAIL SHEET" SHOWN ON THE CITY STANDARD DRAWINGS.
4. A COPY OF THE APPROVED PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS.
5. ALL MODIFICATIONS TO THE SANITARY SEWER PLANS MUST BE REVIEWED AND APPROVED BY THE CITY'S WASTEWATER MANAGEMENT DIVISION PRIOR TO CONSTRUCTION.
6. ADDITIONAL GENERAL NOTES ARE CONTAINED IN THE STANDARD CITY DETAIL SHEETS FOR SANITARY SEWER CONSTRUCTION.
7. ALL PUBLIC GRAVITY SEWER LINES SHALL BE A MINIMUM 8 INCH DIAMETER WITH A MINIMUM CLASS C BEDDING (2006 NEW MEXICO AMERICAN PUBLIC WORKS ASSOCIATION).
8. ALL 4 INCH AND 6 INCH DIAMETER GRAVITY SEWER PIPE SHALL BE PRIVATE. NO PRIVATE SEWER SYSTEM SHALL USE LARGER THAN A 6 INCH DIAMETER PIPE. NO PUBLIC GRAVITY SEWER LINE TO BE ACCEPTED BY THE CITY OF SANTA FE FOR PERMANENT MAINTENANCE SHALL BE LESS THAN 8 INCHES DIAMETER.
9. NO CONCRETE ENCASEMENT OF NEW OR EXISTING PUBLIC SEWER PIPE WILL BE ALLOWED UNLESS APPROVED BY THE CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION.
10. CORE DRILLING IS REQUIRED FOR ALL NEW CONNECTIONS TO AN EXISTING MANHOLE.
11. NO PUBLIC SEWER MAIN LINE OR MANHOLE WILL BE ALLOWED UNDER OR WITHIN A STORM WATER DETENTION/RETENTION POND.
12. PRIOR TO PAVING OVER ANY SANITARY SEWER LINES, SUBMIT T.V.TAPES AND LOGS, PRESSURE TESTS, AND THE ENGINEER'S CERTIFICATION TO THE CITY'S WASTEWATER MANAGEMENT DIVISION. AFTER THE WASTEWATER MANAGEMENT DIVISION REVIEWS THE ABOVE LISTED INFORMATION, A PRELIMINARY MANHOLE INSPECTION WILL BE CONDUCTED. WHEN ALL THE ITEMS LISTED ABOVE ARE COMPLETED TO MEET THE STANDARDS OF THE WASTEWATER MANAGEMENT DIVISION, A LETTER APPROVING PAVING WILL BE ISSUED IN RELATION TO THE SANITARY SEWER. NOTE: A FINAL MANHOLE INSPECTION WILL BE CONDUCTED AFTER THE FINAL PAVING IS COMPLETED AND MANHOLE COLLARS ARE RAISED TO GRADE.
13. ALL SEWER MANHOLES WITH SEWER LINES 12 INCHES IN DIAMETER AND LARGER ARE REQUIRED TO HAVE APPROVED VENTED AND LOCKING MANHOLE COVERS.
14. LOCATE WIRES SHALL BE INSTALLED FOR ALL SANITARY SEWERS (GRAVITY/FORCE MAINS). THE LOCATE WIRE MUST BE VISIBLE IN THE MANHOLE OR ACCESS STRUCTURE. THIS WILL BE VERIFIED DURING THE PRELIMINARY MANHOLE INSPECTION PRIOR TO PAVING. THE LOCATE WIRE IS TO BE A CONTINUOUS, 12 GAUGE, SOLID STRAND INSULATED COPPER WIRE. THE WWMD MAY REQUIRE A WIRE CONTINUITY TEST PRIOR TO PAVING.
15. OFF-ROAD PUBLIC SEWER ACCESS WILL BE PROVIDED FOR ALL PUBLIC SEWER LINES AND MANHOLES. ACCESS ROADS ARE TO BE A MINIMUM 12 FEET WIDE WITH A DRIVING SURFACE OF 6 INCHES OF COMPACTED BASE COURSE. NO ACCESS ROAD SHALL HAVE A GRADE GREATER THAN 15%. MANHOLES ARE TO BE ALIGNED WITH THE CENTER LINE OF THE ACCESS ROAD. SEWER EASEMENTS ARE TO BE A MINIMUM OF 20 FEET IN WIDTH.
16. OFF ROAD SANITARY SEWER - CALL THE WASTEWATER MANAGEMENT DIVISION AT 955-4651 FOR A FIELD REVIEW OF THE GRADING OF ALL OFF ROAD SANITARY SEWER TO ENSURE THAT THE CITY'S MAINTENANCE VEHICLES CAN ACCESS ALL MANHOLES. THE GRADES MAY BE REQUIRED TO BE ADJUSTED BASED UPON THIS INSPECTION. ADDITIONAL BANK PROTECTION MAY BE REQUIRED BASED UPON A FINAL INSPECTION BY THE WASTEWATER MANAGEMENT DIVISION AND THE PROJECT ENGINEER.
17. FOR RECORD DRAWINGS, TIE MANHOLE TO A CITY OF SANTA FE SURVEY MONUMENT AS PART OF THE FINAL RECORD DRAWINGS. SHOW CORRECTED AS-BUILT BEARING AND DISTANCES, SLOPES, RIM AND INVERT ELEVATIONS AND SEWER SERVICES ALONG THE HORIZONTAL ALIGNMENT OF THE SANITARY SEWER. FOR RECORDS DRAWINGS, A SEPARATE SUMMARY TABLE ADDED TO THE EXISTING PLAN SHEETS OR AS AN ADDITIONAL SHEET SHALL BE REQUIRED. THE SUMMARY SHEET SHALL LIST DATA FOR THE SEWER LINE SEGMENTS BETWEEN MANHOLES SHOWING THE UPSTREAM AND DOWNSTREAM MANHOLE WITH THE DESIGN SEGMENT LENGTHS, SLOPES AND BEARINGS AND THE AS-BUILT SEGMENT LENGTHS, SLOPES AND BEARINGS. THE SUMMARY SHEET SHALL INDICATE THE TOTAL NUMBER OF NEW PUBLIC MANHOLES CONSTRUCTED, THE TOTAL NUMBER OF CONNECTIONS TO EXISTING PUBLIC MANHOLES, THE TIE TO A CITY CONTROL MONUMENT AND THE TOTAL LENGTH OF AS-BUILT PUBLIC SEWER LINE CONSTRUCTED BY SIZE.
18. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND LOCATING THE SEWER SYSTEM UNTIL CITY ACCEPTANCE FOR MAINTENANCE. DAMAGES RESULTING FROM A STOPPAGE IN ANY GRAVITY AND/OR PRESSURE SEWER SYSTEM WILL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL A FINAL ACCEPTANCE LETTER FOR PERMANENT MAINTENANCE HAS BEEN ISSUED BY THE WASTEWATER MANAGEMENT DIVISION.
19. WATER METERS WILL NOT BE PLACED UNTIL A FINAL ACCEPTANCE LETTER HAS BEEN ISSUED BY THE WASTEWATER DIVISION FOR ALL ON-SITE SANITARY SEWER NEEDED IN ORDER FOR THE PROJECT TO CONNECT TO THE SANITARY SEWER SYSTEM.
20. 20 FOOT WIDE ACCESS GATES SHALL BE PROVIDED AT ALL FENCES, WALLS OR OTHER OBSTRUCTIONS THAT CROSS A PUBLIC SEWER LINE. ACCESS GATES TO BE LOCATED WITHIN THE SANITARY SEWER EASEMENT.
21. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR LOCATING EACH SEWER SERVICE AT THE TIME EACH LOT IS READY TO CONNECT TO THE SEWER. IT IS SUGGESTED THAT THE OWNER/ DEVELOPER RETAIN A COPY OF THE TELEVISION INSPECTION VIDEO ALONG WITH THE VIDEO LOGS. EACH SERVICE SHALL BE CLEARLY MARKED FOR EACH LOT AT POINT OF CONNECTION. ALL CALLS RECEIVED BY THIS DIVISION REGARDING THE LOCATION OF SERVICE WILL BE FORWARDED TO THE OWNER/DEVELOPER.
22. THE CONTRACTOR SHALL CALL THE WASTEWATER MANAGEMENT DIVISION (DOUGLAS FLORES AT TELEPHONE # 955-4613) FOR A FINAL MANHOLE INSPECTION. THIS INSPECTION WILL BE ISOLATED TO THE MANHOLES. THE CITY'S PLUMBING AND MECHANICAL INSPECTORS WILL CONDUCT ALL OTHER NECESSARY PLUMBING INSPECTIONS. NOTE: THE CITY'S PLUMBING AND MECHANICAL INSPECTORS WILL INSPECT THE INDIVIDUAL SEWER SERVICE TAPS AND LATERALS, WHICH CONNECT TO THE PUBLIC SANITARY SEWER.
23. THE EXISTING SANITARY SEWER LINE MUST BE T.V. TAPED PRIOR TO A NEW SERVICE CONNECTION BEING PLACED AS WELL AS TAPED AFTER THE SERVICES HAVE BEEN COMPLETED. THIS IS TO ENSURE THAT THE EXISTING SANITARY SEWER LINE IS NOT DAMAGED AND THE NEW SERVICE IS INSTALLED CORRECTLY.
24. ALL COSTS ASSOCIATED WITH THE OPERATION, MAINTENANCE AND REPLACEMENT OF GRINDER PUMPS FOR INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER AND/OR OWNERS ASSOCIATION. FOR GRINDER PUMPS THAT CONNECT TO A PRESSURE SEWER MAIN, THE GRINDER PUMP WILL BE A MODEL MANUFACTURED BY ENVIRONMENT-ONE OR A TYPE APPROVED BY THE CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION. FOR GRINDER PUMPS THAT CONNECT TO A GRAVITY MAIN, THE GRINDER PUMP SHALL BE OF A TYPE APPROVED BY THE CITY OF SANTA FE PLUMBING CODE.
25. A MINIMUM 12 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN THE SEWER LINE AND ANY STORM DRAIN PIPING.
26. ALL PRESSURE SEWER SYSTEMS SHALL BE AIR OR HYDROSTATICALLY PRESSURE TESTED @ 120 PSI FOR 2 HOURS MINIMUM. THE TEST IS TO BE WITNESSED AND CERTIFIED BY THE PROJECT ENGINEER. PRIOR TO BEING PUT INTO SERVICE AND ACCEPTANCE BY THE CITY OF SANTA FE, ALL PRESSURE SEWER SYSTEM MAIN LINES WILL BE FILLED WITH WATER.
27. NO PUBLIC PRESSURE SEWER SYSTEM PIPING MAY BE INSTALLED IN A COMMON TRENCH WITH OTHER UTILITIES.
28. SEWER BACKFLOW CHECK VALVES WILL BE REQUIRED FOR ALL SEWER SERVICE LATERAL CONNECTIONS TO SEWER MAINS 12 INCHES OR GREATER IN DIAMETER. THE SEWER SERVICE CONNECTION MUST BE MADE AT AN EXISTING OR NEW MANHOLE. SEWER SERVICE CONNECTIONS TO SEWER MAINS WITH PIPE SIZE DIAMETER OF 12 INCHES AND GREATER WILL NOT BE MADE WITHOUT APPROVAL FROM THE WASTEWATER MANAGEMENT DIVISION.
29. SEWER BACKWATER CHECK VALVES SHALL BE REQUIRED ON PRIVATE SEWER SERVICE LATERALS PER THE CITY OF SANTA FE PLUMBING CODE.
30. ALL PVC SEWER PIPES SHALL BE SDR 26 PVC PIPE.
31. ALL AS-BUILT SEWER LINE AND MANHOLE DATA SHALL BE OBTAINED AND CERTIFIED BY A LICENSED SURVEYOR OR ENGINEER. AS-BUILT DATA SUPPLIED BY OTHER THAN A LICENSED SURVEYOR OR ENGINEER SHALL NOT BE VALID FOR FINAL AS-BUILTS.
32. ALL EXISTING AND NEW PUBLIC MANHOLES WITHIN A PROJECT SHALL HAVE ACCESS FOR CITY SEWER MAINTENANCE EQUIPMENT. ALL ACCESS IS SUBJECT TO FIELD VERIFICATION AND MODIFICATION AS REQUIRED BY THE WASTEWATER DIVISION PRIOR TO FINAL PROJECT CLOSE OUT WITH THE CITY OF SANTA FE.
33. ALL SEWER LINE CROSSINGS OF RIVERS, STREAMS, ARROYOS, DRAINAGE CHANNELS, ETC. SHALL REQUIRE A BASIS OF DESIGN ANALYSIS PREPARED BY A LICENSED ENGINEER.
34. AN APPROVED BACKFLOW VALVE AND ISOLATION VALVE ARE REQUIRED ON ALL LOW PRESSURE SEWER SERVICE LINES AS PER THE CITY OF SANTA FE STANDARD SEWER SPECIFICATIONS.
35. TERMINAL FLUSHING CONNECTIONS AND IN-LINE FLUSHING CONNECTIONS ARE REQUIRED ON ALL LOW PRESSURE SEWER SYSTEMS. THE MAXIMUM SPACING BETWEEN IN-LINE FLUSHING CONNECTIONS SHALL BE 500 FEET. DISTANCES GREATER THE 500 FEET BETWEEN LOW PRESSURE SEWER IN-LINE FLUSHING CONNECTIONS SHALL BE APPROVED BY THE WASTEWATER DIVISION.
36. ALL SANITARY SEWER MANHOLES FIFTEEN (15) FEET IN DEPTH OR GREATER SHALL BE SIX (6) FOOT DIAMETER.
37. PVC SEWER PIPE SHALL BE RUN CONTINUOUS THROUGH MANHOLES WHEN PIPE OF APPROXIMATE EQUAL SLOPES ARE ENTERING AND LEAVING THE MANHOLES.
38. ALL NEW CONNECTIONS TO AN EXISTING SANITARY SEWER MANHOLE SHALL INCLUDE THE REHABILITATION REQUIRED TO MEET CITY OF SANTA FE WASTEWATER DIVISION STANDARD CONSTRUCTION DETAILS.

JOINT TRENCH NOTES:

1. Compaction in city or state right-of-ways shall meet or exceed minimum specified requirements.
2. Shading and bedding materials to be type IV. Class 1 for direct buried cable and Type IV, Class 2 for cable in conduit. Type III material is suitable for either type of installation. Refer to DS-10-12.4 for fill material requirements.
3. If trench-run material meets back fill material type requirements, 3" bedding may be omitted provided the trench bottom is smooth, flat and without surface irregularities.
4. Maximum change in the trench bottom elevation shall not exceed 2" over a 10' length.
5. Spoil pile shall be placed on the field side a minimum of 2" from the trench edge.
6. Latest OSHA trench safety requirements shall be strictly observed.
7. Warning tape shall be placed a minimum of 12" above gas line.
8. When bringing cables to pedestals, 12" separation must be maintained from the gas line.
9. PNM owned or maintained street lights may be installed in trench, next to electric cable.
10. Private area lighting or private streetlight circuits must maintain 12" separation from all other joint occupants..
11. Gas service must be 12" away from where it will pass equipment or pedestals.
12. All parties agree that 12" separation between electric and communication may not be met when transitioning up to transformers and or pedestals.
13. Typical subdivision where property line is 9' from back of curb and 10' Public Utility Easements (PUE).
14. Depth of gas measured from final grade.

REFERENCES

1. NESC rule 352, 353, 354

UTILITY CONTACT INFORMATION

COMPANY	CONTACT	PHONE NUMBER
PUBLIC SERVICE COMPANY OF NEW MEXICO	ANNETTE DURAN-GONZALES	(505) 473-3269
X-FINITY / LUMEN	KRISTEN FENN	(505) 403-9170
COMCAST	SPENCER DeBORD	(505) 438-1930
NM GAS COMPANY	STEPHEN ASP	(505) 697-3843
CITY OF SANTA FE WATER DIVISION	JOHN DELMAR, P.E.	(505) 955-4231
CITY OF SANTA FE WASTE WATER DIVISION	STAN HOLLAND, P.E.	(505) 955-4650

WASTEWATER NOTES:

WASTEWATER UEC CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

SANITARY SEWER NOTE:

NO FENCES, WALLS, OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS

STREET LIGHTING NOTE:

PROPOSED LUMINAIRES SHALL BE METERED AND INCLUDE LED TYPE FIXTURES EQUIVALENT TO CONVENTIONAL 250 HIGH PRESSURE SODIUM. THE DESIGN AND FIXTURE TYPES SHALL BE REVIEWED AND APPROVED BY THE CITY OF SANTA FE TRAFFIC ENGINEERING DIVISION.

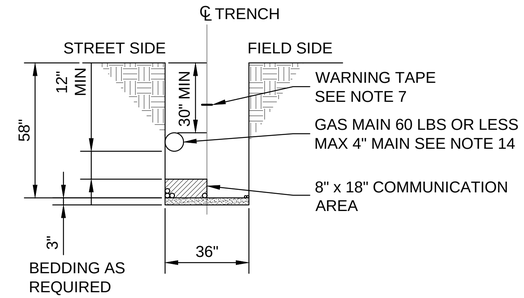
GENERAL NOTES:

GAS SERVICES AND METERS TO BE DESIGNED BY NEW MEXICO GAS COMPANY.

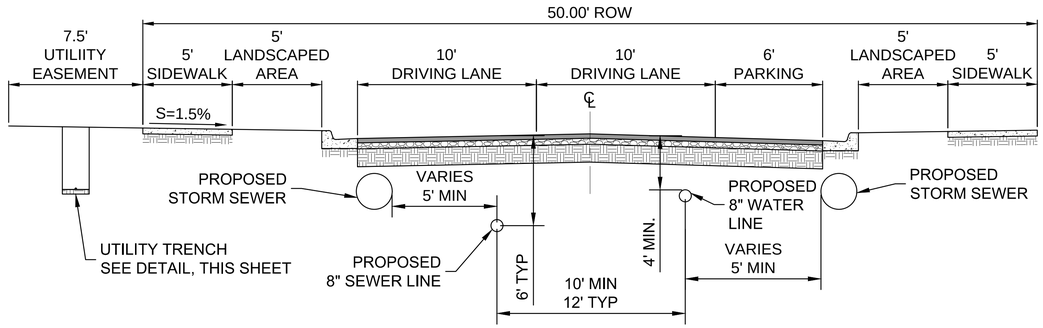
WATER SERVICES TO BE DESIGNED BY SANGRE DE CRISTO WATER COMPANY.

ELECTRIC TRANSFORMERS AND SERVICES TO BE DESIGNED BY PUBLIC SERVICE COMPANY OF NEW MEXICO.

CABLE TELEVISION SERVICE TO BE DESIGNED BY COMCAST.



TYPICAL JOINT TRENCH DETAIL



TYPICAL UTILITY LOCATION DETAIL

ENGINEER'S SEAL

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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REVISED SEPTEMBER 2024
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

UTILITY NOTES

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	3-1

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY AND PROTECTION OF EQUIPMENT AND MATERIALS.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, MOST CURRENT EDITION.
3. ALL QUANTITIES SHOWN ON LISTS AND SCHEDULES IN THESE PLANS ARE FOR CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITY TAKE OFFS. IN SITUATIONS WHERE PLANS CONFLICT WITH QUANTITIES SHOWN IN LISTS OR SCHEDULES THE QUANTITIES IN THE PLANS SHALL GOVERN.
4. CONTRACTOR SHALL COORDINATE WORK WITH ALL SUBCONTRACTORS.
5. CONTRACTOR SHALL BE FAMILIAR WITH PLANS, DETAILS AND SPECIFICATIONS AS THEY PERTAIN TO THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE IF ANY ITEMS CONTAINED WITHIN THE SCOPE OF WORK DEFINED HEREIN, ARE IN CONFLICT WITH PROPOSED CONTRACT. A MEETING WILL BE HELD WITH THE OWNER'S REPRESENTATIVE TO RESOLVE.
6. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE PUBLIC RIGHT-OF-WAY.
7. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT HORIZONTAL AND VERTICAL CONTROL SURVEY MONUMENTS (MARK) FROM DAMAGE PRIOR TO INITIATING CONSTRUCTION. IF DURING THE COURSE OF CONSTRUCTION OPERATIONS, THE CONTRACTOR DISTURBS OR DESTROYS A MARK, THE CONTRACTOR SHALL ESTABLISH A NEW MARK IN COMPLIANCE WITH THE STANDARDS AND PROCEDURES SET FORTH IN THE "GEODETIC MARK PRESERVATION GUIDEBOOK", NATIONAL GEODETIC SURVEY, MARCH 1990, CONTACT: NGS MARK PRESERVATION CENTER - NOAA, RC - 325 BROADWAY - BOULDER, CO 80303 - TELEPHONE (303) 497-6530, FTS 320-6530. NO ADDITIONAL FEES SHALL BE PAID FOR THIS WORK.
8. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE OF DRAWINGS. ALL CULVERTS, UTILITIES, AND OTHER IMPORTANT INFRASTRUCTURE SHALL BE FIELD LOCATED AND CONFIRMED WITH OWNER'S REPRESENTATIVE PRIOR TO BACK FILLING.
9. EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO ANY EXCAVATION. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO EXCAVATION. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT NEW MEXICO 811, INC (811) FOR LOCATION OF EXISTING UTILITIES. IF PROBLEMS ARE DISCOVERED, CONTACT OWNER'S REPRESENTATIVE TO DETERMINE COURSE OF ACTION.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
11. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
13. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION. FEES FOR ALL PERMITS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. THE BUILDING PERMIT IS TO BE PAID FOR BY THE OWNER.
14. ALL SITE FURNISHINGS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE NOTED.
15. SITE FURNISHINGS SHALL NOT BE INSTALLED UNTIL THE IRRIGATION SYSTEM IS COMPLETED.
16. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND OBTAINING ALL NECESSARY CONSTRUCTION EASEMENTS WITH RELEVANT PRIVATE PROPERTY OWNERS.
17. CONTRACTOR SHALL FENCE IN AND PROTECT UNDISTURBED AREAS DURING CONSTRUCTION TO AVOID ANY DISTURBANCE TO THESE AREAS.
18. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS INCLUDING N.P.D.E.S. REGULATIONS.
19. DURING CONSTRUCTION, EXISTING PLANT MATERIAL TO BE PRESERVED SHALL BE ENCLOSED BY A TEMPORARY FENCE AT LEAST FIVE (5) FEET OUTSIDE THE DRIPLINE FOR TREES. IN NO CASE SHALL VEHICLES BE PARKED OR MATRIALS OR EQUIPMENT BE STORED OR STOCKPILED WITHIN THE ENCLOSED AREAS.
20. DESTROYED VEGETATION SHALL BE REMOVED PROMPLTY TO PREVENT INSECT INFESTATION OF HEALTHY VEGETATION OUTLINED IN SECTION 14-8.4(F)(5)(F) BY CITY OF SANTA FE.
21. ALL GRAVEL AND COBBLESTONES SHALL BE UNDERLINED WITH FILTER FABRIC. GRAVEL SHALL BE WASHED AND SCREENED WITH THE EXCEPTION OF VEGETATION WITHIN THE DRAINAGE EASEMENT.
22. 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.
23. RESPONSIBILITY FOR LANDSCAPE AND IRRIGATION MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER. A MAINTENANCE MANUAL IS PART OF THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE PROVIDED PRIOR PROJECT COMPLETION. DRAINAGE FACILITY MAINTENANCE IS THE RESPONSIBILITY OF THE HOA PER DRAINAGE DELINEATION SHOWING IN PLANS.
24. ANY OPENING ALONG THE EAST BOUNDARY OF THE NEIGHBORHOOD PARK ALONG S MEADOWS RD SHALL NOT EXCEED 3 FEET TO AVOID ANY ATV AND VEHICULAR ACCESS.

PARK LANDSCAPING NOTES

1. THE PARK SHALL BE BUILT AS PART OF PHASE 1.
2. PARK PERMIT, AS PER SFCC 23-2, SPECIFIES REQUIREMENTS FOR STREETS DIVISION ISSUANCE OF A STREET CUT PERMIT FOR CONSTRUCTION WITHIN THE PARK PARCEL. ANY NEW DEVELOPMENT MUST ADHERE TO SPECIFIED REQUIREMENTS TO PROVIDE INSURANCE AND BONDING WITH DEFINED START AND FINISH DATES, CONDUCTING CITY INSPECTIONS AND COMPACTION TESTING, AND ACKNOWLEDGING THE CITY'S RIGHT TO COMPLETE THE WORK AND IMPOSE PENALTIES AS SPECIFIED IN THE CODE. THE PUBLIC WORKS DIRECTOR MUST APPROVE THE PERMIT.
3. A SEPARATE DOMESTIC & IRRIGATION METERED WATER SERVICE CONNECTIONS WILL BE REQUIRED; METERED ELECTRIC SERVICE; VEHICLE PARKING REQUIRED BY CODE; AND UNDERGROUND INFRASTRUCTURE NECESSARY TO THE ADJACENT DEVELOPMENT, WILL BE COMPLETABLE WITH OR WITHOUT CROSSING THE ADJACENT PARCEL AND WITHOUT THE DEVELOPER'S PRESENCE, APPROVAL, COORDINATION, PROGRESS OR COMPLETION OF THE ADJACENT DEVELOPMENT.
4. THE DESIGN AND LAYOUT OF ANY PROJECT MUST BE INDEPENDENT OF THE ADJACENT DEVELOPMENT. IT SHOULD BE CONSTRUCTIBLE, ACCESSIBLE, COMMISSIONABLE, MAINTAINABLE, AND AVAILABLE FOR PUBLIC USE WITHOUT RELYING ON THE ADJACENT DEVELOPMENT.
5. THE CITY OF SANTA FE HAS THE RIGHT OF ACCESS VIA AN UN-DELINEATED EASEMENT FROM SOUTH MEADOWS ROAD TO THE PARKING AREA ACROSS TRACT 4-A.

SEEDING NOTES

1. DISTURBANCE OF AREAS BEYOND LIMITS OF CONSTRUCTION SHALL BE AVOIDED WHERE POSSIBLE. ALL DISTURBED OR DENUDED AREAS BEYOND THE LIMITS OF CONSTRUCTION SHALL BE RE-SEEDED WITH THE NM DOT 2017 ZONE 2 SEED LIST SANTA FE AND GRASS SEED MIX SHALL BE DRYLAND BLEND NATIVE GRASS MIXTURE FROM "PLANTS OF THE SOUTHWEST" OR EQUAL. SEED RATE SHALL BE 2 LBS. PER 1,000 SF. CONTRACTOR SHALL PROVIDE IRRIGATION TO ALL REVEGETATION NATIVE SEED AREAS UNTIL ESTABLISHMENT IN A MANNER THAT IS COMPLIANT WITH THE IRRIGATION REQUIREMENTS OUTLINED IN 14-8.4.
2. IF SEEDING OPERATIONS OCCUR DURING MONSOON SEASON CONTRACTOR SHALL NOT SEED IF RAIN IS IMMINENT. IF SEED AND/OR MULCH IS WASHED AWAY PRIOR TO GERMINATION CONTRACTOR SHALL RE-SEED AND RE-APPLY MULCH TOP DRESSING AT NO ADDITIONAL COST TO THE PROJECT. ALL SEEDING MUST MEET 70% ESTABLISHMENT COVERAGE PRIOR TO BEING ACCEPTED.
3. CONTRACTOR SHALL PROVIDE PRIOR TO SEEDING A ONE INCH (1") DEPTH HEAT TREATED COMPOST MATERIAL SHALL BE APPLIED AND TILLED IN TO A FOUR (4) INCH DEPTH.
4. GRADE PREPARED SOIL LEVEL REMOVING ALL STONES 3/4" AND LARGER.
5. SEEDED AREAS SHALL BE GRADED TWO INCHES (2") BELOW TOP OF CONCRETE CURBS AND SIDEWALKS.
6. SODDED AREAS SHALL BE GRADED ONE INCH (1") BELOW TOP OF CONCRETE CURBS AND SIDEWALKS.
7. RECLAMATION STEEP SLOPE SEEDING SHALL BE APPLIED AS PER THE FOLLOWING: HALF OF SEED SHALL BE HAND BROADCAST AND RAKED INTO THE TOP 1/4" OF SOIL AND TOP-DRESSED WITH A DEPTH OF 1/2"-3/8" GRAVEL PLATING. REMAINING SEED SHALL BE EVENLY DISTRIBUTED ON TOP OF AND WORKED INTO, GRAVEL AFTER PLACEMENT.
8. SOWING SHALL BE ACCOMPLISHED BY DRILL SEEDING OR BY HAND RAKING INTO THE SOIL.
9. MULCH IS TO BE USED AT THE RATE OF TWO (2) TONS PER ACRE ND TUCKED WITH A DISK OR ANCHORED WITH A TACKIFIER OR HYDRO-SEED AS RECOMMENDED BY MANUFACTURER.
10. SLOPES OF 3:1 AND GREATER SHALL BE SEEDED BY HAND RAKING INTO SOIL OR BY THE USE OF A HYDRO-SEEDER.
11. CONTRACTOR SHALL HAVE SEEDED AREAS SOIL TESTED FOR NUTRIENT DEFICIENCIES AND AMEND SOIL ACCORDING TO TESTING LAB RECOMMENDATIONS.
12. ALL SEEDING SHALL OCCUR BETWEEN MAY 15TH AND AUGUST 15TH.

PLANTING NOTES

1. PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. THE SUBSTITUTION OF MATERIALS DIFFERING IN KIND, QUALITY OR SIZE FROM THAT SPECIFIED WILL BE ALLOWED ONLY AFTER THE LANDSCAPE ARCHITECT IS CONVINCED THAT ALL MEANS OF OBTAINING THE SPECIFIED MATERIALS HAVE BEEN EXHAUSTED. CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE THAT ALL MATERIALS NECESSARY TO COMPLETE THE PROJECT AS SPECIFIED HAVE BEEN LOCATED AND ALL REQUESTS FOR SUBSTITUTIONS MUST BE SUBMITTED NO LATER THAN 2 WEEKS PRIOR TO THE INITIATION OF THE PROJECT. ANY OR ALL TREE SUBSTITUTIONS MUST BE APPROVED BY CITY OF SANTA FE PARKS ARBORIST.
2. CALIPER MEASUREMENTS FOR CLUMP FORM AND MULTI-STEM TREES SHALL FOLLOW THE AMERICAN STANDARD FOR NURSERY STOCK: THE NUMBER OF REQUIRED TRUNKS, CALIPER SPECIFIED IS ONE-HALF (1/2) OF THE CALIPER OF UP TO THE THREE LARGEST TRUNKS.
3. ANY PLANT MATERIAL REQUIRED BY SECTION 14-8.4 CITY OF SANTA FE THAT FAILS TO SHOW HEALTHY GROWTH DUE TO DAMAGE, PEST, DISEASE OR NEGLECT SHALL BE PROMPTLY REPLACED WITH A SIMILAR PLANT.
4. PLANT MATERIAL QUALITY, SIZE AND CONDITION SHALL BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, MOST CURRENT EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUNSCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORES AND ALL OTHER FORMS OF INFECTIONS.
6. UNLESS OTHERWISE STATED ON THE DRAWINGS OR APPROVED BY THE OWNER'S REPRESENTATIVE, ALL PLANTS SHALL BE NURSERY GROWN AND SHALL BE TAGGED WITH NURSERY LABELS INDICATING SPECIES AND VARIETY.
7. BALLED AND BURLAPPED PLANT MATERIAL SHALL HAVE A SOLID BALL OF EARTH OF MINIMUM SPECIFIED SIZE AND HELD IN PLACE SECURELY BY BURLAP AND A STOUT TWINE OR ROPE. BROKEN OR LOOSE BALLS WILL BE REJECTED.
8. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AT THE CONTRACTOR'S YARD PRIOR TO DELIVERY, DURING PLANTING AND AFTER PLANTING AT THE JOB SITE. AT THE OPTION OF THE CONTRACTOR, THE OWNER'S REPRESENTATIVE WILL INSPECT PLANT MATERIAL AT A WHOLESALE NURSERY OF THE CONTRACTOR'S CHOICE, WITHIN 60 MILES OF THE PROJECT SITE, PRIOR TO DELIVERY OF MATERIALS TO THE CONTRACTOR'S YARD.
9. THE OWNER'S REPRESENTATIVE SHALL BE THE JUDGE OF THE QUALITY AND ACCEPTABILITY OF ALL PLANT MATERIALS. ALL REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO OWNER.
10. IF SPECIFIED, ALL COLLECTED PLANTS MUST BE PRESENTED ON THE SITE AND SHALL BE IN ACCORDANCE WITH THE NEW MEXICO DEPARTMENT OF AGRICULTURE PLANT PROTECTION ACT, REGULATORY ORDER NO. 4. AND AMERICAN STANDARDS. PLANT MATERIAL QUALITY, SIZE AND CONDITION SHALL BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, 2004 EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
11. TREES SHALL NOT HAVE LEADERS CUT TO ENCOURAGE LATERAL BRANCHING.
12. ALL SIGNIFICANT TREES TO BE REMOVED SHALL INCLUDE THE REMOVAL OF TH ROOT SYSTEM.

PLANTING WARRANTY

1. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR THE PERIOD OF ONE (1) YEAR OR ONE COMPLETE GROWING SEASON, WHICHEVER COMES FIRST, BEGINNING ON THE DATE OF FINAL CONTRACT ACCEPTANCE.

WARRANTY AND MAINTENANCE

1. CONTRACTOR SHALL FURNISH A CERTIFICATE OF WARRANTY AND A GUARANTEE OF WORK AND MATERIALS FOR A ONE-YEAR PERIOD FROM DATE OF FINAL ACCEPTANCE. FINAL PAYMENT FOR THE SYSTEM SHALL NOT BE MADE UNLESS THIS CERTIFICATE IS PRESENTED TO THE OWNER.
2. CONTRACTOR SHALL MAINTAIN BUSINESS AND PROPERTY OWNER'S UTILITY SERVICES, IN SATISFACTORY WORKING ORDER, DURING THE TIME OF CONTRACT WORK.
3. THE CONTRACTOR IS LIABLE FOR ANY LOSS OR DAMAGE TO ANY WORK OR MATERIALS, SUPPLIES AND EQUIPMENT ON THE JOB SITE CAUSED BY THE CONTRACTOR, ITS EMPLOYEES OR ANY OTHER UNFORESEEN CAUSE UNTIL FINAL ACCEPTANCE OF PROJECT BY CITY OF SANTA FE PUBLIC WORKS / PARK AND OPEN SPACE.

IRRIGATION NOTES

1. WORK CONSISTS OF INSTALLING AN UNDERGROUND IRRIGATION SYSTEM THAT UTILIZES NEW MAINLINE, BUBBLERS, ZONE VALVES, PIPING, HEADS AND NOZZLES AS SHOWN ON THESE PLANS, DETAILS AND SPECIFICATIONS. THE CONTRACTOR PERFORMING THIS WORK SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERMITS NECESSARY FOR THE COMPLETION OF THE IRRIGATION SYSTEM, EXCEPT FOR THOSE COMPONENTS SPECIFIED TO BE FURNISHED BY OTHERS.
2. CONTRACTOR SHALL FIELD VERIFY STATIC PRESSURE PRIOR TO THE START OF WORK. IF FIELD CONDITIONS ARE OTHER THAN STATED, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
3. CONTRACTOR TO PROTECT ALL EXISTING TREE AND SHRUB ROOT ZONES WHEN TRENCHING. THERE SHALL BE NO MECHANICAL TRENCHING WITHIN DRIP LINE OF TREES. ANY EXCEPTIONS WILL NEED TO BE SUBMITTED TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL. EXISTING TREES INCLUDE THOSE SHOWN ON THE PLANS, AS WELL AS THOSE NOT IDENTIFIED ON THE SURVEY.
4. COMPLY WITH REQUIREMENTS AND ORDINANCES OF THE UNIFORM PLUMBING CODE, THE CITY OF SANTA FE, SANTA FE COUNTY AND OTHER GOVERNMENTAL BODIES HAVING JURISDICTION PERTAINING TO LANDSCAPE IRRIGATION.
5. CONTRACTOR SHALL FIELD VERIFY STATIC PRESSURE PRIOR TO THE START OF WORK. IF FIELD CONDITIONS ARE OTHER THAN STATED, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
6. CONTRACTOR SHALL INSTALL ALL IRRIGATION PARTS AS PER THE DETAILS AND AS PER THE MANUFACTURER'S RECOMMENDATIONS.
7. INSTALL EMITTERS ON THE UPHILL SIDE OF EACH PLANT ON THE TOP HALF OF THE PLANT'S ROOTBALL. IN ALL CASES EMITTER OUTLETS SHALL BE LOCATED OVER THE ROOTBALL.
8. THIS IRRIGATION DESIGN (LINES & COMPONENTS) IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREA IS FOR DESIGN CLARITY ONLY AND CONSTRUCTED ELEMENTS AND OBSTRUCTIONS WHETHER NOTED ON THE PLANS OR NOT, SHALL BE AVOIDED TO MINIMIZE SLEEVING.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH WATERLINE TAP NEW METER FOR IRRIGATION SYSTEM WHICH INCLUDES BUT NOT LIMITED TO PAVEMENT CUTS AND ANY DAMAGE TO EXISTING PAVEMENTS AND CURBS.
10. ALL PLANT MATERIALS INSTALLED SHALL HAVE THE AUTOMATIC IRRIGATION SYSTEM FULLY OPERABLE AT THE TIME OF PLANT INSTALLATION UNLESS OTHERWISE NOTED ON THE PLANS.
11. ALL IRRIGATION PIPING LOCATED UNDER PAVED AREAS OR PERIODICALLY DRIVEN AREAS SHALL BE SLEEVED, AND AS SHOWN ON THE PLANS.
12. CONTRACTOR SHALL PRESSURE TEST IRRIGATION SYSTEM MAINLINE AND LATERALS PRIOR TO BACKFILLING. PRESSURE TESTING SHALL BE PER CITY OF SANTA FE STANDARDS OR INDUSTRY STANDARDS, WHICHEVER IS HIGHEST.

COMPONENTS AND PRODUCTS

1. ALL COMPONENTS INSTALLED AS PART OF THE UNDERGROUND IRRIGATION SYSTEM ARE TO BE NEW AND IN GOOD WORKING ORDER AND WITHOUT FLAWS UNLESS OTHERWISE INDICATED ON THE PLANS, DETAILS AND SPECIFICATIONS. ALL EXISTING COMPONENTS INTEGRATED INTO NEW IRRIGATION SYSTEM TO BE TESTED AND CONFIRMED TO BE IN GOOD WORKING ORDER.

IRRIGATION AUDIT VISUAL INSPECTION

1. CONTRACTOR SHALL PERFORM AN INSPECTION OF THE COMPLETED IRRIGATION SYSTEM UPON COMPLETION OF CONSTRUCTION TO ENSURE IRRIGATION SYSTEM IS IN GOOD WORKING ORDER.

STORMWATER PONDING

1. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: ON OR ABOUT MARCH 15th, ON OR ABOUT SEPTEMBER 15th, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. THE MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.
2. OWNER IS RESPONSIBLE AND PROVIDE MAINTENANCE LOGS UPON REQUEST.

LOW IMPACT DEVELOPMENT NOTES

1. SURFACE AND SHALLOW SUBSURFACE IMPROVEMENTS LIKE BIOSWALE SOIL MIXES, PLANTING MIXES, GRADING AND DRAINAGE, PERMEABLE PAVEMENTS, AND OTHER DEVICES AND MATERIALS SHALL BE WELL INTEGRATED WITH RESERVOIRS AND OTHER UTILITY APPURTENANCES TO ENSURE THAT THERE IS POSITIVE DRAINAGE AND STORMWATER FLOW.
2. ALL SUBSURFACE IMPROVEMENTS TO BE INSTALLED AS PART OF THE GRADING AND DRAINAGE (OR OTHER RELATED)

GRADING NOTES

1. ALL PROPOSED GRADES TO BE STAKED OUT BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF CONSTRUCTION.
2. WORK COVERED IN THESE NOTES CONSISTS OF GRUBBING AND GRADING INCLUDING THE FURNISHING OF ALL LABOR EQUIPMENT, AND MATERIALS; AND PERFORMING ALL WORK IN CONNECTION WITH THE DRAWINGS AND SPECIFICATIONS.
3. NO GRADE SHALL EXCEED 5:1, UNLESS OTHERWISE INDICATED ON PLANS.
4. INSTALL EROSION CONTROL FABRIC ON ALL SLOPES 3:1 AND GREATER.
5. FINISH GRADE MAY REQUIRE ADJUSTMENT OF EXISTING MANHOLE COVERS AND UTILITY VAULTS IN AREAS WHERE THE PROJECT IS ADJACENT TO UTILITIES.
6. 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.

REVISIONS	DATE	SEAL
1 PARK MODIFICATIONS	12/23/2024	
2		
3		
4		
5		
6		
7		

CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE
GENERAL NOTES

DATE:	SCALE:	SHEET:
DECEMBER 2024	NTS	4-0

HARDSCAPE SCHEDULE FOR PARK

SYMBOL	DESCRIPTION	QTY
	1" GRAVEL AT 4" DEPTH IN PARK. COLOR: BUILDOLOGY BROWN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC. TOP OF MULCH SHALL BE 2" BELOW TOP OF CURB TYPICAL.	19,231 SF
	ASPHALT PARKING. SEE CIVIL PLANS FOR DETAILS	7,899 SF
	4" COMPACTED & STABILIZED CRUSHER FINES. PROVIDE COLOR SAMPLES TO OWNER FOR SELECTION. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL B/4-26.	6,288 SF
	6" DEPTH CRUSHER FINES MULCH, COMPACTED. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL E/4-24.	6,334 SF
	4" DEPTH NON-PIGMENTED CONCRETE SIDEWALK OR SLAB. COLOR: STANDARD GRAY. SEE DETAIL A & C/4-24.	2,328 SF
	6" DEPTH NON-PIGMENTED CONCRETE, 8' WIDE. COLOR: STANDARD GRAY. SEE DETAIL B & C/4-24.	12,138 SF
	PERMEABLE PAVER. INSTALLATION SEE DETAIL H & I/4-24.	4,768 SF
	SPORTS SURFACE WITH POST TENSION CONCRETE UNDERNEATH, SEE DETAIL F/4-24. SEE CONSTRUCTION NOTES ON SHEET 4-00. COURT COLOR BLUE. BUFFER COLOR: GREEN.	10,330 SF
	BOCCE COURTS. SEE DETAIL F/4-25.	2,340 SF
	2" - 4" ANGULAR COBBLE/ CRUSHED STONE, COLOR: DESERT TAN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC.	2,245 SF
	4" - 8" ANGULAR COBBLE/ CRUSHED STONE, COLOR: DESERT TAN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC.	1,040 SF
	POURED-IN-PLACE RUBBER SURFACE. COLOR: BLUE. SEE DETAILS E & F/4-26. INSTALLION PER MANUFACTURER'S RECOMMENDATION.	472 SF
	ENGINEERED WOOD FIBER, 12" COMPACTED DEPTH. COLOR: BEIGE/NATURAL. SEE DETAILS E /4-26.	10,405 SF
	ENGINEERED WOOD CHIPS FOR DOG PARK, 4" MIN DEPTH. AVAILABLE FROM SOLUTIONS OR APPROVED EQUAL.	5,150 SF
	6"-12" ANGULAR CLASS B RIPRAP. COLOR: GREY OR APPROVED EQUIVALENT. EXTEND 3' BEYOND BOTTOM OF POND SLOPE.	3,538 SF
	12" THICK, HAND PLACED 10 TO 12 INCH FRACTURED STONE W/ FLAT FACE. REINFORCED WITH FORMED IN NON-SHRINK GROUT. 2000 PSI AT 3 DAY STRENGTH WHEN INSTALLED BY DAMP PACK METHOD.	1,275 SF
	3/8" ANGULAR GRAVEL SEEDED WITH	475 SF

LANDSCAPE BOULDER INSTALLATION PER DETAIL A/4-26

	18 TO 27 CU FT BOULDER (~4' X 3' X ~2') PLAYGROUND. COLOR: SANDSTONE	6
	12 TO 18 CU FT BOULDER (~3' X 2' X ~2') PLAYGROUND. COLOR: SANDSTONE	21
	9 TO 12 CU FT BOULDER, (~3' X 2' X 1'-6") PLAYGROUND. COLOR: SANDSTONE	22
	LANDSCAPE BOULDER FOR ACCESS CONTROL. SIZE: 3' (W) X 4' (L) X 2' (H) COLOR: SANDSTONE	13
	SEATING BOULDER INSTALLATION PER DETAIL B/4-26	5
	INTERPRETATIVE SIGN. SEE SHEET 4-31.	6
	"LANDSCAPE TO BE PROTECTED" SIGN. SEE DETAIL D/4-30.	4
	WAYFINDING SIGN. SEE DETAIL C/4-30	4

NOTE: WAYFINDING AND INTERPRETATIVE SIGNS SHALL MEET SIZE AND HEIGHT PER CITY CODE OF SANTA FE. LANGUAGE APPROVAL WILL BE REQUIRED BY CITY STAFF.

PLANTING NOTES APPLY FOR PARK & SUBDIVISION

1. PLANTING PER PLANTING PLANS 4-10 TO 4-14.
2. SEED MIXES SEE SHEET 4-00.
3. SEEDING INSTALLATION SEE SHEET 4-0.
4. PLANTING DETAILS PER SHEET 4-23.
5. CALIPER MEASUREMENTS FOR CLUMP FORM AND MULTI-STEM TREES SHALL FOLLOW THE AMERICAN STANDARD FOR NURSERY STOCK: THE NUMBER OF REQUIRED TRUNKS, CALIPER SPECIFIED IS ONE-HALF (1/2) OF THE CALIPER OF UP TO THE THREE LARGEST TRUNKS.

PLANTING SCHEDULE FOR PARK & SUBDIVISION

SYMBOL	BOTANICAL / COMMON NAME	HT.XSPREAD	CALIPER	PARK QTY	SUBDIVSION QTY	WATER USE
TREES						
	EXISTING TREE TO REMAIN	-		1		
DECIDUOUS TREES						
	ACER GRANDIDENTATUM 'MESA GLOW' MESA GLOW MAPLE	25' X 20'	15 GAL.	17	-	L-M
	CELTIS RETICULATA NETLEAF HACKBERRY	25' X 30'	2.5" CAL., B -	-	69	L-M
	FORESTIERA NEOMEXICANA DESERT OLIVE	15' X 12'	6' - 8' HT.	17	-	VL-L
	PLATANUS OCCIDENTALIS 'BISMARCK' NORTHERN ADVANCE® AMERICAN SYCAMORE	40' X 40'	2" CAL.	3	-	M
	PRUNUS ARMENIACA 'HARGLOW' HARGLOW SEMI-DWARF APRICOT	12' X 12'	2" CAL.	2	-	L-M
	PRUNUS ARMENIACA 'SUNGOLD' SUNGOLD APRICOT	15'X15'	2" CAL.	3	-	L-M
	PRUNUS AVIUM 'STELLA' STELLA SWEET CHERRY	18' X 18'	2" CAL.	3	-	L-M
	PRUNUS CERASUS 'MONTMORENCY' MONTMORENCY CHERRY	15'X15'	2" CAL.	2	-	L-M
	QUERCUS GAMBELII VAR. GILA GILA GAMBEL OAK	20'X20'	15 GAL.	5	-	VL-L
	QUERCUS MUEHLENBERGII CHINKAPIN OAK	40' X 30'	2" CAL B&B	-	36	L-M
	QUERCUS TEXANA TEXAS RED OAK	60'X40'	2" CAL B&B	20	-	VL-L
	ULMUS PARVIFOLIA 'EMER II' ALLEE® LACEBARK ELM	25"X25'	2" CAL B&B	13	-	L-M
	ULMUS X 'FRONTIER' FRONTIER ELM	25"X25'	2" CAL B&B	3	23	L-M

SYMBOL	BOTANICAL / COMMON NAME	HT.XSPREAD	SIZE	PARK QTY	SUBDIVSION QTY	WATER USE
EVERGREEN TREES						
	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	30' X 20'	15 GAL.	28	-	L-M
	PINUS FLEXILIS LIMBER PINE	30' X 20'	8' -10' HT B&B	14	-	L-M
	PINUS NIGRA AUSTRIAN PINE	40' X 30'	6' - 8' HT B&B	6	-	L-M
	PINUS STROBUS WHITE PINE	50' X 25'	6' - 8' HT B&B	13	-	L-M

SYMBOL	BOTANICAL / COMMON NAME	HT.XSPREAD	SIZE	PARK QTY	SUBDIVSION QTY	WATER USE
DECIDUOUS SHRUBS						
	ARTEMISIA FRIGIDA FRINGED WORMWOOD	1' X 2'	1 GAL.	3	-	VL-L
	BAPTISIA AUSTRALIS FALSE INDIGO	3' X 4'	5 GAL	21	-	L-M
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	2' X 2'	1 GAL.	118	-	L-M
	BUDDLEJA DAVIDII 'NANHO BLUE' NANHO BLUE BUTTERFLY BUSH	6' X 6'	5 GAL.	13	-	L-M
	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER GRASS	2' X 5'	5 GAL	24	-	L-M
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	3' X 3'	5 GAL.	29	23	L-M
	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5' X 5'	5 GAL.	19	-	VL-L
	ERIOMERIA NAUSEOSA RUBBER RABBITBRUSH	4' X 5'	5 GAL.	33	-	VL-L
	MUHLENBERGIA RIGENS DEER GRASS	3' X 4'	1 GAL.	19	-	VL-L
	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	4' X 2'	5 GAL	13	140	L-M
	PRUNUS BESSEYI 'POIII5' PAWNEE BUTTES® SAND CHERRY	2' X 4'	5 GAL.	32	23	L-M
	PRUNUS TOMENTOSA NANKING CHERRY	8' X 6'	15 GAL.	21	-	L-M
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5' X 3'	5 GAL	22	20	L-M
	RHUS TRILOBATA THREE LEAF SUMAC	3' X 5'	5 GAL.	64	-	VL-L
	RIBES AUREUM GOLDEN CURRANT	4' X 3'	5 GAL.	31	-	L-M
	RIBES RUBRUM 'RED LAKE' RED LAKE RED CURRANT	4' X 4'	5 GAL.	10	-	L-M
	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE	2' X 3'	1 GAL.	29	-	L-M
EVERGREEN SHRUBS						
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' CHIEFTAIN MOCK BEARBERRY MANZANITA	4' X 4'	5 GAL.	12	-	VL-L
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH	4' X 4'	5 GAL.	11	-	VL-L
	CERCOCARPUS INTRICATUS LITTLELEAF MOUNTAIN MAHOGANY	4' X 4'	5 GAL.	22	-	VL-L
	FALLUGIA PARADOXA APACHE PLUME	5' X 4'	5 GAL.	17	-	VL-L
	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS® RED YUCCA	5' X 3'	5 GAL.	4	55	VL-L
	NOLINA MICROCARPA BEARGRASS	5' X 5'	5 GAL.	21	21	VL-L

HARDSCAPE SCHEDULE FOR SUBDIVISION

SYMBOL	DESCRIPTION	QTY
	7/8" GRAVEL AT 4" DEPTH ALONG STREETS. COLOR: SANTA FE BROWN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3OZ WEED BARRIER FABRIC. TOP OF MULCH SHALL BE 2" BELOW TOP OF CURB TYPICAL.	34,435 SF
	DISTURBED AREAS IN PHASE I WILL BE STABILIZED WITH 2" GRAVEL W/WEED BARRIER FABRIC UNDERNEATH. COLOR GRAY	17,743 SF
	MOSS ROCK RETAINER FOR STEEP SLOPE & EROSION CONTROL @ SUBDIVISION. SEE DETAIL A/4-30.	142

SOD & SEEDING SCHEDULE FOR PARK

	TURFGRASS SOD: DELTA TALL HYBRID TALL FESCUE WITH KENTUCKY BLUEGRASS. PRIOR TO LAYING SOD A TWO INCH (2") DEPTH HEAT TREATED COMPOST MATERIAL SHALL BE APPLIED AND TILLED IN TO A 6 SIX INCH (6") DEPTH. SEE DETAIL G/4-26.	43,114 SF
	REVEGETATION SEED MIX.	29,429 SF
	BIORETENTION POND SEED MIX	7,187 SF
	RECLAMATION STEEP SLOPE SEEDING	4,957 SF
	WILDFLOWER MEADOW SEED MIX.	9,931 SF
	PASTURE SEED MIX	10,815 SF
	3/8" ANGULAR GRAVEL SEEDED WITH REVEGETATION SEED MIX AS BERM ARMORING. SEE DETAIL D/4-29.	475 SF

REVEGETATION SEED MIX

	COMPOSITION
Achnatherum hymenoides / Indian Rice Grass	6% (1 LBS PLS/AC)
Bouteloua gracilis / Blue Grama Grass	36% (5 LBS PLS/AC)
Artemisia filifolia / Sand Sage	20% (3 LBS PLS/AC)
Gaillardia pulchella / Firewheel	3% (0.5 LBS PLS/AC)
Hesperostipa neomexicana / NM Needlegrass	6% (1 LBS PLS/AC)
Krascheninnikovia ceratoides lanata / Winterfat	3% (0.5 LBS PLS/AC)
Pleuraphis 'jamesii' / James' Galleta	6% (1 LBS PLS/AC)
Schizachyrium scoparium / Little Bluestem	20% (3 LBS PLS/AC)

WILDFLOWER SEED MIX

	COMPOSITION
PLANTS OF THE SOUTHWEST HIGH DESERT MIX: 3 LBS PLS/AC Plains coreopsis, California bluebells, desert marigold, sand penstemon, blue flax, Mexican evening primrose, Mexican hat, yellow prairie coneflower, firewheel, spotted gayfeather, rocky mountain beeplant, pink wild snapdragon, Mexican gold poppy, blanketflower, desert four o'clock.	30%
PLANTS OF THE SOUTHWEST DRYLAND BLEND: 25 LBS PLS/AC Blue Grama, Sideouts Grama, Indian ricegrass, slender wheatgrass, galleta, alkali sacaton, sheep fescue, little bluestem.	70%

SOD SEED MIX

	COMPOSITION
DELTA TALL 9010 SOD	
TALL FESCUE	90%
KENTUCKY BLUEGRASS	10%

PASTURE SEED MIX

	COMPOSITION
PLANTS OF THE SOUTHWEST DRYLAND BLEND: 25 LBS PLS/AC Blue Grama, Sideouts Grama, Indian ricegrass, slender wheatgrass, galleta, alkali sacaton, sheep fescue, little bluestem.	100%

RECLAMATION STEEP SLOPE MIX

	COMPOSITION
Achnatherum hymenoides / Indian Rice Grass	50% (5 LBS PLS/AC)
Bouteloua gracilis 'Hachita'/ Blue Grama Grass	20% (2 LBS PLS/AC)
Bouteloua curtipendula 'Vaugn'/Sideoats Grama	10% (1 LBS PLS/AC)
Sporobolus airoides 'Salado'/Alkali Sacaton	10% (1 LBS PLS/AC)
Sphaeralcea amblgua/ Desert Globemallow	.25% (.25 LBS PLS/AC)
Artemisia frigida/ Fringed Sagebrush	.5% (.5 LBS PLS/AC)
Dalea purpurea v purpurea / Purple Prairie Clover	.25% (.25 LBS PLS/AC)
Berlandiera lyata/ Chocolate Flower	.25% (.25 LBS PLS/AC)
Ratbida columnaris / Mexican Hat	25% (.25 LBS PLS/AC)

DETENTION POND SEED MIX

	COMPOSITION
Andropogon gerardii/ Big Bluestem	7% (1 LBS PLS/AC)
Bouteloua gracilis 'Hachita'/ Blue Grama Grass	42% (6 LBS PLS/AC)
Bouteloua curtipendula 'Vaugn'/Sideoats Grama	4% (.5 LBS PLS/AC)
Sporobolus airoides 'Salado'/Alkali Sacaton	4% (.5 LBS PLS/AC)
Schizachyrium scoparium 'Cimmaron'/ Little Bluestem	14% (2 LBS PLS/AC)
Gaillardia pulchella/ Blanketflower	2% (.25 LBS PLS/AC)
Dalea purpurea v purpurea / Purple Prairie Clover	2% (.25 LBS PLS/AC)
Berlandiera lyata/ Chocolate Flower	2% (.25 LBS PLS/AC)
Ratbida columnifera / Yellow Coneflower	21% (3 LBS PLS/AC)
Ratbida columneris/ Mexican Hat	2% (.25 LBS PLS/AC)

NOTE:

1. RECLAMATION SEED MIX TO BE USED FOR OVERSEED ON GRAVELS ON STEEP SLOPES. SEED INSTALLATION SEE SEEDING NOTES ON SHEET 4-0. STEEP SLOPE SEEDING SHALL BE APPLIED AS PER SEEDING NOTE #7 ON SHEET 4-0.
2. REVEGETATION SEED MIX SHALL BE MIXED WITH DRYLAND BLEND FROM PLANTS OF THE SOUTHWEST: SEED RATE SHALL BE 2 LBS. PER 1,000 SF. BLUE GRAMA, SIDEOUTS GRAMA, INDIAN RICEGRASS, SLENDER WHEATGRASS, GALLETA, ALKALI SACATON, SHEEP FESCUE, LITTLE BLUESTEM.
3. THE DETENTION POND SHALL BE SEEDED WITH SWALE AND POND OVER SEED MIX AS PER THE PLANS. CONTRACTOR SHALL APPLY 6" DEPTH BIO-SOIL MIX TO THE EXTENTS OF THE SEEDED AREA PRIOR TO SEEDING. BIOSWALE MIX SHALL BE: 50% SITE SOIL, 25% COMPOST, AND 25% PUMICE (1/4" TO 3/8" SIZE). THE BIO-SOIL MIX SHALL BE RIPPED, EXCAVATED AND BROKEN UP AFTER ALL THE COMPACTION FROM HEAVING MACHINERY.

CONSTRUCTION NOTES APPLIES FOR PARK & SUBDIVISION:

1. ALL SEEDED AND GRAVEL AREAS SHALL BE GRADED TWO INCHES (2") BELOW TOP OF CONCRETE CURBS AND SIDEWALKS. AND SODDED AREAS SHALL BE GRADED ONE INCH (1") BELOW TOP OF CONCRETE CURBS AND SIDEWALKS.
2. RECLAMATION STEEP SLOPE SEEDING SHALL BE APPLIED AS PER THE FOLLOWING: HALF OF SEED SHALL BE HAND BROADCAST AND RAKED INTO THE TOP 1/4" OF SOIL AND TOP-DRESSED WITH A DEPTH OF 1/2"-3/8" GRAVEL PLATING. REMAINING SEED SHALL BE EVENLY DISTRIBUTED ON TOP OF AND WORKED INTO, GRAVEL AFTER PLACEMENT.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR SPORT COURTS (BASKETBALL & MINI PITCH & BOCCE) FOR COURT LAYOUT, BASE LAYER AND ALL RELATED EQUIPMENT FOR APPROVAL PRIOR INSTALLATION.
4. GRADING SUBDIVISION & UTILITY PLAN PER CIVIL ENGINEER.GRADING PLAN.
5. GRADING PARK PER SHEET 4-9.
6. GRADING POND & ACCESS ROAD IN PARK PER CIVIL ENGINEERING PLAN.
7. ART WORK AND PLAY EQUIPMENT FIELD VERIFY LOCATION AND ORIENTATION WITH OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
8. ALL SITE FURNISHING INSTALLATION PER MANUFACTURE'S RECOMMENDATION.

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REVISED OCOTOBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

SITES SOUTHWEST

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE SCHEDULES

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-00

WATER BUDGET CALCULATIONS (PARK AND STREETSCAPE)

WATER BUDGET IS FOR PARK AND STREETSCAPE ALONG SOUTH MEADOWS RD. AND DOES NOT INCLUDE WATER BUDGET FOR INDIVIDUAL RESIDENTIAL PROPERTIES OR RESIDENTIAL STREETSCAPE

YEARS 1 & 2 (ESTABLISHMENT):

LOW FLOW (0.5 GPM) BUBBLER IRRIGATION TO TREES:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 88 RUN CYCLES PER YEAR
42 LOW WATER TREES (5 GAL PER TREE)/210 GALLONS PER RUN CYCLE
131 LOW/MED WATER TREES (8 GAL PER TREE)/1,048 GALLONS PER CYCLE
TOTAL: 1,258 GALLONS PER RUN CYCLE X 88 RUN TIMES =110,704 GPY

YEARS 1 & 2 (ESTABLISHMENT):

LOW FLOW (0.25 GPM) BUBBLER IRRIGATION TO SHRUBS:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 4 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 105 RUN CYCLES PER YEAR
211 VERY LOW WATER SHRUBS (0.75 GAL PER SHRUB)/158 GALLONS PI
350 LOW/MED WATER SHRUBS (1.5 GAL PER SHRUB)/525 GALLONS PER
683 GALLONS PER RUN CYCLE X 105 RUN TIMES = 71,715 GPY

SPRAY IRRIGATION FOR TURF:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 88 RUN CYCLES PER YEAR
43,244 SQ FT (0.33 GAL PER SQ FT)/14,270 GALLONS PER RUN CYCLE
14,270 GALLONS PER RUN CYCLE X 88 RUN TIMES = 1,255,760 GPY

YEARS 1 & 2 (ESTABLISHMENT):

SPRAY IRRIGATION FOR WILDFLOWER MEADOW:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
APPROX.88 RUN CYCLES PER YEAR
9,930 SQ FT (0.10 GAL PER SQ FT)/993 GALLONS PER RUN CYCLE
993 GALLONS PER RUN CYCLE X 88 RUN TIMES = 87,384 GPY

TEMPORARY SPRAY IRRIGATION FOR RE VEGETATION (YEAR 1):
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 1 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 2 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 55 RUN CYCLES PER YEAR
58,530 SQ FT (0.10 GAL PER SQ FT)/5,853 GALLONS PER RUN CYCLE
5,853 GALLONS PER RUN CYCLE X 55 RUN TIMES = 321,915 GPY

YEARS 1 & 2 (ESTABLISHMENT):

TEMPORARY SPRAY IRRIGATION FOR RE-VEGETATION (YEAR 2):
4 MONTHS AT 0 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER MONTH (MAR,APR,SEP,OCT)
4 MONTHS AT 1 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 22 RUN CYCLES PER YEAR
58,530 SQ FT (0.10 GAL PER SQ FT)/5,853 GALLONS PER RUN CYCLE
5,853 GALLONS PER RUN CYCLE X 22 RUN TIMES = 128,766 GPY

YEARS 3 AND AFTER:

LOW FLOW (0.5 GPM) BUBBLER IRRIGATION TO TREES:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 1 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 2 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 55 RUN CYCLES PER YEAR
42 LOW WATER TREES (4 GAL PER TREE)/168 GALLONS PER RUN CYCLE
131 LOW/MED WATER TREES (6 GAL PER TREE)/786 GALLONS PER CYCLE
954 GALLONS PER RUN CYCLE X 55 RUN TIMES =52,470 GPY

YEARS 3 AND AFTER:

LOW FLOW (0.25 GPM) BUBBLER IRRIGATION TO SHRUBS:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 1 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 2 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 55 RUN CYCLES PER YEAR
211 VERY LOW WATER SHRUBS (0.5 GAL PER SHRUB PER CYCLE)/105 G
350 MED/LOW WATER SHRUBS (1 GAL PER SHRUB PER CYCLE)/350GALL
455 GALLONS PER RUN CYCLE X 55 RUN TIMES = 25,025 GPY

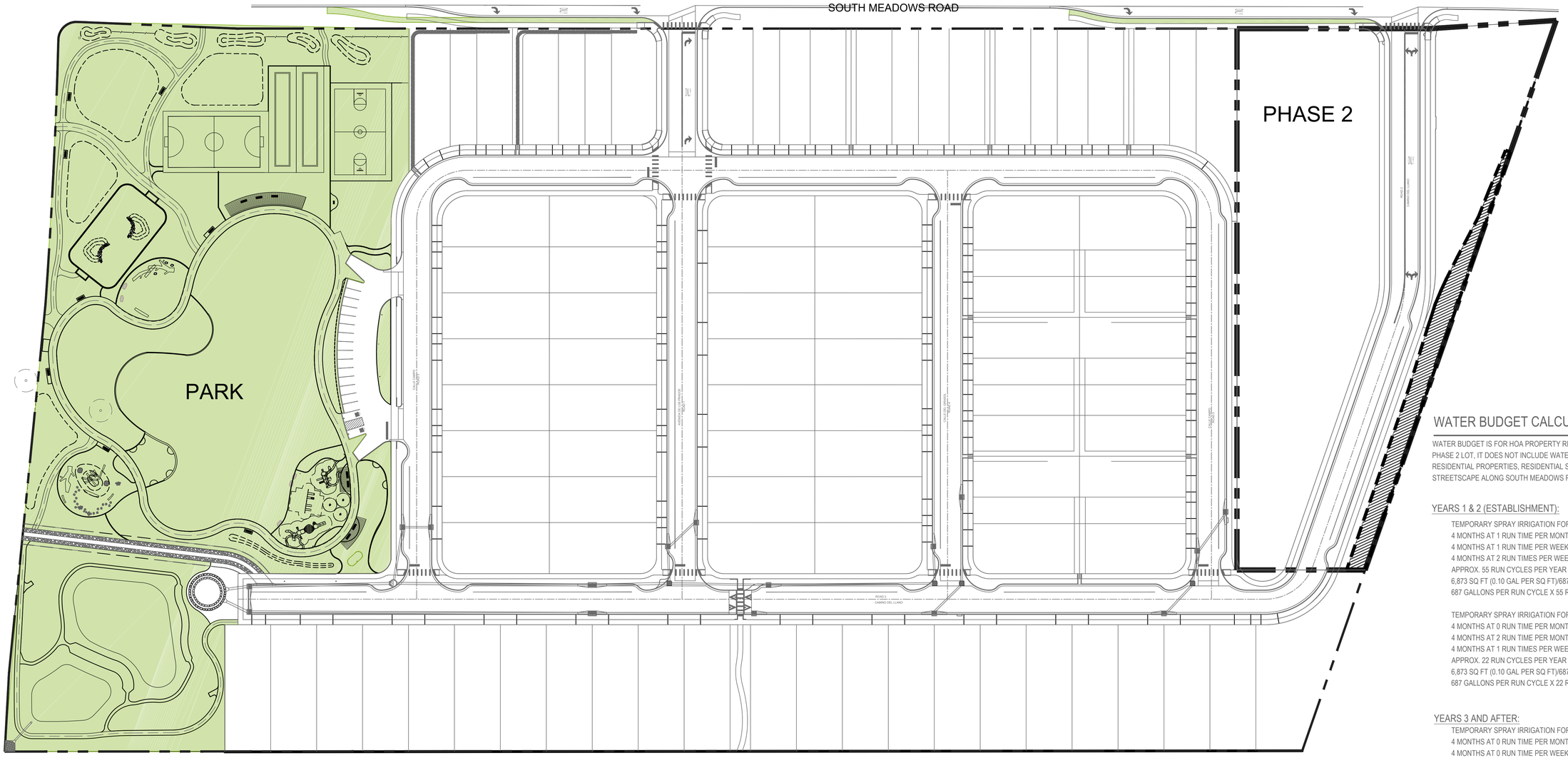
SPRAY IRRIGATION FOR TURF:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 88 RUN CYCLES PER YEAR
43,244 SQ FT (0.25 GAL PER SQ FT)/10,811 GALLONS PER RUN CYCLE
10,811 GALLONS PER RUN CYCLE X 88 RUN TIMES = 951,368 GPY

YEARS 3 AND AFTER:

SPRAY IRRIGATION FOR WILDFLOWER MEADOW:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 1 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 2 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 55 RUN CYCLES PER YEAR
9,930 SQ FT (0.10 GAL PER SQ FT)/993 GALLONS PER RUN CYCLE
993 GALLONS PER RUN CYCLE X 55 RUN TIMES = 54,615 GPY

TEMPORARY SPRAY IRRIGATION FOR RE-VEGETATION (YEAR 3):
4 MONTHS AT 0 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 0 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 0 RUN TIMES PER WEEK (MAY-AUG)
0 RUN CYCLES PER YEAR - REMOVE IRRIGATION
58,530 SQ FT (0 GAL PER SQ FT)/0 GALLONS PER RUN CYCLE
0 GALLONS PER RUN CYCLE X 0 RUN TIMES = 0 GPY

TOTAL COMBINED TREES, SHRUBS AND GRASS= 1,083,478 GPY/ 3.33 ACRE FT.
1,083,478 GPY / TOTAL LANDSCAPE AREA: 148,630 SQ FT
= 7.29 GAL PER SQFT PER YEAR



WATER BUDGET CALCULATIONS (HOA)

WATER BUDGET IS FOR HOA PROPERTY REVEGETATION AT FUTURE PHASE 2 LOT, IT DOES NOT INCLUDE WATER BUDGET FOR INDIVIDUAL RESIDENTIAL PROPERTIES, RESIDENTIAL STREETSCAPE, PARK OR STREETSCAPE ALONG SOUTH MEADOWS RD.

YEARS 1 & 2 (ESTABLISHMENT):

TEMPORARY SPRAY IRRIGATION FOR RE VEGETATION (YEAR 1):
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 1 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 2 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 55 RUN CYCLES PER YEAR
6,873 SQ FT (0.10 GAL PER SQ FT)/687 GALLONS PER RUN CYCLE
687 GALLONS PER RUN CYCLE X 55 RUN TIMES = 37,801 GPY

TEMPORARY SPRAY IRRIGATION FOR RE-VEGETATION (YEAR 2):
4 MONTHS AT 0 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER MONTH (MAR,APR,SEP,OCT)
4 MONTHS AT 1 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 22 RUN CYCLES PER YEAR
6,873 SQ FT (0.10 GAL PER SQ FT)/687 GALLONS PER RUN CYCLE
687 GALLONS PER RUN CYCLE X 22 RUN TIMES = 37,801 GPY

YEARS 3 AND AFTER:

TEMPORARY SPRAY IRRIGATION FOR RE-VEGETATION (YEAR 3):
4 MONTHS AT 0 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 0 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 0 RUN TIMES PER WEEK (MAY-AUG)
0 RUN CYCLES PER YEAR - REMOVE IRRIGATION
6,873 SQ FT (0 GAL PER SQ FT)/0 GALLONS PER RUN CYCLE
0 GALLONS PER RUN CYCLE X 0 RUN TIMES = 0 GPY

213,135 SQ. FT. PROPOSED OPEN SPACE FOR PARK AND ON SOUTH MEADOWS RD FOR WATER BUDGET CALCULATIONS

WATER BUDGET CALCULATIONS AREA HOA

0 50' 100'
Scale = 1" = 50'

COMPLIANCE WITH STANDARDS

- THIS LANDSCAPE DESIGN COMPLIES WITH 14-8.4 LANDSCAPE AND SITE DESIGN.
- PLANTINGS TO BE WATERED BY AUTOMATIC CONTROLLER WITH LOW FLOW (0.25 AND 0.5 GPM) BUBBLERS FOR TREES, 2.0 GPH DRIP EMITTERS FOR SHRUBS AND LOW FLOW ROTARY SPRAY HEADS FOR TURF/MEADOW SEEDING. ALL OTHER AREAS SEEDED WITH RECLAMATION SEEDING WILL BE TEMPORARILY IRRIGATED PER CITY OF SANTA FE STANDARDS.
- TREES, SHRUBS, AND TURF WILL BE ZONED SEPARATELY.
- TURF GRASS IS KEPT TO A MINIMUM AND IS WITHIN REQUIREMENTS.
- IRRIGATION SYSTEM WITH SEPARATE IRRIGATION WATER METER, MASTER VALVE WITH PRESSURE REGULATOR AND BACKFLOW PREVENTER IN HOTBOX.
- THIS PLAN INCLUDES ALTERNATE SOURCES OF LANDSCAPE IRRIGATION WATER INCLUDING PASSIVE WATER HARVESTING TECHNIQUES. SWALES AND DETENTION PONDS ARE INTEGRATED INTO THE LANDSCAPE.
- PLANTING AREAS TO BE MULCHED WITH GRAVEL MULCH OR BARK MULCH AT 4" DEPTH
- MAINTENANCE PROVIDED BY OWNER
- NO OBJECTS, WALLS, FENCES, PARKED VEHICLES AND/OR VEGETATION SHALL BE PLACED WITHIN SIGHT TRIANGLES BETWEEN A HEIGHT OF 3' AND 6'.

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REVISED JUNE 2024 △	
PER STAFF COMMENTS △	
CASE # 2024-7998 △	

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CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
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WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

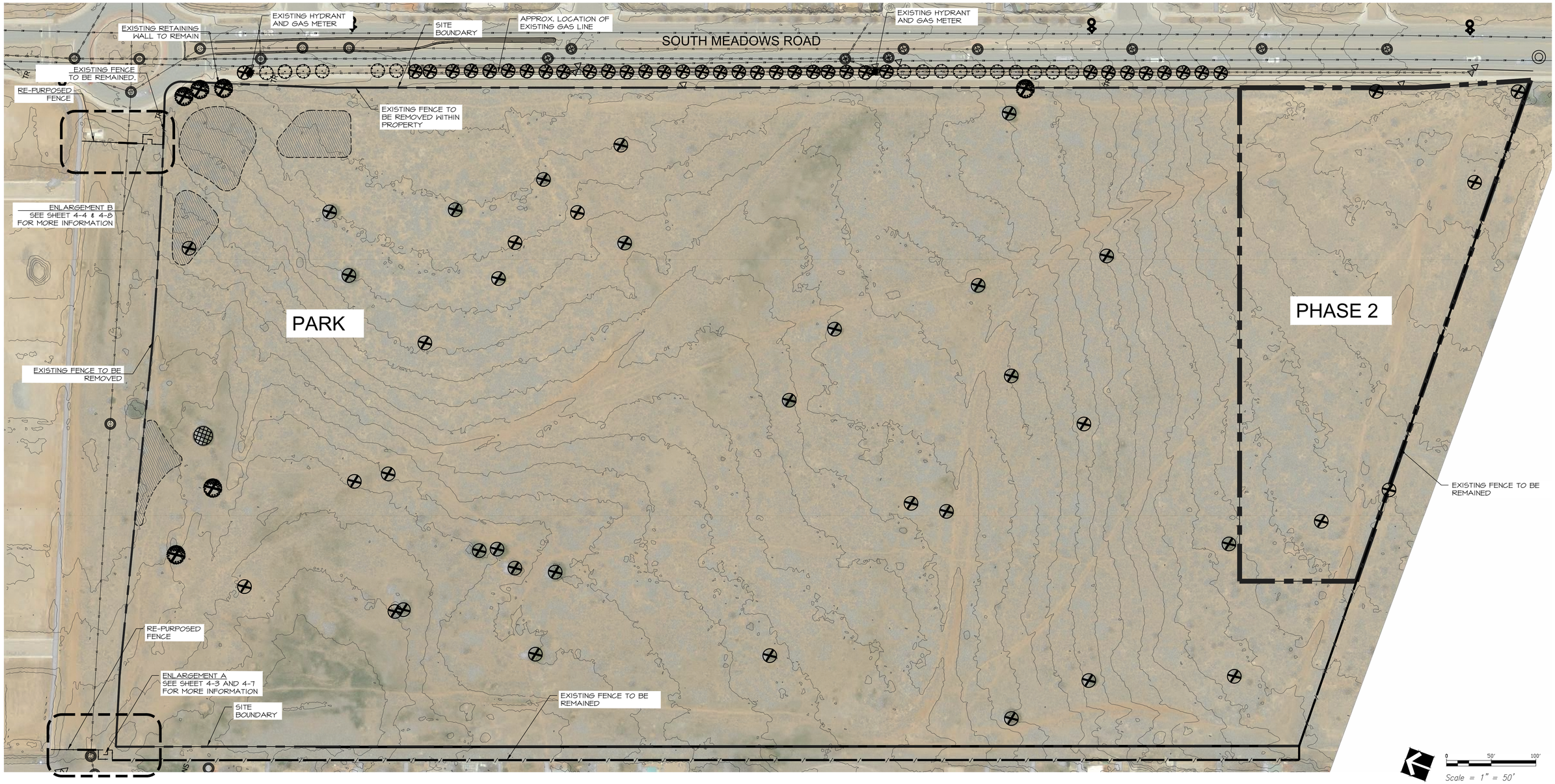
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

WATER BUDGET CALCULATION S& OPEN SPACE LAYOUT PARK & SOUTH MEADOWS RD

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	4-1

NOTE:

1. DURING CONSTRUCTION, EXISTING PLANT MATERIAL TO BE PRESERVED SHALL BE ENCLOSED BY A TEMPORARY FENCE AT LEAST FIVE (5) FEET OUTSIDE THE DRIPLINE FOR TREES. IN NO CASE SHALL VEHICLES BE PARKED OR MATRIALS OR EQUIPMENT BE STORED OR STOCKPILED WITHIN THE ENCLOSED AREAS.
2. ACCEPTABLE WOOD LOG/BRANCHES SHALL BE STOCKPILED FOR NATURAL PLAYGROUND EQUIPMENT FROM TREE REMOVAL.
3. ALL TREES OUTSIDE OF THE PARK (WITHIN SUBDIVISION) WILL BE CLEARED AND GRUBBED AND IS PART OF THE SITE PREPARATION BY OTHERS. SEE CIVIL PLANS FOR MORE INFORMATION.
4. RE-PURPOSE FENCE SHALL BE TREATED WITH ACCELERATOR SOLUTION TO GIVE FENCE RUSTY LOOK.
5. ALL SIGNIFICANT TREES TO BE REMOVED SHALL INCLUDE THE REMOVAL OF THE ROOT SYSTEM.



Scale = 1" = 50'

LEGEND

	QTY.
EXISTING TREE TO BE PROTECTED & REMAINED SEE DETAIL C/4-23 FOR TEMPORARY TREE PROTECTION	1
REMOVE EXISTING DECIDUOUS TREE SPECIES: SIBERIAN ELM	6
EXISTING SHRUB/TREE TO BE REMOVED SPECIES: JUNIPER	40
SOUTH MEADOWS ROAD EXISTING PURPLE LEAF PLUM TREES WILL BE REMOVED DUE OF CONSTRUCTION BY OTHERS AND SHALL BE REPLACED WITHIN NEW LANDSCAPE STRIP AND PROJECT SITE.	35
EXISTING PURPLE LEAF PLUM TREES TO BE REMAINED.	17

	QTY.
EXISTING LANDSCAPE TO BE PRESERVED AND PROTECTED	14,215 SF
EXISTING FENCE TO BE REMOVED ALONG EAST AND NORTH PERIMETER	2,140 LF
EXISTING FENCE TO BE REMAINED ALONG SOUTH AND WEST PERIMETER	2,105 LF
EXISTING FENCE TO RE-PURPOSED	160 LF

REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

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CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
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WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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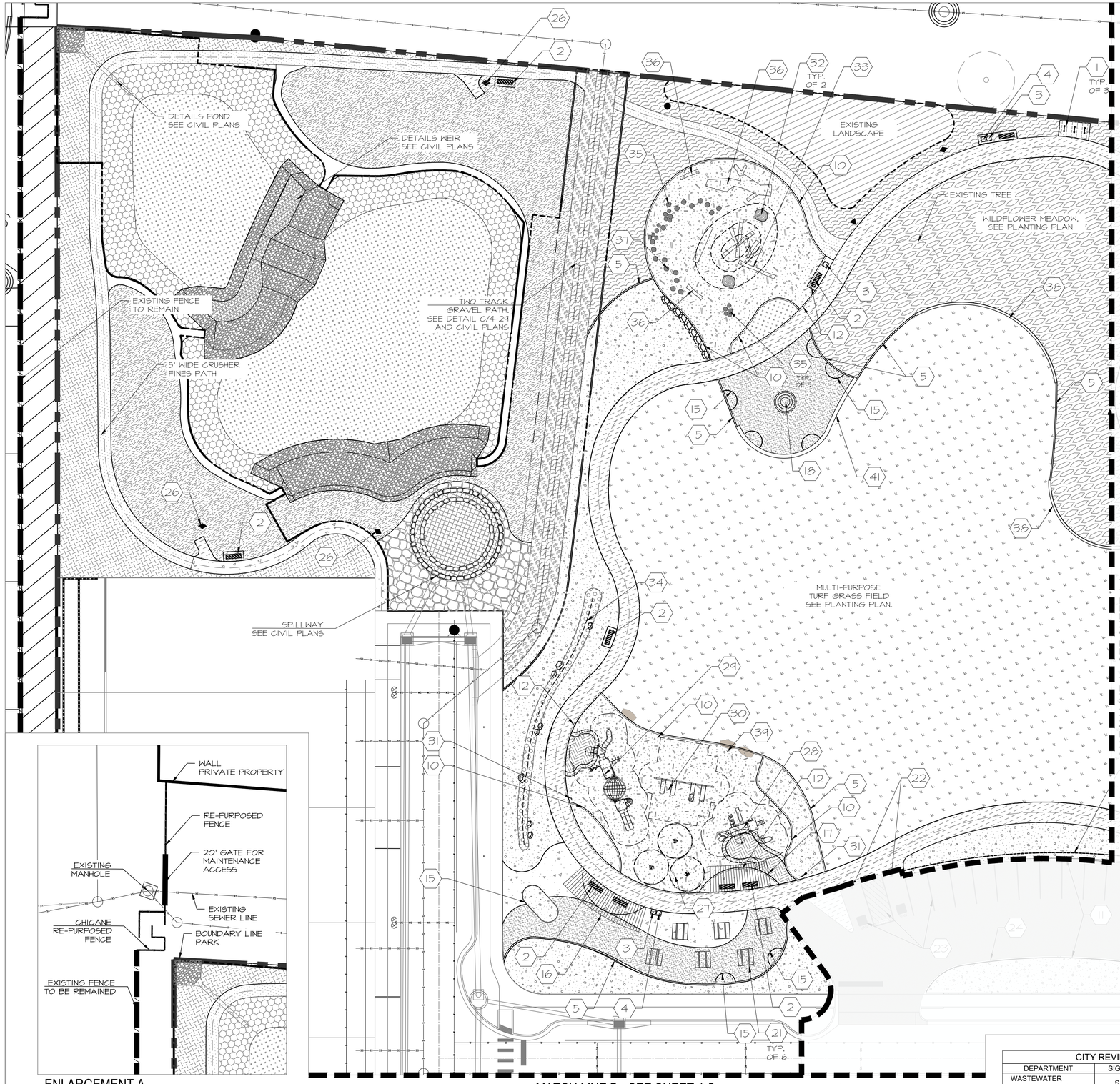
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DEMOLITION & PROTECTION PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	4-2



ENLARGEMENT A

----- DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

Scale = 1" = 20'

REVISED OCTOBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	1" GRAVEL AT 4" DEPTH IN PARK. COLOR: BUILDLOGIX BROWN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC. TOP OF MULCH SHALL BE 2" BELOW TOP OF CURB TYPICAL.
	ASPHALT PARKING. SEE CIVIL PLANS FOR DETAILS
	4" COMPACTED & STABILIZED CRUSHER FINES. PROVIDE COLOR SAMPLES TO OWNER FOR SELECTION. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL B/4-26.
	6" DEPTH CRUSHER FINES MULCH, COMPACTED. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL E/4-24.
	4" DEPTH NON-PIGMENTED CONCRETE SIDEWALK OR SLAB. COLOR: STANDARD GRAY. SEE DETAIL A & C/4-24.
	6" DEPTH NON-PIGMENTED CONCRETE, 8' WIDE. COLOR: STANDARD GRAY. SEE DETAIL B & C/4-24.
	PERMEABLE PAVER. INSTALLATION SEE DETAIL H & I/4-24.
	SPORTS SURFACE WITH POST TENSION CONCRETE UNDERNEATH, SEE DETAIL F/4-24. SEE CONSTRUCTION NOTES ON SHEET 4-00. COURT COLOR BLUE. BUFFER COLOR: GREEN.
	BOCCE COURTS. SEE DETAIL F/4-25.
	2" - 4" ANGULAR COBBLE/ CRUSHED STONE. COLOR: DESERT TAN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC.
	4" - 8" ANGULAR COBBLE/ CRUSHED STONE. COLOR: DESERT TAN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC.
	POURED-IN-PLACE RUBBER SURFACE. COLOR: BLUE. SEE DETAILS E & F/4-26. INSTALLION PER MANUFACTURER'S RECOMMENDATION.
	ENGINEERED WOOD FIBER, 12" COMPACTED DEPTH. COLOR: BEIGE/NATURAL. SEE DETAILS E /4-26.
	ENGINEERED WOOD CHIPS FOR DOG PARK, 4" MIN DEPTH. AVAILABLE FROM SOLUTIONS OR APPROVED EQUAL.
	6"-12" ANGULAR CLASS B RIPRAP. COLOR: GREY OR APPROVED EQUIVALENT. EXTEND 3' BEYOND BOTTOM OF POND SLOPE.
	12" THICK, HAND PLACED 10 TO 12 INCH FRACTURED STONE W/ FLAT FACE. REINFORCED WITH FORMED IN NON-SHRINK GROUT. 2000 PSI AT 3 DAY STRENGTH WHEN INSTALLED BY DAMP PACK METHOD.
	3/8" ANGULAR GRAVEL SEEDED WITH REVEGETATION SEED MIX AS BERM ARMORING. SEE DETAIL D/4-24.
	TURFGRASS SOD: DELTA TALL HYBRID TALL FESCUE WITH KENTUCKY BLUEGRASS. PRIOR TO LAYING SOD A TWO INCH (2") DEPTH HEAT TREATED COMPOST MATERIAL SHALL BE APPLIED AND TILLED IN TO A 6 SIX INCH (6") DEPTH. SEE DETAIL G/4-26.
	REVEGETATION SEED MIX.
	BIORETENTION POND SEED MIX
	RECLAMATION STEEP SLOPE SEEDING
	WILDFLOWER MEADOW SEED MIX.
	PASTURE SEED MIX
	EXISTING LANDSCAPE TO BE PRESERVED AND PROTECTED

KEYED NOTES

1. STEEL BIKE RACK. MFR. DUMOR. 291 SERIES INVERTED "U" TYPE. SURFACE MOUNT. INSTALL PER DETAIL F/4-28.
2. 6' STEEL BENCH WITH END ARMRESTS. MFR. DUMOR. MODEL 140-60. SURFACE MOUNT. INSTALL PER DETAIL C/4-28.
3. (5) 32 GAL. STEEL TRASH RECEPTACLE. MFR. DUMOR. INSTALL PER DETAIL D/4-28.
4. (3) 32 GAL. STEEL RECYCLING BIN. MFR. DUMOR. INSTALL PER DETAIL E/4-28.
5. 6" CONCRETE EDGER CURB PER DETAIL D/4-24.
6. 12" CONCRETE CURB W/ CHAIN LINK FENCE AT DOG PARK. SEE DETAIL G/4-24.
7. 4'-6" HIGH SPLIT RAIL FENCE. SEE DETAIL A/4-27.
8. 4' BLACK CHAIN LINK FENCE. SEE DETAIL C/4-27
9. PET WASTE STATION. MFR: DOG WASTE DEPOT, MODEL: DEPOT-355-GRN. SEE DETAIL A/4-28.
10. 8" X 18" CONCRETE EDGER WALL AT PLAY AREA. SEE DETAIL C/4-26.
11. CONCRETE CURB PER CIVIL PLANS.
12. CONCRETE TURN-DOWN SLAB AT PLAY AREA. SEE DETAIL D/4-26.
13. DRINKING FOUNTAIN ADA COMPLIANT. INSTALL PER DETAIL B/4-28.
14. 80' X 12' SHADE STRUCTURE. SEE DETAIL X/4-XX.
15. 3/16" X 4" ALUMINUM EDGER. SEE DETAIL B/4-24.
16. 30' X 10' SHADE STRUCTURE. SEE DETAIL X/4-XX.
17. 25' X 10' SHADE STRUCTURE. SEE DETAIL X/4-XX.
18. CONTEMPLATIVE SPACE FOR ART WORK BY OTHERS.
19. COBBLESTONE SWALE. 12" DEPTH W/ MAX 4:1 SLOPE. SEE DETAIL H/4-25.
20. 4' HIGH SINGLE GATE. SEE DETAIL D/4-27.
21. 6' ADA ACCESSIBLE STEEL PICNIC TABLE. MFR: DUMOR, MODEL#: 298-60-2PL. SLATS RECYCLED PLASTIC. SURFACE MOUNT. SEE DETAIL A/4-29.
22. 6" CONCRETE FILLED BOLLARD W/ ADA PARKING SIGN ON TOP. SEE CIVIL PLANS.
23. PERMANENT STRIPING & MARKING PAINTS. SEE CIVIL PLANS.
24. CONCRETE CURB CUT. SEE CIVIL PLANS.
25. BOCCE COURT. SEE DETAIL F/4-25.
26. INTERPRETATIVE SIGNAGE.
27. PLAY EQUIPMENT "CURVE SPINNER" (TYP. OF 3), MODEL#: 241179, COLOR: TBD
28. PLAY EQUIPMENT "PLAYSHAPER (2-5 YEARS) MODEL#: 23136A, COLOR: TBD
29. PLAY EQUIPMENT "PLAYBOOSTER (5-12 YEARS) COLOR: TBD
30. SINGLE POST SWING W/ TODDLER, FULL AND MOLDED BUCKET SEAT. COLOR: TBD
31. WELCOME SIGN PLAYGROUND BY MANUFACTURER.
32. UPRIGHT TIMBER WITH HOLES TO ALLOW KIDS TO MAKE A "TREE" OR A "TREE LADDER"
33. WOOD TIMBER LOGS. LENGTHS VARIES PER PLAN
34. COBBLESTONE SWALE IN LANDSCAPE. SEE DETAIL H/4-26.
35. WOOD LOG SEATING. SEE DETAIL C/4-25.
36. HORIZONTAL LOG SCULPTURE. SEE DETAIL D/4-25
37. WOOD SLICE STEPPING STONES. SEE DETAIL E/4-25.
38. 4' HIGH WALL PER DETAIL B/4-27.
39. SEATING BOULDER. SEE DETAIL B/4-25.
40. PLAY BERM @ DOG PARK. SEE DETAIL G/4-25.
41. 18" SEAT WALL. SEE DETAIL E/4-27.
42. MINI-PITCH. SURFACE COLOR: BLUE W/ 3' TALL WALL ALL AROUND, 10' TALL FENCE ON BOTH SHORT ENDS. GOAL SIZE: 6'-6" (H) X 10' (W) X 3'-6" (D).
43. COBBLESTONE SWALE IN LANDSCAPE. SEE DETAIL H/4-26.

◆ INTERPRETATIVE SIGN. SEE SHEET 4-31.

● "LANDSCAPE TO BE PROTECTED" SIGN. SEE DETAIL D/4-30.

▲ WAYFINDING SIGN. SEE DETAIL C/4-30

PLANTING NOTES APPLY FOR PARK & SUBDIVISION

1. PLANTING PER PLANTING PLANS 4-10 TO 4-14.
2. SEED MIXES SEE SHEET 4-00.
3. SEEDING INSTALLATION SEE SHEET 4-0.
4. PLANTING DETAILS PER SHEET 4-23.

GENERAL NOTES:

1. GRADING PARK SEE PLAN 4-9.
2. PARKING LOT DETAILS, SEE CIVIL PLANS.
3. GRADING POND SEE CIVIL PLANS.

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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PLAN PREPARED BY:
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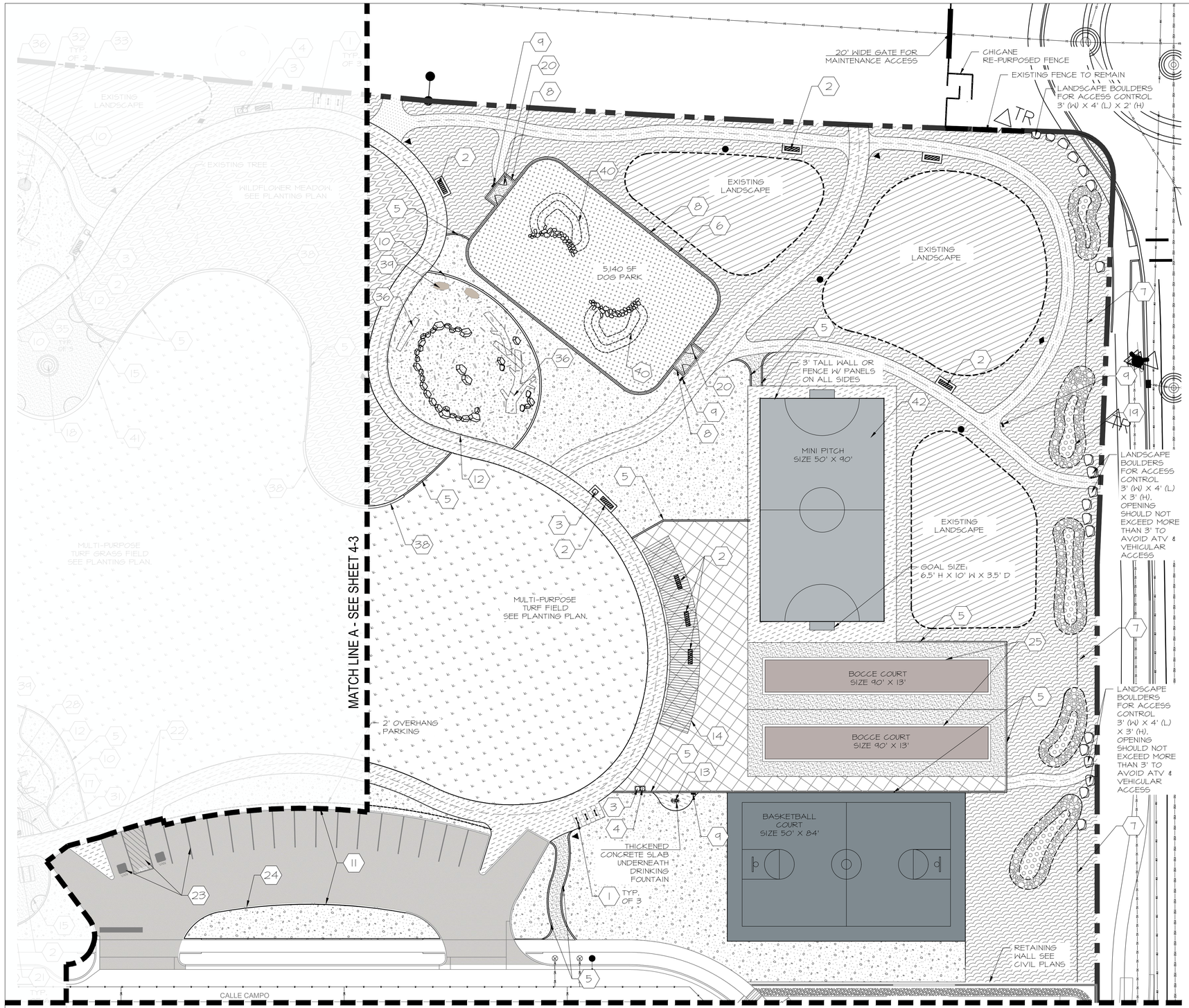
MAIL: MAIL@SITES-SW.COM

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-3



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	1" GRAVEL AT 4" DEPTH IN PARK. COLOR: BUILDOLOGY BROWN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC. TOP OF MULCH SHALL BE 2" BELOW TOP OF CURB TYPICAL.
	7/8" GRAVEL AT 4" DEPTH ALONG STREETS. COLOR: SANTA FE BROWN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3OZ WEED BARRIER FABRIC. TOP OF MULCH SHALL BE 2" BELOW TOP OF CURB TYPICAL.
	ASPHALT PARKING. SEE CIVIL PLANS FOR DETAILS
	4" COMPACTED & STABILIZED CRUSHER FINES. PROVIDE COLOR SAMPLES TO OWNER FOR SELECTION. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL B/4-26.
	6" DEPTH CRUSHER FINES MULCH, COMPACTED. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL F/4-24.
	4" DEPTH NON-PIGMENTED CONCRETE SIDEWALK OR SLAB. COLOR: STANDARD GRAY. SEE DETAIL A & C/4-24.
	6" DEPTH NON-PIGMENTED CONCRETE, 8' WIDE. COLOR: STANDARD GRAY. SEE DETAIL B & C/4-24.
	PERMEABLE PAVER. INSTALLATION SEE DETAIL H & I/4-24.
	SPORTS SURFACE WITH POST TENSION CONCRETE UNDERNEATH, SEE DETAIL F/4-24. SEE CONSTRUCTION NOTES ON SHEET 4-00. COURT COLOR BLUE. BUFFER COLOR: GREEN.
	BOCCE COURTS. SEE DETAIL F/4-25.
	2" - 4" ANGULAR COBBLE/ CRUSHED STONE. COLOR: DESERT TAN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC.
	4" - 8" ANGULAR COBBLE/ CRUSHED STONE. COLOR: DESERT TAN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC.
	POURED-IN-PLACE RUBBER SURFACE. COLOR: BLUE. SEE DETAILS E & F/4-26. INSTALLION PER MANUFACTURER'S RECOMMENDATION.
	ENGINEERED WOOD FIBER, 12" COMPACTED DEPTH. COLOR: BEIGE/NATURAL. SEE DETAILS E /4-26.
	ENGINEERED WOOD CHIPS FOR DOG PARK, 4" MIN DEPTH. AVAILABLE FROM SOLUTIONS OR APPROVED EQUAL.
	DISTURBED AREAS IN PHASE I WILL BE STABILIZED WITH 2" GRAVEL W/WEED BARRIER FABRIC UNDERNEATH. COLOR GRAY
	TURFGRASS SOD: DELTA TALL HYBRID TALL FESCUE WITH KENTUCKY BLUGRASS. PRIOR TO LAYING SOD A TWO INCH (2") DEPTH HEAT TREATED COMPOST MATERIAL SHALL BE APPLIED AND TILLED IN TO A 6 SIX INCH (6") DEPTH. SEE DETAIL G/4-26.
	REVEGETATION SEED MIX.
	BIORETENTION POND SEED MIX
	RECLAMATION STEEP SLOPE SEEDING
	WILDFLOWER MEADOW SEED MIX.
	PASTURE SEED MIX

KEYED NOTES

1. STEEL BIKE RACK. MFR. DUMOR. 291 SERIES INVERTED "U" TYPE. SURFACE MOUNT. INSTALL PER DETAIL F/4-28.
2. 6' STEEL BENCH WITH END ARMRESTS. MFR. DUMOR. MODEL 140-60. SURFACE MOUNT. INSTALL PER DETAIL C/4-28.
3. (5) 32 GAL. STEEL TRASH RECEPTACLE. MFR. DUMOR. INSTALL PER DETAIL D/4-28.
4. (3) 32 GAL. STEEL RECYCLING BIN. MFR. DUMOR. INSTALL PER DETAIL E/4-28.
5. 6" CONCRETE EDGER CURB PER DETAIL D/4-24.
6. 12" CONCRETE CURB W/ CHAIN LINK FENCE AT DOG PARK. SEE DETAIL G/4-24.
7. 4'-6" HIGH SPLIT RAIL FENCE. SEE DETAIL A/4-27.
8. 4' BLACK CHAIN LINK FENCE. SEE DETAIL C/4-27
9. PET WASTE STATION. MFR: DOG WASTE DEPOT, MODEL: DEPOT-355-GRN. SEE DETAIL A/4-28.
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14. 80' X 12' SHADE STRUCTURE. SEE DETAIL X/4-XX.
15. 3/16" X 4" ALUMINUM EDGER. SEE DETAIL B/4-24.
16. 30' X 10' SHADE STRUCTURE. SEE DETAIL X/4-XX.
17. 25' X 10' SHADE STRUCTURE. SEE DETAIL X/4-XX.
18. CONTEMPLATIVE SPACE FOR ART WORK BY OTHERS.
19. COBBLESTONE SWALE. 12" DEPTH W/ MAX 4:1 SLOPE. SEE DETAIL H/4-25.
20. 4' HIGH SINGLE GATE. SEE DETAIL D/4-27.
21. 6' ADA ACCESSIBLE STEEL PICNIC TABLE. MFR: DUMOR, MODEL#: 248-60-2PL. SLATS RECYCLED PLASTIC. SURFACE MOUNT. SEE DETAIL A/4-29.
22. 6" CONCRETE FILLED BOLLARD W/ ADA PARKING SIGN ON TOP. SEE CIVIL PLANS.
23. PERMANENT STRIPING & MARKING PAINTS. SEE CIVIL PLANS.
24. CONCRETE CURB CUT. SEE CIVIL PLANS.
25. BOCCE COURT. SEE DETAIL F/4-25.
26. INTERPRETATIVE SIGNAGE.
27. PLAY EQUIPMENT "CURVE SPINNER" (TYP. OF 3). MODEL#: 241179. COLOR: TBD
28. PLAY EQUIPMENT "PLAYSHAPER (2-5 YEARS) MODEL#: 23136A. COLOR: TBD
29. PLAY EQUIPMENT "PLAYBOOSTER (5-12 YEARS) COLOR: TBD
30. SINGLE POST SWING W/ TODDLER, FULL AND MOLDED BUCKET SEAT. COLOR: TBD
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33. WOOD TIMBER LOGS. LENGTHS VARIES PER PLAN
34. COBBLESTONE SWALE IN LANDSCAPE. SEE DETAIL H/4-26.
35. WOOD LOG SEATING. SEE DETAIL C/4-25.
36. HORIZONTAL LOG SCULPTURE. SEE DETAIL D/4-25
37. WOOD SLICE STEPPING STONES. SEE DETAIL E/4-25.
38. 4' HIGH WALL PER DETAIL B/4-27.
39. SEATING BOULDER. SEE DETAIL B/4-25.
40. PLAY BERM @ DOG PARK. SEE DETAIL G/4-25.
41. 18" SEAT WALL. SEE DETAIL E/4-27.
42. MINI-PITCH. SURFACE COLOR: BLUE W/ 3' TALL WALL ALL AROUND. 10' TALL FENCE ON BOTH SHORT ENDS. GOAL SIZE: 6'-6" (H) X 10' (W) X 3'-6" (D).
43. COBBLESTONE SWALE IN LANDSCAPE. SEE DETAIL H/4-26.
44. LANDSCAPE DESIGN SEE DETAIL A/4-26, 4-13 & 4-14.

SYMBOL — 3/8" ANGULAR GRAVEL SEEDED WITH REVEGETATION SEED MIX AS BERM ARMORING. SEE DETAIL D/4-29.

SYMBOL — EXISTING LANDSCAPE TO BE PRESERVED

PLANTING NOTES APPLY FOR PARK & SUBDIVISION

1. PLANTING PER PLANTING PLANS 4-10 TO 4-14.
2. SEED MIXES SEE SHEET 4-00.
3. SEEDING INSTALLATION SEE SHEET 4-0.
4. PLANTING DETAILS PER SHEET 4-23.

GENERAL NOTES:

1. GRADING PARK SEE PLAN 4-9.
2. PARKING LOT DETAILS, SEE CIVIL PLANS.
3. GRADING POND SEE CIVIL PLANS.

SEAL

DATE

REVISIONS

Scale = 1" = 20'

REVISED OCTOBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

PLAN PREPARED BY:
SITES SOUTHWEST
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MAIL: MAIL@SITES-SW.COM

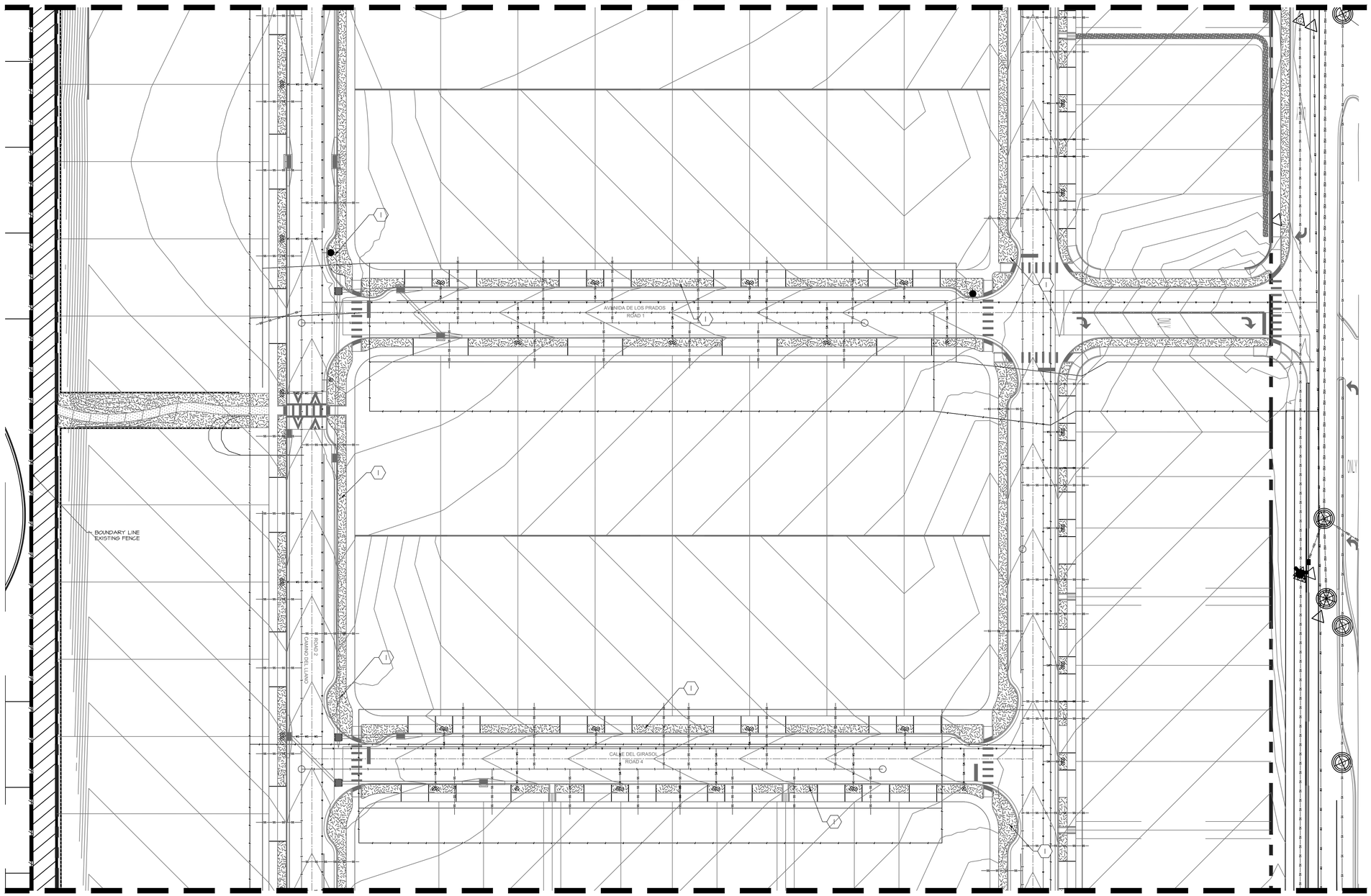
SITES SOUTHWEST

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-4

MATCH LINE B - SEE SHEET 4-3 & 4-4



MATCH LINE C - SEE SHEET 4-6

0 30' 60'

Scale = 1" = 30'

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	1/8" GRAVEL AT 4" DEPTH ALONG STREETS. COLOR: SANTA FE BROWN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3OZ WEED BARRIER FABRIC. TOP OF MULCH SHALL BE 2" BELOW TOP OF CURB TYPICAL.
	6" DEPTH CRUSHER FINES MULCH, COMPACTED. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL E/4-24.
	DISTURBED AREAS IN PHASE 1 WILL BE STABILIZED WITH 2" GRAVEL W/WEED BARRIER FABRIC UNDERNEATH. COLOR GRAY
	REVEGETATION SEED MIX.

(#) KEYED NOTES

1. LANDSCAPE DESIGN SEE DETAIL A/4-26 AND PLANS 4-13 & 4-14.

NOTE:
GRADING AND UTILITY PLAN FOR SUBDIVISION SEE CIVIL PLANS.

NOTES:
1. GRADING SUBDIVISION, SEE CIVIL PLANS.

PLANTING NOTES APPLY FOR PARK & SUBDIVISION

1. PLANTING PER PLANTING PLANS 4-10 TO 4-14.
2. SEED MIXES SEE SHEET 4-00.
3. SEEDING INSTALLATION SEE SHEET 4-0.
4. PLANTING DETAILS PER SHEET 4-23.

REVISIONS	DATE
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REVISED JUNE 2024 △	
PER STAFF COMMENTS △	
CASE # 2024-7998 △	

SEAL

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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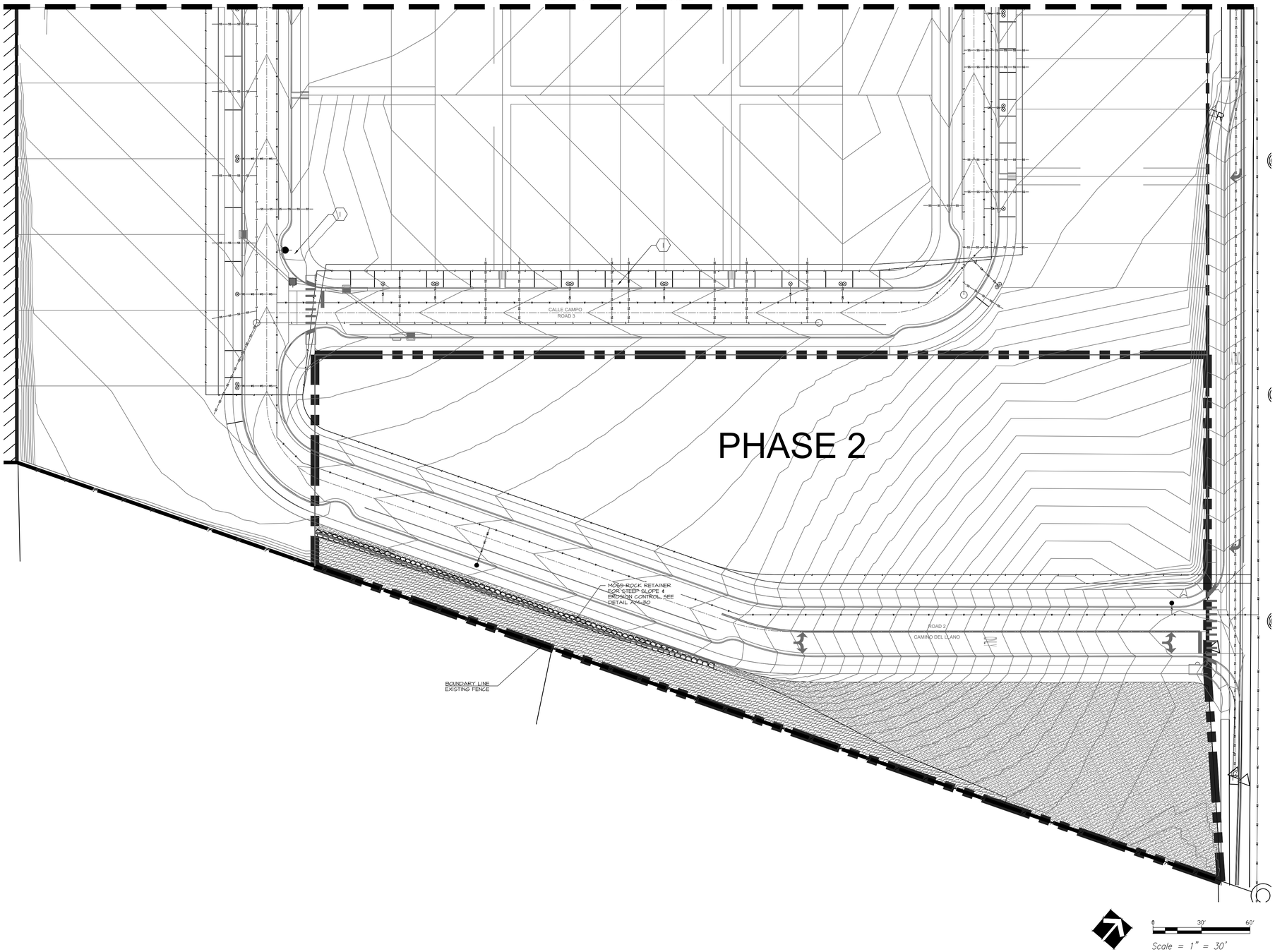
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLAN SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 30'	4-5

MATCH LINE C - SEE SHEET 4-5



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	7/8" GRAVEL AT 4" DEPTH ALONG STREETS. COLOR: SANTA FE BROWN OVER DENITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3OZ WEED BARRIER FABRIC. TOP OF MULCH SHALL BE 2" BELOW TOP OF CURB TYPICAL.
	6" DEPTH CRUSHER FINES MULCH, COMPACTED. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL E/4-24.
	DISTURBED AREAS IN PHASE I WILL BE STABILIZED WITH 2" GRAVEL W/WEED BARRIER FABRIC UNDERNEATH. COLOR GRAY
	REVEGETATION SEED MIX.

KEYED NOTES

1. LANDSCAPE DESIGN SEE DETAIL A/4-26 AND PLANS 4-13 & 4-14.

NOTE:
GRADING AND UTILITY PLAN FOR SUBDIVISION SEE CIVIL PLANS.

0 30' 60'

Scale = 1" = 30'

PLANTING NOTES APPLY FOR PARK & SUBDIVISION

1. PLANTING PER PLANTING PLANS 4-10 TO 4-14.
2. SEED MIXES SEE SHEET 4-00.
3. SEEDING INSTALLATION SEE SHEET 4-0.
4. PLANTING DETAILS PER SHEET 4-23.

REVISIONS	DATE
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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

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CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLAN SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 30'	4-6

ENLARGEMENT A
SEE THIS SHEET

CHICANE
RE-PURPOSED FENCE

EXISTING FENCE TO BE REMAINED

BOUNDARY LINE PARK

SEWER LINE

MATCH LINE A - SEE SHEET 4-8

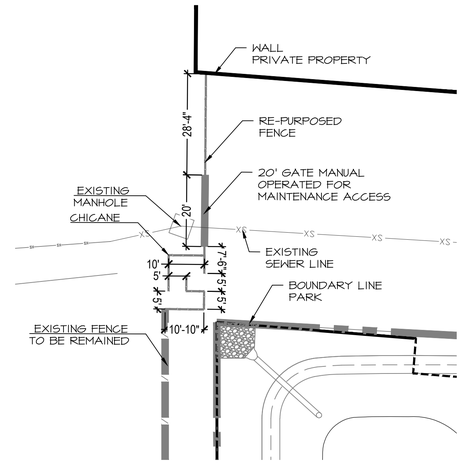
DIMENSIONS PARKING LOT BY CIVIL ENGINEERING

LEGEND

DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

NOTES

1. CAD FILE CAN BE PROVIDED TO CONTRACTOR FOR LAYOUT UPON REQUEST
2. ANY OPENING ALONG THE EAST SITE BOUNDARY SHALL NOT EXCEED 3 FETE TO AVOID ATV AND VEHICULAR ACCESS INTO THE PARK.



ENLARGEMENT A
CHICANE W/
RE-PURPOSED FENCE

0 20' 40'
Scale = 1" = 20'

0 20' 40'
Scale = 1" = 20'

REVISIONS	DATE	SEAL
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REVISED OCTOBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
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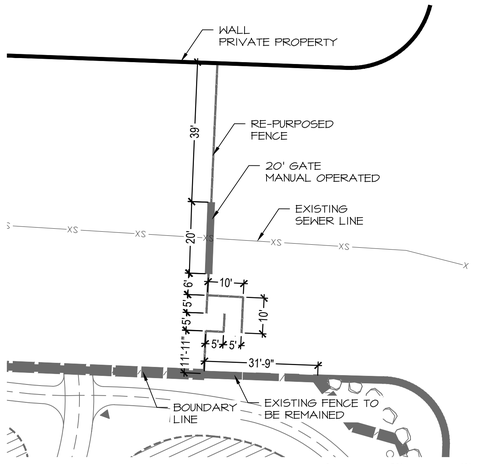
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DIMENSIONING PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-7

NOTES

1. CAD FILE CAN BE PROVIDED TO CONTRACTOR FOR LAYOUT UPON REQUEST
2. ANY OPENING ALONG THE EAST SITE BOUNDARY SHALL NOT EXCEED 3 FETE TO AVOID ATV AND VEHICULAR ACCESS INTO THE PARK.



ENLARGEMENT B
CHICANE W
RE-PURPOSED FENCE

ENLARGEMENT B SEE THIS SHEET

SEE NOTE 2

LANDSCAPE BOULDERS FOR ACCESS CONTROL. OPENING SHOULD NOT EXCEED MORE THAN 3' TO AVOID ATV & VEHICULAR ACCESS

MATCH LINE A - SEE SHEET 4-7

SEE DETAIL F/4-28

DIMENSIONS PARKING LOT BY CIVIL ENGINEERING

CALLE CAMPO
ROAD 3

0 20' 40'
Scale = 1" = 20'

SEAL

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

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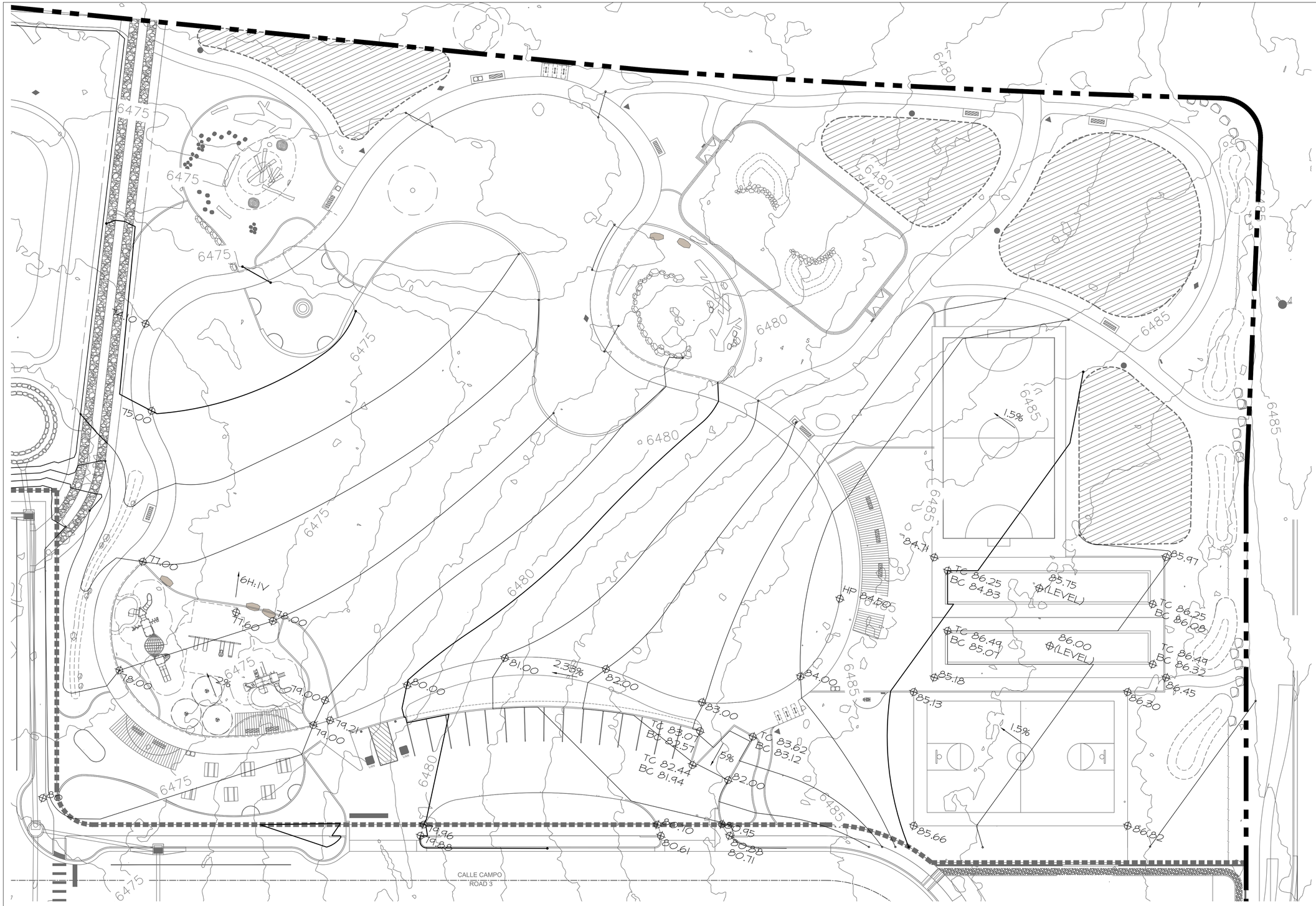
SITES SOUTHWEST

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DIMENSIONING PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-8



REVISIONS	DATE
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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

SEAL

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

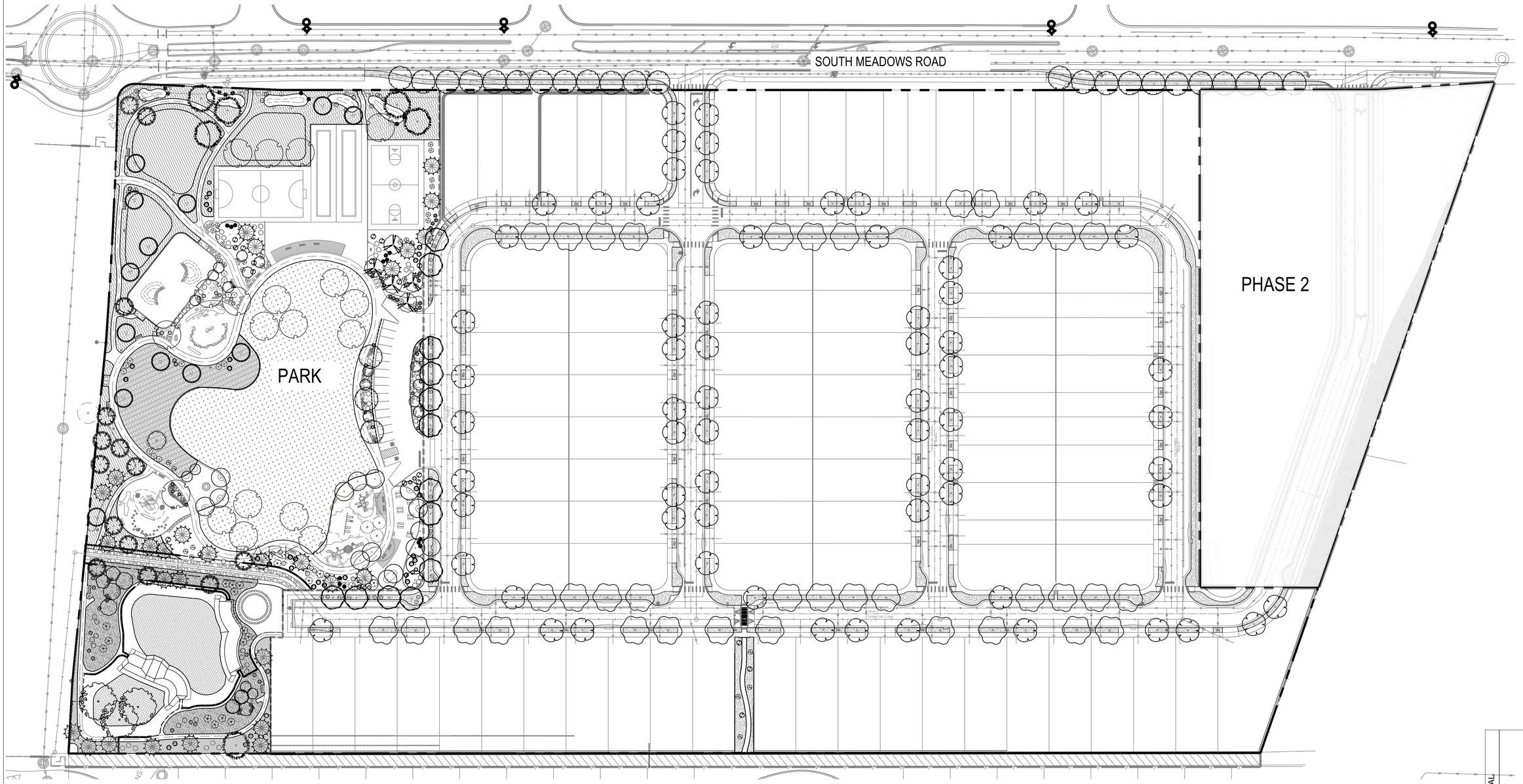
CITY USE ONLY

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE GRADING PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-9



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO REMAIN
DECIDUOUS TREES	
	ACER GRANDIDENTATUM 'MESA G' MESA GLOW MAPLE
	CELTIS RETICULATA NETLEAF HACKBERRY
	FORESTIERA NEOMEXICANA DESERT OLIVE
	PLATANUS OCCIDENTALIS 'BISMARCK' NORTHERN ADVANCE® AMERICAN SYCAMO
	PRUNUS ARMENIACA 'HARGLOW' HARGLOW SEMI-DWARF APRICOT
	PRUNUS ARMENIACA 'SUNGOLD' SUNGOLD APRICOT
	PRUNUS AVIUM 'STELLA' STELLA SWEET CHERRY
	PRUNUS CERASUS 'MONTMORENCY' MONTMORENCY CHERRY
	QUERCUS GAMBELII VAR. GILA GILA GAMBEL OAK
	QUERCUS MUEHLENBERGII CHINKAPIN OAK
	QUERCUS TEXANA TEXAS RED OAK
	ULMUS PAVIFOLIA 'EMER II' ALLE LACEBARK ELM
	ULMUS X 'FRONTIER' FRONTIER ELM
EVERGREEN TREES	
	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER
	PINUS FLEXILIS LIMBER PINE
	PINUS NIGRA AUSTRIAN PINE
	PINUS STROBUS WHITE PINE

SYMBOL	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS	
	ARTEMISIA FRIGIDA FRINGED WORMWOOD
	BAPTISIA AUSTRALIS FALSE INDIGO
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	BUDDLEJA DAVIDII 'NANHO BLUE' NANHO BLUE BUTTERFLY BUSH
	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER GRASS
	CARYOPTERIS CLANDONSENSIS 'BLUE MIST' BLUE MIST BLUEBEARD
	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH
	ERICAMERIA NAUSEOSA RUBBER RABBITBRUSH
	MUHLENBERGIA RIGENS DEER GRASS
	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS
	PRUNUS BESSEYI 'PUJIS' PAWNEE BUTTES SAND CHERRY
	PRUNUS TOMENTOSA NANKING CHERRY
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RHUS TRILOBATA THREE LEAF SUMAC
	RIBES AUREUM GOLDEN CURRANT
	RIBES RUBRUM 'RED LAKE' RED LAKE RED CURRANT
	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE
EVERGREEN SHRUBS	
	ARCTOSTAPHYLOS COLORADOENSIS 'CHIEFTAN' CHIEFTAN MANZANITA
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH
	CERCOCARPUS INTRICATUS LITTLELEAF MOUNTAIN MAHOGANY
	FALLUGIA PARADOXA APACHE PLUME
	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS® RED YUCCA
	NOLINA MICROCARPA BEARGRASS

SOD/SEED	BOTANICAL / COMMON NAME
	TURFGRASS SOD: POA SEE FOR MORE DETAIL SHEET 4-00
	BIORETENTION POND SEED MIX SEE SEED LIST ON SHEET 4-00.
	REVEGETATION SEED MIX SEE SEED LIST ON SHEET 4-00.
	RECLAMATION STEEP SLOPE SEEDING SEE SEED LIST ON SHEET 4-00.
	WILDFLOWER MEADOW SEED MIX. SEE SEED LIST ON SHEET 4-00.
	PASTURE SEED MIX. SEE SEED LIST ON SHEET 4-00.

NOTE:

1. FOR PLANTING DETAILS SEE SHEET 4-23.
2. FOR HARDSCAPE MATERIALS SEE PLANS 4-3 THROUGH 4-6.
3. FOR PLANT QUANTITIES SEE SHEET 4-00.
4. FOR PLANTING WATER USE SEE SHEET 4-00.

DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

0 50' 100'

Scale = 1" = 50'

REVISED OCTOBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

SITES SOUTHWEST

PLAN PREPARED BY:
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1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLANTING PLAN PARK AND SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	4-10

SEAL

REVISIONS	DATE
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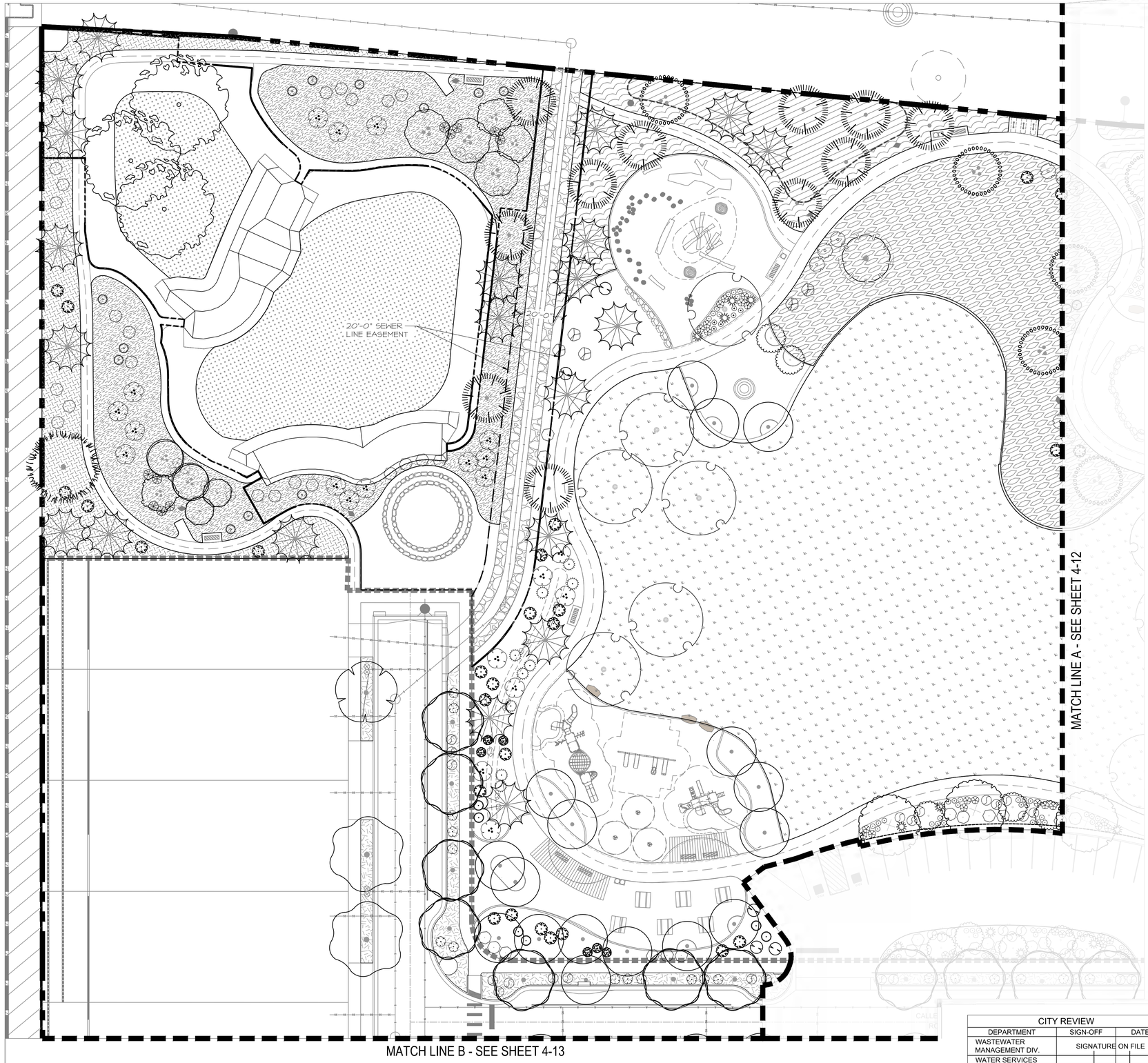

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO REMAIN
DECIDUOUS TREES	
	ACER GRANDIDENTATUM 'MESA G' MESA GLOW MAPLE
	FORESTIERA NEOMEXICANA DESERT OLIVE
	PLATANUS OCCIDENTALIS 'BISMARCK' NORTHERN ADVANCE® AMERICAN SYCAMORE
	PRUNUS ARMENIACA 'HARGLOW' HARGLOW SEMI-DWARF APRICOT
	PRUNUS ARMENIACA 'SUNGOLD' SUNGOLD APRICOT
	PRUNUS AVIUM 'STELLA' STELLA SWEET CHERRY
	PRUNUS CERASUS 'MONTMORENCY' MONTMORENCY CHERRY
	QUERCUS GAMBELII VAR. GILA GILA GAMBEL OAK
	QUERCUS TEXANA TEXAS RED OAK
	ULMUS PARVIFLORA 'EMER II' ALEE LACEBARK ELM
	ULMUS X 'FRONTIER' FRONTIER ELM
EVERGREEN TREES	
	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER
	PINUS FLEXILIS LIMBER PINE
	PINUS NIGRA AUSTRIAN PINE
	PINUS STROBUS WHITE PINE

SYMBOL	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS	
	ARTEMISIA FRIGIDA FRINGED WORMWOOD
	BAPTISIA AUSTRALIS FALSE INDIGO
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	BUDDLEJA DAVIDII 'NANHO BLUE' NANHO BLUE BUTTERFLY BUSH
	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER GRASS
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD
	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH
	ERICAMERIA NAUSEOSA RUBBER RABBITBRUSH
	MUHLENBERGIA RIGENS DEER GRASS
	PRUNUS BESSEYI 'POIIS' PAWNEE BUTTES® SAND CHERRY
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RHUS TRILOBATA THREE LEAF SUMAC
	RIBES AUREUM GOLDEN CURRANT
	RIBES RUBRUM 'RED LAKE' RED LAKE RED CURRANT
	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE
EVERGREEN SHRUBS	
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' CHIEFTAIN MANZANITA
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH
	CERCOCARPUS INTRICATUS LITTLELEAF MOUNTAIN MAHOGANY
	FALLUGIA PARADOXA APACHE PLUME
	NOLINA MICROCARPA BEARGRASS

SOD/SEED	BOTANICAL / COMMON NAME
	TURFGRASS SOD: POA SEE FOR MORE DETAIL SHEET 4-00
	BIORETENTION POND SEED MIX SEE SEED LIST ON SHEET 4-00.
	REVEGETATION SEED MIX SEE SEED LIST ON SHEET 4-00.
	RECLAMATION STEEP SLOPE SEEDING SEE SEED LIST ON SHEET 4-00.
	WILDFLOWER MEADOW SEED MIX. SEE SEED LIST ON SHEET 4-00.
	PASTURE SEED MIX. SEE SEED LIST ON SHEET 4-00.

NOTE:

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2. FOR HARDSCAPE MATERIALS SEE PLANS 4-3 THROUGH 4-6.
3. FOR PLANT QUANTITIES SEE SHEET 4-00.
4. FOR PLANTING WATER USE SEE SHEET 4-00.

----- DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

0 20' 40'

Scale = 1" = 20'

REVISIONS	DATE	SEAL

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CASE # 2024-7998

CITY REVIEW		
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TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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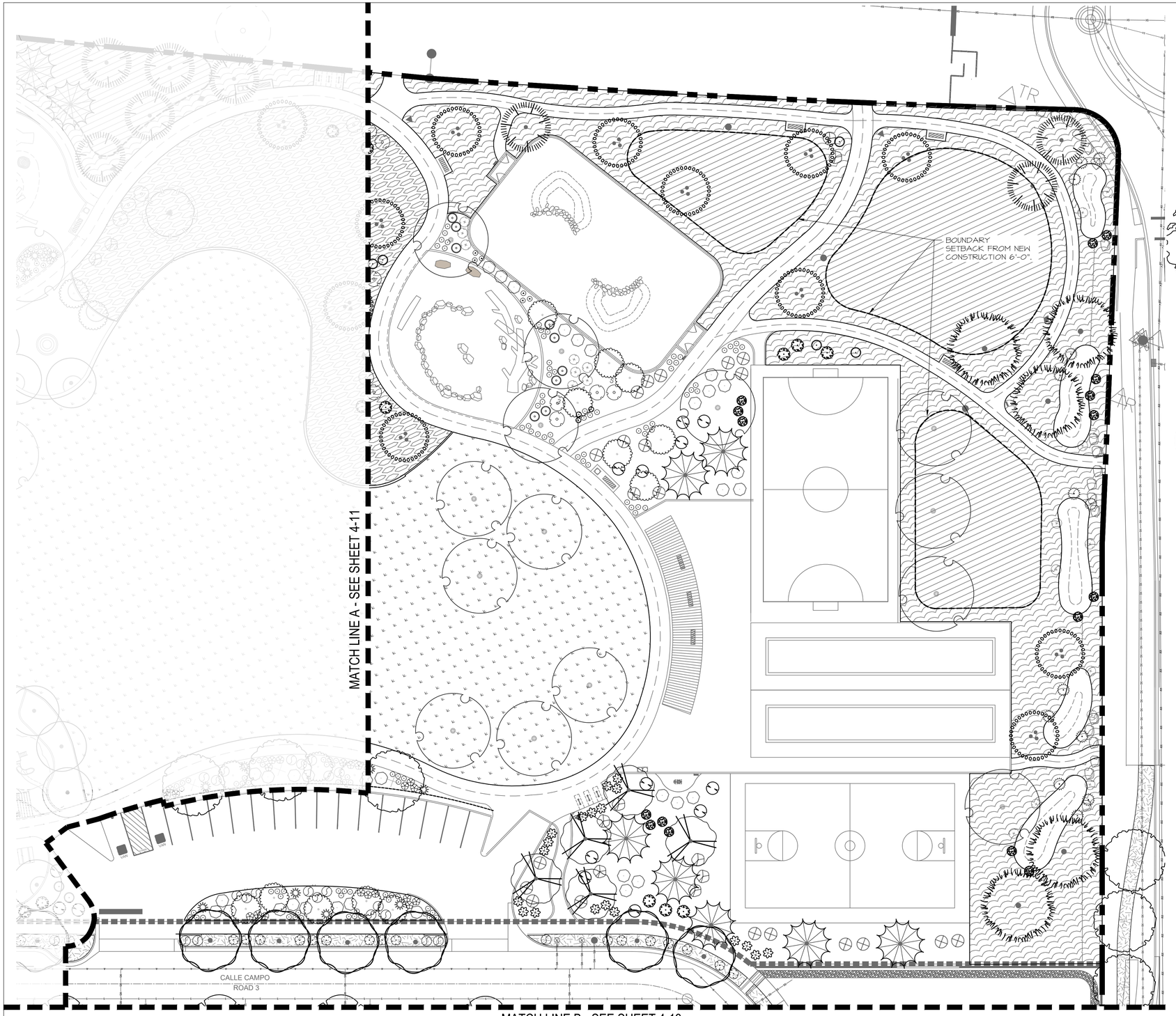
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLANTING PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-11



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO REMAIN
DECIDUOUS TREES	
	ACER GRANDIDENTATUM 'MESA 6' MESA GLOW MAPLE
	FORESTIERA NEOMEXICANA DESERT OLIVE
	PLATANUS OCCIDENTALIS 'BISMARCK' NORTHERN ADVANCE® AMERICAN SYCAMORE
	PRUNUS ARMENIACA 'HARGLOW' HARGLOW SEMI-DWARF APRICOT
	PRUNUS ARMENIACA 'SUNGOLD' SUNGOLD APRICOT
	PRUNUS AVIUM 'STELLA' STELLA SWEET CHERRY
	PRUNUS CERASUS 'MONTMORENCY' MONTMORENCY CHERRY
	QUERCUS GAMBELII VAR. GILA GILA GAMBEL OAK
	QUERCUS TEXANA TEXAS RED OAK
	ULMUS PARVIFLORA 'EMER II' ALEE LACEBARK ELM
	ULMUS X 'FRONTIER' FRONTIER ELM
EVERGREEN TREES	
	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER
	PINUS FLEXILIS LIMBER PINE
	PINUS NIGRA AUSTRIAN PINE
	PINUS STROBUS WHITE PINE

SYMBOL	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS	
	ARTEMISIA FRIGIDA FRINGED WORMWOOD
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	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE
EVERGREEN SHRUBS	
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' CHIEFTAIN MANZANITA
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH
	CERCOCARPUS INTRICATUS LITTLELEAF MOUNTAIN MAHOGANY
	FALLUGIA PARADOXA APACHE PLUME
	NOLINA MICROCARPA BEARGRASS

SOD/SEED	BOTANICAL / COMMON NAME
	TURFGRASS SOD: POA SEE FOR MORE DETAIL SHEET 4-00
	BIORETENTION POND SEED MIX SEE SEED LIST ON SHEET 4-00.
	REVEGETATION SEED MIX SEE SEED LIST ON SHEET 4-00.
	RECLAMATION STEEP SLOPE SEEDING SEE SEED LIST ON SHEET 4-00.
	WILDFLOWER MEADOW SEED MIX. SEE SEED LIST ON SHEET 4-00.
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NOTE:

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2. FOR HARDSCAPE MATERIALS SEE PLANS 4-3 THROUGH 4-6.
3. FOR PLANT QUANTITIES SEE SHEET 4-00.
4. FOR PLANTING WATER USE SEE SHEET 4-00.

0 20' 40'

Scale = 1" = 20'

REVISIONS	DATE	SEAL
◁		

REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

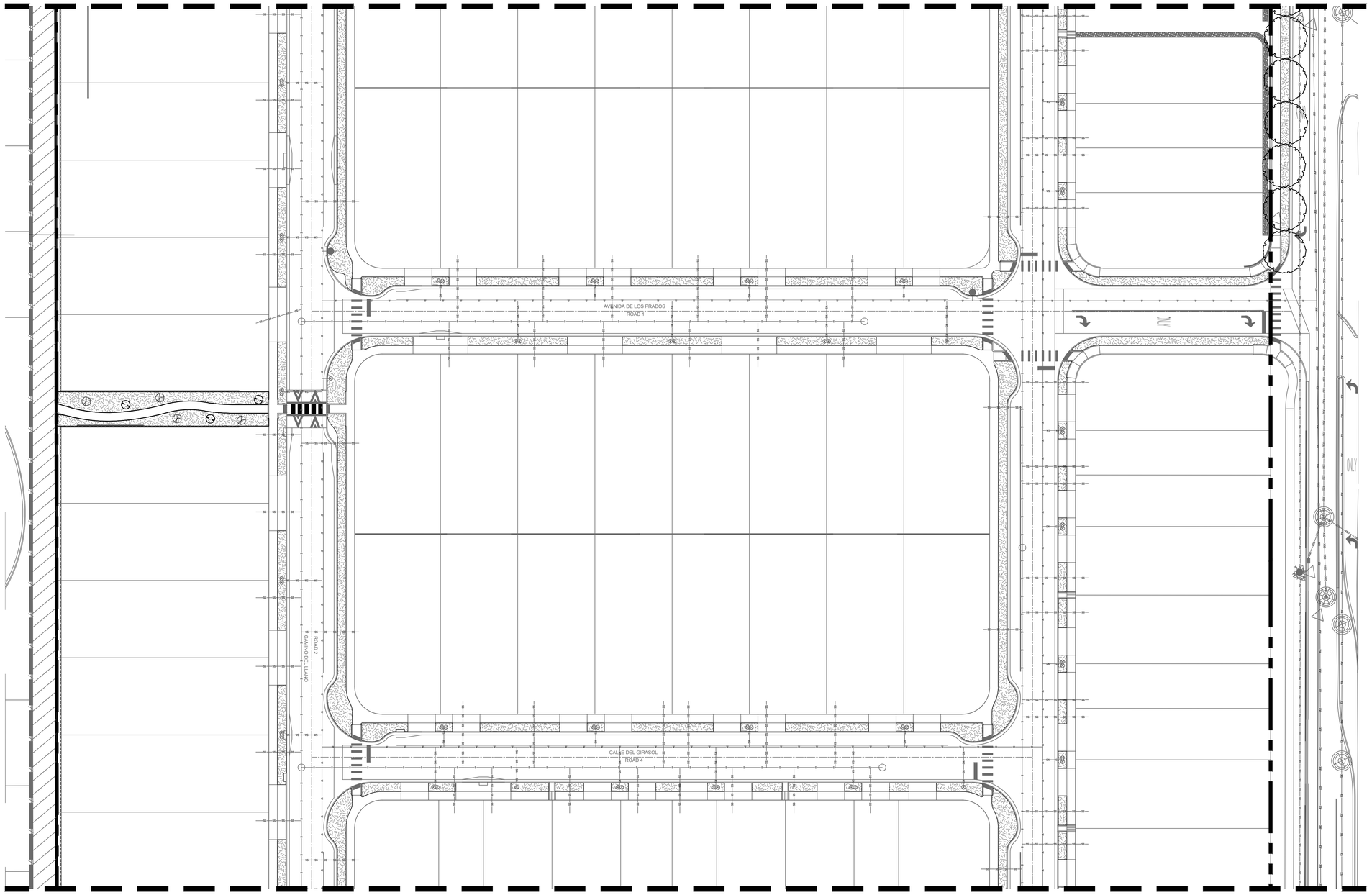
SITES SOUTHWEST

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLANTING PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-12

MATCH LINE B - SEE SHEET 4-11 & 4-12



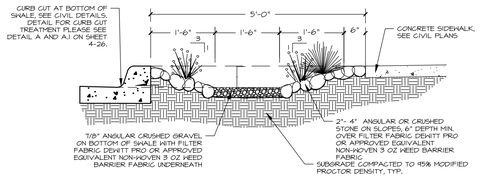
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QTY.	WATER USE
DECIDUOUS TREES S MEADOWS ROAD			
+	ULMUS X 'FRONTIER' FRONTIER ELM	23	L-M
	REVEGETATION SEED MIX. SEE SEED LIST ON SHEET 4-00	6,875 SF	
	LANDSCAPE STRIP THROUGHOUT SUBDIVISION	40,655 SF	

NOTE:

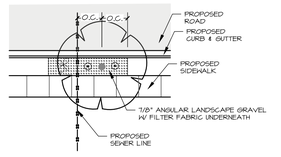
1. NO TREE & SHRUB PLANTING IN PHASE 2 AREA
2. GRADING & UTILITIES SEE CIVIL PLANS.
3. PRELIMINARY LAYOUT FOR DRIVE PADS FOR LOTS. LOCATION IS NOT FINALIZED.

TYPICAL PLANTING FOR SUBDIVISION LANDSCAPE



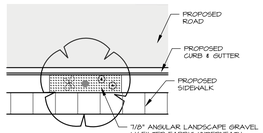
A COBBLESTONE SWALE @ SUBDIVISION (TYPICAL) CROSS SECTION

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.



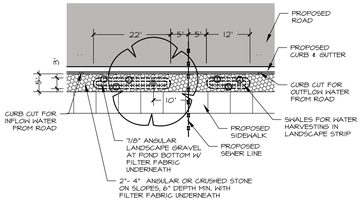
1 TYPICAL A: LANDSCAPE STRIP WITH UTILITIES UNDERNEATH

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. TREE PLANTING SHALL BE MIN OF 5' AWAY OF ANY UTILITY LINES.
3. LANDSCAPE PLANTING (1) ONE TREE AND (3) THREE SHRUBS



2 TYPICAL B: LANDSCAPE STRIP WITHOUT UTILITIES UNDERNEATH

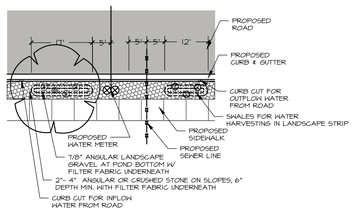
NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. LANDSCAPE PLANTING (1) ONE TREE AND (3) THREE SHRUBS



3 TYPICAL C: COBBLESTONE SWALE W/ UTILITES

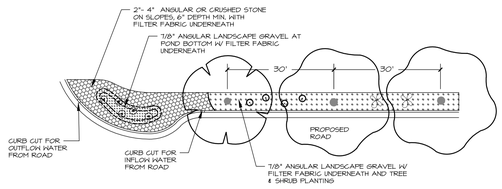
NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. SEE DETAIL A FOR TYPICAL CROSS SECTION OF SWALE.
3. TREE PLANTING SHALL BE MIN OF 5' AWAY OF ANY UTILITY LINES.

TYPICAL PLANTING FOR SUBDIVISION LANDSCAPE



3 TYPICAL D: COBBLESTONE SWALE W/ UTILITES WATER METER

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. SEE DETAIL A FOR TYPICAL CROSS SECTION OF SWALE.
3. TREE PLANTING SHALL BE MIN OF 5' AWAY OF ANY UTILITY LINES.



5 TYPICAL E: COBBLESTONE SWALE @ INTERSECTION BUMP-OUT

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. SEE DETAIL A FOR TYPICAL CROSS SECTION OF SWALE.

MATCH LINE C - SEE SHEET 4-14

NOTE:

1. FOR PLANTING DETAILS SEE SHEET 4-23.
2. FOR HARDSCAPE MATERIALS SEE PLANS 4-3 THROUGH 4-6.
3. FOR PLANT QUANTITIES SEE SHEET 4-00.
4. FOR PLANTING WATER USE SEE SHEET 4-00.

0 30' 60'

Scale = 1" = 30'

REVISIONS	DATE
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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

SEAL

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SITES SOUTHWEST

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLANTING PLAN SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 30'	4-13

MATCH LINE C - SEE SHEET 4-13

PHASE 2

CALLE CAMPO
ROAD 3

ROAD 2
CAMINO DEL LLANO

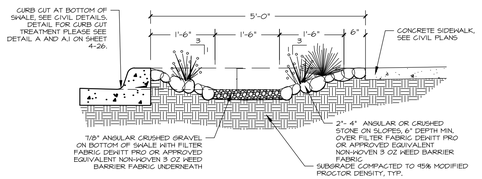
0 30' 60'
Scale = 1" = 30'

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QTY.	WATER USE
DECIDUOUS TREES S MEADOWS ROAD			
	ULMUS X 'FRONTIER' FRONTIER ELM	23	L-M
	REVEGETATION SEED MIX. SEE SEED LIST ON SHEET 4-00	6,875 SF	
	LANDSCAPE STRIP THROUGHOUT SUBDIVISION	40,655 SF	

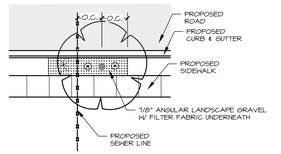
NOTE:
1. NO TREE & SHRUB PLANTING IN PHASE 2 AREA
2. GRADING & UTILITIES SEE CIVIL PLANS.
3. PRELIMINARY LAYOUT FOR DRIVE PADS FOR LOTS. LOCATION IS NOT FINALIZED.

TYPICAL PLANTING FOR SUBDIVISION LANDSCAPE



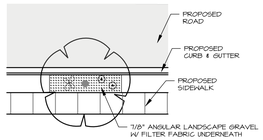
A COBBLESTONE SWALE @ SUBDIVISION (TYPICAL)
CROSS SECTION

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.



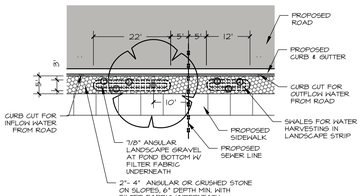
1 TYPICAL A: LANDSCAPE STRIP
WITH UTILITIES UNDERNEATH

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. TREE PLANTING SHALL BE MIN OF 5' AWAY OF ANY UTILITY LINES.
3. LANDSCAPE PLANTING (1) ONE TREE AND (3) THREE SHRUBS



2 TYPICAL B: LANDSCAPE STRIP
WITHOUT UTILITIES UNDERNEATH

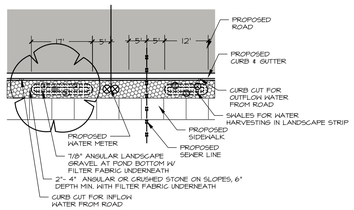
NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. LANDSCAPE PLANTING (1) ONE TREE AND (3) THREE SHRUBS



3 TYPICAL C: COBBLESTONE SWALE W/ UTILITES

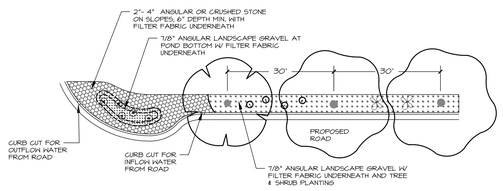
NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. SEE DETAIL A FOR TYPICAL CROSS SECTION OF SWALE.
3. TREE PLANTING SHALL BE MIN OF 5' AWAY OF ANY UTILITY LINES.

TYPICAL PLANTING FOR SUBDIVISION LANDSCAPE



3 TYPICAL D: COBBLESTONE SWALE W/ UTILITES
WATER METER

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. SEE DETAIL A FOR TYPICAL CROSS SECTION OF SWALE.
3. TREE PLANTING SHALL BE MIN OF 5' AWAY OF ANY UTILITY LINES.



5 TYPICAL E: COBBLESTONE SWALE @
INTERSECTION BUMP-OUT

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. SEE DETAIL A FOR TYPICAL CROSS SECTION OF SWALE.

NOTE:
1. FOR PLANTING DETAILS SEE SHEET 4-23.
2. FOR HARDSCAPE MATERIALS SEE PLANS 4-3 THROUGH 4-6.
3. FOR PLANT QUANTITIES SEE SHEET 4-00.
4. FOR PLANTING WATER USE SEE SHEET 4-00.

REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

REVISIONS	DATE
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FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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SITES SOUTHWEST

PLAN PREPARED BY:
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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLANTING PLAN SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 30'	4-14

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
LST SST RST	RAIN BIRD R-VAN-STRIP 1806-SAM-P45 SHRUB ROTARY, 5FT.X15FT. (LCS AND RCS), 5FT.X30FT. (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	45
24 ADJ 24 F	RAIN BIRD R-VAN24 RD-04-SAM-P45 RAIN BIRD R-VAN24 RD-04-SAM-P45, 17 FT.-24FT. RADIUS ON 4" POP-UP WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. INSTALL PER DETAIL F/4-21	45
24 ADJ 24 F	RAIN BIRD R-VAN24 RD-04-SAM-P45 RAIN BIRD R-VAN24 RD-04-SAM-P45, 17 FT.-24FT. RADIUS ON 4" POP-UP WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. INSTALL PER DETAIL F/4-21	45
24 ADJ 24 F	TEMPORARY IRRIGATION - ROTARY 17-24' RAIN BIRD R-VAN24 1806-SAM-P45, 17FT.-24FT. ADJUSTABLE . 1800 SPRAY BODY WITH 6" POP UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. INSTALL PER DETAIL A/4-22	45
14 ADJ 14 F	TEMPORARY IRRIGATION - ROTARY 8'-14' RAINBIRD R-VAN14 1806-SAM-P45, 8FT.-14FT. ADJUSTABLE . 1800 SPRAY BODY WITH 6" POP UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. INSTALL PER DETAIL A/4-22	45
1401 1402 1404 1408	BUBBLER ASSEMBLY RAIN BIRD 1400 SERIES FULL CIRCLE BUBBLER, 1/2" FIPT. PROVIDE ONE (1) 0.25 GPM BUBBLER PER SHRUB. PROVIDE THREE (3) 0.50 GPM BUBBLER PER TREE. INSTALL PER DETAIL D/4-20	50

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
	TEMPORARY IRRIGATION - ROTORS 2.5 RAIN BIRD 5006-PGTURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. INSTALL PER DETAIL A/4-22	45	2.51	37'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.36PM TO 20GPM. INSTALL PER DETAIL A/L006.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAINBIRD PGA-PRS-D- GLOBE 1", 1-1/2", 2" ELECTRIC REMOTE CONTROL VALVE, GLOBE, WITH PRESSURE REGULATOR MODULE. INSTALL PER DETAIL B/L006
	ISOLATION VALVE CHAMPION BRASS MANUAL STRAIGHT INLINE VALVE, RS SERIES. SIZE TO MAIN LINE. SEE DETAIL F/L005.
MV2 MV3	RAIN BIRD EFB-CP 1" BRASS MASTER VALVE. CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. INSTALL PER DETAIL G/L005
MV1	RAIN BIRD EFB-CP 2" BRASS MASTER VALVE. CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. INSTALL PER DETAIL G/L005
A	AIR RELEIF VALVE ASSEMBLY CRISPIN UNIVERSAL AIR RELIEF VALVE, SIZE TO MAIN LINE. FIELD LOCATE AT HIGH POINT OF MAINLINE. SEE DETAIL C/4-20.
BF	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY IN HOT BOX MODEL #HB2, W/ HEAT TAPE. MFR. HUBBELL POWER SYSTEMS. ELECTRICAL CONNECTIONS REQUIRED BY GENERAL CONTRACTOR. INSTALL PER DETAIL F/4-19. AND MFR. SPECS.
BF2 BF3	FEBCO 825Y 3/4" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY IN HOT BOX MODEL #HB2, W/ HEAT TAPE. MFR. HUBBELL POWER SYSTEMS. ELECTRICAL CONNECTIONS REQUIRED BY GENERAL CONTRACTOR. INSTALL PER DETAIL F/4-19. AND MFR. SPECS.
C C1 C2 C3	IRRIGATION CONTROLLER IRRINET M AC, 24 STATION OUTPUTS, 3 INPUTS, UHF HI POWER RADIO W/TRANSFORMER, ANTENNA, SURGE PROTECTION, INTERSPEC STAINLESS STEEL LOCKING SINGLE DOOR ENCLOSURE, POWDER COATED. INSTALL CONTROLLER AND GROUNDING PER MFR SPECIFICATIONS AND DETAILS A&B/4-21
FS	RAIN BIRD FS-100-B 1" FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE OF 2 GPM TO 40 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE. INSTALL PER MANUFACTURERS SPECIFICATION IN VALVE BOX WITH DRAINAGE
M1	WATER METER 1-1/2" CONTRACTOR SHALL CONNECT TO NEW DOMESTIC IRRIGATION WATER METER ARAD METER 1.5 AC 10 (SEE CIVIL PLAN). DESIGN IS BASED ON AN AVAIL. FLOW OF 75 GPM & 65 PSI STATIC PRESSURE. CONTRACTOR SHALL MEASURE GPM & PRESSURE AFTER METER AND NOTIFY IRRIGATION DESIGNER TO VERIFY HYDRAULICS.
M2 M3	WATER METER 3/4" CONTRACTOR SHALL CONNECT TO NEW DOMESTIC IRRIGATION WATER METER (SEE CIVIL PLAN). DESIGN IS BASED ON AN AVAIL. FLOW OF 24 GPM & 65 PSI STATIC PRESSURE. CONTRACTOR SHALL MEASURE GPM & PRESSURE AFTER METER AND NOTIFY IRRIGATION DESIGNER TO VERIFY HYDRAULICS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
----------	IRRIGATION MAINLINE: PVC SCHEDULE 40 IRRIGATION MAIN LINE: SIZE PER PIPE SIZING ON PLAN. SEE DETAIL C/4-19	
- - - - - - - - - -	PIPE SLEEVE: PVC SCHEDULE 40 SLEEVES TO BE SIZED TWO SIZES LARGER THAN THE TOTAL DIAMETER OF THE PIPE TO BE SLEEVED, UNLESS OTHERNISE NOTED. PROVIDE AN ADDITIONAL 1-1/2" SLEEVE FOR WIRE AT EACH SLEEVE LOCATION. INSTALL PER DETAIL D/4-19 IRRIGATION LATERAL LINE: PVC SCHEDULE 40 IRRIGATION LATERAL LINE: SIZE PER PIPE SIZING ON PLAN. SEE DETAIL C/4-19	
	VERY LOW WATER USE ZONE	
	MEDIUM WATER USE ZONE	
	SPRINKLER IRRIGATION ZONE	

IRRIGATION PIPE SIZING CHART

LATERAL PIPES SHALL BE PVC CLASS 200, SIZE AS INDICATED ON PLAN OR AS LISTED BELOW:

MAXIMUM DEMAND	PIPE SIZE	MAXIMUM DEMAND	PIPE SIZE
UP TO 10 GPM	3/4"	36 TO 55 GPM	2"
11 TO 16 GPM	1"	56 TO 80 GPM	2 1/2"
17 TO 26 GPM	1 1/4"	81 TO 120 GPM	3"
27 TO 35 GPM	1 1/2"	121 TO 200 GPM	4"



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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

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TRAFFIC DIV.		
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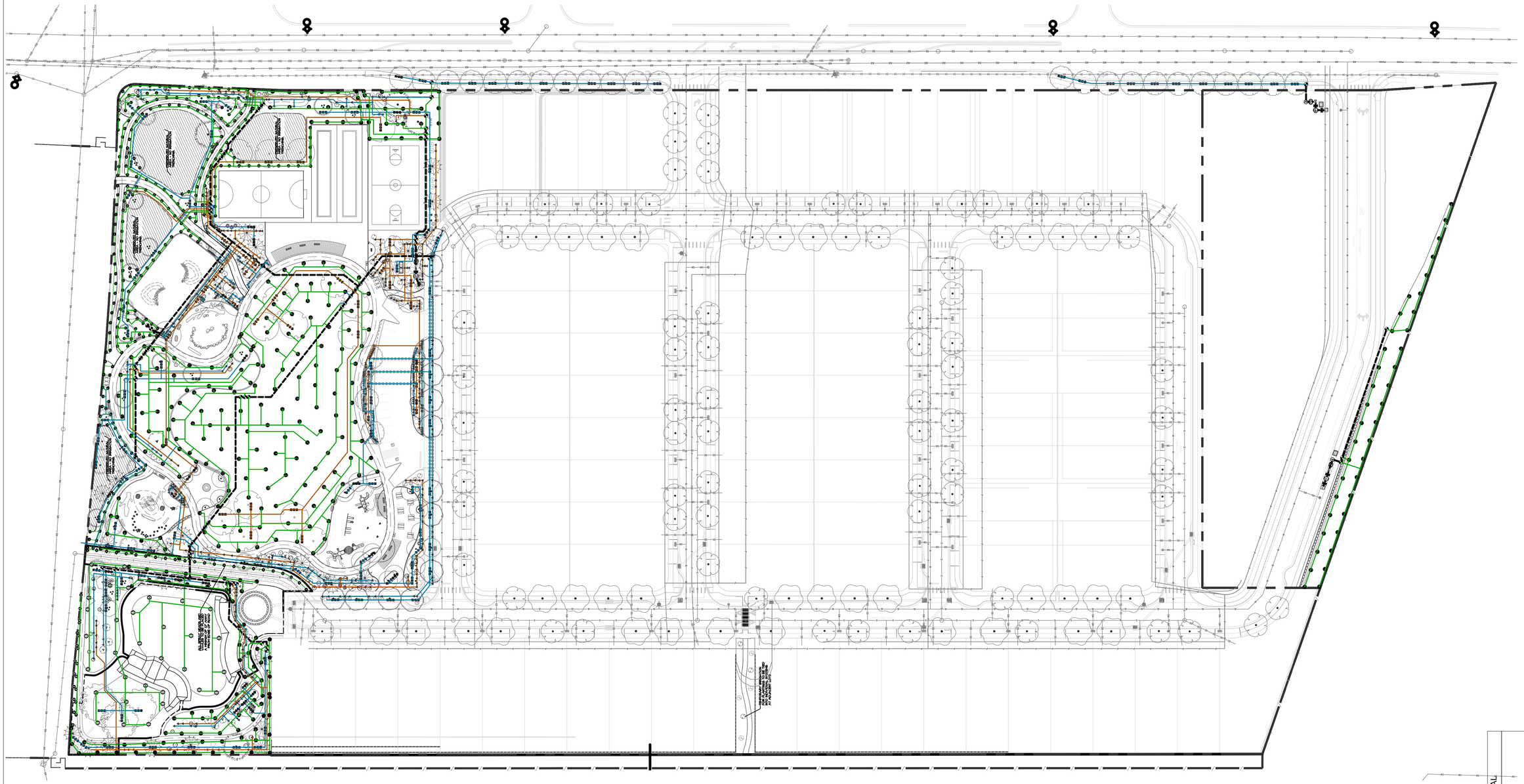
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION SCHEDULE

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-15



IRRIGATION SCHEDULE

SEE FULL IRRIGATION SCHEDULE SHEET 4-11

SYMBOL	DESCRIPTION
	ROTOR SPRINKLER
LST SST RST	ROTARY SPRINKLER (SEE FULL IRRIGATION SCHEDULE FOR DETAILS)
24 ADJ 24 F	
24 ADJ 24 F	
24 ADJ 24 F	
14 ADJ 14 F	
1401 1402 1404 1408	BUBBLER

SYMBOL	DESCRIPTION
	REMOTE VALVE
	ISOLATION VALVE
MV	MASTER VALVE
A	AIR RELIEF VALVE
BF	RP BACKFLOW PREVENTER

FS	FLOW SENSOR
C	CONTROLLER
M1	WATER METER
	IRRIGATION MAINLINE
	PIPE SLEEVE
	IRRIGATION LATERAL LINE:
	VERY LOW WATER USE ZONE
	MEDIUM WATER USE ZONE
	SPRINKLER IRRIGATION ZONE

DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

0 50' 100'

Scale = 1" = 50'

SEAL

REVISIONS	DATE
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REVISED OCTOBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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DEPARTMENT	SIGN-OFF	DATE
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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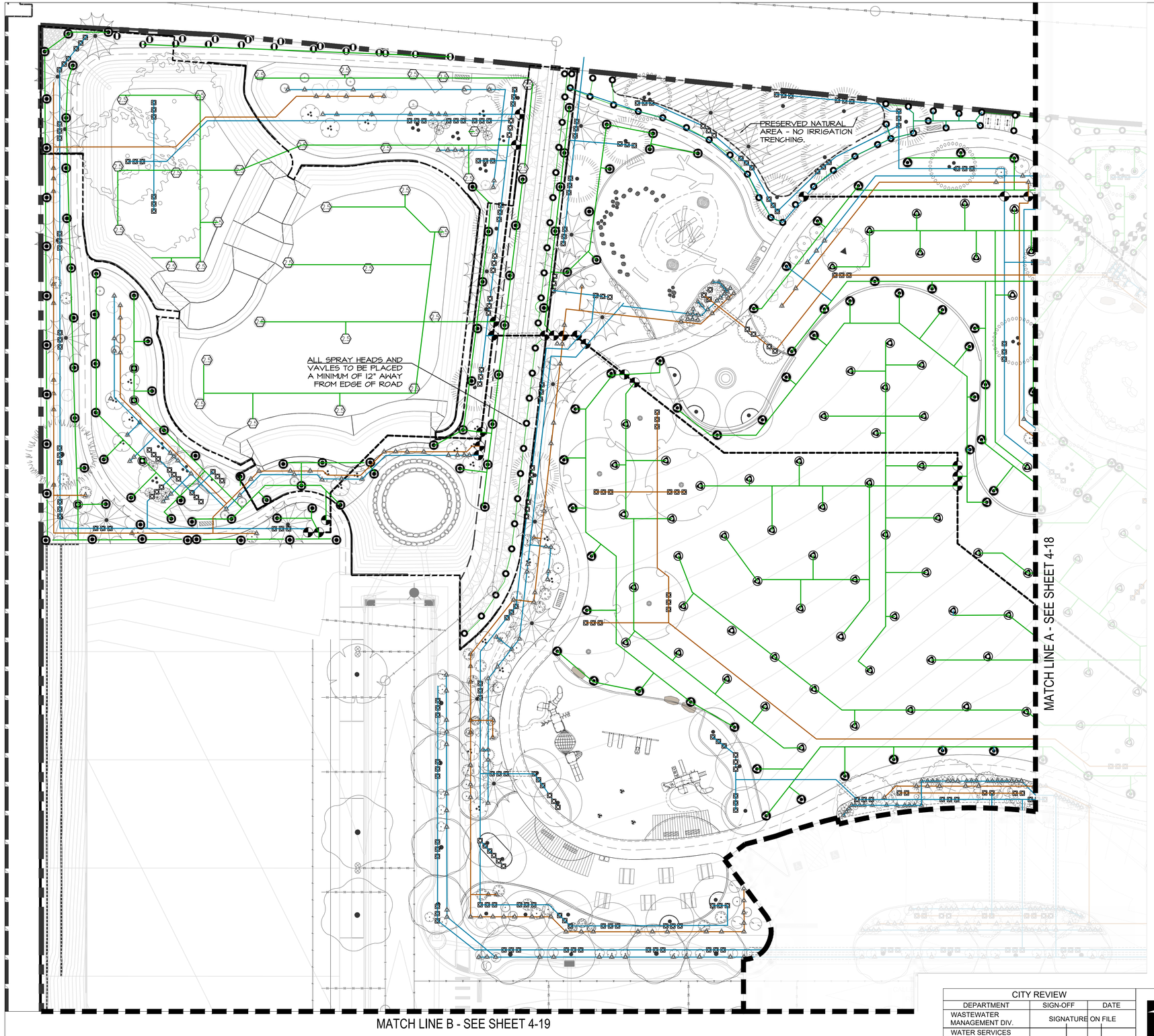
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION PLAN
PARK & SOUTH MEADOWS RD

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	4-16



IRRIGATION SCHEDULE

SEE FULL IRRIGATION SCHEDULE SHEET 4-11

SYMBOL	DESCRIPTION
	ROTOR SPRINKLER
LST SST RST 24 ADJ 24 F 24 ADJ 24 F 24 ADJ 24 F 14 ADJ 14 F	ROTARY SPRINKLER (SEE FULL IRRIGATION SCHEDULE FOR DETAILS)
1401 1402 1404 1408	BUBBLER

SYMBOL	DESCRIPTION
	REMOTE VALVE
	ISOLATION VALVE
MV	MASTER VALVE
A	AIR RELIEF VALVE
BF	RP BACKFLOW PREVENTER
FS	FLOW SENSOR
C	CONTROLLER
M1	WATER METER
	IRRIGATION MAINLINE
	PIPE SLEEVE

IRRIGATION LATERAL LINE:

- VERY LOW WATER USE ZONE
- MEDIUM WATER USE ZONE
- SPRINKLER IRRIGATION ZONE

Valve Callout

- # — Valve Number
- #" — Valve Flow
- # — Valve Size

DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

SEAL

DATE

REVISIONS

Scale = 1" = 20'

REVISED OCTOBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-17

PRESERVED NATURAL AREA - NO IRRIGATION TRENCHING.

PRESERVED NATURAL AREA - NO IRRIGATION TRENCHING.

PRESERVED NATURAL AREA - NO IRRIGATION TRENCHING.

PRESERVED NATURAL AREA - NO IRRIGATION TRENCHING.

MATCH LINE A - SEE SHEET 4-17

MATCH LINE B - SEE SHEET 4-19

CALLE CAMPO
ROAD 3

C1 C

BF MV1 FS M1

IRRIGATION SCHEDULE

SEE FULL IRRIGATION SCHEDULE SHEET 4-11

SYMBOL	DESCRIPTION
4.0	ROTOR SPRINKLER
LST SST RST 24 ADJ 24 F 24 ADJ 24 F 24 ADJ 24 F 14 ADJ 14 F	ROTARY SPRINKLER (SEE FULL IRRIGATION SCHEDULE FOR DETAILS)
1401 1402 1404 1408	BUBBLER

SYMBOL	DESCRIPTION
	REMOTE VALVE
	ISOLATION VALVE
MV	MASTER VALVE
A	AIR RELIEF VALVE
BF	RP BACKFLOW PREVENTER
FS	FLOW SENSOR
C	CONTROLLER
M1	WATER METER
	IRRIGATION MAINLINE
	PIPE SLEEVE

IRRIGATION LATERAL LINE:

- VERY LOW WATER USE ZONE
- MEDIUM WATER USE ZONE
- SPRINKLER IRRIGATION ZONE

Valve Callout

- # — Valve Number
- #" — # — Valve Flow / Valve Size

0 20' 40'

Scale = 1" = 20'

REVISIONS	DATE
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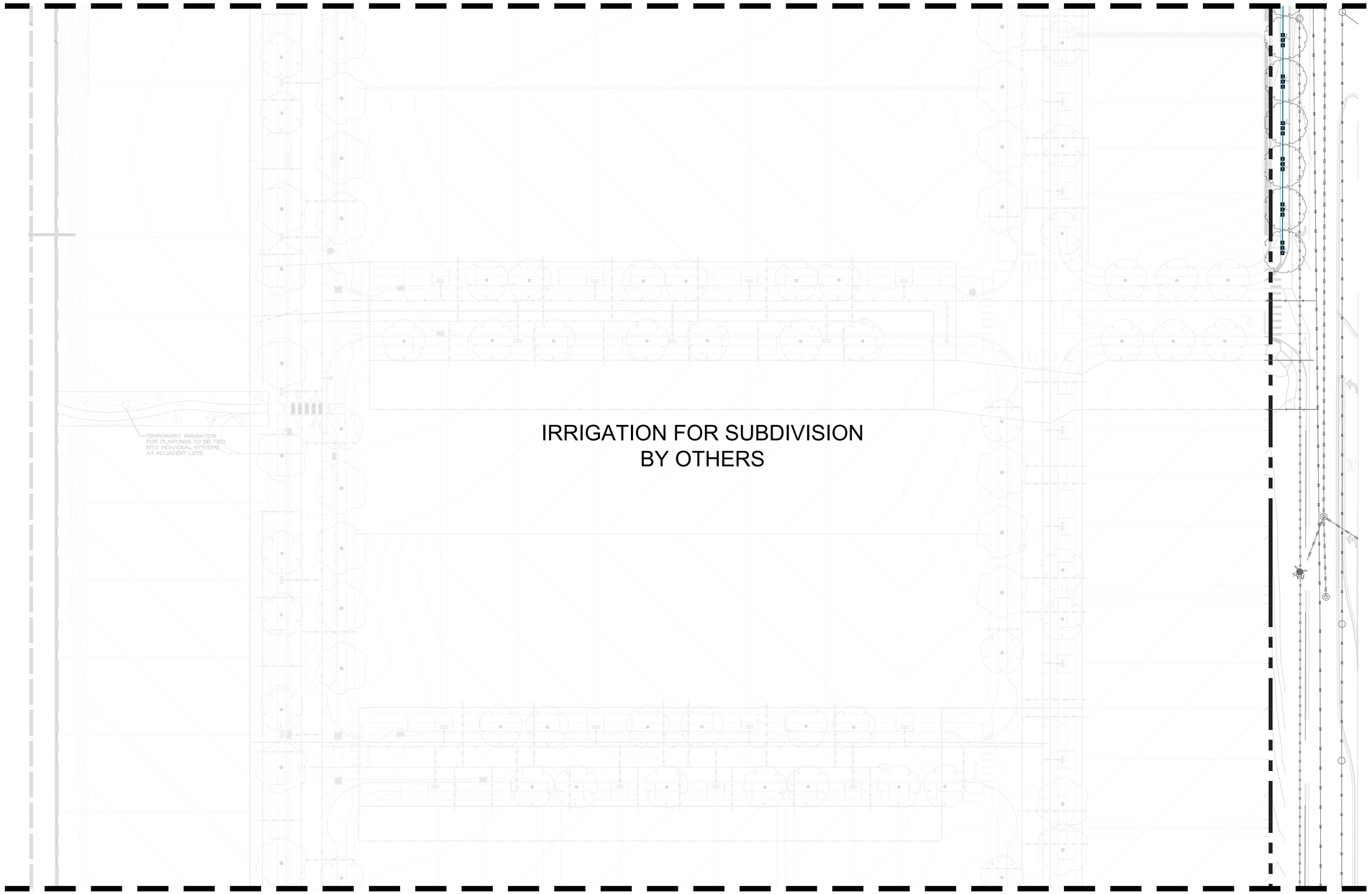
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-18

MATCH LINE B - SEE SHEET 4-17 & 4-18



MATCH LINE C - SEE SHEET 4-20

0 30' 60'

Scale = 1" = 30'

IRRIGATION SCHEDULE

SEE FULL IRRIGATION SCHEDULE SHEET 4-11

SYMBOL	DESCRIPTION
4.0	ROTOR SPRINKLER
LST SST RST 24 ADJ 24' F 24 ADJ 24' F 24 ADJ 24' F 14 ADJ 14' F	ROTARY SPRINKLER (SEE FULL IRRIGATION SCHEDULE FOR DETAILS)
1401 1402 1404 1408	BUBBLER

SYMBOL	DESCRIPTION
	REMOTE VALVE
	ISOLATION VALVE
MV	MASTER VALVE
A	AIR RELIEF VALVE
BF	RP BACKFLOW PREVENTER
FS	FLOW SENSOR
C	CONTROLLER
M1	WATER METER
	IRRIGATION MAINLINE
	PIPE SLEEVE
	IRRIGATION LATERAL LINE:
	VERY LOW WATER USE ZONE
	MEDIUM WATER USE ZONE
	SPRINKLER IRRIGATION ZONE

Valve Callout

— Valve Number
#" # — Valve Flow
Valve Size

NOTE:
IRRIGATION ONLY SHOWN FOR SOUTH MEADOWS ROAD

REVISIONS	DATE
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REVISED JUNE 2024
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CASE # 2024-7998

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CITY REVIEW

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SITES SOUTHWEST

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION PLAN SOUTH MEADOWS RD

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 30'	4-19

MATCH LINE C - SEE SHEET 4-19

IRRIGATION FOR SUBDIVISION
BY OTHERS

PHASE 2

ROAD 2
CAMINO DEL LLANO

0 30' 60'
Scale = 1" = 30'

IRRIGATION SCHEDULE

SEE FULL IRRIGATION SCHEDULE SHEET 4-11

SYMBOL	DESCRIPTION
4.0	ROTOR SPRINKLER
LST SST RST 24 ADJ 24 F 24 ADJ 24 F 24 ADJ 24 F 14 ADJ 14 F	ROTARY SPRINKLER (SEE FULL IRRIGATION SCHEDULE FOR DETAILS)
1401 1402 1404 1408	BUBBLER

SYMBOL	DESCRIPTION
	REMOTE VALVE
	ISOLATION VALVE
MV	MASTER VALVE
A	AIR RELIEF VALVE
BF	RP BACKFLOW PREVENTER
FS	FLOW SENSOR
C	CONTROLLER
M1	WATER METER
	IRRIGATION MAINLINE
	PIPE SLEEVE
	IRRIGATION LATERAL LINE:
	VERY LOW WATER USE ZONE
	MEDIUM WATER USE ZONE
	SPRINKLER IRRIGATION ZONE

Valve Callout
Valve Number
#" # Valve Flow
Valve Size

NOTE:
IRRIGATION ONLY SHOWN FOR SOUTH MEADOWS ROAD

REVISIONS	DATE
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REVISED JUNE 2024
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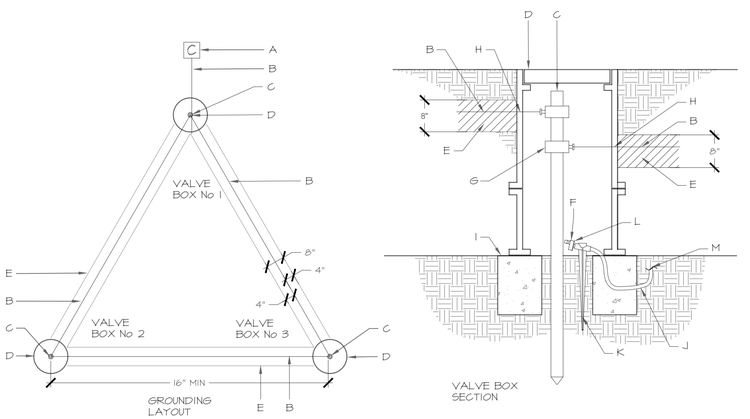
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION PLAN SOUTH MEADOWS RD

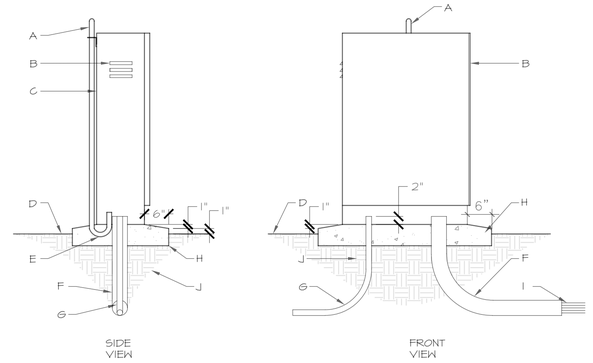
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 30'-0"	4-20



CONSTRUCTION NOTES:
A. IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND.
B. #10 AWG WIRE FROM IRRIGATION CONTROLLER TO GROUND ROD CLAMP. WIRE SHALL BE INSTALLED STRAIGHT AND TAUT.
C. 8' LENGTH GROUND ROD, QUANTITY AS REQUIRED TO ACHIEVE MAX 10 OHMS RESISTANCE (MIN 3 RODS AT EACH CONTROLLER). PLACE RODS A MINIMUM OF 16' FROM ONE ANOTHER AND A MIN. 12' FROM CONTROLLER. (OPTION: REPLACE GROUNDING RODS W/ 1 EA. 1/8" X 12" X 18" COPPER, BURIED @ 12" DEPTH. SOLDER #6 BARE COPPER WIRE TO PLATE).
D. 7" DIAMETER x 9" DEEP CARSON 700 SERIES VALVE BOX WITH COVER. COLOR TO MATCH ADJACENT MATERIAL (TURF-GREEN, MULCH-TAN) OR PURPLE IF RECLAIMED WATER SYSTEM.
E. 8" DEPTH COMPACTED (90% MODIFIED PROCTOR DENSITY MIN.) PLANTING SOIL MIXTURE (4" DEPTH ABOVE AND 4" DEPTH BELOW GROUND WIRE).
F. DRIP EMITTER. (ONE 5 GPH DRIP EMITTER AT EACH GROUNDING ROD)
G. GROUND ROD CLAMP
H. DRILL A SMALL OPENING IN VALVE BOX TO MAINTAIN WIRE TAUTNESS.
I. 8"x8"x16" SOLID CMU BLOCK, 2 PER BOX.
J. 1/4-INCH VINYL DISTRIBUTION TUBING: RAIN BIRD DT-025
K. 1/4-INCH TUBING STAKE: RAIN BIRD TS-025
L. DIFFUSER BUG CAP: RAIN BIRD DBC-025
M. TO MULTI OUTLET EMISSION DEVICE SEE DETAIL B/14-24

A GROUNDING DETAIL WITH DRIP EMITTER

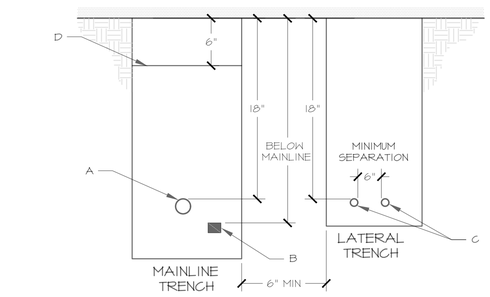
NOT TO SCALE



CONSTRUCTION NOTES:
A. N/A
B. IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND. INSTALL TO MANUFACTURER'S STANDARDS
C. 1" GALVANIZED CONDUIT, MOUNT TO BACK OF CONTROLLER WITH VANDAL PROOF HARDWARE.
D. FINISH GRADE.
E. 2@ 1" GALVANIZED SWEEP 90° ELBOW AND FITTINGS
F. 4" RIGID PVC LONG 90% SWEEP ELL EXTEND 12" BEYOND ADJACENT WALKS
G. 120-VOLT SERVICE IN CONDUIT, PER N.E.C.
H. 3000 PSI CONCRETE BASE. 8" MINIMUM THICKNESS. ALL EDGES SHALL BE TOOLED WITH 1/2" RADIUS.
I. 24-VOLT WIRES FROM CONTROLLER TO AUTOMATIC VALVES, SEE SPECIFICATIONS.
J. SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

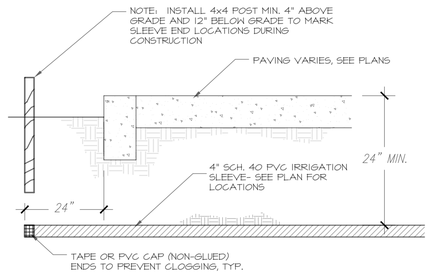
B CONTROLLER PEDESTAL

NOT TO SCALE



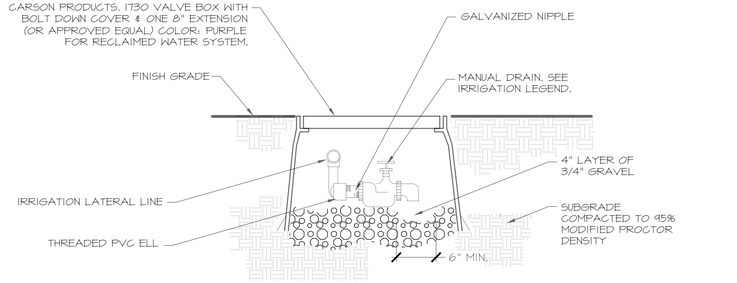
CONSTRUCTION NOTES:
A. MAINLINE PIPING- SEE PLAN FOR SIZE AND TYPE.
B. 24V DIRECT BURY ELECTRICAL WIRES, MIN 24" DEPTH OF BURY (WIRES CARRYING MORE THAN 30 VOLTS).
C. LATERAL PIPING- SEE PLAN FOR SIZE AND TYPE.
D. WARNING TAPE- 3" WIDE "IRRIGATION".

GENERAL NOTES:
1. BACKFILLL MAINLINE AND LATERAL LINE TRENCHES WITH CLEAN FILL. NO ROCKS LARGER THAN 1" DIAMETER.



D IRRIGATION SLEEVING

NOT TO SCALE

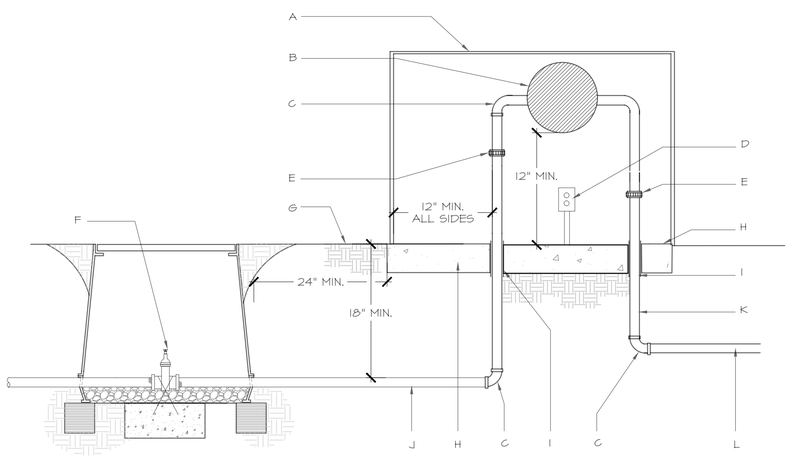


E MANUAL DRAIN

NOT TO SCALE

C PIPE & WIRE DEPTH OF BURY

NOT TO SCALE



CONSTRUCTION NOTES:
A. VALVE BOX ENCLOSURE (SEE IRRIGATION LEGEND). INSULATE (R-25 MIN.) FROM FREEZING MUST COMPLY WITH ASSE 1060 CLASS I. BOX SHALL BE LOCKABLE/ VANDAL PROOF.
B. REDUCED PRESSURE ASSEMBLY BACKFLOW PREVENTER (SEE IRRIGATION LEGEND).
C. GALVANIZED STEEL PIPE FITTINGS.
D. ELECTRICAL OUTLET FOR HEAT SOURCE, INSTALL HIGHER THAN BACKFLOW ASSEMBLY OVERFLOW.
E. UNION, 4" ABOVE GRADE, MIN.
F. ISOLATION VALVE PER DETAIL H THIS SHEET. CHAMPION BRASS MANUAL STRAIGHT INLINE VALVE, RS SERIES, SIZE TO LINE
G. FINISH GRADE.
H. 4000 PSI CONCRETE PAD, 4" DEPTH, SLOPED 1% TO DRAIN.
I. PIPE SHALL BE SLEEVED THROUGH CONCRETE PAD WITH SCH 40 PVC.
J. SERVICE LINE.
K. GALVANIZED STEEL PIPE.
L. MAIN LINE.

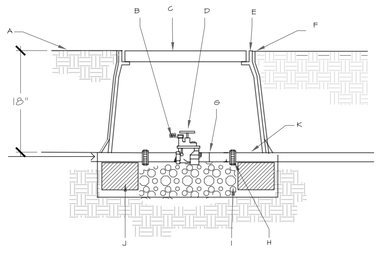
NOTE: ALL ASSEMBLIES SHOULD BE ACCESSIBLE FOR PERIODIC TESTING AND MAINTENANCE AS ESTABLISHED BY LOCAL CODES. SUGGESTED 16" MINIMUM CLEARANCE FROM TESTCOCK SIDE OF ASSEMBLY AND 12" MINIMUM CLEARANCE FROM VALVE BODY.

INSULATE (R-25 MIN.) FROM FREEZING MUST COMPLY WITH ASSE 1060-CLASS I. PROVIDE 2" CLEARANCE BETWEEN VALVE BOXES AND PVC OR GALVANIZED PIPING.

F REDUCED FLOW BACKFLOW PREVENTER

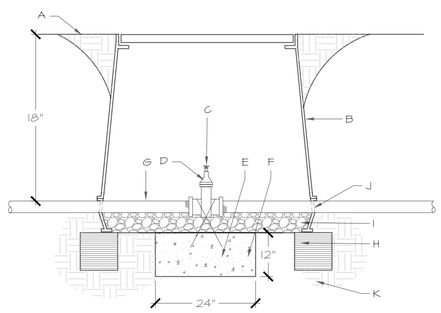
NOT TO SCALE

A. FINISH GRADE. (TOP OF FINISH MATERIAL)
B. WIRE EXPANSION COIL. EXTEND WIRE 12" ABOVE VALVE BOX FOR SERVICE.
C. CARSON BOLT DOWN (ABS) BOX COVER, COLOR: PURPLE FOR RECLAIMED WATER SYSTEM.
D. ELECTRIC MASTER VALVE WITH PRS-D REGULATING MODULE (SEE IRRIGATION LEGEND).
E. CARSON PRODUCTS INC, 1419-18 (ABS) VALVE BOX WITH 8" EXTENSIONS AS NECESSARY, COLOR TO MATCH MULCH.
F. DEWITT PRO 5 WEED CLOTH ALONG SIDES AND BASE OF VALVE BOX INSTALLATION. TAPE TO ALL INLET AND OUTLET PIPE.
G. SCHEDULE 80 PVC NIPPLE.
H. SCH 80 PVC UNION
I. 8" DEPTH, 3/8" DIAMETER PEA GRAVEL.
J. 8" X 8" X 16" SOLID CMU BLOCK.
K. SERVICE LINE.



G IRRIGATION MASTER VALVE

NOT TO SCALE



CONSTRUCTION NOTES:
A. FINISH GRADE (FLUSH WITH VALVE BOX TURF, 1/2" BELOW TOP OF VALVE BOX IN MULCH).
B. APPLIED ENGINEERING OR APPROVED EQUAL 1730-18 VALVE BOX WITH 1730-3B BOLT DOWN COVER AND ONE 8" EXTENSION. COLOR TO MATCH ADJACENT MATERIAL (TURF-GREEN, MULCH-TAN) OR PURPLE IF RECLAIMED WATER SYSTEM.
C. 2" OPERATING NUT.
D. FEGLER O'RING GASKET VALVE 708 A (LINE SIZE).
E. NO. 4 REBAR.
F. THRUST BLOCK-4000 PSI CONCRETE PLACED AGAINST UNDISTURBED SOIL.
G. IRRIGATION MAINLINE.
H. 8" X 8" X 16" SOLID CMU BLOCK.
I. 3/4" TO 1" DIAMETER CRUSHED GRAVEL, 6" DEPTH. GRAVEL SHALL BE WASHED FREE OF DIRT AND FINES.
J. CUT NOTCH IN VALVE BOX EXTENSION FOR NIPPLE. EDGE OF NOTCH SHALL BE MAXIMUM 1/2" FROM EDGE OF PIPE.
K. SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

GENERAL NOTES:
1. INSTALL AN 8"X8"X16" SOLID CMU BLOCK AT EACH END OF THE VALVE BOX.

H ISOLATION VALVE

NOT TO SCALE

REVISIONS	DATE
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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

SEAL

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

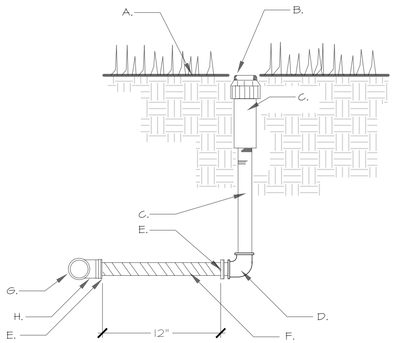
CITY USE ONLY

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-21



GENERAL NOTES:

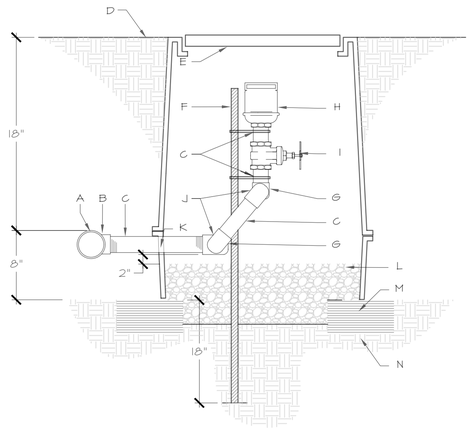
1. THIS DETAIL SHALL BE USED FOR POP-UP SHRUB SPRAY, POP-UP LAWN SPRAY, GEAR DRIVEN AND ROTARY SPRINKLER HEADS.
2. LATERAL LINE TESTING SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF THE FLEX PIPE ASSEMBLY. LATERAL TESTING SHALL BE ACCOMPLISHED BY INSTALLING A PLUG IN THE OUTLET OF LATERAL LINE TEES AND ELLS.
3. TOP OF SPRINKLER HEAD SHALL BE SET FLUSH WITH FINISH GRADE

CONSTRUCTION NOTES:

A. FINISH GRADE
B. SPRINKLER HEAD (SEE PLAN)
C. SCH. 80 PVC NIPPLE.
D. SCH 40 PVC THREADED ELL. D.
E. SCH 40 PVC MIP ADAPTER. E.
F. PVC FLEXIBLE VINYL PIPE, STD IPS
G. LATERAL PIPE.
H. SCH 40 PVC S X S X T TEE OR S X T ELL.

A IRRIGATION SPRINKLER HEAD

NOT TO SCALE



CONSTRUCTION NOTES:

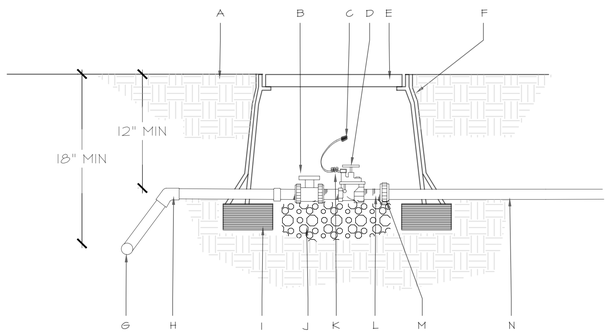
A. IRRIGATION MAINLINE.
B. IRRIGATION MAINLINE TEE.
C. SCH 80 PVC NIPPLE.
D. FINISH GRADE (FLUSH WITH VALVE BOX IN TURF, 1/2" BELOW TOP OF VALVE BOX IN MULCH).
E. CARSON, OR APPROVED EQUAL, 1730-18 VALVE BOX WITH 1730-3B BOLT DOWN COVER AND ONE 8" EXTENSION. COLOR: PURPLE FOR RECLAIMED WATER SYSTEM.
F. TEE POST (MINIMUM 18" DEPTH INTO GRADE), SECURED TO IRRIGATION COMPONENTS WITH MINIMUM 17 GA. GALVANIZED WIRE.
G. SCH 40 PVC ELL.
H. AIR RELEASE VALVE (SEE IRRIGATION LEGEND).
I. BRASS GATE VALVE.
J. SCH 40 PVC ST. ELL.
K. CUT NOTCH IN VALVE BOX EXTENSION FOR NIPPLE. EDGE OF NOTCH SHALL BE MAXIMUM 1/2" FROM EDGE OF PIPE.
L. 3/4" TO 1" DIAMETER CRUSHED GRAVEL, 6" DEPTH. GRAVEL SHALL BE WASHED FREE OF DIRT AND FINES.
M. 8"X8"X16" SOLID CMU BLOCK (FOUR PER VALVE BOX).
N. SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

GENERAL NOTES:

1. INSTALL AN 8"X8"X16" SOLID CMU BLOCK AT EACH CORNER OF VALVE BOX.
2. AIR RELIEF VALVE SHALL BE INSTALLED DOWNSTREAM OF THE MASTERVALVE AT HIGHPOINT OF MAINLINE AND AT HIGH POINT OF LATERAL LINES FOR ALL DRIP ZONES.

C AIR RELEASE VALVE

NOT TO SCALE

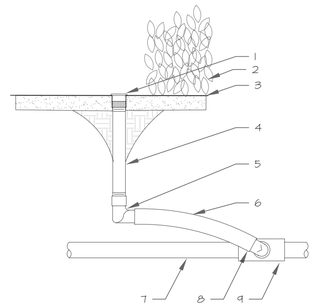


CONSTRUCTION NOTES

A. FINISH GRADE.
B. BALL VALVE- SEE IRRIGATION LEGEND.
C. DRY SPLICE CONNECTOR OR EQUAL.
D. ELECTRIC VALVE -SEE IRRIGATION LEGEND.
E. CARSON INDUSTRY 1419 (ABS) 18" VALVE BOX W/ BOLT DOWN COVER (ABS) AND ONE 8" EXTENSION. COLOR TO MATCH ADJACENT MATERIAL (TURF-GREEN, MULCH-TAN) OR PURPLE IF RECLAIMED WATER SYSTEM.
F. PROVIDE DEWITT PRO 5 WEED CLOTH ALONG SIDES AND BASE OF VALVE BOX INSTALLATION. TAPE TO ALL INLET AND OUTLET PIPE.
G. PVC MAINLINE-SEE IRRIGATION LEGEND.
H. SCH 80 - 45 DEGREE FITTING.
I. 8"X8"X16" SOLID CMU BLOCK AT EACH CORNER OF THE VALVE BOX.
J. 8" DEPTH, 3/8" DIAMETER PEA GRAVEL.
K. 24" WIRE EXPANSION COIL, EXTEND WIRE 12" ABOVE VALVE BOX FOR SERVICE.
L. SCHEDULE 80 PVC CLOSE NIPPLE.
M. SCH 80 PVC UNION.
N. LATERAL LINE.

B IRRIGATION CONTROL VALVE

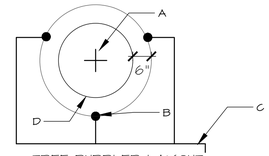
NOT TO SCALE



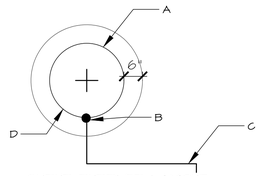
BUBBLER ASSEMBLY

CONSTRUCTION NOTES FOR BUBBLER ASSEMBLY:

1. PRESSURE COMPENSATING FULL CIRCLE BUBBLER, RAIN BIRD 1400. INSTALL FLUSH WITH TOP OF MULCH
2. PLANT MATERIAL.
3. FINISH GRADE/TOP OF MULCH.
4. UV RADIATION RESISTANT ¼" SCH 80 NIPPLE. LENGTH AS REQUIRED.
5. ¼" FEMALE NPT x 0.490" BARB ELBOW. RAIN BIRD MODEL: SBPE-050.
6. SWING PIPE, 12-INCH LENGTH. RAIN BIRD MODEL SP-100.
7. PVC LATERAL PIPE.
8. ¼" MALE NPT x .490" BARB ELBOW. RAIN BIRD MODEL SBE-050.
9. PVC SCH 40 TEE OR ELL.



TREE BUBBLER LAYOUT



SHRUB BUBBLER LAYOUT

CONSTRUCTION NOTES FOR BUBBLER LAYOUT:

A. CENTER OF SHRUB/TREE.
B. BUBBLER (SEE IRRIGATION LEGEND) INSTALLED AT GRADE, TYP. (CENTERED). SHRUBS=0.25 GPM BUBBLER; ONE (1) PER SHRUB. TREES= 0.50 GPM BUBBLER; THREE (3) PER TREE.
C. 3/4" LATERAL.
D. EDGE OF ROOTBALL.

GENERAL NOTE:

1. BUBBLER SHALL BE INSTALLED UPHILL OF THE SHRUB/TREE.

D IRRIGATION BUBBLER @ TREE AND SHRUB

NOT TO SCALE

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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

SEAL

CITY REVIEW

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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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SITES SOUTHWEST

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
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PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE
IRRIGATION DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-22



LEGEND

- PT — LED PEDESTRIAN POLE LIGHTING, 12' HIGH
- TM — LED TOP-MOUNTED ON SHADE STRUCTURE LIGHTING

NOTE:
1. LOCATIONS FOR LIGHTING ON SITE ONLY FOR REFERENCE. LIGHTING TYPES & DETAILS SEE ELECTRICAL PLANS

0 20' 40'

Scale = 1" = 20'

REVISIONS	DATE
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SITES SOUTHWEST

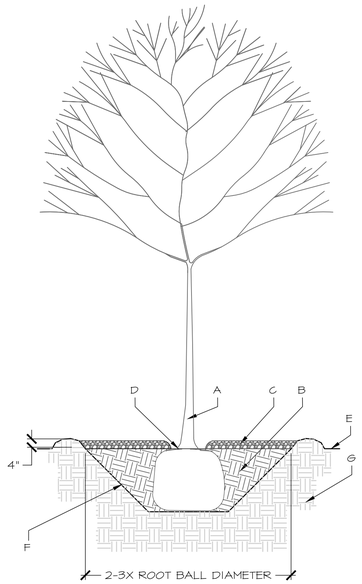
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PRELIMINARY LIGHTING PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-E1

GENERAL NOTES:

1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
3. TAMP SOIL FIRMLY AROUND BASE OF ROOT BALL WITH FOOT PRESSURE.
4. PRIOR TO BACKFILLING, REMOVE BURLAP, ROPE, TWINE, AND WIRE FROM ENTIRE ROOT BALL AND FROM PLANTING HOLE.
5. AT TIME OF PLANTING, ONLY PRUNE CO-DOMINANT LEADERS (DOES NOT APPLY TO MULTI-TRUNK SPECIMENS), CROSSOVER LIMBS, AND DEAD OR BROKEN BRANCHES.
6. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
8. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.



CONSTRUCTION NOTES:

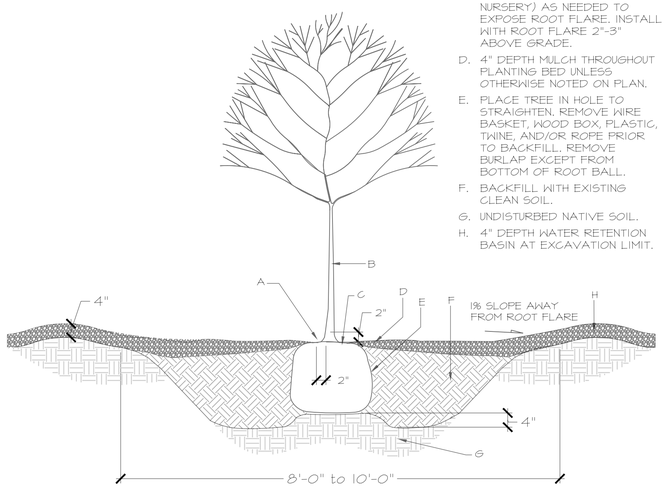
A. TREE.
B. BACKFILL WITH EXISTING SOIL.
C. 4" DEPTH OF MULCH PER PLANS.
D. 4" SPACE BETWEEN MULCH AND TREE
E. FINISH GRADE.
F. SLOPE ON SIDES OF PLANTING HOLE.
G. UNDISTURBED SOIL.

A TREE PLANTING, BALL & BURLAP

NOT TO SCALE

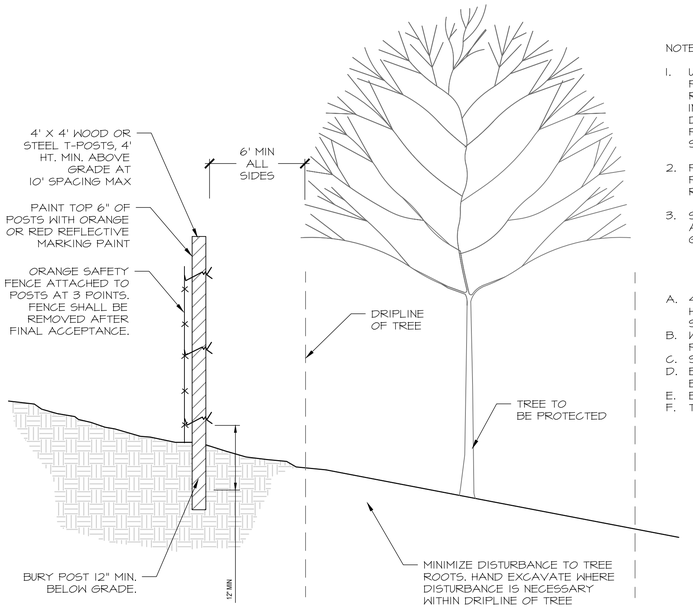
CONSTRUCTION NOTES:

A. MULCH SHALL BE HELD BACK 2" FROM TREE TRUNK.
B. TREE LOCATION AND SPECIES AS PER PLAN.
C. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE 2"-3" ABOVE GRADE.
D. 4" DEPTH MULCH THROUGHOUT PLANTING BED UNLESS OTHERWISE NOTED ON PLAN.
E. PLACE TREE IN HOLE TO STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
F. BACKFILL WITH EXISTING CLEAN SOIL.
G. UNDISTURBED NATIVE SOIL.
H. 4" DEPTH WATER RETENTION BASIN AT EXCAVATION LIMIT.



B ISOLATED TREE PLANTING

NOT TO SCALE



NOTES:

1. USE SILT FENCE DETAIL FOR PROTECTION OF EXISTING TREES TO REMAIN WITHIN THE LIMITS OF WORK. INSTALL A MINIMUM OF 6' BEYOND DRIPLINE OF TREES TO BE PRESERVED AND ALONG CURB AND SIDEWALK.
2. PAINT OUTSIDE TOP 8" OF ALL POSTS WITH RED OR ORANGE REFLECTIVE MARKING PAINT, TYP.
3. SILT FENCE SHALL BE REMOVED AFTER FINAL ACCEPTANCE OF ALL GRADING WORK.

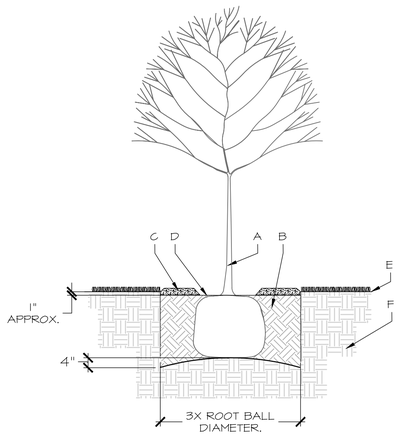
A. 4' x 4' WOOD OR STEEL T-POSTS, 4" HT. MIN. ABOVE GRADE AT 1' SPACING MAX.
B. WELDED WIRE PANELS FASTENED TO POSTS.
C. SILT FENCE.
D. BOTTOM 12" MIN. OF SILT FENCE BURIED AT 6" DEPTH MIN.
E. BURY POST 12" MIN. BELOW GRADE.
F. TREE TO BE PROTECTED.

C TEMPORARY TREE PROTECTION

NOT TO SCALE

CONSTRUCTION NOTES:

A. TREE.
B. BACKFILL WITH EXISTING SOIL.
C. 4" LAYER OF MULCH, NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL
D. 4" GAP BETWEEN MULCH AND TREE.
E. EXISTING GRADE.
F. UNDISTURBED SOIL.

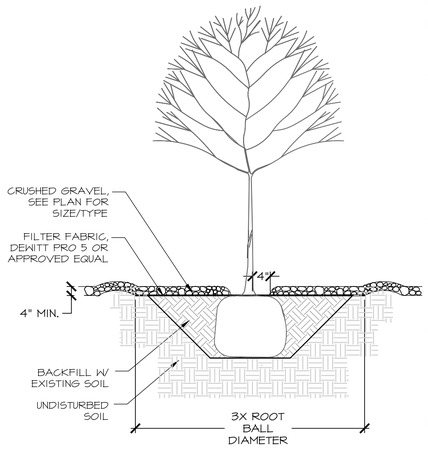


GENERAL NOTES:

1. DO NOT LOOSEN SOIL BELOW ROOT BALL TO PREVENT TREE FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE SLIGHTLY LOWER THAN ADJACENT EXISTING GRADE TO CREATE WATER BASIN AND ALLOW FOR MULCH PLACEMENT.
3. TAMP SOIL FIRMLY AROUND BASE OF ROOTBALL WITH FOOT PRESSURE.
4. PRIOR TO BACKFILLING, REMOVE ALL EXPOSED BURLAP, ROPE, TWINE, AND WIRE FROM ROOTBALL AND PLANTING HOLE.
5. TREES WITH CO-DOMINANT LEADERS WILL NOT BE ACCEPTED.
6. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
8. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS AND BACKFILL WITH ADDITIONAL SOIL TO FILL ANY VOIDS.
9. REMOVE SOD TO CLEAN EDGE; REPLACE AS NECESSARY IF DAMAGED DURING PLANT INSTALLATION.

D TREE PLANTING IN TURF

NOT TO SCALE



GENERAL NOTES:

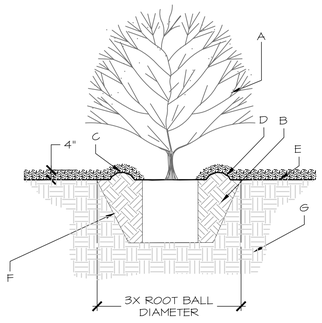
1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
3. REMOVE CONTAINER AND CUT ANY ROOTS THAT ARE CIRCLING THE CONTAINER.
4. TAMP SOIL FIRMLY AROUND BASE OF ROOT BALL WITH FOOT PRESSURE.
5. AT TIME OF PLANTING, ONLY PRUNE CO-DOMINANT LEADERS (DOES NOT APPLY TO MULTI-TRUNK SPECIMENS), CROSSOVER LIMBS, AND DEAD OR BROKEN BRANCHES.
6. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
8. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.

E TREE PLANTING IN GRAVEL

NOT TO SCALE

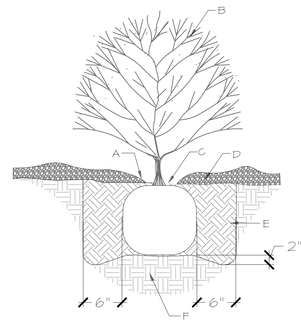
CONSTRUCTION NOTES:

A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. 4" DEPTH LAYER OF MULCH PER PLANS. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.
D. 4" X 8" WIDE ROUND TOP SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL.
E. FINISH GRADE.
F. SLOPE ON SIDES OF PLANTING HOLE.
G. UNDISTURBED SOIL.



F SHRUB PLANTING, CONTAINER

NOT TO SCALE



CONSTRUCTION NOTES:

A. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S).
B. SHRUB LOCATION AND SPECIES AS PER PLAN
C. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUB-GRADE (BOTTOM OF MULCH).
D. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED.
E. BACKFILL WITH EXISTING SOIL.
F. UNDISTURBED NATIVE SOIL.

G ISOLATED SHRUB PLANTING

NOT TO SCALE

REVISIONS	DATE
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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

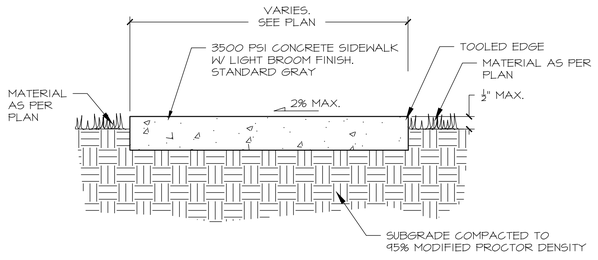
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-23

CONSTRUCTION NOTES:

1. CROSS SLOPES OF CONCRETE SHALL NOT EXCEED 2%. MAX 5% RUNNING SLOPE
2. ALL CONCRETE TO DRAIN AT MINIMUM 1/2%.
3. CONTRACTOR TO REVIEW FINAL GRADING WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLING CONCRETE.
4. PROVIDE 4" DEPTH (3500 PSI) STANDARD GRAY CONCRETE. SAW CUT CONTROL JOINTS PERPENDICULAR TO PATH EDGES. SEE PLANS FOR JOINT AND PATTERN LAYOUT.
5. CONTROL JOINTS SHALL BE PLACED AT 5' O.C. EXPANSION JOINTS SHALL BE PLACED AT 20' O.C.

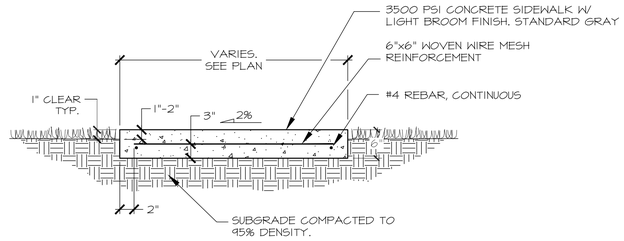


A 4" CONCRETE MATERIALS

NOT TO SCALE

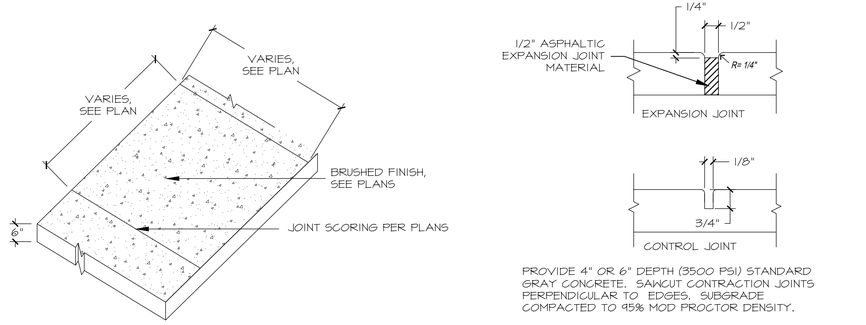
CONSTRUCTION NOTES:

1. CROSS SLOPES OF CONCRETE SHALL NOT EXCEED 2%. MAX 5% RUNNING SLOPE
2. ALL CONCRETE TO DRAIN AT MINIMUM 1/2%.
3. CONTRACTOR TO REVIEW FINAL GRADING WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLING CONCRETE.
4. PROVIDE 6" DEPTH (3500 PSI) STANDARD GRAY CONCRETE. SAW CUT CONTROL JOINTS PERPENDICULAR TO PATH EDGES. SEE PLANS FOR JOINT AND PATTERN LAYOUT.
5. CONTROL JOINTS SHALL BE PLACED AT 5' O.C. EXPANSION JOINTS SHALL BE PLACED AT 20' O.C.



B 6" REINFORCED CONCRETE

NOT TO SCALE



PROVIDE 4" OR 6" DEPTH (3500 PSI) STANDARD GRAY CONCRETE. SAWCUT CONTRACTION JOINTS PERPENDICULAR TO EDGES. SUBGRADE COMPACTED TO 95% MOD PROCTOR DENSITY.

C CONCRETE MATERIALS AND PATTERN

NOT TO SCALE

NOTES:

1. CONCRETE EDGER TO BE INSTALLED BETWEEN TURF GRASS AREAS AND SEEDING AREAS.
2. CONCRETE EDGER TO BE INSTALLED BETWEEN TURF GRASS AREAS AND LANDSCAPE GRAVEL MULCH AND BARK MULCH.
3. CONCRETE EDGER TO BE INSTALLED BETWEEN COMPACTED CRUSHER FINES MULCH AND LANDSCAPE GRAVEL MULCH PER PLAN.
4. CONCRETE EDGER TO BE INSTALLED BETWEEN PERMEABLE PAVEMENT AND LANDSCAPE GRAVEL MULCH AND LANDSCAPE.

GENERAL NOTES
CONTROL JOINTS TO BE PLACED AT 4' O.C. EXPANSION JOINTS TO BE PLACED AT 20' O.C.

CONSTRUCTION NOTES
A. FINISH GRADE TURF
B. TOOLED EDGE.
C. #3 REBAR, HORIZONTAL AND CONTINUOUS.
D. MATERIAL VARIES, SEE PLAN.
E. 3500 PSI CONCRETE EDGER.
F. 6" SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY, TYP.

D CONCRETE EDGER CURB

NOT TO SCALE

NOTES:

1. ALL AGGREGATE DEPTHS TO BE 6" UNLESS OTHERWISE NOTED.
2. A SAMPLE OF CRUSHER FINES & MANUFACTURER INFORMATION SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
3. GRADING PER GRADING PLAN

E CRUSHER FINES TRAIL (OPEN SPACE TRAIL)

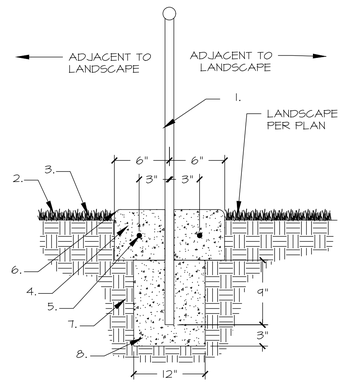
NOT TO SCALE

NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING STAMPED ENGINEERED SHOP DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS, FOOTING, JOINTS, MATERIALS.

F POST-TENSION SLAB MINI PITCH & BASKETBALL COURT

NOT TO SCALE



CONSTRUCTION NOTES:

1. FENCE - SEE PLANS
2. SEEDED OR SODDED TURF - SEE PLANS
3. FINISH GRADE
4. 3000 PSI CONCRETE EDGER WITH BRUSH FINISH
5. No.3 REBAR HORIZONTAL AND CONTINUOUS, CENTERED
6. TOOLED EDGE
7. 95% COMPACTED SUBGRADE
8. FENCE POST FOOTING - 3500 PSI CONCRETE

GENERAL NOTES:

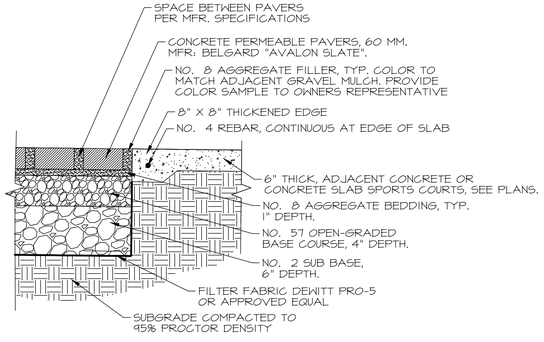
A. TOP OF EDGER SHALL FOLLOW FINISH GRADE OR MATCH GRADES SHOWN ON PLANS

G CONCRETE EDGER AT FENCE

NOT TO SCALE

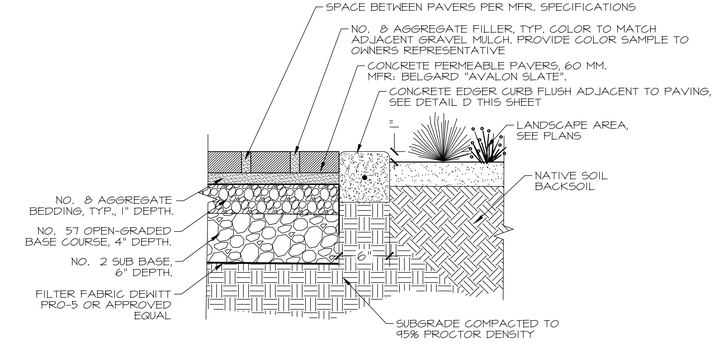
NOTES APPLY FOR DETAILS H & I ON THIS SHEET

1. INSTALLATION PAVERS TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. MFR: PAVERS BY BELGARD. PRODUCT: "AQUALINE" COLOR: AVONDALE



H PAVERS @ CONCRETE

NOT TO SCALE



I PAVERS @ LADSCAPE AREA

NOT TO SCALE

REVISIONS	DATE
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REVISED JUNE 2024
PER STAFF COMMENTS
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FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

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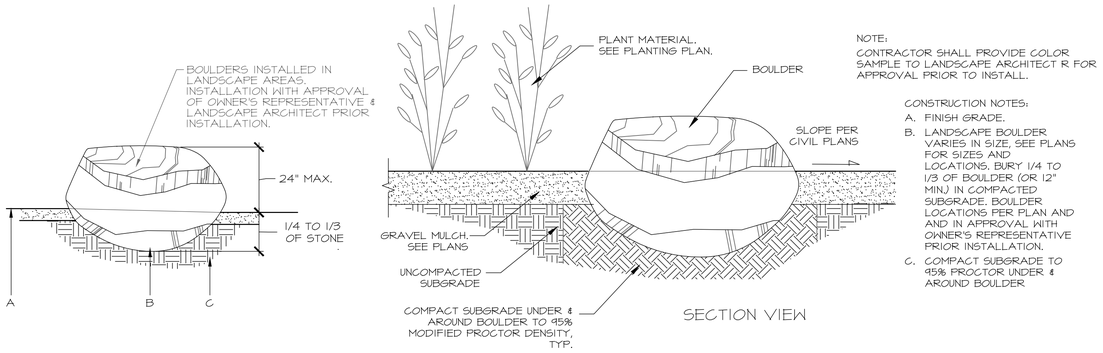
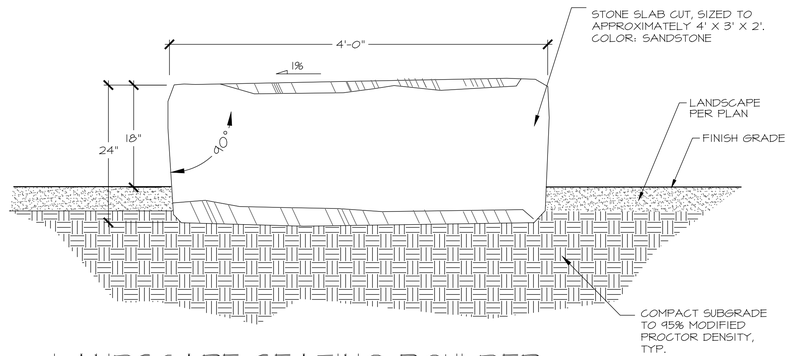


NOTE:
CONTRACTOR SHALL PROVIDE COLOR SAMPLE TO LANDSCAPE ARCHITECT R FOR APPROVAL PRIOR TO INSTALL.

CONSTRUCTION NOTES:
A. FINISH GRADE.
B. LANDSCAPE BOULDER VARIES IN SIZE, SEE PLANS FOR SIZES AND LOCATIONS. BURY 1/4 TO 1/3 OF BOULDER (OR 12" MIN.) IN COMPACTED SUBGRADE. BOULDER LOCATIONS PER PLAN AND AND IN APPROVAL WITH OWNER'S REPRESENTATIVE PRIOR INSTALLATION.
C. COMPACT SUBGRADE TO 95% PROCTOR UNDER & AROUND BOULDER.

A LANDSCAPE BOULDER INSTALLATION

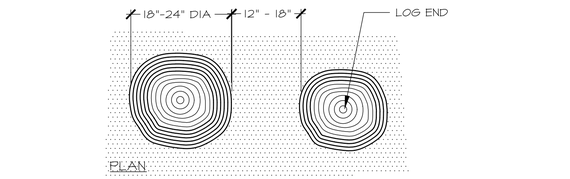
NOT TO SCALE

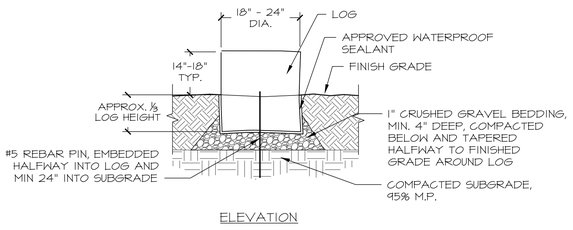


NOTES:
1. LOCATIONS TO BE FIELD VERIFIED BY OWNER'S REPRESENTATIVE. BURY 1/4 OF SLAB IN COMPACTED SUBGRADE.
2. TOP SURFACE OF STONE SHALL BE HORIZONTAL AND UNIFORM.

B LANDSCAPE SEATING BOULDER

NOT TO SCALE



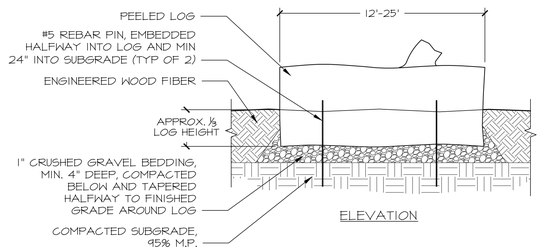


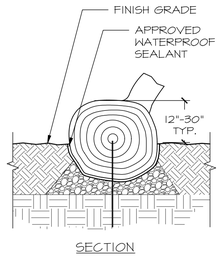
C WOOD LOG SEATING @ NATURAL PLAYGROUND

NOT TO SCALE

GENERAL NOTES APPLY FOR DETAILS E & F & G/LC-502:

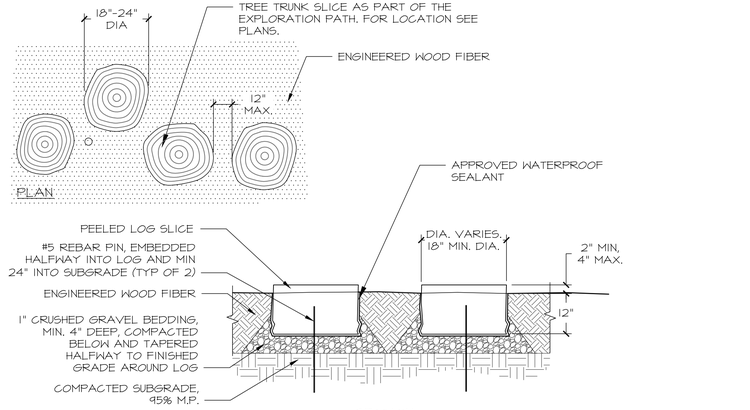
1. WOOD PRESERVATIVE APPLICATION: ALL EXPOSED WOOD TO BE TREATED WITH SOLUTION OF 1/2 BOILED LINSEED OIL, 1/2 MINERAL SPIRITS. SPRAY OR BRUSH UNTIL WOOD REACHES SATURATION. ALLOW CUT LOGS TO DRY FOR AT LEAST 30 DAYS PRIOR TO APPLICATION OF PRESERVATIVES.
2. BURIED PORTION OF LOGS TO BE COATED WITH APPROVED NON-TOXIC WATERPROOF SEALANT (PROVIDE SUBMITTAL). NO SEALANT SHALL BE VISIBLE AFTER INSTALLATION.
3. FIELD VERIFY LOCATION AND ORIENTATION WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. ENSURE THAT LOGS ARE SOLIDLY BEDDED AND DO NOT ROCK OR TIP AFTER INSTALLATION.
5. SLICES SHALL BE SELECTED BY LANDSCAPE ARCHITECT FROM APPROVED WOOD SUPPLIER.
6. LOG SLABS SHOULD HAVE SMOOTH-CUT SURFACES ROUGHLY PARALLEL TO EACH OTHER AND PERPENDICULAR TO THE TRUNK.





D HORIZONTAL LOG SCULPTURE @ NATURAL PLAYGROUND

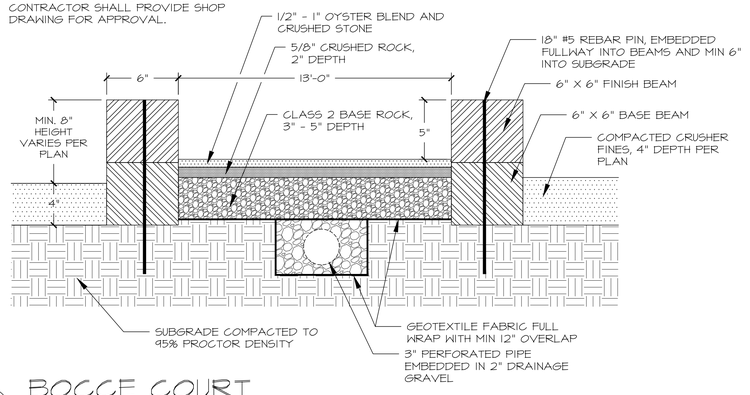
NOT TO SCALE



E WOOD SLICE STEPPING STONES @ NATURAL PLAYGROUND

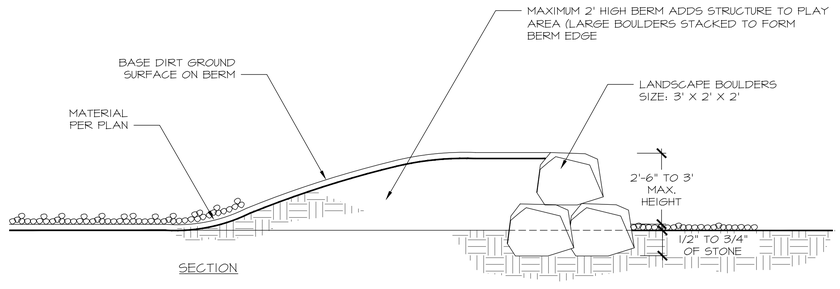
NOT TO SCALE

NOTES:
1. A SAMPLE OF OYSTER BLEND AND CRUSHED STONE OF MANUFACTURER'S INFORMATION SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWING FOR APPROVAL.



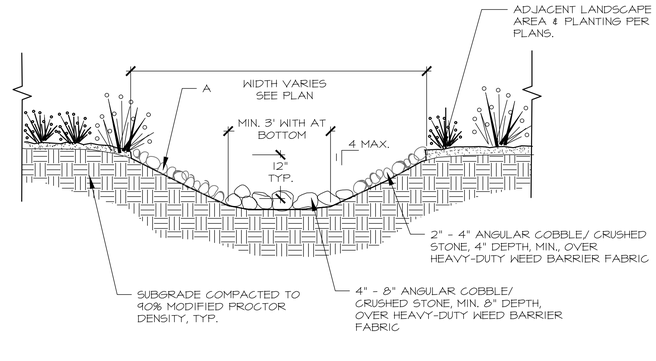
F BOCCE COURT

NOT TO SCALE



G PLAY BERM @ DOG PARK

NOT TO SCALE



H COBBLESTONE SWALE

NOT TO SCALE

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SITES SOUTHWEST

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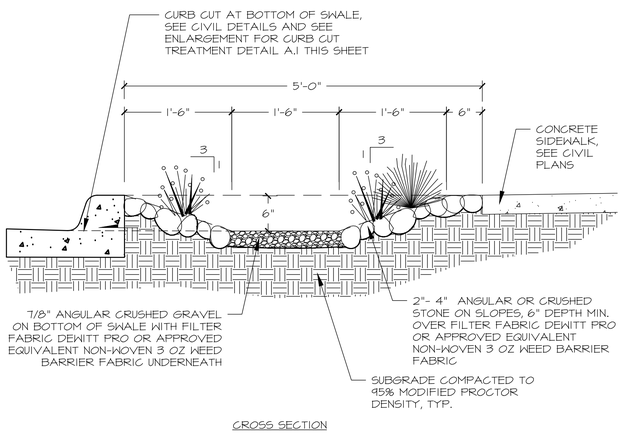
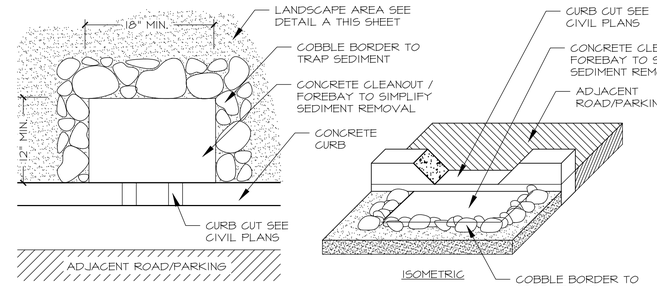
NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.



CROSS SECTION



PLAN VIEW

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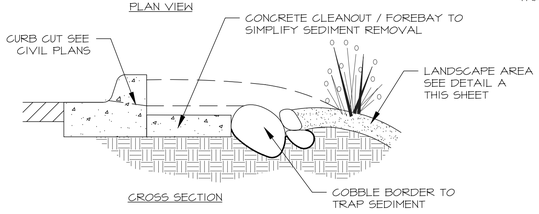


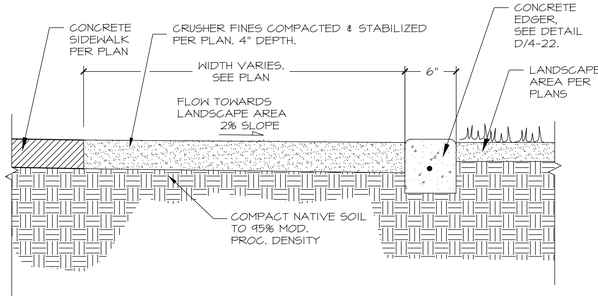
CROSS SECTION

DETAIL A.1 CURB CUT TREATMENT

A COBBLESTONE SWALE @ LANDSCAPE IN SUBDIVISION (TYP.) ALONG SIDEWALKS & BUMP-OUTS

SCALE: NTS

NOTES:
1. THE FINISHED SURFACE OF ALL GROUND COVER MATERIALS SHALL BE FLUSH TO EACH OTHER AND FORM TO THE GRADE.
2. ALL CRUSHER FINES AGGREGATE DEPTHS TO BE 4" UNLESS OTHERWISE NOTED, LANDSCAPE GRAVEL MULCH DEPTHS TO BE 4" UNLESS OTHERWISE NOTED .
3. A SAMPLE OF THE CRUSHER FINES & MANUFACTURER INFORMATION SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
4. CRUSHER FINES TO BE COMPACTED, SPRAYED WITH WATER, THEN RE-COMPACTED. PER STABILIZER MANUFACTURER SPECIFICATIONS



B COMPACTED & STABILIZED CRUSHER FINES W/ CONCRETE EDGER

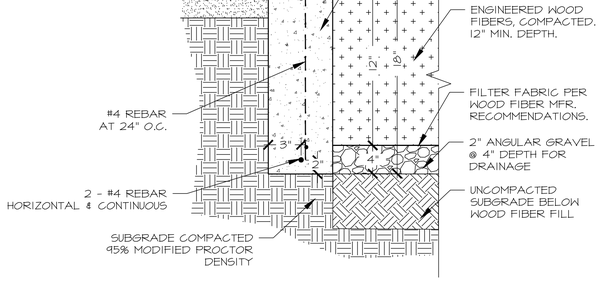
NOT TO SCALE

SPECIFICATION GRAVEL AND CRUSHER FINES STABILIZATION FOR ADA COMPLIANCE

GENERAL: STABILIZED GRAVEL PATHS SHALL MEET THE ADA AND OTHER FEDERAL, STATE, AND LOCAL ACCESSIBILITY STANDARDS. STABILIZED GRAVEL PATHS MUST BE SLIP RESISTANT TO MINIMIZE HAZARDS TO PEOPLE WITH DISABILITIES, ESPECIALLY THOSE WHO ARE AMBULATORY OR SEMI-AMBULATORY OR WHO USE CANES, CRUTCHES, AND OTHER WALKING AIDS. A MINIMUM LEVEL OF SLIP RESISTANCE (COEFFICIENT OF FRICTION) IS NOT INCLUDED IN THIS SPECIFICATION AS REFERENCED IN THE ADA GUIDELINES. THE GRAVEL STABILIZED PATH MUST BE COMPACTED AND CONSOLIDATED USING A BINDER. THE BINDER SHALL BE INSTALLED AS FOLLOWS:

PREPARATION: THE SUBGRADE SHALL BE EXCAVATED BETWEEN 6A BELOW FINISHED GRADE. NATIVE SOIL SHALL BE COMPACTED USING A PLATE COMPACTOR TO A PROCTOR DENSITY OF AT LEAST 90%. A GEOTEXTILE SUCH AS SRW SB2 OR SB3 OR APPROVED EQUAL SHALL BE PLACED ON TOP OF THE COMPACTED SOIL ENSURING THAT THE FABRIC IS WIDE ENOUGH TO WRAP UP THE EDGES OF THE GRAVEL PATHS. ADD AND COMPACT BETWEEN 2A OF 3/4A BASE MATERIAL, MAKING SURE THIS MATERIAL IS 4A BELOW THE FINISHED GRADE OF THE PATHWAY. PLACE BASE MATERIAL UP TO THE EDGES OF THE PATHWAY.

INSTALLATION: INSTALL 3/8A ANGULAR GRAVEL AS SPECIFIED GRADING 1/2A - 3/4A ABOVE GRADE TO ALLOW FOR FINAL HEIGHT ONCE COMPACTED. APPLY SRW PATH STABILIZER+ OR APPROVED EQUAL TO THE GRAVEL SURFACE USING A SPRAY APPLICATOR AT A COVERAGE OF 20 SQ. FT. PER GALLON OF STABILIZER OR APPROVED EQUAL. LET THE MATERIAL REST FOR AT LEAST 2 HOURS. IF THE MATERIAL IS STILL SATURATED, LET REST UNTIL IT HAS COMPLETELY DRAINED. DO NOT ALLOW THE STABILIZER TO DRY OUT COMPLETELY. COMPACT THE ENTIRE SURFACE MAKING MULTIPLE PASSES WITH A PLATE COMPACTOR. IF THE SURFACE IS TOO SATURATED, THE COMPACTOR WILL SLOW OR STOP. WAIT UNTIL THE MATERIAL HAS DRAINED AND THIS NO LONGER HAPPENS BEFORE CONTINUING. AREAS THAT WERE COMPACTED TOO EARLY CAN BE LIGHTLY RAKED AND RE-COMPACTED.



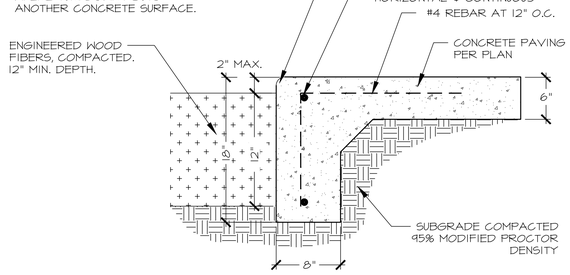


NOTES:
1. CONTROL JOINTS SHALL BE PLACED AT 5' O.C.
2. EXPANSION JOINTS SHALL BE PLACED AT 20' O.C. AND WHERE EDGER WALL ABUTS ANOTHER CONCRETE SURFACE.
3. EDGER WALL TO BE INSTALLED BETWEEN ENGINEERED WOOD FIBER (EWF) AND ADJACENT AT PLAYGROUND.
4. DEPTH WITHIN FALL ZONE BASED ON CRITICAL FALL HEIGHT OF EQUIPMENT (WITH 12" MIN).
5. MINIMUM DEPTH OF HEADER CURB SHALL BE 1'-6" PER SITE REQUIREMENTS.

C EDGER WALL @ PLAYGROUND

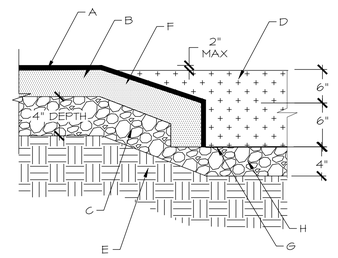
NOT TO SCALE

NOTES:
1. CONTROL JOINTS SHALL BE PLACED AT 5' O.C.
2. EXPANSION JOINTS SHALL BE PLACED AT 20' O.C. AND WHERE TURNDOWN ABUTS ANOTHER CONCRETE SURFACE.



D TURN DOWN SLAB @ PLAYGROUND

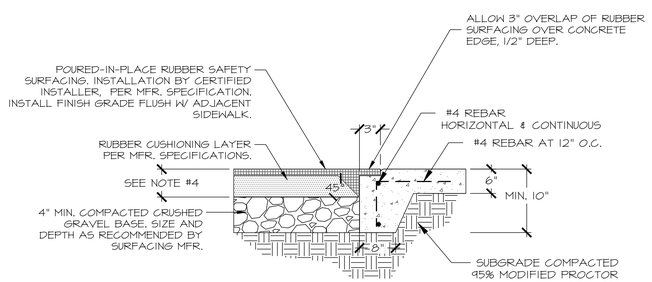
NOT TO SCALE



GENERAL NOTES:
A. 1/2" EPDM. COLOR: BLUE.
B. IMPACT COURSE BASED ON CRITICAL FALL HEIGHT OF EQUIPMENT.
C. 4" DEPTH OF COMPACTED STONE BASE. 95% MOD PROCTOR DENSITY, AS PER MFG. RECOMMENDATIONS.
D. ENGINEERED WOOD FIBER PLAYGROUND SURFACING. DEPTH WITHIN FALL ZONE BASED ON CRITICAL FALL HEIGHT OF EQUIPMENT (WITH 12" MIN)
E. COMPACTED SUBGRADE, 95% MODIFIED PROCTOR DENSITY
F. SLOPE AT 5H:1V AT TRANSITION FROM POURED IN PLACE TO WOOD FIBER SURFACING
G. FILTER FABRIC PER WOOD FIBER MFR. RECOMMENDATIONS.
H. 2" ANGULAR GRAVEL @ 4" DEPTH FOR DRAINAGE

E POURED IN PLACE @ WOOD FIBER TRANSITION

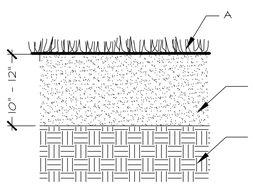
NOT TO SCALE



NOTES:
1. INSTALL DRAINAGE UNDER SURFACING AS SHOWN ON SHEET LG-101. DRAIN SHALL COMPLY WITH ALL SURFACING REQUIREMENTS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE PROPER DRAINAGE OF SURFACING.
2. COMPACTED GRAVEL SUB BASE TO BE FURNISHED BY GENERAL CONTRACTOR. RUBBER SURFACING TO BE FURNISHED BY CERTIFIED INSTALLER.
3. NO DIRT SHALL BE INTRODUCED INTO GRAVEL BASE. ANY AREA EXCAVATED FOR INSTALLATION OF EQUIPMENT SHALL BE RE-COMPACTED PRIOR TO INSTALLATION OF GRAVEL LAYER TO ENSURE THAT SURFACING WILL NOT SETTLE.
4. SURFACING INSTALLATION DEPTH PER FALL HEIGHT RATING ASSOCIATED WITH EXISTING AND NEW PLAY EQUIPMENT AND PER SURFACING MANUFACTURER SPECIFICATIONS.
5. COLOR : BLUE

F POURED-IN PLACE RUBBER SURFACING

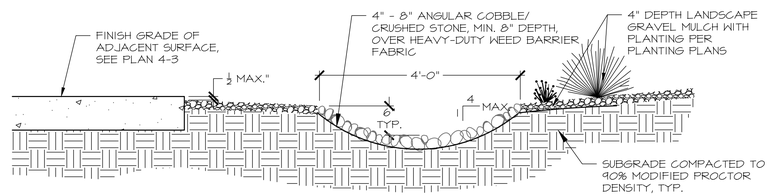
NOT TO SCALE



GENERAL NOTES
A. TURF GRASS PER PLANTING PLAN.
B. TREATMENT/COMPACTION OF ROOT ZONE.
C. SUBGRADE COMPACTED 95% MODIFIED PROCTOR DENSITY.

G TURF GRASS @ PARK

NOT TO SCALE



H COBBLESTONE SWALE IN GRAVEL LANDSCAPE

NOT TO SCALE

REVISIONS	DATE
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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
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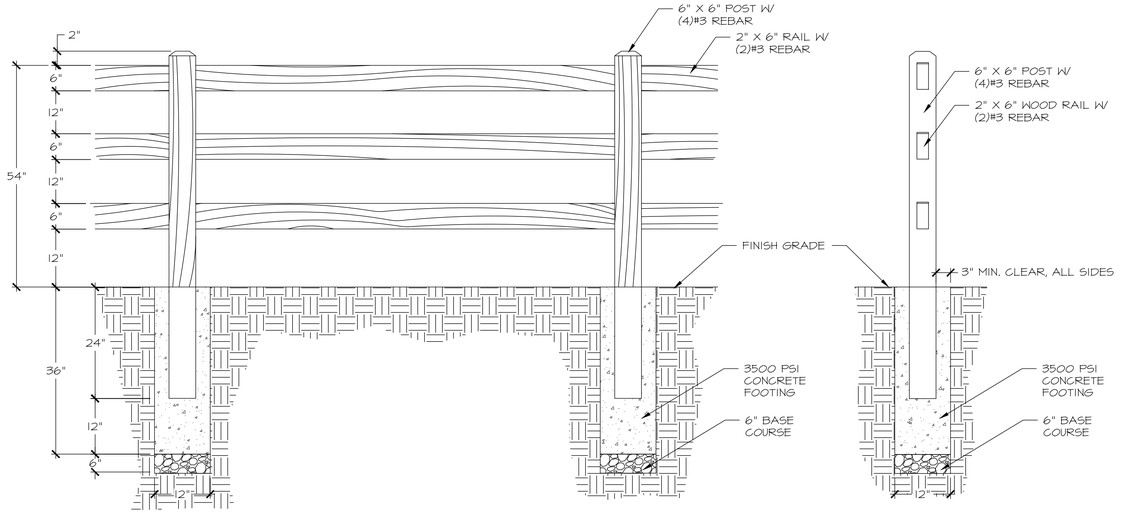
SITES SOUTHWEST

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

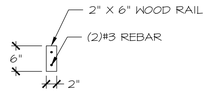
LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-26

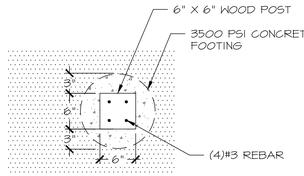


ELEVATION

SECTION



RAIL SECTION

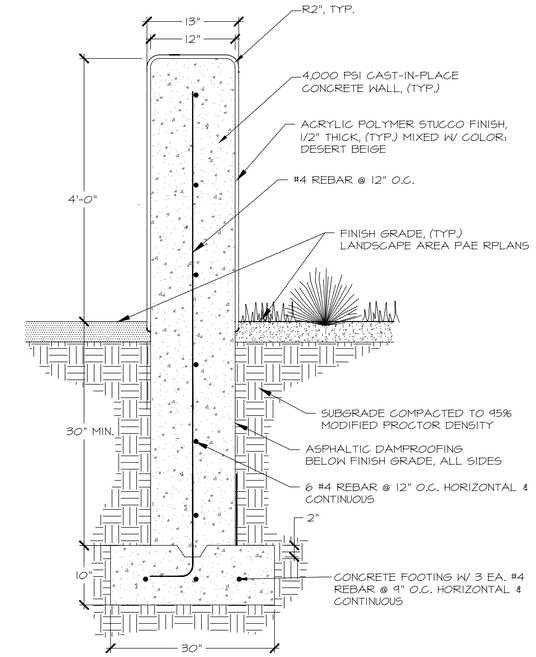


FOOTING DETAIL

GENERAL NOTES
1. THREE DIFFERENT SPLIT RAIL FENCE LENGTHS PER PLAN 4-4: 62 FEET, 42 FEET AND 20 FEET.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. WOOD TYPE: WESTERN RED CEDAR, NATURALLY WEATHER RESISTANT / NO CHEMICALS.

A WOOD SPLIT RAIL FENCE

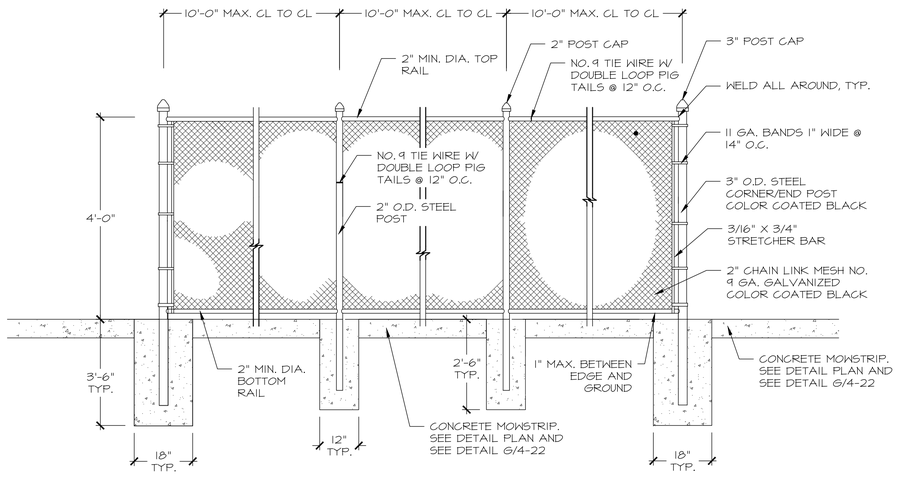
NOT TO SCALE



WALL SECTION

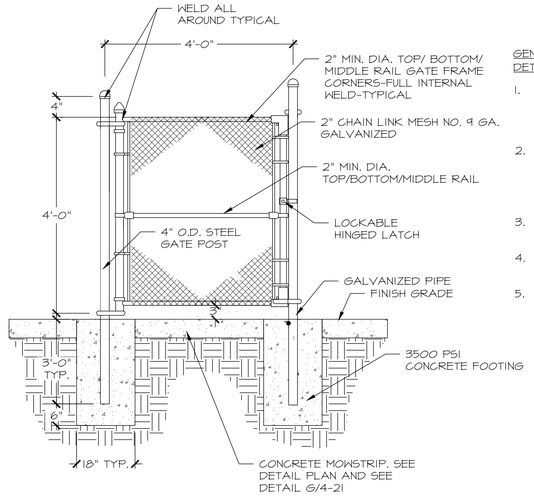
B CAST-IN-PLACE CONCRETE WALL WITH STUCCO

NOT TO SCALE



C 4' HIGH CHAINLINK FENCE

NOT TO SCALE



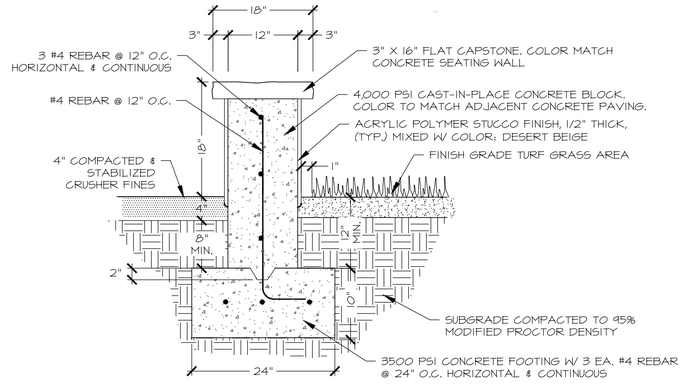
GENERAL NOTES APPLY FOR DETAIL C & D ON THIS SHEET

1. PROVIDE CLEAN WELDED ASSEMBLY FOR ENTIRE FENCE- COLOR COAT ALL PARTS (BLACK) .
2. PROVIDE HEAVY DUTY INDUSTRIAL GRADE GALVANIZED HARDWARE AND ACCESSORIES COLOR COAT BLACK
3. CONCRETE FOOTING SHALL BE 3000 PSI.
4. PROVIDE CLOSING & LOCKING MECHANISM.
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LATCHING SYSTEM.

D 4' HEIGHT CHAINLINK FENCE SINGLE GATE DETAIL

NOT TO SCALE

NOTE:
CONSTANT HEIGHT OF RETAINING SEAT WALL RELATIVE TO THE ADJACENT FINISH GRADE OF LANDSCAPE



E CAST-IN-PLACE CONCRETE SEAT WALL WITH STUCCO

NOT TO SCALE

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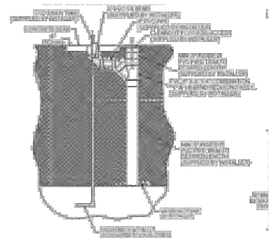
NOTES:

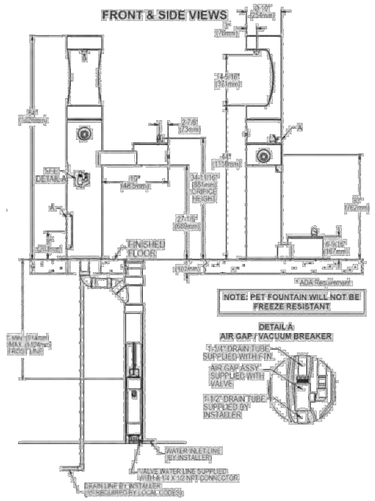
1. CONTRACTOR SHALL INSTALL 2" SQUARE ALUMINUM POST, IN GROUND MOUNT PER MANUFACTURER RECOMMENDATIONS.
2. MFR: DOG WASTE DEPOT.
3. MODEL: DEPOT-355-GRN
4. COLOR: MATTE GREEN

A DOG DISPENSER KIT W/ RECEPTACLE

NOT TO SCALE



SANITARY FREEZE-RESISTANT VALVE GROUND INSTALLATION DETAIL



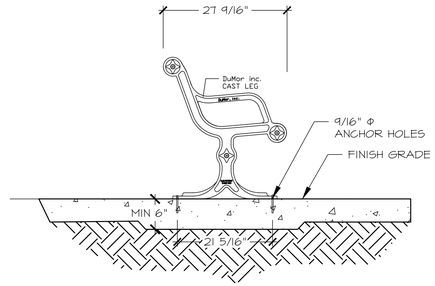
SECTION

NOTES:

1. DRINKING FOUNTAIN ADA COMPLIANT W/ UPPER BOTTLE FILLING STATION, PET STATION, NON-FILTERED, NON-REFRIGERATED, FREEZE RESISTANT.
2. MFR: ELKAY
3. MODEL: LK4420BFIUDBFRK
4. COLOR: GRAY.
5. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.

B DRINKING FOUNTAIN

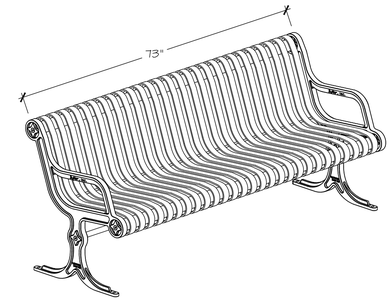
NOT TO SCALE



SECTION

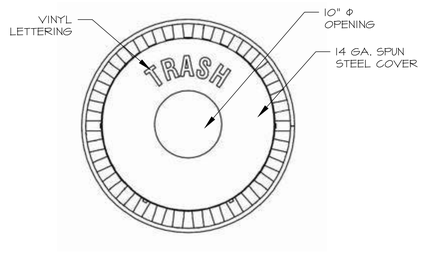
NOTES:

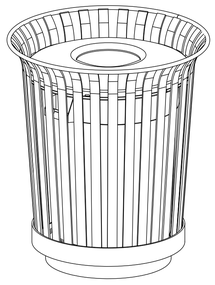
1. MFR: DUMOR, MODEL: 140-60 W END ARMRESTS.
2. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING. COLOR: ARGENTO W/ ANTI-GRAFFITI PROTECTION.
3. SURFACE MOUNTED.
4. USE 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED BY MFR.
5. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.

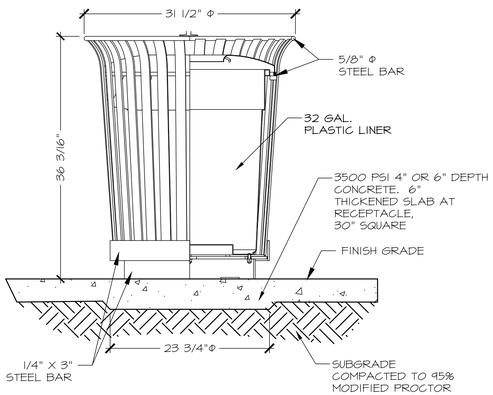


C 6' BENCH INSTALLATION

NOT TO SCALE





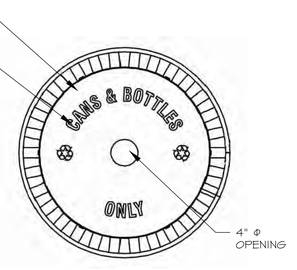


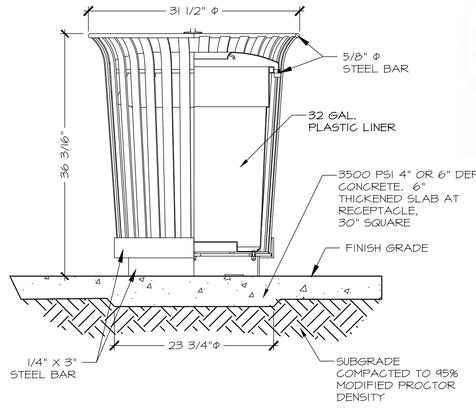
NOTES:

1. MFR: DUMOR, MODEL: 84-32
2. 32 GAL STEEL RECEPTACLE WITH CVR-30-RC-0011-25 3/8" DIA STEEL FLAT CVR.
3. 10" OPENING
4. DECAL TO READ: "TRASH"POWDER COAT COLOR: ARGENTO W/ ANTI-GRAFFITI PROTECTION.
5. BOLT TO THICKENED CONCRETE SLAB PER MFR. SPECIFICATIONS.
6. ANCHORING 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED (QTY 3) BY MFR.
7. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.

D 32 GAL TRASH RECEPTACLES INSTALLATION

NOT TO SCALE



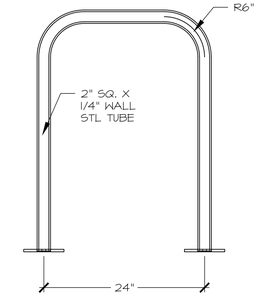


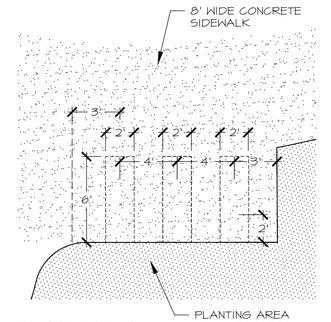
NOTES:

1. MFR: DUMOR, MODEL: 84-32
2. 32 GAL STEEL RECEPTACLE WITH CVR-30-RC-0075-25 3/8" DIA STEEL FLAT CVR.
3. 4" OPENING
4. DECAL TO READ: "ANS & BOTTLES ONLY" W/ RECYCLE LOGOS
5. POWDER COAT COLOR: BLUE
6. BOLT TO THICKENED CONCRETE SLAB PER MFR. SPECIFICATIONS.
7. ANCHORING: 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED BY MFR.
5. CONTRACTOR SHALL PROVIDE COLOR SAMPLES AND DRAWING WITH LETTERING TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.

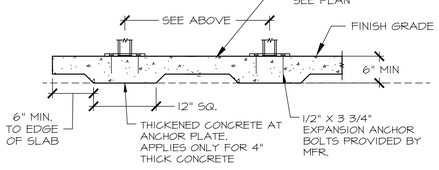
E 40 GAL RECYCLING BIN INSTALLATION

NOT TO SCALE





PLAN VIEW



NOTES:

1. MFR:DUMOR, MODEL: 291-00/S-2.
2. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POWDER COATING. COLOR: BRONZE
3. SURFACE MOUNTED.
4. USE 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED BY MFR.
5. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.

F BIKE RACK INSTALLATION

NOT TO SCALE

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PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
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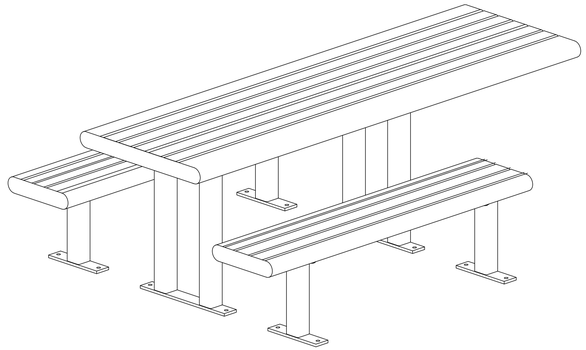
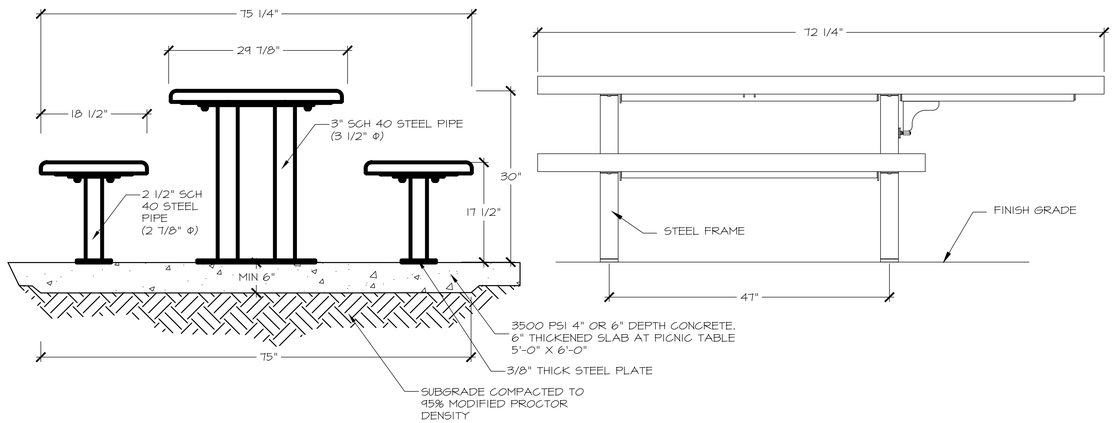
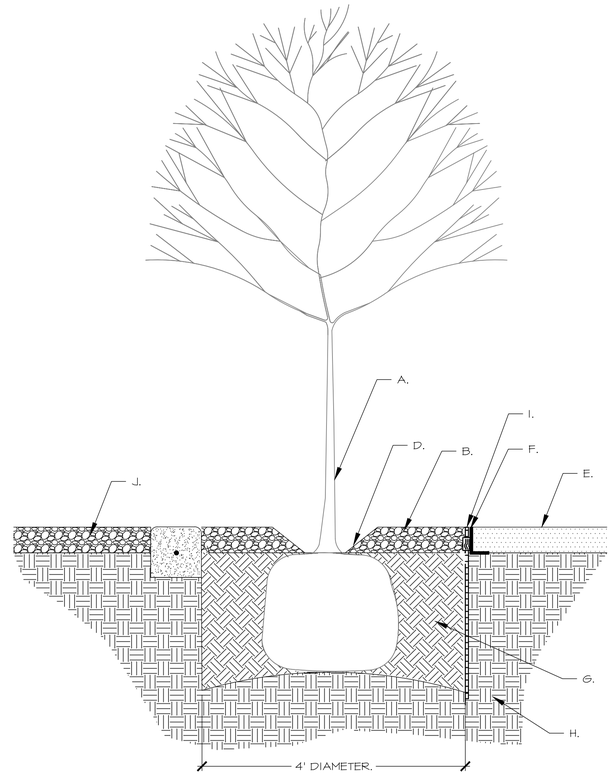


NOTES:
1. MFR: DuMOR
2. MODEL: 298-60-2H5, ADA ACCESSIBLE, HORIZONTAL STEEL STRAP
3. SURFACE MOUNT
   COLOR: ARGENTO W/ ANTI-GRAFFITI PROTECTION COAT.
4. BOLT TO THICKENED CONCRETE SLAB PER MFR. SPECIFICATIONS.
5. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POWDER COATING.
   COLOR: ARGENTO
6. 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS
7. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.



A PICNIC TABLE INSTALLATION

NOT TO SCALE



CONSTRUCTION NOTES:

A. TREE.

B. BACKFILL WITH AMENDED SITE SOIL.

C. MIN 4" DEPTH LANDSCAPE GRAVEL.

D. 4" GAP BETWEEN MULCH AND TREE.

E. FINISH GRADE OF COMPACTED & STABILIZED CRUSHER FINES, 4" DEPTH.

F. 3/16" X 4" PERMALOC PERMASTRIP ALUMINUM EDGING OR APPROVED EQUAL. TOP OF EDGING TO BE MAXIMUM OF 1/4" ABOVE SURFACE MATERIAL.

G. UNDISTURBED SOIL.

H. COMPACTED TO 95% MOD PROCTOR (UNDER PAVER ONLY)

I. 12" ALUMINUM STAKES TO LOCK INTO PRE-FORMED LOOPS ON THE EDGING

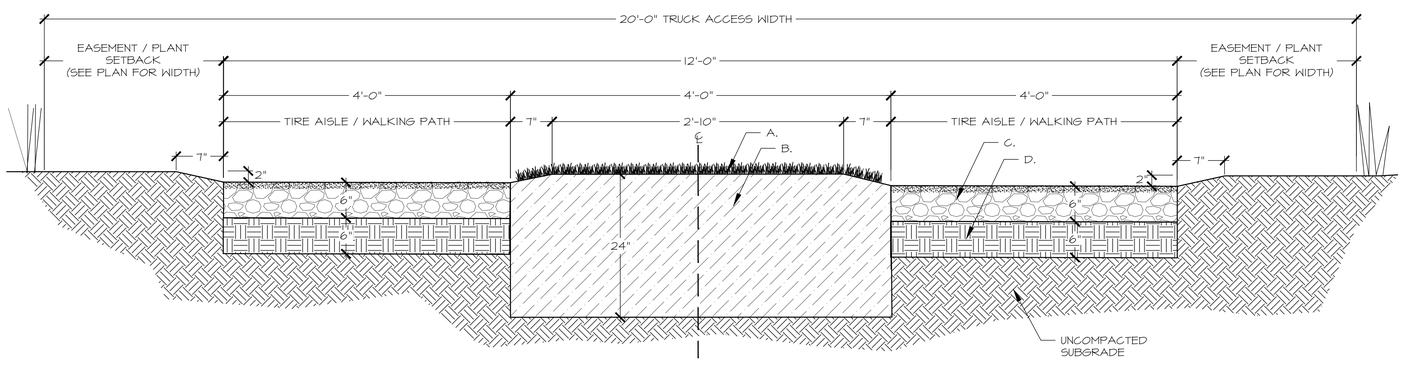
J. 4" DEPTH LANDSCAPE GRAVEL MULCH WITH PLANTING PER PLANTING PLANS.

NOTES:

1. INSTALLATION EDGING TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

B TREE PLANTING AT PLAZA

NOT TO SCALE



GENERAL NOTES:

1. SOIL SHALL BE RAKED LEVEL PRIOR TO ANY SEEDING.
2. SEED LAYER SHALL BE SPREAD IN FURROWS LENGTHWAYS OF THE PATH.
3. TO PREPARE EXISTING SOIL FOR SEED, ALL SOIL SHALL BE REMOVED BETWEEN THE TWO TRACKS AND AMMENDED WITH THE FOLLOWING MIXTURE.

   SOIL MIXTURE:
   80% CLEAN NATIVE SOIL
   20% ORGANIC MATERIALS.

CONSTRUCTION NOTES:

A. THIN SEED LAYER TOPDRESSED W/ FINE MULCH SEED LAYER SHOULD BE LAID OUT IN FURROWS LENGTHWAYS.

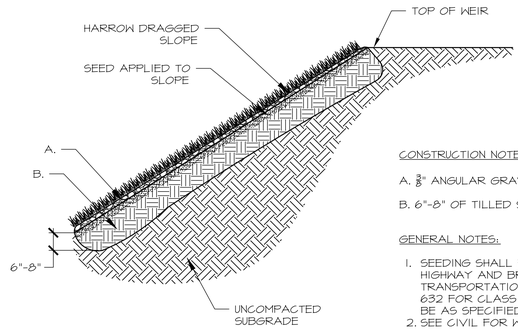
B. SOIL MIXTURE.

C. 6" DEPTH, TYPE I AGGREGATE BASE COURSE W/ A THIN TOP LAYER OF SEED.

D. COMPACTED SUBGRADE AT 90% PROCTOR DENSITY

C SEWER ACCESS: TWO TRACK GRAVEL PATH

NOT TO SCALE



CONSTRUCTION NOTES:

A. $\frac{3}{8}$" ANGULAR GRAVEL SEEDED WITH REVEGETATION SEED MIX

B. 6"-8" OF TILLED SOIL

GENERAL NOTES:

1. SEEDING SHALL FOLLOW THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, NEW MEXICO DEPARTMENT OF TRANSPORTATION, 2019 EDITION. SEE ABOVE DETAIL AND SECTION 632 FOR CLASS C SEEDING WITH ROCK MULCH. SEED LIST SHALL BE AS SPECIFIED IN THESE DRAWINGS AND SPECIFICATIONS.
2. SEE CIVIL FOR WEIR DETAILS.

D BERM ARMORING

NOT TO SCALE

REVISIONS	DATE
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REVISED OCOTOBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

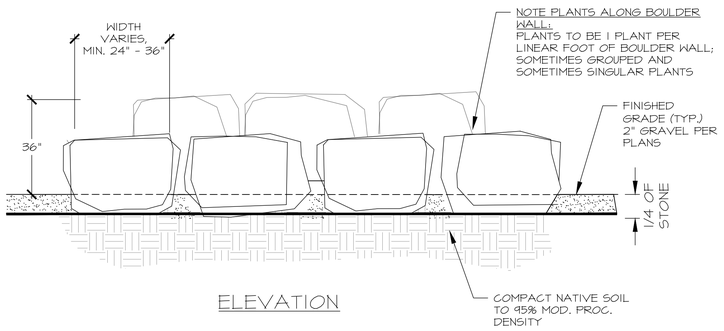
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

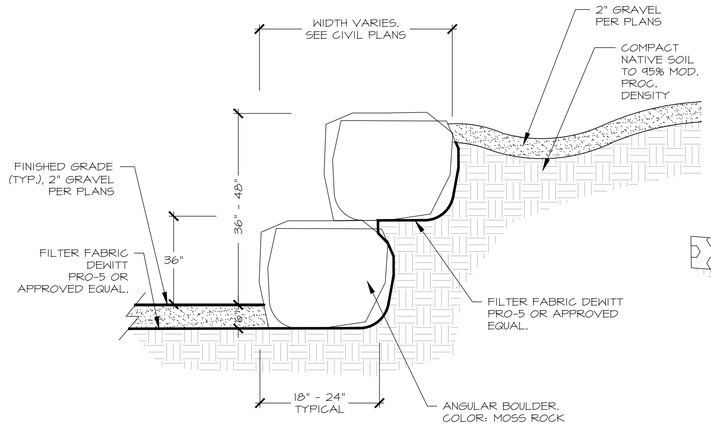
DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-29

NOTE:
- GRADING PER CIVIL PLANS.
- CONTRACTOR SHALL PROVIDE COLOR SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- BOULDERS PROVIDED AND INSTALLED BY LANDSCAPE CONTRACTOR.

CONSTRUCTION NOTES:
- BURY 1/4 TO 1/3 OF BOULDER (OR 4" TO 6" MIN.) IN COMPACTED SUBGRADE. BOULDER LOCATIONS PER PLAN AND AND IN APPROVAL WITH LANDSCAPE ARCHITECT PRIOR INSTALLATION.
- COMPACTED SUBGRADE TO 95% PROCTOR UNDER & AROUND BOULDER



ELEVATION



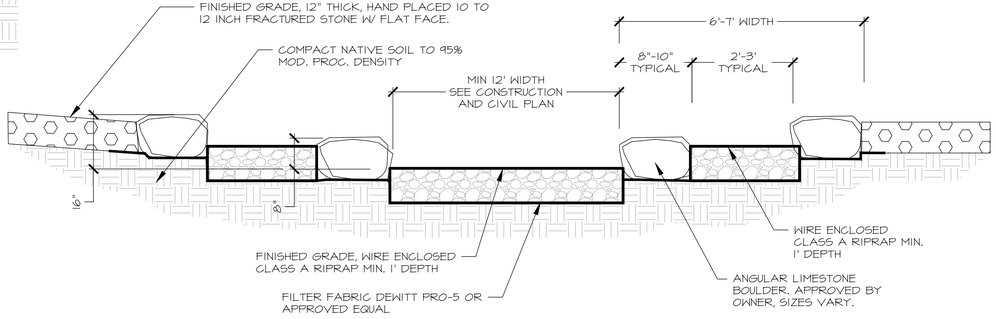
SECTION

A MOSS ROCK RETAINER WALL @ SUBDIVISION

NOT TO SCALE

NOTE:
- GRADING PER CIVIL PLANS.
- CONTRACTOR SHALL PROVIDE COLOR SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- LIMESTONE BOULDERS PROVIDED AND INSTALLED BY LANDSCAPE CONTRACTOR.
- SPILLWAY AND DRAINAGE DETAILS PER CIVIL PLANS.

CONSTRUCTION NOTES:
- BURY 1/4 TO 1/3 OF BOULDER (OR 4" TO 6" MIN.) IN COMPACTED SUBGRADE. BOULDER LOCATIONS PER PLAN AND AND IN APPROVAL WITH LANDSCAPE ARCHITECT PRIOR INSTALLATION.
- HAND PLACED FRACTURED STONE TO BE REINFORCED WITH FORMED IN NON-SHRINK GROUT. 2000 PSI AT 3 DAY STRENGTH WHEN INSTALLED BY DAMP PACK METHOD.
- COMPACTED SUBGRADE TO 95% PROCTOR UNDER & AROUND BOULDER



B CIRCULAR ENERGY DISSIPATOR SECTION @ POND

NOT TO SCALE



IMAGE FOR REFERENCE ONLY. BACHECHI PARK IN ALBUQUERQUE, NM

C WAYFINDING SIGNAGE

NOT TO SCALE



IMAGE FOR REFERENCE ONLY



IMAGE FOR REFERENCE ONLY. BACHECHI PARK IN ALBUQUERQUE, NM



IMAGE FOR REFERENCE ONLY. BACHECHI PARK IN ALBUQUERQUE, NM.

D "DO NOT DISTURB LANDSCAPE" SIGN

NOT TO SCALE

NOTE:
PRELIMINARY DESIGN FOR SIGNAGES STILL IN PROGRESS AND ONLY FOR DISCUSSION PURPOSES. PRELIMINARY DESIGN IS NOT APPROVED BY OWNER.

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CASE # 2024-7998 △	

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SITES SOUTHWEST

PLAN PREPARED BY:
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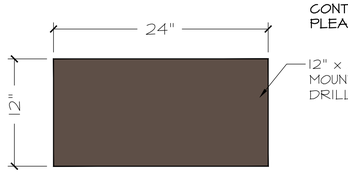
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024		4-30

NOTE:
PRELIMINARY DESIGN FOR SIGNAGES STILL IN PROGRESS AND ONLY FOR DISCUSSION PURPOSES. DESIGN IS NOT APPROVED BY OWNER.



CONTENT FOR EACH INTERPRETIVE SIGN
PLEASE SEE XXXX

12" x 24" x 3/8" THICK INTERPRETIVE STEEL PANEL MOUNTED WITH 1/4" VANDAL PROOF SCREWS DRILL 5/16" HOLES IN MOUNTING IPE WOOD PANEL.

ENLARGEMENT
INTERPRETIVE PANEL

NOTES:
1. ALL STEEL-TO-STEEL JOINTS SHALL BE WELDED AND GROUND FLUSH.
2. ALL EXPOSED STEEL SURFACES SHALL BE BRONZE ANODIZED.
3. FOUNDATION DIMENSIONS & THICKNESS TO BE VERIFIED AND TO BE CONFIRMED AND STAMPED BY STRUCTURAL ENGINEER PRIOR TO INSTALLATION. STAMPED SHOP DRAWINGS PROVIDED BY CONTRACTOR.
4. STRUCTURAL ENGINEER SHALL BE RESPONSIBLE FOR ALL FOOTING, STEEL MEMBERS SIZING, STUDS SIZING FOR MOUNTING AND ALL CONNECTIONS.
5. FONT STYLE MUST BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
6. THE TEXT FONT SHALL BE CENTERED ON THE STEEL PANEL IN BOTH DIRECTIONS.
7. FONT STYLE SHALL BE SWIS721 EX BT ROMAN.

GENERAL NOTES:

SIGN CONTRACTOR IS RESPONSIBLE FOR SIGN ENGINEERING. SIGN SHALL BE OF DURABLE CONSTRUCTION WITH AN APPROPRIATE FOOTING.

SIGN CONTRACTOR SHALL PROVIDE A SHOP DRAWING FOR THE MOUNTING SYSTEM FOR THE LETTERS.

SITE SPECIFIC ORIENTATION TO BE FIELD VERIFIED BY SIGN CONTRACTOR UPON CONSULTATION WITH OWNER
AND LANDSCAPE ARCHITECT.

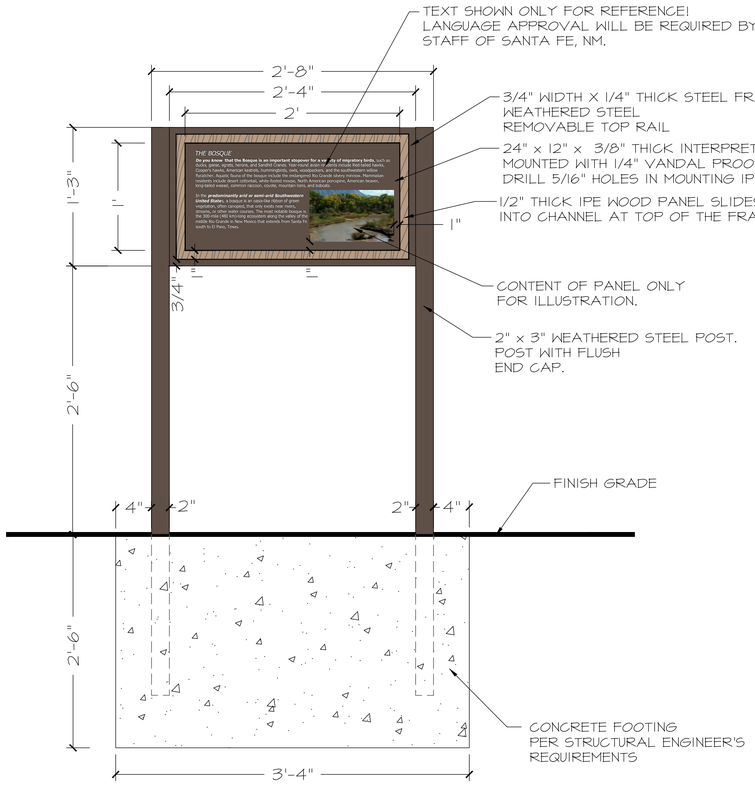
LANGUAGE ON SIGNAGE SHALL BE APPROVED BY CITY STAFF BEFORE INSTALLATION.



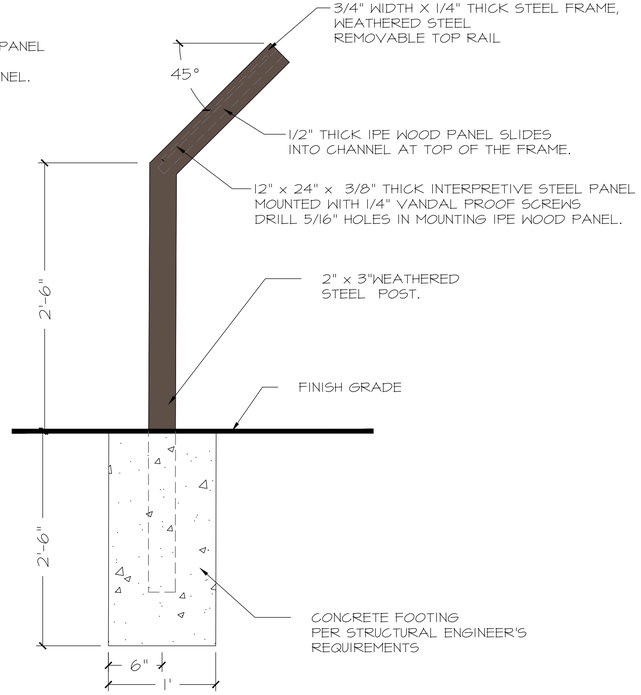
ALTERNATE: IMAGE FOR REFERENCE ONLY



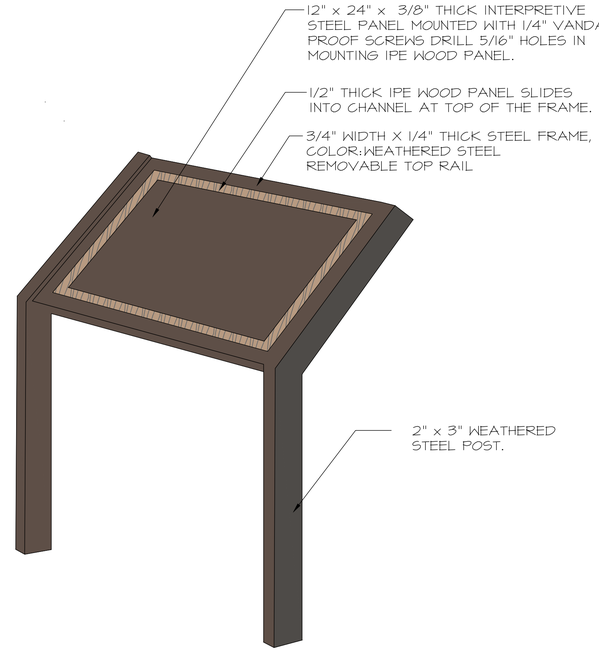
ALTERNATE: IMAGE FOR REFERENCE ONLY
BACHECHI PARK, ALBUQUERQUE



FRONT VIEW



SIDE VIEW



PERSPECTIVE - N.T.S.

REVISIONS	DATE
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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

SEAL

CITY REVIEW

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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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PHONE: (505) 822-8200
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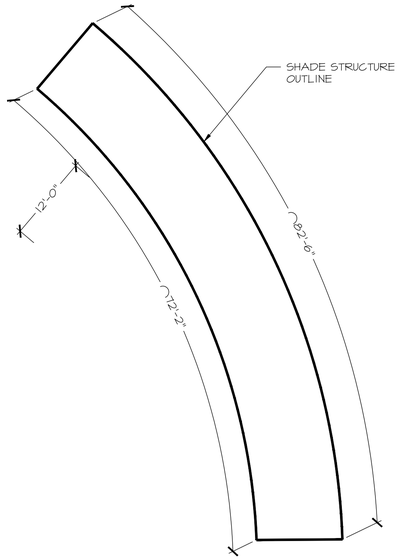
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

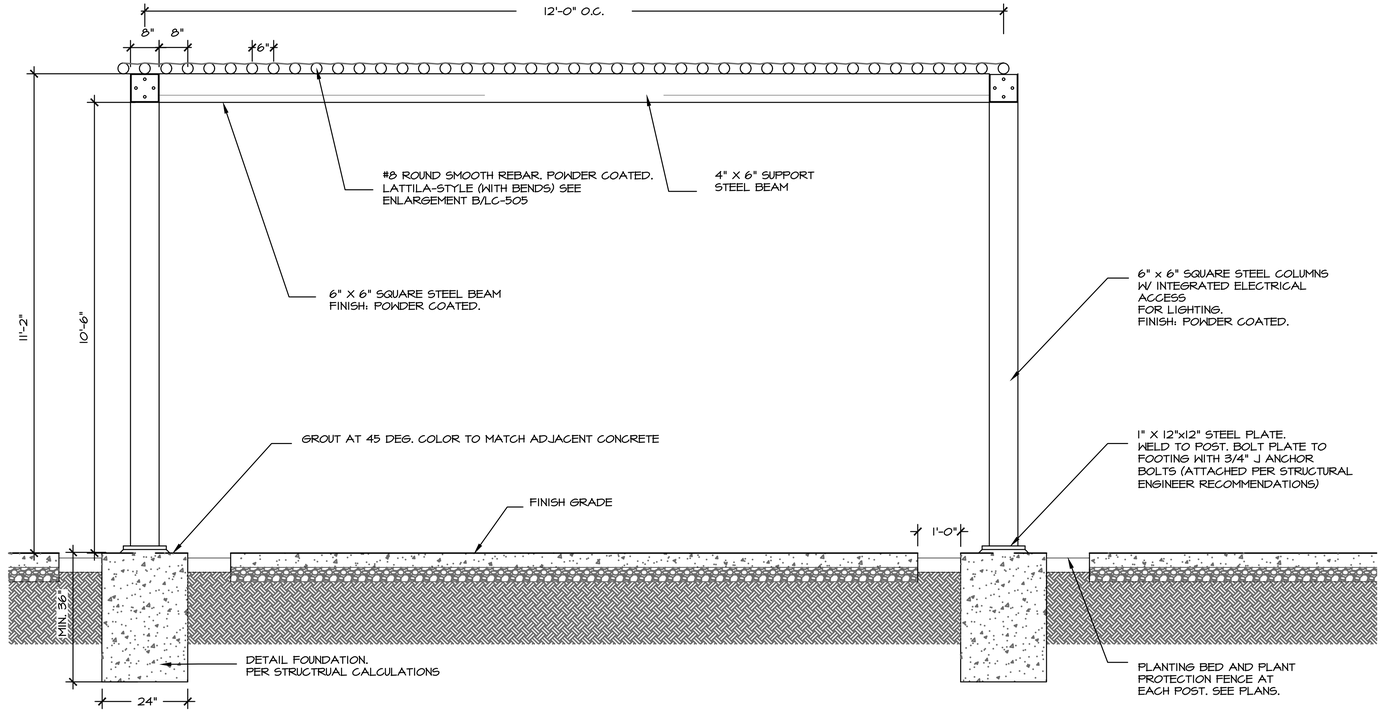
LANDSCAPE DETAILS

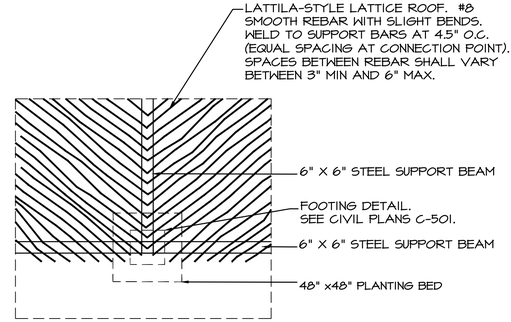
DATE:	SCALE:	SHEET:
MARCH 2024		4-31



NOTES:

1. DRAWINGS ARE SCHEMATIC IN NATURE TO SHOW DESIGN AND MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING STAMPED ENGINEERED SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING STAMPED ENGINEERED SHOP DRAWINGS FOR ALL FOOTING AND STEEL MEMBER SIZING AND ALL CONNECTIONS AND FASTENERS.
3. DIMENSION BETWEEN COLUMNS TO BE VERIFIED AND TRELLIS SPAN TO BE CONFIRMED AND STAMPED BY STRUCTURAL ENGINEER PRIOR TO INSTALLATION. STAMPED SHOP DRAWINGS PROVIDED BY CONTRACTOR.





NOTES:

1. CONTRACTOR SHALL VERIFY PROPOSED LOCATIONS OF PERGOLA POSTS PRIOR TO FABRICATION OF STRUCTURE TO ENSURE THAT ALL POST FOOTINGS ARE NOT IN CONFLICT WITH EXISTING BUILDING FOUNDATIONS, ARTWORK, OR OTHER SITE FEATURES TO REMAIN.
2. LATTILA/LATTICE PATTERN SHOWN IS SCHEMATIC FOR LAYOUT PURPOSES.
3. ALL STEEL POSTS SHALL BE INSTALLED PLUMB, PERPENDICULAR TO GRADE.
4. ALL METAL JOINTS TO BE CONTINUOUSLY FILLET WELDED, TOP SURFACES TO BE GROUND FLUSH.
5. ALL METAL PARTS SHALL BE POWDER COATED FINISH BY SHADE STRUCTURE MANUFACTURER. COLOR: MATTE BROWN. COLOR SAMPLES SHALL BE PROVIDED AND APPROVED BY LANDSCAPE ARCHITECT.
6. ENDS OF ALL TUBE MEMBERS TO BE CAPPED, WELDED, AND FINISHED AS NOTED ABOVE.
7. UTILIZE VANDAL RESISTANT HARDWARE. BOLT HEADS SHALL BE TACK WELDED TO STEEL SUPPORT AND SHALL NOT BE GALVANIZED.
8. LIGHTING FIXTURE PER ELECTRICAL ENGINEER. SEE PLANS ES-101 & E-103. PROVIDE CLEAR PASSAGE FOR WIRING INSIDE OF POST AND SUPPORT BEAMS.
9. PROVIDE HAND HOLES AS NECESSARY TO FACILITATE RUNNING WIRE INTERIOR TO STRUCTURE. COORDINATE WITH ELECTRICAL FOR LOCATIONS. HAND HOLES SHALL BE 3" BY 7" RECTANGULAR WITH COVER PLATE AND TAMPER RESISTANT HARDWARE. TO BE LOCATED ON TOP OF BEAM OR SIDE OF POST. COVER AND HARDWARE TO BE PREFABRICATED WITH SHELTER AND TO MATCH FINISH OF SHELTER.





A SHADE STRUCTURE - PLAZA

NOT TO SCALE

NOTE:
PRELIMINARY DESIGN FOR SHADE STRUCTURES STILL IN PROGRESS AND ONLY FOR DISCUSSION PURPOSES. DESIGN IS NOT APPROVED BY OWNER. FINALIZED DESIGN WILL APPLY FOR ALL THREE (3) SHADE STRUCTURES IN THE PARK.

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REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

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CITY REVIEW

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TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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SITES SOUTHWEST

PLAN PREPARED BY:
SITES SOUTHWEST
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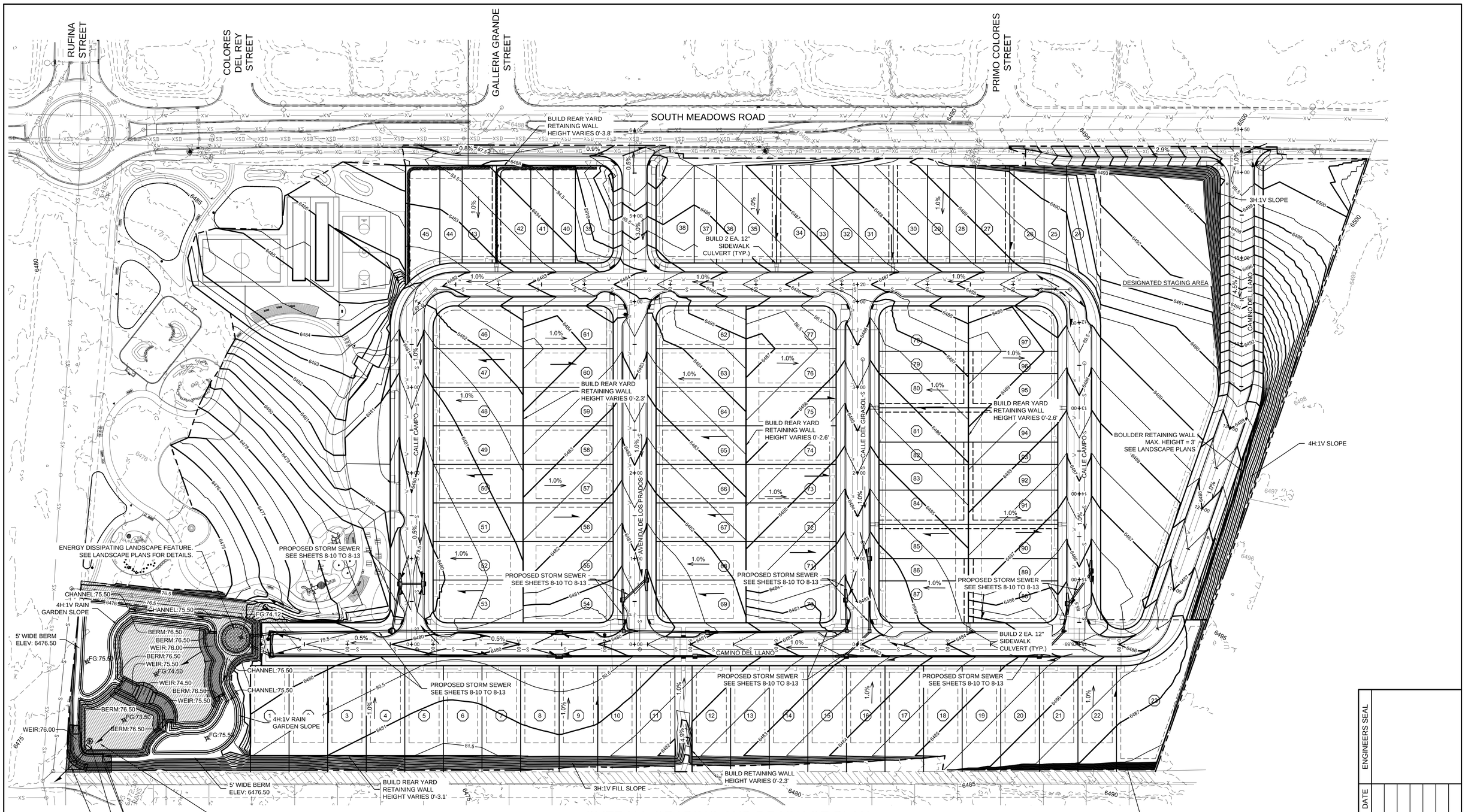
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024		4-32



WATER CATCHMENT AREA INFORMATION:
STAGE 1:
TOP ELEVATION = 6376.50 FT
BOTTOM ELEVATION = 6374.50 FT

STAGE 2:
TOP ELEVATION = 6376.50 FT
BOTTOM ELEVATION = 6374.50 FT

STAGE 3:
TOP ELEVATION = 6376.50 FT
BOTTOM ELEVATION = 6373.50 FT
VOLUME = 43,588 CF
AREA = 31,441 SF

LEGEND

- FINISHED CONTOUR
- EXISTING CONTOUR
- DIRECTION OF FLOW
- RETAINING WALL
- PROPERTY LINE / ROW
- POST AND STAFF GAUGE
- HOA MAINTENANCE AREA

OVERALL GRADING AND DRAINAGE PLAN

SCALE: 1" = 50'
CONTOUR INTERVAL = 0.5'

0 25 50 100
SCALE: 1" = 50'

NOTES:

1. EXISTING CONTOURS WITHIN GRADING LIMITS OMITTED FOR CLARITY.
2. SEE LANDSCAPE PLANS FOR FOR TREE PRESERVATION.
3. SEE LANDSCAPE PLANS FOR WATER CATCHMENT AREA PLANTINGS AND ADDITIONAL BERM EROSION CONTROL DETAILS.

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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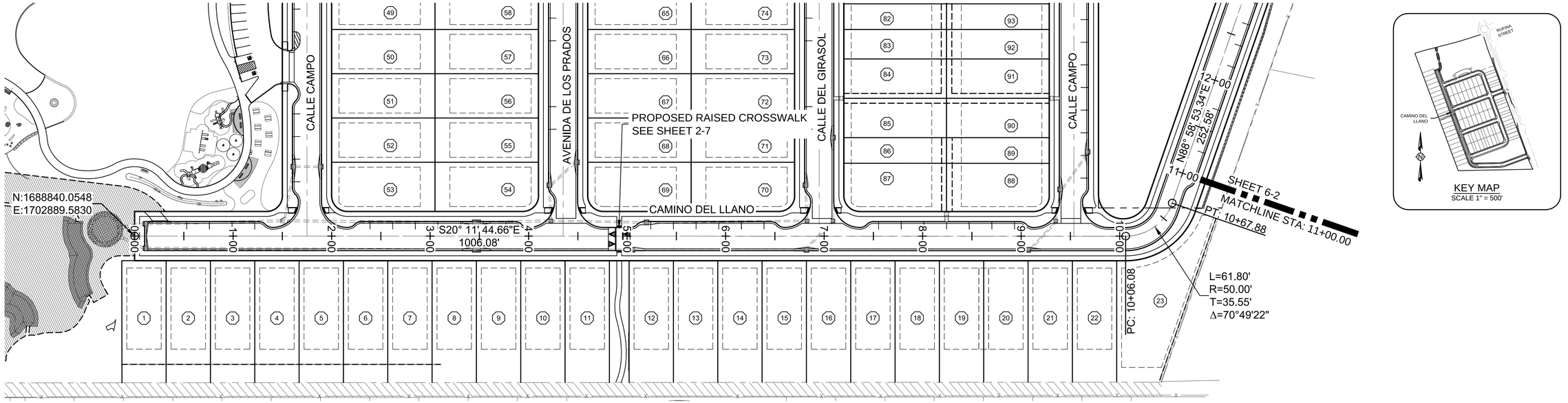
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

OVERALL GRADING AND DRAINAGE PLAN

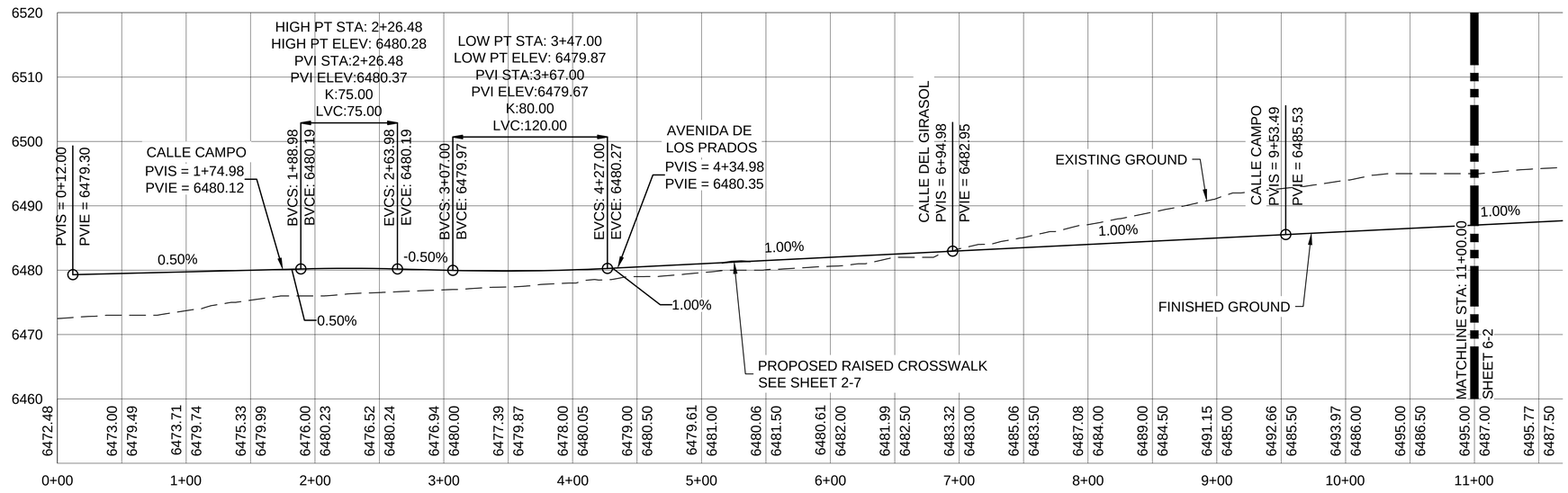
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	5-2

ENGINEERS SEAL
DATE
REVISIONS



CAMINO DEL LLANO - PLAN VIEW

SCALE: 1" = 50'



CAMINO DEL LLANO - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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PRELIMINARY SUBDIVSION PLAT
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3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY PLAN AND PLOT

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-1

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DATE
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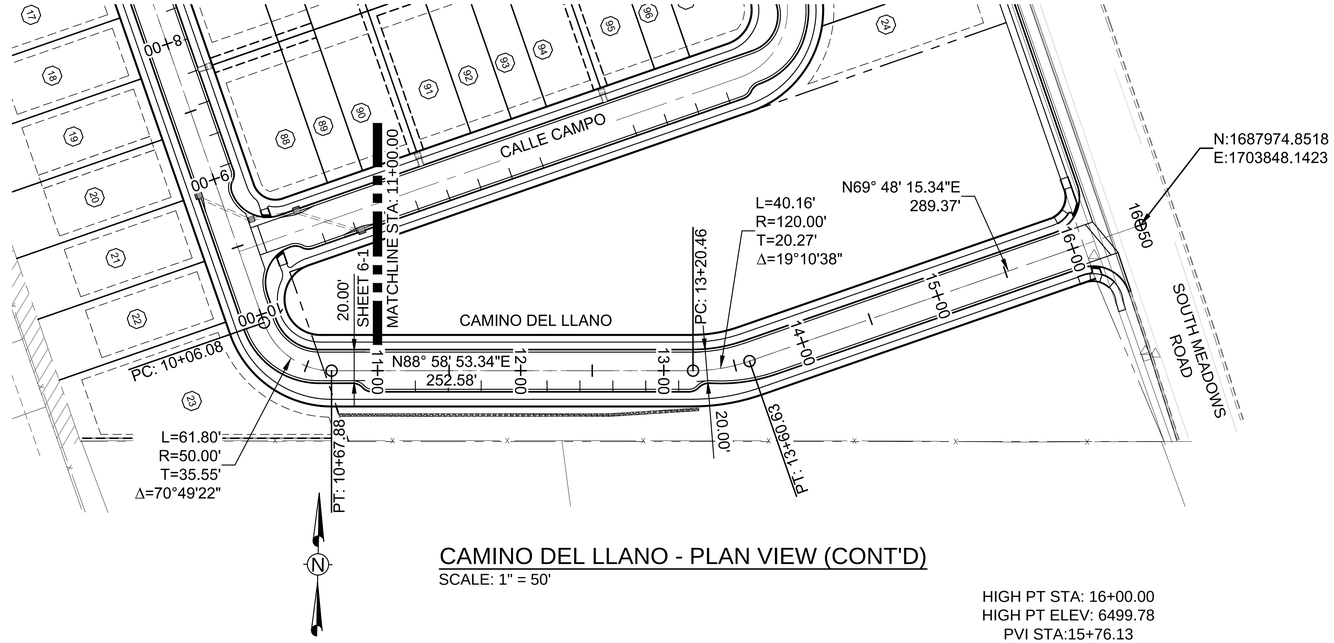
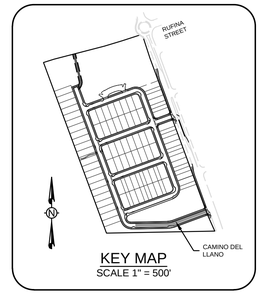
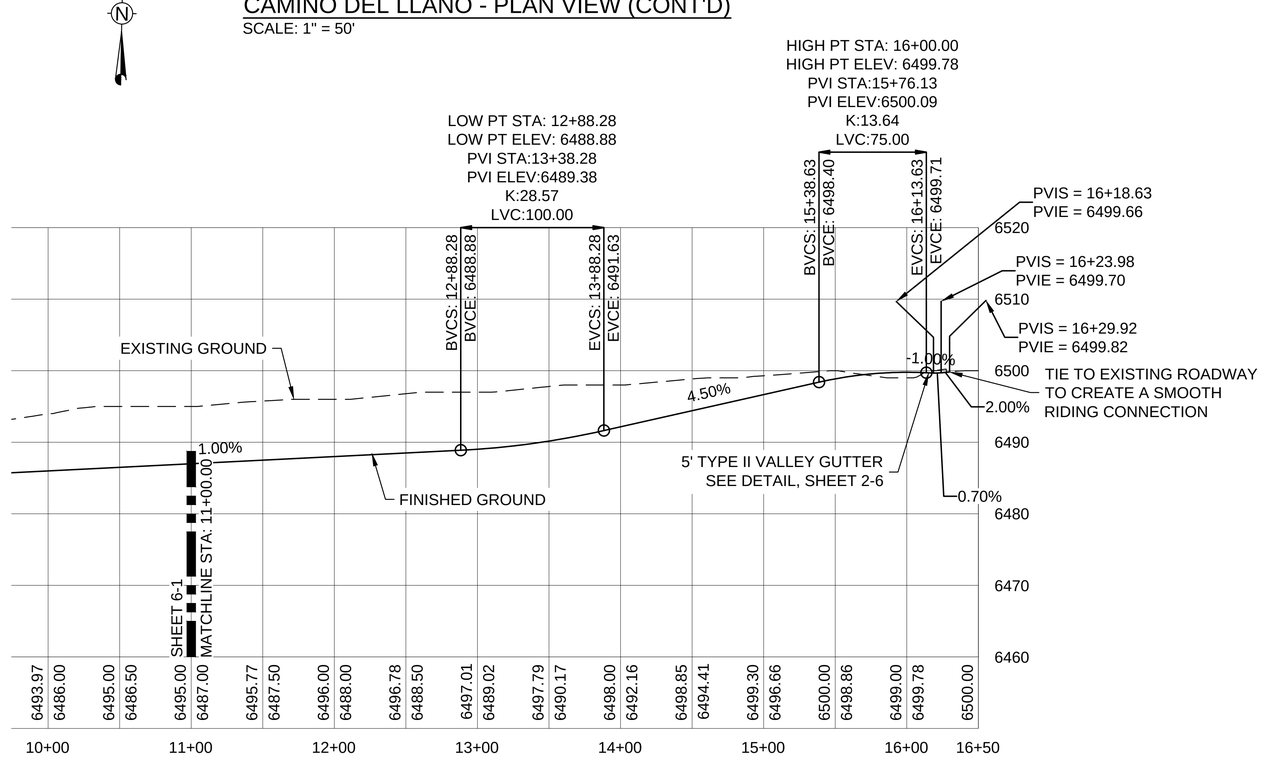


CAMINO DEL LLANO - PLAN VIEW (CONT'D)

SCALE: 1" = 50'





CAMINO DEL LLANO - PROFILE VIEW (CONT'D)

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

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PRELIMINARY SUBDIVSION PLAT
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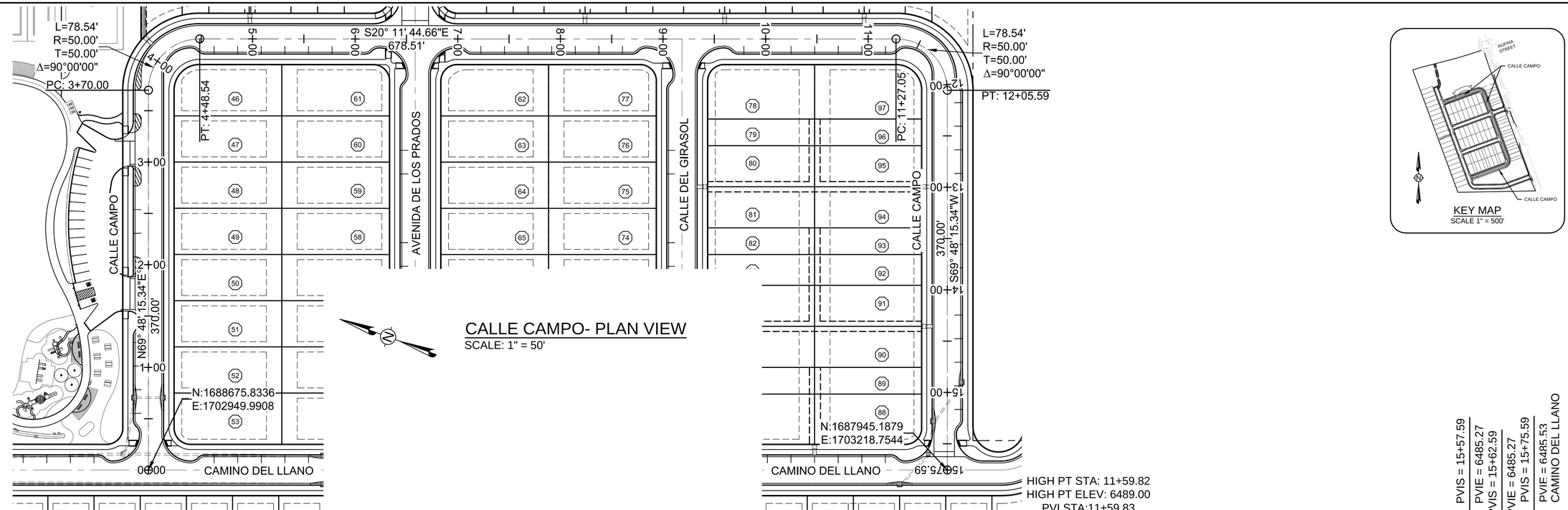
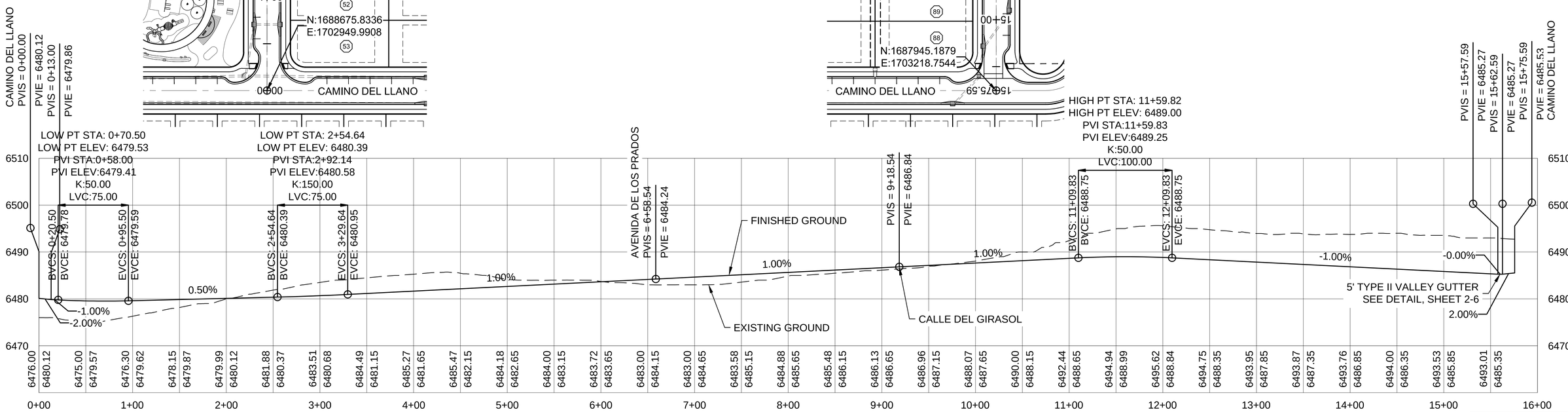
ROADWAY PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-2



CALLE CAMPO- PLAN VIEW

SCALE: 1" = 50'



CALLE CAMPO- PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

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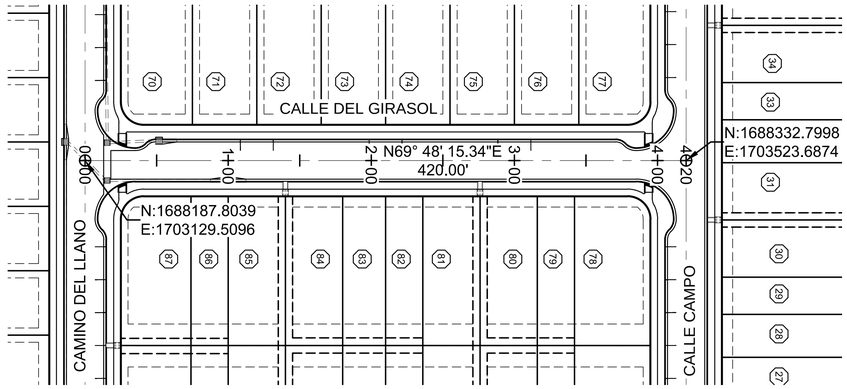
ROADWAY PLAN AND PROFILE (CONT'D)

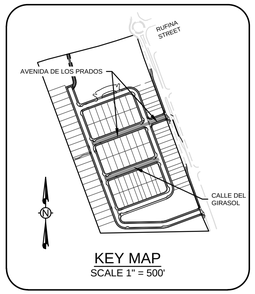
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-3



AVENIDA DE LOS PRADOS - PLAN VIEW

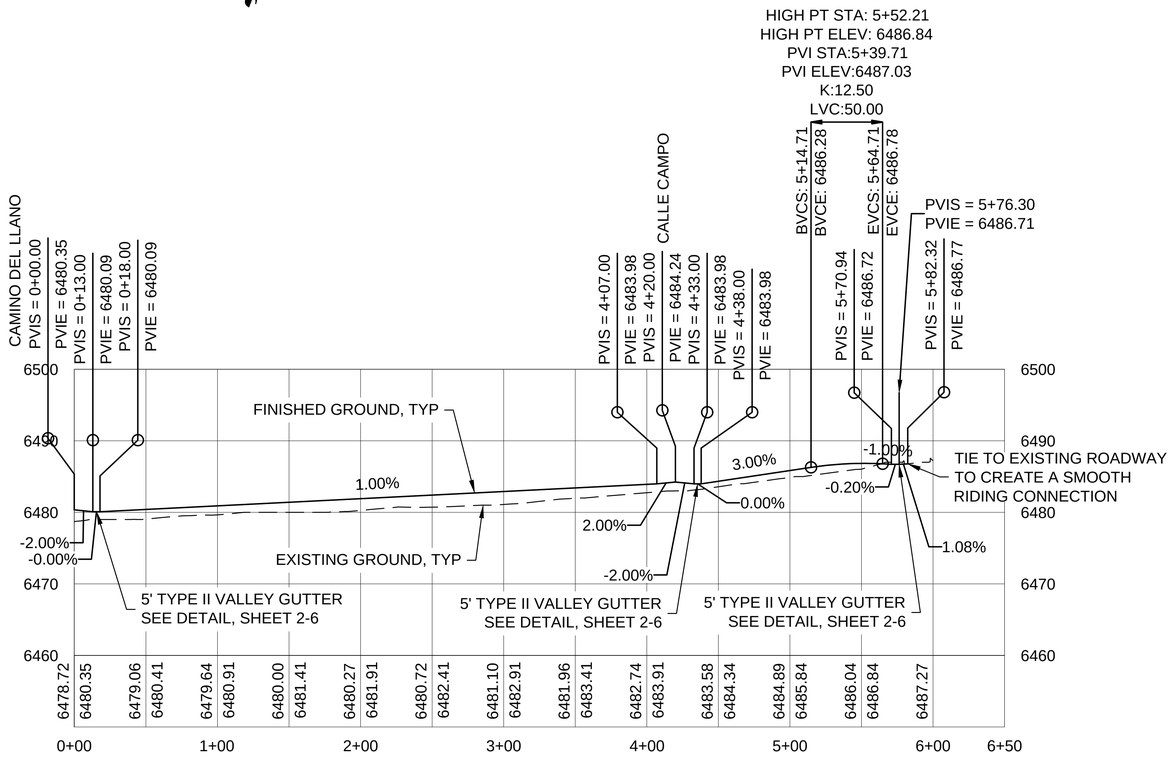
SCALE: 1" = 50'





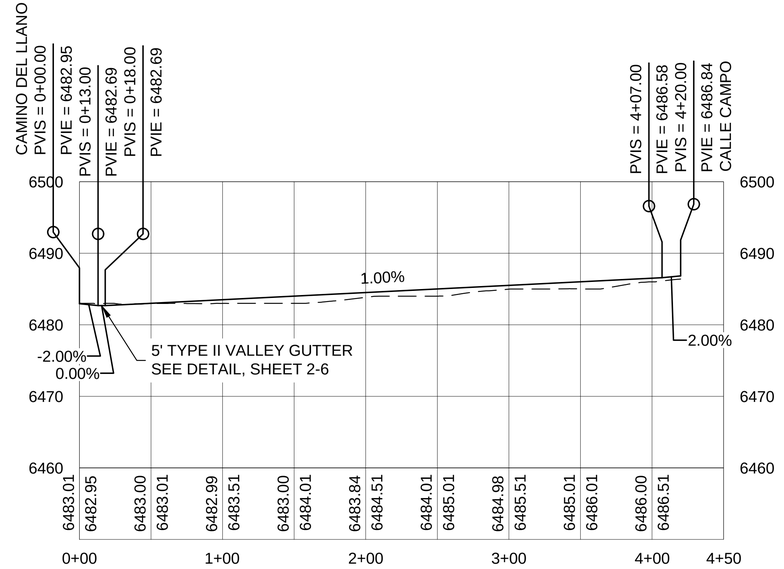
CALLE DEL GIRASOL - PLAN VIEW

SCALE: 1" = 50'



AVENIDA DE LOS PRADOS - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



CALLE DEL GIRASOL - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

REVISIONS	DATE	ENGINEERS SEAL

CITY REVIEW		
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STREETS DIV.		
TRAFFIC DIV.		
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PER STAFF COMMENTS
CASE # 2024-7998

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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-4

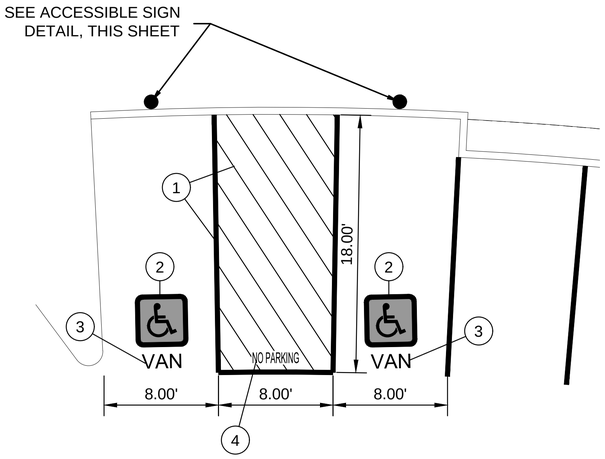
CITY OF SANTA FE SIGNING AND STRIPING NOTES:

SIGN AND POST REQUIREMENTS

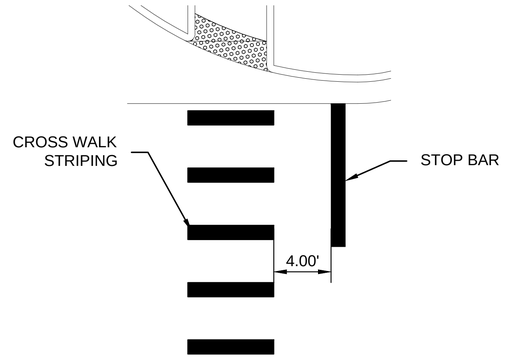
1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); *CURRENT* EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - *CURRENT* EDITION.
3. SIGNPOSTS WITH APPROVED BREAKAWAY DEVICE SHALL BE "MARION" BRAND 4 LB. / FT. U CHANNEL - BLACK; NO SUBSTITUTES ALLOWED.
4. SIGN SHEETING SHALL BE "3M" BRAND HIGH INTENSITY; NO SUBSTITUTIONS ALLOWED.
5. SIGN HEIGHT SHALL BE A MINIMUM OF 7' HIGH FROM THE BOTTOM OF THE LOWEST SIGN ABOVE THE TOP OF CURB, UNLESS OTHERWISE NOTED; AND SHALL BE PLACED IN ACCORDANCE WITH NMDOT STANDARD DRAWINGS AND SPECIFICATIONS.
6. STREET NAME LETTERING SHALL COMPLY WITH THE STANDARDS IN THE CURRENT EDITION OF THE MUTCD; THAT IS THE LETTERING SHALL BE LOWER CASE LETTERS WITH UPPERCASE INITIAL LETTERS.

STRIPING AND PAINT NOTES

1. STOP BARS SHALL BE A MINIMUM 12" WIDE; WHITE RETROREFLECTIVE THERMOPLASTIC PREFORMED PATTERNED PAVEMENT STRIPE.
2. CROSSWALK STRIPES SHALL BE 12" WIDE; WHITE RETROREFLECTIVE THERMOPLASTIC PREFORMED PATTERNED PAVEMENT STRIPE, ARRANGED IN A CONTINENTAL PATTERN, THAT IS, LONGITUDINAL LINES PARALLEL TO THE FLOW OF TRAFFIC AND ARRANGED TO AVOID WHEEL PATHS, (MUTCD P. 384, SECTION 3B.18).
3. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
4. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT MARKINGS (WORD OR SYMBOL) SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
5. *RETRO-REFLECTORIZED PAINTED PAVEMENT MARKING STRIPES* - FOR HIGH-BUILT *PAINT*, USE TWO COATS AND FOR REGULAR PAINT USE THREE COATS. (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS.)
6. ALL STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) - CURRENT EDITION, AND THE NMDOT SSHBC.

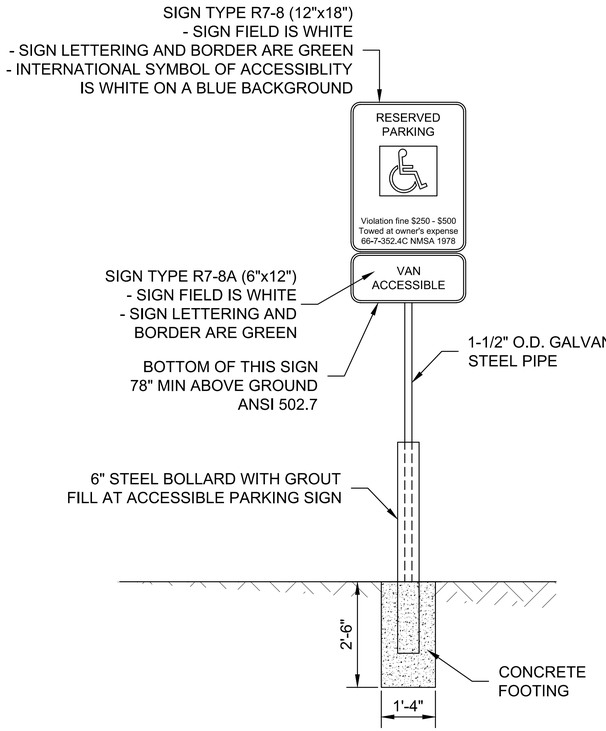


ADA PARKING DETAIL
SCALE: 1" = 5'

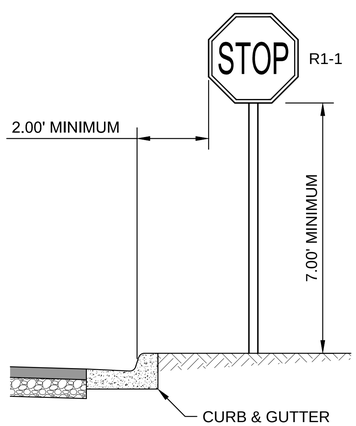


STOP BAR PLACEMENT DETAIL
SCALE: 1" = 5'

# STRIPING KEY	
1	RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID BLUE [PAINT] (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)
2	THERMOPLASTIC PRE-FORMED ADA ACCESSIBLE PAVEMENT MARKING
3	THERMOPLASTIC PRE-FORMED PAVEMENT MARKING WORD "VAN"
4	THERMOPLASTIC PRE-FORMED PAVEMENT MARKING WORDS "NO PARKING"
5	RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID WHITE [PAINT] (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)

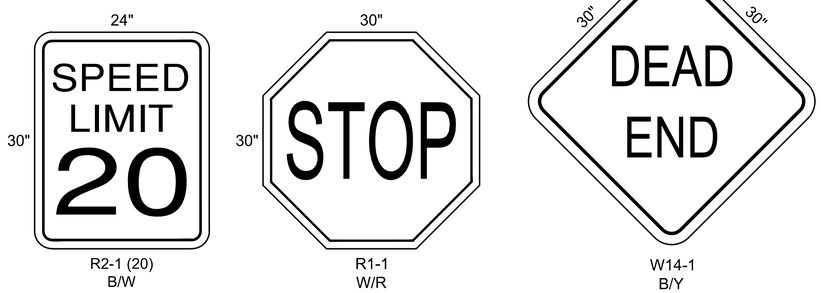


ACCESSIBLE SIGN DETAIL
SCALE: N.T.S.



TYPICAL SIGN PLACEMENT
SCALE: N.T.S.

R1-5
B/W
(36" X 36")



SIGN FACE DETAILS
SCALE: N.T.S.

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REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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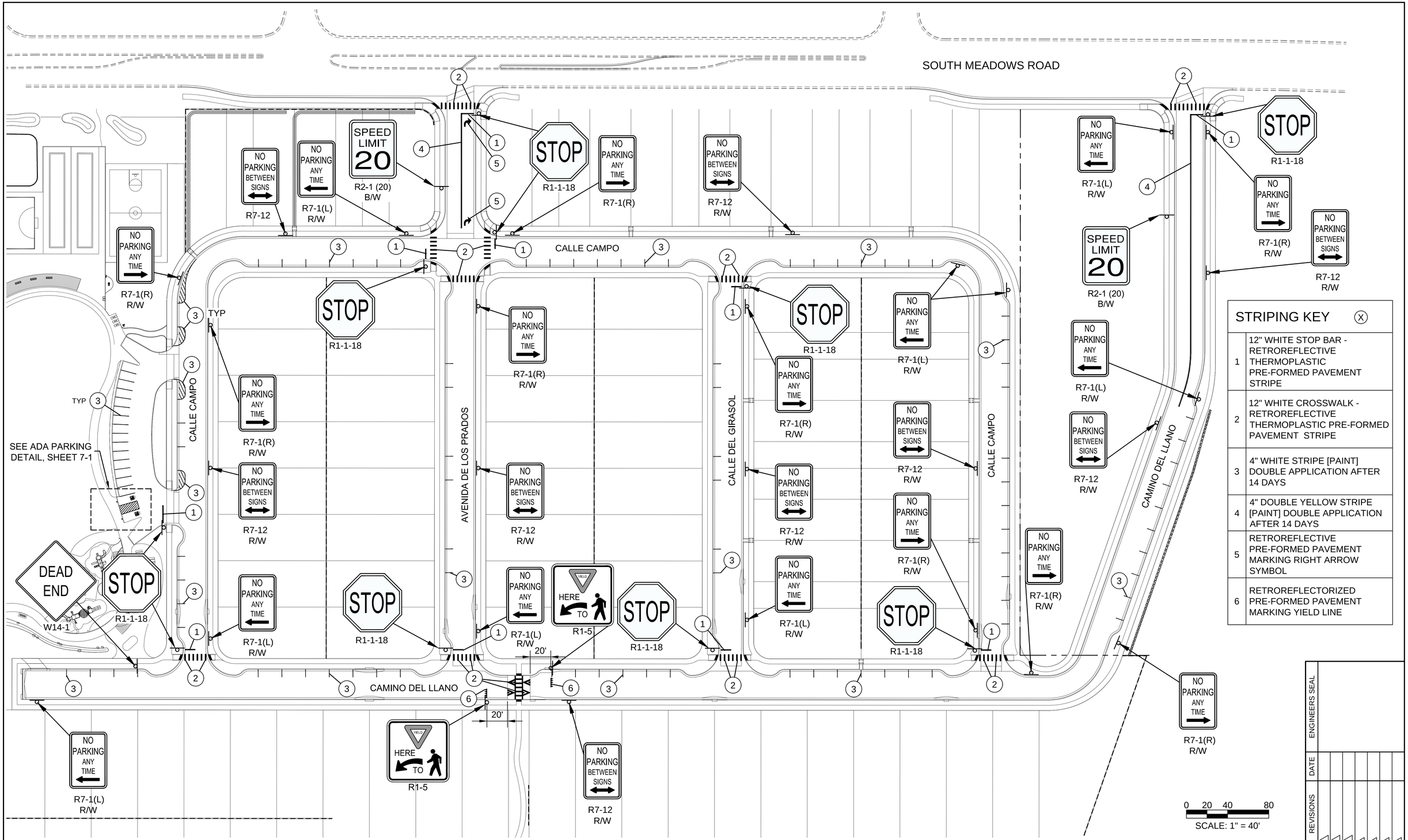
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SIGNING AND STRIPING NOTES AND DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	7-1



STRIPING KEY (X)

1	12" WHITE STOP BAR - RETROREFLECTIVE THERMOPLASTIC PRE-FORMED PAVEMENT STRIPE
2	12" WHITE CROSSWALK - RETROREFLECTIVE THERMOPLASTIC PRE-FORMED PAVEMENT STRIPE
3	4" WHITE STRIPE [PAINT] DOUBLE APPLICATION AFTER 14 DAYS
4	4" DOUBLE YELLOW STRIPE [PAINT] DOUBLE APPLICATION AFTER 14 DAYS
5	RETROREFLECTIVE PRE-FORMED PAVEMENT MARKING RIGHT ARROW SYMBOL
6	RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING YIELD LINE

ENGINEERS SEAL

DATE

REVISIONS

SIGNING AND STRIPING PLAN

SCALE: 1" = 40'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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SUBMITTAL FOR LOS PRADOS
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SIGNING AND STRIPING PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 40'	7-2



ON-STREET PARKING LAYOUT

SCALE: 1" = 40'

TOTAL ON-STREET PARKING STALLS SHOWN = 70

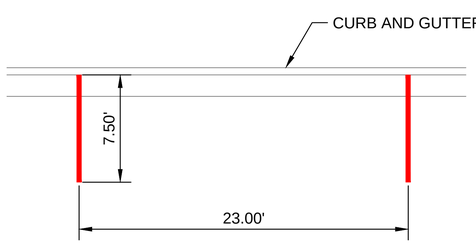
NOTE:
DRIVEWAYS SHOWN HEREON ARE CONCEPTUAL AND, THEREFORE THE PARKING LAYOUT IS SUBJECT TO CHANGE BASED ON FINAL DRIVEWAY LOCATIONS. HOWEVER, A MINIMUM OF 70 ON-STREET PARKING SPACES WILL BE PROVIDED.

0 2.5 5 10
SCALE: 1" = 5'

0 20 40 80
SCALE: 1" = 40'

NOTES

1. SEE SHEET 7-1 FOR SIGN FACE DETAILS.
2. SEE SHEET 7-1 FOR SIGN MOUNTING HEIGHT REQUIREMENTS.
3. SEE SHEET 7-2 FOR PLACEMENT OF NO PARKING SIGNS.



TYPICAL ON-STREET PARKING STALL

SCALE: 1" = 5'

REVISED SEPTEMBER 2024
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CASE # 2024-7998

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ON-STREET PARKING LAYOUT

DATE:	SCALE:	SHEET:
MARCH 2024	AS NOTED	7-3

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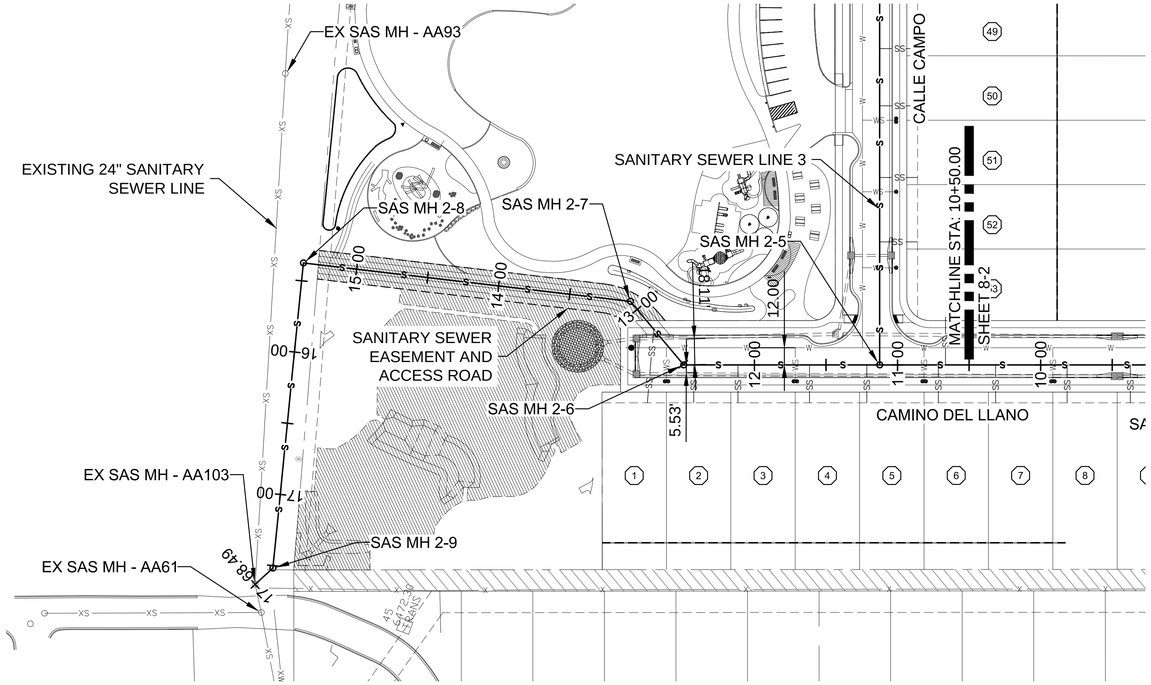
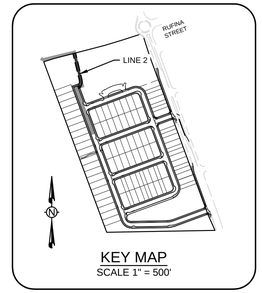
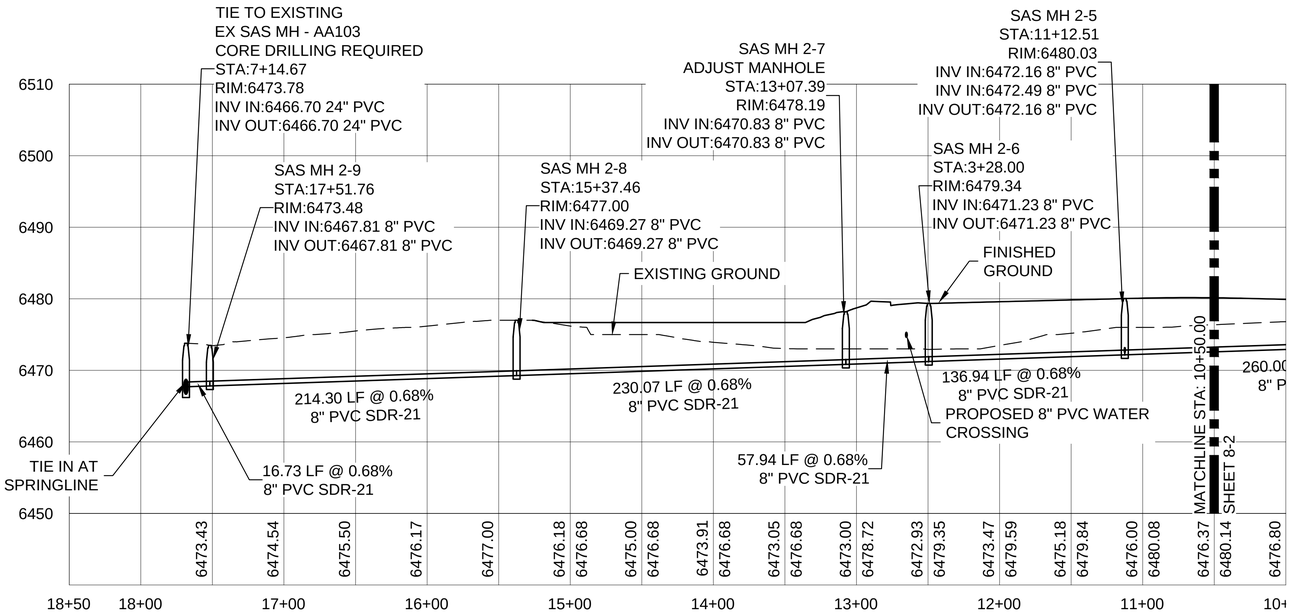
REVISIONS





PROPOSED SANITARY SEWER PLAN - LINE 2

SCALE: 1" = 50'



PROPOSED SANITARY SEWER PROFILE - LINE 2

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

REVISED SEPTEMBER 2024
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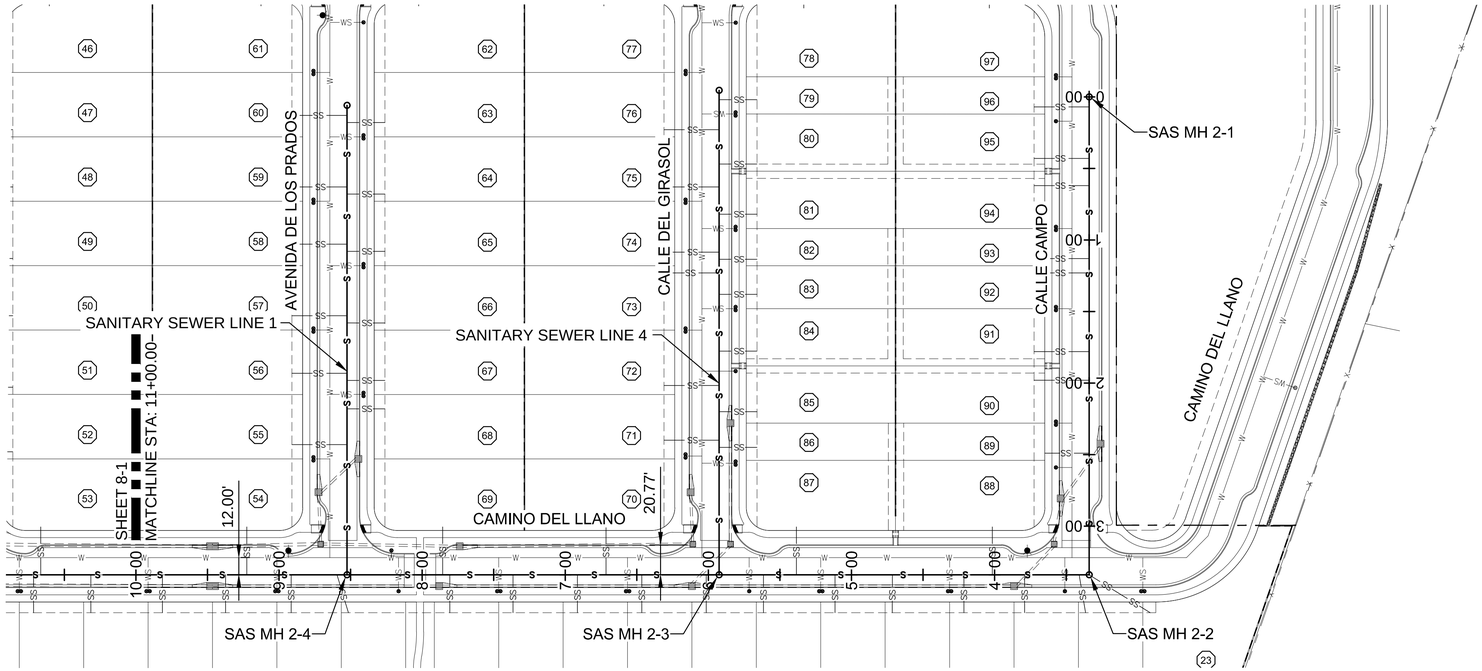
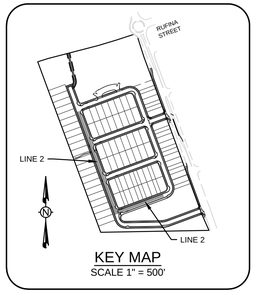
3600 AND 3740 SOUTH MEADOWS ROAD

SANITARY SEWER PLAN AND PROFILE

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	8-1

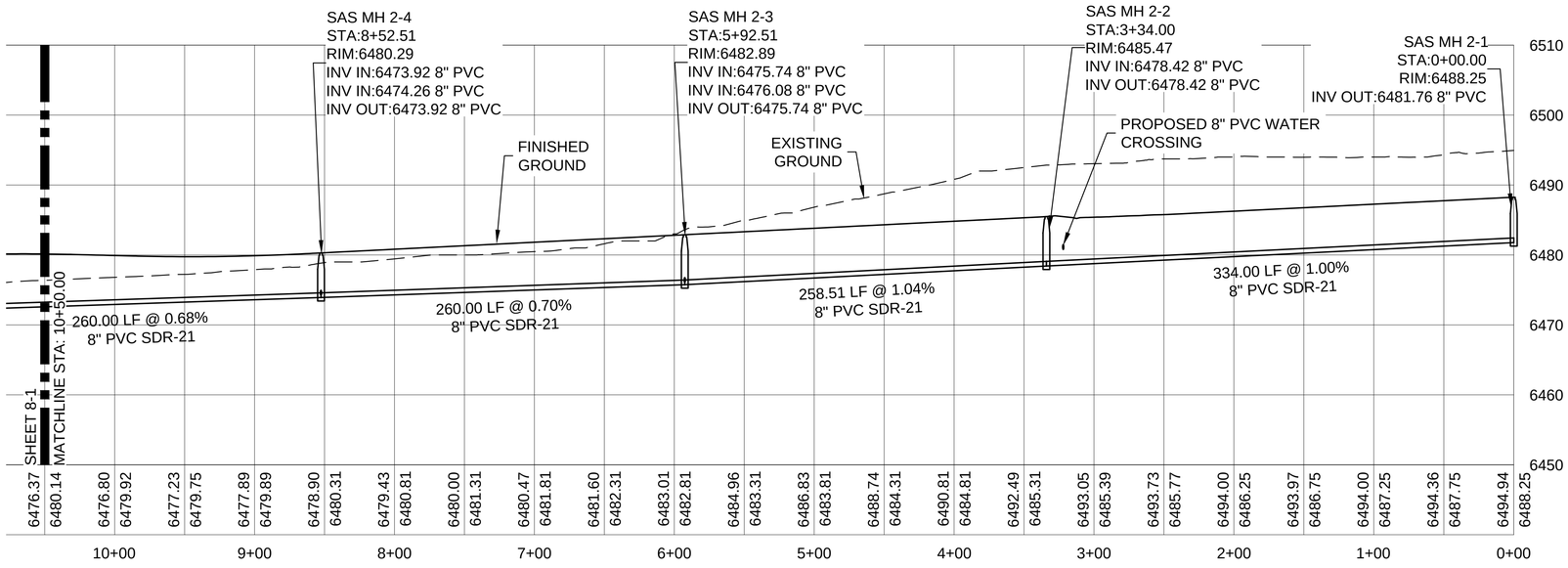
ENGINEERS SEAL
DATE
REVISIONS





PROPOSED SANITARY SEWER PLAN - LINE 2

SCALE: 1" = 50'



0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

PROPOSED SANITARY SEWER PROFILE - LINE 2

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

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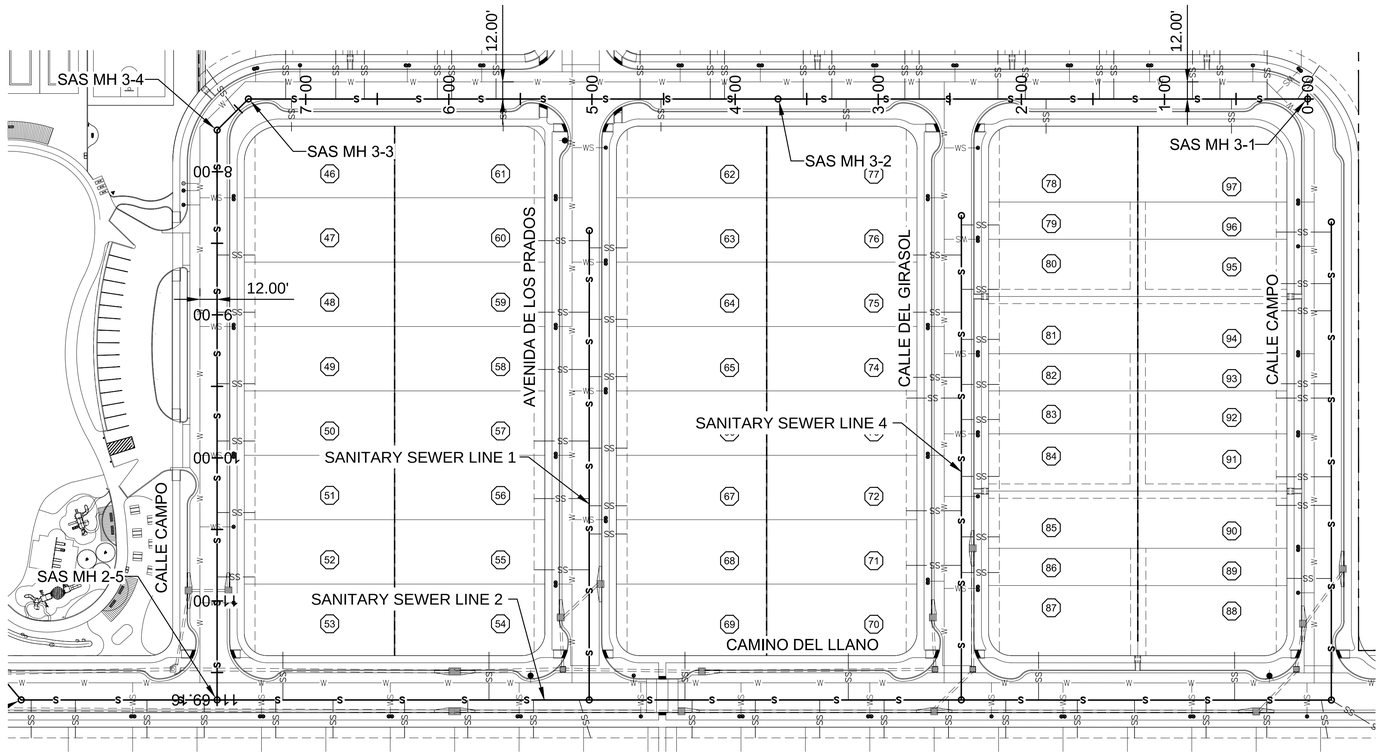
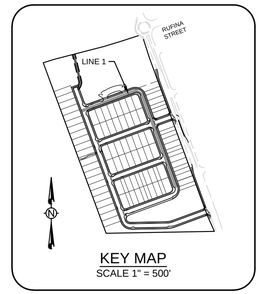
SANITARY SEWER PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	8-2

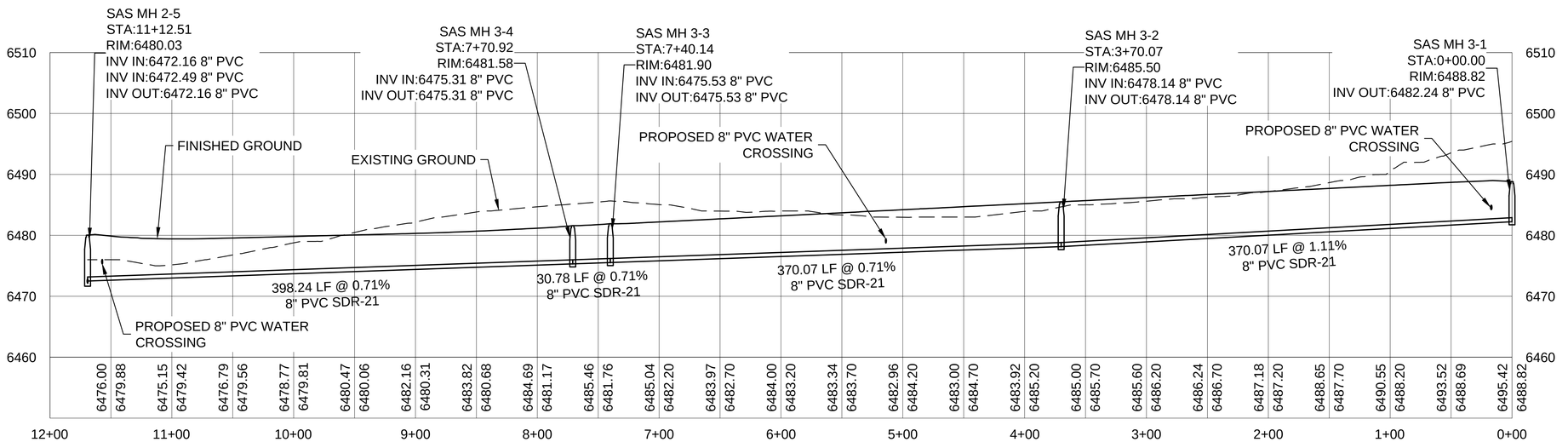




KEY MAP
SCALE 1" = 500'

PROPOSED SANITARY SEWER PLAN - LINE 3

SCALE: 1" = 50'



0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

PROPOSED SANITARY SEWER PROFILE - LINE 3

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

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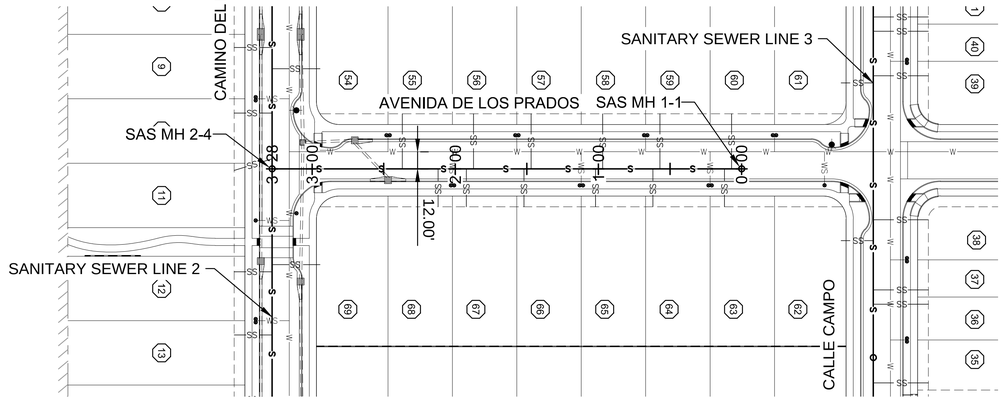
SANITARY SEWER PLAN AND PROFILE

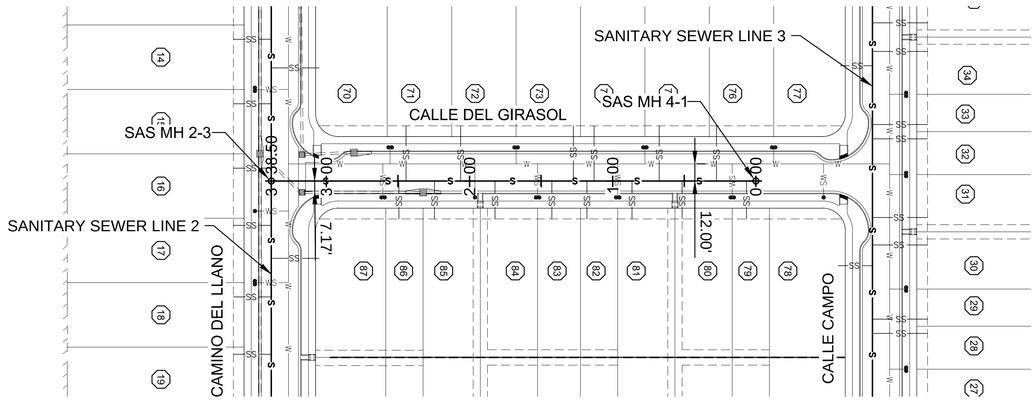
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	8-3

ENGINEERS SEAL
DATE
REVISIONS



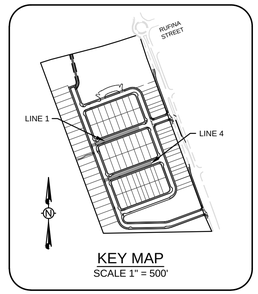
PROPOSED SANITARY SEWER PLAN - LINE 1

SCALE: 1" = 50'

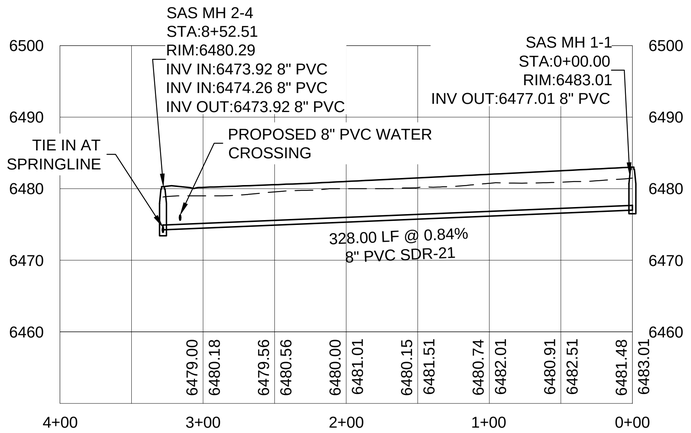


PROPOSED SANITARY SEWER PLAN - LINE 4

SCALE: 1" = 50'

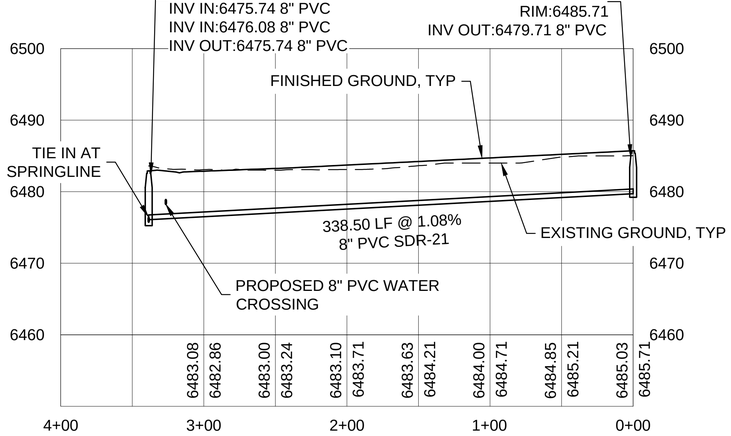


KEY MAP
SCALE 1" = 500'



PROPOSED SANITARY SEWER PROFILE - LINE 1

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



PROPOSED SANITARY SEWER PROFILE - LINE 4

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

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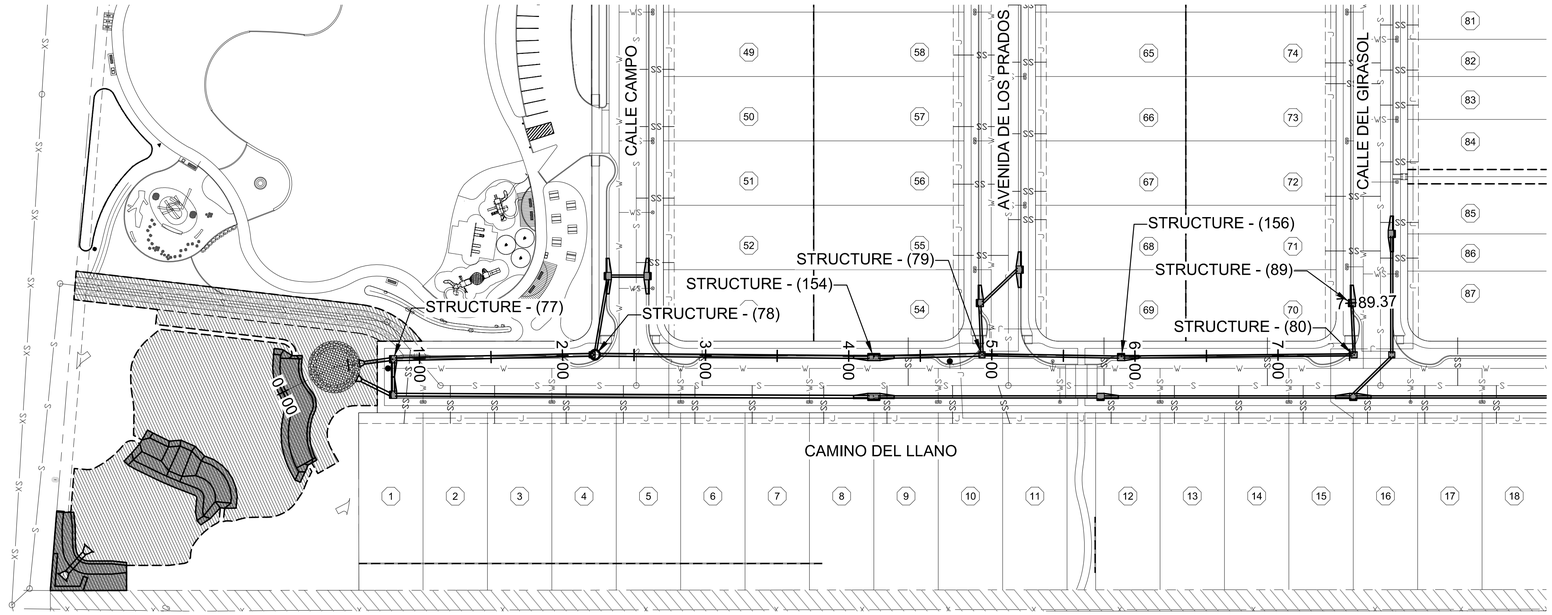
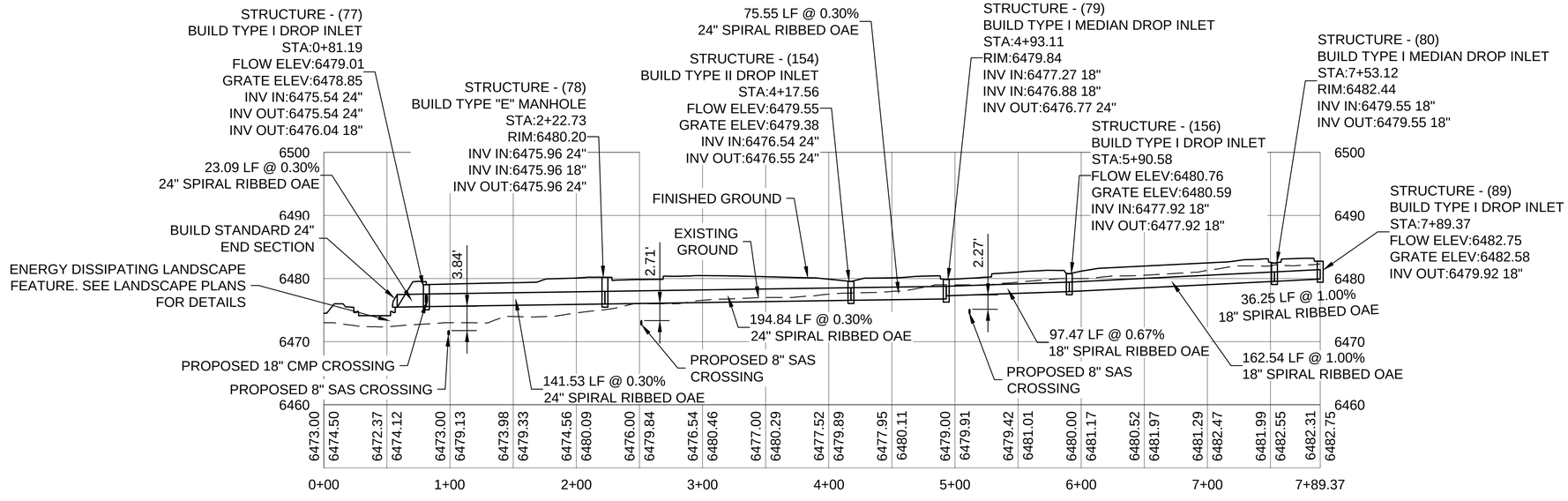
SANITARY SEWER PLAN AND PROFILE

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	8-4



PROPOSED STORM SEWER STS 1 - PLAN VIEW

SCALE: 1" = 50'



PROPOSED STORM SEWER STS 1 - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

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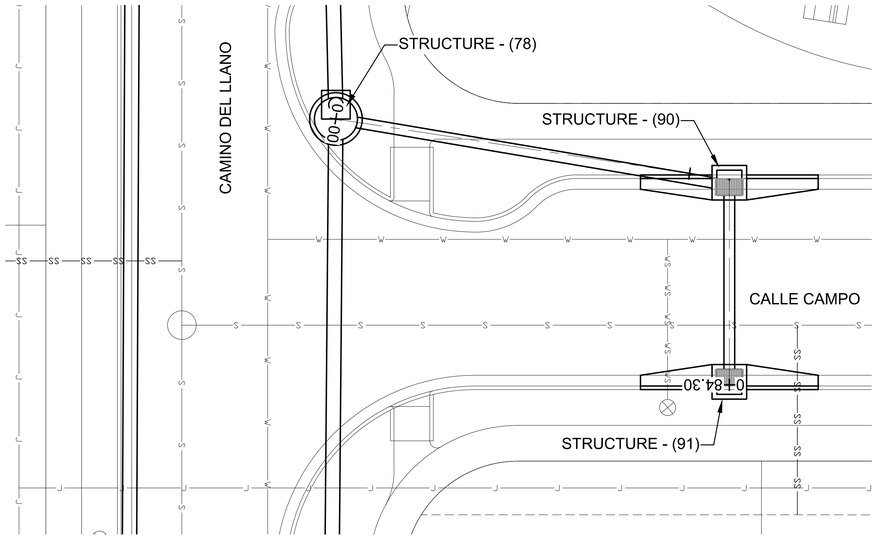
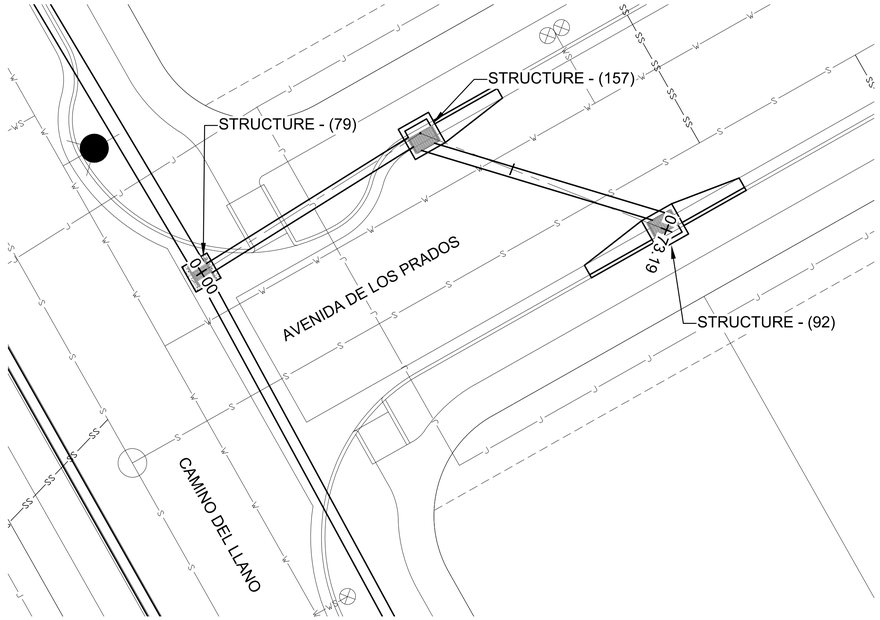
STRUCTURE SECTIONS - STS 1

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	8-10



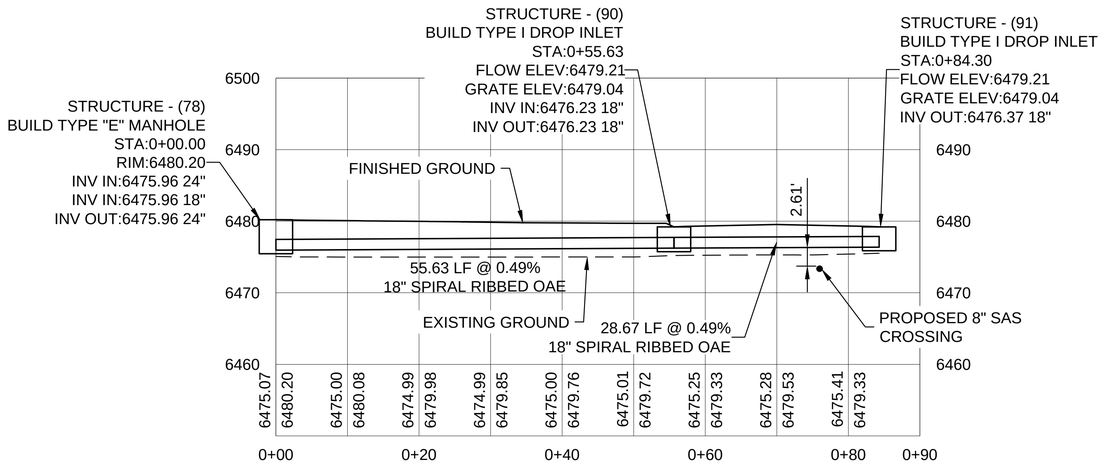
PROPOSED STORM SEWER STS 1.1 - PLAN VIEW

SCALE: 1" = 10'



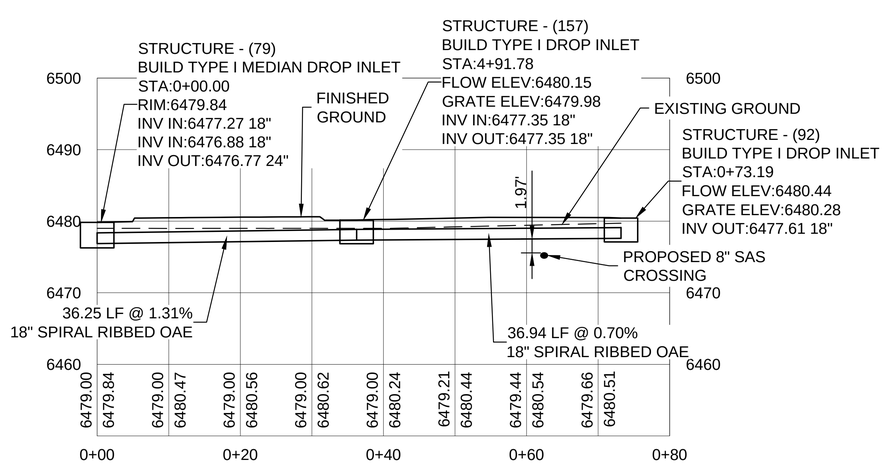
PROPOSED STORM SEWER STS 1.2 - PLAN VIEW

SCALE: 1" = 10'



PROPOSED STORM SEWER STS 1.1 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PROPOSED STORM SEWER STS 1.2 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEER'S SEAL

DATE

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REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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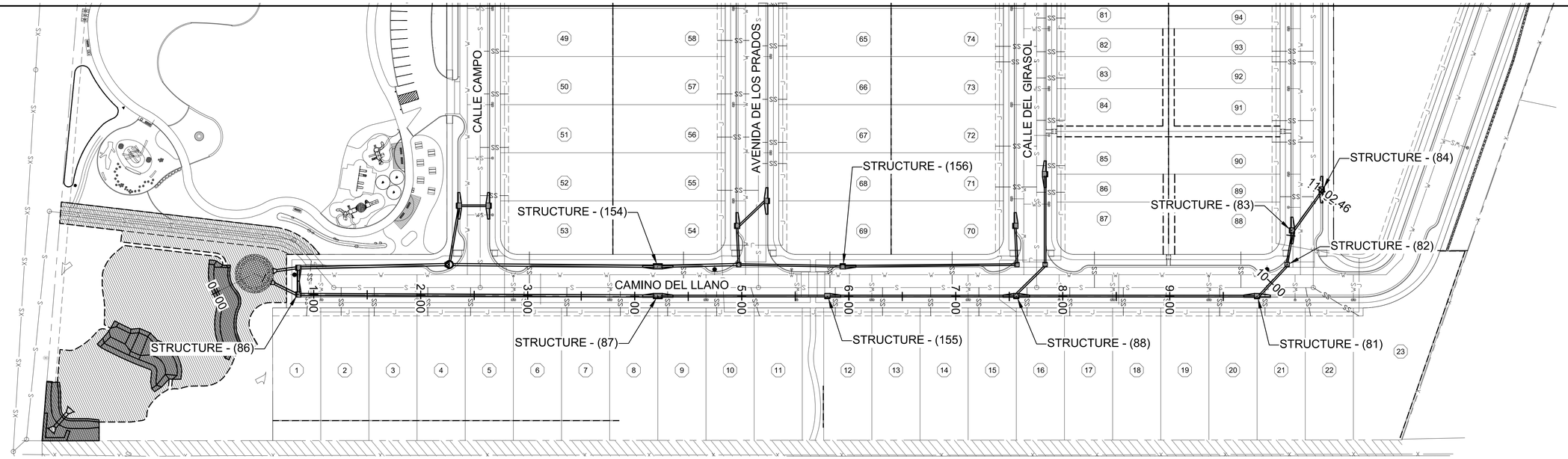
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

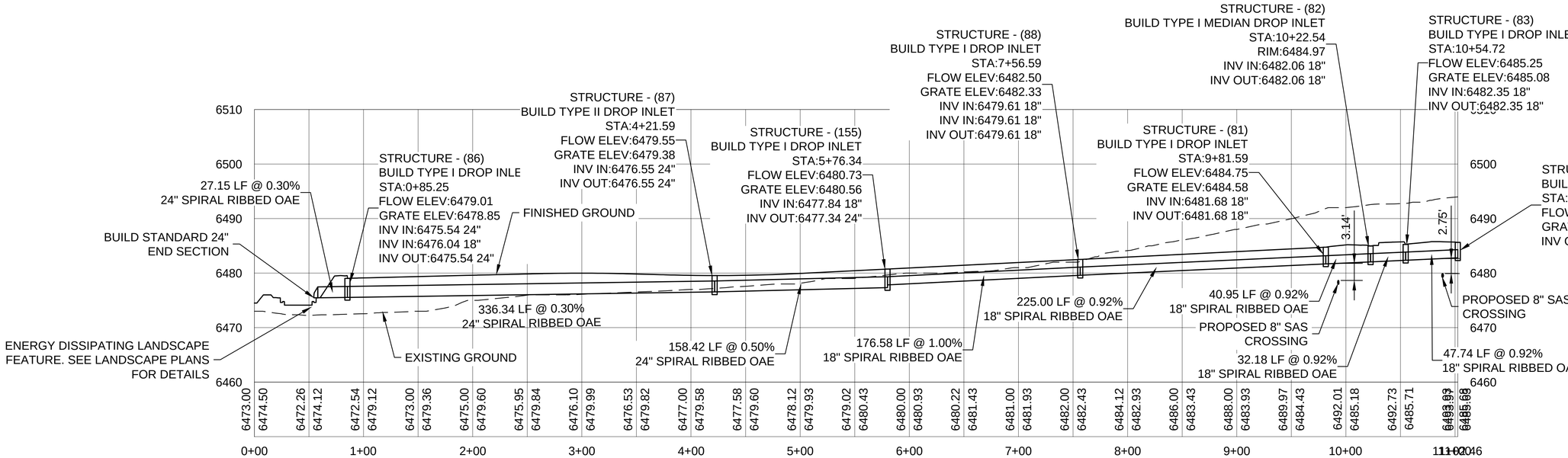
STRUCTURE SECTIONS - STS 1.1 & 1.2

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	8-11



PROPOSED STORM SEWER STS 2 - PLAN VIEW

SCALE: 1" = 50'



PROPOSED STORM SEWER STS 2 - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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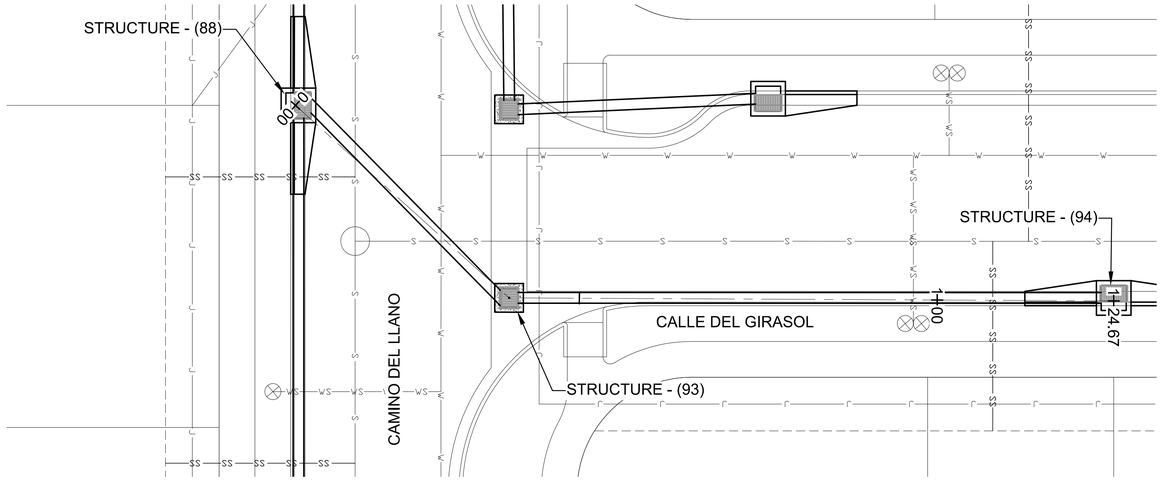
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

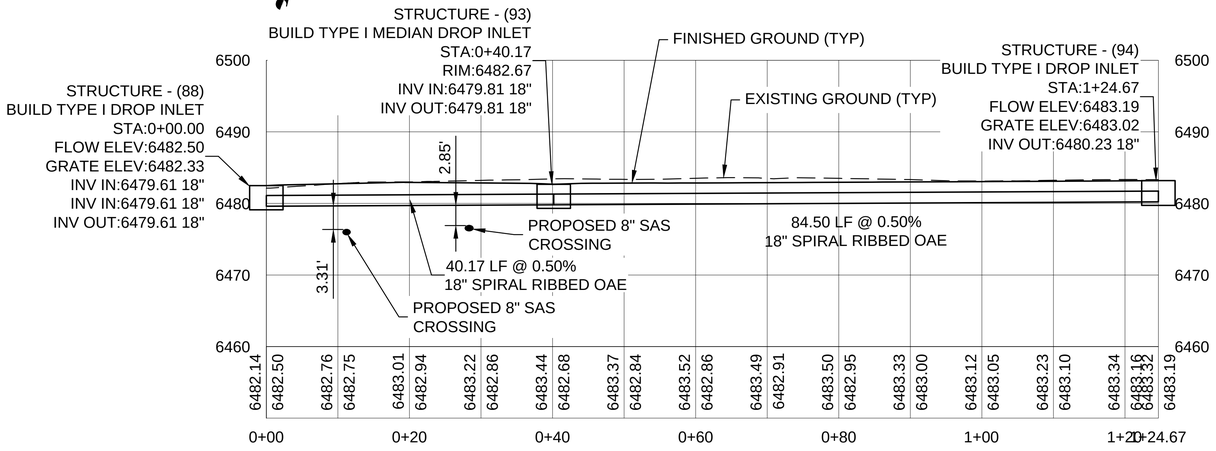
STRUCTURE SECTIONS - STS 2

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	8-12



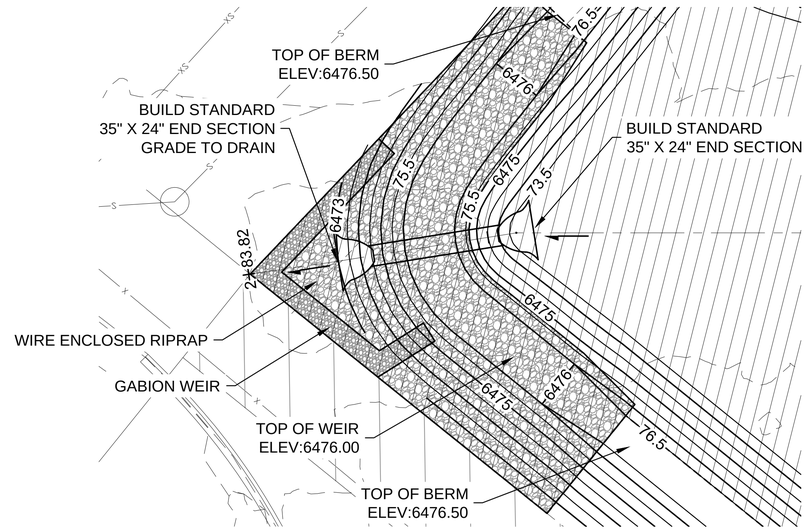
PROPOSED STORM SEWER STS 2.1 - PLAN VIEW

SCALE: 1" = 10'



PROPOSED STORM SEWER STS 2.1 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



WATER CATCHMENT OUTFALL - PLAN VIEW

SCALE: 1" = 10'

0 5 10 20

SCALE: 1" = 10'

WATER CATCHMENT OUTFALL - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
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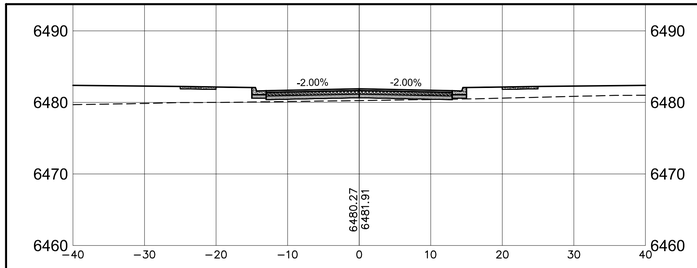
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

STRUCTURE SECTIONS - STS 2.1 & WATER CATCHMENT OUTFALL

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	8-13



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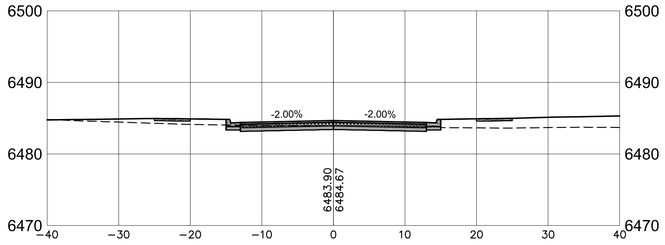
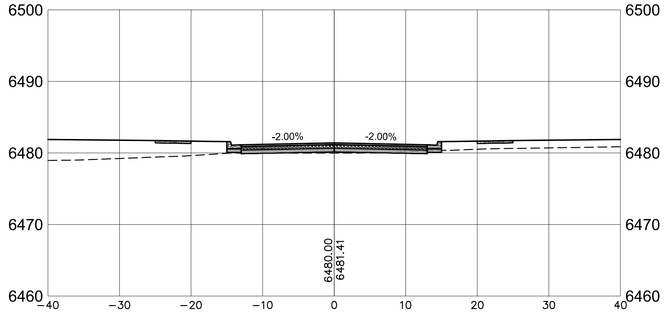
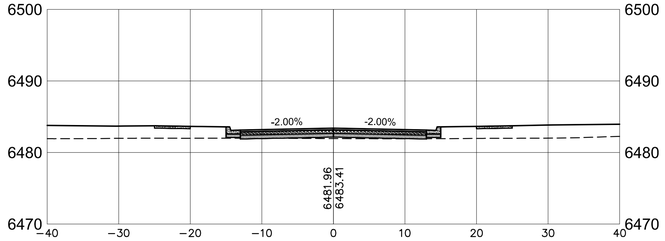


4+61



1+50



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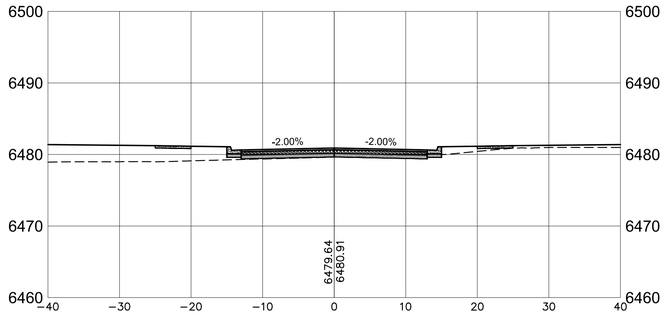
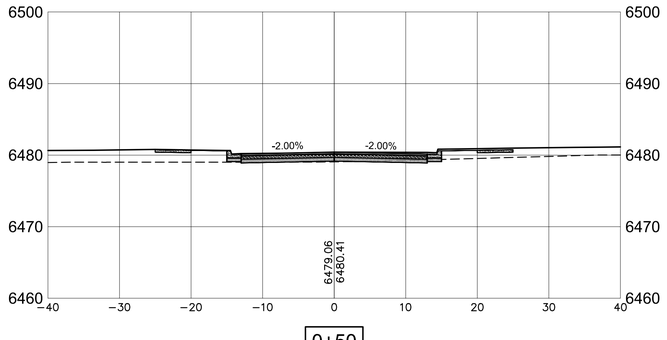


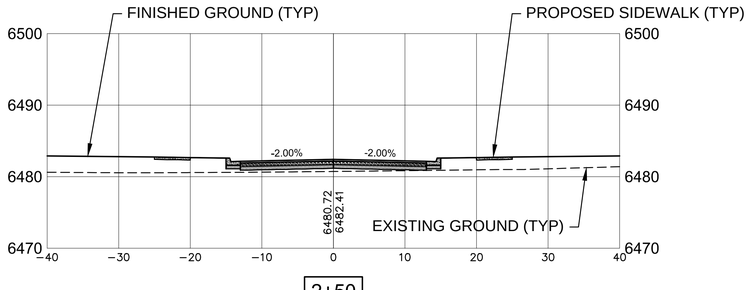
1+00

3+00

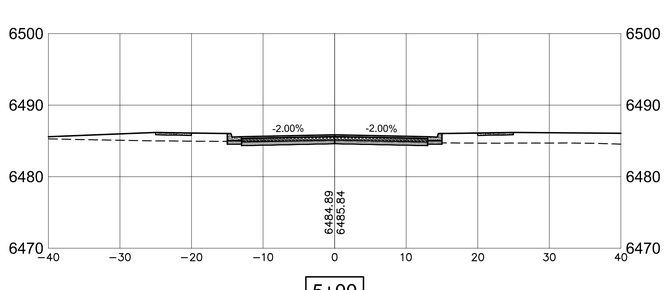
5+40.74



0+50



2+50



5+00

ENGINEERS SEAL

DATE

REVISIONS

0 5 10 20

SCALE: 1" = 10'

ROADWAY CROSS SECTIONS - AVENIDA DE LOS PRADOS

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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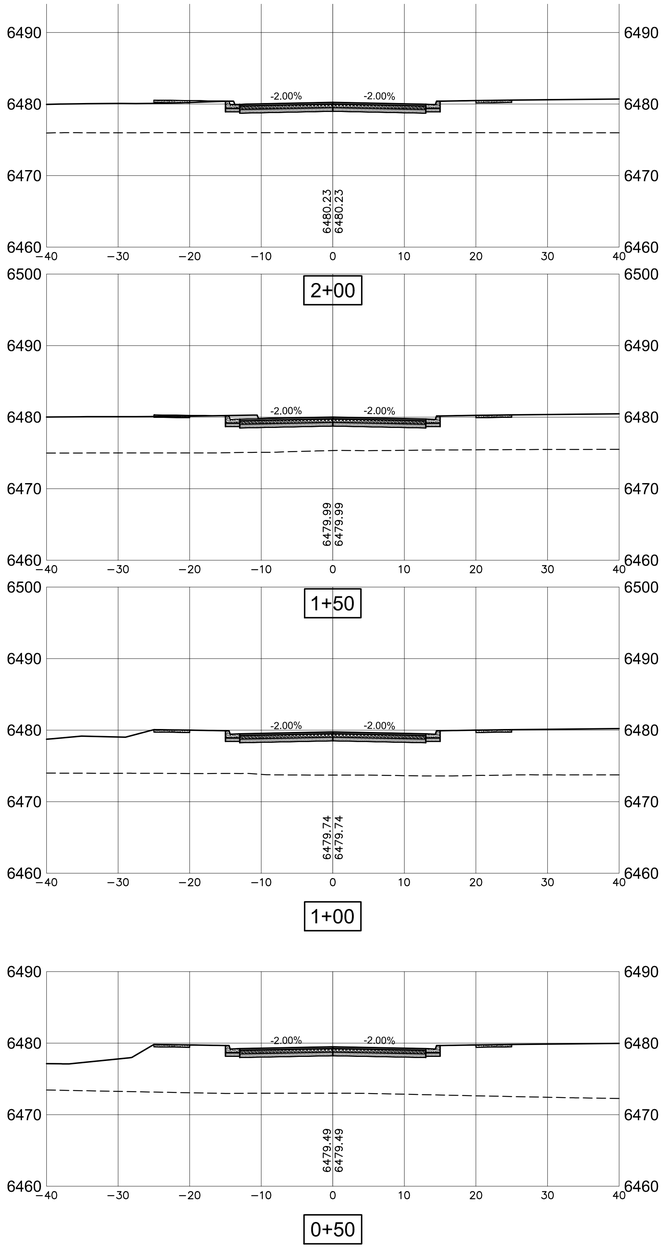
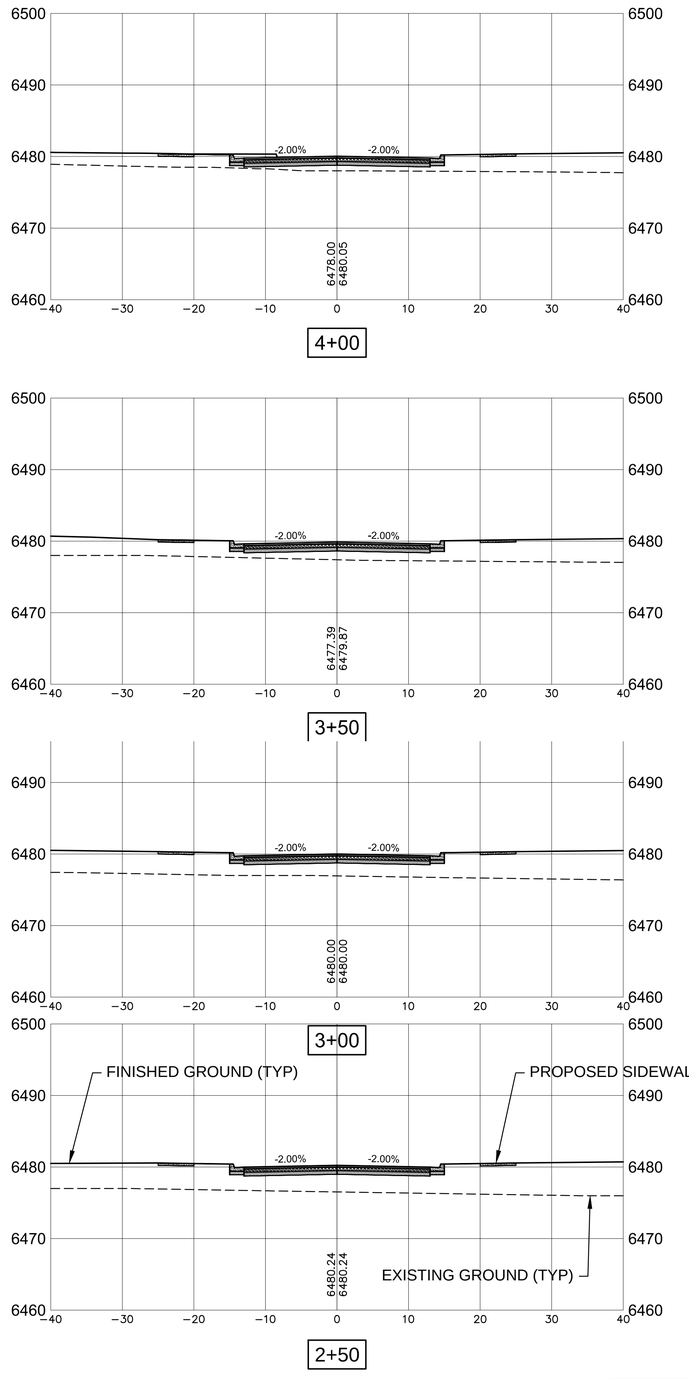
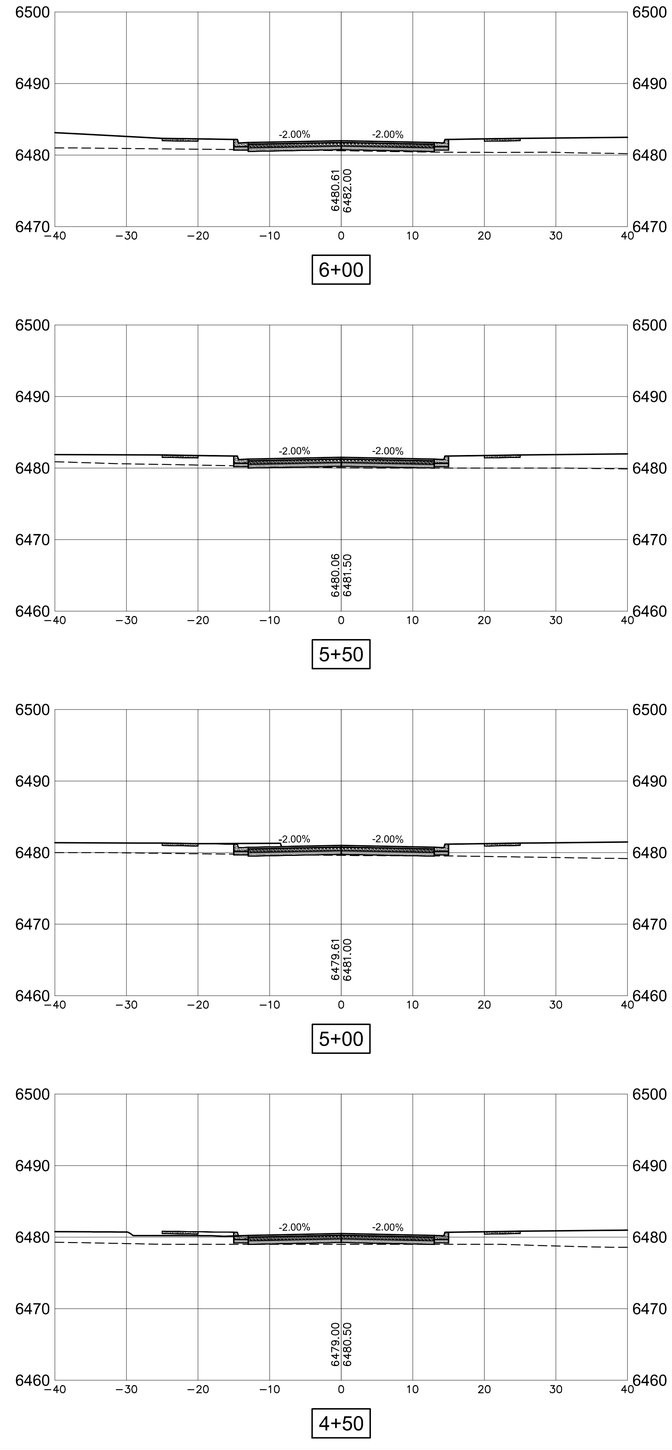
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - AVENIDA DE LOS PRADOS

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-1







0 5 10 20

SCALE: 1" = 10'

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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PRELIMINARY SUBDIVSION PLAT
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3600 AND 3740 SOUTH MEADOWS ROAD

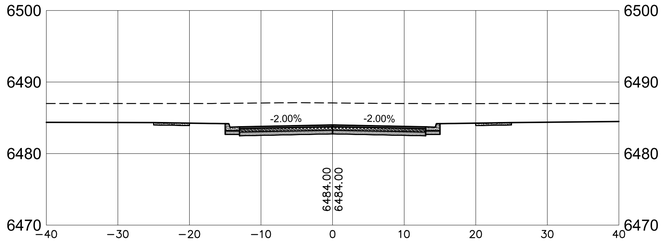
ROADWAY CROSS SECTIONS - CAMINO DEL LLANO

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-2

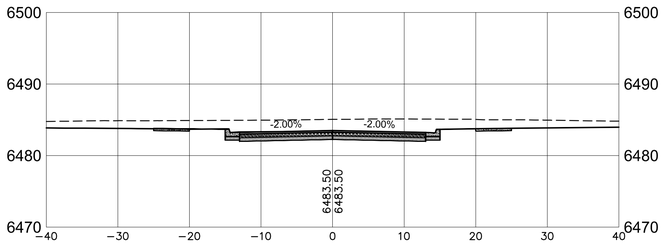
ENGINEERS SEAL

DATE

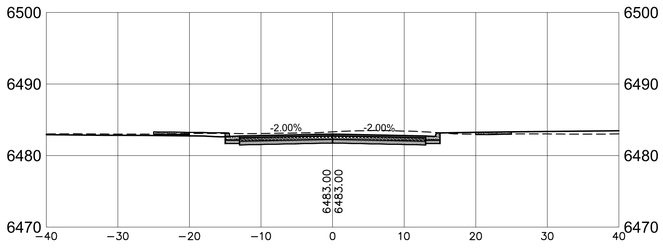
REVISIONS



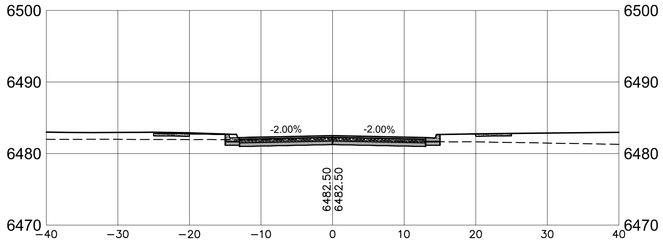
8+00



7+50



7+00



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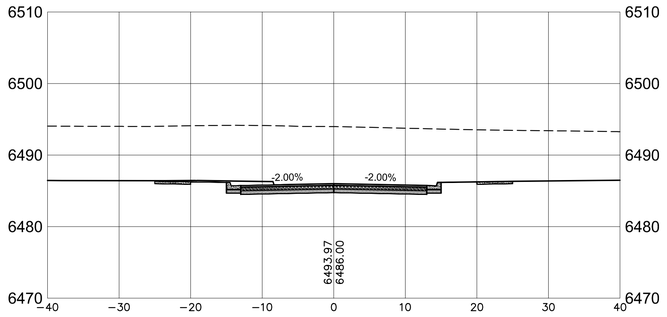
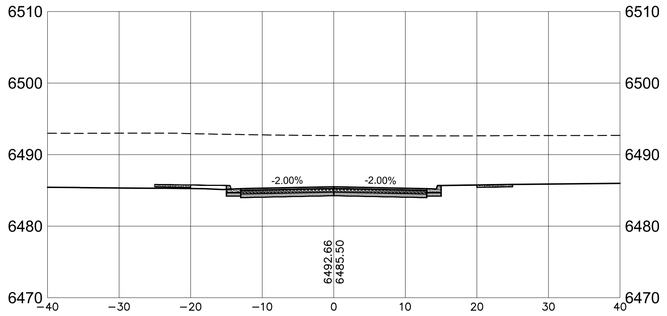
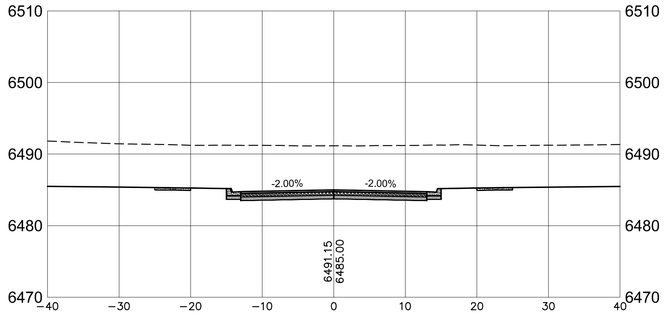


10+00



9+50



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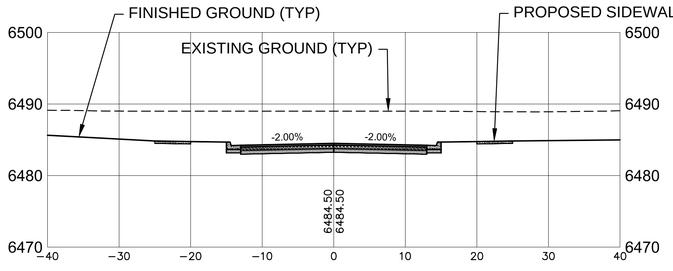
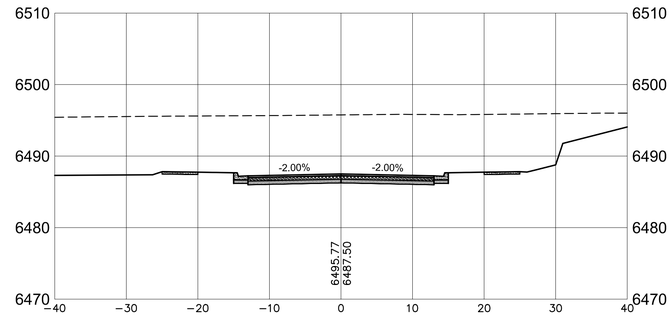
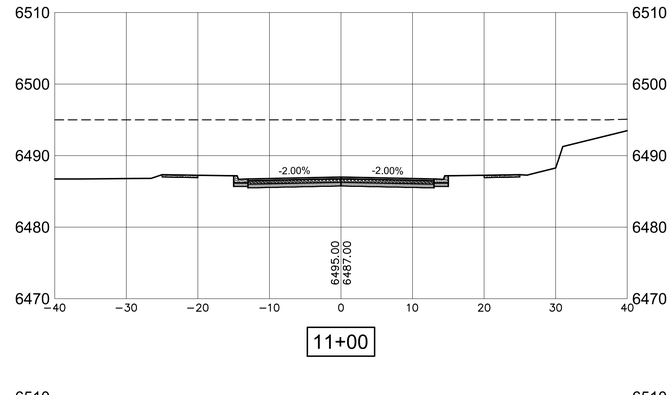


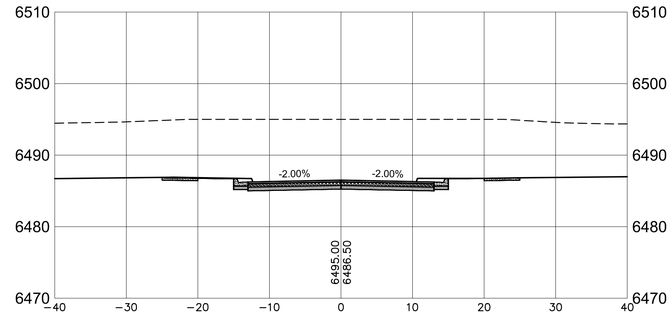
8+50



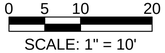
11+50



11+00



10+50



SCALE: 1" = 10'

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO (CONT'D)

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO(CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-3

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DATE

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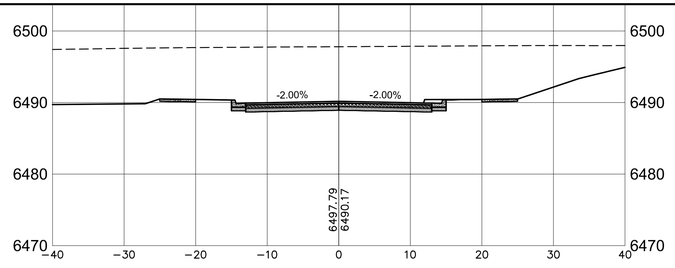
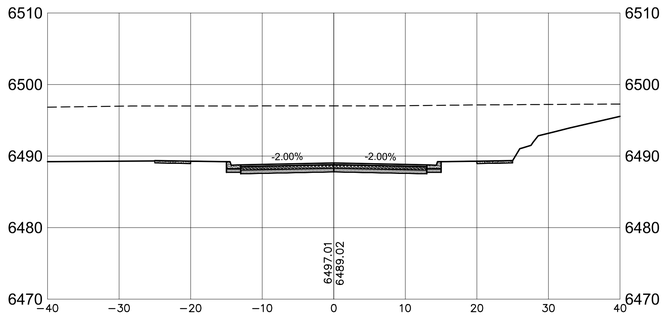
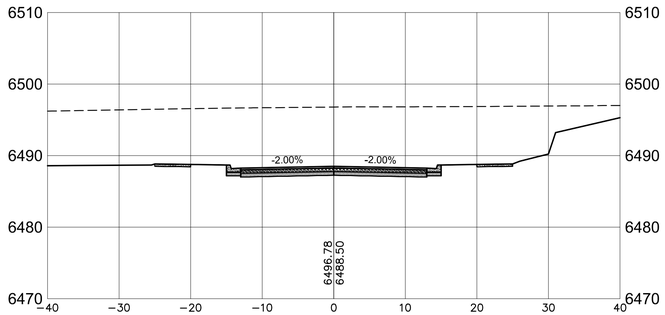


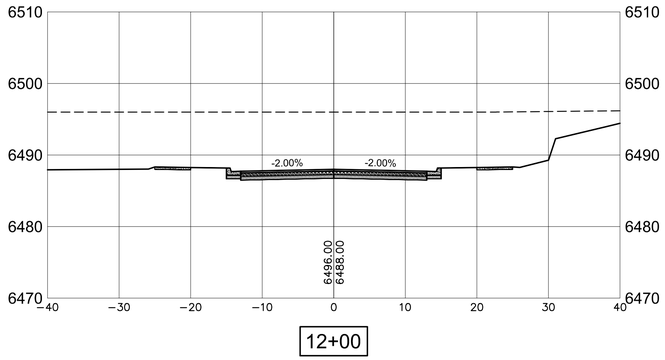
13+50



13+00



12+50



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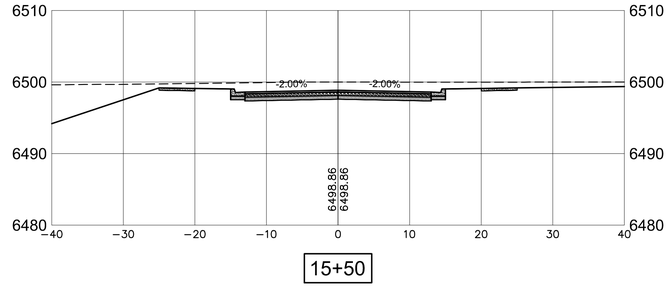

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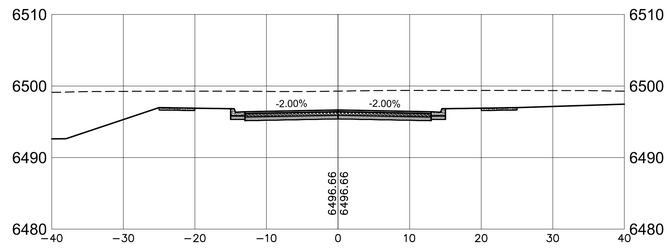
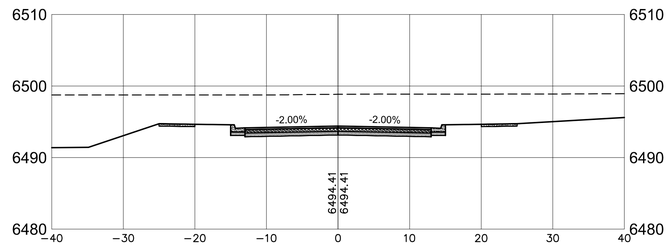


15+00



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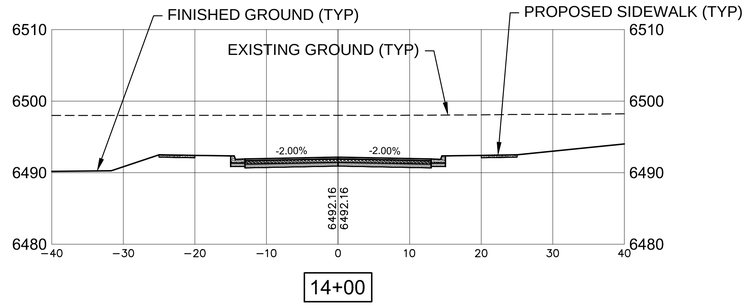

14+00

0 5 10 20

SCALE: 1" = 10'

ENGINEERS SEAL

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ROADWAY CROSS SECTIONS - CAMINO DEL LLANO (CONT'D)

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

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PER STAFF COMMENTS
CASE # 2024-7998

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SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO (CONT'D)

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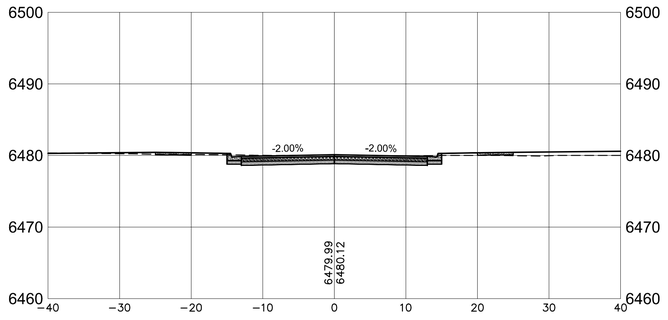
MARCH 2024	1" = 10'	9-4



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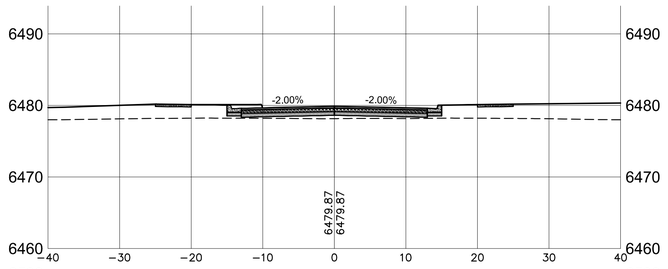

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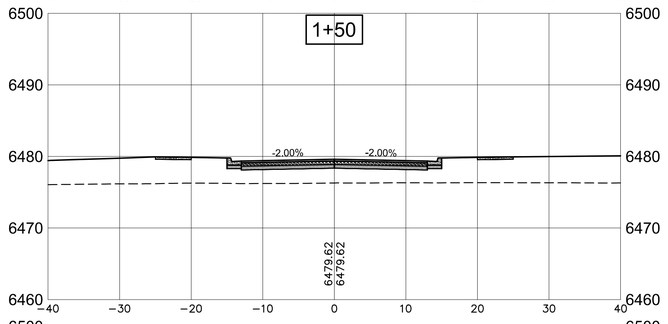

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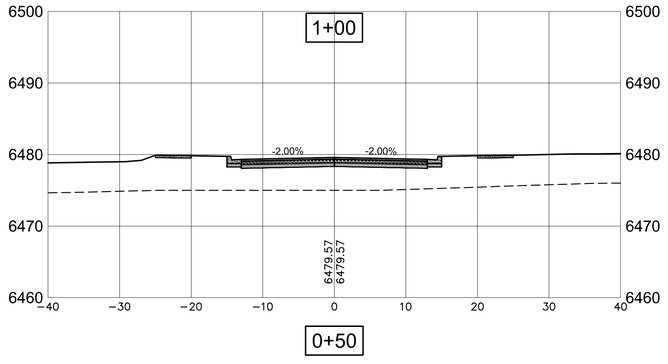

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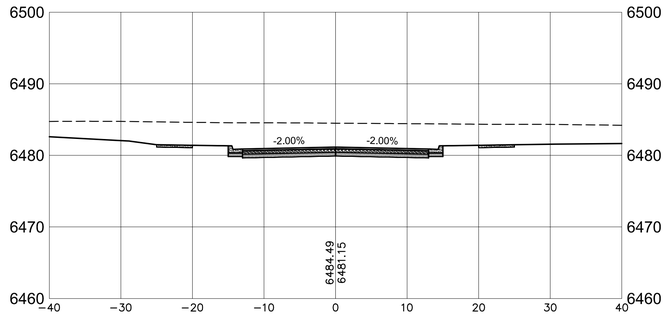

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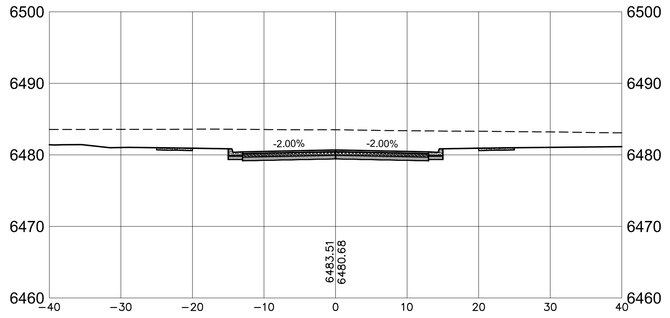

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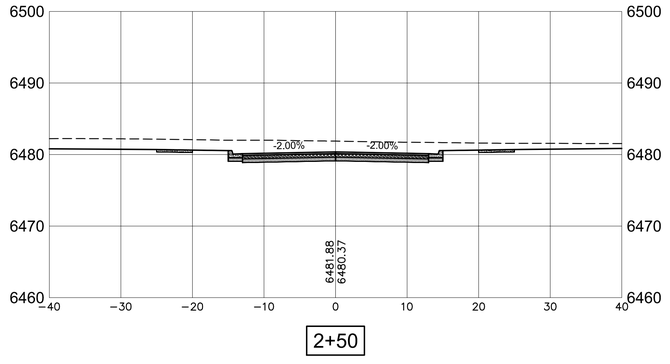

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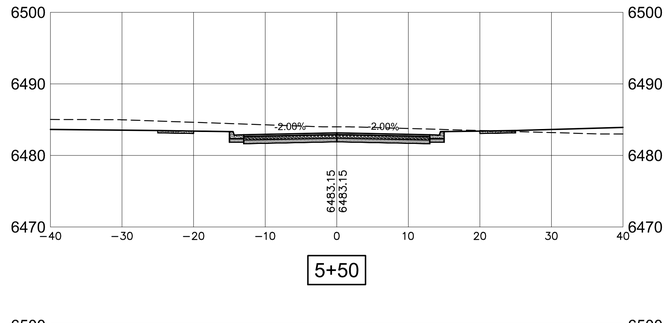

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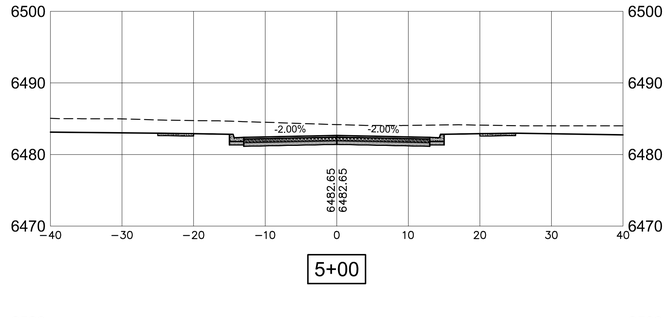

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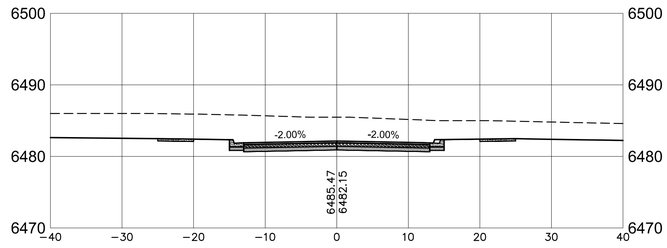

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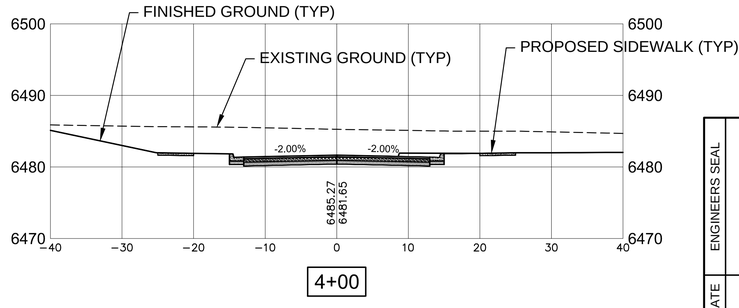

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ROADWAY CROSS SECTIONS - CALLE CAMPO

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

REVISIONS
DATE
ENGINEERS SEAL

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
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TRAFFIC DIV.		
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SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO

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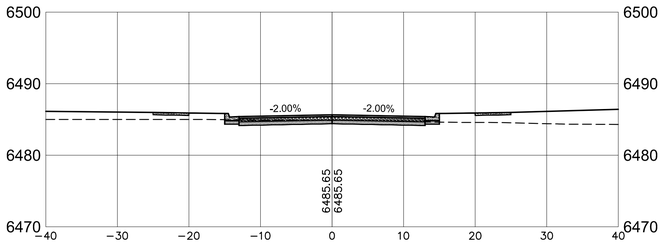

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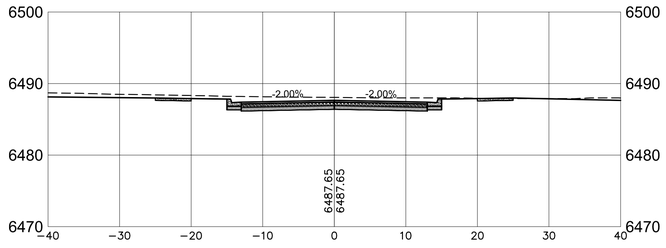

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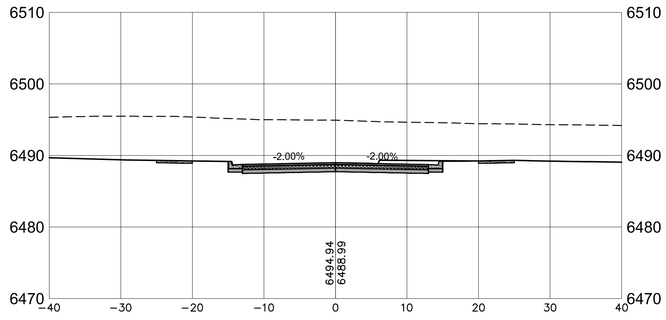

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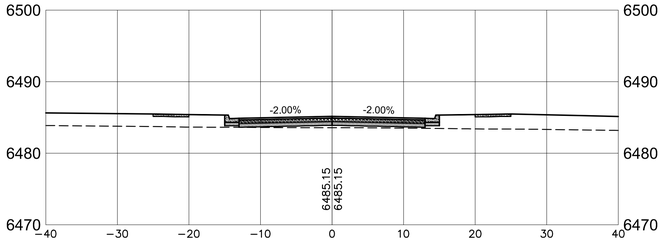

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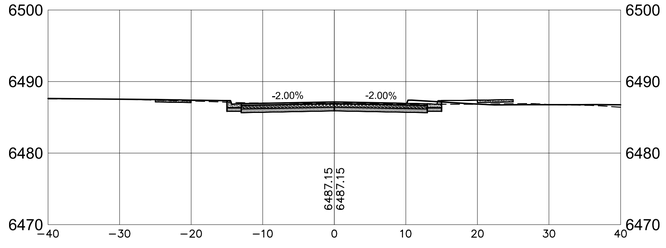

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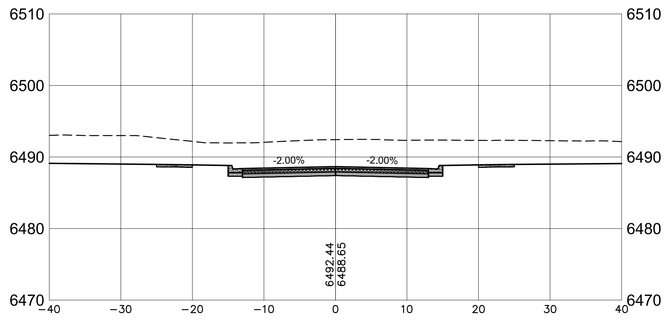

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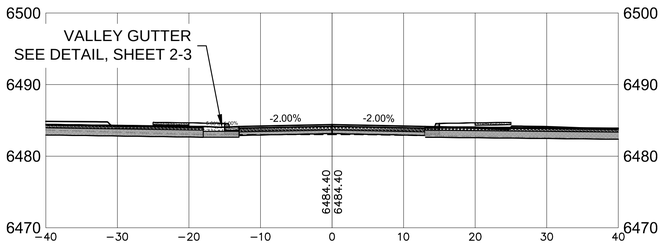

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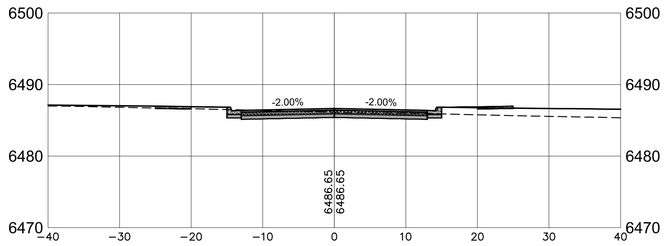

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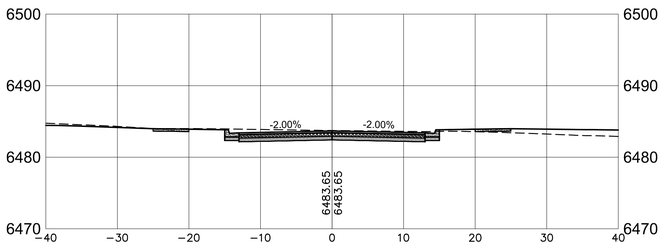

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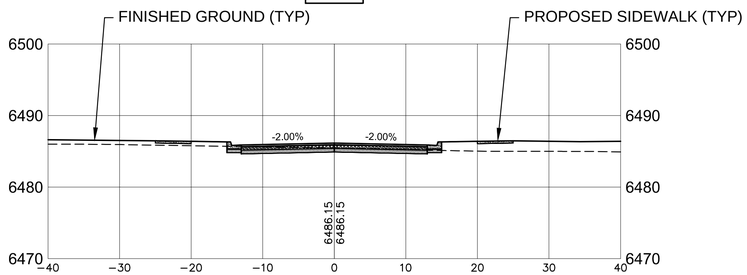

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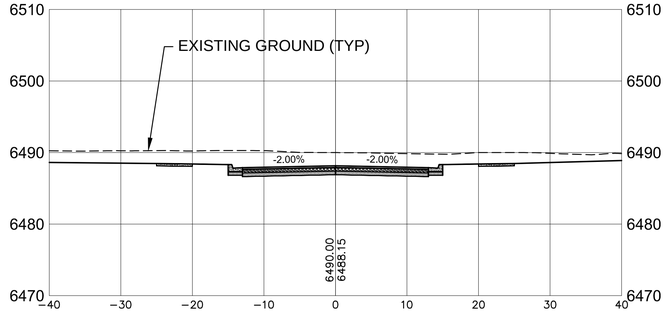

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ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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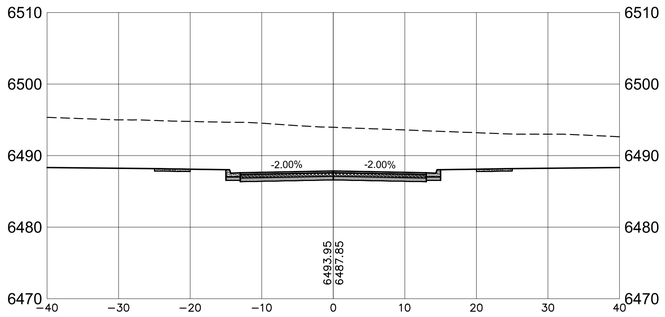
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-6



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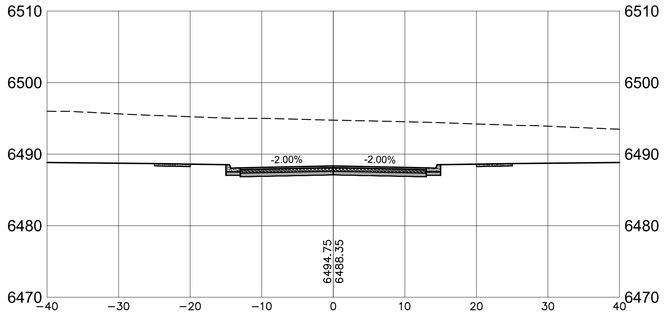

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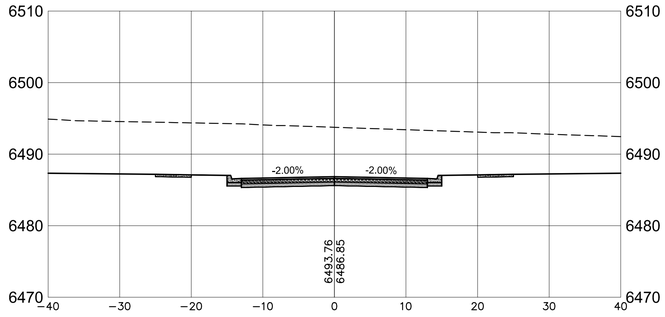

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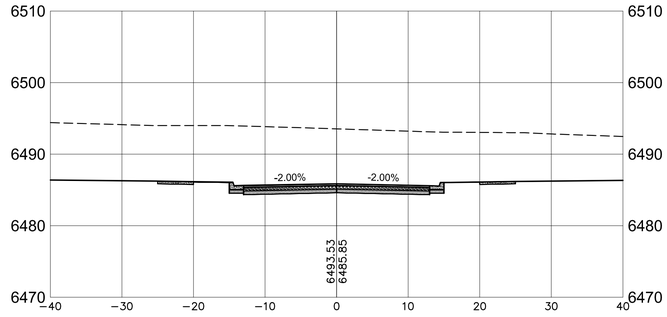

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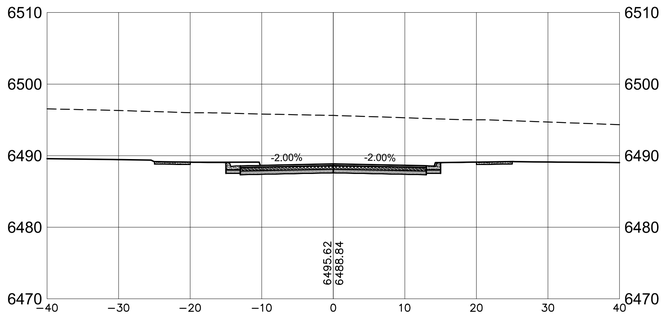

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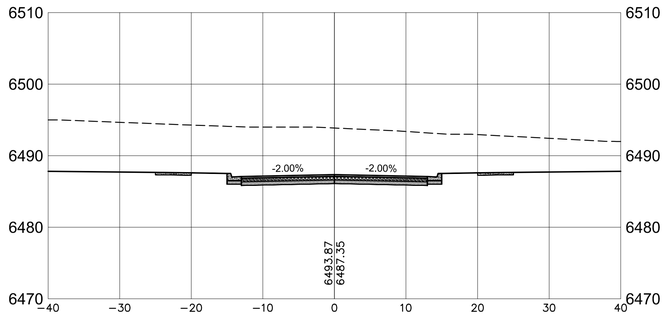

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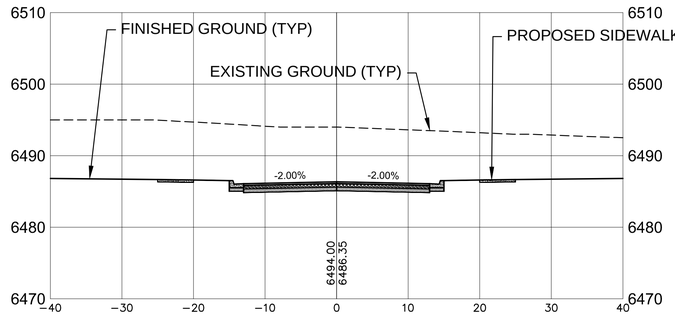

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ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

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PRELIMINARY SUBDIVSION PLAT
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3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

DATE:	SCALE:	SHEET:
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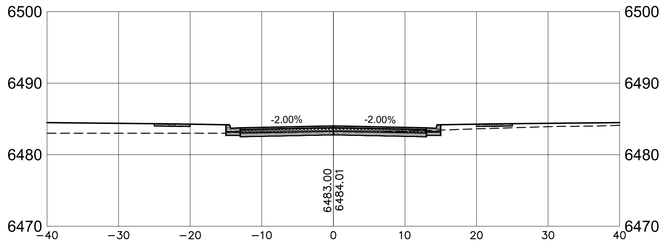

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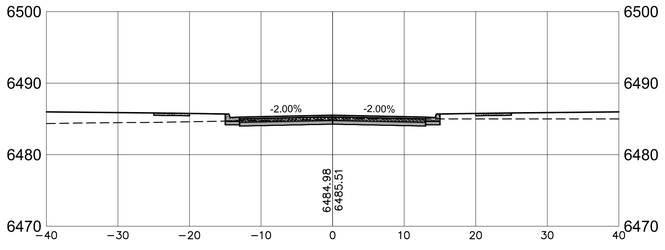

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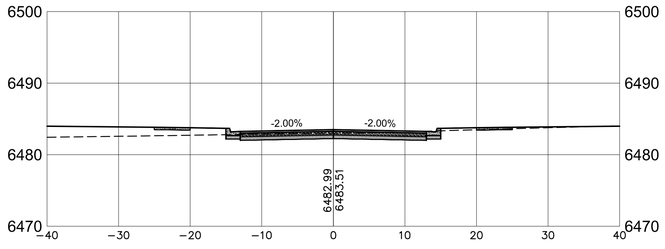

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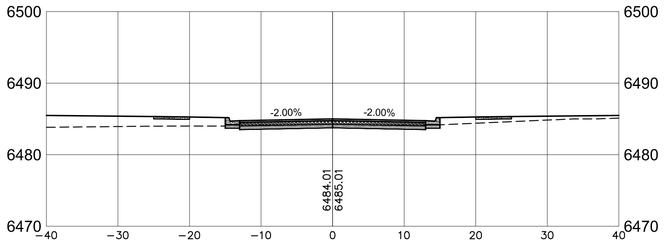

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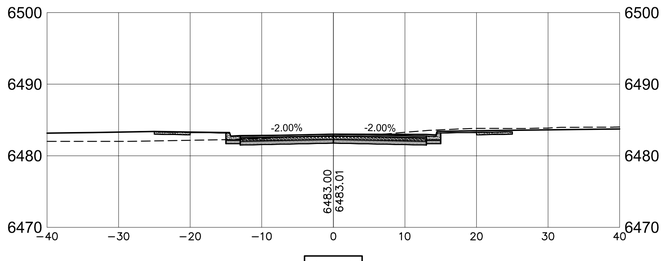

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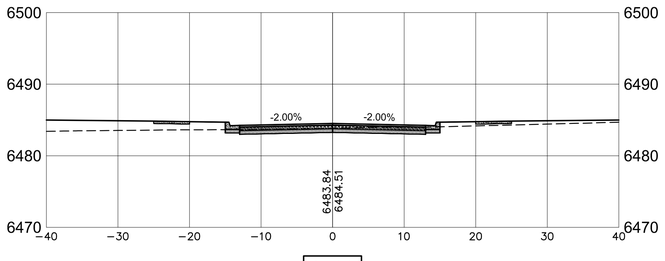

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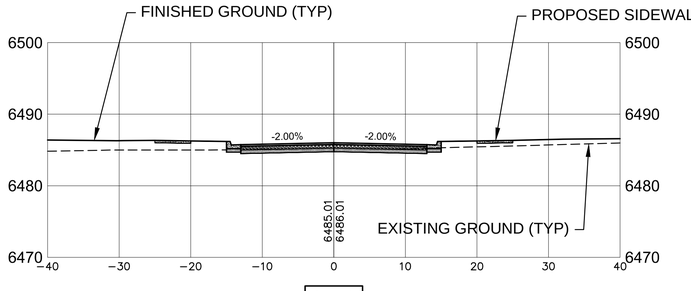

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ROADWAY CROSS SECTIONS - CALLE DEL GIRASOL

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

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ROADWAY CROSS SECTIONS - CALLE DEL GIRASOL

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-8

SWPP Plan Inspection Report

Project Name: _____

Purpose of Inspection: _____ Date: _____

Inspector: _____

Weather Information: Type, Time, Amount, and Duration of Each Storm Event since Last Inspection. List Dates and Location for Storm Events:

_____

_____

_____

Location of NPDES Notice of Permit Coverage Posting: _____

_____

Has Land Disturbance Log been maintained: [ ] Yes [ ] No [ ] N/A

Does the site map reflect current BMPs and Site Characteristics? [ ] Yes [ ] No

Does the site map reflect current BMPs and Site Characteristics? [ ] Yes [ ] No

Comments: _____

_____

_____

Evidence of Discharges of Sediment or other Pollutants from the Site (Describe Below): [ ] Yes [ ] No

Evidence of Spills or Leaks (Describe Below): [ ] Yes [ ] No

Evidence of Offsite Sediment Tracking (Describe Below) [ ] Yes [ ] No

Comments: _____

_____

Is Facility in Compliance with SWPP Plan and Permit? [ ] Yes [ ] No

Incidents of Non-Compliance with SWPP Plan: _____

_____

_____

Land Disturbance Log, including Location and Date of Soil Disturbance, Activities and Stabilization Initiated:

_____

_____

SWPP Plan Inspection Report (Continued)

Certification Statement:

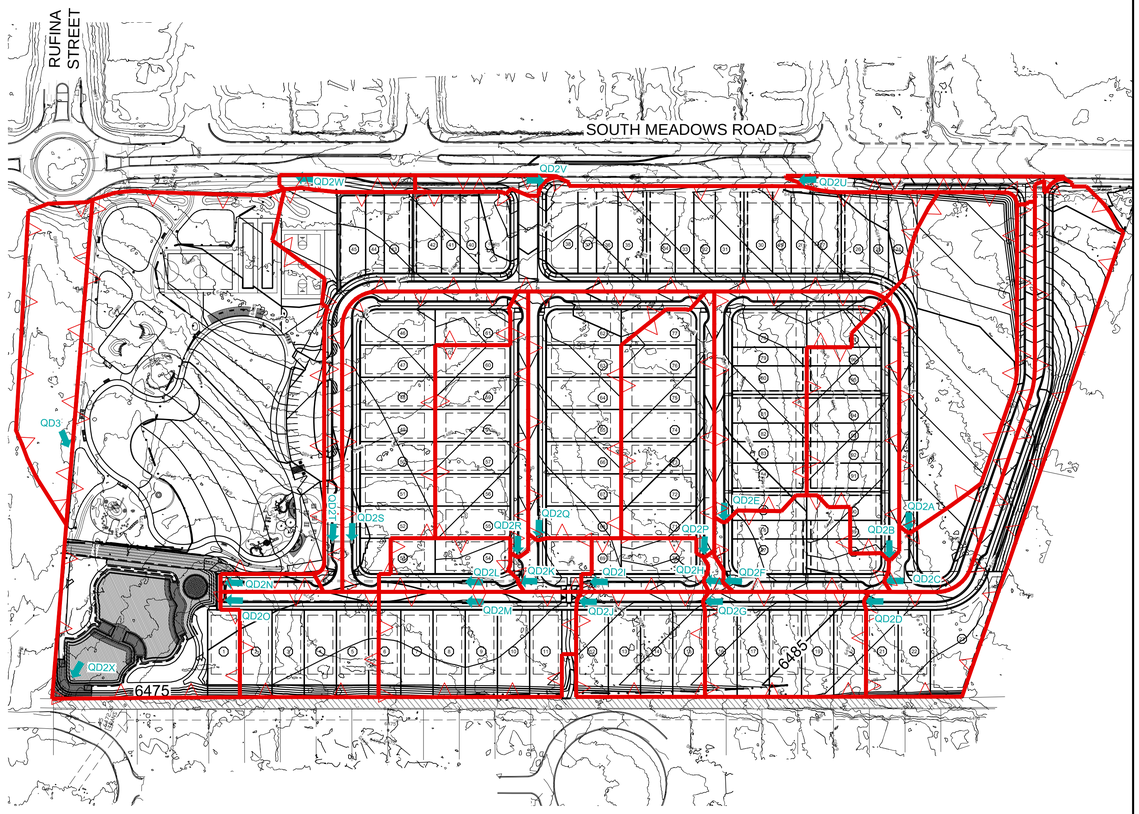
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

_____

(Signature)

_____

(Please Print Name, Title)



SEE REPORT ENTITLED "TERRAIN MANAGEMENT REPORT SOILS, GRADING, AND DRAINAGE PRELIMINARY SUBDIVISION PLAT SUBMITTAL FOR LOS PRADOS 3600 AND 3740 SOUTH MEADOWS ROAD SANTA FE, NEW MEXICO", PREPARED BY SANTA FE ENGINEERING CONSULTANTS, LLC, DATED NOVEMBER 2023, REVISED JUNE 2024.

DRAINAGE MAP

SCALE: 1" = 100'

0 50 100 200

SCALE: 1" = 100'

STORM WATER POLLUTION PREVENTION PLAN
LOS PRADOS MULTI-FAMILY C/O HOMEWISE, INC.
SANTA FE, NEW MEXICO

1. SITE AND PROJECT DESCRIPTION

The project site for Los Prados is currently undeveloped. The property is bordered by South Meadows Road to the east, vacant land to the south, existing Jimenez Subdivision to the east and vacant land to the north.

1.1 Owner Operator:

HOMEWISE, INC.
1301 SILER RD, BLDG D
SANTA FE, NM 87507

Construction Operator (Separate NPDES Permit needed).

_____

_____

_____

_____

Telephone: _____

Fax: _____

1.2 Location of the site:

The site is located in Township 16 North, Range 8 East, Section 1 in Santa Fe, New Mexico.

The latitude and longitude are as follows:

Latitude: 35°38'26" N
Longitude: 106°2'19" W

1.3 The total area of the site:

22.182 ± acres

1.4 The area of the site that is expected to be disturbed:

18.448 ± acres

1.5 Endangered Species:

Based on the instruction provided by the EPA Compliance Assurance and Enforcement Division Water Enforcement Branch, Region 6 "Storm Water Region 6 NPDES General Permit for Storm Water Discharge from Construction Activity," there are no endangered or threaten species, or designated critical habitat, which are likely to be adversely affected by the construction activity's storm water discharge or storm water discharge related activities.

1.6 Intended sequence of major construction activities:

1. Install Best Management Practices (BMP's). The contractor shall minimize soil disturbance and insure the proper stockpiling of materials.

2. Site Grading. The contractors shall use site-specific controls as shown on the Temporary Erosion Control Plans and Grading and Drainage Plans. Soil disturbance shall be minimized.

3. Stabilization. The contractors shall use site-specific controls as shown on the Permanent Erosion Control Plans.

1.7 The following maps have been prepared:

1.7.1 Vicinity Map

See Sheet 1-1.

1.7.2 Drainage patterns:

See Grading and Drainage Plan, See 5 Series.

1.7.3 Approximate slopes after major grading.

See Permanent Erosion Control, Sheet 10-3.

1.7.4 Outline area of disturbance:

See Permanent Erosion Control, Sheet 10-3.

1.7.5 Outline of areas which won't be disturbed:

See Permanent Erosion Control, Sheet 10-3.

1.7.6 Location of major structural and non-structural concepts:

See Temporary Erosion Control Plan, Sheet 10-2.

1.7.7 Areas where stabilization practices are expected to occur.

See Permanent Erosion Control Plan, Sheet 10-3.

2. DESCRIPTION OF CONTROLS

2.1 Posting Requirements:

The Contractor will post conspicuously near the entrance to the site the following items:

Copies of NOIs
Name and telephone number of contact persons.

2.2 "Good Housekeeping":

The contractors shall practice "Good Housekeeping." This includes the proper disposal of construction and demolition debris on a daily basis, proper wash down methods of construction vehicles, the proper stockpiling of materials. The construction site shall be kept in a neat and orderly manner and exposure of material to storm water will be minimized to the extent practicable.

2.3 Concrete Washout

Concrete washout is a process wastewater and must be controlled in a designated area (e.g. bermed pit) and disposed of properly and noted on the Temporary Erosion Control Plans.

2.4 Minimize Disturbance and Preserve Natural Vegetation:

The Contractor shall minimize disturbance. The limits of construction shall be clearly delineated and enforced. Special attention will be given to protecting established vegetation. The contractor will be responsible for replacing vegetation that is unnecessarily disturbed.

2.5 Inspections:

Disturbed areas, stabilization and structural control measures shall be inspected as required and at least once every two weeks, and within 24 hours or the next working day of the end of a storm event. If a portion of the site has been finally or temporarily stabilized, and runoff is unlikely due to winter conditions, or during seasonal arid periods, inspections shall be conducted on a monthly basis.

Inspections shall be documented on the inspection and maintenance form. Inspections shall be continued by the Owner and final stabilization of an area is achieved and/or the Notice of Termination is submitted.

2.6 Record Keeping:

A copy of the SWPP Plan will be maintained onsite for the use of all Operators and those identified in the SWPP Plan as having on site responsibilities. Items that will be maintained and attached to the SWPP include:

Inspection Reports: The inspection reports shall be signed by a qualified inspector assigned by the Contractor. The SWPP package and reports shall be available to EPA representatives at all times during construction.

Land Disturbance Log containing: dates when major soil disturbing activities occur, dates when construction activities temporarily or permanently cease on a portion of the site, and dates when stabilization measures are initiated.

Spill Tracking

Copies of SWPP Plans, inspection records, spill reports, all reports required by NPDES Permit coverage, and data used to complete the NOI shall be retained by the permitees.

2.7 Plan Amendment:

This SWPP Plan will be amended when:

There is a change in design, construction, operation, or maintenance.

If the inspection report identifies problems or inadequacies with the current BMPs, the SWPP Plan shall be modified as necessary to include additional or modified BMP's designed to correct the problems.

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

STORM WATER POLLUTION PREVENTION PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 100'	10-1

ENGINEERS SEAL

DATE

REVISIONS

MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. DISTURBED AREAS, STABILIZATION AND STRUCTURAL CONTROL MEASURES SHALL BE INSPECTED AS REQUIRED AND AT LEAST ONCE EVERY TWO WEEKS, AND WITHIN 24 HOURS OR THE NEXT WORKING DAY OF THE END OF A STORM EVENT. IF A PORTION OF THE SITE HAS BEEN FINALLY OR TEMPORARILY STABILIZED AND RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS, OR DURING SEASONAL ARID PERIODS, INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
3. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME. THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE CONTRACTOR SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

DUST CONTROL

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 POLLUTION 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:

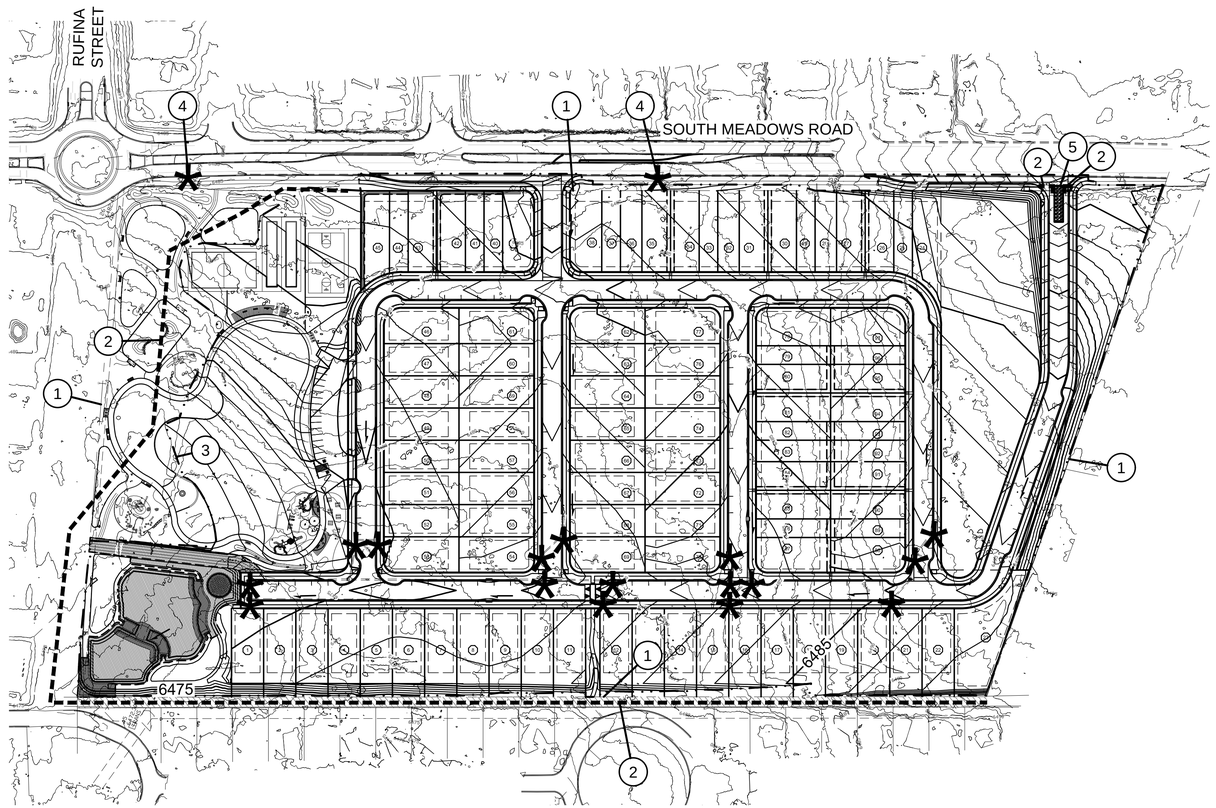
1. THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
2. THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY, AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
3. HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
4. 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):

1. 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.
2. WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
3. VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
4. SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY OR WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
5. 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.
6. SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

BEST MANAGEMENT PRACTICES - NOTES

1. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION BY MEANS ADEQUATE TO RETAIN SOIL ON SITE.
2. EXCEPT AS NECESSARY TO INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES, LAND SHALL NOT BE GRADED OR CLEARED UNTIL ALL SUCH TEMPORARY DEVICES HAVE BEEN PROPERLY INSTALLED AND INSPECTED. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. SIGNIFICANT TREES, AREAS WITH SUBSTANTIAL GRASS COVERAGE, AND DRAINAGE WAYS THAT ARE TO REMAIN UNDISTURBED SHALL BE FENCED OFF PRIOR TO THE USE OF ANY HEAVY MACHINERY ON-SITE AND DURING THE ENTIRE CONSTRUCTION PROCESS. FENCING SHALL BE PLACED FIVE FEET TO THE OUTSIDE OF THE DRIP LINE OF SIGNIFICANT TREES. THERE ARE NO SIGNIFICANT TREES.
4. SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION THROUGHOUT CONSTRUCTION BY USING APPROPRIATE EROSION CONTROL TECHNIQUES. STAGING AND SOIL STOCKPILE AREAS SHALL BE CLEARLY DESIGNATED ON THE SITE. ALL TOPSOIL SHALL BE KEPT ON SITE, WITHIN THE DISTURBANCE ZONE OF CONSTRUCTION, AND REINTRODUCED IN TO PLANTING AREAS TO THE EXTENT POSSIBLE. THERE ARE NO SOIL STOCKPILES ASSOCIATED WITH THIS PROJECT.
5. WATERING DOWN EXPOSED AREAS IS REQUIRED TO PREVENT THE BLOWING OF DUST OR SEDIMENT.
6. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT WHILE STILL ALLOWING THE ENTRY OF STORM WATER.
7. EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY WATERING AND/OR FIBER MULCH WITH TACKIFIER.
8. ALL CONSTRUCTION TRAFFIC SHALL USE TIRE WASHES.



TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 100'

0 50 100 200

SCALE: 1" = 100'

SHEET KEYNOTES

1. PROPERTY LINE
2. EPA APPROVED BMP
3. GRADING LIMITS
4. INLET PROTECTION
5. CONSTRUCTION ENTRANCE W/ DRY TIRE WASH AREA, SEE SHEET 10-4 FOR DETAILS

LEGEND

- EPA APPROVED BMP SEE SHEETS 10-5 & 10-6 FOR DETAILS
- GRADING LIMITS
- DRAINAGE FLOW ARROW
- INLET PROTECTION SEE SHEETS 10-5 & 10-6 FOR DETAILS

ENGINEERS SEAL

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 100'	10-2

ANY FORMAL DRAINAGE IMPROVEMENTS ACCEPTING STORWATER FLOWS FROM LOS PRADOS WILL BE PLACED IN A DRAINAGE EASEMENT DEDICATED TO THE LOS PRADOS HOMEOWNERS ASSOCIATION. ALL MAINTENANCE OF THESE FACILITIES IS THE RESPONSIBILITY OF THE LOS PRADOS HOMEOWNERS ASSOCIATION. IF THE HOA FAILS TO FULFILL THESE RESPONSIBLITIES A NOTICE OF VIOLATION (NOV) WILL BE ISSUED, AND ENFORCEMENT ACTIONS WILL FOLLOW. THE CITY RESERVES THE RIGHT TO INSPECT STORMWATER FACILITIES AND PERFORM NECESSARY MAINTENANCE. THE CITY SHALL CHARGE THE HOA THE FULL COST OF SAID MAINTENANCE AND RESERVES THE RIGHT TO ASSESS INDIVIDUAL HOMEOWNERS AND ASSIGN PENALTIES AND LIENS.CORRECTIVE ACTION MUST BE MADE WITHIN THIRTY (30) DAYS AFTER THE NOV IS ISSUED BY THE CITY. INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON.

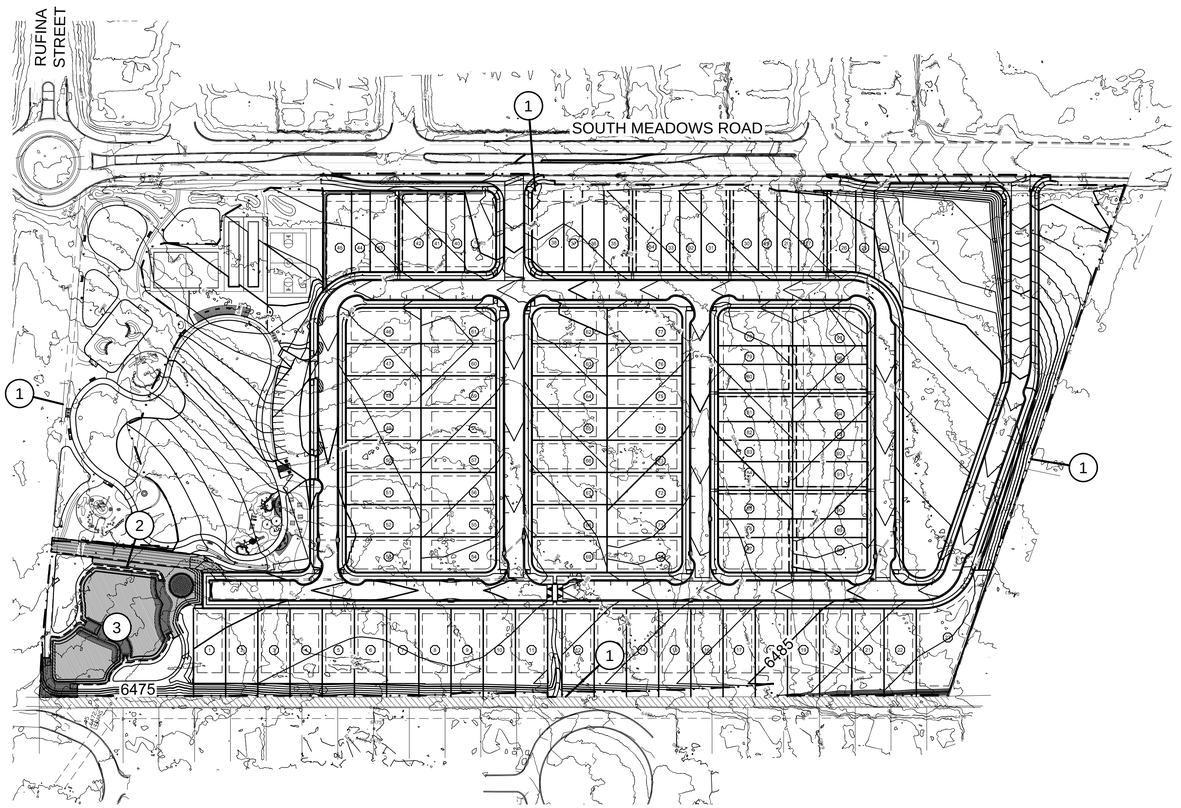
INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
ON OR ABOUT MARCH 15TH, ON OR ABOUT SEPTEMBER 15TH, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. THE MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

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

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORMWATER IN THE DRAINAGE STRUCTURE.
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH AND IF NECESSARY RESEED WITH NATIVE GRASSES AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS CUT AND FILL SLOPES AND REPAIR OR STABILIZE ACCORDINGLY.
E. INSPECT STRUCTURAL INTEGRITY OF DRAINAGE PONDS SLOPES RIP-RAP AND OTHER EROSION CONTROL MEASURES AND REPAIR OR STABILIZE ACCORDINGLY.

THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY.

THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.



PERMANENT EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 100'

0 50 100 200

SCALE: 1" = 100'

SHEET KEYNOTES

1. PROPERTY LINE
2. GRADING LIMITS
3. WATER CATCHMENT AREA INFORMATION:
   STAGE 1:
   TOP ELEVATION = 6376.50 FT
   BOTTOM ELEVATION = 6374.50 FT

   STAGE 2:
   TOP ELEVATION = 6376.50 FT
   BOTTOM ELEVATION = 6374.50 FT

   STAGE 3:
   TOP ELEVATION = 6376.50 FT
   BOTTOM ELEVATION = 6373.50 FT
   VOLUME = 43,588 CF
   AREA = 31,441 SF

LEGEND

– · · — · · – GRADING LIMITS

DRAINAGE MAINTENANCE:

1. ALL DRAINAGE FACILITIES, INCLUDING DRAINAGE FACILITIES WITHIN THE CITY-OWNED PARK AS DELINEATED ON SHEET 4-3 "LANDSCAPE PARK PLAN" SHALL BE MAINTAINED BY ALL PROPERTY OWNERS OR THE HOA.

ENGINEERS SEAL

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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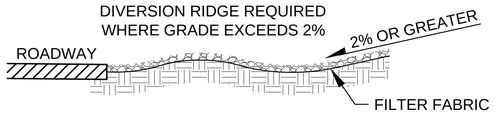
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

PERMANENT EROSION AND SEDIMENT CONTROL PLAN

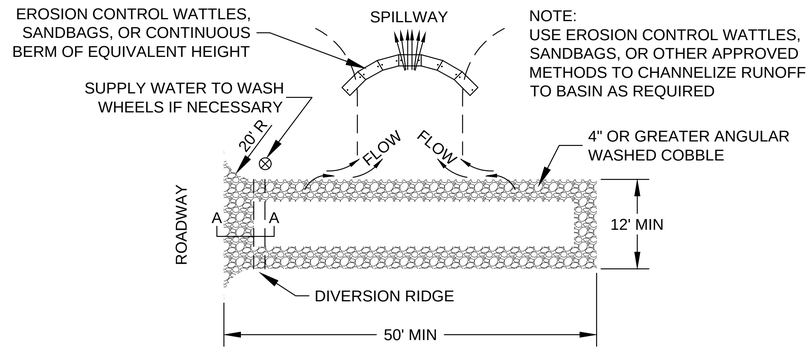
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 100'	10-3

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL MINIMIZE SEDIMENT TRACKING OR TRANSPORT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE ADDING ADDITIONAL LAYERS OF GRAVEL, REPAIR AND/OR CLEANOUT OF MEASURE USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC ROADWAYS.
3. VEHICLE WASHING SHALL BE CONDUCTED IN A STABILIZED AREA WITH APPROPRIATE STORM WATER CONTROLS IN PLACE.



SECTION A-A

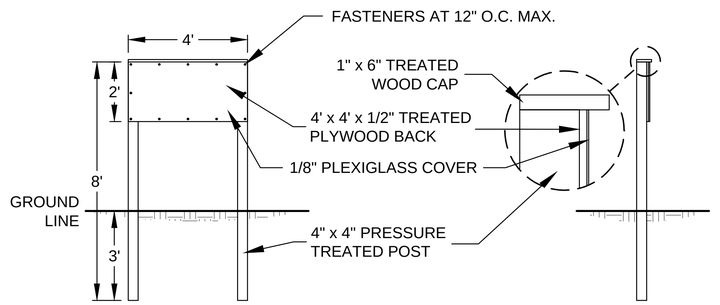


PLAN VIEW

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

CITY OF SANTA FE NPDES STORMWATER MANAGEMENT NOTES

1. DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE SFCC CHAPTER XIII STORMWATER UTILITY INCLUDING THE STORMWATER UTILITY SERVICE CHARGE AND STORMWATER ILLICIT DISCHARGE CONTROL REQUIREMENTS.
2. DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF NPDES GENERAL MS4 DISCHARGE PERMIT NO. NMR 040000 AND NPDES CONSTRUCTION GENERAL PERMIT NO. NMR 100000.
3. CONSTRUCTION GENERAL DISCHARGE PERMIT NO. NMR 100000
   A STORMWATER POLLUTION PREVENTION PLAN MUST BE PREPARED BY A QUALIFIED PROFESSIONAL AND A NOTICE OF INTENT (NOI) FOR COVERAGE MUST BE FILED WITH THE EPA. CONSTRUCTION STORMWATER DISCHARGES **ARE NOT PERMITTED** UNTIL A MINIMUM OF SEVEN (7) CALENDAR DAYS AFTER EPA ACKNOWLEDGEMENT OF A COMPLETE NOI.
4. CITY OF SANTA FE STORMWATER ILLICIT DISCHARGE CONTROL
   SFCC 13-2 PROHIBITS THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, SLURRIES, MUD, PLASTERS, CONCRETE RINSATES AND ANY CONSTRUCTION MATERIALS, WASTES AND GARBAGE, ETC. INTO THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEM INCLUDES ROADS, STREETS, CURBS, GUTTERS, DROP INLETS, PIPED STORM DRAINS, CULVERTS, RETENTION AND DETENTION BASINS, NATURAL AND MAN-MADE DRAINAGE CHANNELS, ARROYOS, RIVERS AND ANY FACILITY AND APPURTENANCE BY WHICH STORMWATER IS COLLECTED AND/OR CONVEYED.
5. CITY OF SANTA FE TERRAIN AND STORMWATER REGULATIONS
   SFCC 14-8.2 REQUIRES THAT CONSTRUCTION DISTURBED AREA SHALL BE PROTECTED AGAINST EROSION. SEDIMENT MUST BE CONTAINED ON THE DISTURBED AREA BY THE USE OF TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SUCH AS SILT FENCING, SWALES, BERMS, GEOTEXTILES, SEDIMENT BASINS AND TRAPS. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT FROM THE SITE WHILE STILL ALLOWING THE ENTRY OF STORMWATER. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
6. THE CONTRACTOR SHALL NOT REMOVE SILT FENCE AND MULCH SOCKS OR OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES UNTIL DISTURBED AREAS ARE STABILIZED. SOIL STABILIZATION AND EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER COMPLETION OF CONSTRUCTION OR OTHER SOIL DISTURBANCE ACTIVITIES ON THE SITE. IF THE TIME OF YEAR IS NOT CONDUCIVE TO PLANTING, THEN PLANTING MAY BE DELAYED UNTIL THE NEXT APPROPRIATE PLANTING SEASON PROVIDED THAT ALL TEMPORARY EROSION CONTROL MEASURES ARE MAINTAINED UNTIL PERMANENT EROSION CONTROL MEASURES ARE IMPLEMENTED. TEMPORARY EROSION CONTROL MEASURES SHALL BE SELECTED, DESIGNED AND INSTALLED WITH AN APPROPRIATE SEED BASE TO PROVIDE EROSION CONTROL FOR AT LEAST THREE YEARS WITHOUT ACTIVE MAINTENANCE. TEMPORARY EROSION CONTROL MEASURES SHALL BE SELECTED, DESIGNED AND INSTALLED TO ACHIEVE 70 PERCENT VEGETATIVE COVER WITHIN THREE YEARS.



N.P.D.E.S. PERMIT POSTING BOARD
(LOCATED AT MAIN ENTRANCE)

ENGINEERS SEAL

DATE

REVISIONS

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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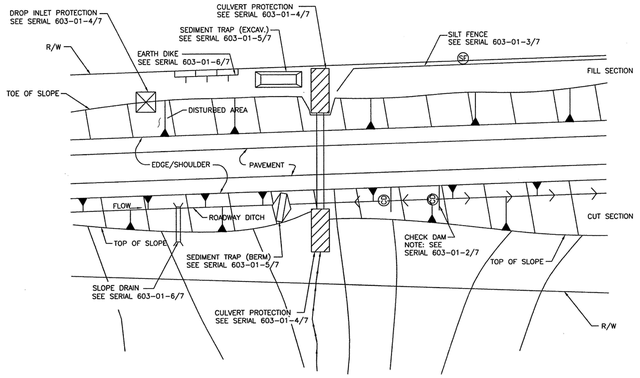
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

STORM WATER CONTROL DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	10-4



TYPICAL USAGE OF SELECTED EROSION AND SEDIMENT CONTROL MEASURES

STANDARD SYMBOLS FOR EROSION AND SEDIMENT CONTROL MEASURES

SILT FENCE (SF)

STRAW BALE (SB)

EARTH DIKE (ED)

DIVERSION CHANNEL (SWALE) (DC)

PIPE SLOPE DRAIN

DROP INLET PROTECTION

CULVERT PROTECTION

CHECK DAM (CD)

SEDIMENT TRAP, BERM

SEDIMENT TRAP, EXCAVATED

SEDIMENT BASIN

TRIANGULAR SEDIMENT FILTER DIKE (TSFD)

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES (T.E.S.C.M.)

GENERAL NOTES

1. THE SOIL RETENTION BLANKET INSTALLATION DETAILS SHOWN FOR CULVERT PROTECTION SHALL BE USED FOR ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES UTILIZING SOIL RETENTION BLANKETS UNLESS OTHERWISE NOTED.
2. ROCK PLATING USED IN THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THESE SHEETS SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES UNLESS OTHERWISE INDICATED.
3. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PLACED WITHIN THE CONSTRUCTION CLEAR ZONE SHALL BE INSTALLED WITH 8:1 SLOPES PARALLEL TO TRAFFIC AND 4:1 SLOPES PERPENDICULAR TO TRAFFIC.
4. SEDIMENT TRAPS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
5. CHECK DAMS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE CHECK DAM.
6. CULVERT PROTECTIONS SHALL BE INSTALLED UPON INITIATION OF EARTH WORK ACTIVITIES AND MAINTAINED AS MUCH AS PRACTICAL UNTIL STABILIZATION IS COMPLETED AND ACCEPTED. CULVERT PROTECTIONS MAY BE REMOVED FOR PERIODS OF TIME AS REQUIRED DURING CONSTRUCTION TO COMPLETE ADJACENT IMPROVEMENTS.
7. THE CONTRACTOR MAY CONSTRUCT AN EARTH DIKE AS SHOWN, OR RELOCATE THE CHECK DAMS AS CONSTRUCTION PROGRESSES. NO DIRECT PAYMENT SHALL BE MADE FOR RELOCATION OF THE CHECK DAMS.
8. STRAW BALES ARE NOT INTENDED FOR USE ON NEW MEXICO DEPARTMENT OF TRANSPORTATION PROJECTS.

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

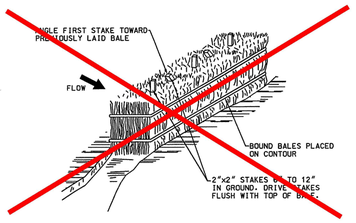
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES

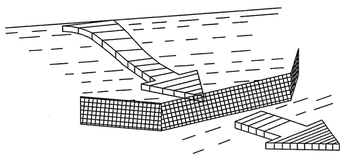
APPROVED Raymunda Van Haven 11/29/06
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-1/7 SERIAL 1 OF 7



TYPE II
STRAW BALE OPTION



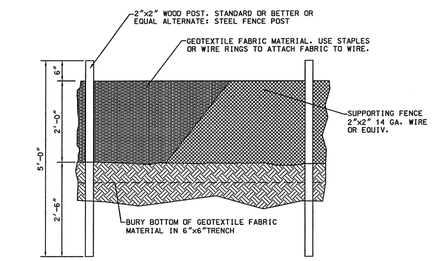
TYPE I
SILT FENCE

NOTES: SILT FENCE AND CHECK DAM

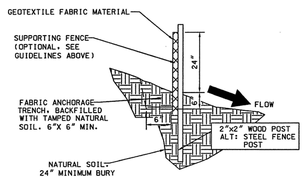
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE POST SPACING FOR SILT FENCES TO MINIMIZE MAINTENANCE.

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

   POSTS FOR 10 FT. MAXIMUM POST SPACING SHALL BE 4 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS, OR STEEL POSTS AS SPECIFIED ABOVE.
3. SUPPORTING FENCE SHALL BE WIRE MESH (14 GA. MIN., 1 INCH MAX. MESH OPENINGS). SNOW FENCE, PLASTIC FENCE OR APPROVED.
4. SUPPORTING FENCE SHALL BE FASTENED SECURELY TO POSTS WITH STAPLES OR WIRE TIES. GEOTEXTILE FABRIC SHALL BE FASTENED SECURELY TO SUPPORTING FENCE WITH WIRE TIES SPACED AT 2 FT. CENTERS ALONG THE TOP AND MID-SECTION. WHEN A SUPPORTING FENCE IS NOT USED, GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO POSTS WITH STAPLES OR WIRE TIES.
5. WHEN SILT FENCE IS USED FOR CHECK DAMS INSTALLED IN DITCHES, A SUPPORTING FENCE SHALL BE PROVIDED, WITH MAXIMUM POST SPACING OF 10 FT.
6. STANDARD "T" OR "U" SECTION STEEL POSTS SHALL NOT BE USED WITHIN THE CONSTRUCTION CLEAR ZONE RECOVERY AREA.
7. STRAW BALES ARE NOT INTENDED FOR USE ON NEW MEXICO DEPARTMENT OF TRANSPORTATION PROJECTS.



TYPE I
SILT FENCE



NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

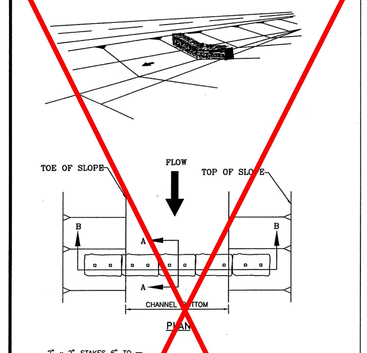
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SILT FENCE

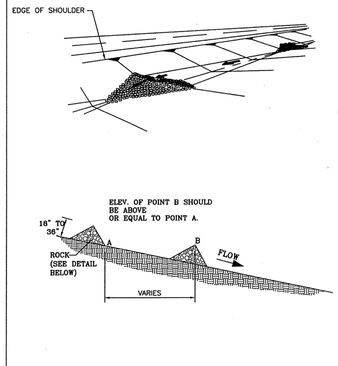
APPROVED Raymunda Van Haven 11/29/06
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

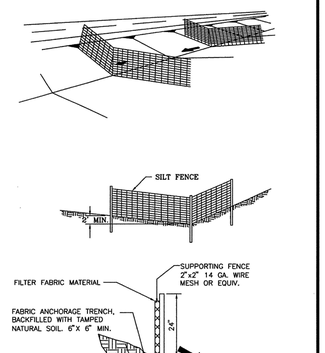
603-01-3/7



TYPE III
(STRAW BALE)



TYPE II
STONE DAM



TYPE I SILT FENCE

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

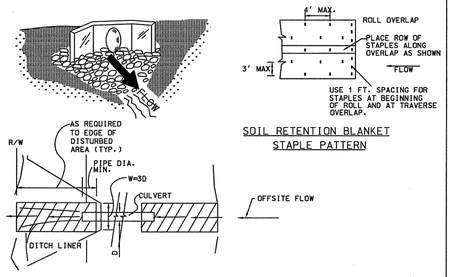
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CHECK DAMS

APPROVED Raymunda Van Haven 11/29/06
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-2/7 SHEET 2 OF 7

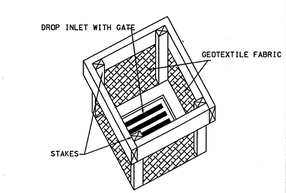


TYPICAL DITCH LINER INSTALLATIONS AT CULVERTS

NOTES: CULVERT PROTECTION

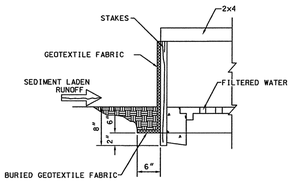
1. WHEN CULVERT PROTECTION IS SPECIFIED, EITHER SOIL RETENTION BLANKETS OR SOIL RETENTION ROCK MAY BE PROVIDED.
2. THE CULVERT PROTECTION WIDTH REQUIRED SHALL BE IN ACCORDANCE WITH THESE DETAILS UNLESS SPECIFIED OTHERWISE.
3. THE SOIL RETENTION BLANKET INSTALLATION SHOWN OUTLINES MINIMUM REQUIREMENTS. MANUFACTURER'S RECOMMENDATIONS SHALL BE USED IF THEY ARE MORE STRINGENT.

CULVERT PROTECTION

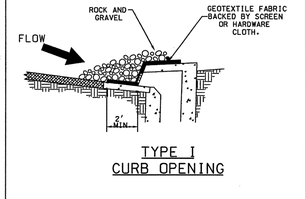


TYPE I

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



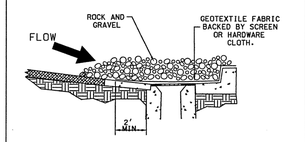
DROP INLET PROTECTION



TYPE I
CURB OPENING

NOTES: GRAVEL INLET PROTECTION

1. THIS INSTALLATION IS FOR A TYPE I CURB DROP INLET ONLY. THE TYPE II, III TO "N" INSTALLATION IS SIMILAR.
2. THE SPACING OF THE LONGITUDINAL BRACING SHALL NOT EXCEED 5 FT.



TYPE II
CURB DROP INLET

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

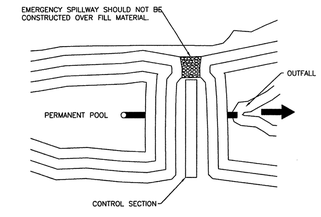
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CULVERT & DROP INLET PROTECTION

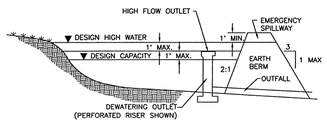
APPROVED Raymunda Van Haven 11/29/06
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-4/7

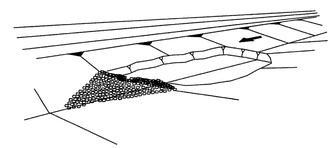


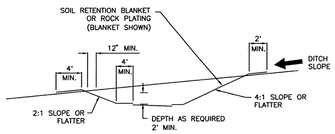
PLAN VIEW



CROSS SECTION

SEDIMENT BASIN



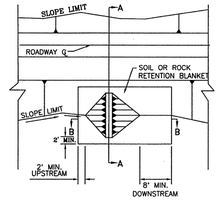


SEDIMENT BASIN, EXCAVATED

NOTES: SEDIMENT TRAP

1. TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED BY EXCAVATION ALONE OR BY EXCAVATION IN COMBINATION WITH AN EMBANKMENT.
2. TEMPORARY SEDIMENT TRAPS ARE OFTEN USED IN CONJUNCTION WITH A DIVERSION DIKE OR SWELL.
3. THE DRAINAGE AREA FOR THE SEDIMENT TRAP SHOULD NOT EXCEED 5 DISTURBED ACRES.
4. THE TRAP MUST BE ACCESSIBLE FOR EASE OF REGULAR MAINTENANCE, WHICH IS CRITICAL TO ITS PROPER FUNCTIONING.
5. SEDIMENT TRAPS ARE TEMPORARY MEASURES AND SHOULD NOT REMAIN IN PLACE LONGER THAN 18 TO 24 MONTHS.
6. THE EMBANKMENT MAY NOT EXCEED 5 FT. IN HEIGHT.
7. THE RECOMMENDED MINIMUM WIDTH AT THE TOP OF THE EMBANKMENT IS BETWEEN 2 FT. AND 5 FT.

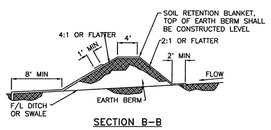
SEDIMENT TRAP



PLAN



SECTION A–A



SECTION B–B

EARTH DIKE (BERM)

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

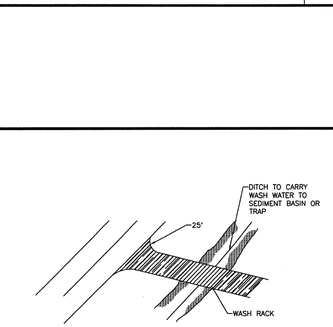
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

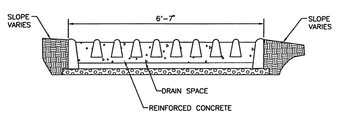
T.E.S.C.M. SEDIMENT BASIN, SEDIMENT TRAP & EARTH DIKE

APPROVED Raymunde Van Hoya 11/29/04
(DESIGN ENGINEER) DATE

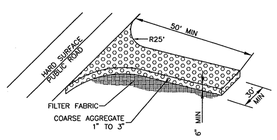
DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

603-01-5/7 SHEET 5 OF 7

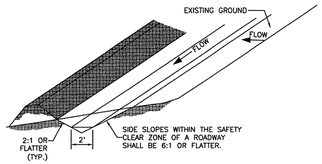




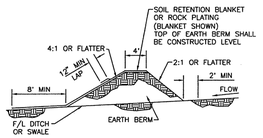
WASH RACK



OFFSITE TRACKING PREVENTION



TYPICAL SWALE CONFIGURATION



FILTER FABRIC DIVERSION DIKE

DIVERSION DIKE

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

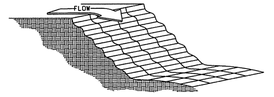
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

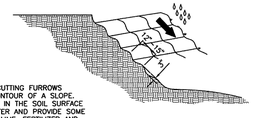
T.E.S.C.M. OFFSITE TRACKING PREVENTION & DIVERSION DIKE

APPROVED Raymunde Van Hoya 11/29/04
(DESIGN ENGINEER) DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

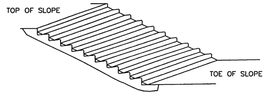
603-01-7/7 SHEET 7 OF 7

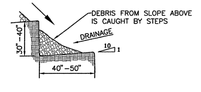




GROOVING IS CUTTING FURROWS ALONG THE CONTOUR OF A SLOPE. IRREGULARITIES IN THE SOIL SURFACE CATCH RAINWATER AND PROVIDE SOME RETENTION OF LIME, FERTILIZER AND SEED.

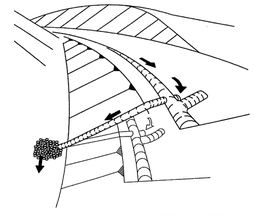
GROOVING SLOPES

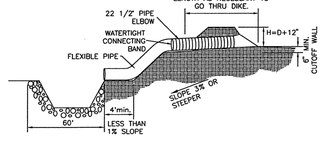


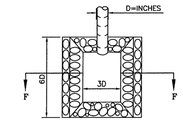


STAIR STEPPING CUT SLOPE

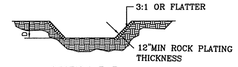
SURFACE ROUGHENING







RIPRAP APRON PLAN



SECTION F–F

SLOPE DRAIN

NOTES: PIPE SLOPE DRAIN

1. THE FLEXIBLE PIPE SHALL BE THE SAME DIAMETER AS THE INLET PIPE AND SHALL BE CONSTRUCTED OF A DURABLE MATERIAL WITH HOLD-DOWN GROMMETS SPACED AT 10 FT. ON CENTER.
2. THE FLEXIBLE PIPE SHALL BE SECURELY FASTENED TO THE CORRUGATED METAL OR HIGH DENSITY POLYETHYLENE PIPE WITH METAL STRAPPING OR WATERTIGHT CONNECTING COLLARS.
3. THE FLEXIBLE PIPE SHALL BE STAKED AT 10 FT. CENTERS ALONG THE SLOPE USING MINIMUM 4 INCH SQUARE WOOD POSTS OR STANDARD STEEL POSTS DRIVEN 2 FT. MINIMUM INTO THE GROUND.
4. RIGID PIPE SHALL BE ANCHORED AT BENDS. ANCHORAGE SHALL CONSIST OF A MINIMUM 4 INCH SQUARE WOOD POSTS OR STANDARD STEEL POSTS DRIVEN 2 FT. MINIMUM INTO GROUND, OR EARTHEN THRUST BLOCK.
5. PAYMENT OF BASIN ITEMS ARE INCIDENTAL TO THE COST OF FLEXIBLE STORM DRAIN PIPE.
6. FOR PIPE DIAMETER ON TEMPORARY SLOPE DRAIN SEE TABLE BELOW

TEMPORARY SLOPE DRAIN PIPES

Runoff Flow Rate (cfs)	Pipe Diameter Required (inches)
0 – 6.0	18
6.0 – 9.0	21
9.0 – 12.0	24
12.0 – 20.0	30

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

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

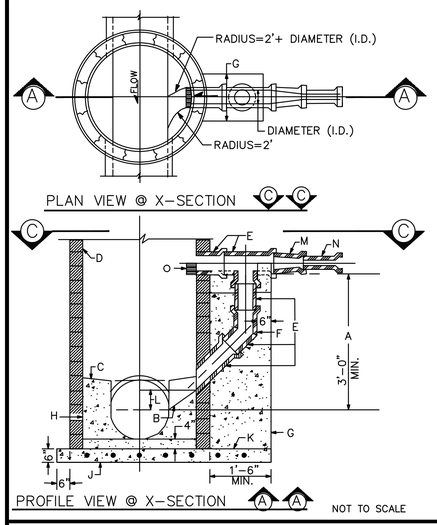
APPROVED Raymunde Van Hoya 11/29/04
(DESIGN ENGINEER) DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

603-01-6/7 SHEET 6 OF 7

LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	SEWER PIPE, refer to general note CM-1
8	6"(in) GROUT FILLET, on upper half of pipe and around base
9	ADAPTER, MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
11	PIPE SUPPORT, CONCRETE, shall extend out-side of manhole a maximum of 18"(in) to bell of first joint and shall cradle pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-6
13	SHELF, to be 9"(in) minimum width with 1"(in) per 1'-0" slope, from crown of pipe
14	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
15	HAND FORMED CHANNELS, shall be on a uniform radius and shall not hold water
16	INVERT ELEVATIONS OF LATERAL LINES, shall be the same as the springline elevation of the sewer main, where possible
17	CHANGE SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe



PLAN VIEW @ X-SECTION (C)(C)

PROFILE VIEW @ X-SECTION (A)(A)

NOT TO SCALE

CONSTRUCTION NOTES

A. 3' (FT) MINIMUM DISTANCE OF VERTICAL DROP. LESS THAN 3'(FT) DISALLOWS DROP MANHOLE.

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

C. SHELF SLOPE, 1"(IN) PER FT.

D. MANHOLE TYPE FOR UPPER PORTION IS SPECIFIED IN MANHOLE TYPE "E" DETAIL DWG NO. SAS-2.

E. USE D.I. OR P.V.C.(SDR 35) PIPE THROUGHOUT DROP. ALL PIPING IN DROP STRUCTURE FROM THE TEE IS INCREASED ONE PIPE SIZE FROM THE SERVICE LINE. (SERVICE=8" DROP=10")

F. USE BELL AND SPIGOT 45° LONG RADIUS BEND.

G. CONCRETE SUPPORT WIDTH EQUALS PIPE O.D. PLUS 6"(IN) MINIMUM EACH SIDE.

H. CONCRETE FILL.

J. CAST IN PLACE REINFORCED CONCRETE BASE REQUIRED. CONCRETE BASE TO BE POURED IN PLACE USING NO.4 BARS AT 6"(IN) O.C. EACH WAY FOR MANHOLE DEPTH OF 16'(FT) OR GREATER. NO4 BARS AT 12"(IN) O.C. EACH WAY FOR MANHOLE DEPTH LESS THAN 16'(FT) IN DEPTH.

K. FOR NEW DROP ON EXISTING MANHOLE CONSTRUCT 3X3 REINFORCED CONCRETE BASE BEFORE CONSTRUCTING DROP SUPPORT.

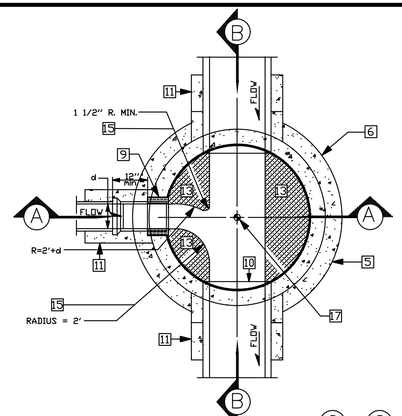
L. MINIMUM 2"(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.

M. REDUCER

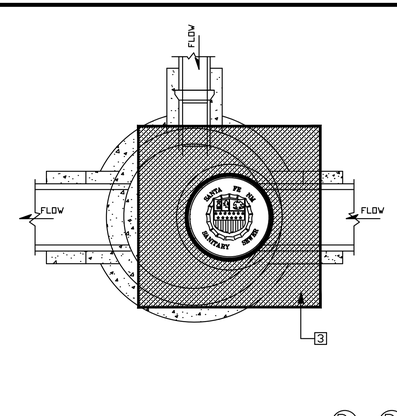
N. SERVICE LINE

O. EXTEND PIPE 3"(IN) MINIMUM 6"(IN) MAXIMUM INTO MANHOLE TOP. 1/2 PIPE REMOVED.

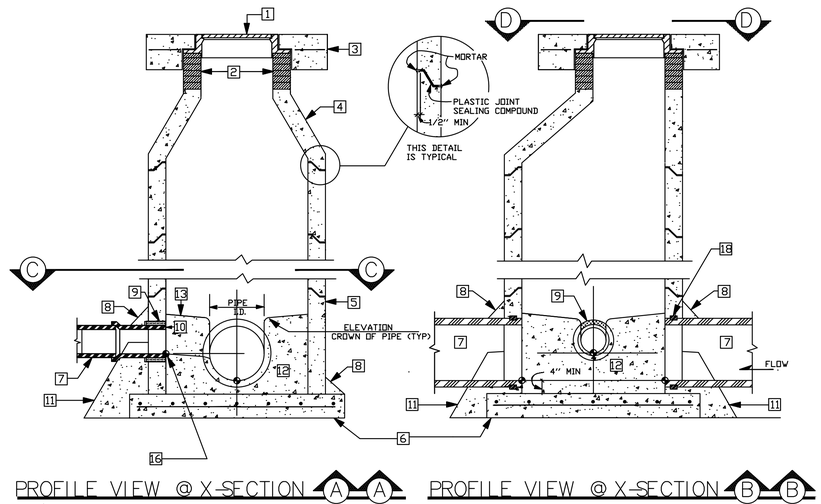
DROP MANHOLE DETAIL
DWG. #: SAS-1



PLAN VIEW @ X-SECTION (C)(C)



PLAN VIEW @ X-SECTION (D)(D)



PROFILE VIEW @ X-SECTION (A)(A)

PROFILE VIEW @ X-SECTION (B)(B)

◆ DENOTES ELEVATION PER ENGINEERS DESIGN

NOT TO SCALE

MANHOLE TYPE "E" DETAIL/DWG # SAS-2 (See Dwg. # SAS-14 for Type "C" Flat Top)

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

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

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

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

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 9'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA; SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (inch) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE, MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1390 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "YELLOWLINK" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS; SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; FOWLER "QUICKWAY",GENECO, HERSEY "PIONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL; 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM, APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 365 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHEN VITRIFIED CLAY CROSSES AN ARROYO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN;
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

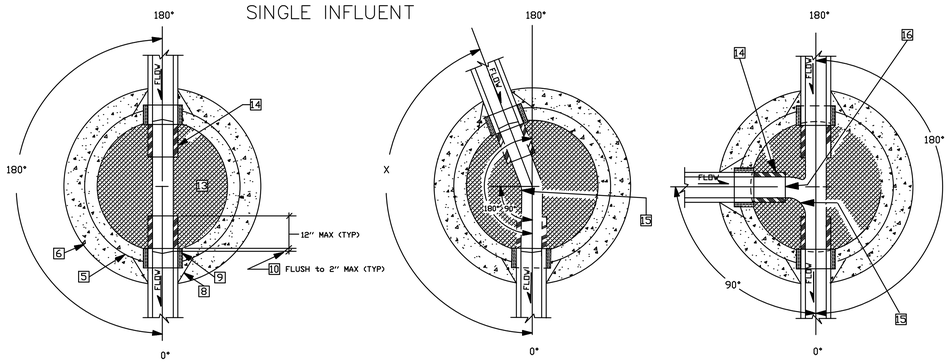
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

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

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

SINGLE INFLUENT

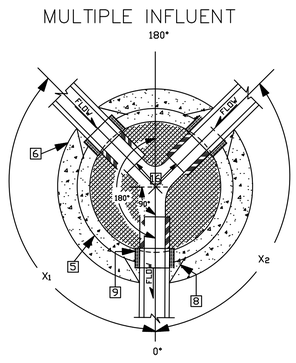


180° or STRAIGHT THROUGH

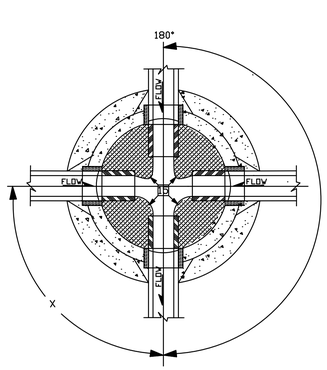
DIRECTIONAL CHANGE
X ≥ 90°
ANGLE X MEASURED FROM EFFLUENT CENTERLINE

TEE, 90° & 180°
ANGLE MEASURED FROM EFFLUENT CENTERLINE

MULTIPLE INFLUENT



WYE
MINIMUM BEND 90°
MAXIMUM BEND 180°
ANGLE X MEASURED FROM EFFLUENT CENTERLINE



4-WAY TEE
ANGLE X MEASURED FROM EFFLUENT CENTERLINE
MINIMUM BEND 90°

NOT TO SCALE

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

SCDT1-4 - 6/7/00

WATER QUALITY DIVISION — UTILITY DEVELOPMENT

CITY OF SANTA FE
WATER QUALITY DIVISION

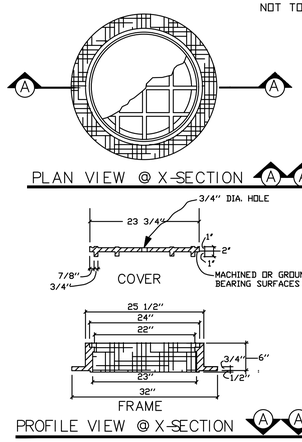
TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT1-4
DRAWN BY: G. CHAVEZ	8-3-92	
CADD RENDITION BY: G. CHAVEZ	12-14-92	SHEET 11-1
APPROVED BY: E. BROWN	11-16-94	

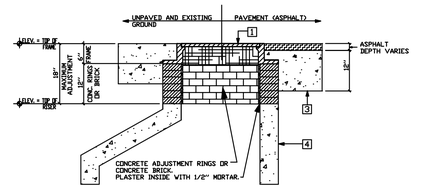
LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	SEWER PIPE, refer to general note CM-1
8	6"(in) GROUT FILLET, on upper half of pipe and around base
9	ADAPTER, MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
11	PIPE SUPPORT, CONCRETE, shall extend out-side of manhole a maximum of 18"(in) to bell of first joint and shall cradle pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-6
13	SHELF, to be 9"(in) minimum width with 1"(in) per 1'-0" slope, from crown of pipe
14	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
15	HAND FORMED CHANNELS, shall be on a uniform radius and shall not hold water
16	INVERT ELEVATIONS OF LATERAL LINES, shall be the same as the springline elevation of the sewer main, where possible
17	CHANGE SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe

NOT TO SCALE



MANHOLE FRAME & COVER DETAIL/DWG # SAS-4



NOT TO SCALE

MANHOLE ADJUSTMENT DETAIL/DWG # SAS-5

GENERAL NOTES

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3. MINIMUM COMBINED WEIGHT: 365 POUNDS +/- 5%
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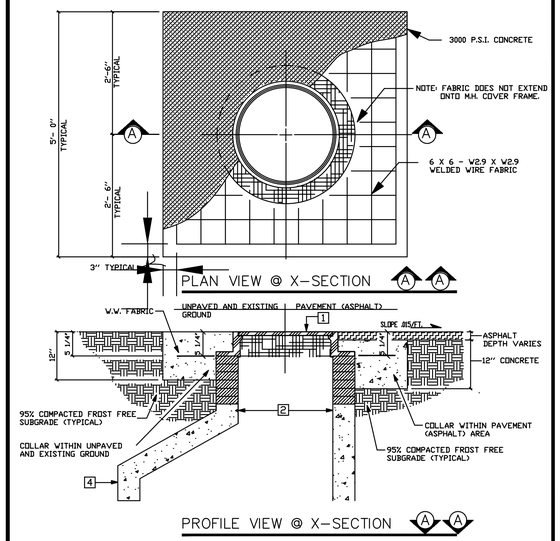
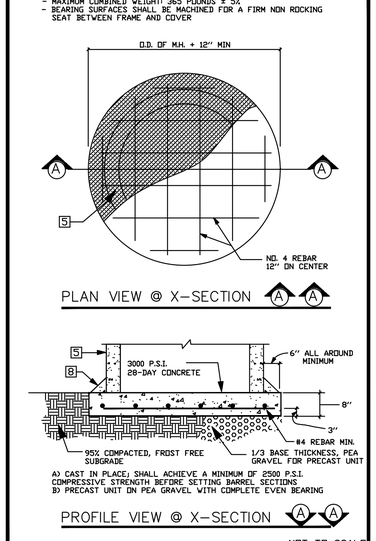
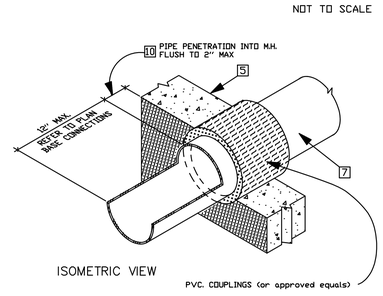


CONCRETE COLLAR DETAIL/DWG. # SAS-6 NOT TO SCALE

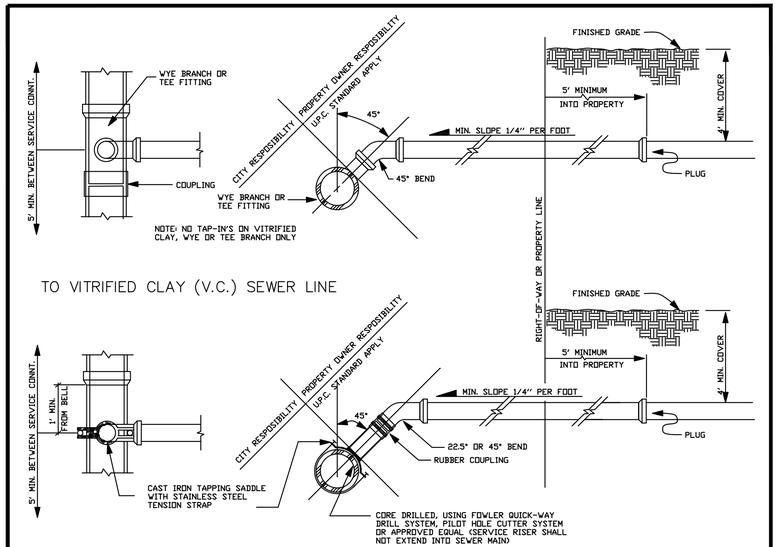


NOT TO SCALE

CONCRETE BASE DETAIL/DWG. # SAS-7

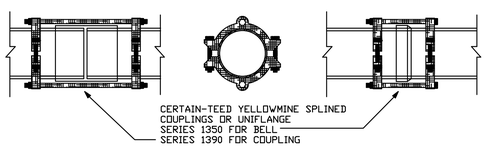


MANHOLE ADAPTER DETAIL/DWG. # SAS-8



NOT TO SCALE

SERVICE CONNECTION DETAILS/DWG. # SAS-10



NOTE: AT RIVER AND ARROYO CROSSINGS

SCDT2-4 - 6/7/00

RESTRAINED JOINT DETAIL/DWG. # SAS-9 NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

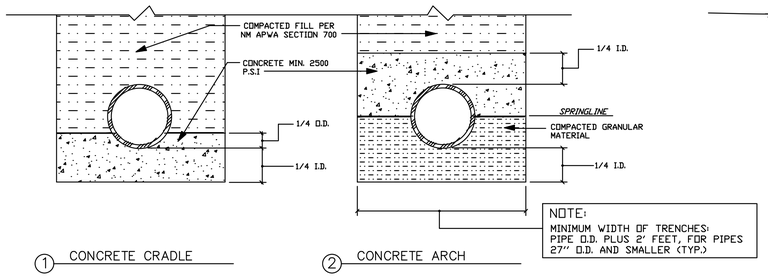
TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT2-4
DRAWN BY: G. CHAVEZ	1 8-3-92	
CADD RENDITION BY: G. CHAVEZ	2 12-10-92	SHEET 11-2
APPROVED BY: E. BROWN	3 11-16-94	

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

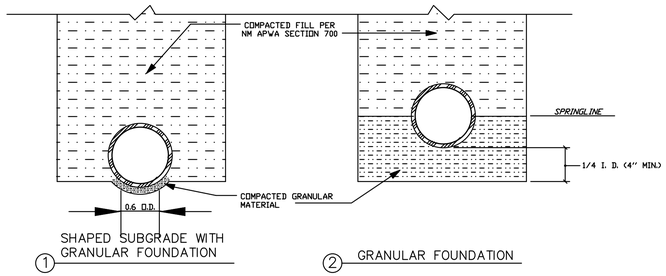
NOT TO SCALE

CLASS "A"



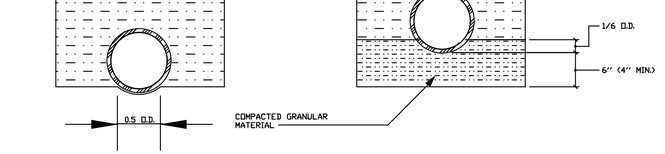
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

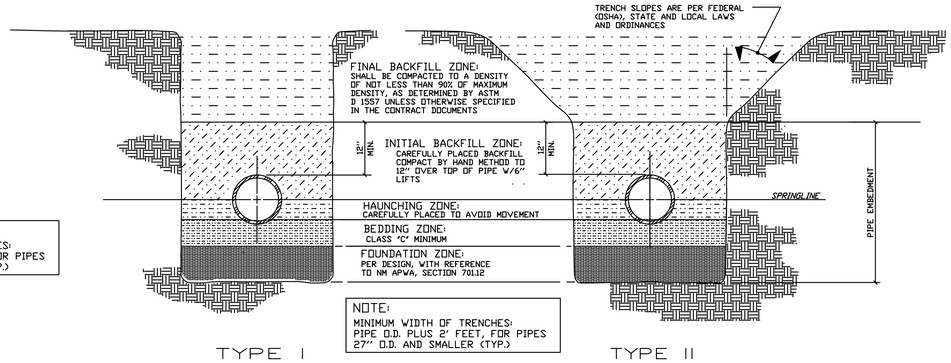


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

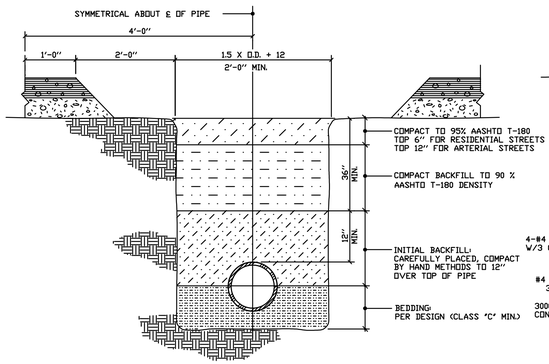
CLASS "C"



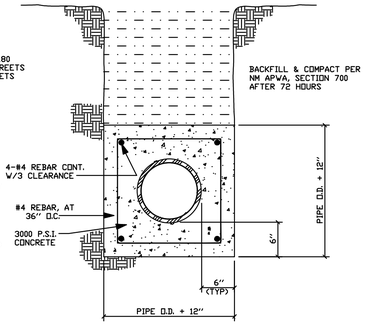
① SHAPED SUBGRADE ② GRANULAR FOUNDATION



TYPE I TYPE II



PAVED AREAS



CONCRETE ENCASEMENT

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

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

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

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

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 9'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA; SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (inch) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE. MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1380 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS; SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; FOWLER "QUICKWAY",GENECO, HERSEY "PHONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL; 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM, APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 365 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHEN VITRIFIED CLAY CROSSES AN ARROYO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN;
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

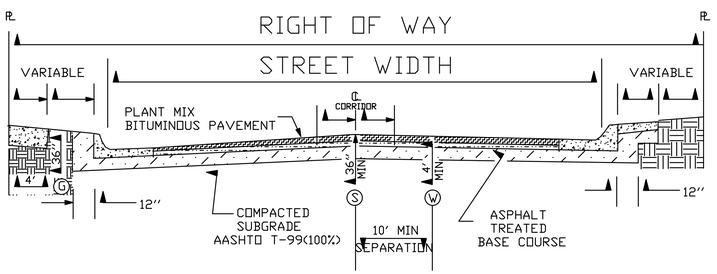
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

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

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

TYPICAL UTILITIES SEPARATION DETAIL/DWG. # SAS-12



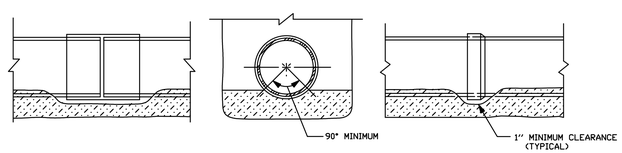
LEGEND

Ⓢ SEWER
Ⓖ GAS
Ⓦ WATER
℄ PROPERTY LINE
℄ CENTER LINE

NOT TO SCALE

SCDT3-4 - 6/7/00

BELL OR COUPLING INSTALLATION DETAIL/DWG. # SAS-13



NOT TO SCALE

WATER QUALITY DIVISION UTILITY DEVELOPMENT

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

	REVISIONS		
DATE: JULY 1992			FILE #: E:\AUTO\DWG\SCDT3-4
DRAWN BY: G. CHAVEZ	1 8-4-92		
CADD RENDITION BY: G. CHAVEZ	2 12-14-92		SHEET 11-3
APPROVED BY: E. BROWN	3 11-16-94		

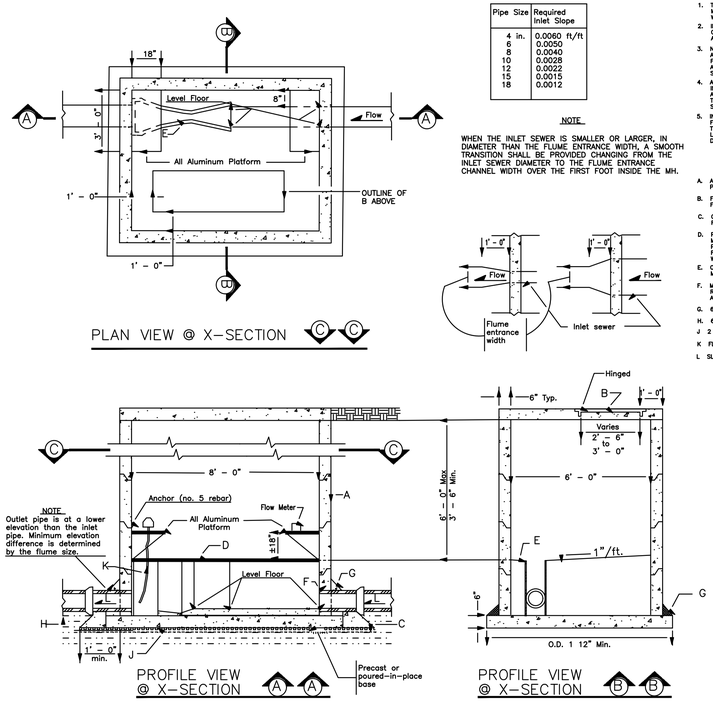


TABLE 1

Pipe Size	Required Inlet Slope
4 in.	0.0060 ft/ft
6	0.0050
8	0.0040
10	0.0028
12	0.0022
15	0.0015
18	0.0012

NOTE

WHEN THE INLET SEWER IS SMALLER OR LARGER, IN DIAMETER THAN THE FLUME ENTRANCE WIDTH, A SMOOTH TRANSITION SHALL BE PROVIDED CHANGING FROM THE INLET SEWER DIAMETER TO THE FLUME ENTRANCE CHANNEL WIDTH OVER THE FIRST FOOT INSIDE THE MH.

GENERAL NOTES

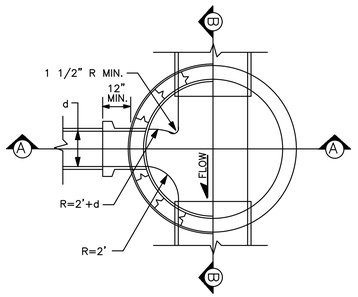
1. THIS DESIGN IS APPLICABLE FOR MANHOLES 6.0 FT. & LESS IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS GREATER THAN 6.0 FT. WILL REQUIRE THE 8' DIAMETER, ROUND MANHOLE PER DWG NO. IP-1.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL DECISIONS RELATIVE TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME SHALL BE SIZED TO ACCURATELY MEASURE ALL ANTICIPATED FLOW LEVELS. PRIOR TO INSTALLATION THE FLUME SIZE, AND TYPE MUST BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 20 FT. OUTSIDE THE MANHOLE MUST BE AS SPECIFIED IN TABLE 1 FOR THE VARIOUS SIZE LINES. OUTLET SEWER LINES MUST BE DESIGNED TO CONVEY THE MAXIMUM DESIGN FLOWS WITHOUT CREATING A SURCHARGE CONDITION IN THE FLUME.

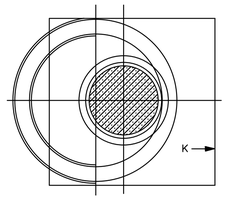
CONSTRUCTION NOTES

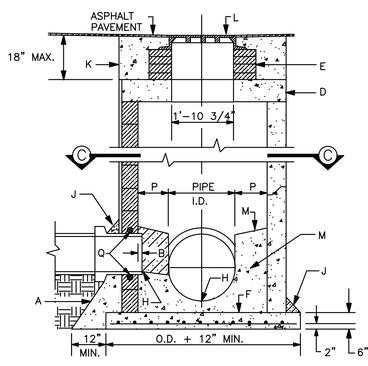
A. ALL MANHOLE BASES, RISER SECTIONS AND FLAT SLAB TOP SECTIONS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH CITY SPECIFICATIONS.
B. FRAME & COVER FOR NON-TRAFFIC AREAS SHALL BE NEENAH R-6661-VH OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-6663-DH OR EQUAL.
C. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE THE MANHOLE TO BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO THE SPRING LINE.
D. PREFABRICATED MONITORING FLUME TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SHALL BE MANUFACTURED BY MANNING, PLASTI-FAB OR APPROVED EQUAL. A PARSHALL FLUME OR A PALMER BOWLUS FLUME SHALL BE INSTALLED AS DIRECTED BY THE PRETREATMENT SECTION, WATER QUALITY CONTROL DIVISION.
E. CONCRETE FILLETS, USE 3000 PSI CONC. WITH TYPE II CEMENT. FILLETS TO MATCH TOP OF FLUME AND SLOPE ONE INCH PER FOOT.
F. MANHOLE PIPE CONNECTIONS TO BE PER ASTM C-923; STANDARD SPEC. FOR RESILIENT CONNECTORS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES. RESILIENT CONNECTORS TO BE A-LOK OR APPROVED EQUAL.
G. 6 IN. GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
H. 6" SUBGRADE AND BACKFILL COMPACTED TO 95% MODIFIED PROCTOR.
J 2 IN. GRAVEL CRUSHED STONE LEVELING COURSE.
K FLUME OUTLET END ADAPTER, PLASTI-FAB OR APPROVED EQUAK
L SLOPE PER TABLE 1.

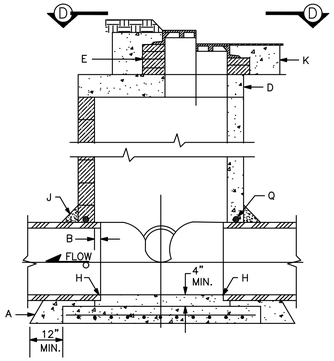
NOT TO SCALE

SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (6x8 RECTANGULAR)/DWG # IP-2









PROFILE VIEW @ X-SECTION

PROFILE VIEW @ X-SECTION

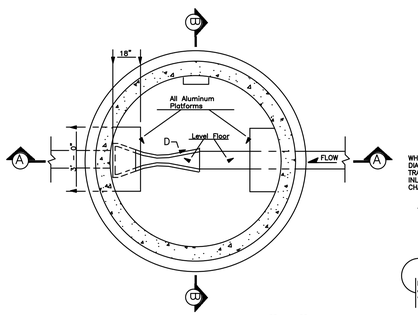
GENERAL NOTES

1. USE APPROVED MASTIC JOINT MATERIAL FOR ALL JOINTS.
2. CONTRACTOR HAS OPTION TO CONSTRUCT TYPE "C" M.H. IN LIEU OF TYPE "E" M.H. FOR DEPTHS OF 6' OR MORE.
3. DESIGN APPLIES TO 4', 6' & 8' MANHOLES.
4. M.H. GREATER THAN 18' IN DEPTH SHALL ONLY BE CONSTRUCTED OF PRECAST CONCRETE SECTION.
5. USE NON-SHRINK GROUT FOR FILLETS AND PENETRATIONS.
6. POSITION M.H. OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.

CONSTRUCTION NOTES

A. CONCRETE PIPE SUPPORT SHALL EXTEND OUTSIDE OF M.H. TO BELL OF FIRST JOINT & SHALL CRADLE PIPE TO SPRING LINE. NOT APPLICABLE FLEXIBLE PIPE.
B. PIPE PENETRATION INTO MANHOLE SHALL BE FLUSH TO 2" MAX., MEASURED AT SPRING LINE OF PIPE.
D. PRECAST CONCRETE COVER
E. USE MAX. 4 COURSES OR. MS BRICK ON UNPAVED STREET FOR FUTURE ADJ. OF M.H. FRAME TO PAVEMENT GRADE. PLASTER INSIDE WITH 1/2" MORTAR.
F. CONCRETE BASE TO BE POURED IN PLACE USING NO. 4 BARS AT 6" O.C. EA. WAY FOR M.H. DEPTH OF 16' OR GREATER. NO 4 BARS AT 12" O.C. EA. WAY FOR M.H. LESS THAN 16' IN DEPTH.
H. INV. ELEV. OF STUB OR LATERAL AS SHOWN ON PLANS.
J. 6" GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
K. USE A 5'x 5' CONCRETE PAD IN ALL AREAS SLOPE FOR GRADER USE UNPAVED AREAS.
L. FRAME AND COVER, SEE DWG. # SAS-4
M. CONCRETE FILL, 3000 PSI
N. SLOPE 1" PER FT. FROM PIPE CROWN
P. SHELF TO BE 9" WIDE MIN.
Q. APPROVED WATERSTOP TO BE COMPATIBLE WITH TYPE OF PIPE.

MANHOLE TYPE "C" DETAIL/DWG. # SAS-14 NOT TO SCALE



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4 in.	0.0060 ft/ft
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18	0.0012

NOTE

WHEN THE INLET SEWER IS SMALLER OR LARGER, IN DIAMETER THAN THE FLUME ENTRANCE WIDTH, A SMOOTH TRANSITION SHALL BE PROVIDED CHANGING FROM THE INLET SEWER DIAMETER TO THE FLUME ENTRANCE CHANNEL WIDTH OVER THE FIRST FOOT INSIDE THE MH.

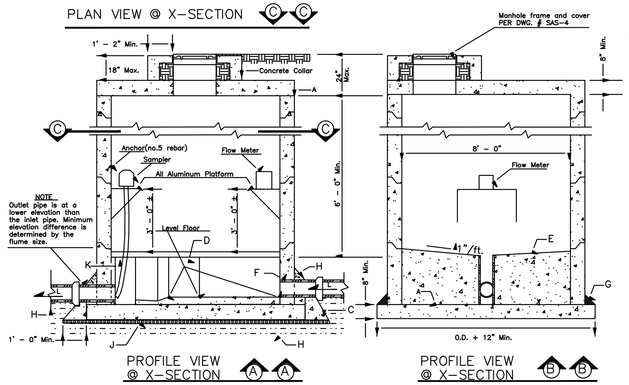
GENERAL NOTES

1. THIS DESIGN IS APPLICABLE FOR MANHOLES 8.0 FT. & GREATER IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS LESS THAN 8.0 FT. WILL REQUIRE THE 6' DIAMETER, ROUND MANHOLE PER DWG NO. IP-2.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL DECISIONS RELATIVE TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME SHALL BE SIZED TO ACCURATELY MEASURE ALL ANTICIPATED FLOW LEVELS. PRIOR TO INSTALLATION THE FLUME SIZE, AND TYPE MUST BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 20 FT. OUTSIDE THE MANHOLE MUST BE AS SPECIFIED IN TABLE 1 FOR THE VARIOUS SIZE LINES. OUTLET SEWER LINES MUST BE DESIGNED TO CONVEY THE MAXIMUM DESIGN FLOWS WITHOUT CREATING A SURCHARGE CONDITION IN THE FLUME.

CONSTRUCTION NOTES

A. ALL MANHOLE BASES, RISER SECTIONS AND FLAT SLAB TOP SECTIONS SHALL BE PRECAST REINFORCED CONCRETE, IN ACCORDANCE WITH CITY SPECIFICATIONS.
B. FRAME & COVER FOR NON-TRAFFIC AREAS SHALL BE NEENAH R-6661-VH OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-6663-DH OR EQUAL.
C. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE THE MANHOLE TO BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO THE SPRING LINE.
D. PREFABRICATED MONITORING FLUME TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SHALL BE MANUFACTURED BY MANNING, PLASTI-FAB OR APPROVED EQUAL. A PARSHALL FLUME OR A PALMER BOWLUS FLUME SHALL BE INSTALLED AS DIRECTED BY THE PRETREATMENT SECTION, WATER QUALITY CONTROL DIVISION.
E. CONCRETE FILLETS, USE 3000 PSI CONC. WITH TYPE II CEMENT. FILLETS TO MATCH TOP OF FLUME AND SLOPE ONE INCH PER FOOT.
F. MANHOLE PIPE CONNECTIONS TO BE PER ASTM C-923; STANDARD SPEC. FOR RESILIENT CONNECTORS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES. RESILIENT CONNECTORS TO BE A-LOK OR APPROVED EQUAL.
G. 6 IN. GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
H 6" SUBGRADE AND BACKFILL COMPACTED TO 95% MODIFIED PROCTOR.
J. 2 IN. GRAVEL CRUSHED STONE LEVELING COURSE.
K. FLUME OUTLET END ADAPTER, PLASTI-FAB OR APPROVED EQUAK.
L. SLOPE PER TABLE 1.

NOT TO SCALE



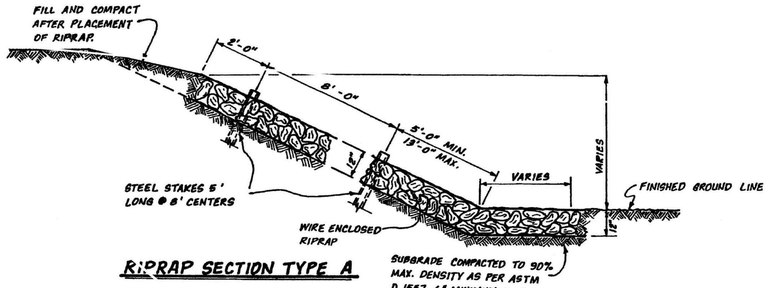
SCDT4-4X - 6/7/00

SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (8 FT. DIA.)/DWG. # IP-1

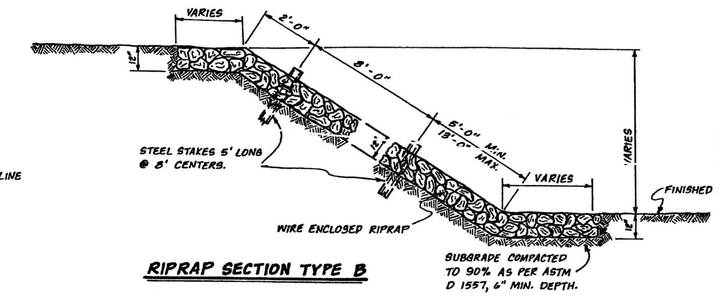
CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

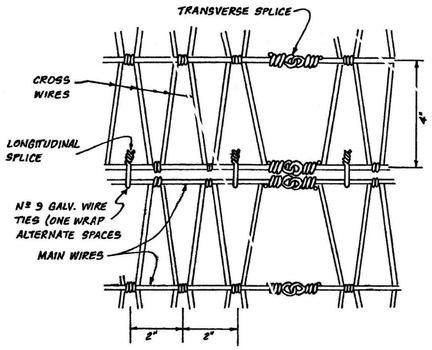
DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT4-4
DRAWN BY: G. CHAVEZ	1 8-4-92 2	
CADD RENDITION BY: G. CHAVEZ	3 4	SHEET 11-4
APPROVED BY: E. BROWN	5 6	



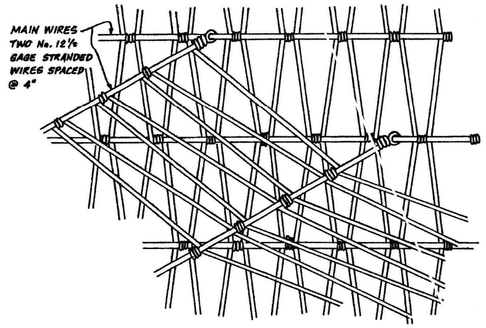
RIPRAP SECTION TYPE A



RIPRAP SECTION TYPE B



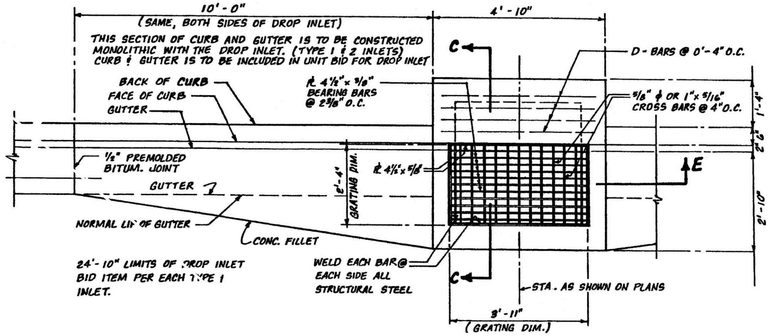
DETAIL OF WIRE FABRIC AND NORMAL SPLICE



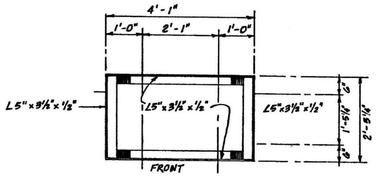
DETAIL OF SPLICE @ SKEWED INTERSECTION

RIPRAP - GENERAL NOTES:

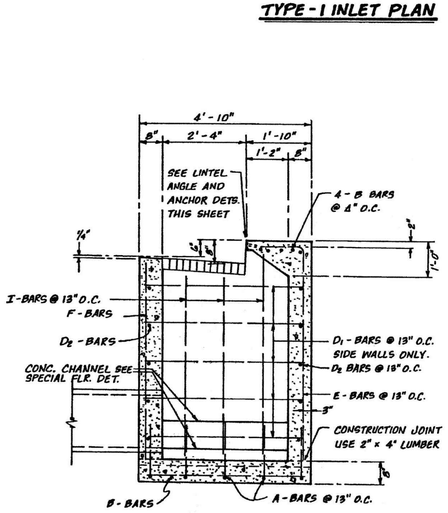
1. WIRE FABRIC IS TO BE GALVANIZED "V" MESH OF THE FOLLOWING CONSTRUCTION: MAIN WIRES ; TWO No. 12½ GAGE STRANDED WIRES SPACED AT 4". CROSS WIRES; SINGLE No. 12½ GAGE WIRES SPACED AT 2" WITH NOT LESS THAN TWO TURNS AROUND THE MAIN WIRES. APPROXIMATE WEIGHT; 48 POUNDS PER 100 SQUARE FEET.
2. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" O.D. STANDARD STRENGTH GALVANIZED STEEL PIPE OR 4 x 4 x ⅜ 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 3, 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" x 4¾".
5. DETAIL FROM N.M.S.H.D. DETAIL, SERIAL BRR-001-05.



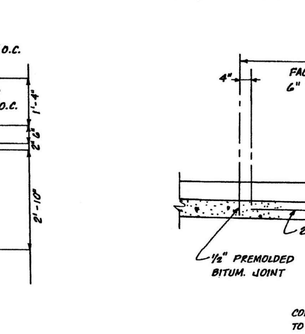
TYPE - I INLET PLAN



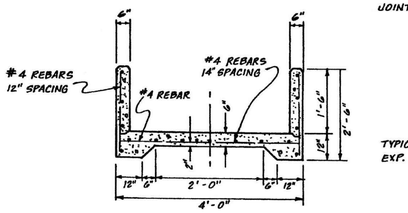
GRATING FRAME DETAIL



SECTION C-C



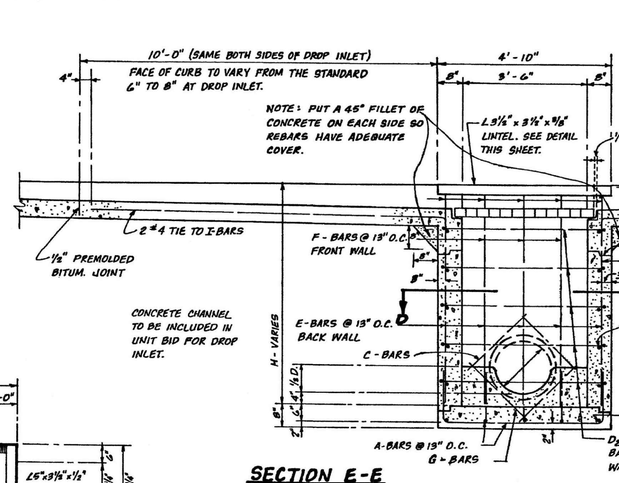
SPECIAL FLOOR DETAIL



NOTE: REINFORCING IS TO BE CONTINUOUS THRU EXPANSION JOINT

TYPICAL RUNDOWN DETAIL

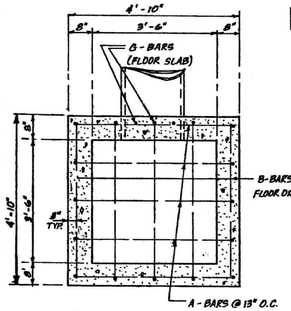
SECTION F-F



SECTION E-E

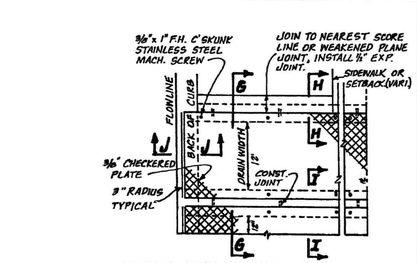
RE-BAR SCHEDULE

BAR TYPE	SIZE & SHAPE	BAR No.	BAR TYPE & QUANTITY
A	R 1'6" 4'-6" 8'-6"	#4	TYPE-1 - 8 REQUIRED TYPE-2 - 12 REQUIRED TYPE-3 - 4 REQUIRED
B	4'-6" 8'-6"	#4	TYPE-1 - 6 REQUIRED TYPE-2 - 6 REQUIRED
C	8'-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. WT. TYPE-2-2 REQ'D PER FT. WT.
D_2	8'-6" 2'-6"	#4	TYPE-1-2 REQ'D PER 19" WT. TYPE-2-2 REQ'D PER 19" WT.
E	14" LGBS 0'-8"	#4	TYPE-1-6 REQUIRED TYPE-2-9 REQUIRED
F	2" LGBS 0'-8"	#3	TYPE-1-8 REQUIRED TYPE-2-7 REQUIRED
G	2'-0"	#4	TYPE-1-2 REQ'D. PER OUTLET TYPE-2-2 REQ'D. PER OUTLET
H	R 1'6" 4'-0" 14" LGBS 0'-11"	#4	TYPE-1-8 REQ'D FIELD BEND TYPE-2-5 REQ'D INTO CURB



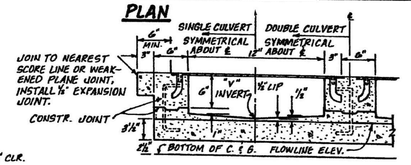
SECTION D-D

CONCRETE DRAINAGE WINDOW

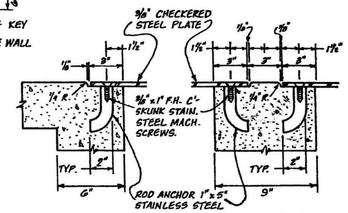


TYPICAL SECTION

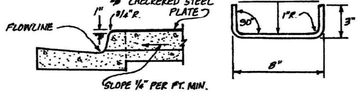
SINGLE AND DR MULTIPLE CULVERT PLAN



SECTION G-G



SECTION H-H



SECTION I-I

SECTION J-J DOWEL DETAIL

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: SHT

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 609-01-17.*
13. *SIDEWALK CROSS SLOPE IS RECOMMENDED TO BE CONSTRUCTED FOR CROSS SLOPE OF 1.5% TYPICAL, BUT SHALL NOT EXCEED 2.0% CROSS SLOPE ON THE PEDESTRIAN ACCESS ROUTE (PAR).*
14. *SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5.0 FT, EXCLUSIVE OF THE WIDTH OF THE CURB RETURN.*
EXCEPTION: WHERE SIDEWALK WIDTH NEEDS TO BE REDUCED TO NO LESS 4.0 FT, PASSING SPACES SHALL BE PROVIDED AT INTERVALS OF 200 FT MAXIMUM. PASSING SPACES SHALL BE 5.0 FT MINIMUM BY 5.0 FT MINIMUM.
15. *ANY SIGNS POSTS, UTILITY POLES, FIRE HYDRANTS, TRAFFIC SIGNALS, STREET FURNITURE, AND OTHER OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH TO LESS THAN 4.0 FT.*
16. *THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES (PAR) WITHIN MEDIANS AND PEDESTRIAN REFUGE ISLANDS SHALL BE 5.0 FT MINIMUM.*

CURB RAMPS

17. *FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE FEASIBLE. THE MAXIMUM SLOPE ALLOWABLE IS INDICATED IN NOTE 18 OF THE CURB RAMP STANDARD DETAILS. SLOPES THAT EXCEED THOSE INDICATED IN THE CURB RAMP STANDARD DETAILS, OR CONSTRUCTION PLANS, WILL NOT BE ACCEPTED AND WILL BE REMOVED AND RECONSTRUCTED.*
18. *RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.*
19. *CONSTRUCT THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES AS TYPICAL 5.0 FT X 5.0 FT AND MINIMUM 4.0 FT X 4.0 FT CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.*
20. *CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.*
21. *THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.3%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP RUNS, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.0%.*
22. *CONSTRUCT CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.*
23. *GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.*
24. *ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF CURB RAMP IS NOT SOLELY DEPENDENT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6.0 FT FOR AN 8.3% SLOPE).*

CROSSWALKS

25. *PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED CROSSWALK. CURB RAMP LOCATIONS SHALL BE PLACED WITHIN THE WIDTH OF THE MARKED OR UNMARKED CROSSWALK AS SHOWN IN THE CONSTRUCTION PLANS.*

DETECTABLE WARNING

26. *DETECTABLE WARNING SURFACES (DWS) CONSISTING OF TRUNCATED DOMES SHALL BE UTILIZED WHERE CURB RAMPS, BLENDED TRANSITIONS, OR TURNING SPACE PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE STREET OR WHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CROSSES A STREET, ALLEY, TRAFFIC ISLAND, MEDIAN, OR RAILROAD. DETECTABLE WARNING SURFACES (DWS) WILL NOT BE INSTALLED AT RESIDENTIAL DRIVEWAYS . DETECTABLE WARNING SURFACE MUST BE PROVIDED AT THE JUNCTION BETWEEN THE PAR AND COMMERCIAL DRIVEWAYS THAT ARE STOP OR YIELD CONTROLLED OR ARE CONTROLLED BY A SIGNAL.*
27. *DETAILS OF DETECTABLE WARNING SURFACE ARE SHOWN IN CONTRACT PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.*

ACCESSIBLE PEDESTRIAN SIGNALS (APS) AND PEDESTRIAN PUSHBUTTONS

28. *FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT PRACTICABLE. INSTALL PEDESTRIAN STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS. REFER TO THE MUTCD FOR FURTHER GUIDANCE.*
29. *PEDESTRIAN SIGNAL PUSH BUTTONS SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCATED WITHIN A HORIZONTAL REACH OF 9" TO 10" AND SHALL BE WITHIN 36" TO 48" ABOVE THE SIDEWALK SURFACE*
30. *PEDESTRIAN SIGNAL SHALL HAVE 4FT'x4FT MIN TURNING SPACE TO PROVIDE ACCESS TO PUSH BUTTONS.*

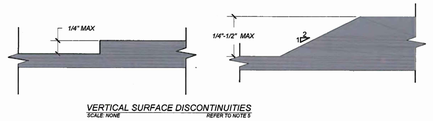
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

ADDITIONS OR ALTERATIONS TO ANY FACILITY SHALL CONFORM TO THE REQUIREMENTS OF THE NEW CONSTRUCTION STANDARDS WITHIN THE NMDOT PEDESTRIAN ACCESS STANDARDS AND PROWAG 2011 OR LATEST EDITION. ANY DESIGN / CONSTRUCTION DEVIATION THAT IS DEEMED AN VARIANCE OR TECHNICALLY INFEASIBLE BY THE DEFINITION BELOW SHALL REQUIRE SUBMITTAL AND APPROVAL OF ADA DESIGN VARIANCE PROCEDURES.

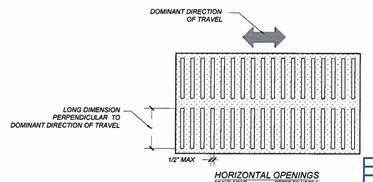
31. *EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE. THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OR FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF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

32. *TECHNICAL INFEASIBILITY: MEANS, WITH RESPECT TO AN ALTERATION OF A BUILDING OR A FACILITY, THAT IT HAS LITTLE LIKELIHOOD OF BEING ACCOMPLISHED BECAUSE EXISTING STRUCTURAL CONDITIONS WOULD REQUIRE REMOVING OR ALTERING A LOAD-BEARING MEMBER WHICH IS AN ESSENTIAL PART OF THE STRUCTURAL FRAME; OR BECAUSE OTHER EXISTING PHYSICAL OR SITE CONSTRAINTS PROHIBIT.*

33. *IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.*



VERTICAL SURFACE DISCONTINUITIES
SCALE: NONE REFER TO NOTE 5



HORIZONTAL OPENINGS
SCALE: NONE REFER TO NOTE 6

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS ROUTE
GENERAL NOTES

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

608-001- 1

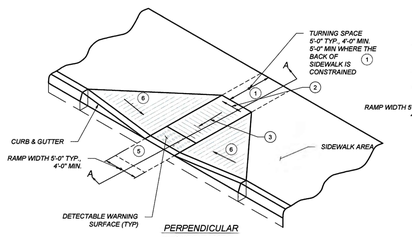
608-1 of 12

MICHAEL J. SMELKER — NEW MEXICO — 15350 — REGISTERED PROFESSIONAL ENGINEER — 1-13-15

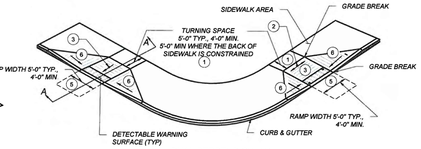
file path

DRAWING SCALE = NOT TO SCALE

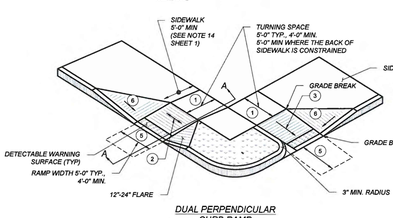
SUMMARY
FILENAME



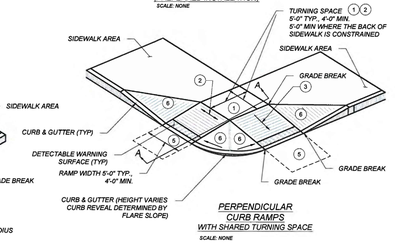
PERPENDICULAR CURB RAMP
SCALE: NONE



DUAL PERPENDICULAR CURB RAMP
(PREFERRED INSTALLATION)
SCALE: NONE



DUAL PERPENDICULAR CURB RAMP
(ALTERNATE INSTALLATION)
SCALE: NONE



PERPENDICULAR CURB RAMPS WITH SHARED TURNING SPACE
SCALE: NONE

KEYED NOTES

1. *TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.*
2. *CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.*
3. *RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.*
4. *GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.*
5. *COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.*
6. *FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.*

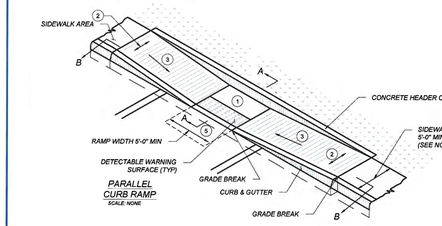
NOTES:

A. *DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.*

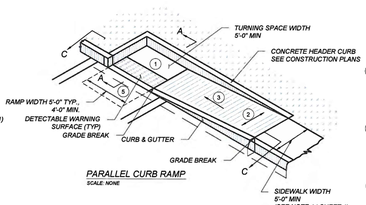
B. *DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.*

C. *IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.*

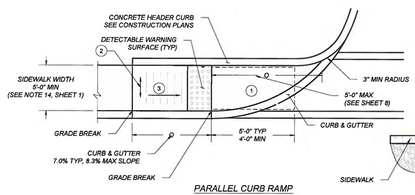
D. *CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.*



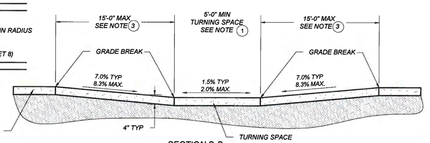
PARALLEL CURB RAMP
SCALE: NONE



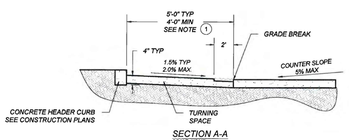
PARALLEL CURB RAMP
SCALE: NONE



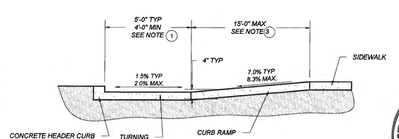
PARALLEL CURB RAMP
SCALE: NONE



SECTION B-B
SCALE: NONE



SECTION A-A
SCALE: NONE



SECTION C-C
SCALE: NONE

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PARALLEL
CURB RAMPS

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

608-001-3

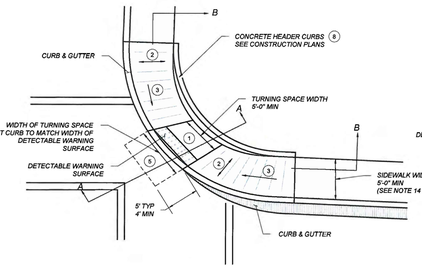
608- 3 of 12

MICHAEL J. SMELKER — NEW MEXICO — 15350 — REGISTERED PROFESSIONAL ENGINEER — 1-13-15

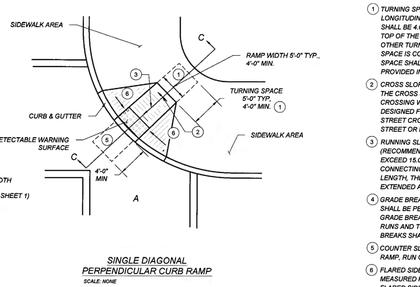
file path

DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME



SINGLE DIAGONAL PARALLEL CURB RAMP
SCALE: NONE



SINGLE DIAGONAL PERPENDICULAR CURB RAMP
SCALE: NONE

KEYED NOTES

1. *TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.*
2. *CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.*
3. *RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.*
4. *GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.*
5. *COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.*
6. *FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.*

NOTES:

A. *DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.*

B. *DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.*

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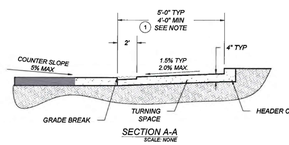
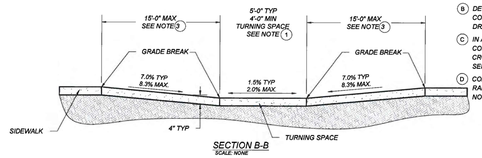
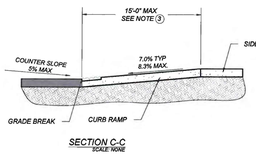


SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE



SECTION C-C
SCALE: NONE

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DIAGONAL
CURB RAMPS

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

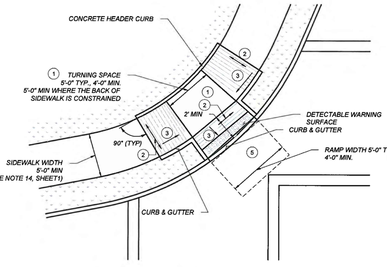
608-001-4

608- 4 of 12

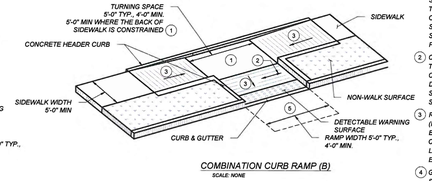
MICHAEL J. SMELKER — NEW MEXICO — 15350 — REGISTERED PROFESSIONAL ENGINEER — 7-13-15

file path

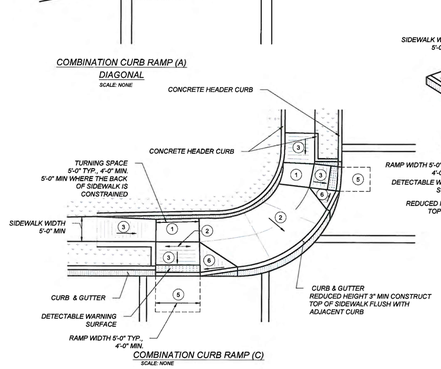
DRAWING SCALE = NOT TO SCALE



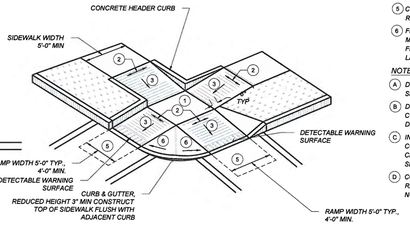
COMBINATION CURB RAMP (A) DIAGONAL
SCALE: NONE



COMBINATION CURB RAMP (B)
SCALE: NONE



COMBINATION CURB RAMP (C)
SCALE: NONE



COMBINATION CURB RAMP (D) WITH SHARED TURNING SPACE
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

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B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608604 AND NO SEPARATE PAYMENT WILL BE MADE.



NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

COMBINATION CURB RAMPS

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

608-001-5

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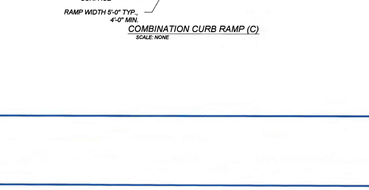
file path

DRAWING SCALE = NOT TO SCALE



CHANGE OF GRADE LIMITATIONS
SCALE: NONE

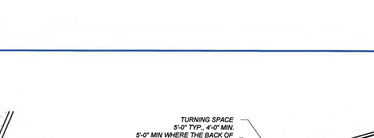


RAMP CROSS SLOPE TRANSITION TO MATCH ROADWAY PROFILE SLOPE

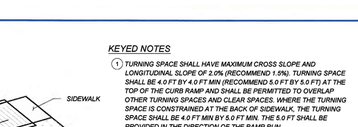
* SLOPES SHOWN ARE FOR ILLUSTRATION ONLY.

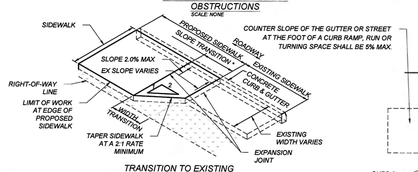
NOTE:

1) CROSS SLOPE OF CURB RAMP AT PEDESTRIAN STREET CROSSING WITHOUT YIELD ON STOP CONTROL, AND AT MID BLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE ARE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.
2) CROSS SLOPE IF CURB RAMP IS AT YIELD OR STOP CONTROL REQUIRES 2% MAX CROSS SLOPE AT CURB LINE



SIDEWALK ADDITION DUE TO OBSTRUCTIONS
SCALE: NONE





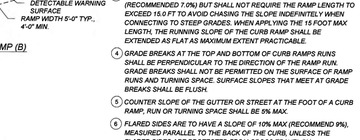
TRANSITION TO EXISTING SIDEWALK DETAIL
SCALE: NONE

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

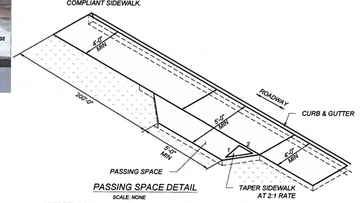
THE MINIMUM WIDTH TRANSITION SHALL BE CALCULATED USING THE FOLLOWING FORMULA CHANGE IN WIDTH X 2.

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

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



CURB RAMP TRANSITION TO EXISTING SIDEWALK DETAIL



PASSING SPACE DETAIL
SCALE: NONE

1. WHERE THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES IS GREATER THAN 48 AND LESS THAN 96, PASSING SPACES SHALL BE PROVIDED AT INTERVALS 200ft MAXIMUM.
2. PASSING SPACES ARE PERMITTED TO OVERLAP PEDESTRIAN ACCESS ROUTES.



NO.	DATE	REV. BY	DESCRIPTION
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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

CURB RAMP AND SIDEWALK TRANSITION DETAILS

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

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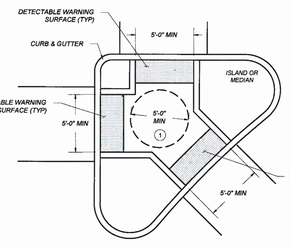
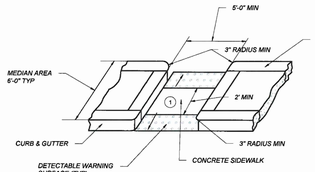


PEDESTRIAN REFUGE ISLAND CURB RAMP
SCALE: NONE



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 5% MAX.
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D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608604 AND NO SEPARATE PAYMENT WILL BE MADE.



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REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN REFUGE ISLAND

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

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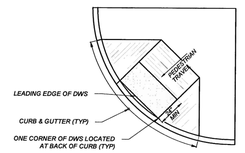


PLAN

SECTION D-D

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

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

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

DETECTABLE WARNING SURFACE (DWS):

A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE DETECTABLE WARNING SURFACE (DWS): A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE PEDESTRIANS WILL ENCOUNTER THE PRESENCE OF HAZARDS IN THE LINE OF TRAVEL, SUCH AS THE EDGE OF ROADWAY AND AT-GRADE RAIL CROSSINGS, INDICATING THEY SHOULD STOP AND DETERMINE THE NATURE OF THE HAZARD BEFORE PROCEEDING.

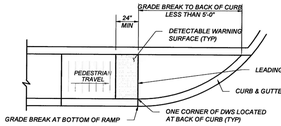
LOCATION:

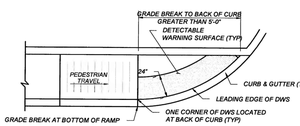
1. THE DETECTABLE WARNING SURFACE (DWS) SHALL BE 2.0 FT MINIMUM WIDTH AND EXTENDED THE FULL WIDTH OF THE CURB RAMP RUN, TURNING SPACE, BLENDED TRANSITION, AN EXCLUDING ANY THE FLARED SIDES
2. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PERPENDICULAR TO THE GRADE BREAK AT THE BACK OF THE CURB.
3. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PARALLEL TO THE DIRECTION OF TRAVEL.
4. IF CURB AND GUTTER ARE NOT PRESENT, SUCH AS A SHARED-USE PATH CONNECTION, THE DETECTABLE WARNING SURFACE SHALL BE PLACED AT THE PAVEMENT EDGE.
5. PEDESTRIAN REFUGE ISLANDS SHALL HAVE DETECTABLE WARNINGS. DETECTABLE WARNINGS AT CUT THROUGH ISLANDS SHALL BE SEPARATED BY A 24 INCH MINIMUM LENGTH OF THE WALKWAY WITHOUT MARKINGS.

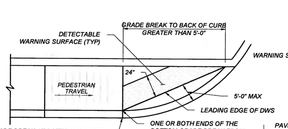
EXCEPTION: DETECTABLE WARNINGS SHALL NOT BE REQUIRED ON CUT THROUGH ISLANDS WHERE THE CROSSING IS LESS THAN 6 FT IN THE DIRECTION OF PEDESTRIAN TRAVEL.

NOTES:

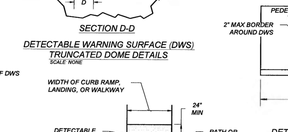
1. DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREETS, CURBS, OR SIDEWALKS BY ALL PUBLIC AGENCIES AND BY ALL PRIVATE ORGANIZATIONS CONSTRUCTING FACILITIES FOR PUBLIC USE.
2. DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
3. ALL PRODUCTS USED FOR DETECTABLE WARNING SURFACES SHALL BE ON THE DEPARTMENT'S APPROVED PRODUCT LIST.



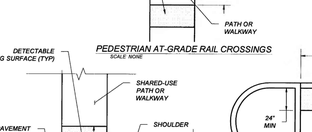




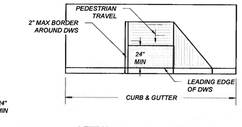
DETECTABLE WARNING SURFACE (DWS)ON CURVED SURFACES
SCALE: NONE



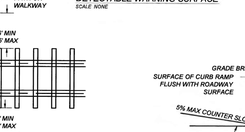
PEDESTRIAN AT-GRADE RAIL CROSSINGS
SCALE: NONE



SHARED-USE PATH CONNECTION
SCALE: NONE



DETECTABLE WARNING SURFACE
SCALE: NONE



DETECTABLE WARNING SURFACE
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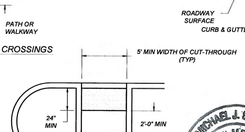
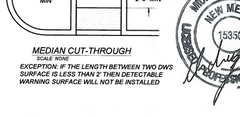
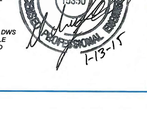


DETECTABLE WARNING SURFACE
SCALE: NONE



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



NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DETECTABLE WARNING SURFACE

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

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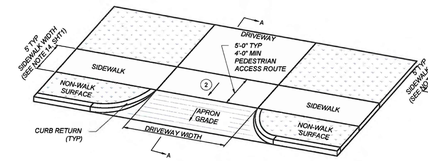
file path

DRAWING SCALE = NOT TO SCALE



TYPE 2
DRIVEWAY APRON
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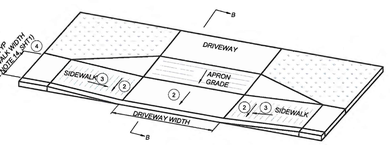

TYPE 3A
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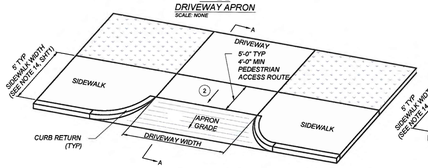
SCALE: NONE



TYPE 2A
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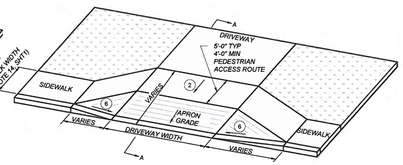

TYPE 2C
DRIVEWAY APRON
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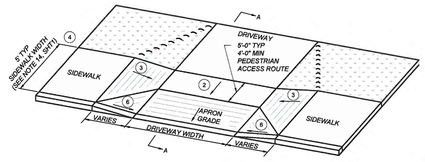
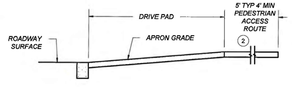
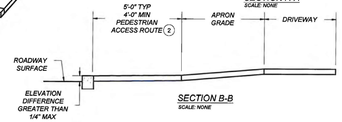


TYPE 2B
DRIVEWAY APRON
SCALE: NONE



SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX. (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DRIVEWAY APRONS

APPROVED _____ 1-13-15
DESIGN ENGINEER DATE

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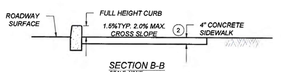
TYPE 5
MULTIPLE DRIVEWAYS
SCALE: NONE

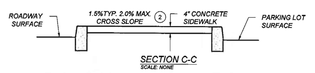
TYPE 5A
MULTIPLE DRIVEWAYS
SCALE: NONE



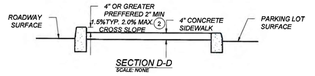
SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE



SECTION C-C
SCALE: NONE



SECTION D-D
SCALE: NONE



SECTION E-E
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX. (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DRIVEWAY APRONS

APPROVED _____ 1-13-15
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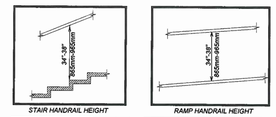
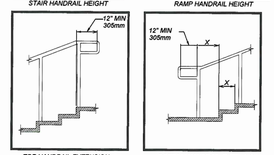
STAIRWAY REQUIREMENTS

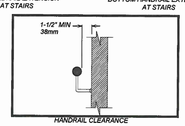
1. STAIRWAYS SHALL BE 4 FT WIDE MINIMUM BETWEEN HANDRAILS.
2. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTH. RISERS SHALL BE 4 INCHES (100mm) HIGH MINIMUM AND 7 INCHES (180mm) MAXIMUM. TREADS SHALL BE 11 INCHES (280mm) DEEP MINIMUM MEASURED FROM RISER TO RISER.
3. OPEN RISERS SHALL NOT BE PERMITTED.
4. STAIR TREADS SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
5. THE RADIUS OF CURVATURE AT THE LENDING EDGE OF THE TREAD SHALL BE ½ INCH (13mm) MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LANDING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM THE VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL BE 1 INCHES (38mm) MAXIMUM BEYOND THE TREAD BELOW.
6. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS.
7. OUTDOOR STAIRS AND OUTDOOR APPROACHES TO STAIRS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

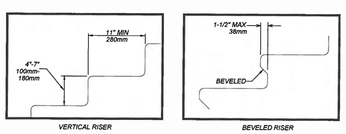
HANDRAIL REQUIREMENTS

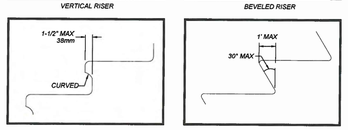
1. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
2. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCH BACK OR DOGLEG STAIRS OR RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.
3. TOP GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES (865mm) MINIMUM AND 38 INCHES (965mm) MAXIMUM VERTICALLY ABOVE STAIR NOSINGS AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE STAIR NOSINGS AND RAMP SURFACES.
4. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 1 INCH (38mm) MINIMUM
5. GRIPPING SURFACES SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEW POSTS OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS.
   EXCEPTION:
   HANDRAIL BRACKETS OR BALUSTERS ATTACHED TO THE BOTTOM SURFACE OF THE HANDRAIL SHALL NOT BE CONSIDERED OBSTRUCTIONS PROVIDED THEY COMPLY WITH THE FOLLOWING CRITERIA:
   A. NOT MORE THAN 20 PERCENT OF THE HANDRAIL LENGTH IS OBSTRUCTED.
   B. HORIZONTAL PROJECTIONS BEYOND THE SIDES OF THE HANDRAIL OCCUR 2 INCHES (64mm) MINIMUM BELOW THE BOTTOM OF THE HANDRAIL AND
   C. EDGES HAVE 11 INCH (324M) MINIMUM RADIUS.
6. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OD 1-1/4" or 1.25" INCH (32mm) MINIMUM AND 2 INCH (51mm) MAXIMUM OR SHALL PROVIDE EQUIVALENT GRASPABILITY. EXCEPTION: HANDRAILS WITH OTHER SHAPES SHALL BE PERMITTED PROVIDED THEY HAVE A PERIMETER DIMENSION OF 4 INCH (100mm) MINIMUM AND A 6.25 INCH(160mm) MAXIMUM AND PROVIDED THEIR LARGEST CROSS SECTION DIMENSION IS 2.25 INCH (57mm) MAXIMUM.
7. HANDRAILS AND ANY WALL OR OTHER SURFACES ADJACENT TO THEM, SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE 1 INCH (32mm) MINIMUM RADIUS.
8. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
9. HANDRAILS FOR STAIRS AND RAMPS SHALL HAVE EXTENSIONS.
   EXCEPTIONS:
   A. EXTENSIONS ARE NOT REQUIRED FOR CONTINUOUS HANDRAILS AT THE INSIDE TURN OF STAIRS AND RAMPS
   B. IN ALTERATIONS FULL EXTENSIONS OF HANDRAILS SHALL NOT BE REQUIRED WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS OR IMPOSSIBLE DUE TO PLAN CONFIGURATION.
10. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY 12 INCHES (305mm) MINIMUM BEYOND OF RAMP RUNS SUCH EXTENSION SHALL RETURN TO WALL GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.
11. AT THE TOP OF A STAIR FLIGHT HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (305mm) MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. SUCH EXTENSIONS SHALL RETURN TO A WALL, OR THE WALKING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
12. AT THE BOTTOM OF THE STAIR FLIGHT HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ON TREAD DEPTH BEYOND THE LAST RISER NOSING. EXTENSIONS SHALL RETURN TO A WELL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.











NO.	DATE	REV. BY	DESCRIPTION
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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS DETAILS
STAIRWAY AND HANDRAILS

APPROVED _____ 1-13-15
DESIGN ENGINEER DATE

608-001-11

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ACCESSIBLE ROUTES:

ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE OR FACILITY.

ACCESSIBLE PARKING REQUIREMENTS:

1. EACH FACILITY SHALL PROVIDE ACCESSIBLE PARKING SPACES IN COMPLIANCE WITH THE FOLLOWING TABLE:

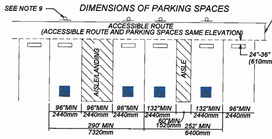
NUMBER OF ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES	TOTAL REQUIRED ACCESSIBLE PARKING SPACES	NUMBER REQUIRED TO BE VAN ACCESSIBLE
1-25	1	1
26-35	2	1
36-50	3	1
51-100	4	1
101-300	8	2
301-500	12	2
501-800	16	3
801-1000	20	4
OVER 1,000	20 SPACES PLUS 1 SPACE FOR EVERY 100 SPACES, OR FRACTION THEREOF, OVER 1,000	1 OF EVERY 6 ACCESSIBLE PARKING SPACES, OR FRACTION THEREOF

2. CAR SPACES SHALL BE 96 INCHES (2440 mm) WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 132 INCHES AND SHALL HAVE AN ADJACENT ACCESS AISLE.
3. ACCESS AISLES SERVING PARKING SPACES SHALL CONNECT TO THE BUILDING OR FACILITY ENTRANCE BY AN ACCESSIBLE SIDEWALK. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. THE VAN ACCESS AISLE IS PREFERRED TO BE AT THE RIGHT SIDE (PASSENGER SIDE) OF THE PARKING SPACE. (AN ACCESSIBLE SIDEWALK IS 60 INCHES (1525mm) MINIMUM CLEAR WIDTH, 50:1 MAXIMUM CROSS SLOPE WITH A RUNNING SLOPE OF 20:1 MAXIMUM OR THE RUNNING SLOPE MAY FOLLOW THE ADJACENT ROAD PROFILE GRADE.) PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE MINIMUM 48 INCH CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
4. ACCESS AISLES SERVING CAR PARKING SPACES SHALL BE 60 INCHES (1525mm) WIDE MINIMUM. ACCESS AISLES SERVING VAN PARKING SPACES SHALL BE 96 INCHES (2440mm) WIDE MINIMUM.
5. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACES THEY SERVE.
6. PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 50:1. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
7. PARKING SPACES FOR VANS SHALL HAVE A VERTICAL CLEARANCE OF 98 INCHES (2490mm) MINIMUM AT THE SPACE AND ALONG THE VEHICULAR ROUTE THERETO.
8. EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN ON A POST. SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE CLEARANCE TO THE BOTTOM OF THE SIGN (R7-8) SHALL BE AT LEAST 7 FEET (2100mm). LOCATED AT THE HEAD OF THE PARKING SPACE. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN (R7-8A) MOUNTED BELOW THE INTERNATIONAL SYMBOL OF ACCESS IDENTIFYING THE SPACE AS "VAN ACCESSIBLE." SIGNS MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING .
9. PARKING SPACE AND ACCESS AISLES SHALL HAVE OSHA SAFETY BLUE STRIPING. STRIPING SHALL BE 4 INCHES (100mm) WIDE. ACCESS AISLES STRIPING SHALL BE 30 INCHES (760mm) ON CENTER. ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTER OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLES REAR TIRES WOULD BE PLACED.
10. EACH ACCESSIBLE PARKING SPACE SHALL INCLUDE, CENTERED AT THE FOOT, A PAVEMENT MARKING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE CLEARLY VISIBLE WHEN THE SPACE IS OCCUPIED.

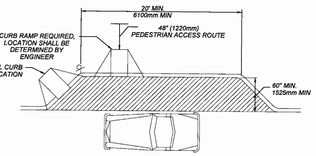
SEE NOTE 9

DIMENSIONS OF PARKING SPACES



ACCESSIBLE PASSENGER LOADING ZONE REQUIREMENTS:

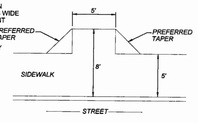
1. PASSENGER LOADING ZONES SHALL PROVIDE A 60 INCH (1525mm) WIDE ACCESS AISLE ADJACENT AND PARALLEL TO A VEHICLE PULL-UP SPACE. ACCESS AISLES SHALL BE 20 FEET (6100mm) LONG MINIMUM.
2. ACCESS AISLES SHALL BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE, AND MARKED TO DISCOURAGE PARKING.
3. VEHICLE PULL-UP SPACES IN PASSENGER LOADING ZONES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 50:1. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE.
4. VERTICAL CLEARANCE OF 114 INCHES (2895mm) MINIMUM SHALL BE PROVIDED AT PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES
5. EACH ACCESSIBLE PASSENGER LOADING ZONE SHALL BE IDENTIFIED BY A SIGN ON A POST. SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.



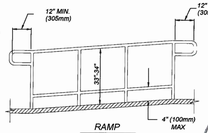
ACCESSIBLE PASSENGER LOADING ZONE
PLAN VIEW

TRANSIT STOP REQUIREMENTS

1. TRANSIT STOPS SHOULD BE LOCATED SO THAT THERE IS A LEVEL AND STABLE SURFACE FOR BOARDING VEHICLES.
2. LOCATING TRANSIT STOPS AT SIGNALIZED INTERSECTIONS INCREASE THE USABILITY FOR PEDESTRIANS WITH DISABILITIES.
3. WHERE SECURITY BOLLARDS ARE INSTALLED AT TRANSIT STOPS, THEY MUST NOT OBSTRUCT THE CLEAR SPACE AT BOARDING AND ALIGHTING AREAS OR REDUCE THE REQUIRED CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES.
4. TRANSIT STOPS SHALL COMPLY WITH PROWAG SECTION R 308 TRANSIT STOPS AND TRANSIT SHELTERS.



TRANSIT STOP
PLAN VIEW



RAMP

RAMP REQUIREMENTS:

1. RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12. THE EXCEPTION SHALL REMAIN AS SHOWN, INCLUDING THE TABLE FOR EXISTING BUILDINGS AND FACILITIES.
2. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 12:1. EXCEPTION: RAMPS IN OR ON EXISTING BUILDINGS OR FACILITIES SHALL BE PERMITTED TO HAVE SLOPES STEEPER THAN 12:1 AND SHALL COMPLY WITH THE FOLLOWING TABLE WHERE SUCH SLOPES STEEPER THAN 8:1 SHALL NOT BE PERMITTED.

TABLE FOR EXISTING SITES, BUILDINGS AND FACILITIES

SLOPE	MAXIMUM RISE
STEEPER THAN 10:1 BUT NOT STEEPER THAN 8:1	3 INCHES (75mm)
STEEPER THAN 12:1 BUT NOT STEEPER THAN 10:1	6 INCHES (150mm)

3. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 50:1.
4. FLOOR OR GROUND SURFACES OF RAMP RUN SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
5. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48 INCHES (915mm) MINIMUM MEASURED BETWEEN HANDRAILS.
6. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES (760mm) MAXIMUM.
7. RAMPS SHALL HAVE LANDINGS AT THE BOTTOM AND TOP OF EACH RUN. LANDINGS SHALL COMPLY WITH THE FOLLOWING:
   A. LANDINGS SHALL HAVE A SOPE NOT STEEPER THAN 50:1.
   B. CLEAR WIDTH OF LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
   C. LANDING LENGTH SHALL BE 60 INCHES (1525mm) MINIMUM CLEAR.
   D. RAMPS THAT CHANGE DIRECTION AT LANDINGS SHALL HAVE A 60 INCH BY 60 INCH (1525mm) MINIMUM LANDING.
   E. WHERE DOORWAYS ARE ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES SHALL COMPLY WITH **2010 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN** (2010 ADA) SECTION 405.
8. RAMPS WITH A RISE GREATER THAN 6 INCHES (150mm) SHALL HAVE HANDRAILS. HANDRAILS SHALL NOT REDUCE THE REQUIRED CLEARANCES OF A RAMP RUN OR LANDINGS.
9. EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.
   EXCEPTIONS:
   A. RAMPS NOT REQUIRED TO HAVE HANDRAILS WHERE SIDE FLARES ARE PROVIDED.
   B. SIDES OF RAMP LANDINGS SERVING AN ADJOINING RAMP RUN OR STAIRWAY.
   C. SIDES OF RAMP TURN SPACE HAVING A VERTICAL DROP-OFF OF 1/2 INCH (13mm) MAXIMUM WITHIN 10 INCHES (255mm) HORIZONTALLY OF THE MINIMUM LANDING AREA.
10. EDGE PROTECTION MAY BE PROVIDED BY EXTENDING A FLOOR OR GROUND SURFACE, OF THE RAMP RUN OR LANDING, 12 INCHES (305mm) MINIMUM BEYOND THE INSIDE FACE OF A HANDRAIL OR AN EDGE PROTECTION CURB OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4-INCH (100mm) DIAMETER SPHERE BELOW A HEIGHT OF 4 INCHES (100mm).
11. OUTDOOR RAMPS AND APPROACHES TO RAMPS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS DETAILS PARKING AND PASSENGER LOADING ZONES

APPROVED _____ 1-13-15
DESIGN ENGINEER DATE

608-001-12

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TABLE 1–R

HELICAL CORRUGATED STEEL PIPE–2 2/3" X 1/2" CORRUGATION

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
12	0.064	0.064	0.064	0.064	0.064	0.064	12
18	0.064	0.064	0.064	0.064	0.064	0.064	12
24	0.064	0.064	0.064	0.064	0.064	0.064	12
30	0.064	0.064	0.064	0.064	0.064	0.064	12
36	0.064	0.064	0.064	0.064	0.064	0.064	12
42	0.064	0.064	0.064	0.064	0.064	0.064	12
48	0.064	0.064	0.064	0.064	0.064	0.064	12
54	0.079	0.079	0.079	0.079	0.079	0.079	12
60	0.109	0.109	0.109	0.109	0.109	0.109	12
66	0.138	0.138	0.138	0.138	0.138	0.138	12
72	0.138	0.138	0.138	0.138	0.138	0.138	12
78	0.168	0.168	0.168	0.168	0.168	0.168	12
84	0.168	0.168	0.168	0.168	0.168	0.168	12

TABLE 2–R

HELICAL CORRUGATED STEEL PIPE – 3" X 1" CORRUGATION

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
54	0.064	0.064	0.064	0.064	0.064	0.064	12
60	0.064	0.064	0.064	0.064	0.064	0.064	12
66	0.064	0.064	0.064	0.064	0.064	0.064	12
72	0.064	0.064	0.064	0.064	0.064	0.079	12
78	0.064	0.064	0.064	0.064	0.079	0.079	12
84	0.064	0.064	0.064	0.064	0.079	0.079	12
90	0.064	0.064	0.064	0.064	0.079	0.109	12
96	0.079	0.079	0.079	0.079	0.079	0.109	12
102	0.079	0.079	0.079	0.079	0.109	0.109	18
108	0.109	0.109	0.109	0.109	0.109	0.109	18
114	0.109	0.109	0.109	0.109	0.109	0.109	18
120	0.109	0.109	0.109	0.109	0.109	0.138	18
126	0.138	0.138	0.138	0.138	0.138	0.138	18
132	0.138	0.138	0.138	0.138	0.138	0.138	18
138	0.138	0.138	0.138	0.138	0.138	0.138	18
144	0.168	0.168	0.168	0.168	0.168	0.168	18

TABLE 3–R

HELICAL CORRUGATED STEEL PIPE – 5" X 1" CORRUGATION

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
54	0.064	0.064	0.064	0.064	0.064	0.064	12
60	0.064	0.064	0.064	0.064	0.064	0.064	12
66	0.064	0.064	0.064	0.064	0.064	0.079	12
72	0.064	0.064	0.064	0.064	0.079	0.079	12
78	0.064	0.064	0.064	0.064	0.079	0.079	12
84	0.064	0.064	0.064	0.079	0.079	0.109	12
90	0.064	0.064	0.079	0.079	0.079	0.109	12
96	0.079	0.079	0.079	0.079	0.109	0.109	12
102	0.079	0.079	0.079	0.079	0.109	0.109	18
108	0.109	0.109	0.109	0.109	0.109	0.109	18
114	0.109	0.109	0.109	0.109	0.109	0.138	18
120	0.109	0.109	0.109	0.109	0.109	0.138	18
126	0.138	0.138	0.138	0.138	0.138	0.138	18
132	0.138	0.138	0.138	0.138	0.138	0.138	18
138	0.138	0.138	0.138	0.138	0.138	0.138	18
144	0.168	0.168	0.168	0.168	0.168	0.168	18

NOTES: 1. BACKFILL AROUND PIPE MUST BE COMPACTED TO SPECIFIED AASHTO T–99 DENSITY OF 100%.
2. USE REASONABLE CARE IN HANDLING AND INSTALLATION.

TABLE 4–R

STEEL SPIRAL RIB PIPE – 3/4" X 3/4" X 7 1/2"

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 3/4" X 3/4" X 7 1/2" CORRUGATION 0.064	0.079	0.109	0.138	MIN. CVR (INCHES)
24	67	95	158		12
30	54	75	126		12
36	45	63	105		12
42	38	54	90		12
48	* 33	47	78	114	12
54	29	41	70	101	15
60		37	63	91	15
66		* 34	57	83	18
72			52	76	18
78			48	70	21
84			* 44	65	21
90				60	24
96				* 56	24
102				* 50	27

TABLE 5–R

STEEL SPIRAL RIB PIPE – 3/4" X 1" X 11 1/2"

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 3/4" X 1" X 11 1/2" CORRUGATION 0.064	0.079	0.109	MIN. CVR (INCHES)
24	40	40	40	12
30	39	40	40	12
36	32	40	40	12
42	28	39	40	12
48	24	34	40	12
54	21	30	40	18
60		27	40	18
66		25	40	18
72		* 22	38	18
78			35	24
84			33	24
90			* 31	24

NOTES: 1. FOR TABLES 4–R AND 5–R, COVER LIMITS INDICATED WITH * ARE FOR TRENCH INSTALLATION ONLY. FOR EMBANKMENT CONDITIONS, USE NEXT HEAVIER GAGE IF AVAILABLE.
2. SEE "INSTALLATION AND BACKFILL OF SPIRAL RIB PIPE" SECTION OF "HANDBOOK OF STEEL DRAINAGE & HIGHWAY CONSTRUCTION PRODUCTS" BY AISI OF 1994 EDITION FOR MORE DETAILS ON INSTALLATION.

GAUGE	THICKNESS (INCHES)
1	0.280
3	0.249
5	0.218
7	0.188
8	0.168
10	0.138
12	0.109
14	0.079
16	0.064
18	0.052

NOTE: GAUGES SHOWN ARE "US STANDARD GAUGE" FOR UNCOATED STEEL SHEETS AND PLATES. THICKNESS SHOWN IN INCHES INCLUDE GALVANIZED COATING.

R = ROUND PIPE

DESIGN DATA:

SPECIFICATIONS: AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12, 2007 EDITION, WITH 2008 INTERIM REVISIONS.

DEAD LOAD: 120 POUNDS PER CUBIC FOOT EARTH.

LIVE LOAD: HL–93

SAFETY FACTORS: APPROXIMATELY 3.0 FOR LONGITUDINAL SEAM STRENGTH 2.0, FOR PIPE WALL BUCKLING.

BACKFILL: SOIL STIFFNESS COEFFICIENT (k) = 0.22.

◔ DENOTES THAT THE FURNISHED TABLE IS STILL BASED ON DESIGN SPECIFICATION OF LFD, NOT LRFD YET.

◔ TABLE 6–R

STRUCTURAL PLATE PIPE – 6" X 2" CORRUGATION

DIAMETER OF PIPE (FEET)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
5.0	0.111	0.111	0.111	0.111	0.111	0.111	12
5.5	0.111	0.111	0.111	0.111	0.111	0.111	12
6.0	0.111	0.111	0.111	0.111	0.111	0.111	12
6.5	0.111	0.111	0.111	0.111	0.111	0.111	12
7.0	0.111	0.111	0.111	0.111	0.111	0.111	12
7.5	0.111	0.111	0.111	0.111	0.111	0.111	12
8.0	0.111	0.111	0.111	0.111	0.111	0.111	12
8.5	0.111	0.111	0.111	0.111	0.111	0.111	18
9.0	0.111	0.111	0.111	0.111	0.111	0.111	18
9.5	0.111	0.111	0.111	0.111	0.111	0.111	18
10.0	0.111	0.111	0.111	0.111	0.111	0.111	18
10.5	0.111	0.111	0.111	0.111	0.111	0.140	18
11.0	0.111	0.111	0.111	0.111	0.111	0.140	18
11.5	0.111	0.111	0.111	0.111	0.140	0.140	18
12.0	0.111	0.111	0.111	0.111	0.140	0.140	18
12.5	0.111	0.111	0.111	0.111	0.111	0.140	24
13.0	0.111	0.111	0.111	0.111	0.140	0.140	24
13.5	0.111	0.111	0.111	0.111	0.140	0.140	24
14.0	0.111	0.111	0.111	0.140	0.140	0.140	24
14.5	0.111	0.111	0.111	0.111	0.140	0.140	24
15.0	0.111	0.111	0.111	0.140	0.140	0.140	24
15.5	0.111	0.111	0.111	0.140	0.140	0.170	24
16.0	0.111	0.111	0.111	0.140	0.140	0.170	24
16.5	0.140	0.140	0.140	0.140	0.140	0.170	30
17.0	0.140	0.140	0.140	0.140	0.140	0.170	30
17.5	0.140	0.140	0.140	0.140	0.140	0.170	30
18.0	0.140	0.140	0.140	0.140	0.140	0.170	30
18.5	0.170	0.170	0.170	0.170	0.170	0.188	30
19.0	0.170	0.170	0.170	0.170	0.170	0.188	30
19.5	0.170	0.170	0.170	0.170	0.170	0.188	30
20.0	0.170	0.170	0.170	0.170	0.170	0.188	30
20.5	0.188	0.188	0.188	0.188	0.188	0.218	36
21.0	0.188	0.188	0.188	0.188	0.188	0.218	36
21.5	0.218	0.218	0.218	0.218	0.218	0.218	36
22.0	0.218	0.218	0.218	0.218	0.218	0.249	36
22.5	0.218	0.218	0.218	0.218	0.218	0.249	36
23.0	0.218	0.218	0.218	0.218	0.249	0.249	36
23.5	0.249	0.249	0.249	0.249	0.249	0.249	36
24.0	0.249	0.249	0.249	0.249	0.249	0.280	42
24.5	0.249	0.249	0.249	0.249	0.249	0.280	42
25.0	0.280	0.280	0.280	0.280	0.280	0.280	42
25.5	0.280	0.280	0.280	0.280	0.280	0.280	42
26.0	0.280	0.280	0.280	0.280	0.280	0.280	42

NOTES: 1. BACKFILL AROUND PIPE MUST BE COMPACTED TO SPECIFIED AASHTO T–99 DENSITY OF 100%.
2. USE REASONABLE CARE IN HANDLING AND INSTALLATION.

GENERAL NOTES:

1. WHERE ABRASIVE OR CORROSIVE CONDITIONS EXIST, A HEAVIER WALL THICKNESS OR A PROTECTIVE COATING MAY BE REQUIRED. SEE SECTION 570 OF SPECIFICATIONS FOR CORROSION RESISTANCE NUMBER.
2. THE CONTRACTOR MAY FURNISH A HEAVIER WALL THICKNESS THAN THE MINIMUM SHOWN IN THE TABLES AT NO ADDITIONAL COST TO THE DEPARTMENT.
3. ALL PIPES SHALL BE PROTECTED BY A COVER OF AT LEAST 4 FEET BEFORE PERMITTING HEAVY CONSTRUCTION EQUIPMENT TO PASS OVER THEM DURING CONSTRUCTION.
4. MINIMUM COVERS SHOWN IN THE TABLES SHALL BE MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE THE FLEXIBLE PAVEMENT OR TO THE TOP OF THE RIGID PAVEMENT. FOR MINIMUM COVERS, A MINIMUM 6" CUSHION OF BACKFILL MATERIAL SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE RIGID PAVEMENT AND THE TOP OF THE PIPE.
5. ALL STEEL CORRUGATED METAL AND AND STRUCTURAL PLATE SHALL CONFORM TO AASHTO SPECIFICATION M–36 AND M–167.
8. ALL PIPES ARE TO BE CAMBERED TO ACCOMMODATE SOIL SETTLEMENT AND CONSOLIDATION. THE AMOUNT OF CAMBER WILL DEPEND ON SOIL CHARACTERISTICS, COVER, LENGTH OF CULVERT, SLOPE, AND OTHER FACTORS AND SHALL BE APPROVED BY THE PROJECT MANAGER.
9. SEE 206–07–1/1 – CORRUGATED METAL CULVERT AND PIPE ARCHES BEDDING AND BACKFILL DETAILS FOR INSTALLATION.
10. SEE SECTION 570 PIPE CULVERT SPECIFICATIONS AND SECTION 571 STRUCTURAL PLATE STRUCTURES SPECIFICATIONS.
6. FOR PIPE SIZES NOT SHOWN, THE GAUGE WILL BE THAT REQUIRED BY THE MINIMUM AND MAXIMUM COVERS FOR THE NEXT LARGER TABULATED PIPE SIZE.
7. COVER HEIGHTS OVER 40 FEET SHALL BE USED ONLY AFTER A THOROUGH INVESTIGATION OF THE FOUNDATION MATERIALS.

TIMOTHY A. MARIS, NEW MEXICO, 14072, REGISTERED PROFESSIONAL ENGINEER, 4-17-08

DATE	BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)

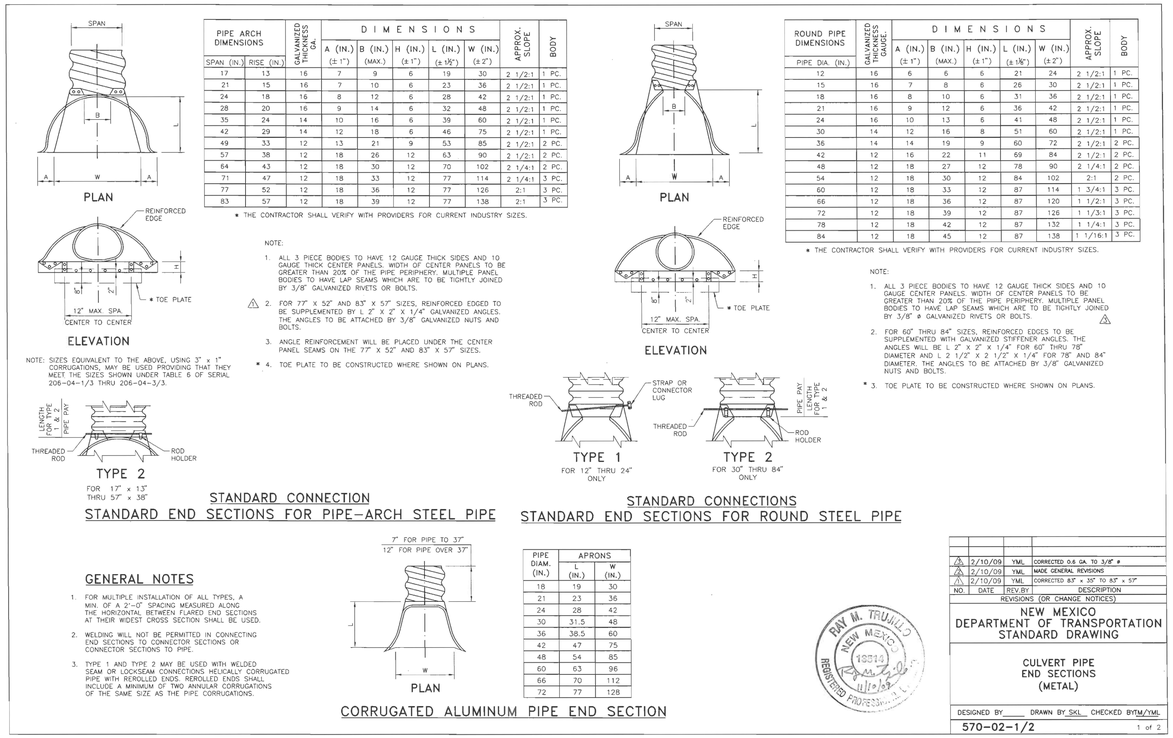
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

MAXIMUM AND MINIMUM COVER
STEEL–ROUND PIPES
HELICAL CORRUGATED METAL
AND
STRUCTURAL PLATES

DESIGNED BY: DRAWN BY: SKL CHECKED BY: YML/TM

206–03–1/1 1 of 1

Sheet 206-03



PIPE ARCH DIMENSIONS SPAN (IN.)	RISE (IN.)	GALVANIZED THICKNESS (GA.)	DIMENSIONS A (IN.) (± 1")	B (IN.) (MAX.)	H (IN.) (± 1")	L (IN.) (± 1½")	W (IN.) (± 2")	APPROX. SLOPE	BODY
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 71" X 52" AND 83" X 57" SIZES, REINFORCED EDGED TO BE SUPPLEMENTED BY L 2" 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.

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 206–04–1/3 THRU 206–04–3/3.

STANDARD CONNECTION
STANDARD END SECTIONS FOR PIPE–ARCH STEEL PIPE

ROUND PIPE DIMENSIONS PIPE DIA. (IN.)	GALVANIZED THICKNESS (GAUGE)	DIMENSIONS A (IN.) (± 1")	B (IN.) (MAX.)	H (IN.) (± 1")	L (IN.) (± 1½")	W (IN.) (± 2")	APPROX. SLOPE	BODY
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. THE 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.

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

CORRUGATED ALUMINUM PIPE END SECTION

RAY M. TRUJILLO, NEW MEXICO, 13514, REGISTERED PROFESSIONAL ENGINEER, 5/29/08

NO.	DATE	REV.BY	DESCRIPTION
⚠	7/10/09	YML	CORRECTED 0.6 GA. TO 3/8" ø
⚠	2/10/09	YML	MADE GENERAL REVISIONS
⚠	2/10/09	YML	CORRECTED 83" x 35" TO 83" x 57"
			REVISIONS (OR CHANGE NOTICES)

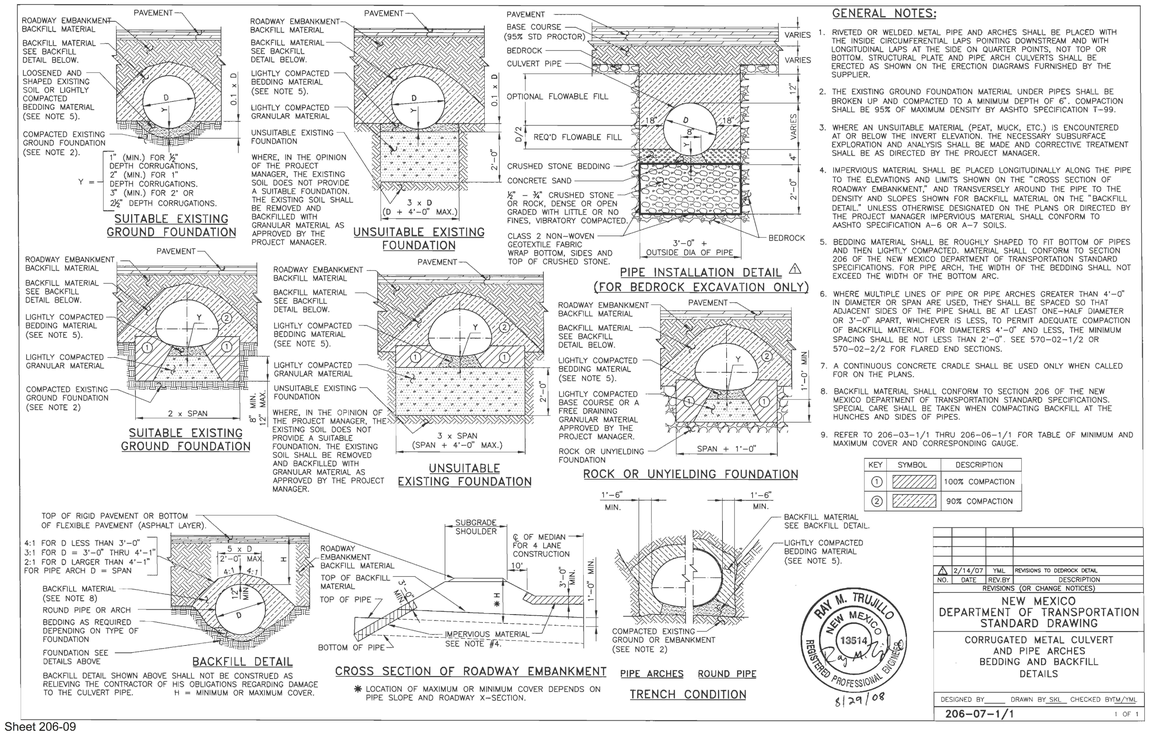
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

CULVERT PIPE
END SECTIONS
(METAL)

DESIGNED BY____ DRAWN BY SKL CHECKED BY TM/YML

570–02–1/2 1 of 2

Sheet 570-02



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)

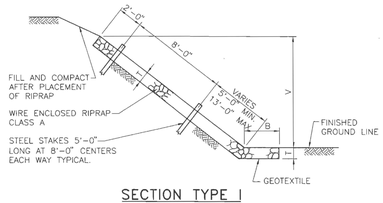
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

CORRUGATED METAL CULVERT
AND PIPE ARCHES
BEDDING AND BACKFILL
DETAILS

DESIGNED BY____ DRAWN BY SKL CHECKED BY TM/YML

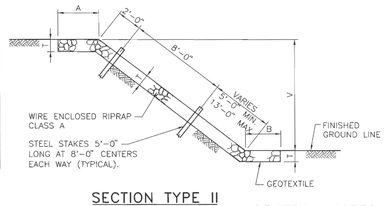
206–07–1/1 1 OF 1

Sheet 206-09



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)

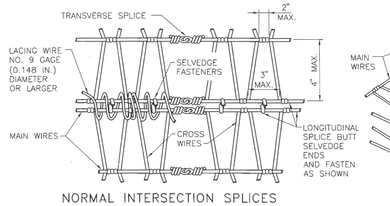


SECTION TYPE II

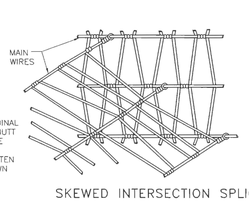
QUANTITIES PER LINEAR FOOT	
SLOPE	RIPRAP (CU. YDS.)
1 : 1	$\frac{T}{27}$ (A + B + 1.414V)
1.5 : 1	$\frac{T}{27}$ (A + B + 1.803V)
1.75 : 1	$\frac{T}{27}$ (A + B + 2.016V)
2 : 1	$\frac{T}{27}$ (A + B + 2.236V)
3 : 1	$\frac{T}{27}$ (A + B + 3.162V)
4 : 1	$\frac{T}{27}$ (A + B + 4.123V)

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 CONSTRUCTON, 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.

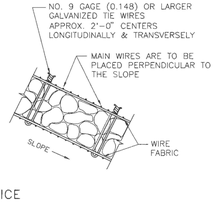


NORMAL INTERSECTION SPLICES

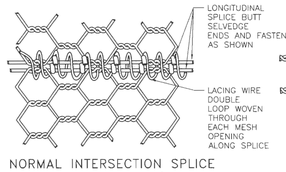


SKEWED INTERSECTION SPLICE

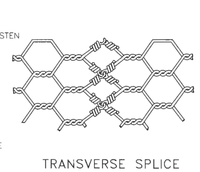
"W" MESH



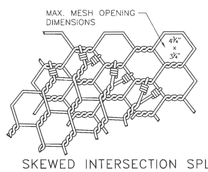
TYPICAL SECTION



NORMAL INTERSECTION SPLICE



TRANSVERSE SPLICE



SKEWED INTERSECTION SPLICE

HEXAGONAL MESH



NO.	DATE	REV.BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

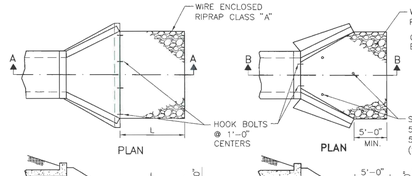
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

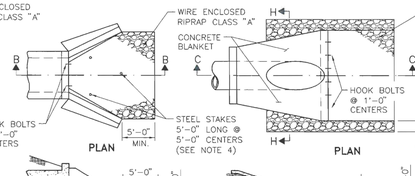
WIRE ENCLOSE RIPRAP CLASS "A"

DESIGNED BY____ DRAWN BY SKL CHECKED BY YML

602-01-1/1 1 of 1

Sheet 602-01

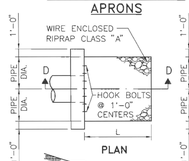




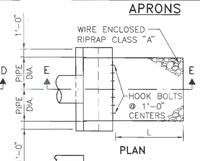
GENERAL NOTES

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.

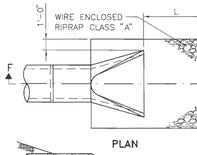
BOX CULVERTS WITH APRONS

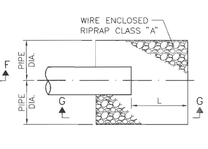


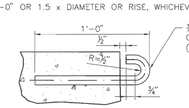
BOX CULVERTS WITHOUT APRONS



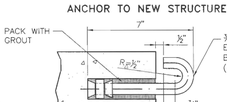
CONCRETE BLANKETS







ANCHOR TO NEW STRUCTURE



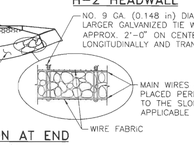
ANCHOR TO EXISTING STRUCTURE

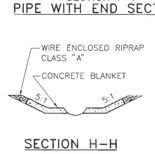
HOOK BOLT DETAILS

COST OF HOOK BOLT IN PLACE TO BE INCLUDED IN UNIT BID PRICE FOR RIPRAP.

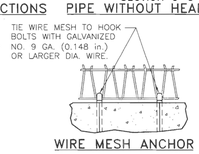
START OF RIPRAP
1'-0" END OF RIPRAP
CENTER OF RIPRAP AT OUTLET END SHALL BE 1'-0" MIN. BELOW OUTER EDGES. PLACE RIPRAP TO FILL CHANNEL BANKS WHERE POSSIBLE.

TYPICAL SECTION AT END OF RIPRAP





SECTION H-H



WIRE MESH ANCHOR

NOTE: SEE SHEET 602-01-1/1 FOR WIRE MESH SPLICE DETAILS.



NO.	DATE	REV.BY	DESCRIPTION
1	8/09/09	YML	GENERAL REVISIONS
			REVISIONS (OR CHANGE NOTICES)

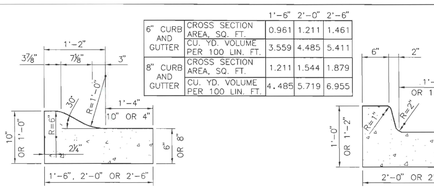
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

EROSION CONTROL AT CULVERT OUTLETS

DESIGNED BY TM DRAWN BY SKL CHECKED BY YML

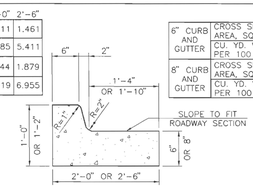
602-02-1/1 1 of 1

Sheet 602-02



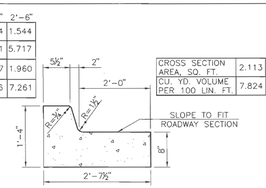
		1'-6"	2'-0"	2'-6"
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	0.961	1.211	1.461
	CU. YD. VOLUME PER 100 LIN. FT.	3.559	4.485	5.411
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.211	1.544	1.879
	CU. YD. VOLUME PER 100 LIN. FT.	4.485	5.719	6.955

CONCRETE MOUNTABLE CURB AND GUTTER TYPE "A"

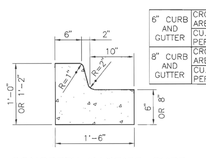


		2'-0"	2'-6"
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.294	1.544
	CU. YD. VOLUME PER 100 LIN. FT.	4.791	5.717
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.627	1.960
	CU. YD. VOLUME PER 100 LIN. FT.	6.026	7.261

CONCRETE BARRIER CURB AND GUTTER TYPE "B"

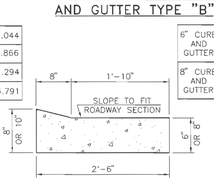


CONCRETE BARRIER CURB AND GUTTER TYPE "C"



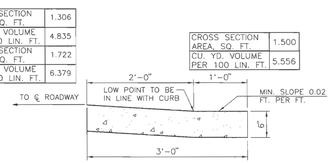
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.044
	CU. YD. VOLUME PER 100 LIN. FT.	3.866
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.294
	CU. YD. VOLUME PER 100 LIN. FT.	4.791

CONCRETE BARRIER CURB AND GUTTER TYPE "D"



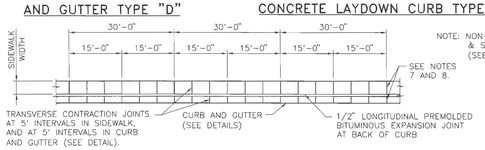
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.306
	CU. YD. VOLUME PER 100 LIN. FT.	4.835
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.722
	CU. YD. VOLUME PER 100 LIN. FT.	6.379

CONCRETE LAYDOWN CURB TYPE "E"

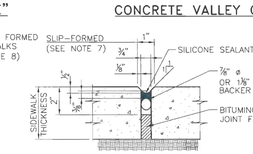


CROSS SECTION AREA, SQ. FT.	1.500
CU. YD. VOLUME PER 100 LIN. FT.	5.556

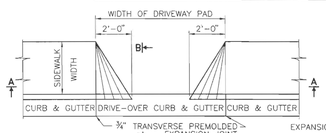
CONCRETE VALLEY GUTTER



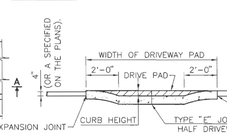
PLAN CURB AND GUTTER AND SIDEWALK



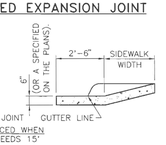
SEALED EXPANSION JOINT



PLAN DRIVE PAD



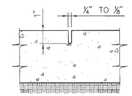
SECTION A-A



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 90' INTERVALS, AND TRANSVERSE CONSTRUCTION JOINTS AT 5' INTERVALS.
8. FOR SIDEWALKS AND NON-SLIP FORMED CURB AND GUTTER, FURNISH 3/4" SEALED EXPANSION JOINTS AT 30' INTERVALS, AND TRANSVERSE CONTRACTION JOINTS AT 5' INTERVALS.



TRANSVERSE CONTRACTION JOINT



NO.	DATE	REV.BY	DESCRIPTION
1	9/9/09	YML	ADDED DETAILS
			REVISIONS (OR CHANGE NOTICES)

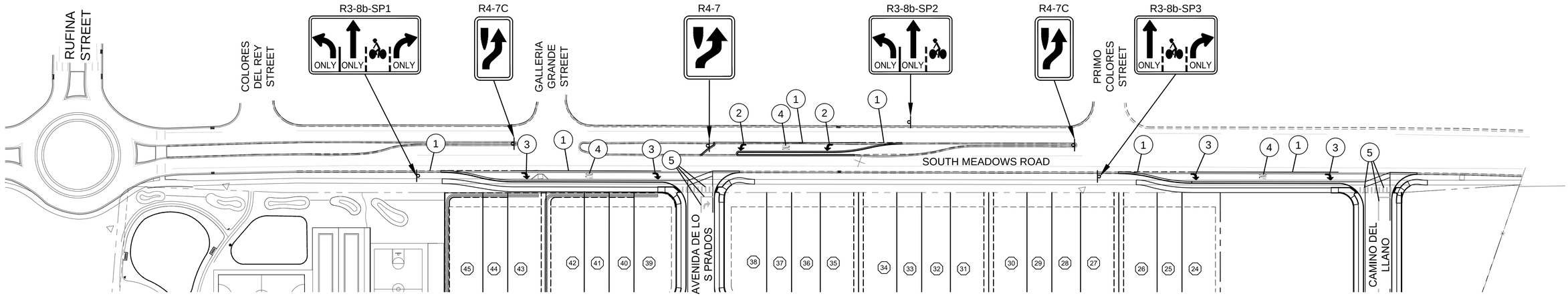
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

SIDEWALK
CURB AND GUTTER

DESIGNED BY____ DRAWN BY SKL CHECKED BY YML

609-01-1/1 1 of 1

Sheet 609-01



CITY OF SANTA FE SIGNING AND STRIPING NOTES:

OFFSITE SIGNING AND STRIPING PLAN

SCALE: 1" = 50'

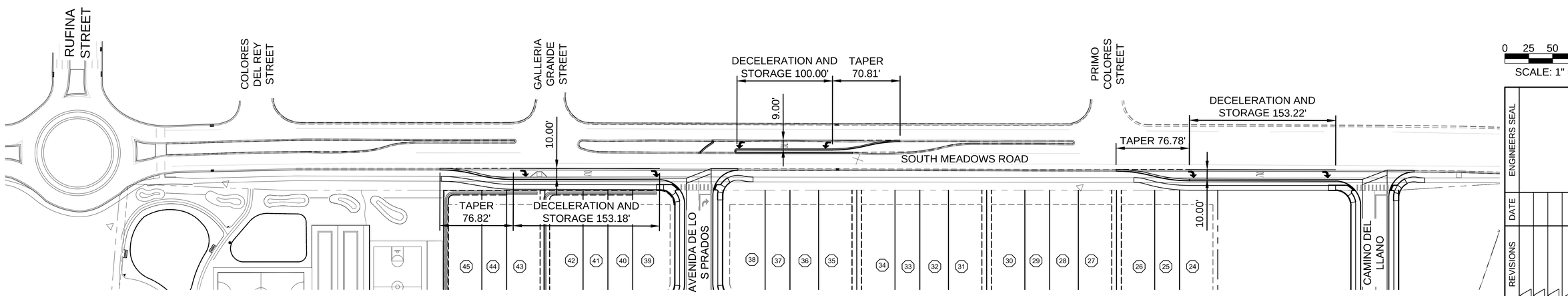
SIGN AND POST REQUIREMENTS

1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); *CURRENT* EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - *CURRENT* EDITION.
3. SIGNPOSTS WITH APPROVED BREAKAWAY DEVICE SHALL BE "MARION" BRAND 4 LB. / FT. U CHANNEL - BLACK; NO SUBSTITUTES ALLOWED.
4. SIGN SHEETING SHALL BE "3M" BRAND HIGH INTENSITY; NO SUBSTITUTIONS ALLOWED.
5. SIGN HEIGHT SHALL BE A MINIMUM OF 7' HIGH FROM THE BOTTOM OF THE LOWEST SIGN ABOVE THE TOP OF CURB, UNLESS OTHERWISE NOTED; AND SHALL BE PLACED IN ACCORDANCE WITH NMDOT STANDARD DRAWINGS AND SPECIFICATIONS.
6. STREET NAME LETTERING SHALL COMPLY WITH THE STANDARDS IN THE CURRENT EDITION OF THE MUTCD; THAT IS THE LETTERING SHALL BE LOWER CASE LETTERS WITH UPPERCASE INITIAL LETTERS.

STRIPING AND PAINT NOTES

1. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
2. STOP BARS SHALL BE A MINIMUM 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERED PAVEMENT STRIPE; AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
3. CROSSWALK STRIPES SHALL BE 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE, ARRANGED IN A CONTINENTAL PATTERN, THAT IS, LONGITUDINAL LINES PARALLEL TO THE FLOW OF TRAFFIC AND ARRANGED TO AVOID WHEEL PATHS, (MUTCD P. 384, SECTION 3B.18); AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
4. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT MARKINGS (WORD OR SYMBOL) SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
5. *RETRO-REFLECTORIZED PAINTED PAVEMENT MARKING STRIPES* - FOR HIGH-BUILT *PAINT*, USE TWO COATS AND FOR REGULAR PAINT USE THREE COATS. (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS.)
6. ALL STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) - CURRENT EDITION, AND THE NMDOT SSHBC.

STRIPING KEY (X)	
1	4" WHITE STRIPE [PAINT] DOUBLE APPLICATION AFTER 14 DAYS
2	LEFT ARROW SYMBOL
3	RIGHT ARROW SYMBOL
4	WORD "ONLY" SYMBOL
5	ONSITE STRIPING, SEE SHEET 6-2



0 25 50 100

SCALE: 1" = 50'

OFFSITE IMPROVEMENTS PLAN

SCALE: 1" = 50'

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

OFFSITE IMPROVEMENTS

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	12-1

ENGINEERS SEAL
DATE
REVISIONS

Table 6H-2. Meaning of Symbols on Typical Application Diagrams

Arrow board	Shadow vehicle
Arrow board support or trailer (shown facing down)	Sign (shown facing left)
Changeable message sign or support trailer	Surveyor
Channelizing device	Temporary barrier
Crash cushion	Temporary barrier with warning light
Direction of temporary traffic detour	Traffic or pedestrian signal
Direction of traffic	Truck-mounted attenuator
Flagger	Type 3 barricade
High-level warning device (Flag tree)	Warning light
Longitudinal channelizing device	Work space
Luminaire	Work vehicle
Pavement markings that should be removed for a long-term project	

Table 6H-3. Meaning of Letter Codes on Typical Application Diagrams

Road Type	Distance Between Signs**		
	A	B	C
Urban (low speed)*	100 feet	100 feet	100 feet
Urban (high speed)*	350 feet	350 feet	350 feet
Rural	500 feet	500 feet	500 feet
Expressway / Freeway	1,000 feet	1,500 feet	2,640 feet

* Speed category to be determined by highway agency

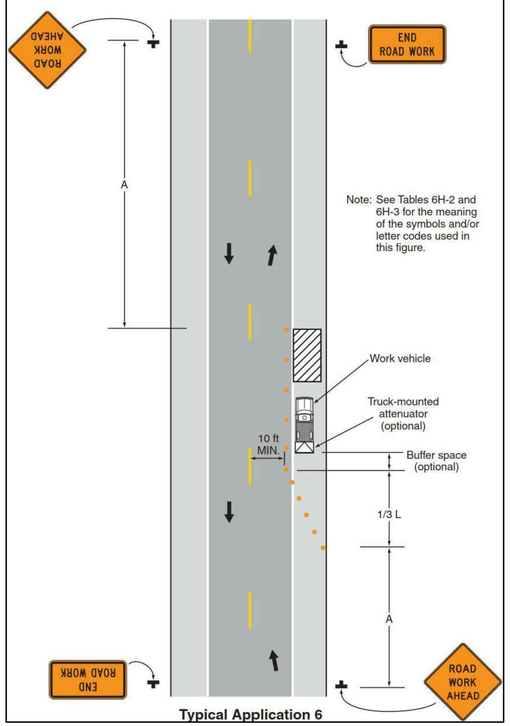
** The column headings A, B, and C are the dimensions shown in Figures 6H-1 through 6H-46. The A dimension is the distance from the transition or point of restriction to the first sign. The B dimension is the distance between the first and second signs. The C dimension is the distance between the second and third signs. (The "first sign" is the sign in a three-sign series that is closest to the TTC zone. The "third sign" is the sign that is furthest upstream from the TTC zone.)

Table 6H-4. Formulas for Determining Taper Length

Speed (S)	Taper Length (L) in feet
40 mph or less	$L = \frac{WS^2}{60}$
45 mph or more	$L = WS$

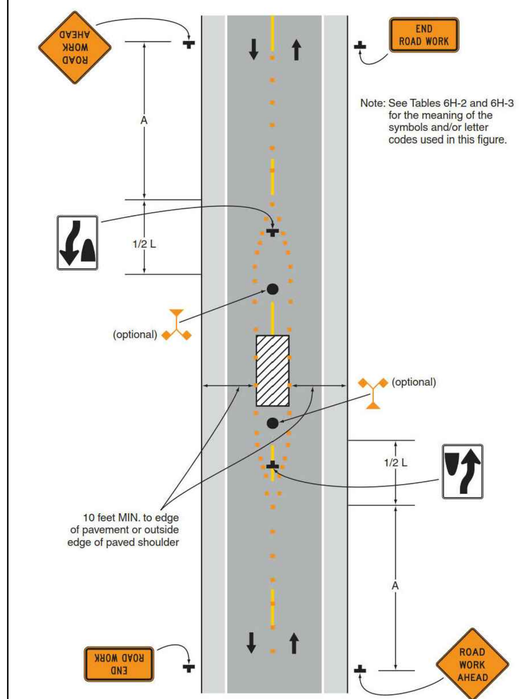
Where: L = taper length in feet
W = width of offset in feet
S = posted speed limit, or off-peak 85th-percentile speed prior to work starting, or the anticipated operating speed in mph

Figure 6H-6. Shoulder Work with Minor Encroachment (TA-6)



Typical Application 6

Figure 6H-15. Work in the Center of a Road with Low Traffic Volumes (TA-15)



Typical Application 15

TRAFFIC CONTROL NOTES:

1. ALL TRAFFIC CONTROL DEVICES AND THEIR PLACEMENT SHALL CONFORM TO CURRENT M.U.T.C.D. SPECIFICATIONS.
2. THIS PLAN IS PROVIDED FOR GUIDANCE ONLY. THE CONTRACTOR SHALL SUBMIT HIS OWN CONSTRUCTION TRAFFIC CONTROL PLAN TO BE APPROVED BY THE CITY OF SANTA FE TRAFFIC ENGINEER. ADDITIONAL PHASES AND SUB PHASES MAY BE NEEDED BASED ON THE CONTRACTOR'S DAY TO DAY VARIED OPERATIONS.
3. THIS IS AN URBAN LOW SPEED AREA. POSTED SPEED LIMIT IS 35 MPH. SIGN SPACING PER MUTCD IS 100 FEET.
4. SPACING OF PANELS SHALL BE NO GREATER (IN FEET) THAN THE POSTED SPEED.
5. 10' MINIMUM WIDTH DRIVING LANES TO BE MAINTAINED AT ALL TIMES.
6. HOURS OF OPERATIONS SHALL BE LIMITED TO MONDAY THROUGH FRIDAY, 8:00 AM TO 5:00 PM.
7. THE CONTRACTOR SHALL REMOVE OR COVER ALL CONFLICTING PERMANENT SIGNING AS DIRECTED BY THE PROJECT MANAGER.
8. THE CONTRACTOR SHALL PROVIDE INGRESS AND EGRESS TO LOCAL BUSINESSES AND RESIDENCES FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL ADVISE OF AND SCHEDULE ACCESS CLOSURES, AT LEAST 24 HOURS IN ADVANCE, WITH PROPERTY OWNERS AND THE PROJECT MANAGER.
9. THE CONTRACTOR SHALL DESIGNATE PERSONNEL WHO WILL BE AVAILABLE DURING NON-WORKING HOURS AND DAYS TO MAINTAIN TEMPORARY CONSTRUCTION TRAFFIC CONTROL.
10. CONSTRUCTION EQUIPMENT & MATERIAL STORAGE: THE CONTRACTOR SHALL NOT STORE EQUIPMENT OR MATERIAL WITHIN CLEAR ZONE UNLESS THE EQUIPMENT OR MATERIAL IS PROPERLY SHIELDED UTILIZING CURRENT SAFETY DESIGN AND INSTALLATION METHODS. THE SAFETY DESIGN FOR SHIELDING SHALL BE PROVIDED BY THE CONTRACTOR AND MUST BE APPROVED BY THE PROJECT MANAGER BEFORE IMPLEMENTING THE WORK, INCLUDING DESIGN, INSTALLATION AND REMOVAL OF THE SHIELDING, SHALL BE CONSIDERED INCIDENTAL TO THE COMPLETING OF THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
11. ADVANCE SIGNING SHALL BE SET UP AT THE BEGINNING OF ACTUAL WORK AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. SIGNS SHALL BE REMOVED OR COVERED WHEN NOT APPLICABLE.

ENGINEERS SEAL

DATE

REVISIONS

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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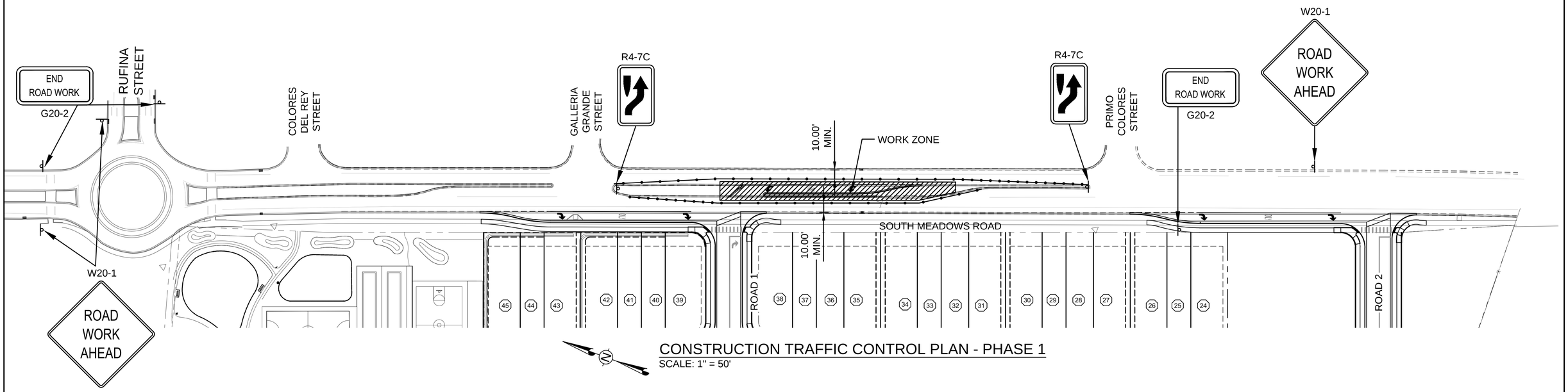
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

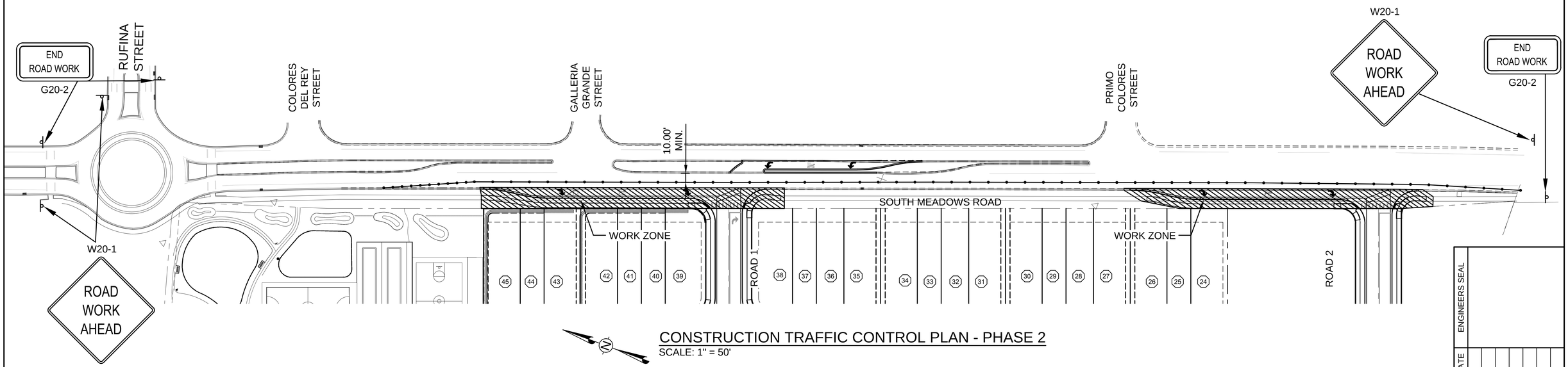
TRAFFIC CONTROL NOTES

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	12-2



CONSTRUCTION TRAFFIC CONTROL PLAN - PHASE 1

SCALE: 1" = 50'



CONSTRUCTION TRAFFIC CONTROL PLAN - PHASE 2

SCALE: 1" = 50'

0 25 50 100

SCALE: 1" = 50'

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CASE # 2024-7998

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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SUGGESTED SEQUENCE OF CONSTRUCTION

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	12-3

FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION/ LOCATION	LED			MOUNTING INSTRUCTIONS	REMARKS
				CCT	WATTS	LUMENS		
S1	AMERICAN ELECTRIC LIGHTING	#ATBS-P10-MVOLT-R2 27K VR	STREET LIGHT POLE AND LUMINAIRE WITH 20KV/10KA SURGE PROTECTION, VISUAL COMFORT OPTIC, 3 PIN NEMA PHOTOCONTROL RECEPTACLE.	2,700K	48.4	4,451	SEE POLE BASE DETAIL	

SYMBOL LEGEND

- DISCONNECT SWITCH. SIZE AND POLES FOR LOAD CONNECTED.NEMA 3R
- SPECIAL SYSTEMS CABINET W/ HINGED DOOR AND KEYED LOCK
- SURFACE MOUNTED PANEL. SEE PANEL SCHEDULE FOR CHARACTERISTICS.
- GROUND
- MOTOR CONNECTION, FRACTIONAL H.P (LESS THAN 1/3 HP)
- MOTOR CONNECTION WITH HP INDICATED.
- BRANCH CIRCUIT IN WALLS OR CEILING WITH CONDUCTORS INDICATED. (NEUTRAL, HOT, SWITCHED, AND GROUNDING CONDUCTOR-LEFT TO RIGHT RESPECTIVELY)
- BRANCH CIRCUIT IN WALLS OR UNDER FLOOR, CONDUCTORS INDICATED.
- HOME RUN TO PANEL, WITH BRANCH CIRCUIT NUMBERS INDICATED. (A-1)
- KEYED NOTE SYMBOL

ELECTRICAL GENERAL NOTES

A. PERFORM ALL ELECTRICAL WORK IN NEAT WORKMANLIKE MANNER IN FULL COMPLIANCE WITH ALL APPLICABLE, ADOPTED, CODES; INCLUDING BUT NOT LIMITED TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), UBC, NFPA, AND ADA. ALL LOCAL AND STATE REQUIREMENTS WILL BE OBSERVED DURING THE PERFORMANCE OF THIS WORK.

B. SHOULD THE CONTRACTOR DETECT DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND ANY ASSOCIATED LEGAL OR SAFETY REQUIREMENTS HE SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING.

C. FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK.

D. AFTER COMPLETION OF THE INSTALLATION, THE ENTIRE SYSTEM SHALL BE THOROUGHLY CLEANED. REMOVE ALL FOREIGN MATTER, PAINT, OR DIRT, GREASE, UNNEEDED LABELS OR STICKERS FROM FIXTURES AND EQUIPMENT. REMOVE ALL RUBBISH AND DEBRIS ACCUMULATED DURING INSTALLATION FOR THE PREMISES.

E. ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 VOLTS TYPE THHN/THWN, INSULATION, UNLESS OTHERWISE INDICATED ON THE DRAWINGS. MINIMUM WIRE SIZE SHALL BE #12 AWG AND STRANDED FOR #10 AWG OR LARGER. ALL WIRING SHALL BE RUN IN CONDUIT.

F. GENERALLY, CONDUIT SHALL BE PVC SHEDULE 40. WHERE REQUIRED TO PROTECT FROM PHYSICAL DAMAGE, CONDUIT SHALL BE RIGID GALVANIZED STEEL OR IMC TYPE. RUN CONDUIT CONCEALED UNLESS OTHERWISE SHOWN ON THE DRAWINGS. USE FLEXIBLE METALLIC CONDUIT OR SURFACE MOUNTED RACEWAY ONLY WHERE INDICATED. PROVIDE EXPANSION FITTINGS FOR CONDUIT CROSSING EXPANSION JOINTS.

G. USE ONLY ACCEPTABLE METHODS OF SUPPORT.

H. TERMINATING AND SPLICING: ALL #10 GA AND SMALLER JOINTS AND SPLICES IN BRANCH CIRCUIT WIRING SHALL BE MADE WITH AN APPROVED, SOLDERLESS TOOL. APPLICATION OR TWIST ON CONNECTORS: #8 GA AND LARGER WITH HIGH COMPRESSION BARREL SPLICES WITH SHRINK WRAP AND MANUFACTURER'S COMPATIBLE CONNECTORS IN GUTTERS, AND SIMILAR LOCATIONS; AND NOTE ALLOWED IN RACEWAYS.

I. DAMP/WET LOCATIONS USE STEEL COMPRESSION GLAND TYPE COUPLER AND CONNECTIONS.

J. IN ADDITION TO RACEWAY BONDING REQUIRED BY CODE AND OUTLET BOX BONDING JUMPERS, CONTRACTOR SHALL INSTALL A GREEN EQUIPMENT GROUND CONDUCTOR FOR EACH BRANCH CIRCUIT.

K. PROVIDE WIRING DEVICES RATED FOR THE GIVEN APPLICATION AS REQUIRED BY CODE. SPECIAL DEVICES SHALL BE PROVIDED AS INDICATED.

L. ALL EXTERIOR WIRING SHALL BE INSTALLED IN CONDUIT APPROVED FOR THE APPLICATION. UTILIZE WEATHERPROOF FITTINGS AND WEATHERPROOF BOXES/COVERS PER NEC.

M. SIZE ALL BOXES AND ENCLOSURES PER THE NATIONAL ELECTRICAL CODE. WORKING SPACE FOR ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE.

ENGINEERS SEAL



03/14/2024

DATE

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Santa Fe, New Mexico 87501
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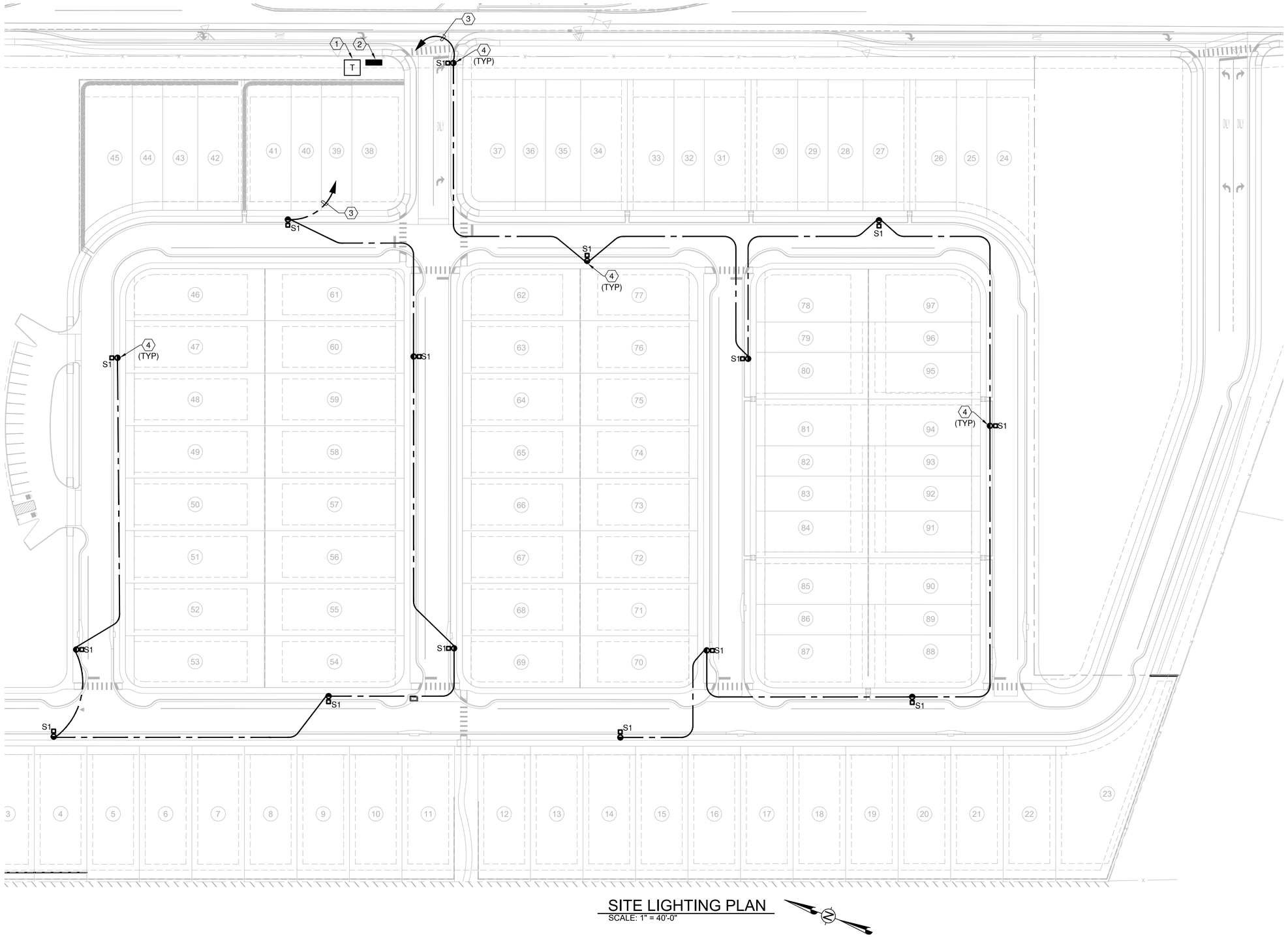
3600 AND 3740 SOUTH MEADOWS ROAD

FIXTURE SCHEDULE
GENERAL NOTES

DATE:	SCALE:	SHEET:
MARCH 14, 2024	NONE	E-001



SITE LIGHTING PLAN
SCALE: 1" = 40'-0"

GENERAL SHEET NOTES

1. THE CONTRACTOR SHALL COORDINATE WITH PNM (POWER), PRIOR TO BID AND PRIOR TO ROUGH-IN OF EQUIPMENT, PADS AND UNDERGROUND CONDUIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL TRENCHING, BACKFILL AND COMPACTION OF ELECTRICAL UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE EASEMENT RIGHTS AND LOCATION OF EASEMENTS WITH UTILITY COMPANIES.
4. SPECIFIC REQUIREMENTS FOR ELECTRICAL SERVICE SHALL BE PER PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) RULES AND REGULATIONS AND STANDARD DRAWINGS, AND SHALL INCLUDE THE FOLLOWING:

   A.) PROVIDE ALL TRENCHING, BACKFILL AND COMPACTION FOR SECONDARY RUNS. TRENCH SHALL BE MINIMUM 36" DEEP.

   C.) METERS SHALL BE 5-JAW TYPE PER PNM RULES AND REGULATIONS.
5. ALL CIRCUITS ON THIS PROJECT ARE TO RUN IN CONDUIT. ACCEPTABLE TYPES ARE: ELECTRICAL METALLIC CONDUIT (EMT), INTERMEDIATE METALLIC CONDUIT (IMC), GALVANIZED RIGID CONDUIT (GRC), FLEXIBLE METALLIC CONDUIT (FLEX) AND WEATHERPROOF FLEXIBLE METALLIC CONDUIT (SEALTITE). PVC CONDUIT (SCHEDULE 40 AND SCHEDULE 80) ARE APPROVED FOR UNDERGROUND RUNS. EXCEPTING THAT ALL RISERS AND BENDS OF 30 DEGREES AND GREATER ARE TO UTILIZE PVC COATED IMC OR GRC PRE-MADE ELBOWS. .
6. SEE POWER RISER DIAGRAM FOR MORE INFORMATION.

SHEET KEYNOTES

1. PNM PRIMARY UNDERGROUND BY PNM AND PNM PAD MOUNT TRANSFORMER. REFER TO THE POWER RISER DIAGRAM ON SHEET E-501. COORDINATE WITH PNM AND COMPLY AS REQUIRED.
2. METER PEDESTAL AND PANEL. REFER TO THE DETAILS ON SHEET E-602.
3. NEW STREET LIGHTING BRANCH CIRCUIT, 2#2THH/THWN (CU) + 1#8 THHN/THWN (CU) GR IN 2"C, MINIMUM 36" BELOW FINISH GRADE.
4. NEW STREET LIGHT POLE AND LUMINAIRE. PROVIDE NEW CONCRETE FOUNDATION AND BASE REFER TO THE FIXTURE SCHEDULE ON SHEET E001. REFER TO THE STREET LIGHTING DETAILS ON SHEET E-601.

ENGINEERS SEAL



03/14/2024

DATE

REVISIONS

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

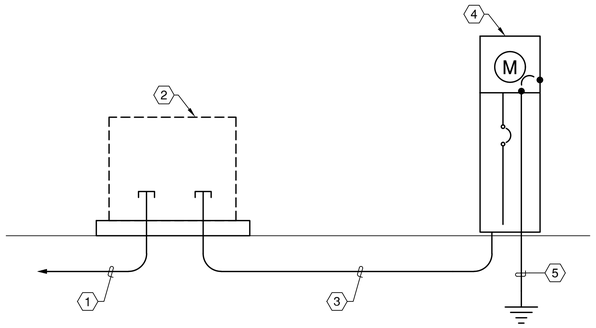
CITY USE ONLY

A C Engineering Enterprises, LLC
141 E. Palace Ave Garden Level
Santa Fe, New Mexico 87501
Phone - 505.842.5787

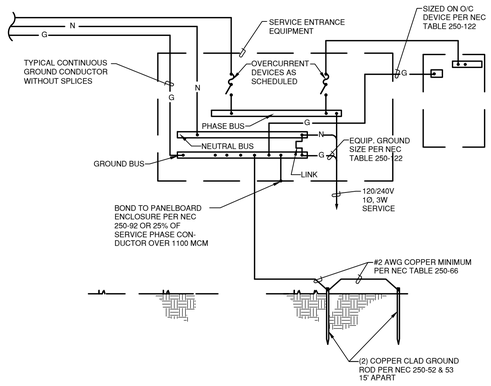
SUBDIVSION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SITE LIGHTING PLAN

DATE:	SCALE:	SHEET:
MARCH 14, 2024	1" = 40'	ES-101



POWER RISER DIAGRAM
SCALE: N.T.S.



TYPICAL BUS GROUNDING DETAIL
SCALE: NONE

LOAD SUMMARY -- 120/240V - 1PH - 3W

LOAD	CONNECTED LOAD	DEMAND LOAD
LIGHTS	3 KW	4 KW
TOTAL	3 KW	4 KW = 17 AMPERES

PROVIDE NEW 100A SERVICE ADEQUATELY RATED FOR THE PROPOSED DEMAND LOAD

SHORT CIRCUIT CALCULATIONS

ASSUME 25KVA POLE MOUNT TRANSFORMER WITH 1.4%Z. MAXIMUM LET THROUGH CURRENT AT THE SECONDARY TERMINALS OF THE POLE MOUNT TRANSFORMER = 4,286A. MAXIMUM CALCULATED FAULT AT NEW PANEL "LV" = 3,335A. NEW PANEL "LV" SHALL BE PROVIDED WITH MINIMUM 10KAIR CIRCUIT BREAKERS.

GENERAL SHEET NOTES

1. THE CONTRACTOR SHALL COORDINATE WITH PNM (POWER), PRIOR TO BID AND PRIOR TO ROUGH-IN OF EQUIPMENT, PADS AND UNDERGROUND CONDUIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL TRENCHING, BACKFILL AND COMPACTION OF ELECTRICAL UTILITIES.
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   A.) PROVIDE ALL TRENCHING, BACKFILL AND COMPACTION FOR SECONDARY RUNS. TRENCH SHALL BE MINIMUM 36" DEEP.

   C.) METERS SHALL BE 5-JAW TYPE PER PNM RULES AND REGULATIONS.
5. ALL CIRCUITS ON THIS PROJECT ARE TO RUN IN CONDUIT. ACCEPTABLE TYPES ARE: ELECTRICAL METALLIC CONDUIT (EMT), INTERMEDIATE METALLIC CONDUIT (IMC), GALVANIZED RIGID CONDUIT (GRC), FLEXIBLE METALLIC CONDUIT (FLEX) AND WEATHERPROOF FLEXIBLE METALLIC CONDUIT (SEALTITE). PVC CONDUIT (SCHEDULE 40 AND SCHEDULE 80) ARE APPROVED FOR UNDERGROUND RUNS. EXCEPTING THAT ALL RISERS AND BENDS OF 30 DEGREES AND GREATER ARE TO UTILIZE PVC COATED IMC OR GRC PRE-MADE ELBOWS. .
6. SEE POWER RISER DIAGRAM FOR MORE INFORMATION.

(7) SHEET KEYNOTES

1. PNM PRIMARY UNDERGROUND BY PNM. COORDINATE WITH PNM AND COMPLY AS REQUIRED.
2. PNM PAD MOUNT TRANSFORMER. PROVIDE PAD PER PNM DWG #DS-7-16.1 "25-167 KVA SINGLE PHASE BOX PAD". VERIFY WITH PNM AND COMPLY AS REQUIRED.
3. SECONDARY SERVICE ENTRANCE CONDUCTORS, 3#2 THHN/THWN (CU) IN 2"C FROM THE PNM PAD MOUNT TRANSFORMER TO THE METER PEDESTAL, MINIMUM 36" BELOW FINISH GRADE.
4. METER PEDESTAL AND PANEL. REFER TO THE DETAILS ON SHEET E-602.
5. 1#6 BSD (CU) SERVICE GROUND IN 1"C TO TWO (2) DRIVEN .75" X 10'-0" COPPERCLAD GROUND RODS PER THE GROUNDING DETAIL THIS SHEET.

ENGINEERS SEAL



03/14/2024

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

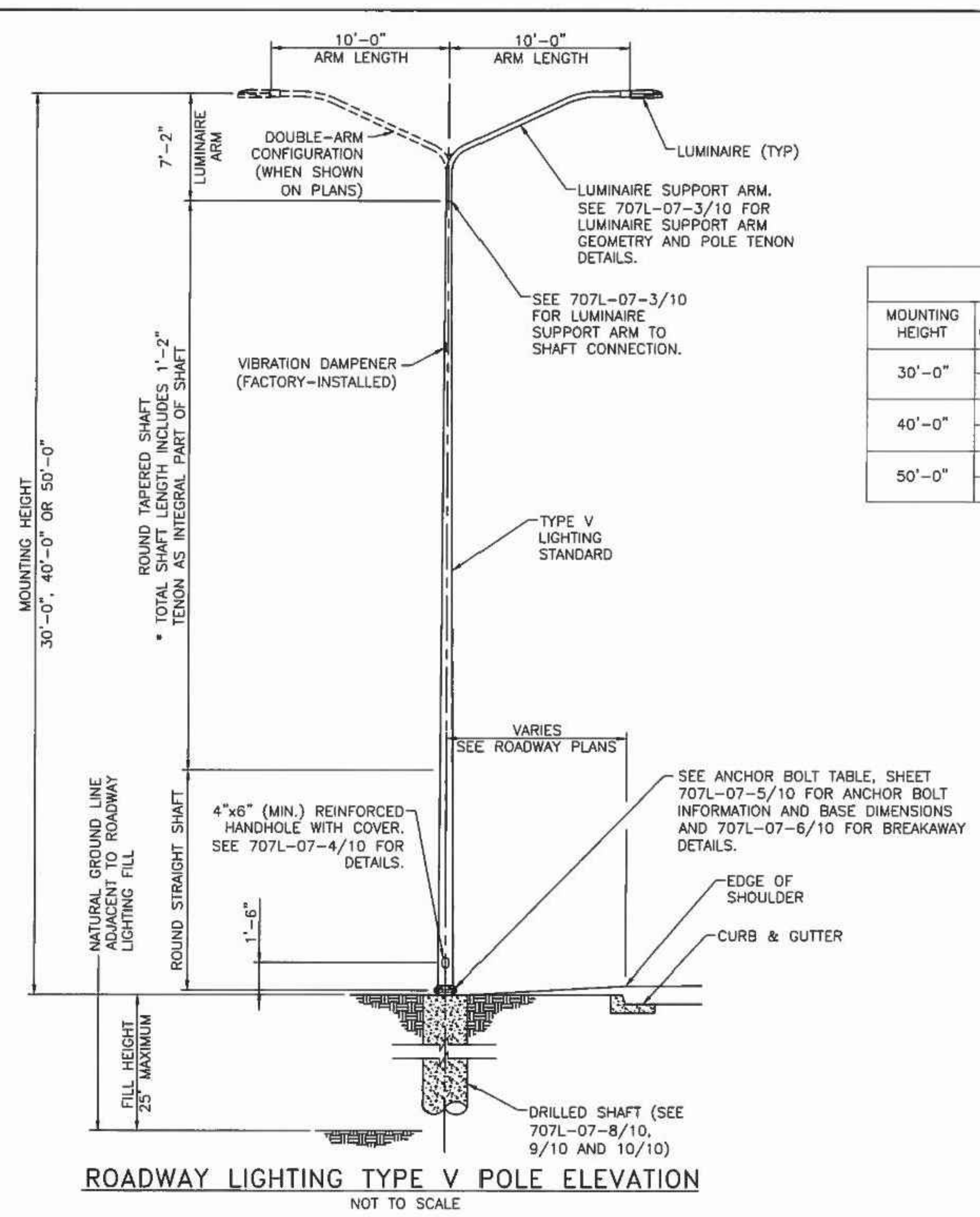
CASE # _____

A C ENGINEERING ENTERPRISES, LLC
141 E. Palace Ave Garden Level
Santa Fe, New Mexico 87501
Phone - 505.842.5787

SUBDIVSION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

POWER RISER DIAGRAM
GROUNDING DETAIL

DATE:	SCALE:	SHEET:
MARCH 14, 2024	NONE	E-501



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

707L-07-2/10 — 2 OF 10

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: [signature] DATE: 3/22/18

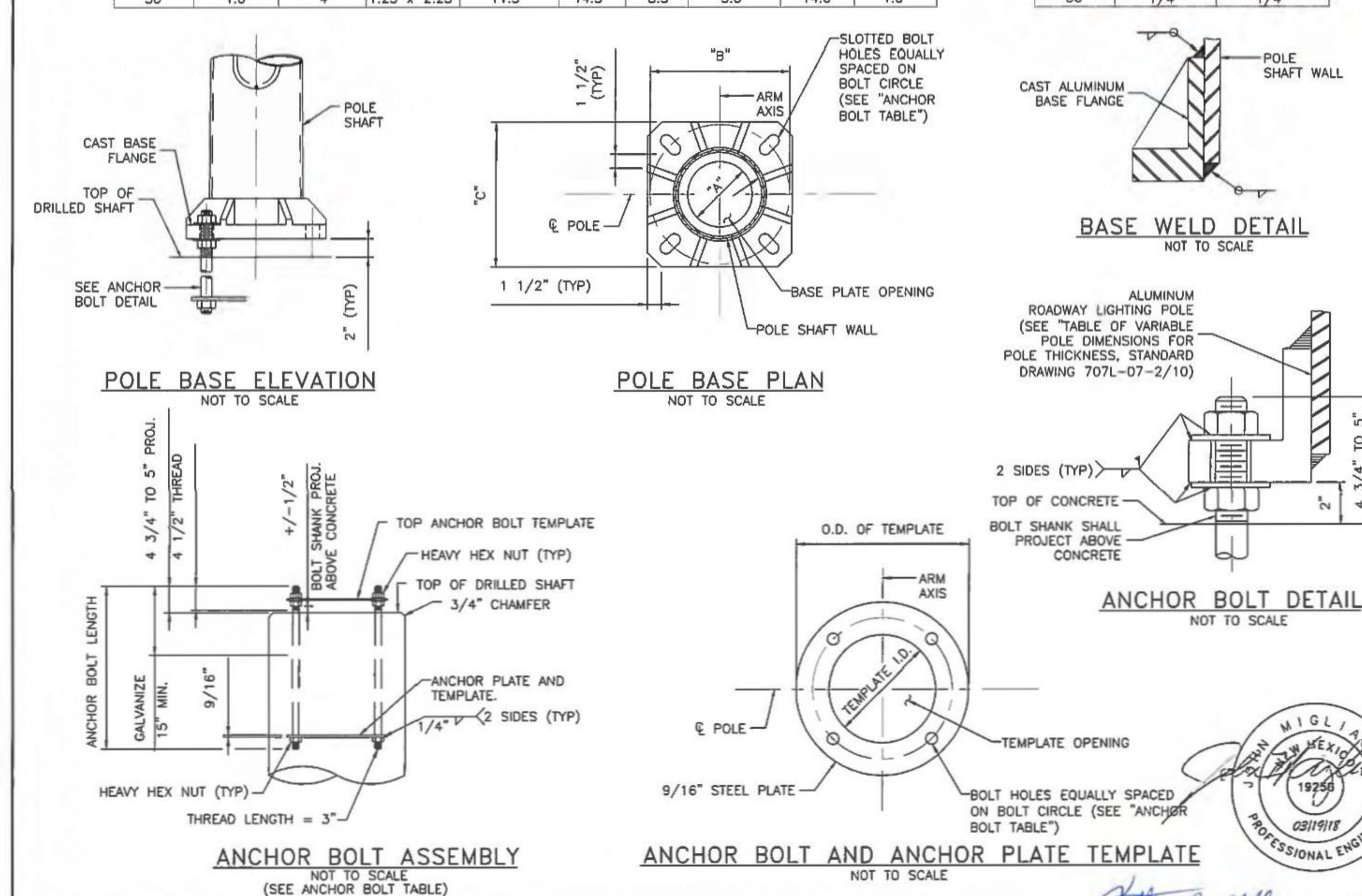
Rev 1.0 February 2023

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



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.

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

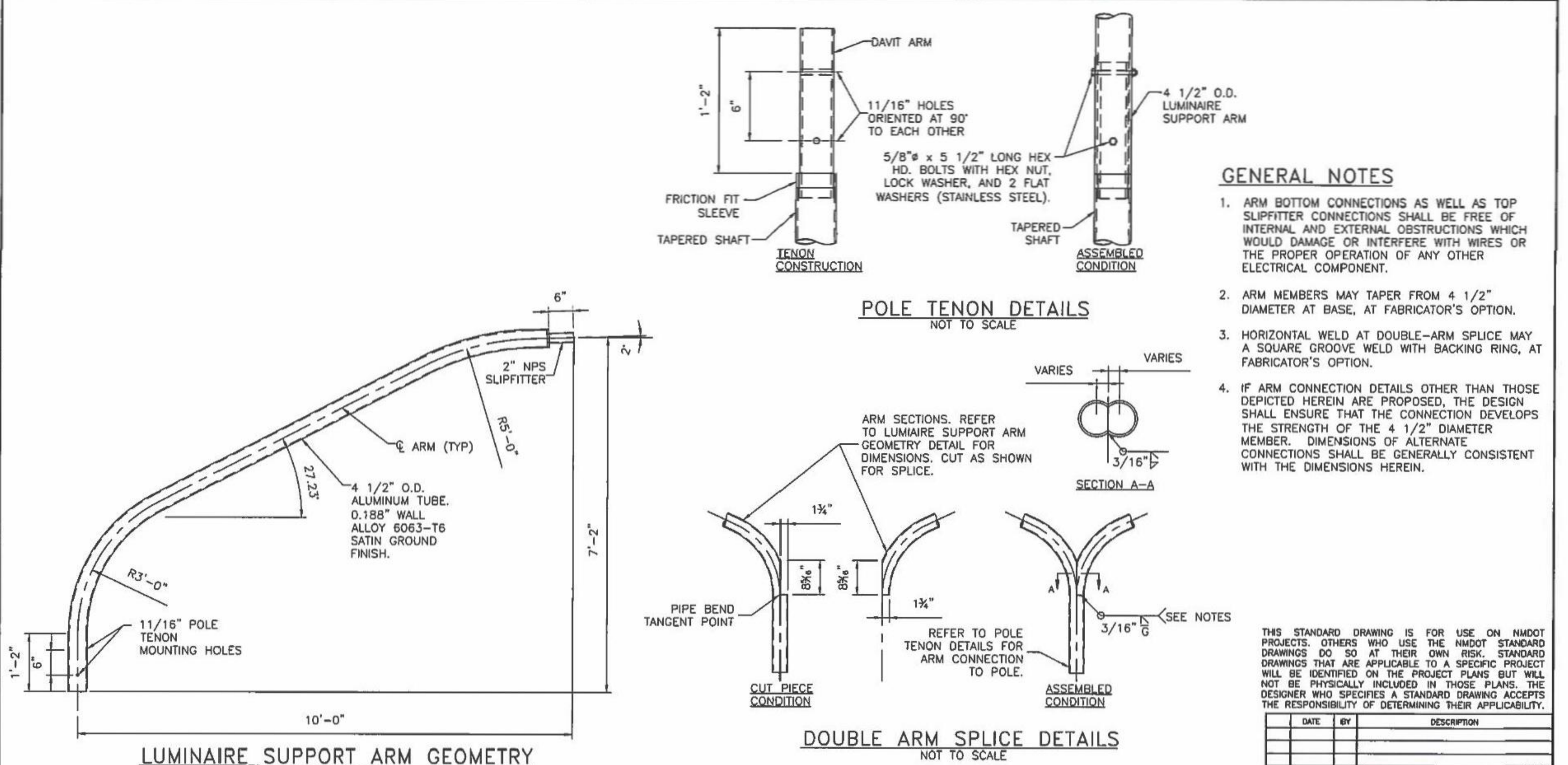
BASE PLATE & ANCHOR BOLT DETAILS

707L-07-5/10 — 5 of 10

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: [signature] DATE: 3/22/18

Rev 1.0 February 2023



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.

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

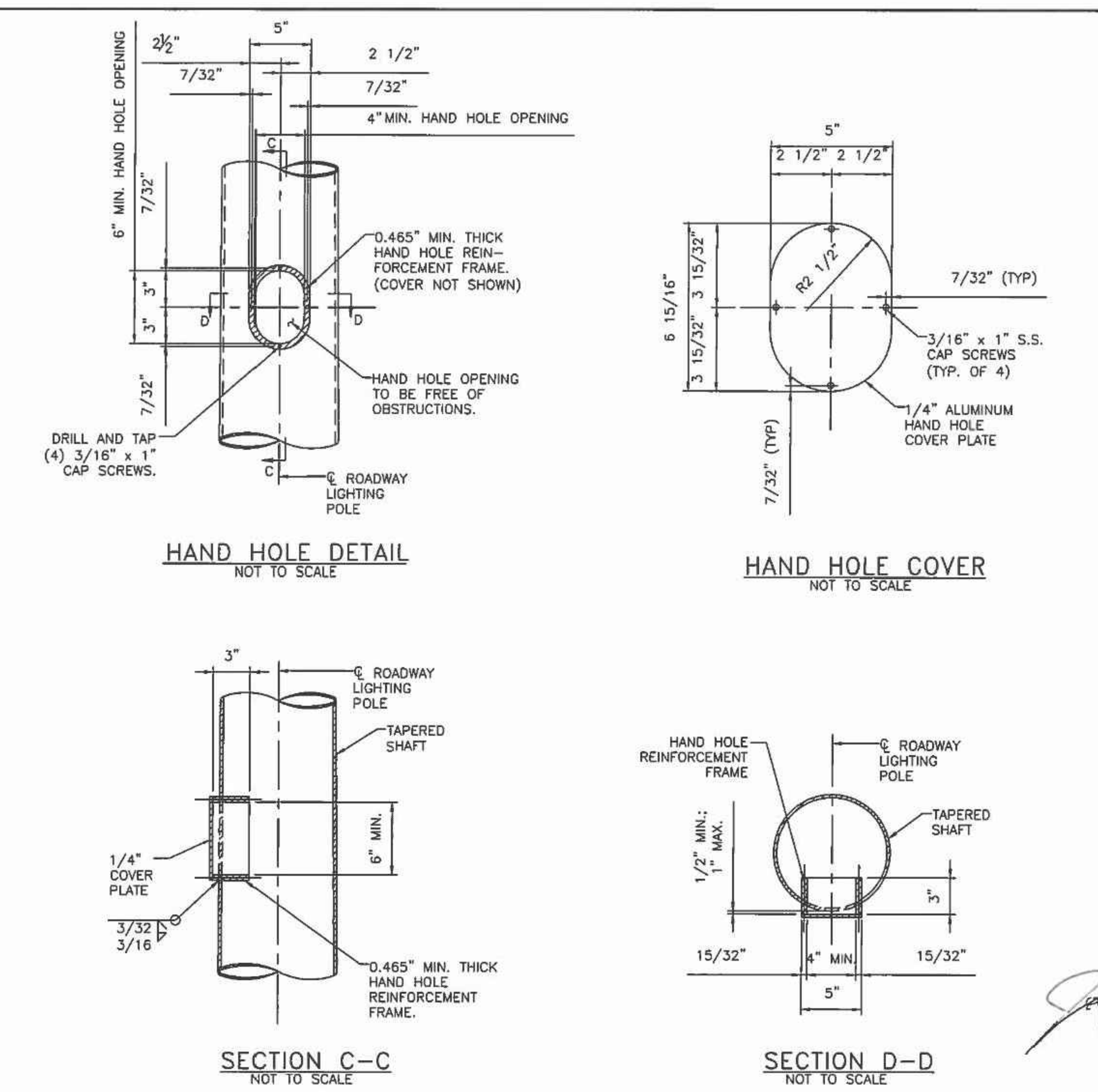
ARM AND TENON DETAILS

707L-07-3/10 — 3 of 10

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: [signature] DATE: 3/22/18

Rev 1.0 February 2023



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

707L-07-4/10 — 4 of 10

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: [signature] DATE: 3/22/18

Rev 1.0 February 2023

ENGINEERS SEAL — FREDERICK J. TELCK, STATE OF NEW MEXICO, 6297, REGISTERED PROFESSIONAL ENGINEER — 03/14/2024

DATE							
REVISIONS							

CASE # ________

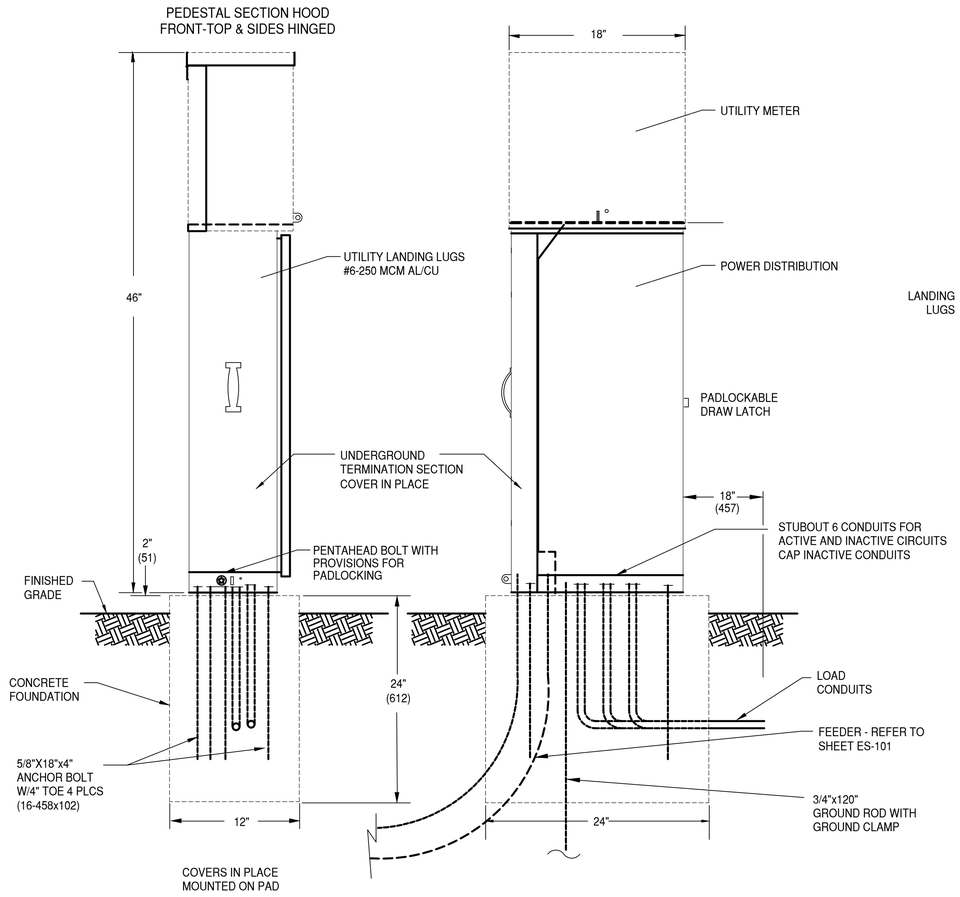
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY	USE	ONLY

A C ENGINEERING ENTERPRISES, LLC
141 E. Palace Ave Garden Level
Santa Fe, New Mexico 87501
Phone - 505.842.5787

SUBDIVSION PLAT SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

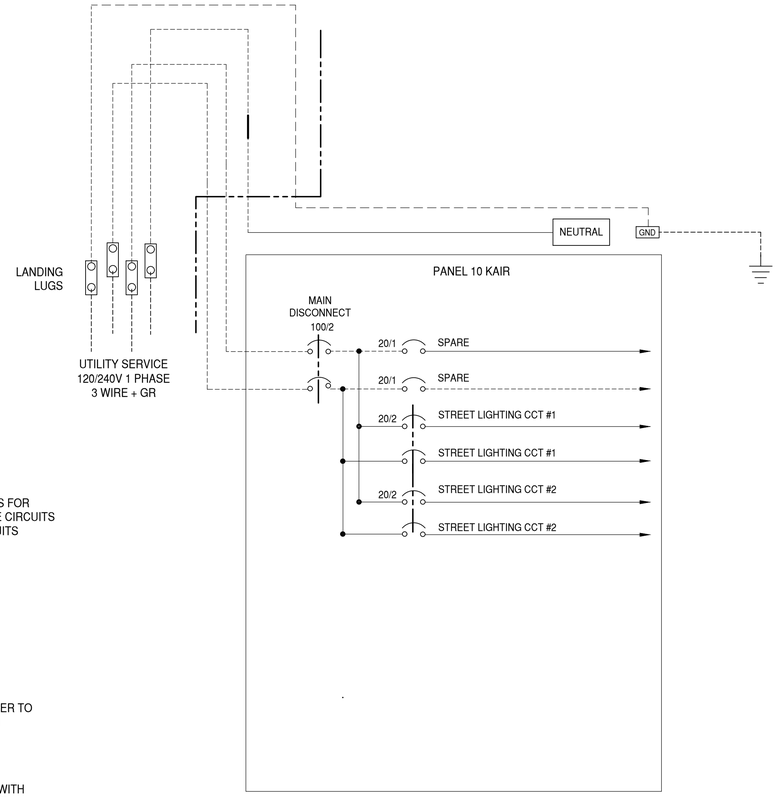
ELECTRICAL DETAILS

DATE: MARCH 14, 2024 | SCALE: NONE | SHEET: E-601



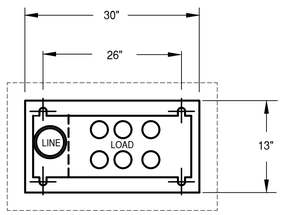
LEFT SIDE

FRONT VIEW



PEDESTAL
WIRING DIAGRAM

CONSTRUCTION MATERIALS AND FINISH	
12 GA HD GALVANIZED SHEET STEEL	POWDER COATED
POWDER COAT COLOR:	DESERT TAN
PHOTO ELECTRIC CELL:	IN SERVICE CABINET



BASE PLAN

PEDESTAL CABINET CONSTRUCTION NOTES

1. PEDESTAL CABINET SHALL BE UL LISTED "INDUSTRIAL CONTROL PANEL" PER UL 508.
2. CONSTRUCTION SHALL BE NEMA 3R AND 12, RAIN TIGHT AND DUST TIGHT. ELECTRICALLY WELDED AND REINFORCED WHERE REQUIRED.
3. ALL NUTS, BOLTS, SCREWS AND HINGES SHALL BE STAINLESS STEEL.
4. NUTS, BOLTS & SCREWS SHALL NOT BE VISIBLE FROM OUTSIDE OF CABINET.
5. PHENOLIC NAMEPLATES SHALL BE PROVIDED AS REQUIRED.
6. CIRCUIT BREAKERS SHALL BE CABLE IN-CABLE OUT WITH LINE ON TOP & LOAD ON THE BOTTOM. HANDLE POSITION UP="ON", MIDDLE="TRIPPED", DOWN="OFF".
7. A PLASTIC COVERED WIRING DIAGRAM SHALL BE ATTACHED TO THE INSIDE OF THE FRONT DOOR.

CABINET SHALL BE FACTORY WIRED AND CONFORM TO REQUIRED NEMA STANDARDS.

ALL POWDER CONTROL COATED CONTROL CABINETS SHALL HAVE A CORROSION RESISTANT COATING WHICH INCLUDES A FIVE STEP DIP TANK METAL PREPARATION PROCESS:
A. ALKALINE CLEANER 160° F.
B. CLEAR WATER RINSE.
C. IRON PHOSPHATE APPLICATION 150° F.
D. CLEAR WATER RINSE.
E. INHIBITIVE RINSE TO SEAL PHOSPHATED SURFACES 120° F.
FINISHED WITH AN ELECTROSTATICALLY APPLIED DRY POLYESTER POWDER COATING THEN BAKED @ 380° F TO CURE.

ENGINEERS SEAL

FREDERICK J. TELCK
STATE OF NEW MEXICO
6297
REGISTERED PROFESSIONAL ENGINEER
03/14/2024

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
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CITY	USE	ONLY

CASE # _____

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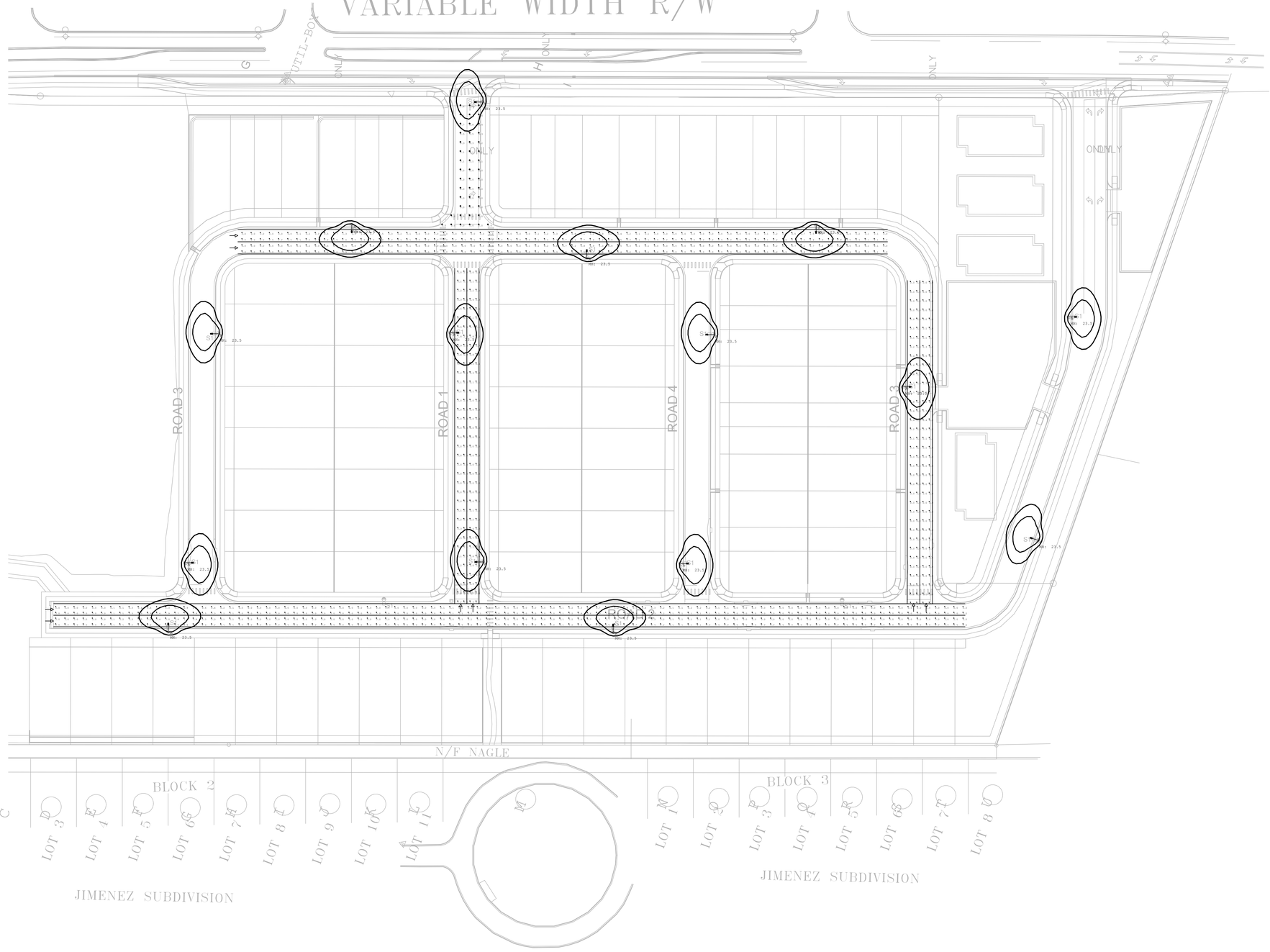
Phone - 505.842.5787

SUBDIVSION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

METER PEDESTAL DETAIL

DATE:	SCALE:	SHEET:
MARCH 14, 2024		E-602

SOUTH MEADOWS
VARIABLE WIDTH R/W



ENGINEERS SEAL

FREDERICK R. TELCK — STATE OF NEW MEXICO — 6297 — PROFESSIONAL ENGINEER — REGISTERED PROFESSIONAL

03/14/2024

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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CITY USE ONLY

CASE # _____

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Phone - 505.842.5787

SUBDIVSION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SITE LIGHTIING PHOTOMETRICS

DATE:	SCALE:	SHEET:
MARCH 14, 2024		E-603

January 16, 2025

Planning Commission

Case 2024-7998: Los Prados Preliminary Subdivision Plat

ATTACHMENT B

City DRT Conditions of Approval, Technical Corrections, and Comments

Development Review Team (DRT)
Comment Form

Date: 4/17/24

DRT Member: Teddy Padilla

Dept/Div: Land Use/Technical Review

Case No.: Case #2024-7998: Los Prados: Phase 1 - Preliminary Subdivision Plat

Case Planner: Janice Biletnikoff, AICP

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.



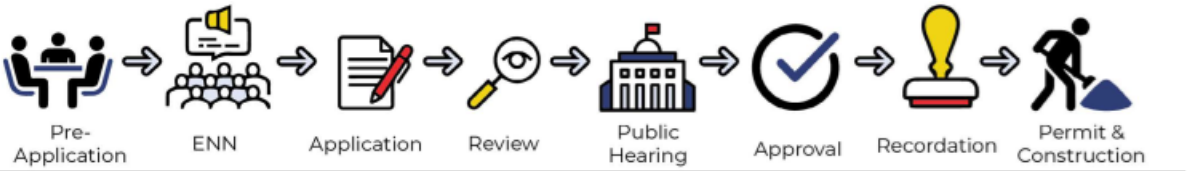
Timing of Conditions of Approval + Technical Corrections

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

Form Updated: March 2024

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

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

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

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Compacted Crusher Fines are not acceptable.		
2. Crossings with different materials must be flush.		
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: March 2024

Development Review Team (DRT)
Comment Form

Date: 4/2/2024

DRT Member: Paul A. Duran

Dept/Div: Land Use/ HPD

Case No.: Case #2024-7998: Los Prados: Phase 1 - Preliminary Subdivision Plat

Case Planner: Janice Biletnikoff, AICP

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.



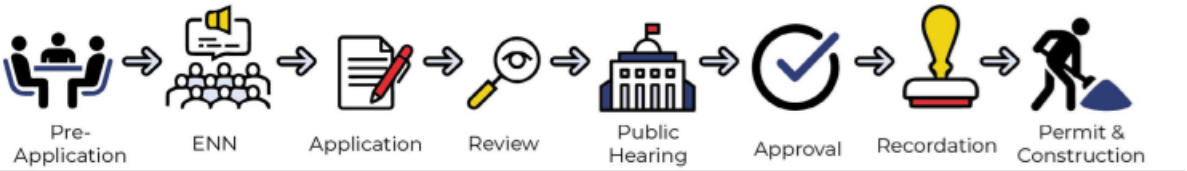
Timing of Conditions of Approval + Technical Corrections

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

Form Updated: March 2024

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

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

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. Los Prados has received archaeological approval		
2.		
3.		
4.		
5.		
6.		

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

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: March 2024

Development Review Team (DRT)
Comment Form

Date: 8/6/24

DRT Member: Dee Beingessner

Dept/Div: Land Use, Engineering

Case No.: Case #2024-7998: Los Prados: Phase 1 - Preliminary Subdivision Plat

Case Planner: Janice Biletnikoff, AICP

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. There are serious concerns regarding the ponding area that was to be a water harvesting amenity to include rain gardens and permaculture. The large open pond design does not present any of the original objectives. In addition, there are significant concerns with how the homeowners association can maintain the required features in their drainage maintenance responsibilities.	Prior to planning commission	
2. Include management of stormwater before it leaves the property and gets to the pond/rain garden. There should be management of stormwater throughout the project such as rain gardens flowing through the parkways.		
3. The terrain management report contains no easily identifiable information on what impervious areas were assumed for any of the site. Is onsite ponding required for each lot? Was any impervious surface included for each lot? Was any impervious surface for Phase 2 included in the calculations? What is the pond volume required? Include these discussions.		
4.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Include note on the plat stating that on-lot ponding must be provided for the development of Tract 3.	Prior to recordation.	
2. The terrain management plan does not seem to specify how much impervious surface was assumed for each lot. The amount of impervious surface allowed on each lot before on-lot ponding is required must be determined and included in a note on the plat.		

Form Updated: September 2023

3. It appears that parking is only allowed on one side of the street and is not allowed on curves. Please include No Parking signs throughout this development. Include signs with directional arrows for no parking and "No Parking Between Signs" for longer stretches.		
4. Provide detail of pond overflow armoring on berm even though it shouldn't overtop up to the 1000-year storm event.		
5. Provide details of drainage under sidewalks and through planter strips.		
6. Roadways must be 2.5" of SPIII under 1.5" of SPIV.		
7. Striping and lighting: Please confirm with Public Works if they agree with the striping between parking areas and roadway. Also confirm lighting requirements. There should be lighting provided at all intersections.		
8. Other comments have been provided on the plans.		

**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.

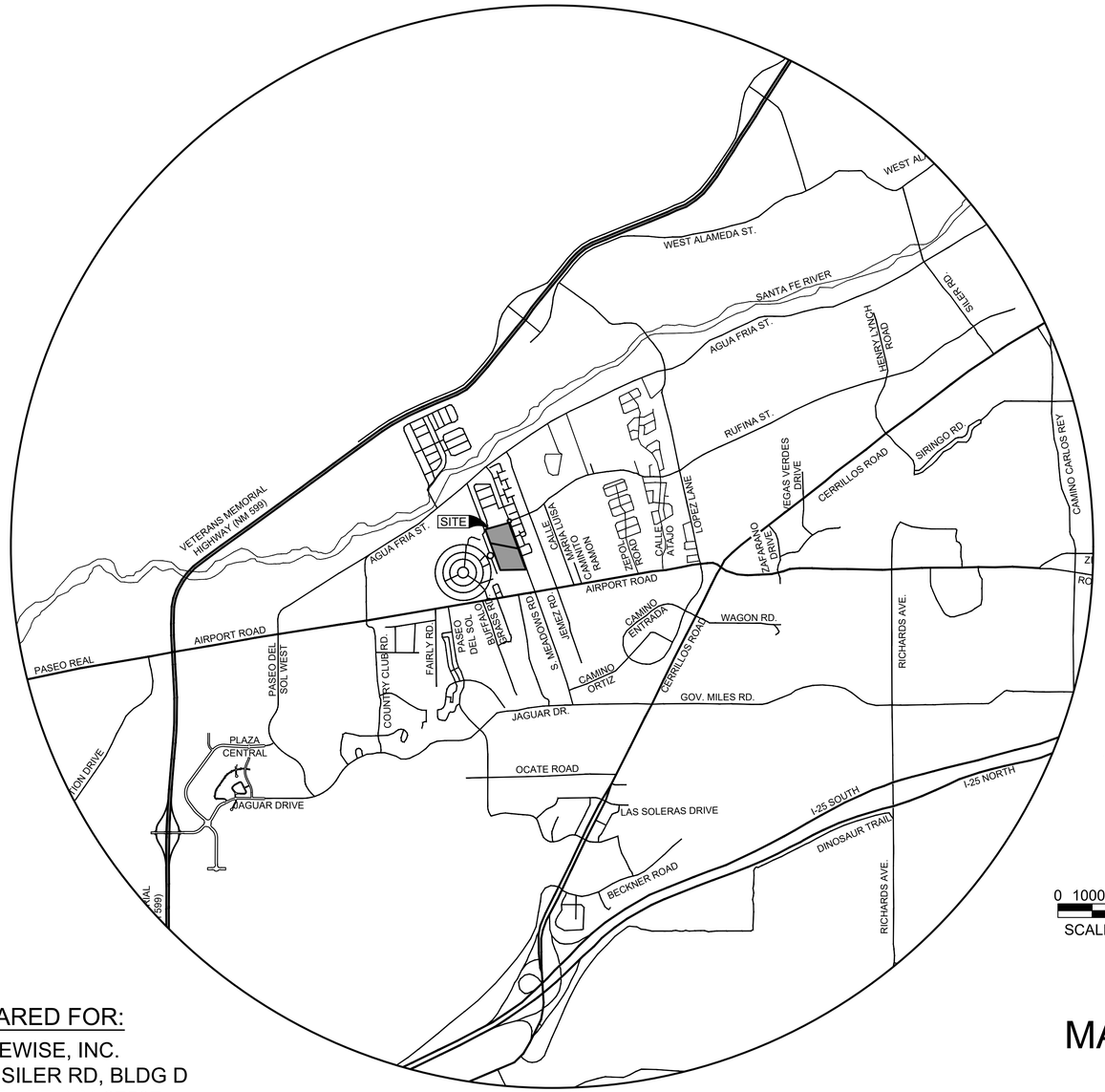
The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

PRELIMINARY SUBDIVISION PLAT SUBMITTAL FOR LOS PRADOS 3600 AND 3740 SOUTH MEADOWS ROAD



MARCH
2024

PREPARED FOR:

HOMEWISE, INC.
1301 SILER RD, BLDG D
SANTA FE, NM 87507

CITY OF SANTA FE, NEW MEXICO
SECTION 1, TOWNSHIP 16N, RANGE 8E

BUILDING PERMIT No's: (GRADING)_____ (LANDSCAPE/UTILITIES)_____

INFRASTRUCTURE CONSTRUCTION ADDRESS_____

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, 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 OF THE SITE AS OF _____ IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY _____ , DATED _____ .

_____
PRINTED NAME, NMPE NO._____, DATE_____.

This should not be on the plat. County will only record if all lines are signed at time of recordation

Is this to be signed before recordation?

GUNNISON'S PRAIRIE DOG NOTE

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

CITY OF SANTA FE DRAINAGE NOTES:

1. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
2. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

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 AND APPLICABLE OR EQUAL.

_____
ERIC A. CORNELIUS, N.M.P.E. NO. 22790
SANTA FE ENGINEERING CONSULTANTS, LLC.

Include a statement on the plat whether each lot requires on lot ponding for all or part of new impervious surfaces.

SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
505.820.7444

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
110 WAGON TRAIL RD. CERRILLOS, NM. 87010
(505) 470-0037

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

REV.	SHEETS	CITY ENGR.	DATE	REV.	SHEETS	CITY ENGR.	DATE
APPROVAL OF REVISIONS							

CITY OF SANTA FE

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

COVER SHEET AND INDEX OF SHEETS

SHEET 1-1

INDEX OF SHEETS

1-1	COVER SHEET
1-2	INDEX OF SHEETS
1-3	CIVIL SITE PLAN
1-4	CERTIFIED TOPOGRAPHIC MAP
1-5	LEGAL LOT OF RECORD
1-6	SLOPE ANALYSIS MAP
2-1 TO 2-3	GENERAL NOTES, SECTIONS AND TYPICAL DETAILS
2-4	DEMOLITION PLAN
3-1	UTILITY NOTES
3-2	UTILITY PLAN
4-0	LANDSCAPE GENERAL NOTES
4-00	LANDSCAPE SCHEDULES
4-1	WATER BUDGET & OPEN SPACE - PARK
4-2	LANDSCAPE DEMOLITION & PROTECTION PLAN - PARK
4-3	LANDSCAPE PLAN - PARK
4-4	LANDSCAPE PLAN - PARK
4-5	LANDSCAPE PLAN - SUBDIVISION
4-6	LANDSCAPE PLAN - SUBDIVISION
4-7	LANDSCAPE DIMENSIONING PLAN - PARK
4-8	LANDSCAPE DIMENSIONING PLAN - PARK
4-9	LANDSCAPE GRADING PLAN - PARK
4-10	LANDSCAPE PLANTING PLAN – PARK & SUBDIVISION
4-11	LANDSCAPE PLANTING PLAN - PARK
4-12	LANDSCAPE PLANTING PLAN - PARK
4-13	LANDSCAPE PLANTING PLAN - SUBDIVISION
4-14	LANDSCAPE PLANTING PLAN - SUBDIVISION
4-15	LANDSCAPE IRRIGATION SCHEDULE
4-16	LANDSCAPE IRRIGATION PLAN – PARK & SOUTH MEADOWAS RD
4-17	LANDSCAPE IRRIGATION PLAN – PARK
4-18	LANDSCAPE IRRIGATION PLAN – PARK
4-19	LANDSCAPE IRRIGATION PLAN – SOUTH MEADOWS RD
4-20	LANDSCAPE IRRIGATION PLAN – SOUTH MEADOWS RD
4-21	LANDSCAPE IRRIGATION DETAILS
4-22	LANDSCAPE IRRIGATION DETAILS
4-E1	LANDSCAPE PRELIMINARY LIGHTING PLAN - PARK
4-23 THROUGH 4-32	LANDSCAPE DETAILS

INDEX OF SHEETS (CONT'D)

5-1	GRADING AND DRAINAGE NOTES
5-2	OVERALL GRADING AND DRAINAGE PLAN
6-1 TO 6-4	ROADWAY PLANS AND PROFILES
7-1 TO 7-2	SIGNING AND STRIPING PLANS
8-1 TO 8-4	SANITARY SEWER PLANS AND PROFILES
8-10 TO 8-13	STRUCTURE SECTIONS
9-1 TO 9-8	ROADWAY CROSS SECTIONS
10-1	STORM WATER POLLUTION PREVENTION PLAN
10-2	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
10-3	PERMANENT EROSION AND SEDIMENT CONTROL PLAN
10-4	STORM WATER CONTROL DETAILS
10-5 TO 10-6	T.E.S.C.M. DETAILS
11-1 TO 11-10	STANDARD DRAWINGS AND DETAILS
12-1 TO 12-3	OFFSITE IMPROVEMENTS PLANS
E-001	FIXTURE SCHEDULE GENERAL NOTES
E-501	POWER RISER DIAGRAM PANEL SCHEDULE
ES-101	SITE LIGHTING PLAN
ES-102	SITE PHOTOMETRICS PLAN

ENGINEERS SEAL

DATE

REVISIONS

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

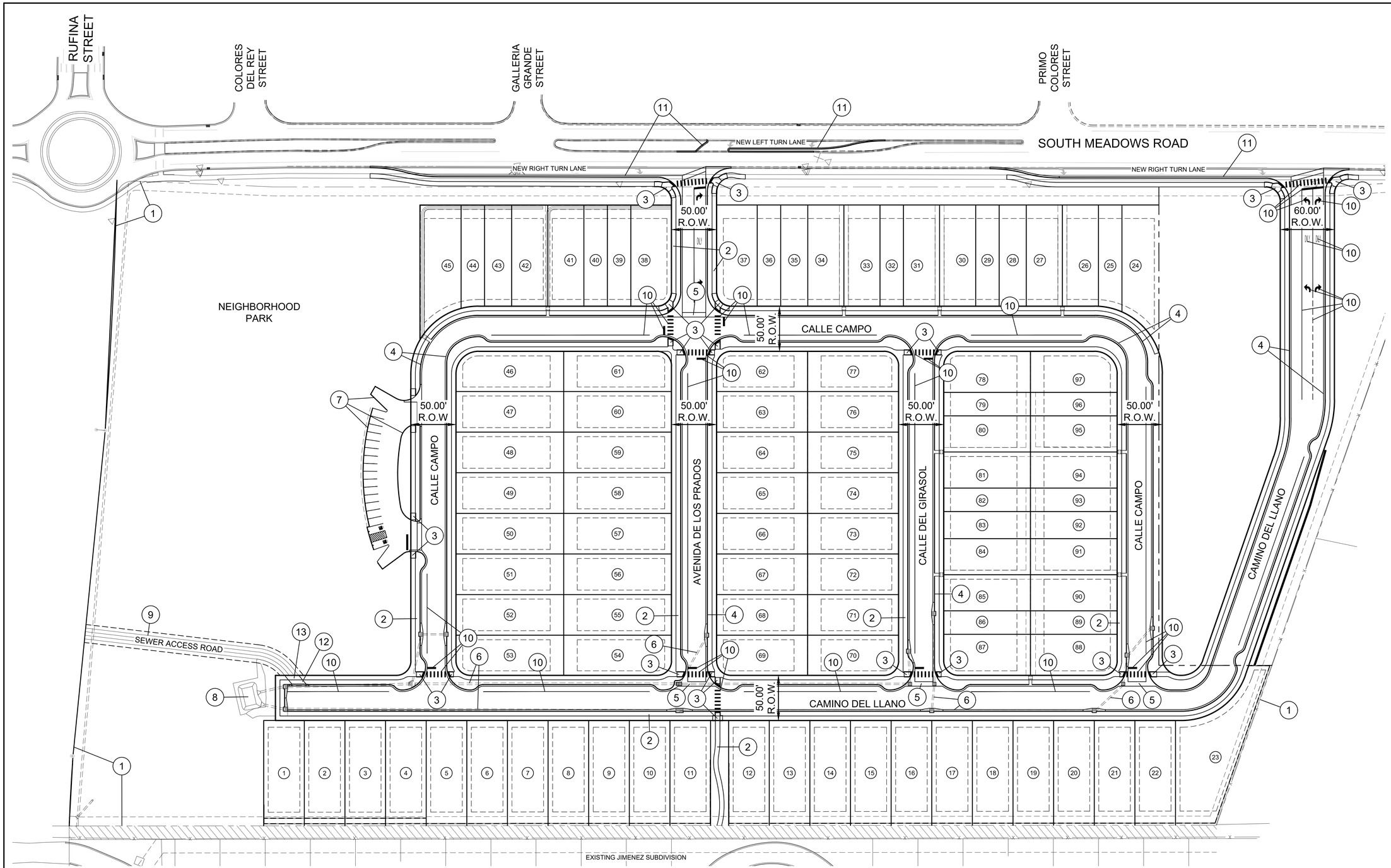
Santa Fe Engineering Consultants, LLC

1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

INDEX OF SHEETS

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	1-2



SHEET KEYNOTES

1. PROPERTY LINE
2. PROPOSED CONCRETE SIDEWALK SEE SHEET 2-3
3. PROPOSED ADA ACCESSIBLE CURB RAMP SEE SHEETS 13-6 TO 13-8
4. PROPOSED 2' STANDARD CURB AND GUTTER, SEE SHEET 2-3
5. PROPOSED 5' TYPE II VALLEY GUTTER, SEE SHEET 2-3
6. PROPOSED STORM SEWER SEE SHEETS 8-10 TO 8-13
7. PROPOSED 6" STAND-UP CURB SEE SHEET2-3
8. PROPOSED WATER CATCHMENT SEE SHEET 8-13
9. PROPOSED SEWER ACCESS ROAD SEE LANDSCAPING SHEETS
10. PROPOSED STRIPING SEE 7 SERIES SHEETS
11. PROPOSED OFFSITE IMPROVEMENTS SEE 12 SERIES SHEETS
12. MOUNTABLE CURB AND GUTTER SEE SHEET 2-3
13. THICKENED SIDEWALK, SEE SHEET 2-3

CIVIL SITE PLAN

SCALE: 1" = 50'

0 25 50 100

SCALE: 1" = 50'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

CIVIL SITE PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	1-3

ENGINEERS SEAL

DATE

REVISIONS

RUFINA STREET

SOUTH MEADOWS ROAD

MANMADE SLOPES

MANMADE SLOPES

AREA = 27.08 SF

LEGEND

- AREA OF 20% TO 30% SLOPE
- AREA OF 30% AND GREATER SLOPE
- GRADING LIMITS

ALL TOPOGRAPHIC INFORMATION IS PROVIDED BY RICK CHATROOP

THIS SLOPE ANALYSIS IS BASED UPON 1 FOOT CONTOUR INTERVALS

AREA OF 30% AND GREATER SLOPES DISTURBED BY THIS PROJECT = 27.08 SF

SLOPE ANALYSIS MAP

SCALE: 1" = 50'
CONTOUR INTERVAL = 1'

0 25 50 100
SCALE: 1" = 50'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SLOPE ANALYSIS MAP

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	1-6

REVISIONS	DATE	ENGINEERS SEAL

CITY OF SANTA FE PUBLIC INFRASTRUCTURE GENERAL CONSTRUCTION NOTES

1. All construction shall conform to the requirements of City of Santa Fe Standard Drawings and Specifications as applicable.
2. Utility construction shall conform to applicable sections of the APWA's "New Mexico Standard Specifications for Public Works Construction, 2006 edition including latest published amendments.
3. Infrastructure construction shall conform to applicable sections of the New Mexico Department of Transportation's "Standard Specifications for Highway and Bridge Construction, Current Edition (SSHBC).
4. The order of precedence shall be, listed in order of highest precedence, the project specifications, plans, City of Santa Fe Standard Drawings, SSHBC, and APWA.
5. In the case of conflicts between plans and specifications resolution shall be by using the more restrictive requirement as determined by the project engineer and approved by the City.
6. The project plans shall be approved for construction by the City prior to any construction activity and scheduling a pre-construction meeting.
7. The construction Project Engineer shall be a New Mexico licensed Professional Engineer in the appropriate category for the type of work represented by the project plans. The Project Engineer shall arrange for a pre-construction meeting prior to the start of construction or mobilization of equipment on-site and after receipt of the financial guaranty. At the pre-construction meeting, the Project Engineer shall submit a letter providing the name(s) of specific individuals who will be performing what type of inspections and respective telephone contact number(s); this includes preparation of the record drawings. The pre-construction meeting shall be scheduled a minimum of 10 calendar days in advance of the meeting date.
8. Attendance at the pre-construction meeting is mandatory.
9. The Contractor shall provide a list of contact personnel responsible for site construction including position, telephone numbers, and at least one emergency telephone number active on a 24 hour basis.
10. If an EPA Notice of Intent (NOI) is applicable, a copy of the mailed permit application shall be presented at the pre-construction meeting along with a written statement giving the mailing date.
11. The Contractor shall be responsible for maintaining the integrity of all underground utilities during the course of work regardless of any location shown on the plans or other field evidence, or lack thereof. Notification to New Mexico One Call at 1-800-321-2537 for utility locates a minimum of 48 hours in advance of any excavation is required. Maintenance of utility locates shall be continued throughout the project life.
12. The Owner shall be responsible for all changes in construction deemed necessary for any reason and shall have appropriate plans and/or specifications, including applicable design criteria, prepared by a New Mexico Professional Engineer and submitted to the City for approval. Upon approval, said changes may be incorporated into the project.
13. Final Record Drawings, reflecting substantial changes to the original design drawings, shall be submitted by the Contractor's Surveyor for approval to the Engineer.Said plans shall be approved by applicable City Divisions prior to final acceptance of project work for maintenance responsibility and the beginning of the warranty period. Under no circumstances will partial acceptance and/or warranty commencement begin for any component of project scope be provided.
14. All Contractor work activity shall be confined to the construction limits of the project. There shall be no encroachment onto adjacent properties, either construction or marshaling yard(s) unless legal easements(s)/agreement(s) is/are executed and approved by the Engineering Supervisor.
15. Grading shall be completed under the authority of a Building Permit, the application of which shall show the type of work as "Other" with the notation of Grading, Landscaping, and infrastructure shown thereon. Call 505-955-6945 for permit information.
16. All cut and fill slopes, including setback requirements, shall conform to the requirements of:
    a. Santa Fe City Code's Article 14-8 (Development and Design Standards);
    b. Chapter 33 of the Uniform Building Code, 1997 edition unless otherwise noted on the approved construction plans; and
    c. In the case of conflict between these two specifications, City Code shall prevail.
17. The Contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
18. Material quality testing shall be completed by the Contractor, through a recognized testing laboratory. The laboratory shall be under the auspices of a New Mexico Professional Engineer.
19. All material quality test reports shall be provided directly to the City Planning Department, attention Permits and Development Review Division at P.O. Box 909, Santa Fe, New Mexico 87504-0909 within seven (7) calendar days after laboratory material testing is complete unless otherwise directed during the pre-construction meeting. Field test reports shall be provided directly to the P&DR staff at the time of field testing. In the case of P&DR staff absence, the reports shall be Fax'ed to 505-955-6829. In each case, all test reports and other communication shall carry the applicable P&DR Case and Building Permit project numbers which will be provided at the pre-construction meeting if not noted on the approved project plans.
20. Compaction testing of soil and similar materials, including optimum moisture-density relationships, shall be performed in accordance with the referenced specifications and/or plans. Unless specified in individual project plans, the frequency of compaction testing shall be one (1) test per 1.5 vertical feet of fill or backfill of similar material; within two (2) horizontal feet of structures; for each 500 linear feet of trench backfill or each days compactive effort, whichever results in the greatest quantity of tests; or for each 500 cubic yards of fill of similar material; or as directed by the Engineer.
21. Portland cement concrete (PCC) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer. The design shall meet SSHBC Section 509 requirements for Class AA or Class F concrete and be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial casting operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR. Each mix shall have the following minimum properties:
    a. Compressive strength of 4,000 psi in 28 calendar days for Class AA concrete or 3,000 psi in 14 days for Class F concrete
    b. Seven (7.0) bags of cementitious material per cubic yard of concrete
    c. Twenty (20.0) percent or less of flyash material substitution for cement
    d. Maximum aggregate size of 3/4"
    e. Air entrainment content ranging between 4.0 and 7.0 percent at the point of concrete delivery into forms
22. Concrete sample set shall consist of a minimum of three (3) cylinders. One sample set shall be obtained for each 500 linear feet cast, 50 cast cubic yards, or one (1) set per calendar day, whichever is greatest; or as directed by the Engineer. Cylinders shall be tested at 7, 28, and 56 day intervals; the 56 day interval need not be tested if any previous test result exceeds the design value.
23. Traffic control devices, as per approved plan, shall be installed, maintained, and removed by the Contractor. Said devices shall conform to the latest published edition of the Manual of Uniform Traffic Control Devices and to written directions from the City Traffic Engineer who may be reached at 505-955-6631.
24. Site erosion and/or sediment control, as per approved plan, shall be installed, maintained, and removed by the Contractor. The Contractor's attention is directed to the SSHBC's Section 603 for other requirements relating to dust abatement and similar issues.
25. Utility lines must be bored under all existing street Pcc street appurtenances. A minimum of 12" separation must be maintained between utility lines. Any curb, gutter, or other damage must be repaired before final inspection will be given.
26. Each City utility division shall provide a letter of completed installation, not necessarily accepted for warranty, at the Contractor's request. Said letters shall be provided to the P&DR staff and received written staff acceptance prior to scheduling either TV inspection of SAS ; and Storm Sewer lines or placement of roadway pavement material.
27. ASTM, ASHTO, or independent laboratory certificates of material compliance are to be provided to P&DR staff prior to bringing applicable material on site.
28. Aggregate base course material shall conform to the SSHBC's Section 304 using Gradation I.
29. Hot Mix Asphalt (HMA) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer conforming to SSHBC's Section 423 using Aggregated Classification(s) called for in the project plans. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial paving operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR.
30. Compaction testing of subgrade, aggregate base course, and each lift of HMA material shall be completed for every 100 linear feet of roadway length excepting for HMA material in which case provide one (1) test for every 100 linear feet of laydown machine pass; or as directed by the Engineer.
31. HMA material quality test samples (wet) shall be obtained and tested for every 500 tons or fraction thereof or one (1) sample per day.
32. Utility appurtenance such as telephone pedestals, electrical transformers, gas, and cable TV pedestals shall be placed outside the public right-of-way and within utility easements. The Owner is responsible for relocating mis-placed utility structures prior to requesting a pre-final inspection. Water meter boxes and fire hydrants may be placed between the sidewalk and curb. Water valve and meter boxes are not to be placed within maintenance areas of semi-improved (gravel or equal) roads.
33. Construction debris and/or excess material shall be stored in an on-site area and appropriately contained. Said debris shall not be a nuisance to the surrounding neighborhood. Disposal of debris shall be either within the city limits under separate grading permit or at a designated NMED approved disposal site. The Contractor shall provide written notice as to proposed debris disposal site location(s). All debris and/or excess material shall be removed from the site prior to scheduling a pre-final inspection with P&DR staff.
34. Interim terrain and stormwater management inspections shall be arranged for at the following events:
    a. Completion of temporary erosion control best management installations and prior to any earthwork (clearing, grubbing, etc.)
    b. Final stormwater management features are constructed
    c. Final site restoration measures are completed
    d. Further construction or issuance of any permit(s) shall not occur until written approval by P&DR staff for each of the above inspections has been obtained. Inspections shall be scheduled by calling 505-955-6646.
35. The Contractor shall make written request for a pre-final inspection of terrain management and infrastructure works a minimum of 14 calendar days in advance with P&DR staff. At this inspection, applicable city division staff will review the final work product. Any deficiencies will be noted in a "punchlist" and provided to the Contractor for correction. When all punchlist items are completed the Contractor shall file a written statement to that effect and a final inspection will be held by P&DR staff. Upon acceptance, an acceptance letter will be provided wherein all work will be accepted for maintenance by the City and the commencement of the warranty period initiated.
36. All surveys to be performed under the supervision of a Professional Land Surveyor, licensed in the State of New Mexico.
37. ADA compliance: The contractor shall ensure ADA compliance for construction of ADA features and appurtenances (including, but not limited to, sidewalk & curb ramp cross slopes, ramp slopes, level landings, etc.) as detailed in the plans and in accordance with referenced standard drawings, specifications and current public right of way accessibility guidelines. The contractor is responsible for field checking slopes and dimensions of all form work for compliance prior to installation of concrete. The City reserves the right to inspect any ADA features and appurtenances at any time before final completion of the project and to have the contractor remove, replace, and/or correct any work at his cost that is not in compliance, as determined by the project manager.

ADDITIONAL CONSTRUCTION NOTES

1. The contractor's surveyor shall coordinate with Rick Chatroop, (505) 470-0037. The contractor's surveyor shall verify proposed grades, Invert elevations, Flow lines, Alignments, Property lines, Right of Way, Setbacks, and topography PRIOR to construction. Any deviations shall be reported to the engineer.
2. The contractor shall maintain existing fencing, or build new fencing to ensure that the site is secure at all times.
3. It is solely the contractor's responsibility to meet OSHA requirements and to maintain a safe working condition.
4. Santa Fe Engineering Consultants, LLC. waives any and all responsibility and is not liable for problems which arise from failure to follow these plans, Specifications and the design intent they convey or for problems which arise from failure to obtain and/or follow SFEC guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts.
5. Television inspection to be provided by private contractor, not the City.
6. Pot holing, construction water, T.V. inspections, flushing and cleaning of sanitary sewer lines or storm sewers are incidental to the work and no separate payment will be made.
7. The existing utility locations shown on these plans have been compiled from multiple sources, including utility locates, and field surveys. It is the contractor's responsibility to verify and pothole any potential utility conflicts. The contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
8. The contractor shall maintain an up to date set of as-built plans for the project. These plans shall be kept current, within two weeks, at all times and shall be subject to review by the project manager throughout the project and will be reviewed by the project manager for accuracy and completeness at least once every 30 days. Upon 50% completion of the project, the contractor shall submit progress as-built plans to the project manager for review. The final as-built plans bearing the signed seal and certification of the contractor's surveyor shall be submitted to the project manager prior to any final payment. This work is considered incidental to completion of the project and no measurement or payment shall be made.

CASE # _____

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CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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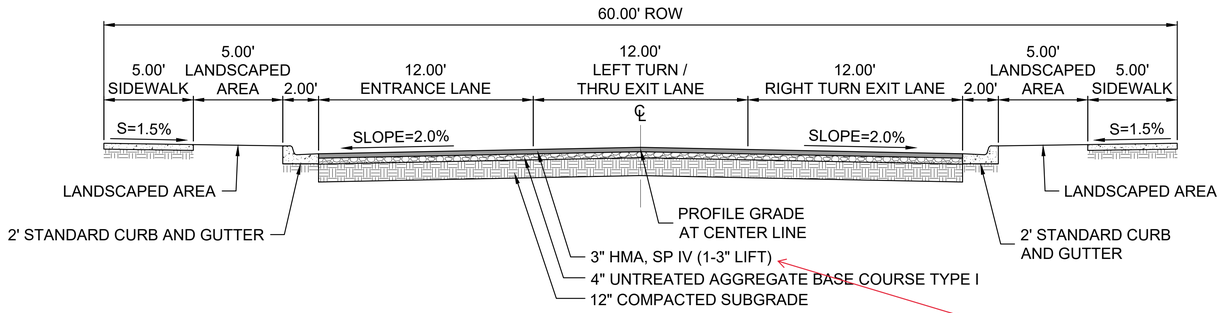
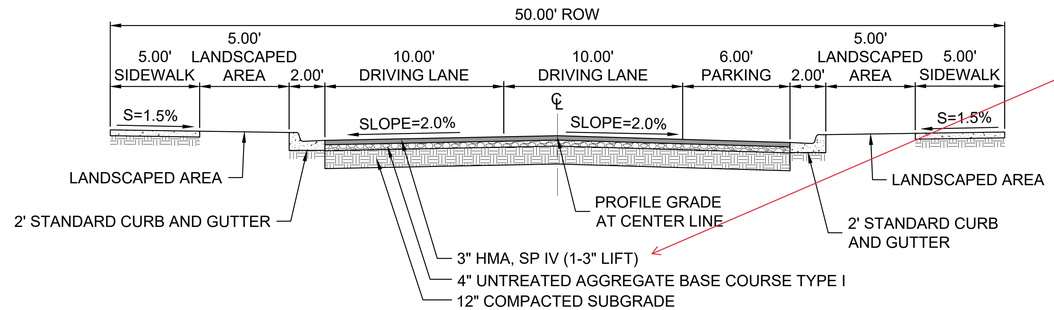
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

GENERAL NOTES

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	2-1



TYPICAL ROADWAY SECTION - 60' ROW
SOUTH SITE ENTRANCE/EXIT



Require 2" of SPIII under 2" of SPIV

TYPICAL ROADWAY SECTION - 50' ROW
SUBCOLLECTOR WITH PARKING ON ONE SIDE

NOTE:
SURFACING THICKNESSES ARE BASED UPON REPORT ENTITLED "LOS PRADOS DEVELOPMENT, 3600 & 3740 SOUTH MEADOWS ROAD, SANTA FE, NEW MEXICO, WT JOB NO. 32-224032-0", PREPARED BY WESTERN TECHNOLOGIES, DATED FEBRUARY 29, 2024.

CASE # _____

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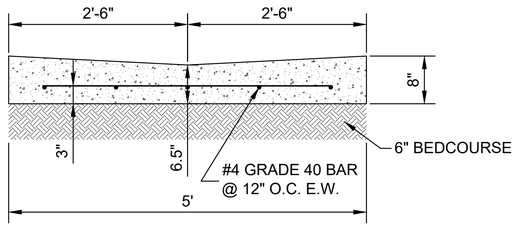
REVISIONS

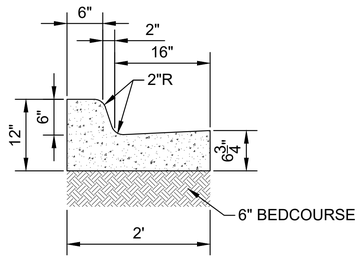
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS

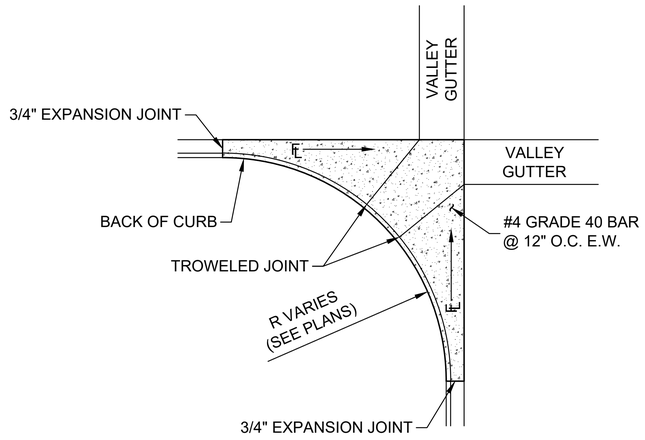
DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	2-2



5' - TYPE II VALLEY GUTTER

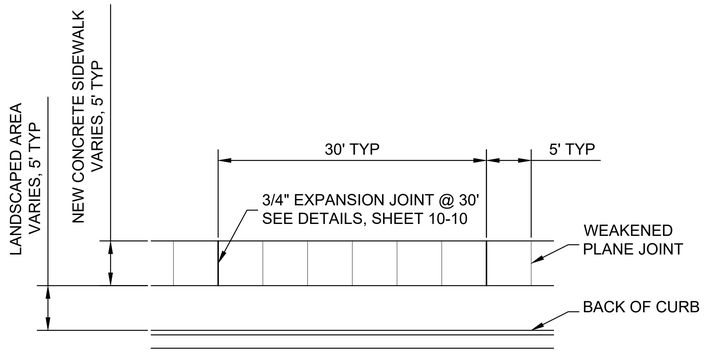


STANDARD 2' CURB AND GUTTER

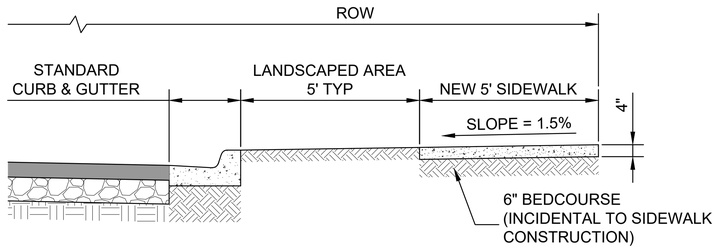


NOTES:
1. POUR FILLETS MONOLITHICALLY
2. PROVIDE A REINFORCING CONTINUATION BETWEEN FILLETS AND VALLEY GUTTERS WITH A 30" REBAR LAP BETWEEN FILLETS AND VALLEY GUTTERS BEING CAST WITHIN 30 CALENDAR DAYS.

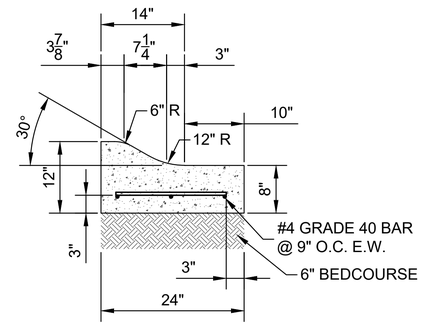
FILLET CURB RETURN



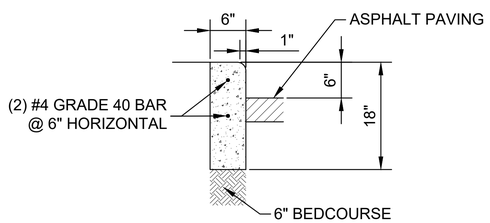
TYPICAL SIDEWALK PLAN



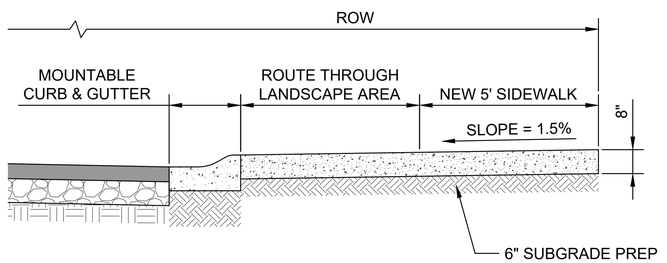
TYPICAL SIDEWALK SECTION



MOUNTABLE CURB AND GUTTER



6" STAND-UP CURB



TYPICAL THICKENED SIDEWALK SECTION

REVISIONS	DATE	ENGINEERS SEAL

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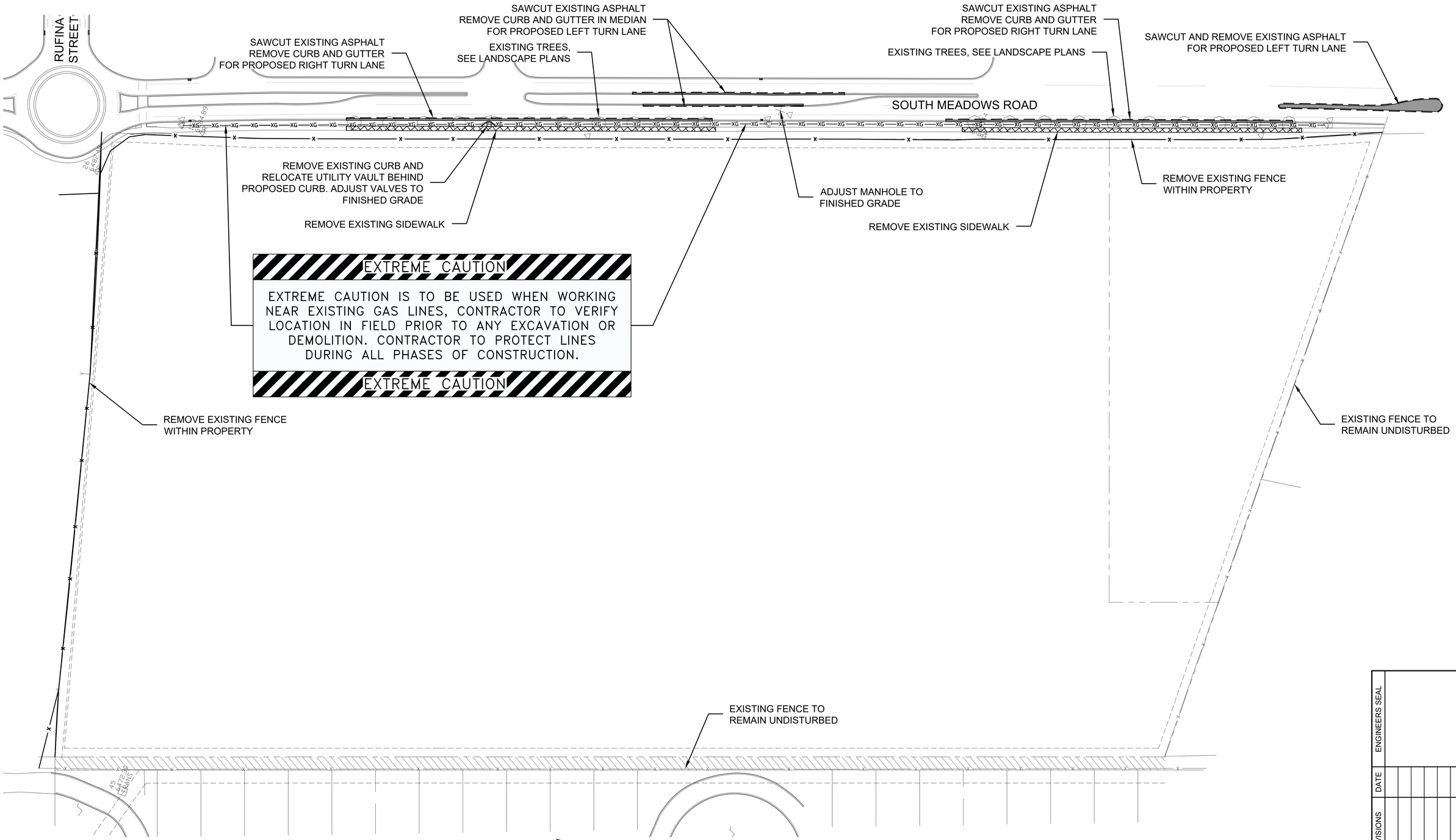
TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	2-3



DEMOLITION PLAN

SCALE: 1" = 50'

NOTE:
SEE LANDSCAPING PLANS FOR ADDITIONAL DEMOLITION AND PLANT PRESERVATION INFORMATION

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DEMOLITION PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	2-4

ENGINEERS SEAL

DATE

REVISIONS

CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION GENERAL NOTES

1. PRIOR TO THE WASTEWATER MANAGEMENT DIVISION APPROVAL OF THE PLAN SET, A LETTER WILL BE REQUIRED FROM THE PROJECT ENGINEER INDICATING THEY ARE PROVIDING THE INSPECTION AND RECORD DRAWING SERVICES FOR THE PROJECT.
2. THE CONTRACTOR MUST OBTAIN ALL SEWER HOOKUP PERMITS FROM THE CITY'S BUILDING PERMITS SECTION (SEWER LINES) PRIOR TO COMMENCING ANY SEWER LINE CONSTRUCTION. A COPY OF THE PERMIT MUST BE KEPT AT THE CONSTRUCTION SITE.
3. ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD MANHOLE DETAIL SHEET" SHOWN ON THE CITY STANDARD DRAWINGS.
4. A COPY OF THE APPROVED PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS.
5. ALL MODIFICATIONS TO THE SANITARY SEWER PLANS MUST BE REVIEWED AND APPROVED BY THE CITY'S WASTEWATER MANAGEMENT DIVISION PRIOR TO CONSTRUCTION.
6. ADDITIONAL GENERAL NOTES ARE CONTAINED IN THE STANDARD CITY DETAIL SHEETS FOR SANITARY SEWER CONSTRUCTION.
7. ALL PUBLIC GRAVITY SEWER LINES SHALL BE A MINIMUM 8 INCH DIAMETER WITH A MINIMUM CLASS C BEDDING (2006 NEW MEXICO AMERICAN PUBLIC WORKS ASSOCIATION).
8. ALL 4 INCH AND 6 INCH DIAMETER GRAVITY SEWER PIPE SHALL BE PRIVATE. NO PRIVATE SEWER SYSTEM SHALL USE LARGER THAN A 6 INCH DIAMETER PIPE. NO PUBLIC GRAVITY SEWER LINE TO BE ACCEPTED BY THE CITY OF SANTA FE FOR PERMANENT MAINTENANCE SHALL BE LESS THAN 8 INCHES DIAMETER.
9. NO CONCRETE ENCASEMENT OF NEW OR EXISTING PUBLIC SEWER PIPE WILL BE ALLOWED UNLESS APPROVED BY THE CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION.
10. CORE DRILLING IS REQUIRED FOR ALL NEW CONNECTIONS TO AN EXISTING MANHOLE.
11. NO PUBLIC SEWER MAIN LINE OR MANHOLE WILL BE ALLOWED UNDER OR WITHIN A STORM WATER DETENTION/RETENTION POND.
12. PRIOR TO PAVING OVER ANY SANITARY SEWER LINES, SUBMIT T.V.TAPES AND LOGS, PRESSURE TESTS, AND THE ENGINEER'S CERTIFICATION TO THE CITY'S WASTEWATER MANAGEMENT DIVISION. AFTER THE WASTEWATER MANAGEMENT DIVISION REVIEWS THE ABOVE LISTED INFORMATION, A PRELIMINARY MANHOLE INSPECTION WILL BE CONDUCTED. WHEN ALL THE ITEMS LISTED ABOVE ARE COMPLETED TO MEET THE STANDARDS OF THE WASTEWATER MANAGEMENT DIVISION, A LETTER APPROVING PAVING WILL BE ISSUED IN RELATION TO THE SANITARY SEWER. NOTE: A FINAL MANHOLE INSPECTION WILL BE CONDUCTED AFTER THE FINAL PAVING IS COMPLETED AND MANHOLE COLLARS ARE RAISED TO GRADE.
13. ALL SEWER MANHOLES WITH SEWER LINES 12 INCHES IN DIAMETER AND LARGER ARE REQUIRED TO HAVE APPROVED VENTED AND LOCKING MANHOLE COVERS.
14. LOCATE WIRES SHALL BE INSTALLED FOR ALL SANITARY SEWERS (GRAVITY/FORCE MAINS). THE LOCATE WIRE MUST BE VISIBLE IN THE MANHOLE OR ACCESS STRUCTURE. THIS WILL BE VERIFIED DURING THE PRELIMINARY MANHOLE INSPECTION PRIOR TO PAVING. THE LOCATE WIRE IS TO BE A CONTINUOUS, 12 GAUGE, SOLID STRAND INSULATED COPPER WIRE. THE WWMD MAY REQUIRE A WIRE CONTINUITY TEST PRIOR TO PAVING.
15. OFF-ROAD PUBLIC SEWER ACCESS WILL BE PROVIDED FOR ALL PUBLIC SEWER LINES AND MANHOLES. ACCESS ROADS ARE TO BE A MINIMUM 12 FEET WIDE WITH A DRIVING SURFACE OF 6 INCHES OF COMPACTED BASE COURSE. NO ACCESS ROAD SHALL HAVE A GRADE GREATER THAN 15%. MANHOLES ARE TO BE ALIGNED WITH THE CENTER LINE OF THE ACCESS ROAD. SEWER EASEMENTS ARE TO BE A MINIMUM OF 20 FEET IN WIDTH.
16. OFF ROAD SANITARY SEWER - CALL THE WASTEWATER MANAGEMENT DIVISION AT 955-4651 FOR A FIELD REVIEW OF THE GRADING OF ALL OFF ROAD SANITARY SEWER TO ENSURE THAT THE CITY'S MAINTENANCE VEHICLES CAN ACCESS ALL MANHOLES. THE GRADES MAY BE REQUIRED TO BE ADJUSTED BASED UPON THIS INSPECTION. ADDITIONAL BANK PROTECTION MAY BE REQUIRED BASED UPON A FINAL INSPECTION BY THE WASTEWATER MANAGEMENT DIVISION AND THE PROJECT ENGINEER.
17. FOR RECORD DRAWINGS, TIE MANHOLE TO A CITY OF SANTA FE SURVEY MONUMENT AS PART OF THE FINAL RECORD DRAWINGS. SHOW CORRECTED AS-BUILT BEARING AND DISTANCES, SLOPES, RIM AND INVERT ELEVATIONS AND SEWER SERVICES ALONG THE HORIZONTAL ALIGNMENT OF THE SANITARY SEWER. FOR RECORDS DRAWINGS, A SEPARATE SUMMARY TABLE ADDED TO THE EXISTING PLAN SHEETS OR AS AN ADDITIONAL SHEET SHALL BE REQUIRED. THE SUMMARY SHEET SHALL LIST DATA FOR THE SEWER LINE SEGMENTS BETWEEN MANHOLES SHOWING THE UPSTREAM AND DOWNSTREAM MANHOLE WITH THE DESIGN SEGMENT LENGTHS, SLOPES AND BEARINGS AND THE AS-BUILT SEGMENT LENGTHS, SLOPES AND BEARINGS. THE SUMMARY SHEET SHALL INDICATE THE TOTAL NUMBER OF NEW PUBLIC MANHOLES CONSTRUCTED, THE TOTAL NUMBER OF CONNECTIONS TO EXISTING PUBLIC MANHOLES, THE TIE TO A CITY CONTROL MONUMENT AND THE TOTAL LENGTH OF AS-BUILT PUBLIC SEWER LINE CONSTRUCTED BY SIZE.
18. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND LOCATING THE SEWER SYSTEM UNTIL CITY ACCEPTANCE FOR MAINTENANCE. DAMAGES RESULTING FROM A STOPPAGE IN ANY GRAVITY AND/OR PRESSURE SEWER SYSTEM WILL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL A FINAL ACCEPTANCE LETTER FOR PERMANENT MAINTENANCE HAS BEEN ISSUED BY THE WASTEWATER MANAGEMENT DIVISION.
19. WATER METERS WILL NOT BE PLACED UNTIL A FINAL ACCEPTANCE LETTER HAS BEEN ISSUED BY THE WASTEWATER DIVISION FOR ALL ON-SITE SANITARY SEWER NEEDED IN ORDER FOR THE PROJECT TO CONNECT TO THE SANITARY SEWER SYSTEM.
20. 20 FOOT WIDE ACCESS GATES SHALL BE PROVIDED AT ALL FENCES, WALLS OR OTHER OBSTRUCTIONS THAT CROSS A PUBLIC SEWER LINE. ACCESS GATES TO BE LOCATED WITHIN THE SANITARY SEWER EASEMENT.
21. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR LOCATING EACH SEWER SERVICE AT THE TIME EACH LOT IS READY TO CONNECT TO THE SEWER. IT IS SUGGESTED THAT THE OWNER/ DEVELOPER RETAIN A COPY OF THE TELEVISION INSPECTION VIDEO ALONG WITH THE VIDEO LOGS. EACH SERVICE SHALL BE CLEARLY MARKED FOR EACH LOT AT POINT OF CONNECTION. ALL CALLS RECEIVED BY THIS DIVISION REGARDING THE LOCATION OF SERVICE WILL BE FORWARDED TO THE OWNER/DEVELOPER.
22. THE CONTRACTOR SHALL CALL THE WASTEWATER MANAGEMENT DIVISION (DOUGLAS FLORES AT TELEPHONE # 955-4613) FOR A FINAL MANHOLE INSPECTION. THIS INSPECTION WILL BE ISOLATED TO THE MANHOLES. THE CITY'S PLUMBING AND MECHANICAL INSPECTORS WILL CONDUCT ALL OTHER NECESSARY PLUMBING INSPECTIONS. NOTE: THE CITY'S PLUMBING AND MECHANICAL INSPECTORS WILL INSPECT THE INDIVIDUAL SEWER SERVICE TAPS AND LATERALS, WHICH CONNECT TO THE PUBLIC SANITARY SEWER.
23. THE EXISTING SANITARY SEWER LINE MUST BE T.V. TAPED PRIOR TO A NEW SERVICE CONNECTION BEING PLACED AS WELL AS TAPED AFTER THE SERVICES HAVE BEEN COMPLETED. THIS IS TO ENSURE THAT THE EXISTING SANITARY SEWER LINE IS NOT DAMAGED AND THE NEW SERVICE IS INSTALLED CORRECTLY.
24. ALL COSTS ASSOCIATED WITH THE OPERATION, MAINTENANCE AND REPLACEMENT OF GRINDER PUMPS FOR INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER AND/OR OWNERS ASSOCIATION. FOR GRINDER PUMPS THAT CONNECT TO A PRESSURE SEWER MAIN, THE GRINDER PUMP WILL BE A MODEL MANUFACTURED BY ENVIRONMENT-ONE OR A TYPE APPROVED BY THE CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION. FOR GRINDER PUMPS THAT CONNECT TO A GRAVITY MAIN, THE GRINDER PUMP SHALL BE OF A TYPE APPROVED BY THE CITY OF SANTA FE PLUMBING CODE.
25. A MINIMUM 12 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN THE SEWER LINE AND ANY STORM DRAIN PIPING.
26. ALL PRESSURE SEWER SYSTEMS SHALL BE AIR OR HYDROSTATICALLY PRESSURE TESTED @ 120 PSI FOR 2 HOURS MINIMUM. THE TEST IS TO BE WITNESSED AND CERTIFIED BY THE PROJECT ENGINEER. PRIOR TO BEING PUT INTO SERVICE AND ACCEPTANCE BY THE CITY OF SANTA FE, ALL PRESSURE SEWER SYSTEM MAIN LINES WILL BE FILLED WITH WATER.
27. NO PUBLIC PRESSURE SEWER SYSTEM PIPING MAY BE INSTALLED IN A COMMON TRENCH WITH OTHER UTILITIES.
28. SEWER BACKFLOW CHECK VALVES WILL BE REQUIRED FOR ALL SEWER SERVICE LATERAL CONNECTIONS TO SEWER MAINS 12 INCHES OR GREATER IN DIAMETER. THE SEWER SERVICE CONNECTION MUST BE MADE AT AN EXISTING OR NEW MANHOLE. SEWER SERVICE CONNECTIONS TO SEWER MAINS WITH PIPE SIZE DIAMETER OF 12 INCHES AND GREATER WILL NOT BE MADE WITHOUT APPROVAL FROM THE WASTEWATER MANAGEMENT DIVISION.
29. SEWER BACKWATER CHECK VALVES SHALL BE REQUIRED ON PRIVATE SEWER SERVICE LATERALS PER THE CITY OF SANTA FE PLUMBING CODE.
30. ALL PVC SEWER PIPES SHALL BE SDR 26 PVC PIPE.
31. ALL AS-BUILT SEWER LINE AND MANHOLE DATA SHALL BE OBTAINED AND CERTIFIED BY A LICENSED SURVEYOR OR ENGINEER. AS-BUILT DATA SUPPLIED BY OTHER THAN A LICENSED SURVEYOR OR ENGINEER SHALL NOT BE VALID FOR FINAL AS-BUILTS.
32. ALL EXISTING AND NEW PUBLIC MANHOLES WITHIN A PROJECT SHALL HAVE ACCESS FOR CITY SEWER MAINTENANCE EQUIPMENT. ALL ACCESS IS SUBJECT TO FIELD VERIFICATION AND MODIFICATION AS REQUIRED BY THE WASTEWATER DIVISION PRIOR TO FINAL PROJECT CLOSE OUT WITH THE CITY OF SANTA FE.
33. ALL SEWER LINE CROSSINGS OF RIVERS, STREAMS, ARROYOS, DRAINAGE CHANNELS, ETC. SHALL REQUIRE A BASIS OF DESIGN ANALYSIS PREPARED BY A LICENSED ENGINEER.
34. AN APPROVED BACKFLOW VALVE AND ISOLATION VALVE ARE REQUIRED ON ALL LOW PRESSURE SEWER SERVICE LINES AS PER THE CITY OF SANTA FE STANDARD SEWER SPECIFICATIONS.
35. TERMINAL FLUSHING CONNECTIONS AND IN-LINE FLUSHING CONNECTIONS ARE REQUIRED ON ALL LOW PRESSURE SEWER SYSTEMS. THE MAXIMUM SPACING BETWEEN IN-LINE FLUSHING CONNECTIONS SHALL BE 500 FEET. DISTANCES GREATER THE 500 FEET BETWEEN LOW PRESSURE SEWER IN-LINE FLUSHING CONNECTIONS SHALL BE APPROVED BY THE WASTEWATER DIVISION.
36. ALL SANITARY SEWER MANHOLES FIFTEEN (15) FEET IN DEPTH OR GREATER SHALL BE SIX (6) FOOT DIAMETER.
37. PVC SEWER PIPE SHALL BE RUN CONTINUOUS THROUGH MANHOLES WHEN PIPE OF APPROXIMATE EQUAL SLOPES ARE ENTERING AND LEAVING THE MANHOLES.
38. ALL NEW CONNECTIONS TO AN EXISTING SANITARY SEWER MANHOLE SHALL INCLUDE THE REHABILITATION REQUIRED TO MEET CITY OF SANTA FE WASTEWATER DIVISION STANDARD CONSTRUCTION DETAILS.

JOINT TRENCH NOTES:

1. Compaction in city or state right-of-ways shall meet or exceed minimum specified requirements.
2. Shading and bedding materials to be type IV. Class 1 for direct buried cable and Type IV, Class 2 for cable in conduit. Type III material is suitable for either type of installation. Refer to DS-10-12.4 for fill material requirements.
3. If trench-run material meets back fill material type requirements, 3" bedding may be omitted provided the trench bottom is smooth, flat and without surface irregularities.
4. Maximum change in the trench bottom elevation shall not exceed 2" over a 10' length.
5. Spoil pile shall be placed on the field side a minimum of 2" from the trench edge.
6. Latest OSHA trench safety requirements shall be strictly observed.
7. Warning tape shall be placed a minimum of 12" above gas line.
8. When bringing cables to pedestals, 12" separation must be maintained from the gas line.
9. PNM owned or maintained street lights may be installed in trench, next to electric cable.
10. Private area lighting or private streetlight circuits must maintain 12" separation from all other joint occupants..
11. Gas service must be 12" away from where it will pass equipment or pedestals.
12. All parties agree that 12" separation between electric and communication may not be met when transitioning up to transformers and or pedestals.
13. Typical subdivision where property line is 9' from back of curb and 10' Public Utility Easements (PUE).
14. Depth of gas measured from final grade.

REFERENCES

1. NESC rule 352, 353, 354

WASTEWATER NOTES:

WASTEWATER UEC CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

SANITARY SEWER NOTE:

NO FENCES, WALLS, OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS

STREET LIGHTING NOTE:

PROPOSED LUMINAIRES SHALL BE METERED AND INCLUDE LED TYPE FIXTURES EQUIVALENT TO CONVENTIONAL 250 HIGH PRESSURE SODIUM. THE DESIGN AND FIXTURE TYPES SHALL BE REVIEWED AND APPROVED BY THE CITY OF SANTA FE TRAFFIC ENGINEERING DIVISION.

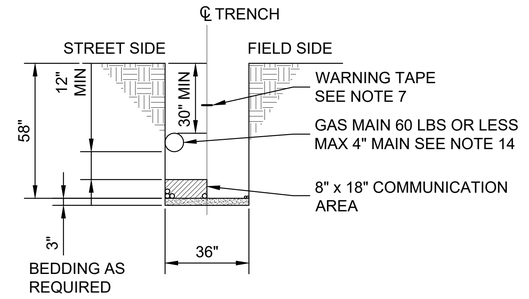
GENERAL NOTES:

GAS SERVICES AND METERS TO BE DESIGNED BY NEW MEXICO GAS COMPANY.

WATER SERVICES TO BE DESIGNED BY SANGRE DE CRISTO WATER COMPANY.

ELECTRIC TRANSFORMERS AND SERVICES TO BE DESIGNED BY PUBLIC SERVICE COMPANY OF NEW MEXICO.

CABLE TELEVISION SERVICE TO BE DESIGNED BY COMCAST.



TYPICAL JOINT TRENCH DETAIL

UTILITY CONTACT INFORMATION

COMPANY	CONTACT	PHONE NUMBER
PNM	ERIC WINKLER	(505) 473-3221
LUMEN	DOUG DALE	(505) 473-2194
COMCAST	DAVID AIKIN	(505) 438-1930
NM GAS COMPANY	FRANK ARAGON	(505) 470-0668
SANGRE DE CRISTO WATER COMPANY	JOHN DELMAR	(505) 955-4231
CITY OF SANTA FE WASTE WATER DIVISION	STAN HOLLAND	(505) 955-4637

ENGINEERS SEAL

DATE

REVISIONS

CASE # _____

CITY REVIEW

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3600 AND 3740 SOUTH MEADOWS ROAD

UTILITY NOTES

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	3-1

RUFINA STREET

COLORES DEL REY STREET

GALLERIA GRANDE STREET

PRIMO COLORES STREET

SOUTH MEADOWS ROAD

EXISTING STREET LIGHT, TYP

EXISTING SANITARY SEWER LINE

TIE PROPOSED WATER LINE TO EXISTING WATER LINE

EXISTING 16" PVC WATER LINE

TIE PROPOSED JOINT UTILITY TRENCH TO EXISTING DRY UTILITIES

EXISTING GAS METER

TIE PROPOSED WATER LINE TO EXISTING WATER LINE

EXISTING FIRE HYDRANT

EXISTING GAS METER

EXISTING UTILITY VAULT TO BE RELOCATED BEHIND CURB

APPROXIMATE LOCATION OF EXISTING GAS LINE

ADJUST MANHOLE TO FINISHED GRADE

EXISTING GAS METER

EXISTING FIRE HYDRANT

ROAD 3

CONDOMINIUMS

CAMINO DEL LLANO

PROPOSED FIRE HYDRANT

CALLE CAMPO

AVENIDA DE LOS PRADOS

CALLE DEL GIRASOL

CALLE CAMPO

SANITARY SEWER ACCESS ROAD SEE LANDSCAPING PLANS FOR SURFACING INFORMATION

EXISTING SANITARY SEWER LINE

PROPOSED FIRE HYDRANT

PROPOSED FIRE HYDRANT

20.00' SEWER EASEMENT

CAMINO DEL LLANO

PROPOSED FIRE HYDRANT

TIE PROPOSED SANITARY SEWER LINE TO EXISTING SANITARY SEWER MANHOLE

EXISTING FIRE HYDRANT

EXISTING 6" PVC WATER LINE

EXISTING SANITARY SEWER LINE

EXISTING FIRE HYDRANT

NOTE:
SEE LANDSCAPING AND ELECTRICAL PLANS FOR ADDITIONAL WATER, UTILITY, AND LUMINAIRE INFORMATION

LEGEND

- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED JOINT UTILITY TRENCH (ELECTRIC, CABLE, GAS, TELEPHONE)
- EXISTING FIRE HYDRANT PER SURVEY DATA
- EXISTING FIRE HYDRANT PER GIS DATA
- EXISTING LUMINAIRE
- PROPOSED LUMINAIRE
- PROPOSED FIRE HYDRANT

UTILITY PLAN

SCALE: 1" = 50'

0 25 50 100

SCALE: 1" = 50'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
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PRELIMINARY SUBDIVSION PLAT SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

UTILITY PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	3-2

ENGINEERS SEAL

DATE

REVISIONS

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY AND PROTECTION OF EQUIPMENT AND MATERIALS.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, MOST CURRENT EDITION.
3. ALL QUANTITIES SHOWN ON LISTS AND SCHEDULES IN THESE PLANS ARE FOR CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITY TAKE OFFS. IN SITUATIONS WHERE PLANS CONFLICT WITH QUANTITIES SHOWN IN LISTS OR SCHEDULES THE QUANTITIES IN THE PLANS SHALL GOVERN.
4. CONTRACTOR SHALL COORDINATE WORK WITH ALL SUBCONTRACTORS.
5. CONTRACTOR SHALL BE FAMILIAR WITH PLANS, DETAILS AND SPECIFICATIONS AS THEY PERTAIN TO THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE IF ANY ITEMS CONTAINED WITHIN THE SCOPE OF WORK DEFINED HEREIN, ARE IN CONFLICT WITH PROPOSED CONTRACT. A MEETING WILL BE HELD WITH THE OWNER'S REPRESENTATIVE TO RESOLVE.
6. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE PUBLIC RIGHT-OF-WAY.
7. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT HORIZONTAL AND VERTICAL CONTROL SURVEY MONUMENTS (MARK) FROM DAMAGE PRIOR TO INITIATING CONSTRUCTION. IF DURING THE COURSE OF CONSTRUCTION OPERATIONS, THE CONTRACTOR DISTURBS OR DESTROYS A MARK, THE CONTRACTOR SHALL ESTABLISH A NEW MARK IN COMPLIANCE WITH THE STANDARDS AND PROCEDURES SET FORTH IN THE "GEODETIC MARK PRESERVATION GUIDEBOOK", NATIONAL GEODETIC SURVEY, MARCH 1990, CONTACT: NGS MARK PRESERVATION CENTER - NOAA, RC - 325 BROADWAY - BOULDER, CO 80303 - TELEPHONE (303) 497-6530, FTS 320-6530. NO ADDITIONAL FEES SHALL BE PAID FOR THIS WORK.
8. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE OF DRAWINGS. ALL CULVERTS, UTILITIES, AND OTHER IMPORTANT INFRASTRUCTURE SHALL BE FIELD LOCATED AND CONFIRMED WITH OWNER'S REPRESENTATIVE PRIOR TO BACK FILLING.
9. EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO ANY EXCAVATION. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO EXCAVATION. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT NEW MEXICO 811, INC (811) FOR LOCATION OF EXISTING UTILITIES. IF PROBLEMS ARE DISCOVERED, CONTACT OWNER'S REPRESENTATIVE TO DETERMINE COURSE OF ACTION.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
11. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
13. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION. FEES FOR ALL PERMITS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. THE BUILDING PERMIT IS TO BE PAID FOR BY THE OWNER.
14. ALL SITE FURNISHINGS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE NOTED.
15. SITE FURNISHINGS SHALL NOT BE INSTALLED UNTIL THE IRRIGATION SYSTEM IS COMPLETED.
16. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND OBTAINING ALL NECESSARY CONSTRUCTION EASEMENTS WITH RELEVANT PRIVATE PROPERTY OWNERS.
17. CONTRACTOR SHALL FENCE IN AND PROTECT UNDISTURBED AREAS DURING CONSTRUCTION TO AVOID ANY DISTURBANCE TO THESE AREAS.
18. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS INCLUDING N.P.D.E.S. REGULATIONS.
19. DURING CONSTRUCTION, EXISTING PLANT MATERIAL TO BE PRESERVED SHALL BE ENCLOSED BY A TEMPORARY FENCE AT LEAST FIVE (5) FEET OUTSIDE THE DRIPLINE FOR TREES. IN NO CASE SHALL VEHICLES BE PARKED OR MATRIALS OR EQUIPMENT BE STORED OR STOCKPILED WITHIN THE ENCLOSED AREAS.
20. DESTROYED VEGETATION SHALL BE REMOVED PROMPLTY TO PREVENT INSECT INFESTATION OF HEALTHY VEGETATION OUTLINED IN SECTION 14-8.4(F)(5)(F) BY CITY OF SANTA FE.
21. ALL GRAVEL AND COBBLESTONES SHALL BE UNDERLINED WITH FILTER FABRIC. GRAVEL SHALL BE WASHED AND SCREENED.
22. 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.
23. RESPONSIBILITY FOR LANDSCAPE AND IRRIGATION MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.

SEEDING NOTES

1. DISTURBANCE OF AREAS BEYOND LIMITS OF CONSTRUCTION SHALL BE AVOIDED WHERE POSSIBLE. ALL DISTURBED OR DENUDED AREAS BEYOND THE LIMITS OF CONSTRUCTION SHALL BE RE-SEEDED WITH THE NM DOT 2017 ZONE 2 SEED LIST SANTA FE AND GRASS SEED MIX SHALL BE DRYLAND BLEND NATIVE GRASS MIXTURE FROM "PLANTS OF THE SOUTHWEST" OR EQUAL. SEED RATE SHALL BE 2 LBS. PER 1,000 SF. CONTRACTOR SHALL PROVIDE IRRIGATION TO ALL REVEGETATION NATIVE SEED AREAS UNTIL ESTABLISHMENT IN A MANNER THAT IS COMPLIANT WITH THE IRRIGATION REQUIREMENTS OUTLINED IN 14-8.4.
2. IF SEEDING OPERATIONS OCCUR DURING MONSOON SEASON CONTRACTOR SHALL NOT SEED IF RAIN IS IMMINENT. IF SEED AND/OR MULCH IS WASHED AWAY PRIOR TO GERMINATION CONTRACTOR SHALL RE-SEED AND RE-APPLY MULCH TOP DRESSING AT NO ADDITIONAL COST TO THE PROJECT.
3. CONTRACTOR SHALL PROVIDE PRIOR TO SEEDING A ONE INCH (1") DEPTH HEAT TREATED COMPOST MATERIAL SHALL BE APPLIED AND TILLED IN TO A FOUR (4) INCH DEPTH.
4. GRADE PREPARED SOIL LEVEL REMOVING ALL STONES 3/4" AND LARGER.
5. SEEDED AREAS SHALL BE GRADED TWO INCHES (2") BELOW TOP OF CONCRETE CURBS AND SIDEWALKS.
6. SODDED AREAS SHALL BE GRADED ONE INCH (1") BELOW TOP OF CONCRETE CURBS AND SIDEWALKS.
7. RECLAMATION STEEP SLOPE SEEDING SHALL BE APPLIED AS PER THE FOLLOWING: HALF OF SEED SHALL BE HAND BROADCAST AND RAKED INTO THE TOP 1/4" OF SOIL AND TOP-DRESSED WITH A DEPTH OF 1/2"-3/8" GRAVEL PLATING. REMAINING SEED SHALL BE EVENLY DISTRIBUTED ON TOP OF AND WORKED INTO, GRAVEL AFTER PLACEMENT.
8. SOWING SHALL BE ACCOMPLISHED BY DRILL SEEDING OR BY HAND RAKING INTO THE SOIL.
9. MULCH IS TO BE USED AT THE RATE OF TWO (2) TONS PER ACRE ND TUCKED WITH A DISK OR ANCHORED WITH A TACKIFIER OR HYDRO-SEED AS RECOMMENDED BY MANUFACTURER.
10. SLOPES OF 3:1 AND GREATER SHALL BE SEEDED BY HAND RAKING INTO SOIL OR BY THE USE OF A HYDRO-SEEDER.
11. CONTRACTOR SHALL HAVE SEEDED AREAS SOIL TESTED FOR NUTRIENT DEFICIENCIES AND AMEND SOIL ACCORDING TO TESTING LAB RECOMMENDATIONS.
12. ALL SEEDING SHALL OCCUR BETWEEN MAY 15TH AND AUGUST 15TH.

PLANTING NOTES

1. PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. THE SUBSTITUTION OF MATERIALS DIFFERING IN KIND, QUALITY OR SIZE FROM THAT SPECIFIED WILL BE ALLOWED ONLY AFTER THE LANDSCAPE ARCHITECT IS CONVINCED THAT ALL MEANS OF OBTAINING THE SPECIFIED MATERIALS HAVE BEEN EXHAUSTED. CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE THAT ALL MATERIALS NECESSARY TO COMPLETE THE PROJECT AS SPECIFIED HAVE BEEN LOCATED AND ALL REQUESTS FOR SUBSTITUTIONS MUST BE SUBMITTED NO LATER THAN 2 WEEKS PRIOR TO THE INITIATION OF THE PROJECT.
2. CALIPER MEASUREMENTS FOR CLUMP FORM AND MULTI-STEM TREES SHALL FOLLOW THE AMERICAN STANDARD FOR NURSERY STOCK: THE NUMBER OF REQUIRED TRUNKS, CALIPER SPECIFIED IS ONE-HALF (1/2) OF THE CALIPER OF UP TO THE THREE LARGEST TRUNKS.
3. ANY PLANT MATERIAL REQUIRED BY SECTION 14-8.4 CITY OF SANTA FE THAT FAILS TO SHOW HEALTHY GROWTH DUE TO DAMAGE, PEST, DISEASE OR NEGLECT SHALL BE PROMPTLY REPLACED WITH A SIMILAR PLANT.
4. PLANT MATERIAL QUALITY, SIZE AND CONDITION SHALL BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, MOST CURRENT EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUNSCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORES AND ALL OTHER FORMS OF INFECTIONS.
6. UNLESS OTHERWISE STATED ON THE DRAWINGS OR APPROVED BY THE OWNER'S REPRESENTATIVE, ALL PLANTS SHALL BE NURSERY GROWN AND SHALL BE TAGGED WITH NURSERY LABELS INDICATING SPECIES AND VARIETY.
7. BALLED AND BURLAPPED PLANT MATERIAL SHALL HAVE A SOLID BALL OF EARTH OF MINIMUM SPECIFIED SIZE AND HELD IN PLACE SECURELY BY BURLAP AND A STOUT TWINE OR ROPE. BROKEN OR LOOSE BALLS WILL BE REJECTED.
8. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AT THE CONTRACTOR'S YARD PRIOR TO DELIVERY, DURING PLANTING AND AFTER PLANTING AT THE JOB SITE. AT THE OPTION OF THE CONTRACTOR, THE OWNER'S REPRESENTATIVE WILL INSPECT PLANT MATERIAL AT A WHOLESALE NURSERY OF THE CONTRACTOR'S CHOICE, WITHIN 60 MILES OF THE PROJECT SITE, PRIOR TO DELIVERY OF MATERIALS TO THE CONTRACTOR'S YARD.
9. THE OWNER'S REPRESENTATIVE SHALL BE THE JUDGE OF THE QUALITY AND ACCEPTABILITY OF ALL PLANT MATERIALS. ALL REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO OWNER.
10. IF SPECIFIED, ALL COLLECTED PLANTS MUST BE PRESENTED ON THE SITE AND SHALL BE IN ACCORDANCE WITH THE NEW MEXICO DEPARTMENT OF AGRICULTURE PLANT PROTECTION ACT, REGULATORY ORDER NO. 4. AND AMERICAN STANDARDS. PLANT MATERIAL QUALITY, SIZE AND CONDITION SHALL BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, 2004 EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
11. TREES SHALL NOT HAVE LEADERS CUT TO ENCOURAGE LATERAL BRANCHING.

PLANTING WARRANTY

1. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR THE PERIOD OF ONE (1) YEAR OR ONE COMPLETE GROWING SEASON, WHICHEVER COMES FIRST, BEGINNING ON THE DATE OF FINAL CONTRACT ACCEPTANCE.

WARRANTY AND MAINTENANCE

1. CONTRACTOR SHALL FURNISH A CERTIFICATE OF WARRANTY AND A GUARANTEE OF WORK AND MATERIALS FOR A ONE-YEAR PERIOD FROM DATE OF FINAL ACCEPTANCE. FINAL PAYMENT FOR THE SYSTEM SHALL NOT BE MADE UNLESS THIS CERTIFICATE IS PRESENTED TO THE OWNER.
2. CONTRACTOR SHALL MAINTAIN BUSINESS AND PROPERTY OWNER'S UTILITY SERVICES, IN SATISFACTORY WORKING ORDER, DURING THE TIME OF CONTRACT WORK.
3. THE CONTRACTOR IS LIABLE FOR ANY LOSS OR DAMAGE TO ANY WORK OR MATERIALS, SUPPLIES AND EQUIPMENT ON THE JOB SITE CAUSED BY THE CONTRACTOR, ITS EMPLOYEES OR ANY OTHER UNFORESEEN CAUSE UNTIL FINAL ACCEPTANCE OF PROJECT BY BERNALILLO COUNTY PUBLIC WORKS.

GRADING NOTES

1. ALL PROPOSED GRADES TO BE STAKED OUT BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF CONSTRUCTION.
2. WORK COVERED IN THESE NOTES CONSISTS OF GRUBBING AND GRADING INCLUDING THE FURNISHING OF ALL LABOR EQUIPMENT, AND MATERIALS; AND PERFORMING ALL WORK IN CONNECTION WITH THE DRAWINGS AND SPECIFICATIONS.
3. NO GRADE SHALL EXCEED 5:1, UNLESS OTHERWISE INDICATED ON PLANS.
4. INSTALL EROSION CONTROL FABRIC ON ALL SLOPES 3:1 AND GREATER.
5. FINISH GRADE MAY REQUIRE ADJUSTMENT OF EXISTING MANHOLE COVERS AND UTILITY VAULTS IN AREAS WHERE THE PROJECT IS ADJACENT TO UTILITIES.
6. 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.

IRRIGATION NOTES

1. WORK CONSISTS OF INSTALLING AN UNDERGROUND IRRIGATION SYSTEM THAT UTILIZES NEW MAINLINE, BUBBLERS, DRIP SYSTEMS, ZONE VALVES, PIPING, HEADS AND NOZZLES AS SHOWN ON THESE PLANS, DETAILS AND SPECIFICATIONS. THE CONTRACTOR PERFORMING THIS WORK SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERMITS NECESSARY FOR THE COMPLETION OF THE IRRIGATION SYSTEM, EXCEPT FOR THOSE COMPONENTS SPECIFIED TO BE FURNISHED BY OTHERS.
2. CONTRACTOR SHALL FIELD VERIFY STATIC PRESSURE PRIOR TO THE START OF WORK. IF FIELD CONDITIONS ARE OTHER THAN STATED, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
3. CONTRACTOR TO PROTECT ALL EXISTING TREE AND SHRUB ROOT ZONES WHEN TRENCHING. THERE SHALL BE NO MECHANICAL TRENCHING WITHIN DRIP LINE OF TREES. ANY EXCEPTIONS WILL NEED TO BE SUBMITTED TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL. EXISTING TREES INCLUDE THOSE SHOWN ON THE PLANS, AS WELL AS THOSE NOT IDENTIFIED ON THE SURVEY.
4. COMPLY WITH REQUIREMENTS AND ORDINANCES OF THE UNIFORM PLUMBING CODE, THE CITY OF SANTA FE, SANTA FE COUNTY AND OTHER GOVERNMENTAL BODIES HAVING JURISDICTION PERTAINING TO LANDSCAPE IRRIGATION.
5. CONTRACTOR SHALL FIELD VERIFY STATIC PRESSURE PRIOR TO THE START OF WORK. IF FIELD CONDITIONS ARE OTHER THAN STATED, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
6. CONTRACTOR SHALL INSTALL ALL IRRIGATION PARTS AS PER THE DETAILS AND AS PER THE MANUFACTURER'S RECOMMENDATIONS.
7. INSTALL EMITTERS ON THE UPHILL SIDE OF EACH PLANT ON THE TOP HALF OF THE PLANT'S ROOTBALL. IN ALL CASES EMITTER OUTLETS SHALL BE LOCATED OVER THE ROOTBALL.
8. THIS IRRIGATION DESIGN (LINES & COMPONENTS) IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREA IS FOR DESIGN CLARITY ONLY AND CONSTRUCTED ELEMENTS AND OBSTRUCTIONS WHETHER NOTED ON THE PLANS OR NOT, SHALL BE AVOIDED TO MINIMIZE SLEEVING.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH WATERLINE TAP NEW METER FOR IRRIGATION SYSTEM WHICH INCLUDES BUT NOT LIMITED TO PAVEMENT CUTS AND ANY DAMAGE TO EXISTING PAVEMENTS AND CURBS.
10. ALL PLANT MATERIALS INSTALLED SHALL HAVE THE AUTOMATIC IRRIGATION SYSTEM FULLY OPERABLE AT THE TIME OF PLANT INSTALLATION UNLESS OTHERWISE NOTED ON THE PLANS.
11. ALL IRRIGATION PIPING LOCATED UNDER PAVED AREAS OR PERIODICALLY DRIVEN AREAS SHALL BE SLEEVED, AND AS SHOWN ON THE PLANS.
12. CONTRACTOR SHALL PRESSURE TEST IRRIGATION SYSTEM MAINLINE AND LATERALS PER CITY OF SANTA FE GUIDELINES PRIOR TO BACKFILLING.

COMPONENTS AND PRODUCTS

1. ALL COMPONENTS INSTALLED AS PART OF THE UNDERGROUND IRRIGATION SYSTEM ARE TO BE NEW AND IN GOOD WORKING ORDER AND WITHOUT FLAWS UNLESS OTHERWISE INDICATED ON THE PLANS, DETAILS AND SPECIFICATIONS. ALL EXISTING COMPONENTS INTEGRATED INTO NEW IRRIGATION SYSTEM TO BE TESTED AND CONFIRMED TO BE IN GOOD WORKING ORDER.

IRRIGATION AUDIT VISUAL INSPECTION

1. CONTRACTOR SHALL PERFORM AN INSPECTION OF THE COMPLETED IRRIGATION SYSTEM UPON COMPLETION OF CONSTRUCTION TO ENSURE IRRIGATION SYSTEM IS IN GOOD WORKING ORDER.

STORMWATER PONDING

1. A WATER LEVEL MEASURING DEVICE WITH ZERO SET AT FINISH GRADE SHALL BE INSTALLED AT THE CENTER (LOW POINT) OF EACH POND. A PERCOLATION TEST IS REQUIRED FOR EACH POND.

LOW IMPACT DEVELOPMENT NOTES

1. SURFACE AND SHALLOW SUBSURFACE IMPROVEMENTS LIKE BIOSWALE SOIL MIXES, PLANTING MIXES, GRADING AND DRAINAGE, PERMEABLE PAVEMENTS, AND OTHER DEVICES AND MATERIALS SHALL BE WELL INTEGRATED WITH RESERVOIRS AND OTHER UTILITY APPURTENANCES TO ENSURE THAT THERE IS POSITIVE DRAINAGE AND STORMWATER FLOW.
2. ALL SUBSURFACE IMPROVEMENTS TO BE INSTALLED AS PART OF THE GRADING AND DRAINAGE (OR OTHER RELATED)

REVISIONS	DATE
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CASE # _____

SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

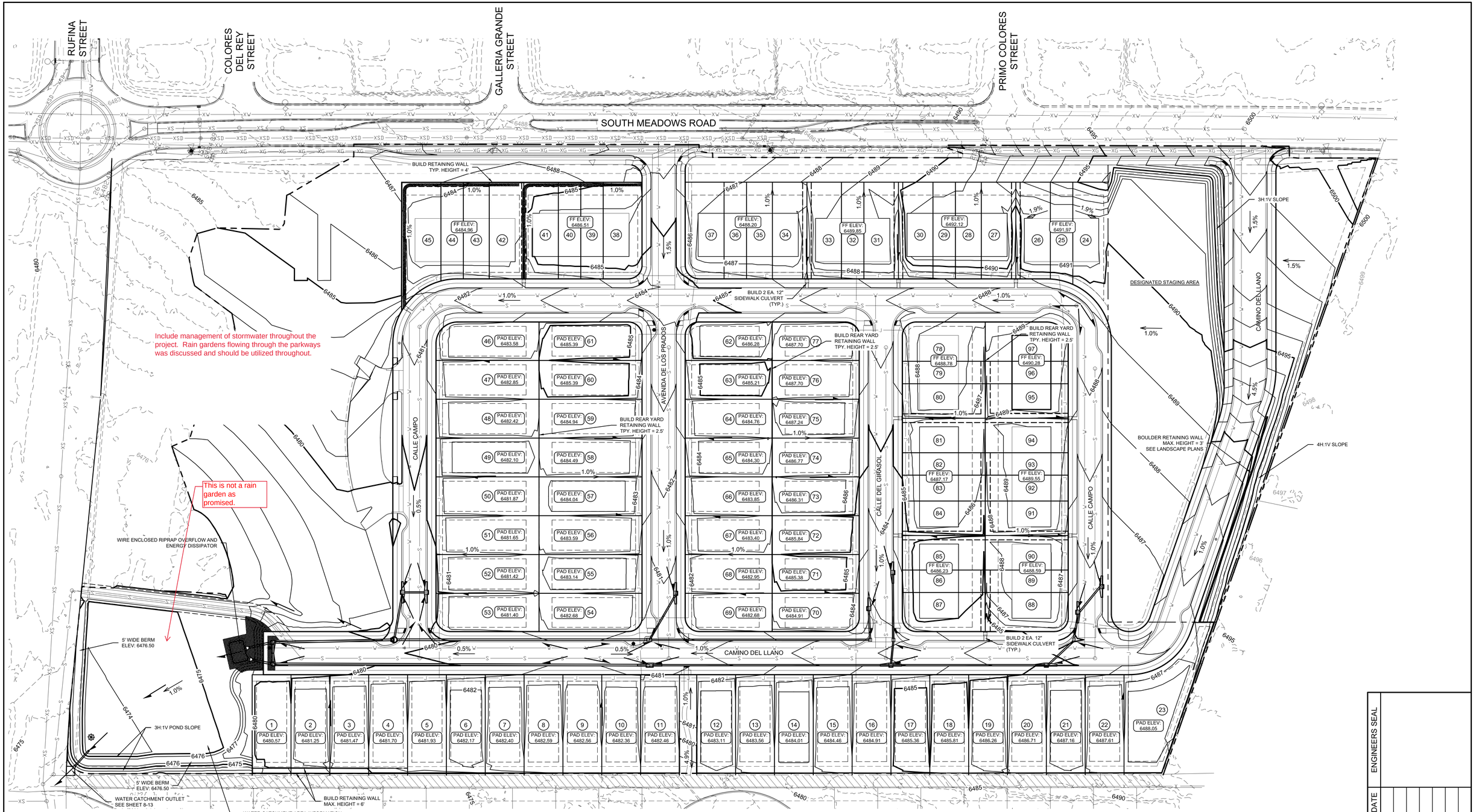
CITY USE ONLY

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE
GENERAL NOTES

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-0



OVERALL GRADING AND DRAINAGE PLAN

SCALE: 1" = 50'
CONTOUR INTERVAL = 1'

LEGEND

- FINISHED CONTOUR
- EXISTING CONTOUR
- DIRECTION OF FLOW
- RETAINING WALL
- PROPERTY LINE / ROW
- POST AND STAFF GAUGE

NOTES:

1. EXISTING CONTOURS WITHIN GRADING LIMITS OMITTED FOR CLARITY.
2. SEE LANDSCAPE PLANS FOR FOR TREE PRESERVATION.

0 25 50 100
SCALE: 1" = 50'

CASE # _____

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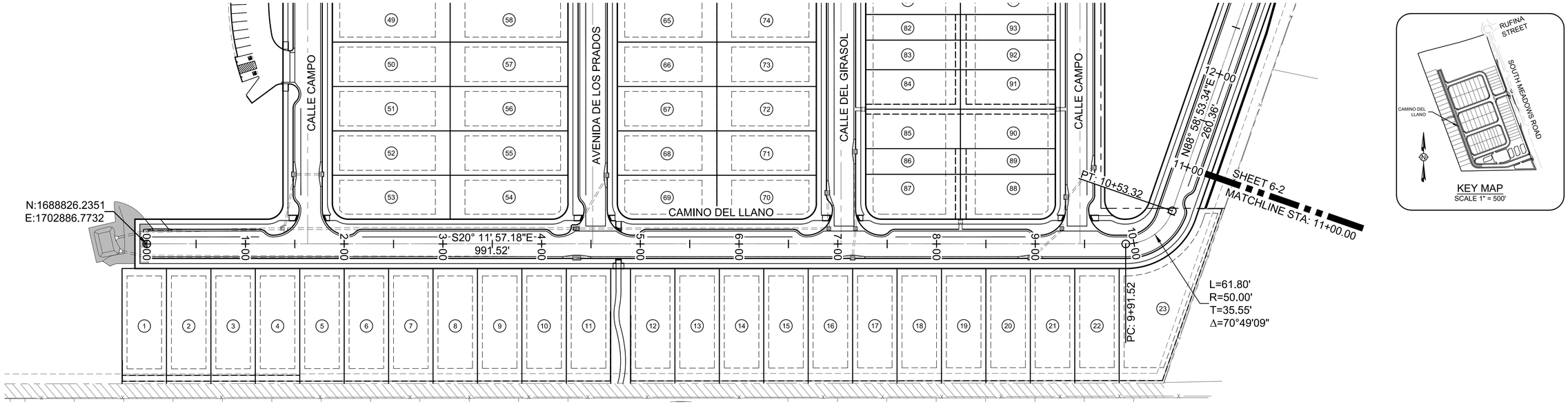
PRELIMINARY SUBDIVSION PLAT SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

OVERALL GRADING AND DRAINAGE PLAN

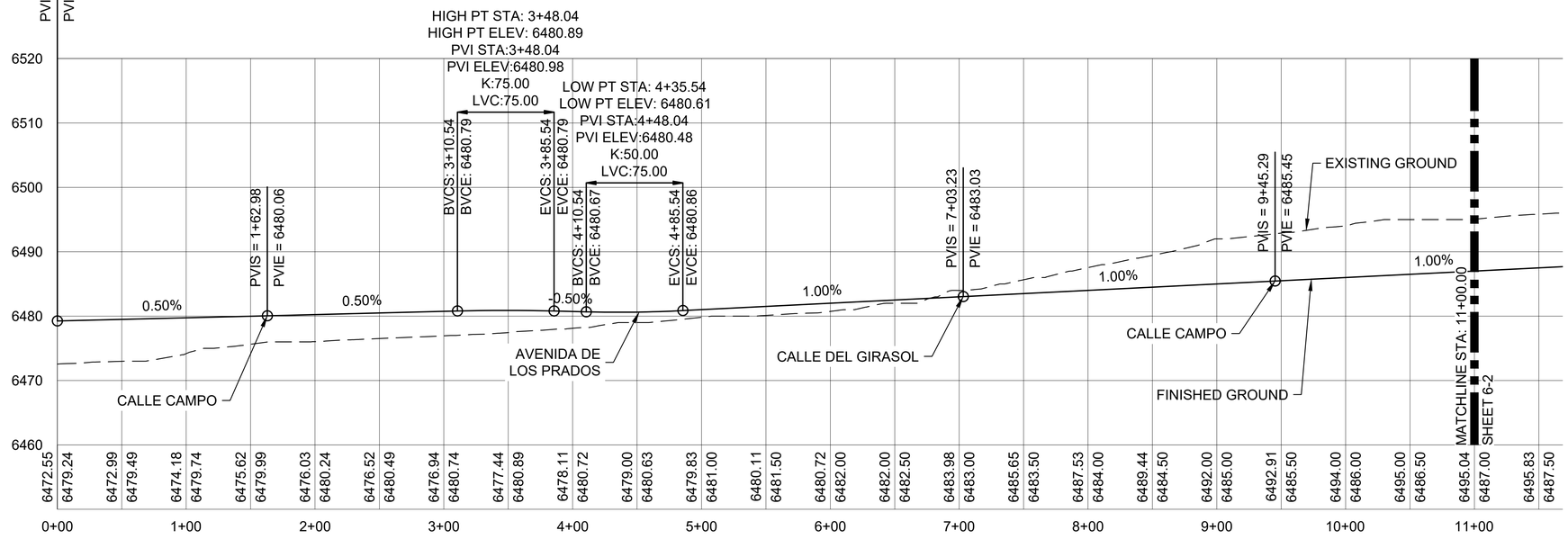
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	5-2

ENGINEERS SEAL | DATE | REVISIONS



KEY MAP
SCALE 1" = 500'

CAMINO DEL LLANO - PLAN VIEW
SCALE: 1" = 50'



CAMINO DEL LLANO - PROFILE VIEW
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

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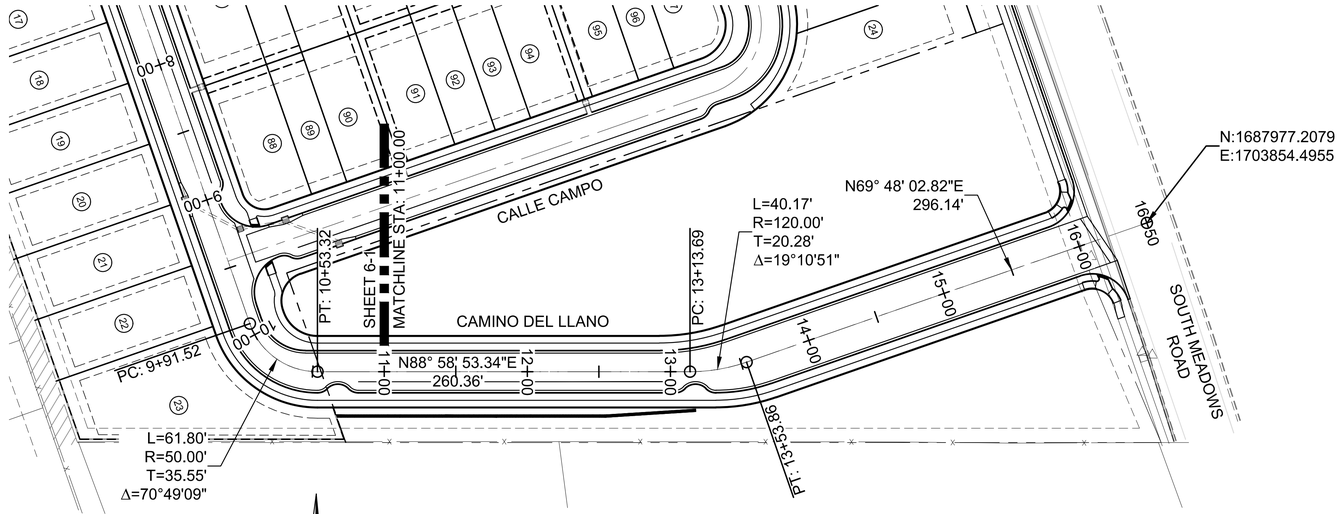
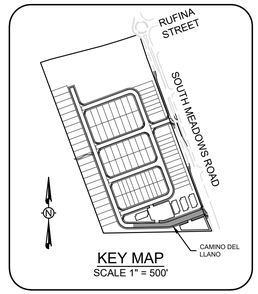
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY PLAN AND PROFILE

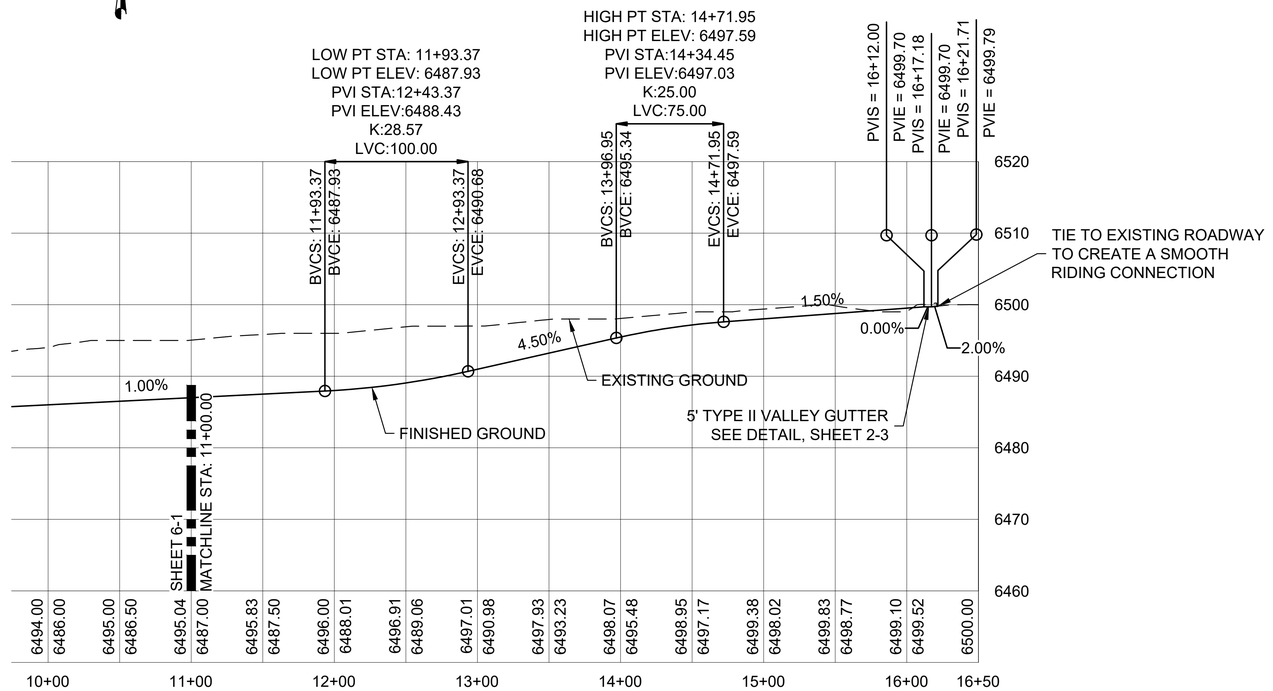
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-1





CAMINO DEL LLANO - PLAN VIEW (CONT'D)

SCALE: 1" = 50'



CAMINO DEL LLANO - PROFILE VIEW (CONT'D)

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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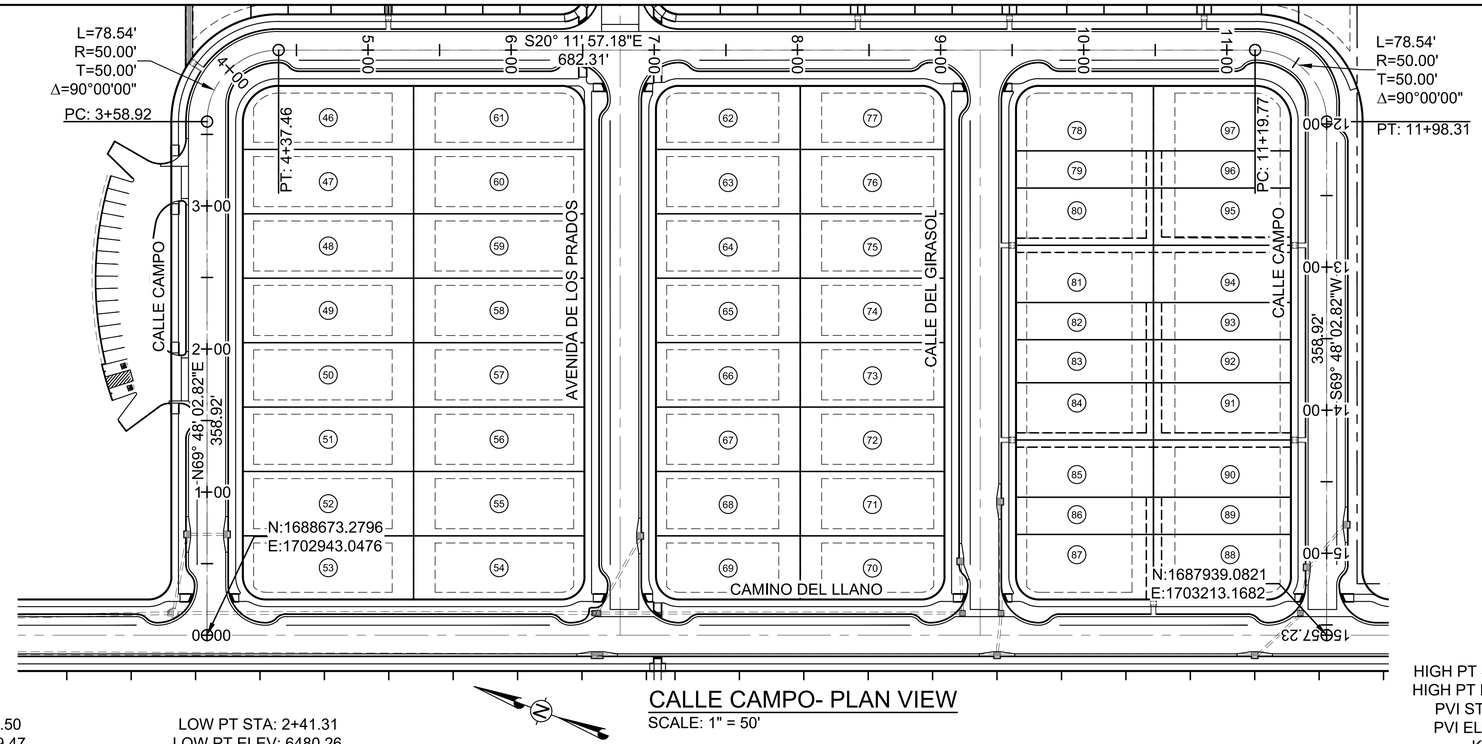
http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

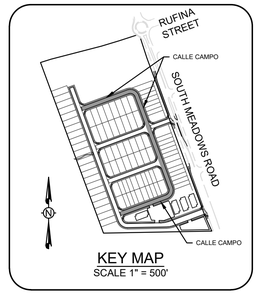
ROADWAY PLAN AND PROFILE
(CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-2



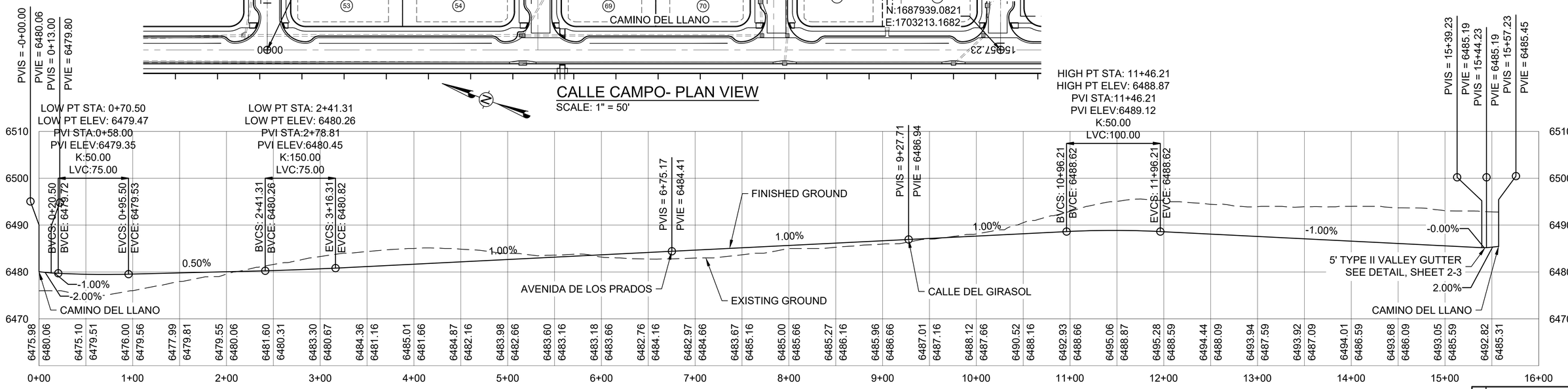
CALLE CAMPO- PLAN VIEW

SCALE: 1" = 50'



KEY MAP

SCALE 1" = 500'



CALLE CAMPO- PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100

SCALE: 1" = 50'

0 5 10 20

SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
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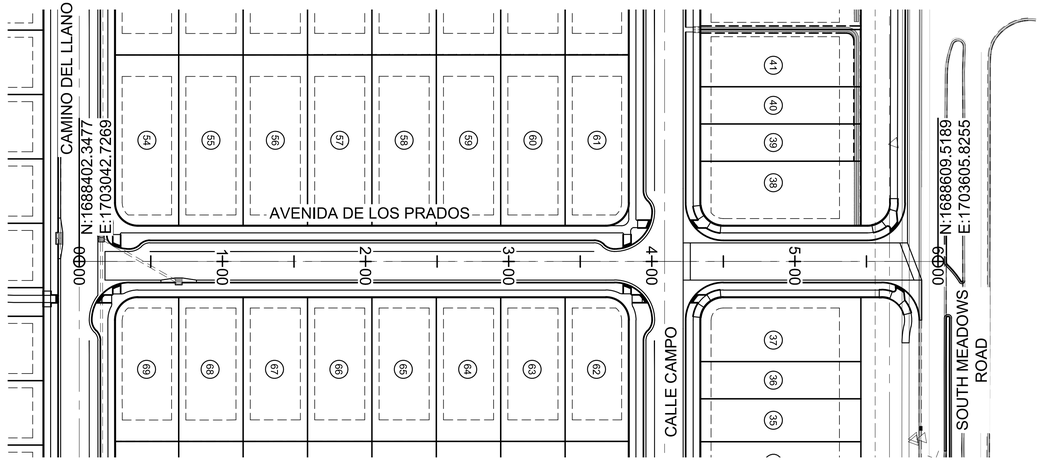
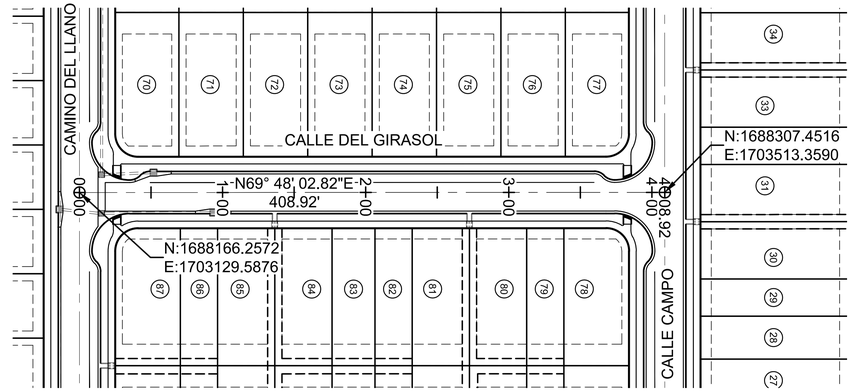
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY PLAN AND PROFILE (CONT'D)

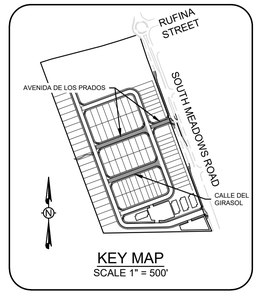
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-3

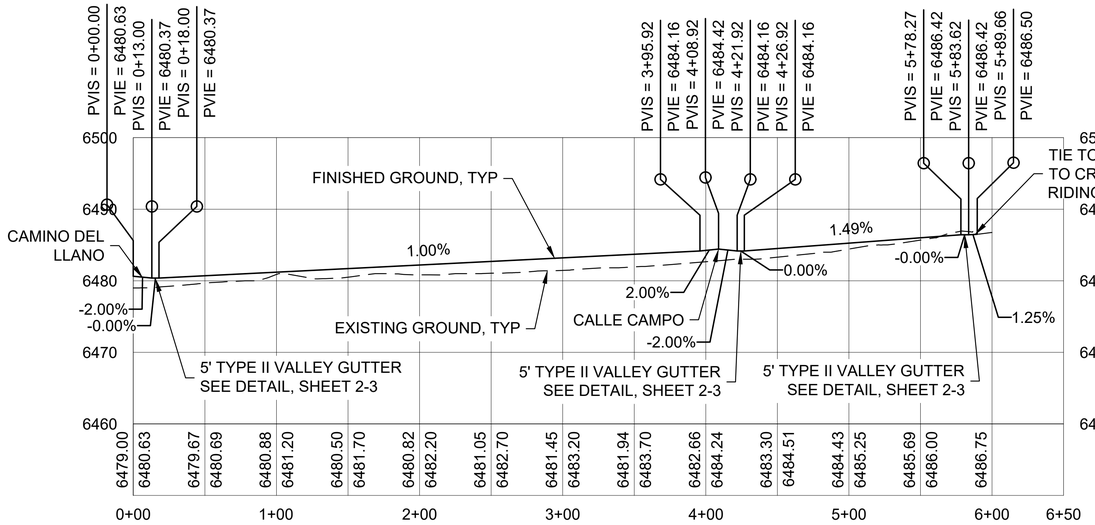


AVENIDA DE LOS PRADOS - PLAN VIEW
SCALE: 1" = 50'

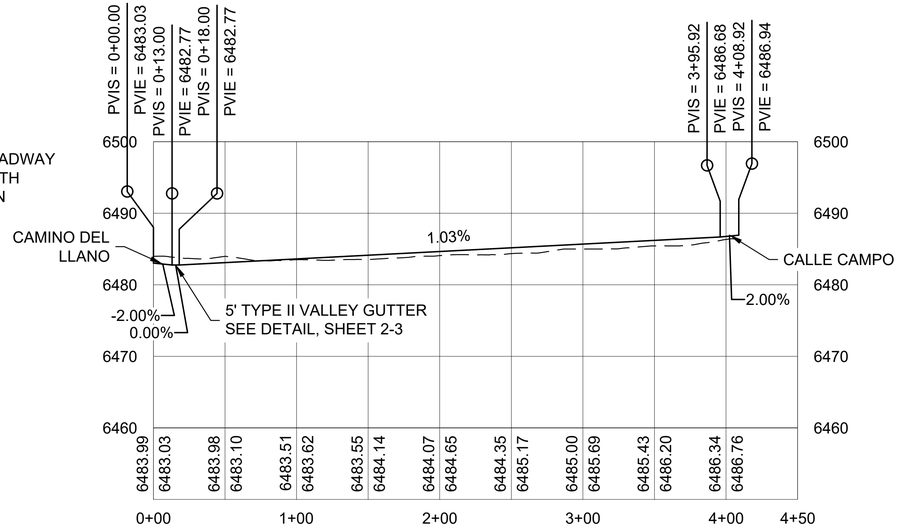


CALLE DEL GIRASOL - PLAN VIEW
SCALE: 1" = 50'





AVENIDA DE LOS PRADOS - PROFILE VIEW
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



CALLE DEL GIRASOL - PROFILE VIEW
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

REVISIONS	DATE	ENGINEERS SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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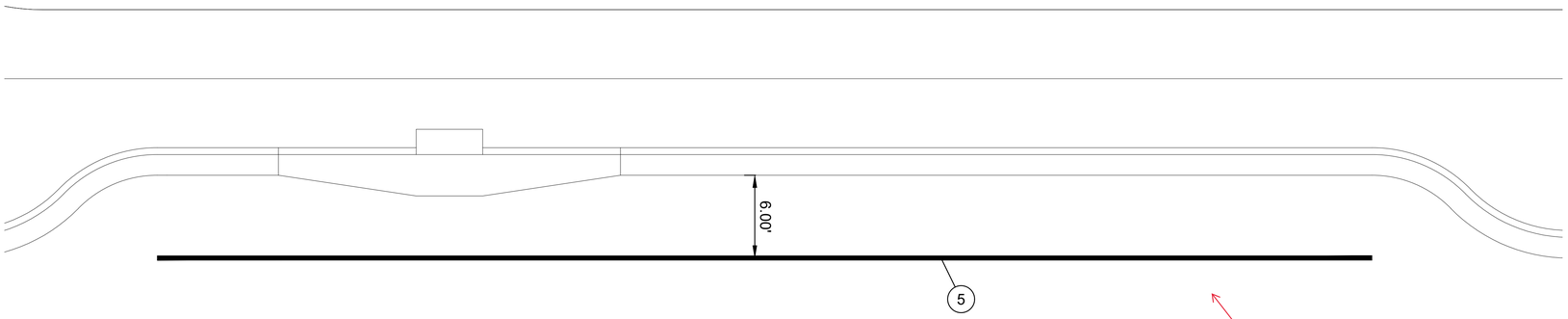
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

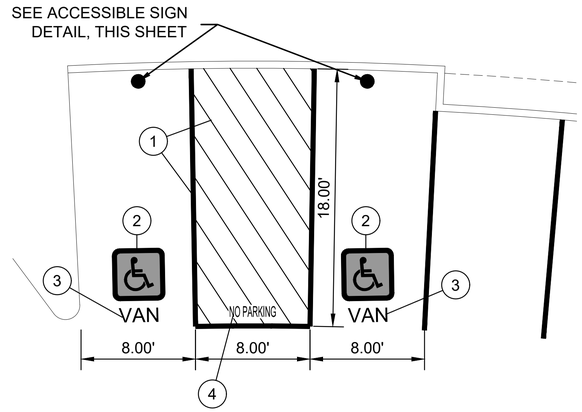
ROADWAY PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-4



TYPICAL ONSTREET PARKING DETAIL
SCALE: 1" = 5'

I'm not sure the city wants this painted stripe to maintain. Verify with public works.



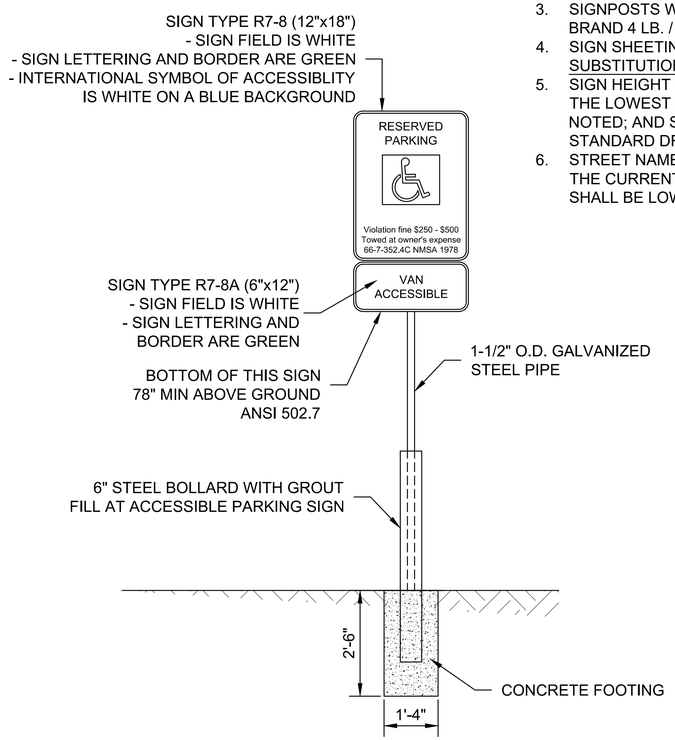
ADA PARKING DETAIL
SCALE: 1" = 5'

CITY OF SANTA FE SIGNING AND STRIPING NOTES:

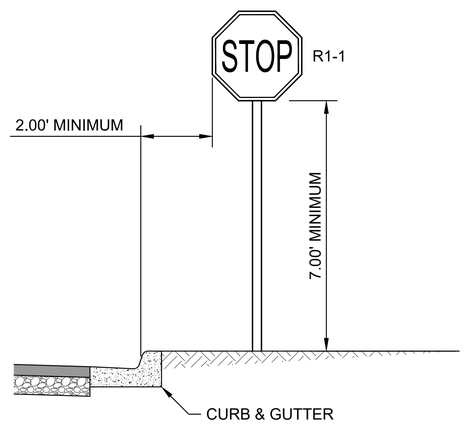
SIGN AND POST REQUIREMENTS
1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); *CURRENT* EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - *CURRENT* EDITION.
3. SIGNPOSTS WITH APPROVED BREAKAWAY DEVICE SHALL BE "MARION" BRAND 4 LB. / FT. U CHANNEL - BLACK; NO SUBSTITUTES ALLOWED.
4. SIGN SHEETING SHALL BE "3M" BRAND HIGH INTENSITY; NO SUBSTITUTIONS ALLOWED.
5. SIGN HEIGHT SHALL BE A MINIMUM OF 7' HIGH FROM THE BOTTOM OF THE LOWEST SIGN ABOVE THE TOP OF CURB, UNLESS OTHERWISE NOTED; AND SHALL BE PLACED IN ACCORDANCE WITH NMDOT STANDARD DRAWINGS AND SPECIFICATIONS.
6. STREET NAME LETTERING SHALL COMPLY WITH THE STANDARDS IN THE CURRENT EDITION OF THE MUTCD; THAT IS THE LETTERING SHALL BE LOWER CASE LETTERS WITH UPPERCASE INITIAL LETTERS.

STRIPING AND PAINT NOTES
1. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
2. STOP BARS SHALL BE A MINIMUM 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERED PAVEMENT STRIPE; AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
3. CROSSWALK STRIPES SHALL BE 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE, ARRANGED IN A CONTINENTAL PATTERN, THAT IS, LONGITUDINAL LINES PARALLEL TO THE FLOW OF TRAFFIC AND ARRANGED TO AVOID WHEEL PATHS, (MUTCD P. 384, SECTION 3B.18); AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
4. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT MARKINGS (WORD OR SYMBOL) SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
5. *RETRO-REFLECTORIZED PAINTED PAVEMENT MARKING STRIPES* - FOR HIGH-BUILT *PAINT*, USE TWO COATS AND FOR REGULAR PAINT USE THREE COATS. (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS.)
6. ALL STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) - CURRENT EDITION, AND THE NMDOT SSHBC.

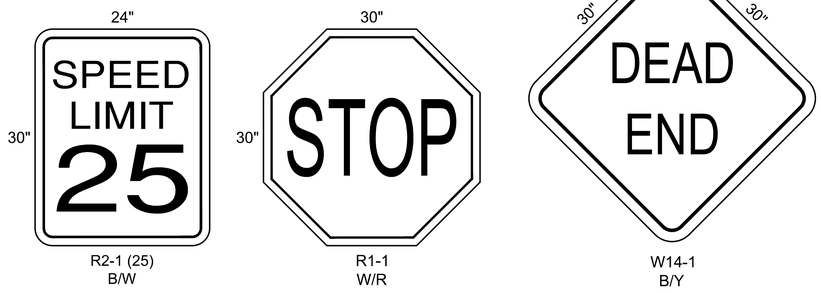
#	STRIPING KEY
1	RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID BLUE [PAINT] (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)
2	HOT THERMO PRE-FORMED ADA ACCESSIBLE PAVEMENT MARKING
3	HOT THERMO PRE-FORMED PAVEMENT MARKING WORD "VAN"
4	HOT THERMO PRE-FORMED PAVEMENT MARKING WORDS "NO PARKING"
5	RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID WHITE [PAINT] (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)



ACCESSIBLE SIGN DETAIL
SCALE: N.T.S.



TYPICAL SIGN PLACEMENT
SCALE: N.T.S.



SIGN FACE DETAILS
SCALE: N.T.S.

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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TRAFFIC DIV.		
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LANDSCAPE		
SUBDIVISION ENGINEER		

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ENGINEERS SEAL

DATE

REVISIONS

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SIGNING AND STRIPING NOTES AND DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	7-1

SOUTH MEADOWS ROAD

It appears that parking is only allowed on one side of the street and is not allowed at all on curves. Please include No Parking signs throughout this development. Include no parking between signs and arrows pointing in the direction of no parking.

SPEED LIMIT 25
R2-1 (25) B/W

STOP
R1-1-18

CALLE CAMPO

AVENIDA DE LOS PRADOS

CALLE DEL GIRASOL

CAMINO DEL LLANO

TYP

SEE ADA PARKING DETAIL, SHEET 7-1

DEAD END
W14-1

STRIPING KEY	(X)
1	24" WHITE STOP BAR - RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE
2	12" WHITE CROSSWALK - RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE
3	4" WHITE STRIPE [PAINT] DOUBLE APPLICATION AFTER 14 DAYS
4	LEFT/THRU ARROW SYMBOL
5	RIGHT ARROW SYMBOL
6	WORD "ONLY" SYMBOL

0 20 40 80
SCALE: 1" = 40'

ENGINEERS SEAL

DATE

REVISIONS

SIGNING AND STRIPING PLAN
SCALE: 1" = 40'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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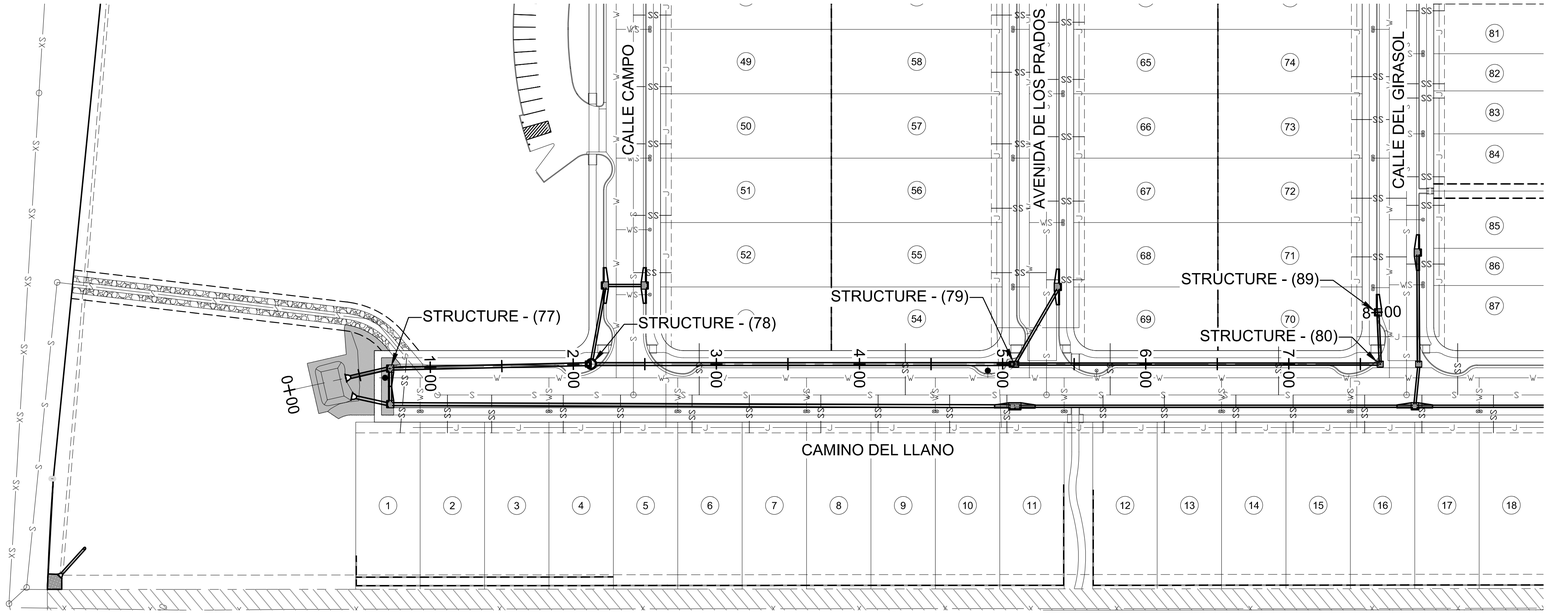
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

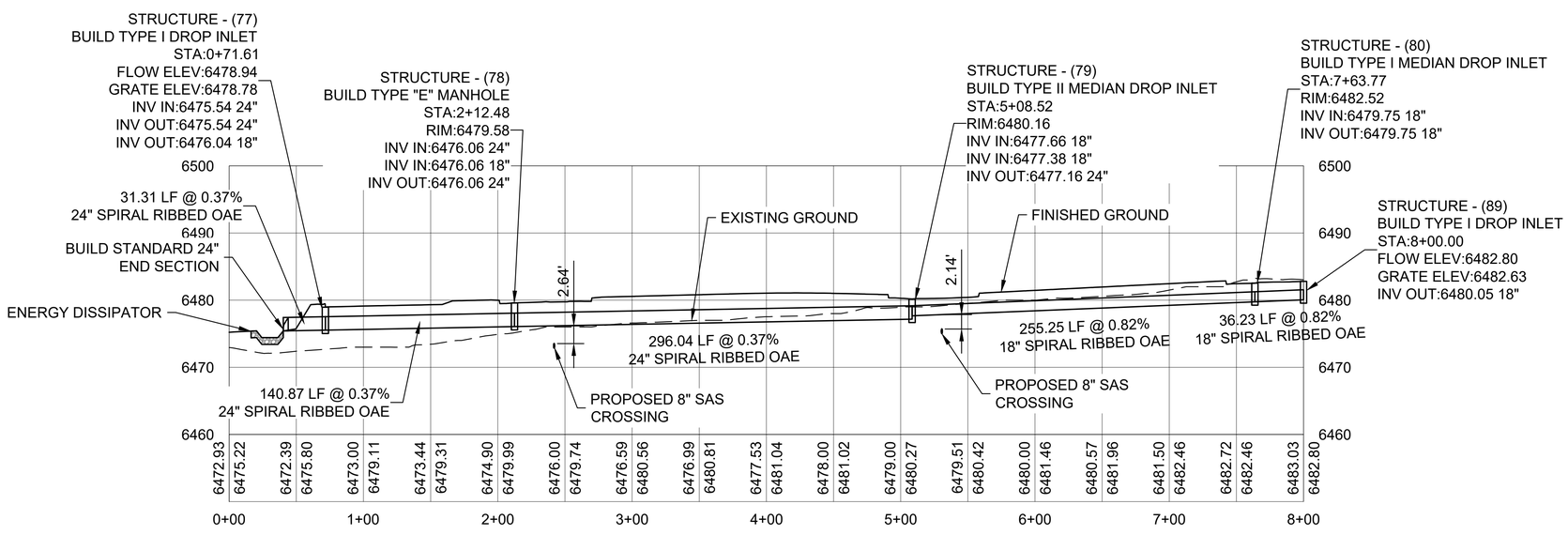
SIGNING AND STRIPING PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 40'	7-2



PROPOSED STORM SEWER STS 1 - PLAN VIEW

SCALE: 1" = 50'



PROPOSED STORM SEWER STS 1 - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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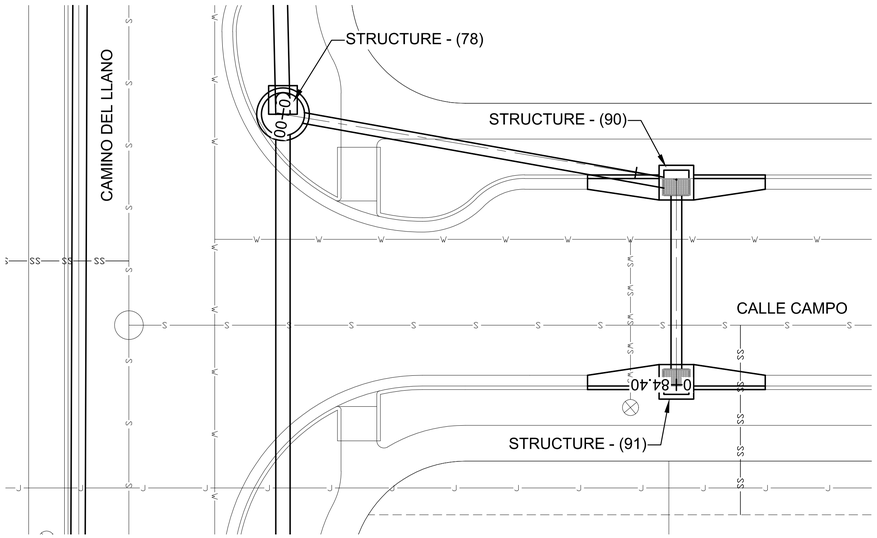
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

STRUCTURE SECTIONS - STS 1

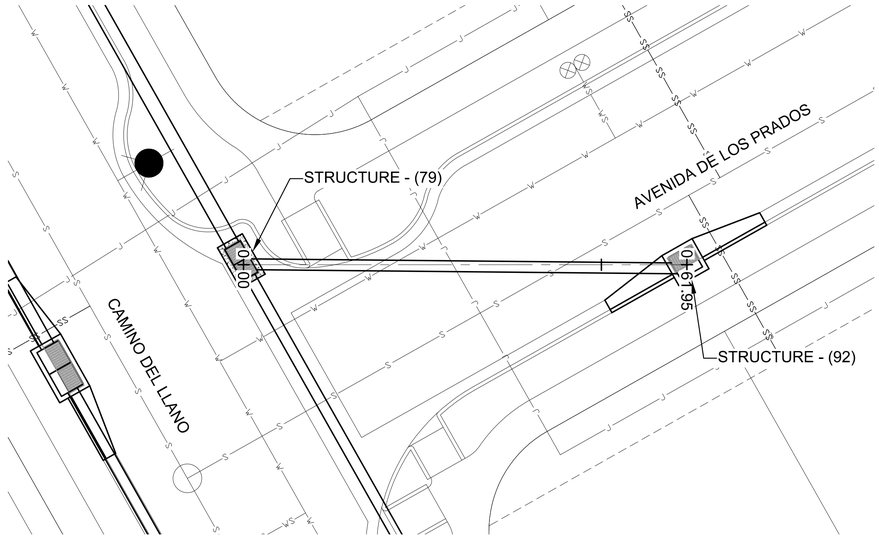
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	8-10





PROPOSED STORM SEWER STS 1.1 - PLAN VIEW

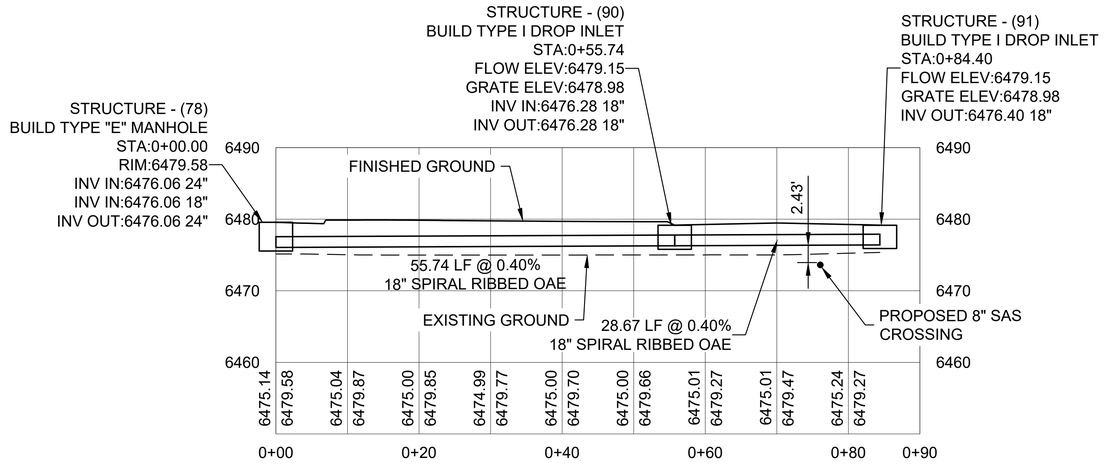
SCALE: 1" = 10'





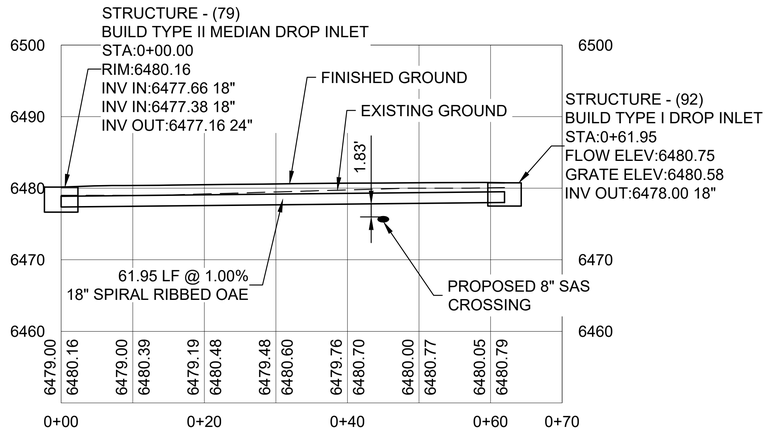
PROPOSED STORM SEWER STS 1.2 - PLAN VIEW

SCALE: 1" = 10'



PROPOSED STORM SEWER STS 1.1 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PROPOSED STORM SEWER STS 1.2 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

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CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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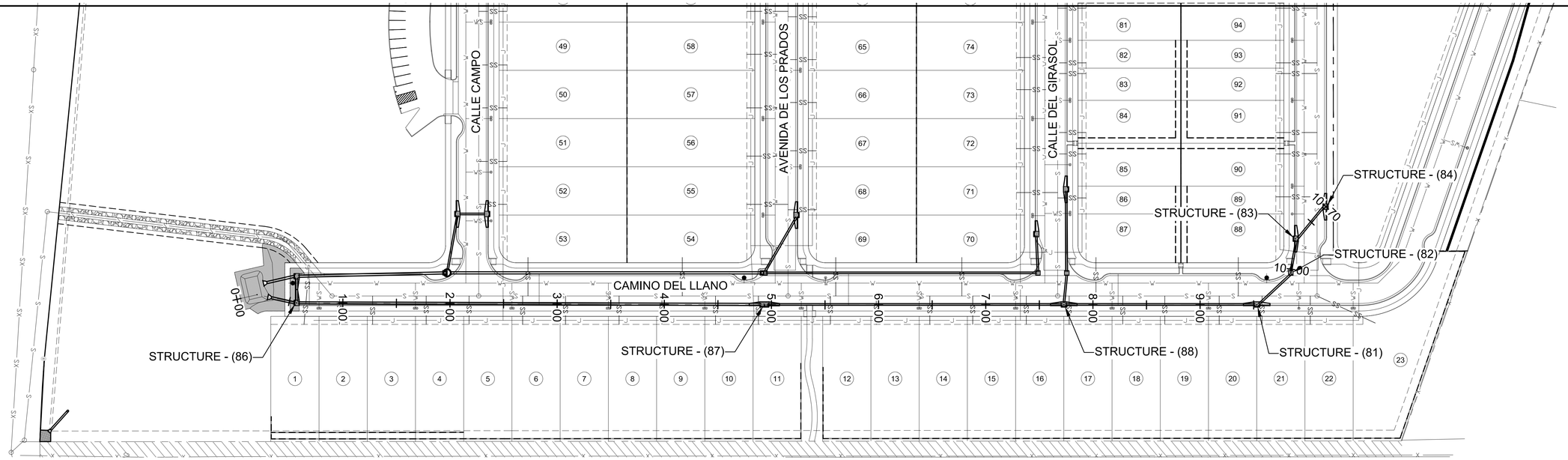
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

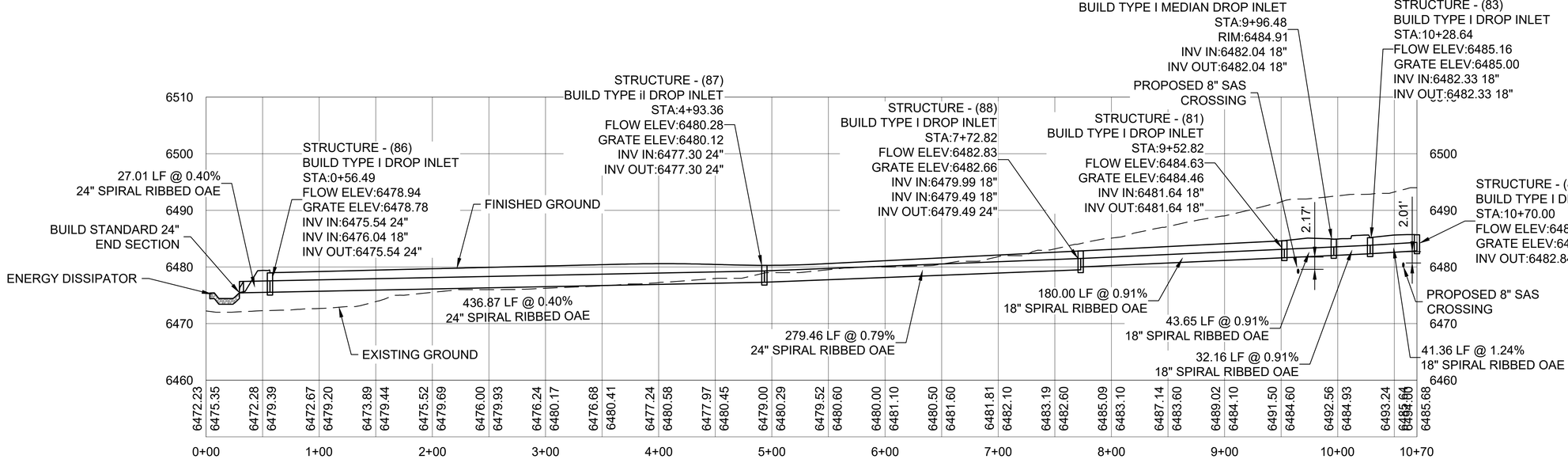
STRUCTURE SECTIONS - STS 1.1 & 1.2

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	8-11



PROPOSED STORM SEWER STS 2 - PLAN VIEW

SCALE: 1" = 50'



PROPOSED STORM SEWER STS 2 - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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PRELIMINARY SUBDIVSION PLAT
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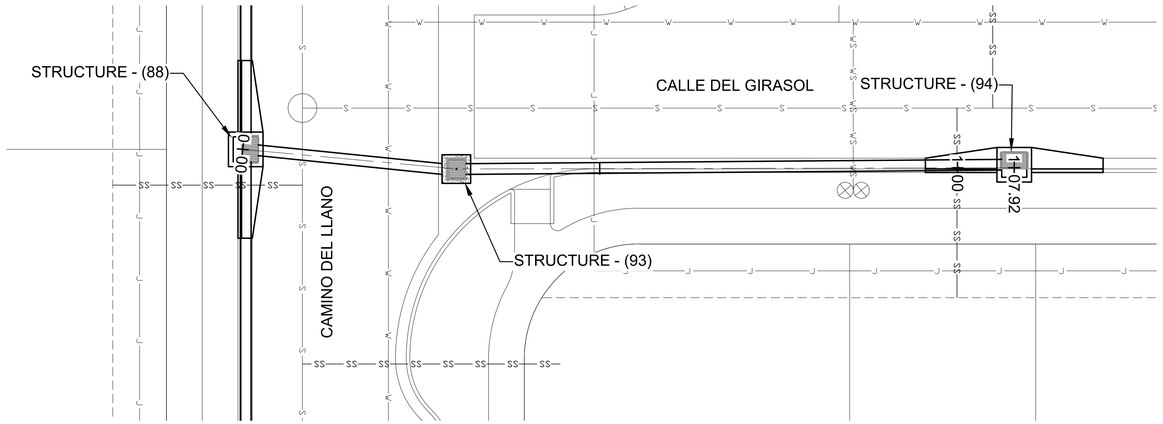
3600 AND 3740 SOUTH MEADOWS ROAD

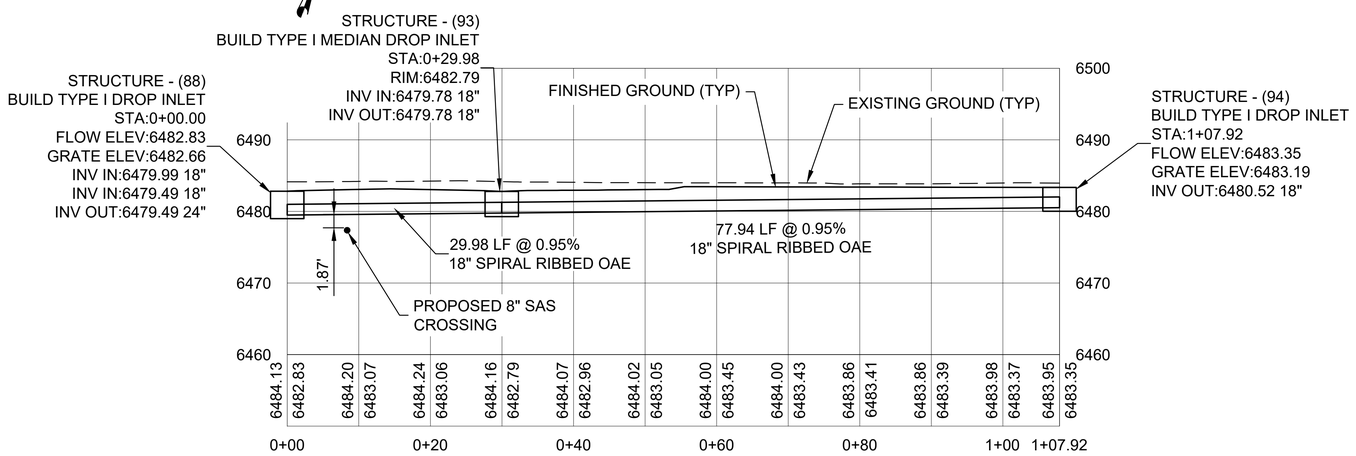
STRUCTURE SECTIONS - STS 2

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	8-12



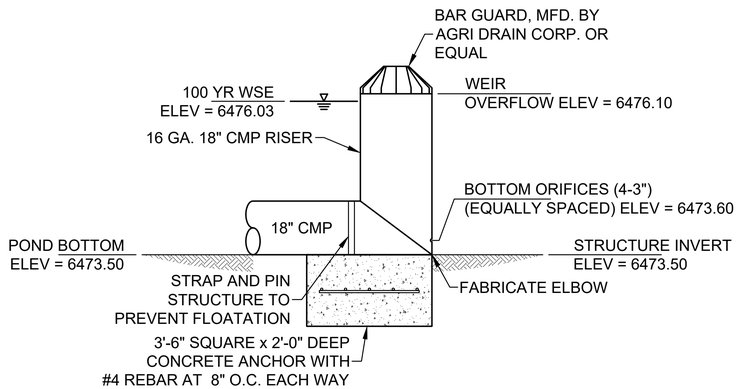
PROPOSED STORM SEWER STS 2.1 - PLAN VIEW

SCALE: 1" = 10'



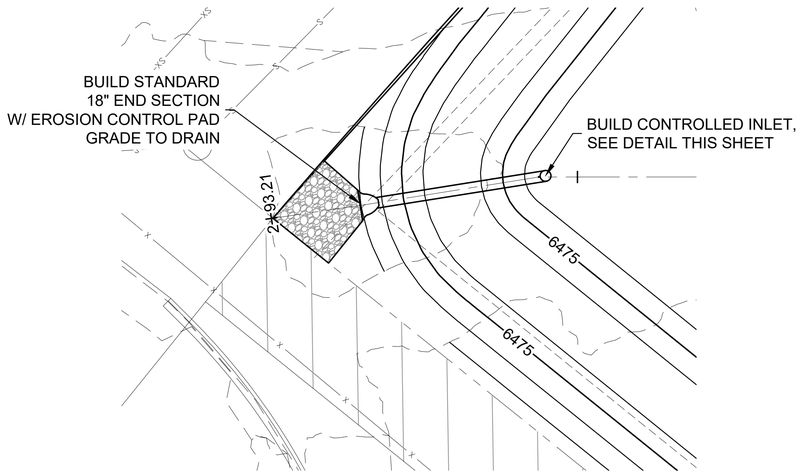
PROPOSED STORM SEWER STS 2.1 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



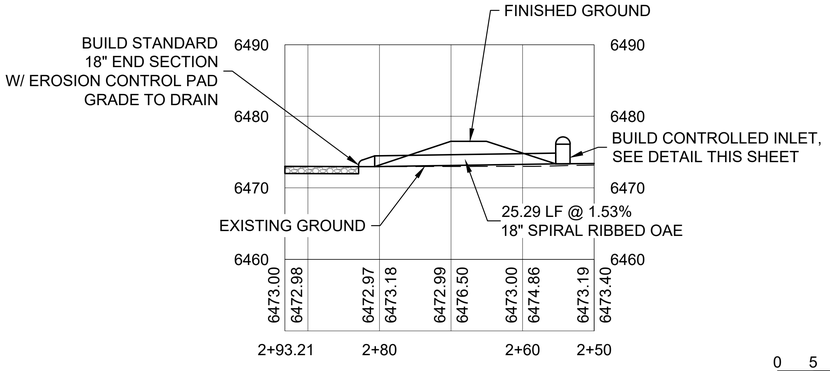
CONTROLLED INLET

SCALE: N.T.S.



WATER CATCHMENT OUTFALL - PLAN VIEW

SCALE: 1" = 10'



0 5 10 20

SCALE: 1" = 10'

WATER CATCHMENTOUTFALL - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

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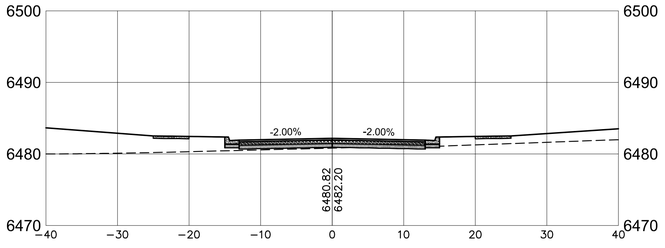
http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

STRUCTURE SECTIONS - STS 2.1
& WATER CATCHMENT OUTFALL

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	8-13

ENGINEERS SEAL
DATE
REVISIONS



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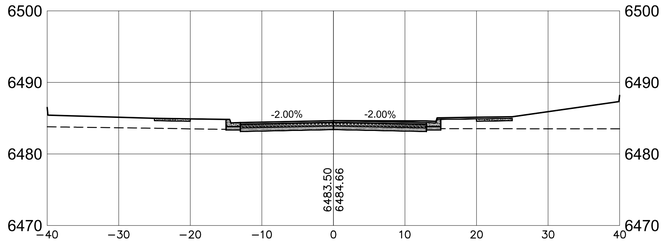

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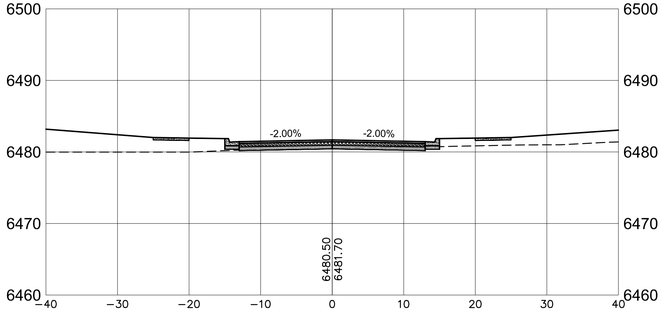

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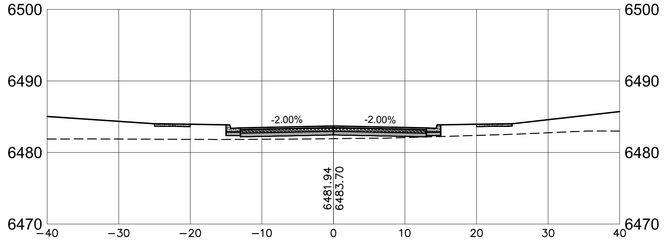

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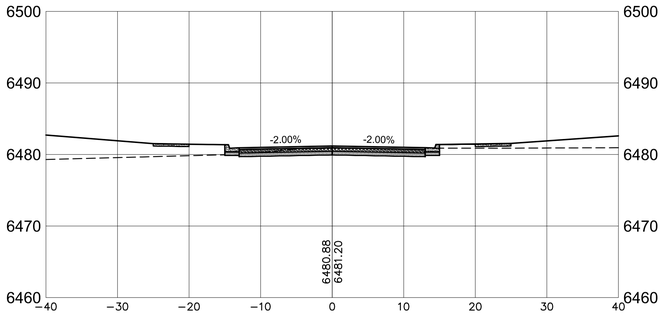

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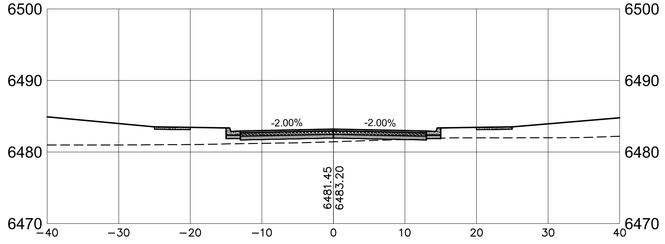

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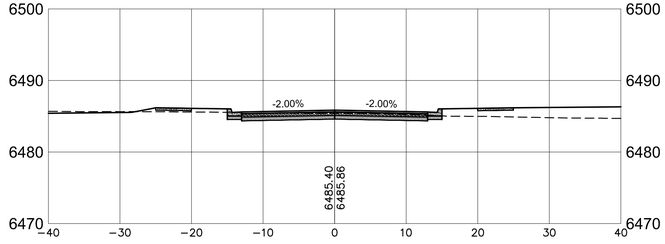

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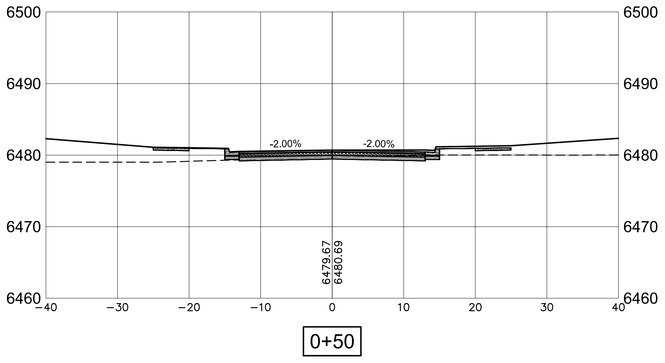

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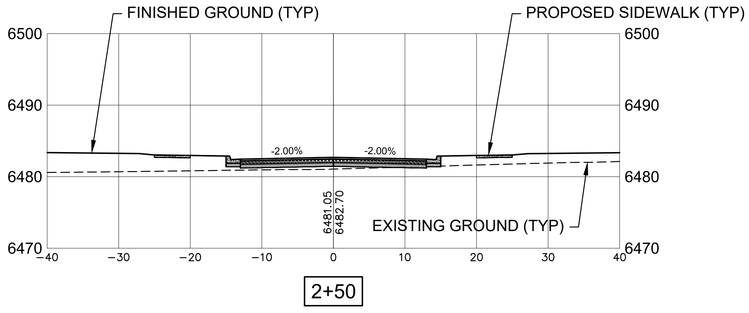

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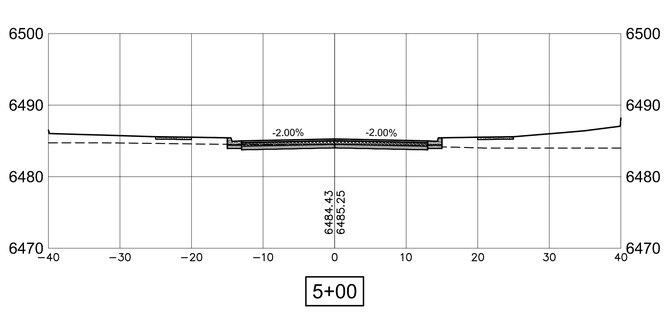

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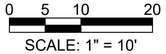

ROADWAY CROSS SECTIONS - AVENIDA DE LOS PRADOS

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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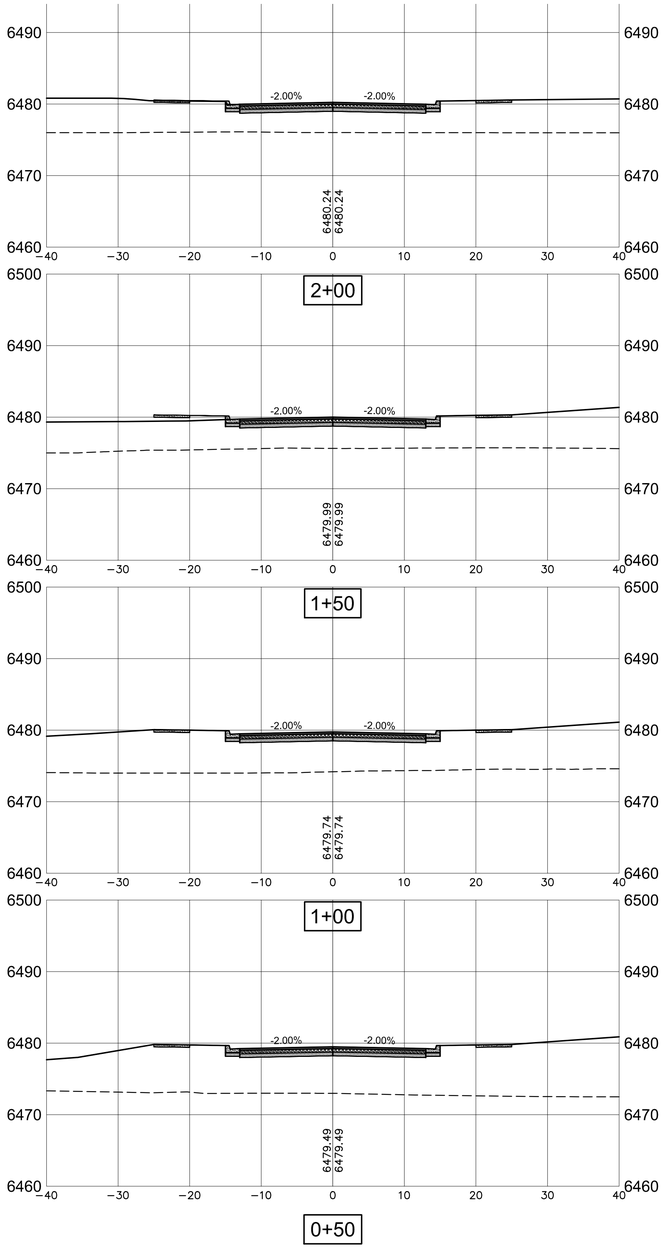
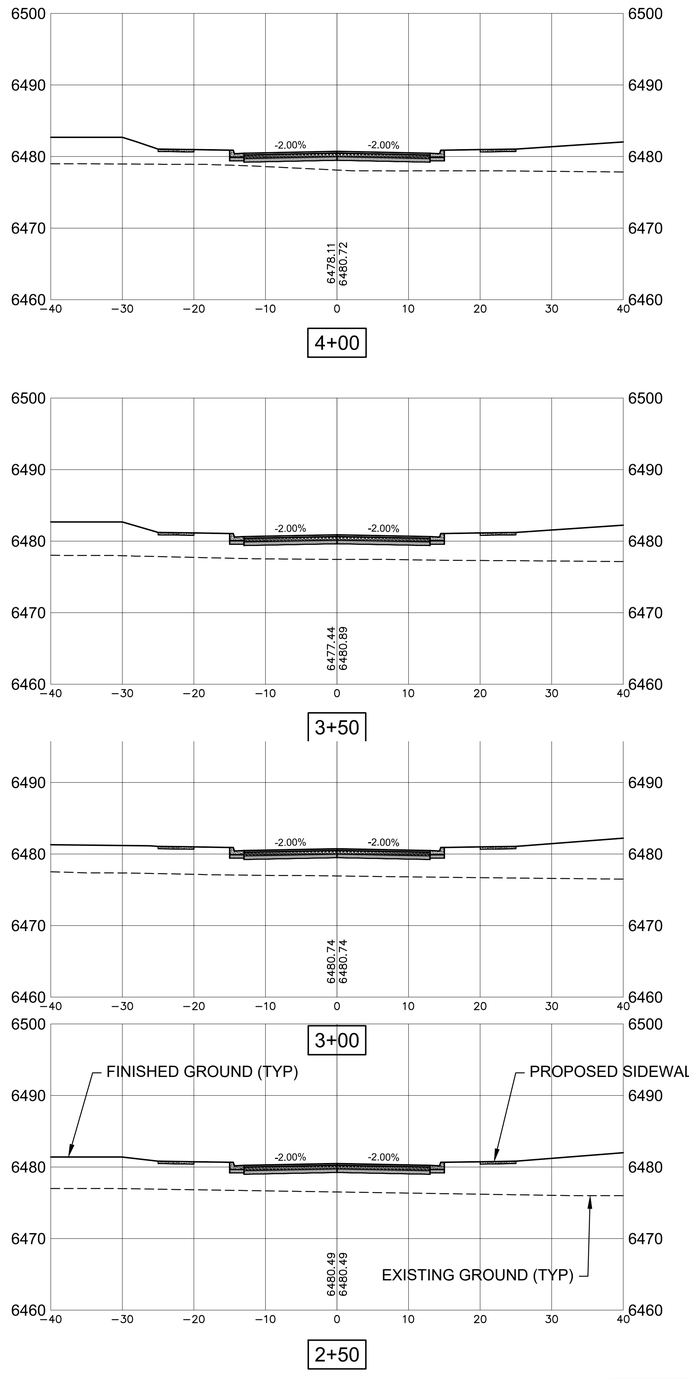
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

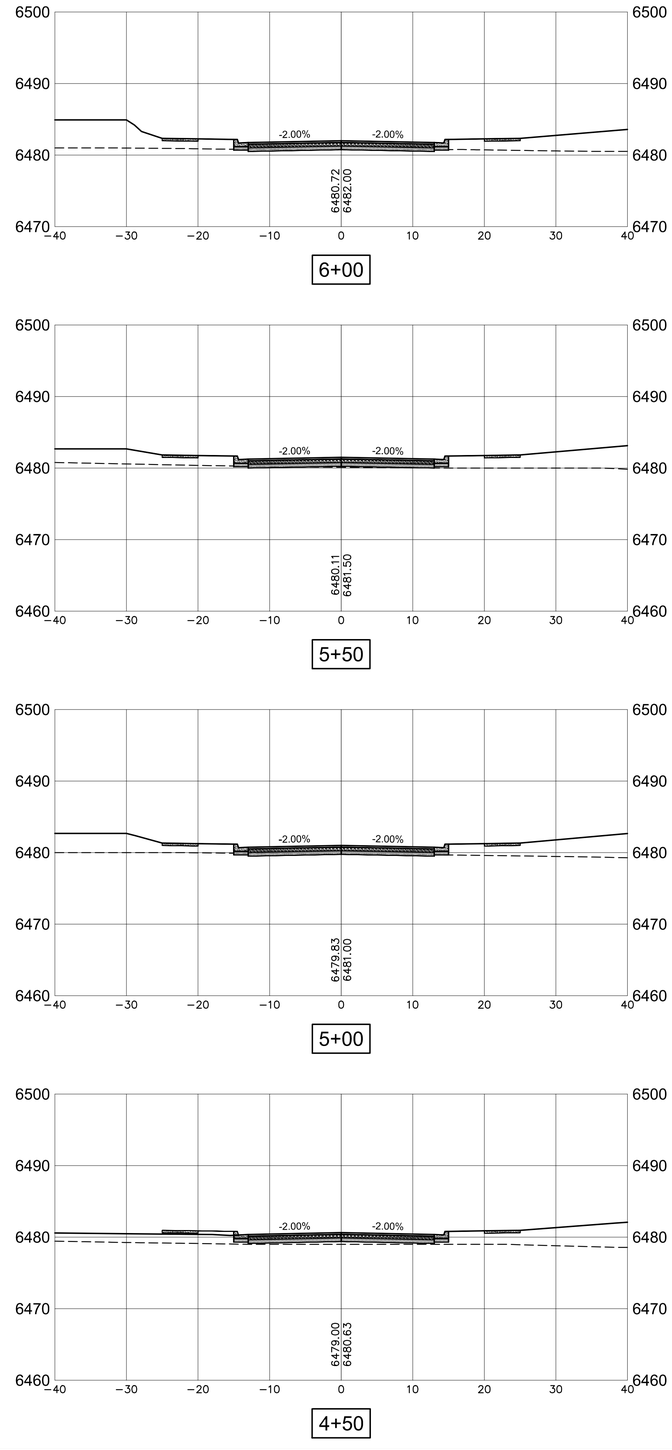
ROADWAY CROSS SECTIONS - AVENIDA DE LOS PRADOS

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-1

ENGINEERS SEAL
DATE
REVISIONS







0 5 10 20

SCALE: 1" = 10'

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

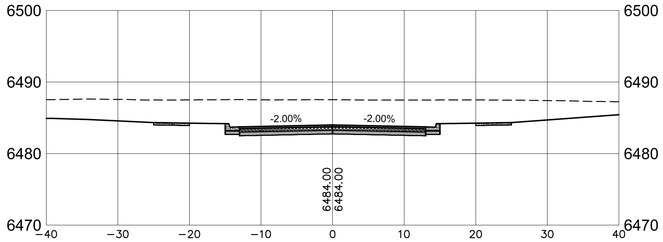
ROADWAY CROSS SECTIONS - CAMINO DEL LLANO

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-2

ENGINEERS SEAL

DATE

REVISIONS



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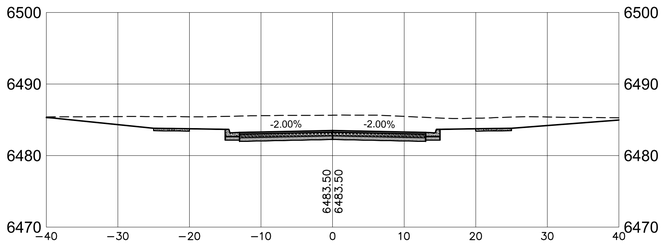

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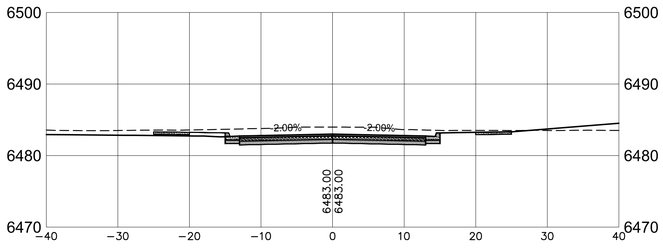

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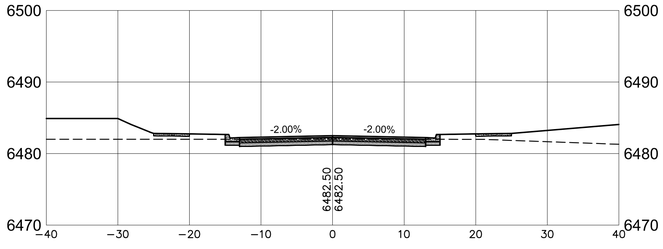

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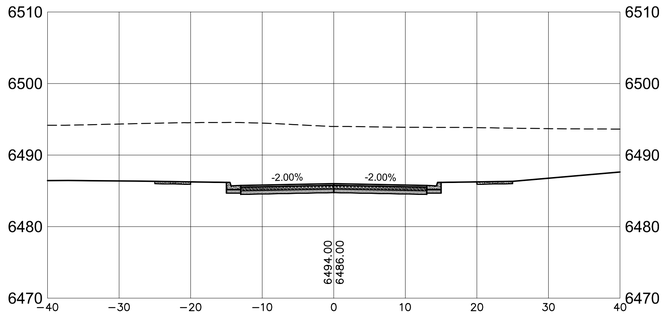

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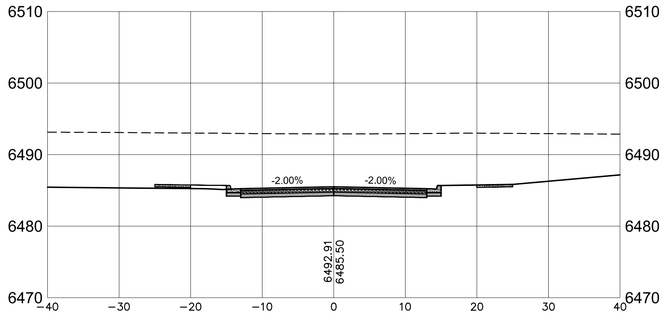

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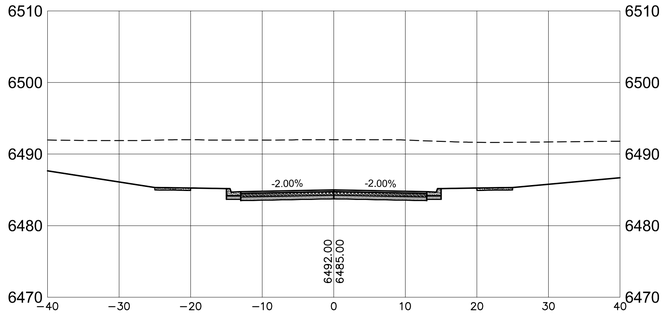

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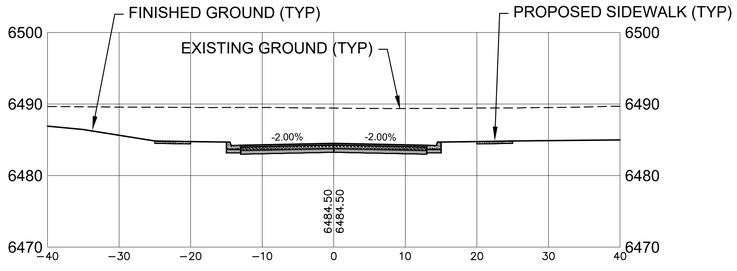

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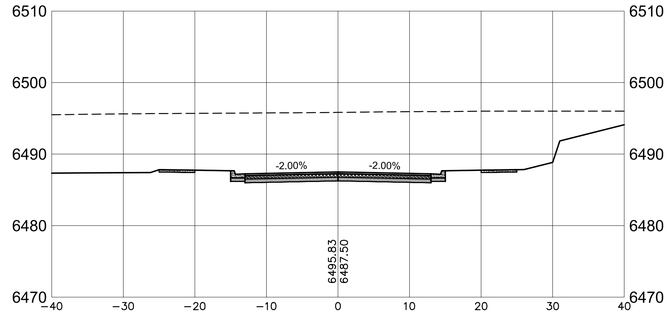

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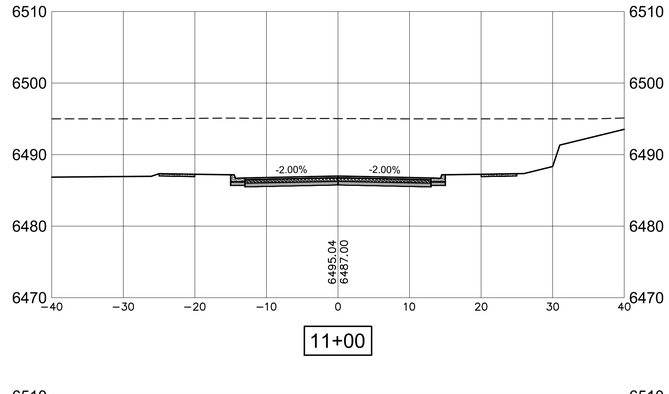

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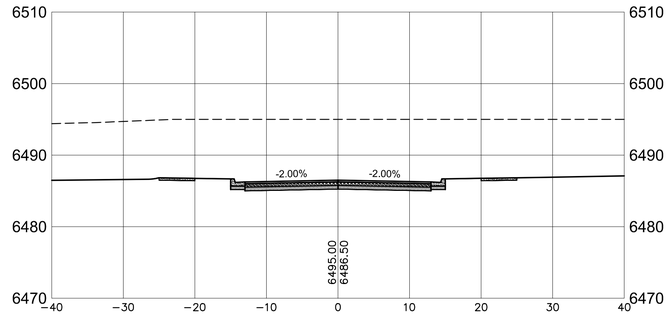

10+50

0 5 10 20

SCALE: 1" = 10'

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO (CONT'D)

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

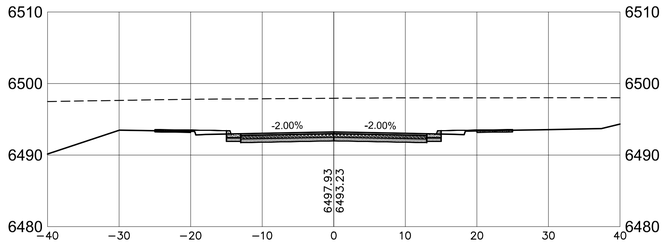
ROADWAY CROSS SECTIONS - CAMINO DEL LLANO(CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-3

ENGINEERS SEAL

DATE

REVISIONS



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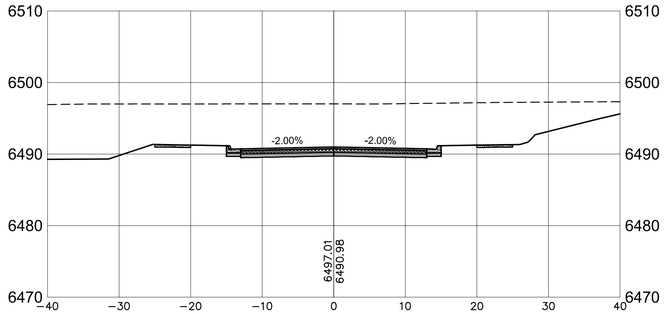

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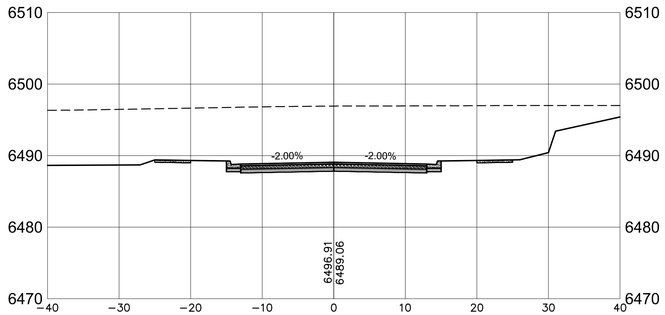

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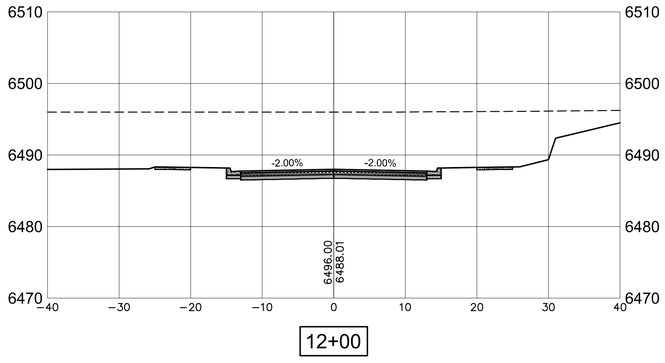

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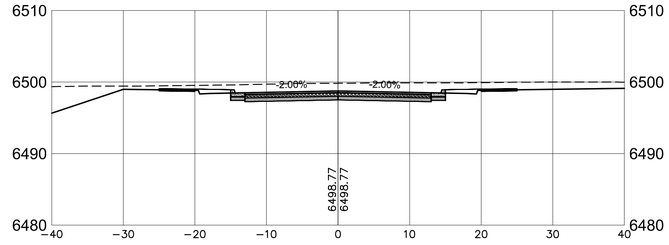

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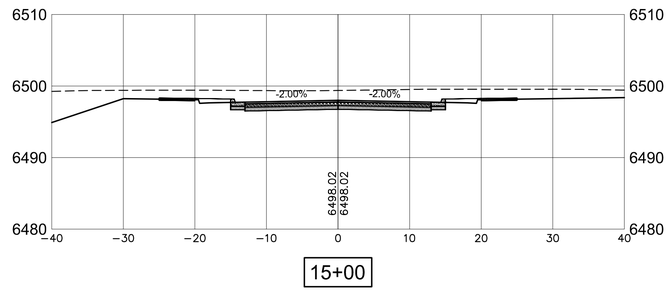

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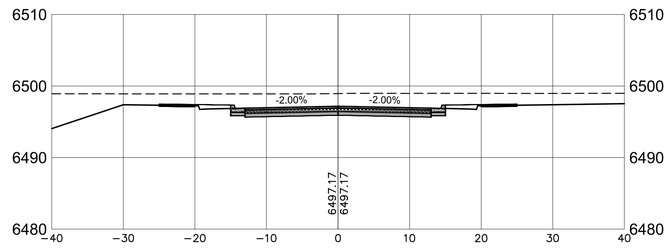

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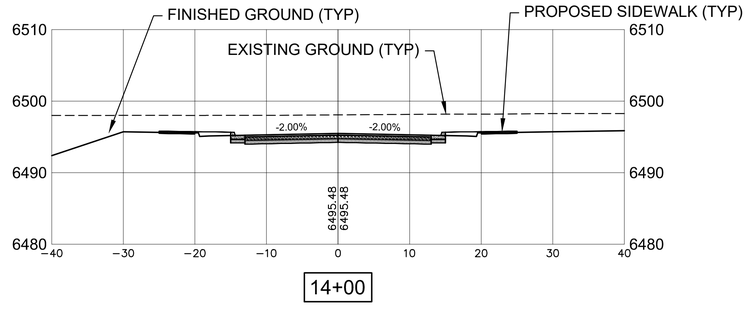

14+00

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO (CONT'D)

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
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TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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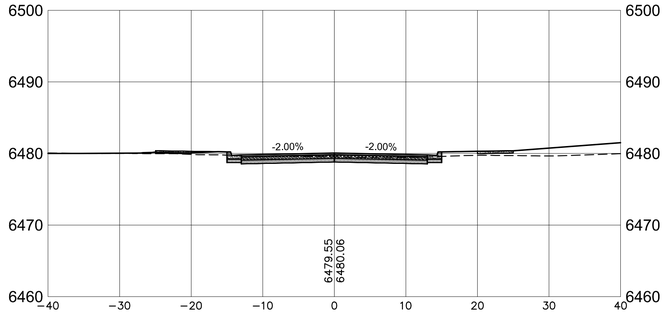
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-4



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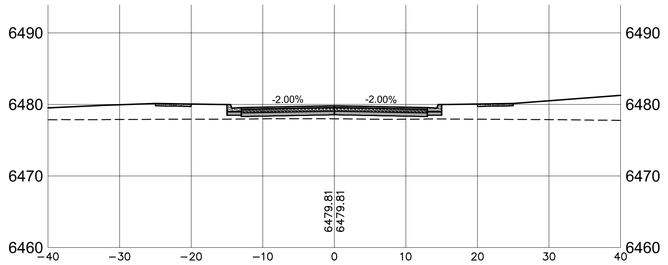
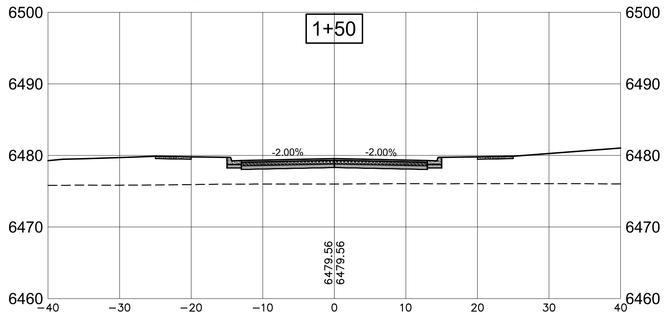


1+50



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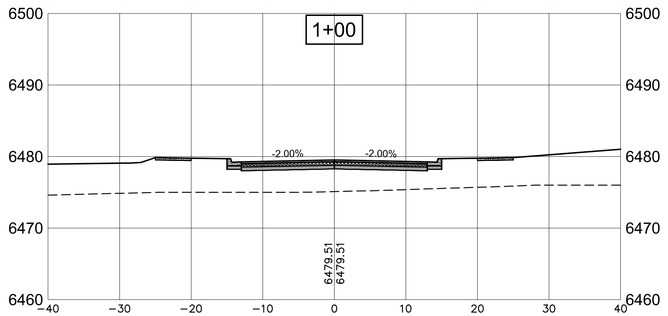

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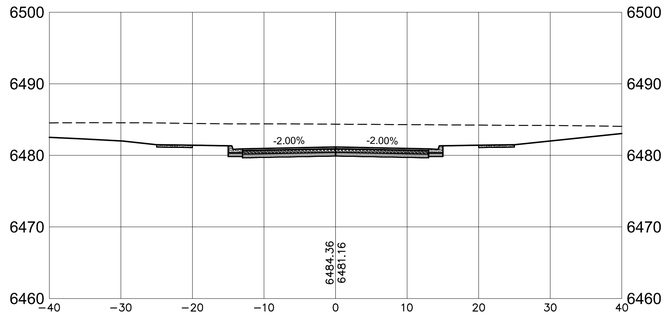

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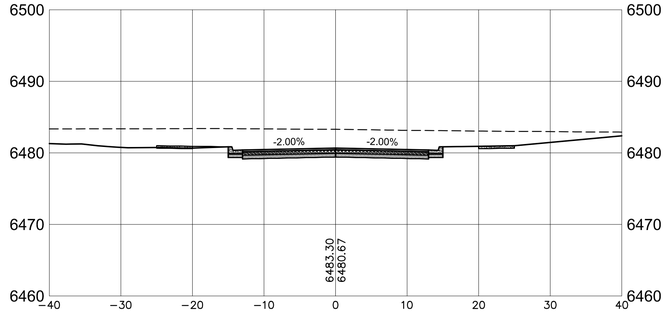

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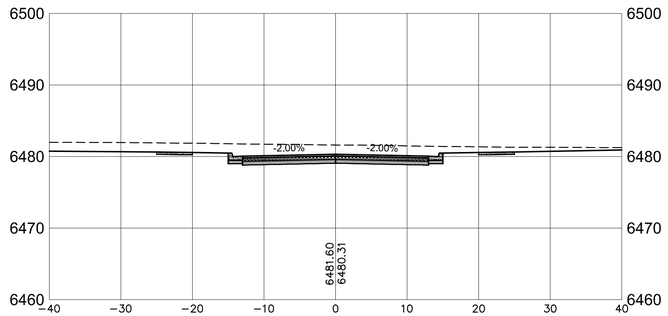

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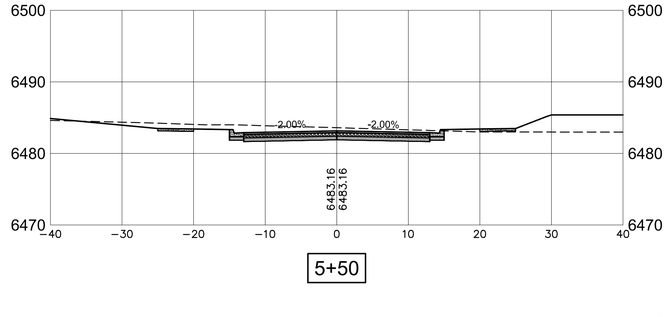

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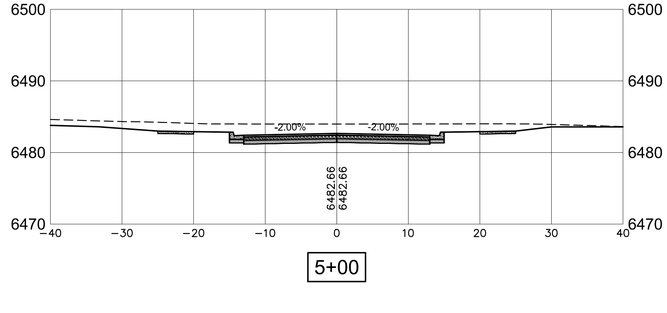

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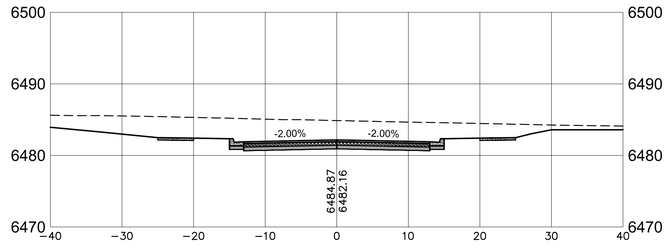

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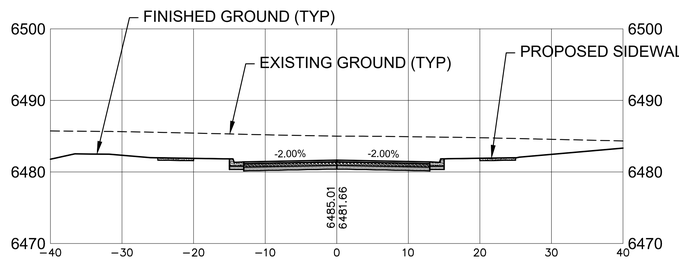

4+00

ROADWAY CROSS SECTIONS - CALLE CAMPO

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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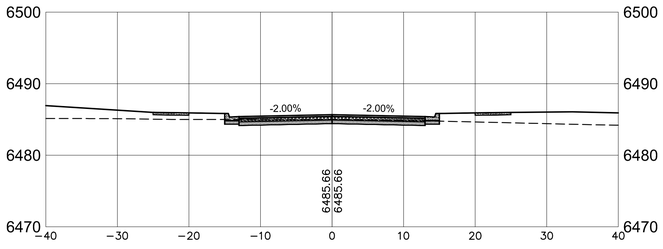
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-5



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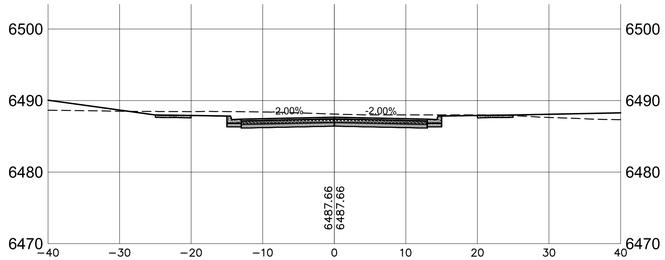

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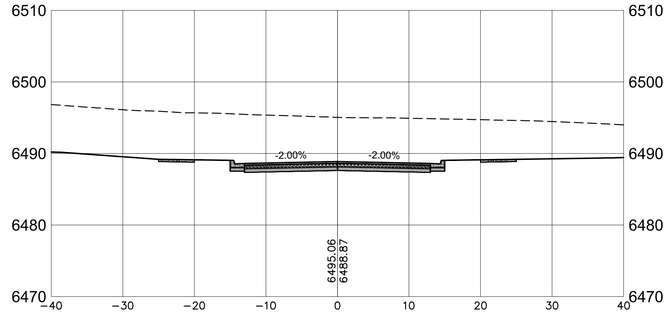

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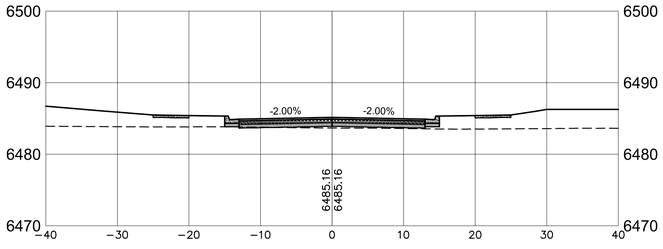

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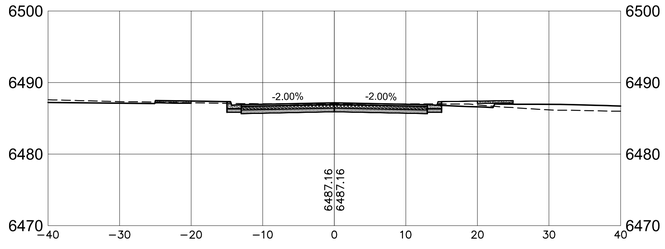

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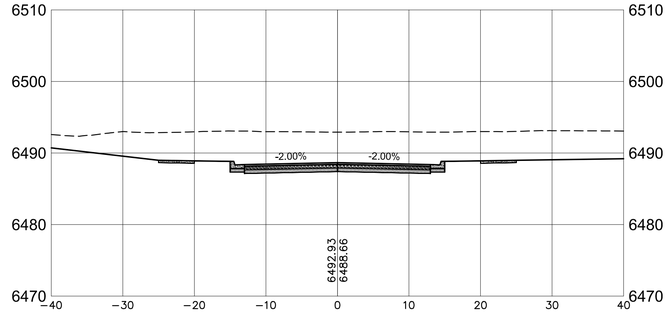

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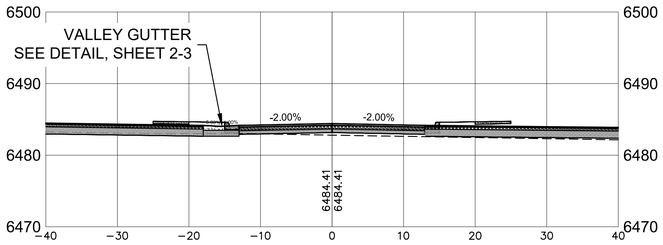

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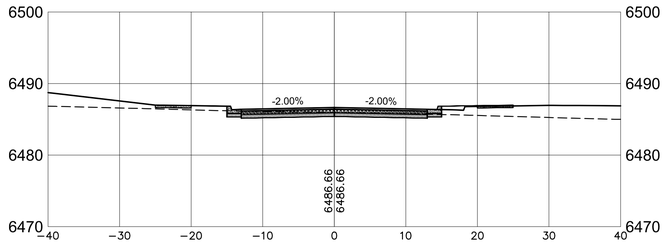

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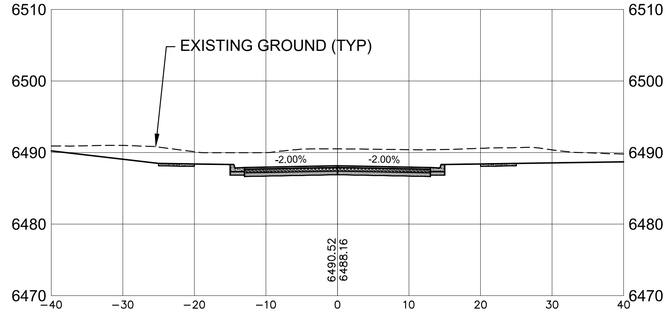

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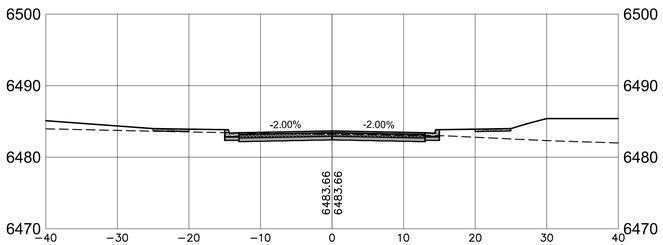

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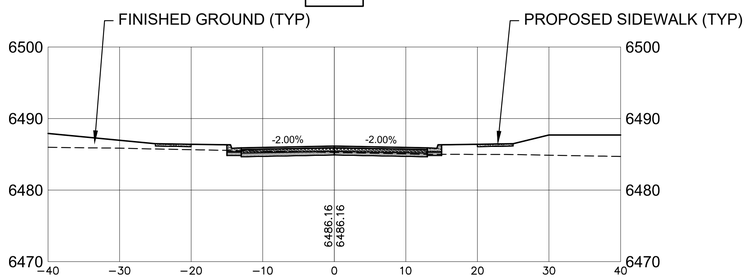

8+50

ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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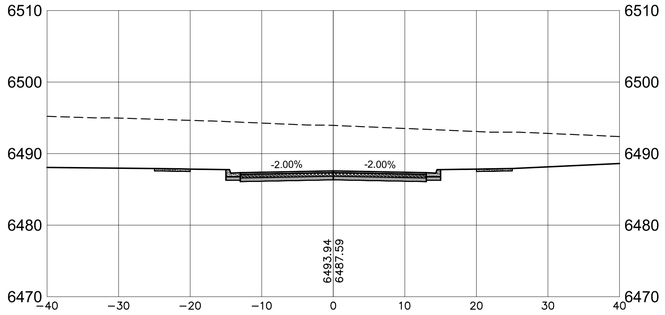
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-6



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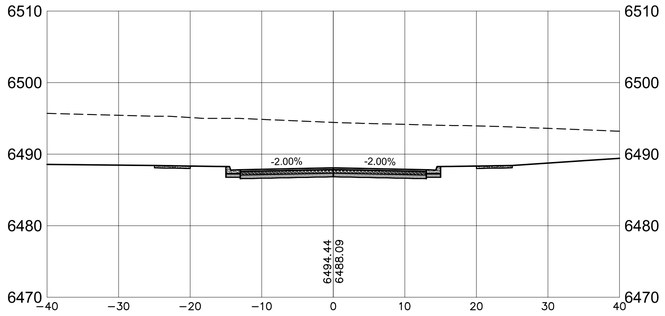

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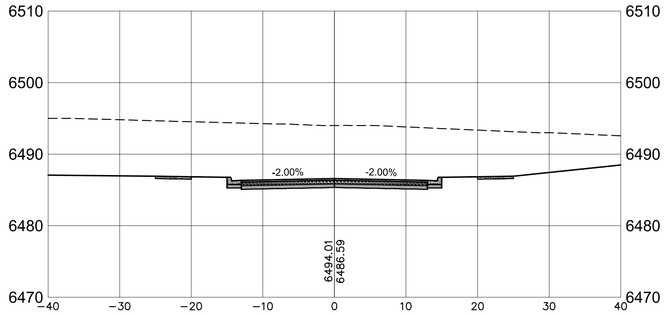

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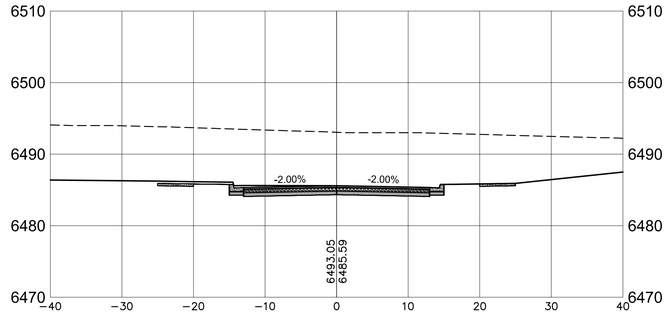

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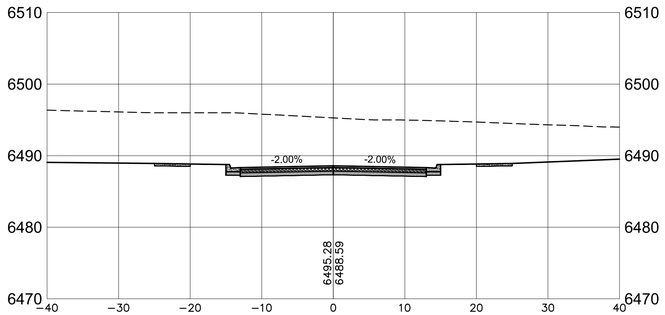

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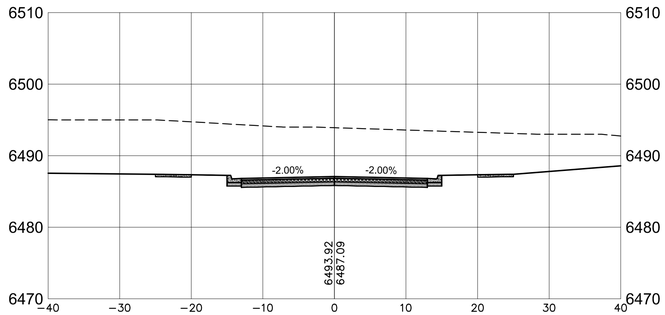

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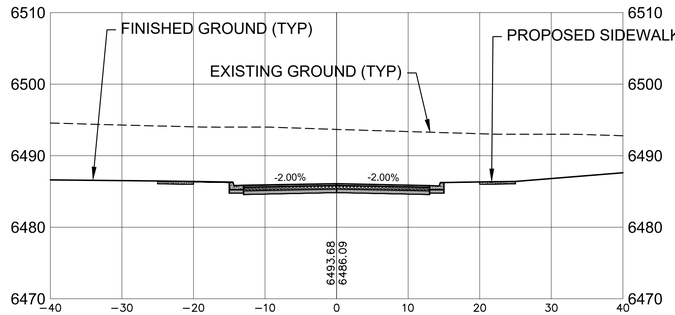

14+50

ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

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TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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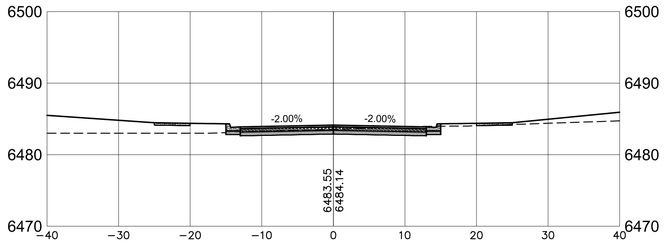
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-7



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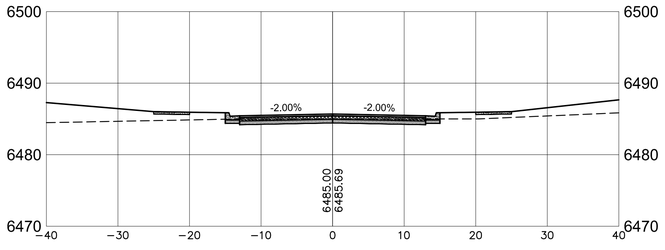

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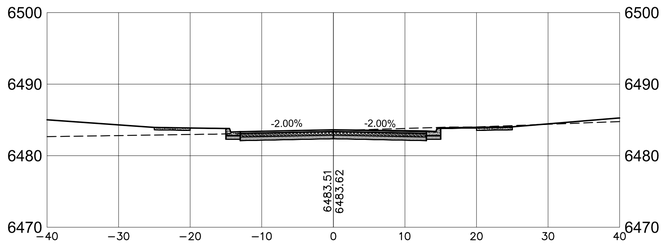

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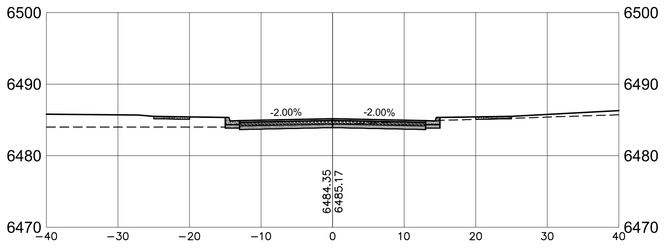

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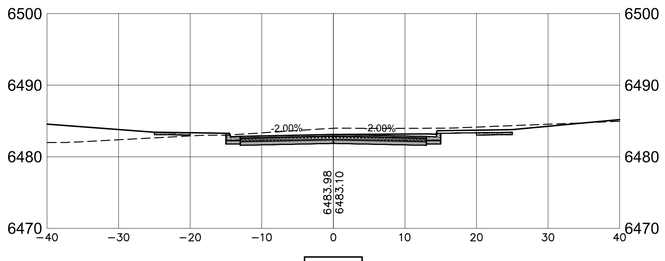

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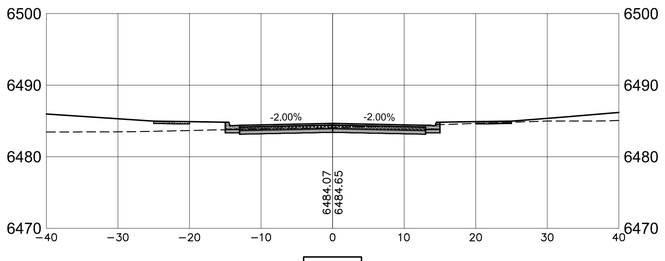

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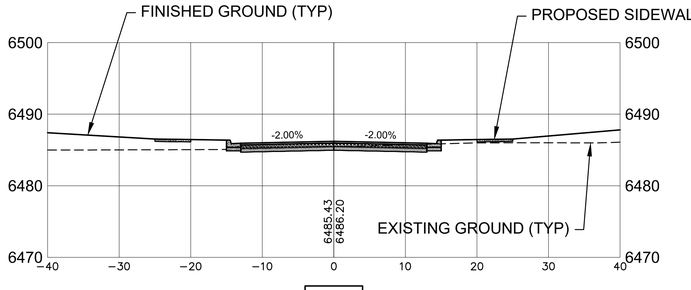

3+50

ROADWAY CROSS SECTIONS - CALLE DEL GIRASOL

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

DATE

REVISIONS

CASE # _____

CITY REVIEW		
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WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE DEL GIRASOL

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-8

SWPP Plan Inspection Report

Project Name: _____

Purpose of Inspection: _____ Date: _____ _____

Inspector: _____

Weather Information: Type, Time, Amount, and Duration of Each Storm Event since Last Inspection. List Dates and Location for Storm Events:

_____

_____

_____

Location of NPDES Notice of Permit Coverage Posting: _____

_____

Has Land Disturbance Log been maintained: [ ] Yes [ ] No [ ] N/A

Does the site map reflect current BMPs and Site Characteristics? [ ] Yes [ ] No

Does the site map reflect current BMPs and Site Characteristics? [ ] Yes [ ] No

Comments: _____

_____

_____

Evidence of Discharges of Sediment or other Pollutants from the Site (Describe Below): [ ] Yes [ ] No

Evidence of Spills or Leaks (Describe Below): [ ] Yes [ ] No

Evidence of Offsite Sediment Tracking (Describe Below) [ ] Yes [ ] No

Comments: _____

_____

Is Facility in Compliance with SWPP Plan and Permit? [ ] Yes [ ] No

Incidents of Non-Compliance with SWPP Plan: _____

_____

_____

Land Disturbance Log, including Location and Date of Soil Disturbance, Activities and Stabilization Initiated:

_____

_____

SWPP Plan Inspection Report (Continued)

Certification Statement:

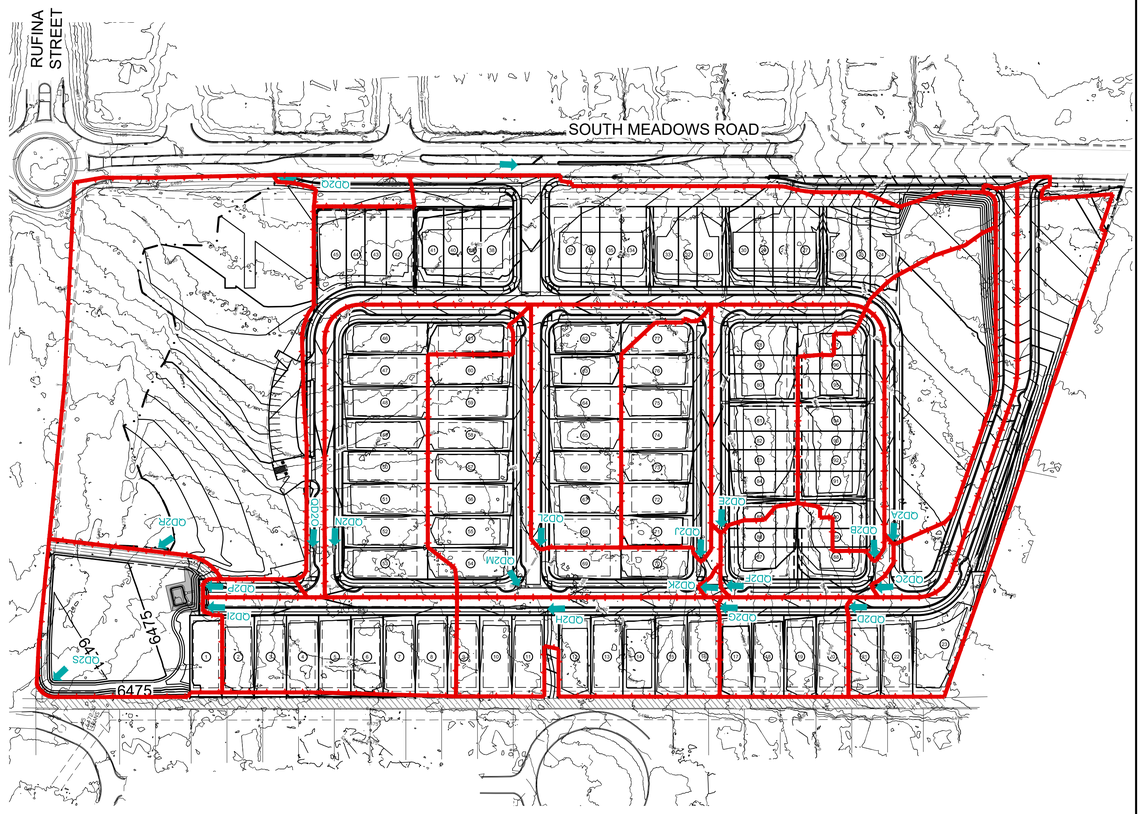
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

_____

(Signature)

_____

(Please Print Name, Title)



SEE REPORT ENTITLED "TERRAIN MANAGEMENT REPORT SOILS, GRADING, AND DRAINAGE PRELIMINARY SUBDIVISION PLAT SUBMITTAL FOR LOS PRADOS 3600 AND 3740 SOUTH MEADOWS ROAD SANTA FE, NEW MEXICO", PREPARED BY SANTA FE ENGINEERING CONSULTANTS, LLC, DATED MARCH 2004

DRAINAGE MAP
SCALE: 1" = 100'

0 50 100 200
SCALE: 1" = 100'

STORM WATER POLLUTION PREVENTION PLAN
LOS PRADOS MULTI-FAMILY C/O HOMEWISE, INC.
SANTA FE, NEW MEXICO

1. SITE AND PROJECT DESCRIPTION

The project site for Los Prados is currently undeveloped. The property is bordered by South Meadows Road to the east, vacant land to the south, existing Jimenez Subdivision to the east and vacant land to the north.

1.1 Owner Operator:

HOMEWISE, INC.
1301 SILER RD, BLDG D
SANTA FE, NM 87507

Construction Operator (Separate NPDES Permit needed).

_____

_____

_____

_____

Telephone: _____

Fax: _____

1.2 Location of the site:

The site is located in Township 16 North, Range 8 East, Section 1 in Santa Fe, New Mexico.

The latitude and longitude are as follows:

Latitude: 35°38'26" N
Longitude: 106°2'19" W

1.3 The total area of the site:

22.182 ± acres

1.4 The area of the site that is expected to be disturbed:

18.448 ± acres

1.5 Endangered Species:

Based on the instruction provided by the EPA Compliance Assurance and Enforcement Division Water Enforcement Branch, Region 6 "Storm Water Region 6 NPDES General Permit for Storm Water Discharge from Construction Activity," there are no endangered or threaten species, or designated critical habitat, which are likely to be adversely affected by the construction activity's storm water discharge or storm water discharge related activities.

1.6 Intended sequence of major construction activities:

1. Install Best Management Practices (BMP's). The contractor shall minimize soil disturbance and insure the proper stockpiling of materials.

2. Site Grading. The contractors shall use site-specific controls as shown on the Temporary Erosion Control Plans and Grading and Drainage Plans. Soil disturbance shall be minimized.

3. Stabilization. The contractors shall use site-specific controls as shown on the Permanent Erosion Control Plans.

1.7 The following maps have been prepared:

1.7.1 Vicinity Map

See Sheet 1-1.

1.7.2 Drainage patterns:

See Grading and Drainage Plan, See 5 Series.

1.7.3 Approximate slopes after major grading.

See Permanent Erosion Control, Sheet 10-3.

1.7.4 Outline area of disturbance:

See Permanent Erosion Control, Sheet 10-3.

1.7.5 Outline of areas which won't be disturbed:

See Permanent Erosion Control, Sheet 10-3.

1.7.6 Location of major structural and non-structural concepts:

See Temporary Erosion Control Plan, Sheet 10-2.

1.7.7 Areas where stabilization practices are expected to occur.

See Permanent Erosion Control Plan, Sheet 10-3.

2. DESCRIPTION OF CONTROLS

2.1 Posting Requirements:

The Contractor will post conspicuously near the entrance to the site the following items:

Copies of NOIs
Name and telephone number of contact persons.

2.2 "Good Housekeeping":

The contractors shall practice "Good Housekeeping." This includes the proper disposal of construction and demolition debris on a daily basis, proper wash down methods of construction vehicles, the proper stockpiling of materials. The construction site shall be kept in a neat and orderly manner and exposure of material to storm water will be minimized to the extent practicable.

2.3 Concrete Washout

Concrete washout is a process wastewater and must be controlled in a designated area (e.g. bermed pit) and disposed of properly and noted on the Temporary Erosion Control Plans.

2.4 Minimize Disturbance and Preserve Natural Vegetation:

The Contractor shall minimize disturbance. The limits of construction shall be clearly delineated and enforced. Special attention will be given to protecting established vegetation. The contractor will be responsible for replacing vegetation that is unnecessarily disturbed.

2.5 Inspections:

Disturbed areas, stabilization and structural control measures shall be inspected as required and at least once every two weeks, and within 24 hours or the next working day of the end of a storm event. If a portion of the site has been finally or temporarily stabilized, and runoff is unlikely due to winter conditions, or during seasonal arid periods, inspections shall be conducted on a monthly basis.

Inspections shall be documented on the inspection and maintenance form. Inspections shall be continued by the Owner and final stabilization of an area is achieved and/or the Notice of Termination is submitted.

2.6 Record Keeping:

A copy of the SWPP Plan will be maintained onsite for the use of all Operators and those identified in the SWPP Plan as having on site responsibilities. Items that will be maintained and attached to the SWPP include:

Inspection Reports: The inspection reports shall be signed by a qualified inspector assigned by the Contractor. The SWPP package and reports shall be available to EPA representatives at all times during construction.

Land Disturbance Log containing: dates when major soil disturbing activities occur, dates when construction activities temporarily or permanently cease on a portion of the site, and dates when stabilization measures are initiated.

Spill Tracking

Copies of SWPP Plans, inspection records, spill reports, all reports required by NPDES Permit coverage, and data used to complete the NOI shall be retained by the permitees.

2.7 Plan Amendment:

This SWPP Plan will be amended when:

There is a change in design, construction, operation, or maintenance.

If the inspection report identifies problems or inadequacies with the current BMPs, the SWPP Plan shall be modified as necessary to include additional or modified BMP's designed to correct the problems.

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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FIRE		
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

STORM WATER POLLUTION PREVENTION PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 100'	10-1

MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. DISTURBED AREAS, STABILIZATION AND STRUCTURAL CONTROL MEASURES SHALL BE INSPECTED AS REQUIRED AND AT LEAST ONCE EVERY TWO WEEKS, AND WITHIN 24 HOURS OR THE NEXT WORKING DAY OF THE END OF A STORM EVENT. IF A PORTION OF THE SITE HAS BEEN FINALLY OR TEMPORARILY STABILIZED AND RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS, OR DURING SEASONAL ARID PERIODS, INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
3. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME. THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE CONTRACTOR SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

DUST CONTROL

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 POLLUTION 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:

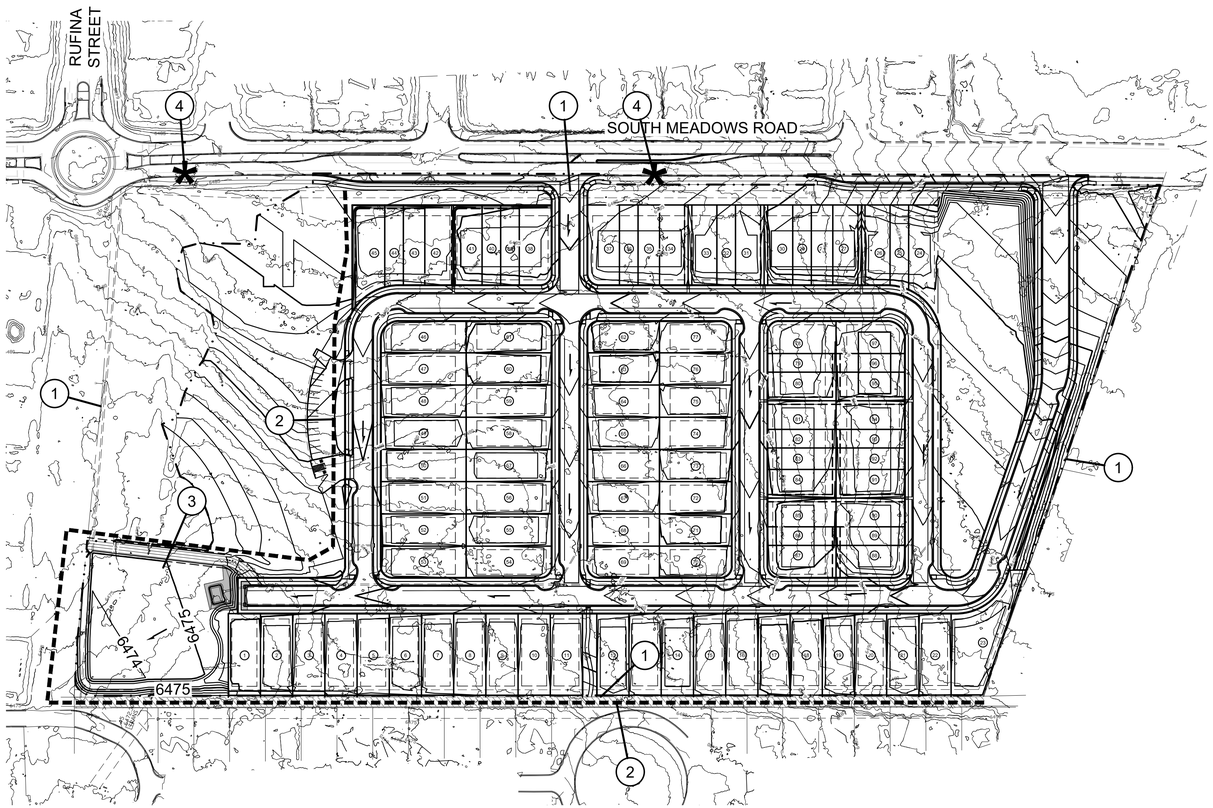
1. THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
2. THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY, AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
3. HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
4. 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):

1. 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.
2. WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
3. VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
4. SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY OR WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
5. 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.
6. SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

BEST MANAGEMENT PRACTICES - NOTES

1. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION BY MEANS ADEQUATE TO RETAIN SOIL ON SITE.
2. EXCEPT AS NECESSARY TO INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES, LAND SHALL NOT BE GRADED OR CLEARED UNTIL ALL SUCH TEMPORARY DEVICES HAVE BEEN PROPERLY INSTALLED AND INSPECTED. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. SIGNIFICANT TREES, AREAS WITH SUBSTANTIAL GRASS COVERAGE, AND DRAINAGE WAYS THAT ARE TO REMAIN UNDISTURBED SHALL BE FENCED OFF PRIOR TO THE USE OF ANY HEAVY MACHINERY ON-SITE AND DURING THE ENTIRE CONSTRUCTION PROCESS. FENCING SHALL BE PLACED FIVE FEET TO THE OUTSIDE OF THE DRIP LINE OF SIGNIFICANT TREES. THERE ARE NO SIGNIFICANT TREES.
4. SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION THROUGHOUT CONSTRUCTION BY USING APPROPRIATE EROSION CONTROL TECHNIQUES. STAGING AND SOIL STOCKPILE AREAS SHALL BE CLEARLY DESIGNATED ON THE SITE. ALL TOPSOIL SHALL BE KEPT ON SITE, WITHIN THE DISTURBANCE ZONE OF CONSTRUCTION, AND REINTRODUCED IN TO PLANTING AREAS TO THE EXTENT POSSIBLE. THERE ARE NO SOIL STOCKPILES ASSOCIATED WITH THIS PROJECT.
5. WATERING DOWN EXPOSED AREAS IS REQUIRED TO PREVENT THE BLOWING OF DUST OR SEDIMENT.
6. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT WHILE STILL ALLOWING THE ENTRY OF STORM WATER.
7. EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY WATERING AND/OR FIBER MULCH WITH TACKIFIER.
8. ALL CONSTRUCTION TRAFFIC SHALL USE TIRE WASHES.



TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 100'

0 50 100 200
SCALE: 1" = 100'

SHEET KEYNOTES

1. PROPERTY LINE
2. EPA APPROVED BMP
3. GRADING LIMITS
4. INLET PROTECTION
5. DRY TIRE WASH, SEE SHEET 10-4 FOR DETAILS

LEGEND

- EPA APPROVED BMP SEE SHEETS 10-5 & 10-6 FOR DETAILS
- GRADING LIMITS
- DRAINAGE FLOW ARROW
- INLET PROTECTION SEE SHEETS 10-5 & 10-6 FOR DETAILS

ENGINEERS SEAL | DATE | REVISIONS

CASE # _____

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TRAFFIC DIV.		
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PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 100'	10-2

LONG TERM MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. ALL STORM WATER FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

2. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED.

3. THE CITY OR ITS AUTHORIZED AGENT MAY ENTER UPON THE PROPERTY, AT REASONABLE TIMES TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.

4. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME. THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE OWNER(S) OR RESPONSIBLE PARTY OF THE FACILITY SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

INSPECTIONS AND VIOLATIONS DURING CONSTRUCTION PROCESS

1. INSPECTIONS BY CITY ARE DUE WHEN STORM WATER MANAGEMENT MEASURES ARE COMPLETED AND WHEN THE FINAL SITE RESTORATION MEASURES ARE COMPLETED. HOWEVER, IF FINAL SITE RESTORATION MEASURES ARE BEING DELAYED DUE TO THE SEASON, THE CITY SHALL BE NOTIFIED WHEN TEMPORARY EROSION CONTROL MEASURES FOR USE UNTIL RESTORATION IS COMPLETE, IN PLACE AND READY FOR INSPECTION.

2. FURTHER CONSTRUCTION OR ISSUANCE OF ANY PERMITS SHALL NOT OCCUR UNTIL WRITTEN APPROVAL HAS BEEN GRANTED BY THE CITY.

DRAINAGE FACILITIES MAINTENANCE

1. THE DRAINAGE FACILITIES ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

2. INSPECTIONS OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

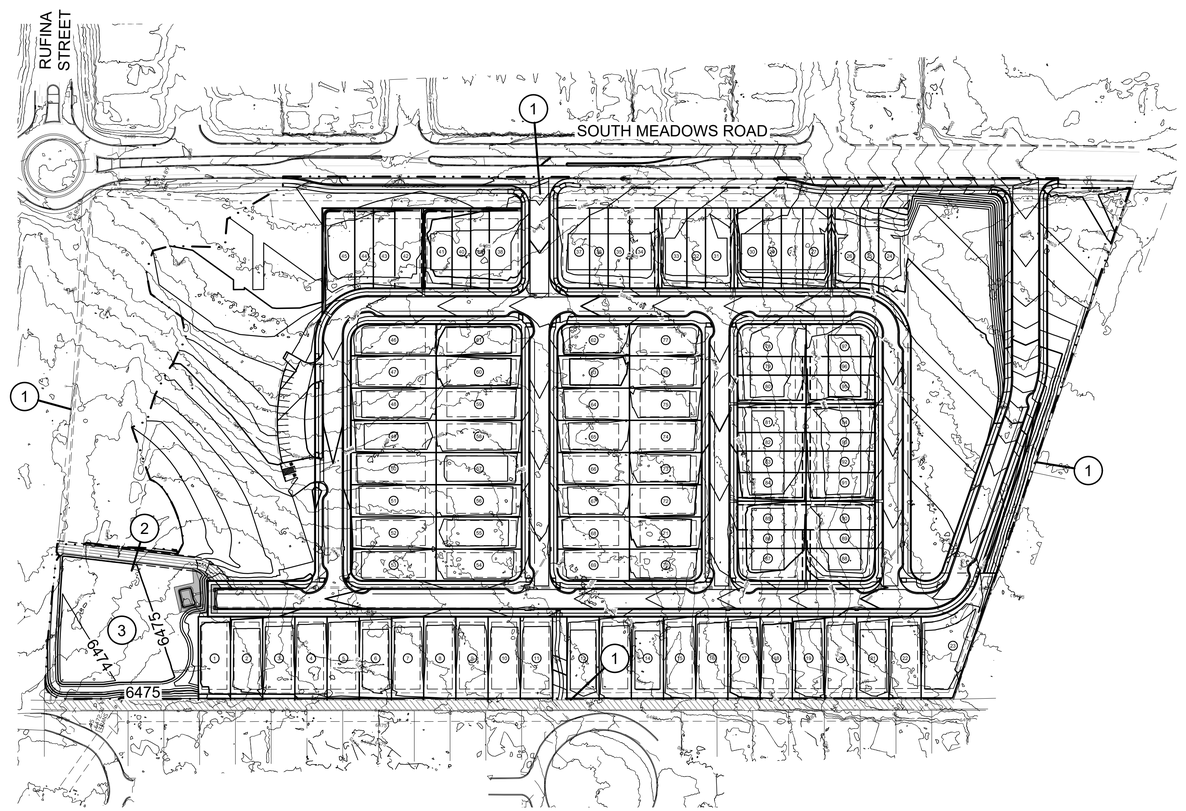
   ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. PROPERTY OWNERS SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

3. THE REMEDIAL ACTION SHALL CONSIST OF (1) REMOVAL AND DISPOSAL OF SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH; (2) FLUSHING ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND POLLUTANTS THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURES; AND (3) INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS AND INSPECT FOR THE STRUCTURAL INTEGRITY OF ALL APPURTENANT DRAINAGE STRUCTURES AND REPAIR OR STABILIZE ACCORDINGLY.

DRAINAGE FACILITIES MAINTENANCE SCHEDULE

SPRING MAINTENANCE:	MARCH 15th	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF DATE. REMOVE SEDIMENT BUILD UP IN ALL PONDS AND RESEED.
FALL MAINTENANCE:	SEPTEMBER 15th	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF DATE.
PERIODIC MAINTENANCE:	AFTER SIGNIFICANT STORMS (1" OR GREATER)	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF STORM.

SFCC 13-2 PROHIBITS THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, VEGETATION, SLURRIES, MUD, PLASTERS, CONCRETE RINSATES AND ANY CONSTRUCTION MATERIALS, WASTES AND GARBAGE, ETC. TO THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEM INCLUDES ROADS, STREETS, CURBS, GUTTERS, DROP INLETS, PIPED STORM DRAINS, CULVERTS, RETENTION AND DETENTION BASINS, NATURAL AND MAN-MADE DRAINAGE CHANNELS, ARROYOS, RIVERS, AND ANY FACILITY AND APPURTENANCE BY WHICH STORMWATER IS COLLECTED AND/OR CONVEYED. CULVERT AND DRAIN FLUSHING SHALL BE CAREFULLY DONE. POLLUTANTS AND DEBRIS SHALL BE CAREFULLY REMOVED AND DISPOSED OF AT THE LANDFILL.



PERMANENT EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 100'

0 50 100 200
SCALE: 1" = 100'

SHEET KEYNOTES

1. PROPERTY LINE
2. GRADING LIMITS
3. WATER CATCHMENT AREA INFORMATION:
   TOP ELEVATION = 6376.50 FT
   BOTTOM ELEVATION = 6373.50 FT
   VOLUME = 59,185 CF
   AREA = 33,080 SF

LEGEND

GRADING LIMITS

ENGINEERS SEAL

DATE

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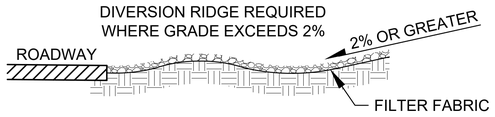
PERMANENT EROSION AND SEDIMENT CONTROL PLAN

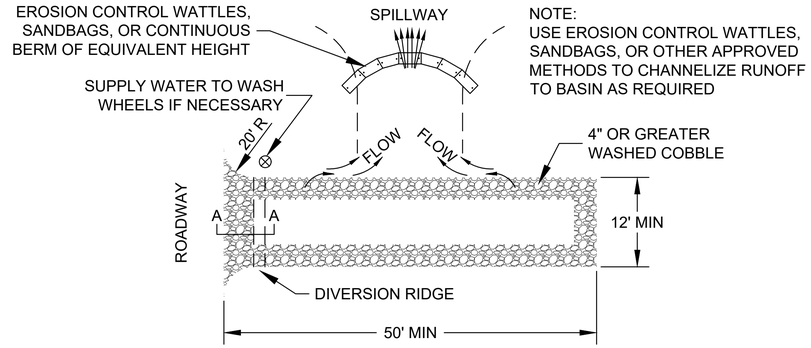
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 100'	10-3

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL MINIMIZE SEDIMENT TRACKING OR TRANSPORT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE ADDING ADDITIONAL LAYERS OF GRAVEL, REPAIR AND/OR CLEANOUT OF MEASURE USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC ROADWAYS.
3. VEHICLE WASHING SHALL BE CONDUCTED IN A STABILIZED AREA WITH APPROPRIATE STORM WATER CONTROLS IN PLACE.



SECTION A-A

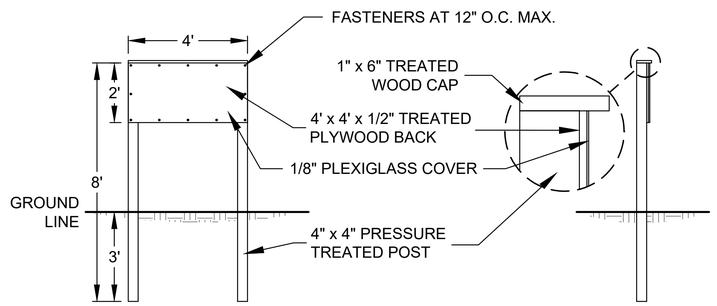


PLAN VIEW

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

CITY OF SANTA FE NPDES STORMWATER MANAGEMENT NOTES

1. DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE SFCC CHAPTER XIII STORMWATER UTILITY INCLUDING THE STORMWATER UTILITY SERVICE CHARGE AND STORMWATER ILLICIT DISCHARGE CONTROL REQUIREMENTS.
2. DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF NPDES GENERAL MS4 DISCHARGE PERMIT NO. NMR 040000 AND NPDES CONSTRUCTION GENERAL PERMIT NO. NMR 100000.
3. CONSTRUCTION GENERAL DISCHARGE PERMIT NO. NMR 100000
   A STORMWATER POLLUTION PREVENTION PLAN MUST BE PREPARED BY A QUALIFIED PROFESSIONAL AND A NOTICE OF INTENT (NOI) FOR COVERAGE MUST BE FILED WITH THE EPA. CONSTRUCTION STORMWATER DISCHARGES **ARE NOT PERMITTED** UNTIL A MINIMUM OF SEVEN (7) CALENDAR DAYS AFTER EPA ACKNOWLEDGEMENT OF A COMPLETE NOI.
4. CITY OF SANTA FE STORMWATER ILLICIT DISCHARGE CONTROL
   SFCC 13-2 PROHIBITS THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, SLURRIES, MUD, PLASTERS, CONCRETE RINSATES AND ANY CONSTRUCTION MATERIALS, WASTES AND GARBAGE, ETC. INTO THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEM INCLUDES ROADS, STREETS, CURBS, GUTTERS, DROP INLETS, PIPED STORM DRAINS, CULVERTS, RETENTION AND DETENTION BASINS, NATURAL AND MAN-MADE DRAINAGE CHANNELS, ARROYOS, RIVERS AND ANY FACILITY AND APPURTENANCE BY WHICH STORMWATER IS COLLECTED AND/OR CONVEYED.
5. CITY OF SANTA FE TERRAIN AND STORMWATER REGULATIONS
   SFCC 14-8.2 REQUIRES THAT CONSTRUCTION DISTURBED AREA SHALL BE PROTECTED AGAINST EROSION. SEDIMENT MUST BE CONTAINED ON THE DISTURBED AREA BY THE USE OF TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SUCH AS SILT FENCING, SWALES, BERMS, GEOTEXTILES, SEDIMENT BASINS AND TRAPS. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT FROM THE SITE WHILE STILL ALLOWING THE ENTRY OF STORMWATER. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
6. THE CONTRACTOR SHALL NOT REMOVE SILT FENCE AND MULCH SOCKS OR OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES UNTIL DISTURBED AREAS ARE STABILIZED. SOIL STABILIZATION AND EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER COMPLETION OF CONSTRUCTION OR OTHER SOIL DISTURBANCE ACTIVITIES ON THE SITE. IF THE TIME OF YEAR IS NOT CONDUCIVE TO PLANTING, THEN PLANTING MAY BE DELAYED UNTIL THE NEXT APPROPRIATE PLANTING SEASON PROVIDED THAT ALL TEMPORARY EROSION CONTROL MEASURES ARE MAINTAINED UNTIL PERMANENT EROSION CONTROL MEASURES ARE IMPLEMENTED. TEMPORARY EROSION CONTROL MEASURES SHALL BE SELECTED, DESIGNED AND INSTALLED WITH AN APPROPRIATE SEED BASE TO PROVIDE EROSION CONTROL FOR AT LEAST THREE YEARS WITHOUT ACTIVE MAINTENANCE. TEMPORARY EROSION CONTROL MEASURES SHALL BE SELECTED, DESIGNED AND INSTALLED TO ACHIEVE 70 PERCENT VEGETATIVE COVER WITHIN THREE YEARS.



N.P.D.E.S. PERMIT POSTING BOARD
(LOCATED AT MAIN ENTRANCE)

ENGINEERS SEAL

DATE

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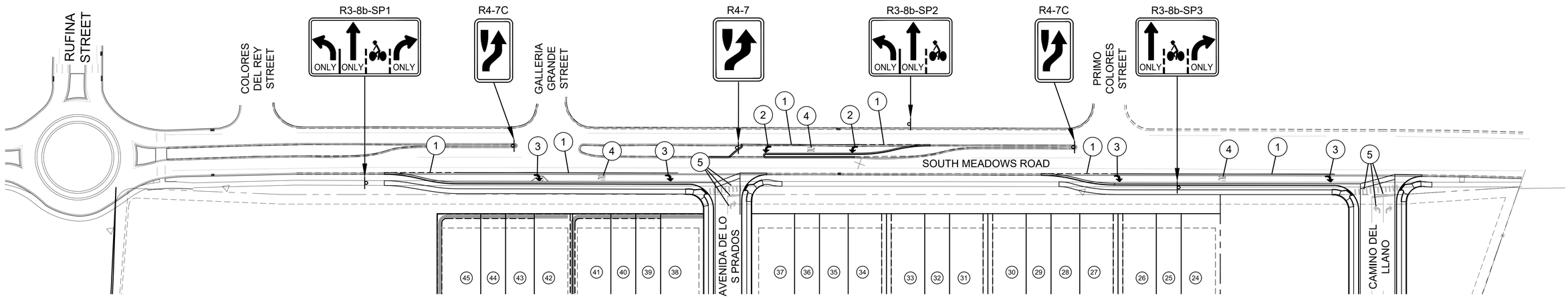
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

STORM WATER CONTROL DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	10-4



OFFSITE SIGNING AND STRIPING PLAN

SCALE: 1" = 50'

CITY OF SANTA FE SIGNING AND STRIPING NOTES:

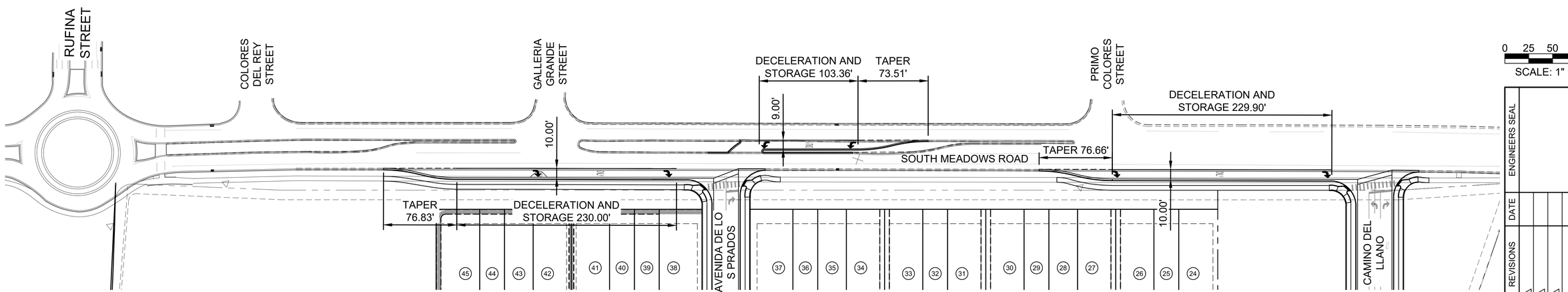
SIGN AND POST REQUIREMENTS

1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); *CURRENT* EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - *CURRENT* EDITION.
3. SIGNPOSTS WITH APPROVED BREAKAWAY DEVICE SHALL BE "MARION" BRAND 4 LB. / FT. U CHANNEL - BLACK; NO SUBSTITUTES ALLOWED.
4. SIGN SHEETING SHALL BE "3M" BRAND HIGH INTENSITY; NO SUBSTITUTIONS ALLOWED.
5. SIGN HEIGHT SHALL BE A MINIMUM OF 7' HIGH FROM THE BOTTOM OF THE LOWEST SIGN ABOVE THE TOP OF CURB, UNLESS OTHERWISE NOTED; AND SHALL BE PLACED IN ACCORDANCE WITH NMDOT STANDARD DRAWINGS AND SPECIFICATIONS.
6. STREET NAME LETTERING SHALL COMPLY WITH THE STANDARDS IN THE CURRENT EDITION OF THE MUTCD; THAT IS THE LETTERING SHALL BE LOWER CASE LETTERS WITH UPPERCASE INITIAL LETTERS.

STRIPING AND PAINT NOTES

1. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
2. STOP BARS SHALL BE A MINIMUM 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERED PAVEMENT STRIPE; AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
3. CROSSWALK STRIPES SHALL BE 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE, ARRANGED IN A CONTINENTAL PATTERN, THAT IS, LONGITUDINAL LINES PARALLEL TO THE FLOW OF TRAFFIC AND ARRANGED TO AVOID WHEEL PATHS, (MUTCD P. 384, SECTION 3B.18); AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
4. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT MARKINGS (WORD OR SYMBOL) SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
5. *RETRO-REFLECTORIZED PAINTED PAVEMENT MARKING STRIPES* - FOR HIGH-BUILT *PAINT*, USE TWO COATS AND FOR REGULAR PAINT USE THREE COATS. (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS.)
6. ALL STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) - CURRENT EDITION, AND THE NMDOT SSHBC.

STRIPING KEY (X)	
1	4" WHITE STRIPE [PAINT] DOUBLE APPLICATION AFTER 14 DAYS
2	LEFT ARROW SYMBOL
3	RIGHT ARROW SYMBOL
4	WORD "ONLY" SYMBOL
5	ONSITE STRIPING, SEE SHEET 6-2



0 25 50 100

SCALE: 1" = 50'

OFFSITE IMPROVEMENTS PLAN

SCALE: 1" = 50'

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PRELIMINARY SUBDIVSION PLAT
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3600 AND 3740 SOUTH MEADOWS ROAD

OFFSITE IMPROVEMENTS

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	12-1

Table 6H-2. Meaning of Symbols on Typical Application Diagrams

Arrow board	Shadow vehicle
Arrow board support or trailer (shown facing down)	Sign (shown facing left)
Changeable message sign or support trailer	Surveyor
Channelizing device	Temporary barrier
Crash cushion	Temporary barrier with warning light
Direction of temporary traffic detour	Traffic or pedestrian signal
Direction of traffic	Truck-mounted attenuator
Flagger	Type 3 barricade
High-level warning device (Flag tree)	Warning light
Longitudinal channelizing device	Work space
Luminaire	Work vehicle
Pavement markings that should be removed for a long-term project	

Table 6H-3. Meaning of Letter Codes on Typical Application Diagrams

Road Type	Distance Between Signs**		
	A	B	C
Urban (low speed)*	100 feet	100 feet	100 feet
Urban (high speed)*	350 feet	350 feet	350 feet
Rural	500 feet	500 feet	500 feet
Expressway / Freeway	1,000 feet	1,500 feet	2,640 feet

* Speed category to be determined by highway agency

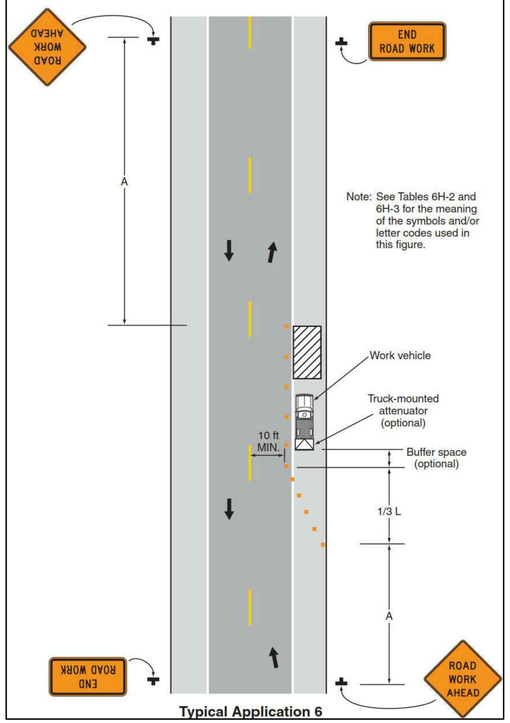
** The column headings A, B, and C are the dimensions shown in Figures 6H-1 through 6H-46. The A dimension is the distance from the transition or point of restriction to the first sign. The B dimension is the distance between the first and second signs. The C dimension is the distance between the second and third signs. (The "first sign" is the sign in a three-sign series that is closest to the TTC zone. The "third sign" is the sign that is furthest upstream from the TTC zone.)

Table 6H-4. Formulas for Determining Taper Length

Speed (S)	Taper Length (L) in feet
40 mph or less	$L = \frac{WS^2}{60}$
45 mph or more	$L = WS$

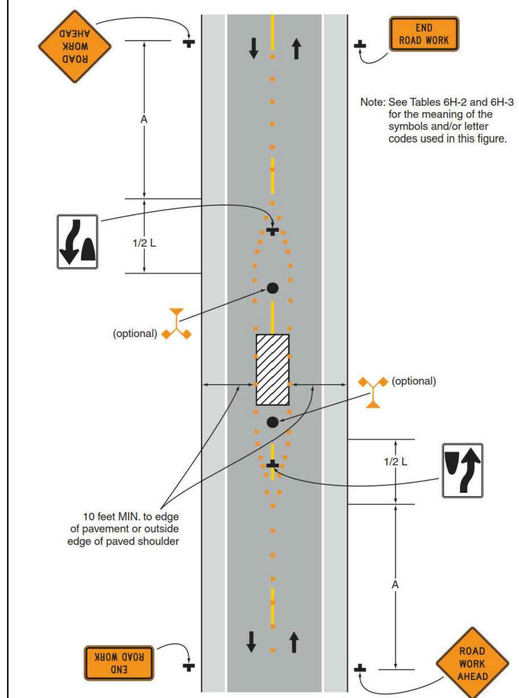
Where: L = taper length in feet
W = width of offset in feet
S = posted speed limit, or off-peak 85th-percentile speed prior to work starting, or the anticipated operating speed in mph

Figure 6H-6. Shoulder Work with Minor Encroachment (TA-6)



Typical Application 6

Figure 6H-15. Work in the Center of a Road with Low Traffic Volumes (TA-15)



Typical Application 15

TRAFFIC CONTROL NOTES:

1. ALL TRAFFIC CONTROL DEVICES AND THEIR PLACEMENT SHALL CONFORM TO CURRENT M.U.T.C.D. SPECIFICATIONS.
2. THIS PLAN IS PROVIDED FOR GUIDANCE ONLY. THE CONTRACTOR SHALL SUBMIT HIS OWN CONSTRUCTION TRAFFIC CONTROL PLAN TO BE APPROVED BY THE CITY OF SANTA FE TRAFFIC ENGINEER. ADDITIONAL PHASES AND SUB PHASES MAY BE NEEDED BASED ON THE CONTRACTOR'S DAY TO DAY VARIED OPERATIONS.
3. THIS IS AN URBAN LOW SPEED AREA. POSTED SPEED LIMIT IS 35 MPH. SIGN SPACING PER MUTCD IS 100 FEET.
4. SPACING OF PANELS SHALL BE NO GREATER (IN FEET) THAN THE POSTED SPEED.
5. 10' MINIMUM WIDTH DRIVING LANES TO BE MAINTAINED AT ALL TIMES.
6. HOURS OF OPERATIONS SHALL BE LIMITED TO MONDAY THROUGH FRIDAY, 8:00 AM TO 5:00 PM.
7. THE CONTRACTOR SHALL REMOVE OR COVER ALL CONFLICTING PERMANENT SIGNING AS DIRECTED BY THE PROJECT MANAGER.
8. THE CONTRACTOR SHALL PROVIDE INGRESS AND EGRESS TO LOCAL BUSINESSES AND RESIDENCES FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL ADVISE OF AND SCHEDULE ACCESS CLOSURES, AT LEAST 24 HOURS IN ADVANCE, WITH PROPERTY OWNERS AND THE PROJECT MANAGER.
9. THE CONTRACTOR SHALL DESIGNATE PERSONNEL WHO WILL BE AVAILABLE DURING NON-WORKING HOURS AND DAYS TO MAINTAIN TEMPORARY CONSTRUCTION TRAFFIC CONTROL.
10. CONSTRUCTION EQUIPMENT & MATERIAL STORAGE: THE CONTRACTOR SHALL NOT STORE EQUIPMENT OR MATERIAL WITHIN CLEAR ZONE UNLESS THE EQUIPMENT OR MATERIAL IS PROPERLY SHIELDED UTILIZING CURRENT SAFETY DESIGN AND INSTALLATION METHODS. THE SAFETY DESIGN FOR SHIELDING SHALL BE PROVIDED BY THE CONTRACTOR AND MUST BE APPROVED BY THE PROJECT MANAGER BEFORE IMPLEMENTING THE WORK, INCLUDING DESIGN, INSTALLATION AND REMOVAL OF THE SHIELDING, SHALL BE CONSIDERED INCIDENTAL TO THE COMPLETING OF THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
11. ADVANCE SIGNING SHALL BE SET UP AT THE BEGINNING OF ACTUAL WORK AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. SIGNS SHALL BE REMOVED OR COVERED WHEN NOT APPLICABLE.

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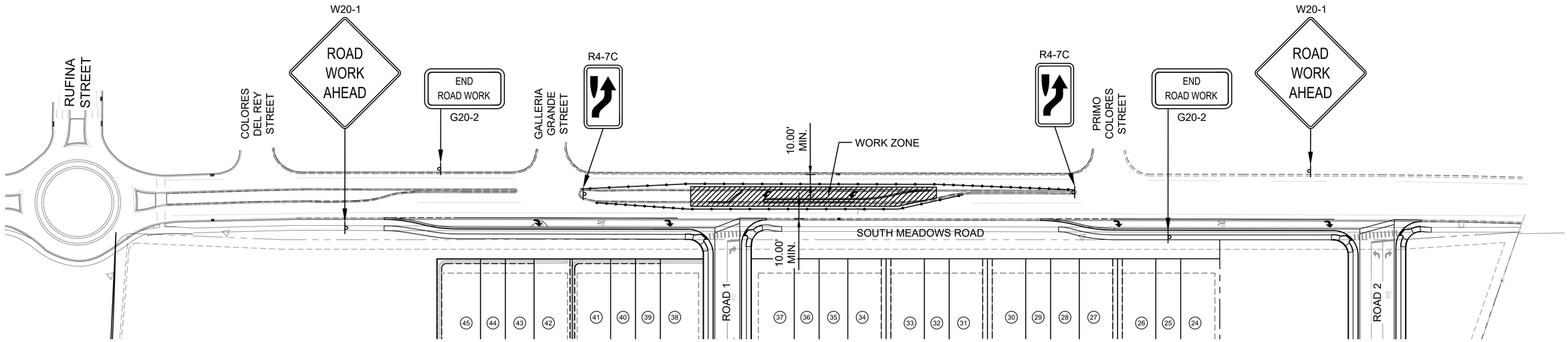
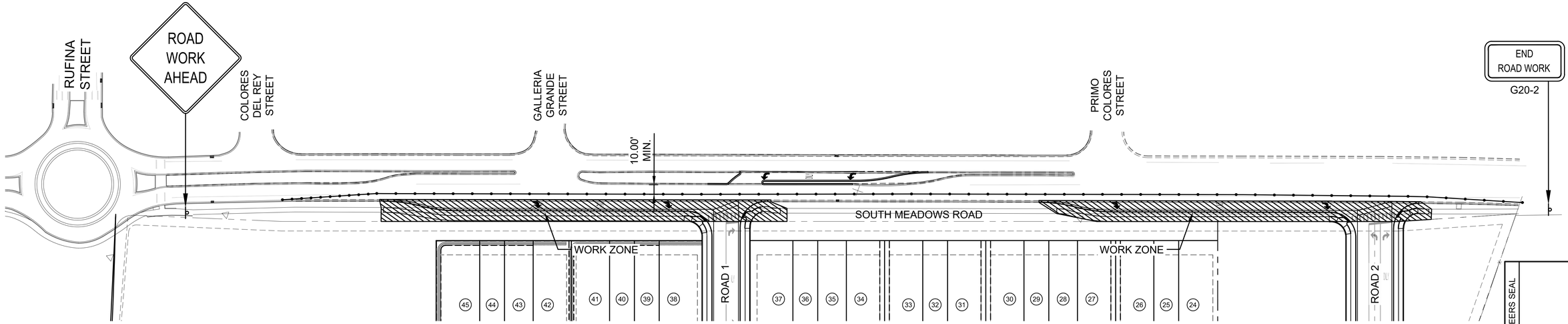
TRAFFIC CONTROL NOTES

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	12-2



CONSTRUCTION TRAFFIC CONTROL PLAN - PHASE 1

SCALE: 1" = 50'



CONSTRUCTION TRAFFIC CONTROL PLAN - PHASE 2

SCALE: 1" = 50'

0 25 50 100

SCALE: 1" = 50'

ENGINEERS SEAL	DATE	REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

CASE # _____

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

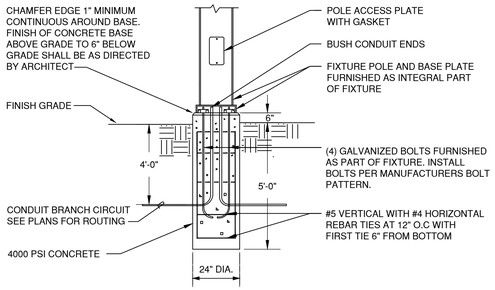
SUGGESTED SEQUENCE OF CONSTRUCTION

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	12-3

FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION/ LOCATION	LAMPS TYP	WATTS	LUMENS	MOUNTING INSTRUCTIONS	REMARKS
A	PRESCOLITE	#LBEB6A-7L-40K-9-WH	ADJUSTABLE LED RECESSED DOWN LIGHT	LE	10.0	700	RECESSED	

TO REVISE



POLE MOUNT DETAIL

SCALE: N.T.S.

SYMBOL LEGEND

- CEILING OR WALL BRACKET FIXTURE. SEE FIXTURE SCHEDULE.
- FLUORESCENT OUTLET AND FIXTURE. SEE FIXTURE SCHEDULE.
- 2X4 FLUORESCENT OUTLET AND FIXTURE. SEE FIXTURE SCHEDULE.
- 2X2 SURFACE MOUNTED FLUORESCENT
- 1X4 WALL MOUNT FLOURESCENT FIXTURE
- EXIT LIGHT. ARROWS INDICATE DIRECTIONAL ARROW ON FIXTURE.
- EM — EMERGENCY EGRESS LIGHTING FIXTURE WITH BATTERY PACK, SEE LIGHTING FIXTURE SCHEDULE, MH= 7'- 6" TO BOTTOM
- $ — SINGLE POLE WALL SWITCH, UP +48".
- $T — THERMAL O.L. SWITCH
- $OS — OCCUPANCY SENSOR SWITCH UP AT STANDARD HEIGHT.
- $D — DIMMER SWITCH. SEE PLANS AND SPECS FOR CHARACTERISTICS
- $3 — THREE WAY SWITCH, UP +48" TO CENTER.
- DUPLEX CONVENIENCE OUTLET, GROUNDING TYPE, UP +18" UNLESS OTHERWISE INDICATED
- FOURPLEX CONVENIENCE OUTLET, GROUNDING TYPE, UP +18" UNLESS OTHERWISE INDICATED
- JUNCTION BOX FLUSH IN WALL WITH CONNECTION TO EQUIPMENT.
- J-BOX ABOVE LAY-IN CEILING W/ FLEX CONDUIT TO LAY-IN FIXTURES
- DATA/COM OUTLET, UP +18" UNLESS OTHERWISE INDICATED. REFER TO THE PLANS FOR DETAILS.
- T — THERMOSTAT, UP 48" UNLESS OTHERWISE INDICATED.
- DISCONNECT SWITCH. SIZE AND POLES FOR LOAD CONNECTED.NEMA 3R
- SPECIAL SYSTEMS CABINET W/ HINGED DOOR AND KEYED LOCK
- SURFACE MOUNTED PANEL. SEE PANEL SCHEDULE FOR CHARACTERISTICS.
- G — GROUND
- F — MOTOR CONNECTION, FRACTIONAL H.P (LESS THAN 1/3 HP)
- MOTOR CONNECTION WITH HP INDICATED.
- BRANCH CIRCUIT IN WALLS OR CEILING WITH CONDUCTORS INDICATED. (NEUTRAL, HOT, SWITCHED, AND GROUNDING CONDUCTOR-LEFT TO RIGHT RESPECTIVELY)
- BRANCH CIRCUIT IN WALLS OR UNDER FLOOR, CONDUCTORS INDICATED.
- A-1 — HOME RUN TO PANEL, WITH BRANCH CIRCUIT NUMBERS INDICATED.
- KEYED NOTE SYMBOL
- MECHANICAL EQUIPMENT SYMBOL

ELECTRICAL GENERAL NOTES

A. PERFORM ALL ELECTRICAL WORK IN NEAT WORKMANLIKE MANNER IN FULL COMPLIANCE WITH ALL APPLICABLE, ADOPTED, CODES; INCLUDING BUT NOT LIMITED TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), UBC, NFPA, AND ADA. ALL LOCAL AND STATE REQUIREMENTS WILL BE OBSERVED DURING THE PERFORMANCE OF THIS WORK.

B. SHOULD THE CONTRACTOR DETECT DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND ANY ASSOCIATED LEGAL OR SAFETY REQUIREMENTS HE SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING.

C. FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING.

D. AFTER COMPLETION OF THE INSTALLATION, THE ENTIRE SYSTEM SHALL BE THOROUGHLY CLEANED. REMOVE ALL FOREIGN MATTER, PAINT, OR DIRT, GREASE, UNNEEDED LABELS OR STICKERS FROM FIXTURES AND EQUIPMENT. REMOVE ALL RUBBISH AND DEBRIS ACCUMULATED DURING INSTALLATION FOR THE PREMISES.

E. ALL PHASES OF THE ELECTRICAL WORK SHALL BE COORDINATED WITH THE ARCHITECT AND GENERAL CONTRACTOR. WORK SHALL BE PERFORMED TO CAUSE AS LITTLE INCONVENIENCE AS POSSIBLE TO THE OWNER.

F. ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 VOLTS TYPE THHN/THWN, INSULATION, UNLESS OTHERWISE INDICATED ON THE DRAWINGS. MINIMUM WIRE SIZE SHALL BE #12 AWG AND STRANDED FOR #10 AWG OR LARGER. ALL WIRING SHALL BE RUN IN CONDUIT.

G. GENERALLY, CONDUIT SHALL BE EMT, 1/2 INCH MINIMUM. WHERE REQUIRED TO PROTECT FROM PHYSICAL DAMAGE, CONDUIT SHALL BE RIGID GALVANIZED STEEL OR IMC TYPE. RUN CONDUIT CONCEALED UNLESS OTHERWISE SHOWN ON THE DRAWINGS. USE FLEXIBLE METALLIC CONDUIT OR SURFACE MOUNTED RACEWAY ONLY WHERE INDICATED. PROVIDE EXPANSION FITTINGS FOR CONDUIT CROSSING EXPANSION JOINTS.

H. USE ONLY ACCEPTABLE METHODS OF SUPPORT.

I. TERMINATING AND SPLICING: ALL #10 GA AND SMALLER JOINTS AND SPLICES IN BRANCH CIRCUIT WIRING SHALL BE MADE WITH AN APPROVED, SOLDERLESS TOOL. APPLICATION OR TWIST ON CONNECTORS: #8 GA AND LARGER WITH HIGH COMPRESSION BARREL SPLICES WITH SHRINK WRAP AND MANUFACTURER'S COMPATIBLE CONNECTORS IN GUTTERS, AND SIMILAR LOCATIONS; AND NOTE ALLOWED IN RACEWAYS.

J. DAMP/WET LOCATIONS USE STEEL COMPRESSION GLAND TYPE COUPLER AND CONNECTIONS.

K. TYPE AC AND/OR MC CABLE IS ALLOWED ON THIS PROJECT.

L. IN ADDITION TO RACEWAY BONDING REQUIRED BY CODE AND OUTLET BOX BONDING JUMPERS, CONTRACTOR SHALL INSTALL A GREEN EQUIPMENT GROUND CONDUCTOR FOR EACH BRANCH CIRCUIT.

M. PROVIDE WIRING DEVICES RATED FOR THE GIVEN APPLICATION AS REQUIRED BY CODE. SPECIAL DEVICES SHALL BE PROVIDED AS INDICATED.

N. ALL EXTERIOR WIRING SHALL BE INSTALLED IN CONDUIT APPROVED FOR THE APPLICATION. UTILIZE WEATHERPROOF FITTINGS AND WEATHERPROOF BOXES/COVERS PER NEC.

O. SIZE ALL BOXES AND ENCLOSURES PER THE NATIONAL ELECTRICAL CODE. WORKING SPACE FOR ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE.

P. PROVIDE MINIMUM #10 THHN/THWN CONDUCTORS ON ALL BRANCH CIRCUIT CONDUIT RUNS EXCEEDING 100'-0" IN LENGTH.

ENGINEERS SEAL



01/30/2024

DATE

REVISIONS

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

A C ENGINEERING ENTERPRISES, LLC
141 E. Palace Ave Garden Level
Santa Fe, New Mexico 87501
Phone - 505.842.5787

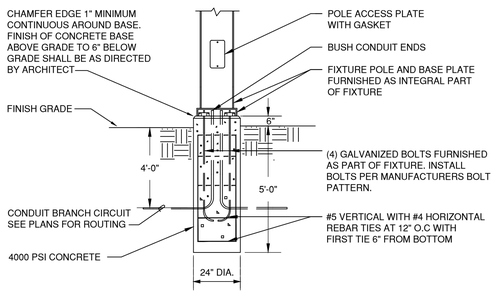
SUBDIVSION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

FIXTURE SCHEDULE
GENERAL NOTES

DATE:	SCALE:	SHEET:
MARCH 2024	NONE	E-001

SHEET KEYNOTES

POWER RISER DIAGRAM
SCALE: N.T.S.



POLE MOUNT DETAIL
SCALE: N.T.S.

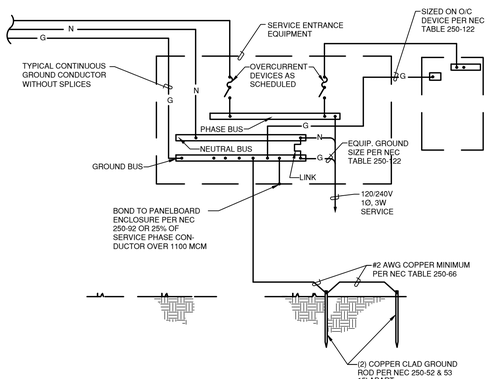
LOAD SUMMARY -- 120/240V - 1PH - 3W

LOAD	CONNECTED LOAD	DEMAND LOAD
LIGHTS	3 KW	4 KW
TOTAL	3 KW	4 KW = 17 AMPERES

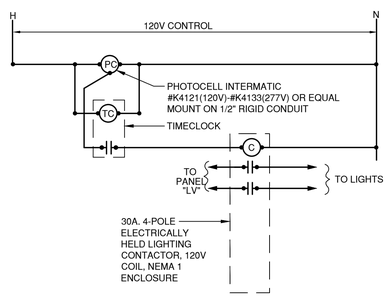
PROVIDE NEW 100A SERVICE ADEQUATELY RATED FOR THE PROPOSED DEMAND LOAD

SHORT CIRCUIT CALCULATIONS

ASSUME 25KVA POLE MOUNT TRANSFORMER WITH 1.4%Z. MAXIMUM LET THROUGH CURRENT AT THE SECONDARY TERMINALS OF THE POLE MOUNT TRANSFORMER = 4,286A. MAXIMUM CALCULATED FAULT AT NEW PANEL "LV" = 3,335A. NEW PANEL "LV" SHALL BE PROVIDED WITH MINIMUM 10KAIR CIRCUIT BREAKERS.



TYPICAL BUS GROUNDING DETAIL
SCALE: NONE



EXTERIOR LIGHTING CONTROL DIAGRAM
SCALE: NONE

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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ENGINEERS SEAL

DATE

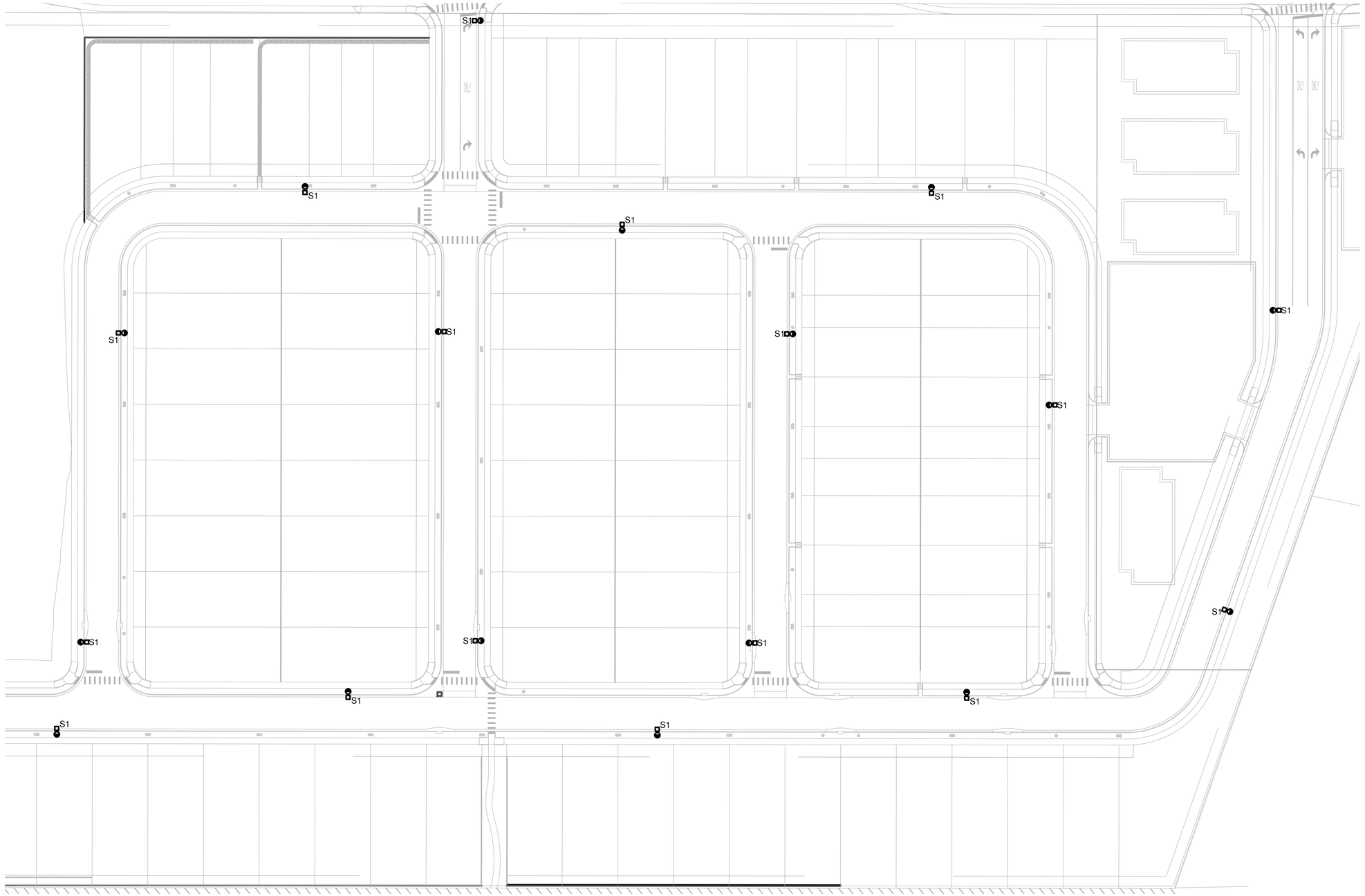
REVISIONS

A C Engineering Enterprises, LLC
141 E. Palace Ave Garden Level
Santa Fe, New Mexico 87501
Phone - 505.842.5787

SUBDIVSION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

POWER RISER DIAGRAM
PANEL SCHEDULE

DATE:	SCALE:	SHEET:
MARCH 2024	NONE	E-501



SITE LIGHTING PLAN
SCALE: 1" = 40'-0"

GENERAL SHEET NOTES

SHEET KEYNOTES

ENGINEERS SEAL

FREDERICK A TELCK — STATE OF NEW MEXICO — 6257 — REGISTERED PROFESSIONAL ENGINEER

01/30/2024

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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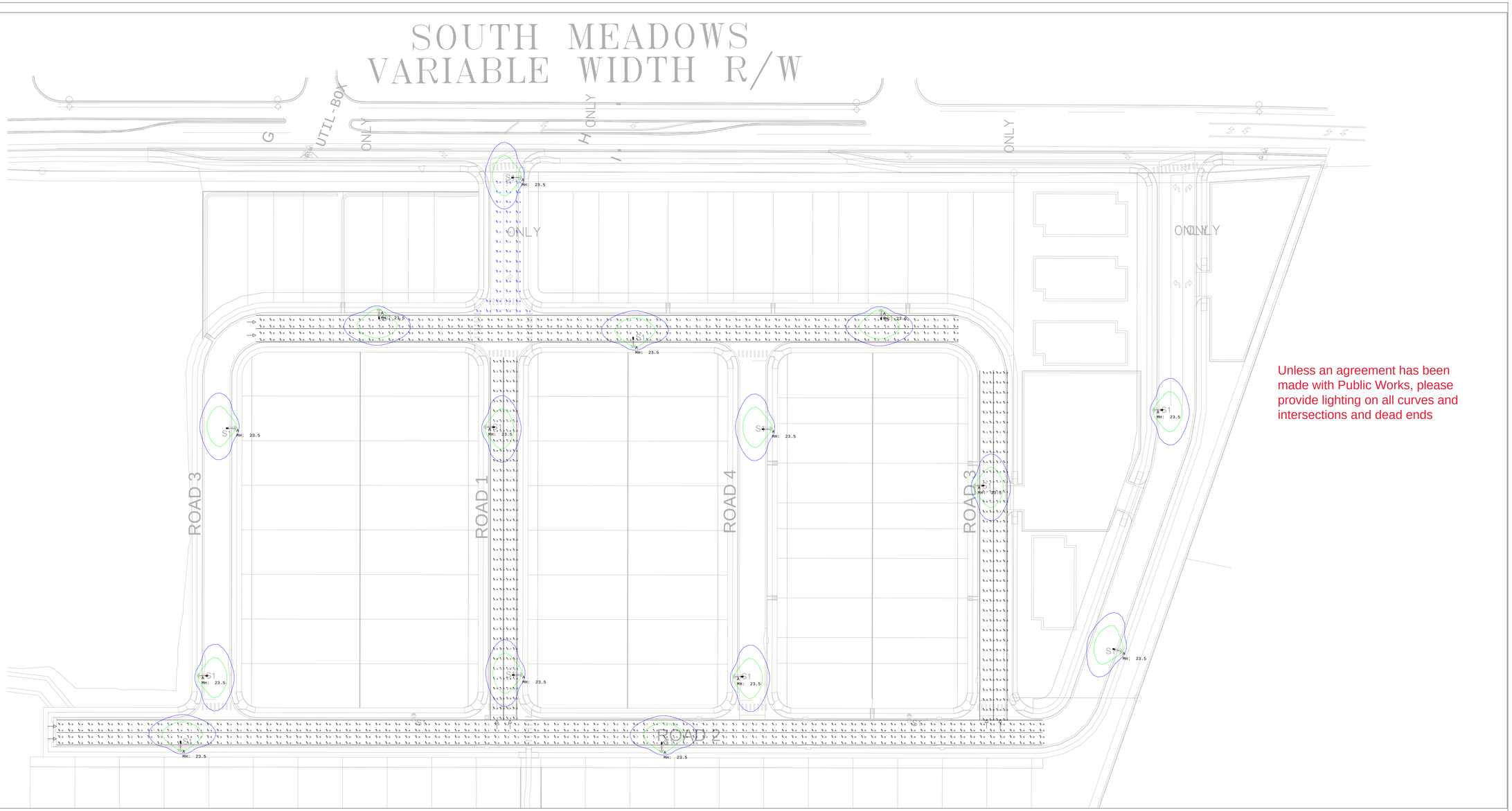
CASE # _____

A C Engineering Enterprises, LLC
141 E. Palace Ave Garden Level
Santa Fe, New Mexico 87501
Phone - 505.842.5787

SUBDIVSION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SITE LIGHTING PLAN

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 40'	ES-101



Unless an agreement has been made with Public Works, please provide lighting on all curves and intersections and dead ends

Scale: 1 inch= 50 Ft.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
North Entry	Illuminance	Fc	0.27	1.9	0.0	N.A.	N.A.
Road 1 (typ)_Illum	Illuminance	Fc	0.44	2.0	0.0	N.A.	N.A.
Road 1 (typ)_Luminance	Luminance	Cd/Sq.m	0.25	0.77	0.00	N.A.	N.A.
Road 1 (typ)_Veil_Lum	Veiling Luminance	Cd/Sq.m	0.01	0.1	0.0	N.A.	N.A.
Road 2_Illum	Illuminance	Fc	0.18	2.0	0.0	N.A.	N.A.
Road 2_Luminance	Luminance	Cd/Sq.m	0.11	0.82	0.00	N.A.	N.A.
Road 2_Veil_Lum	Veiling Luminance	Cd/Sq.m	0.01	0.1	0.0	N.A.	N.A.
Road 3 (east)_Illum	Illuminance	Fc	0.23	1.9	0.0	N.A.	N.A.
Road 3 (east)_Luminance	Luminance	Cd/Sq.m	0.14	0.78	0.00	N.A.	N.A.
Road 3 (east)_Veil_Lum	Veiling Luminance	Cd/Sq.m	0.00	0.0	0.0	N.A.	N.A.
Road 3 (north)_Illum	Illuminance	Fc	0.34	2.0	0.0	N.A.	N.A.
Road 3 (north)_Luminance	Luminance	Cd/Sq.m	0.21	0.81	0.00	N.A.	N.A.
Road 3 (north)_Veil_Lum	Veiling Luminance	Cd/Sq.m	0.01	0.1	0.0	N.A.	N.A.

Safety Disclaimer Roadway

This design does not conform to current IESNA RP-8-18 levels based for the IES classification of roadway classification & pedestrian activity. Acuity Brands will not be responsible for any potential safety issues that may arise due to noncompliance of these minimal levels.
*Reference current IESNA RP-8-18 for appropriate design levels and uniformity.

General Notes - Roadway

1.) Readings shown are based on a total LLF of 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 and projected per IESNA TM-21-11).
2.) Design intent for compliance with RP-8-18 based on these parameters:
i. Road Class - Residential
ii. Pedestrian Activity - Low
3.) Please refer to the "luminaire locations" for mounting heights.
4.) Product information can be obtained at www.Holophane.com or through your local agent.
5.) Calculations do not account for topography and possible obstructions such as existing old growth trees or foliage.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	15	A	Single	ATBS P10 XXXXX R2 27K VR	Simulation from ATBS P10 XXXXX R2 30K VR	0.780	4451	38.4	576

DISCLAIMER
This architectural lighting submittal is provided only for informational purposes and to help the customer or end-user (as applicable) understand how various sections of linear fixtures connect to each other and how they mount to the ceiling. Acuity Brands makes no representations or warranties of any kind, including but not limited to the fitness for a particular use, warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor-plans, reflected ceiling plans, electrical plans and specifications) provided to Acuity Brands is incomplete or not current when this submittal is received by the customer or end-user (as applicable), it is the obligation of the customer or end-user (as applicable) to provide updated or additional information and request a revised submittal. Acuity Brands shall not be responsible for any project requirements for lighting system performance, code compliance, safety, suitability, and effectiveness for use in a particular application. In no event will Acuity Brands be responsible for any loss resulting from any use of any information contained in this lighting submittal.

ACUITY DESIGN SERVICES
LIGHTINGDESIGNSERVICES@ACUITYBRANDS.COM

Drawn By: Robert Cunningham
Checked By:
Date: 2/22/2024
Scale: As Shown
Filename: 258919-1 A1.AGI

Los Prados Subdivision-
Santa Fe, NM

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: March 15, 2024

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Prevention Division

Case No.: 2024-7998_Los Prados Phase 1 Preliminary Subdivision Plat

Case Planner: Janice Biletnikoff

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.

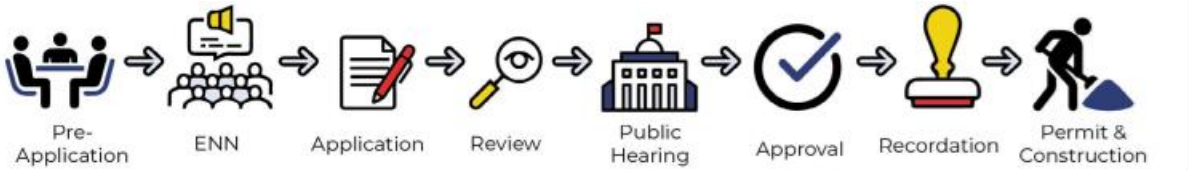


Timing of Conditions of Approval + Technical Corrections

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 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. 503.2.1 Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches. (this would also include anticipated on street parking, unobstructed parking is crucial to community life safety response.)	Prior to public hearing	
2. 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Shall provide code analysis of project for proper occupancy classification designation as per IFC 2015.		
2. Shall provide engineered (civil engineered) all weather road as per IFC 2015, 104.7.2 Technical Assistance, 503.2.3 Surface.		
3. 503.1.1 Fire Department shall have 150 feet distance to any portion of the building on any new construction.		
4. 503.2.1 Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.		
5. 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times.		
6. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6		
7. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an		

approved route around the exterior of the facility or building.		
8. 912.2 Location (Fire Department Connections). With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief.	Prior to recordation	
9. Shall have water supply that meets fire flow requirements as per IFC (Appendix B)		
10. D102.1 Access and Loading (75,000 lbs.)		
11. D103.5 Fire apparatus access road gates.		
12. D103.4 Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.		
13. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade		
14. Shall comply with D105 Aerial Fire Apparatus Access Roads. (width and proximity to building).		
15. Shall comply with Section D106 Multiple-Family Residential Developments.		
16. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.		
17. D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the property or area to be served measured in a straight line between accesses.		
18. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.		

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

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

1.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: September 2023

Development Review Team

Comment Form

Date: 3/29/2024

Staff person: Lawrence Rivera

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

Case #2024-7998: Los Prados: Phase 1 - Preliminary Subdivision Plat

Case Manager, Janice Biletnikoff, AICP, jbiletnikoff@santafenm.gov

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

Conditions of Approval:	Must be completed by:

Technical Corrections*:	Must be completed by:
1. Landscape plan must include the following information: Open space calculations are required by 14-7.5. Tree and shrub calculations for open space and retention pond areas as required by 14-8.4(H) & 14-8.4(F) respectively. Provide plant counts for open space, ponding, and street trees. Provide a detailed list of required and provided plant material.	Prior to recordation
2. 14-8.4(H)(4) At least twenty-five percent of required trees and shrubs shall be evergreen. Existing trees and shrubs shall be accepted for required *landscaping* if they otherwise meet the requirements of this Section 14-8.4. Provide 25% evergreen calculations for trees and shrubs with open space calculations.	Prior to recordation
3. 14-8.4(F)(5)(c) Provide significant tree information: species and quantities of Pinon, Juniper, Siberian Elm, and any other species. All significant trees to be removed shall include the removal of the root systems. Provide information on Sheet 4-2.	Prior to recordation
4. Provide plant material water needs on the Plant Schedule as shown on the city approved plant list.	Prior to recordation
5. 14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plants with similar water use requirements shall be grouped together, i.e. native low water using trees and non-native trees shall have separate zones, native low water using shrubs and non-native shrubs shall have separate zones. Separate zones are required for permanent and temporary irrigation lines. Separate zones are required for trees and shrubs.	Prior to recordation
6. Provide information on the Purple Leaf Plum trees located at the northeast corner of the park area near the roundabout. Remove the tree closest to the existing fire hydrant. Adjust trees leaning into South	Prior to recordation

Meadows Road, remove and replace any tree that is not healthy due to disease, fungus, virus, or vandalism.	
7. Screening and Buffering: 14-8.4(J)(1) Walls and Fences: For any project to which this Subsection 14-8.4(J) applies, publicly visible walls and fences shall be wrought iron or simulated wrought iron, wood or simulated wood, cedar pole, adobe, split-faced concrete block, stone, stuccoed or rectangular mesh wire on wooden posts in combination with vines or other climbing plant material. 14-8.4(J)(2)(b)(i) Any wall or fence that is more than three (3) feet in height above finished grade on the side facing the street, shall be set back from the street right of way line a distance equal to or greater that the height. 14-8.4(J)(2)(b)(ii) The setback area required by Subsection (b)(i) shall be landscaped with plant material that consists of predominantly thorny or other barrier plantings that will cover a minimum of seventy-five percent of the ground area of the planter and that will screen a minimum of seventy-five percent of the face of the fence or wall at maturity. 14-8.4(J)(3) Buffer for Nonresidential Development Abutting Residential: (a) Nonresidential development that abuts a residential development on a residentially zoned property or an undeveloped parcel in a residential zoning district shall provide a coninuous landscape buffer strip not less than fifteen (15) wide. (b) Plant material in the landscaped buffer shell, at a minimum, conform to the requirements for open space provided in Subsection 14-8.4(H). (c) the landscaped buffer may be considered part of any required open space so long as all other conditions of the open space requirement are satisfied Provide landscape plantings to all perimeter fencing an commercial buffering areas.	Prior to recordation
8. 14-8.4(G)(3)(d) *street trees* shall be located at least fifteen (15) feet from light standards, so as not to impede outdoor illumination; (e) *street trees* shall be located at least fifteen (15) feet from fire hydrants so as not to interfere with hydrant operation.	Prior to recordation
9. Provide information on the Street tree and shrub irrigation not included within the HOA water budget calculations. An irrigation design is required for these planter strips.	Prior to recordation
10. Provide landscape plantings at walkway, between lots 11 & 12 for buffering and backyard privacy.	Prior to recordation
11. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.	Prior to recordation
STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS UPON RECEIVING REVISIONS	

*Must made prior to recording and/or permit issuance

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Development Review Team (DRT)
Comment Form

Date: 4/4/24

DRT Member: Leah Yngve

Dept/Div: PW/MPO

Case No.: **Case #2024-7998. Los Prados Phase I Preliminary Subdivision Plat**

Case Planner: Janice Biletnikoff

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. Add a midblock pedestrian crossing of South Meadows between Primo Colores and Galleria Grande or another similar location.	Prior to public hearing	
2. Reduce the right turn lane lengths from South Meadows to Avenida de los Prados and Camino del Llano to a maximum of 70 feet.	Prior to public hearing	
3. Combine the exiting right and left lanes on Camino del Llano into one singular exiting lane if the intersection can still perform with a Level of Service of E or higher.	Prior to public hearing	
4. Reduce the lane widths of the 60' ROW section to 10'.	Prior to public hearing	
5. Reduce curb radii at intersections without bulb-outs to the minimum size that still allows vehicles to turn without crossing the centerline.	Prior to public hearing	
6. Add speed humps to the north/south stretch of Camino del Llano, including a raised crosswalk at Avenida de los Prados	Prior to public hearing	
7. Add a crosswalk across Camino del Llano for future residents of the condos to safely cross.	Prior to public hearing	
8. Reduce the internal development street speed limit to 20 mph	Prior to public hearing	
9. Meet with City traffic engineer to discuss reasoning for a three-way stop at Avenida de los Prados and Calle Campo, or make it a two-way stop.	Prior to public hearing	

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

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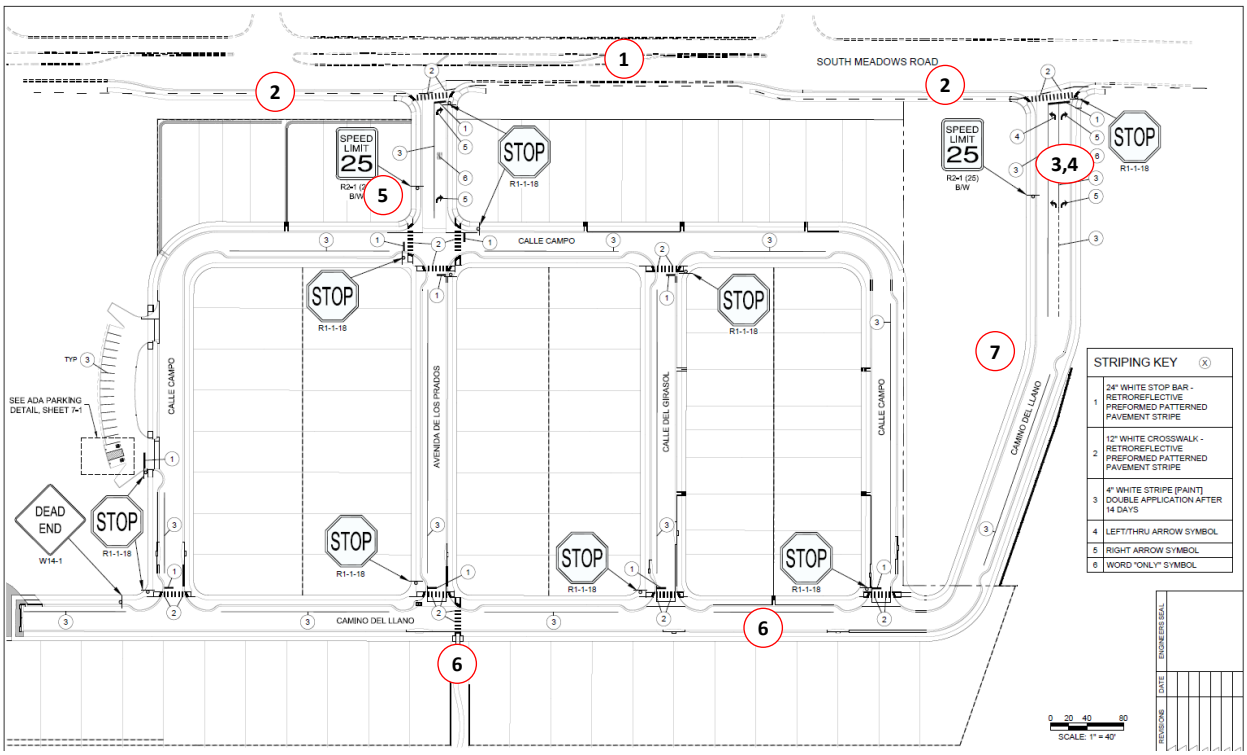

Explanation of Conditions or Corrections:

1. Add a midblock pedestrian crossing of South Meadows between Primo Colores and Galleria Grande or another similar location.

The addition of the public park will provide a significant destination for neighborhood residents. Many may not be willing to walk to the roundabout to cross the street, so a midblock crossing will be desirable and will increase pedestrian connectivity, one of the major goals of the Santa Fe Pedestrian Master Plan.

“connectivity: Provide a citywide network of accessible, efficient, and convenient pedestrian infrastructure that connects homes, jobs, shopping, schools, services, and recreation areas using sidewalks, crosswalks, shared-use paths, bridges, tunnels, and signage.” P13

2. Reduce the right turn lane lengths from South Meadows to Avenida de los Prados and Camino del Llano to a maximum of 70 feet.

During the Master Plan approvement process, it was agreed that the right turn lanes could be reduced to 70 ft and still meet SAMM requirements. The MPO strongly supports this change as a long right turn lane does not fit the neighborhood context of South Meadows and allows vehicles to maintain unsafe speeds throughout the corridor. Speeding is a top concern of neighborhood residents throughout the City and is a contributing factor to increased crashes and crash severity.

3. Combine the exiting right and left lanes on Camino del Llano into one singular exiting lane if the intersection can still perform with a Level of Service of E or higher.

The TIA shows the South Meadows and Camino del Llano performs at a level C level of service (LOS) for the left turn at AM peak and a level A at PM peak. The City is in the process of adopting guidelines for TIAs that would establish an alternative to SAMM guidance. These new guidelines will allow a LOS E to be acceptable. Reducing the number of lanes from three to two will improve pedestrian safety by reducing the crossing distance.

Approximately 900 households and 3,400 people live within one quarter mile of South Meadows between Airport and Agua Fria. One third of these residents (~1,133) are 17 or younger and therefore mostly unable to drive. With transit, goods, services, and schools accessed via Airport Road, creating a safe pedestrian experience is critical.

4. Reduce the lane widths of the 60’ ROW section to 10’.

10’ lanes are standard across the City of Santa Fe including for a subcollector or collector street. Providing 12’ lanes instead of 10’ unnecessarily increases the pedestrian crossing distance by 2’ to 4’.

Table 14-9.2-1: Design Criteria for Street Types

(Ord. No. 2013-16 § 59)

TABLE 14-9.2-1: Design Criteria for Street Types

See also Chapter 12 Fire Prevention and Protection — International Fire Code Appendix D Fire Apparatus Access Roads (as amended) for mandatory standards for roadway width, steepness, dead end/turnarounds, number of access points and fire lane signage

Criteria	Major Arterial (6-Lane)	Major Arterial (4-Lane)	Secondary Arterial	Collector	Collector Mixed-Use	Subcollector		Lane	Lot Access Driveway Note 1
						No Parking	With Parking		
Average Daily Traffic	Up to 60,000	Up to 40,000	5,000-15,000	1,000—5,000	1,000—5,000	300—1,000	300—1,000	0—300	Minimum
Dwelling Unit Access						30—100	30—100	0—30	(0—8)
Minimum Right-of-way Width	120	98	70	52	50	42	50 or 56	38 or 42	NA
Slope/Grading Easement (conditional upon staff review)	0—30	0—30	0—30	0—30	0—30	0—30	0—30	0—30	NR
Number of Auto Lanes	6—7 Note 2	4—5 Note 2	2—3 Note 2	2	2	2	2	2	1
Width of Driving Lanes	11	11	11	10	10	9	10	9	10
Median/Turn Lane Width	18	18	14	NR	NR	NR	NR	NR	NR
Minimum Bikeway Width	5	5	5	4	NR	NR	NR	NR	NR
On-Street Parking Width	NA	NA	NA	NA	6 Note 3	NA	6 Note 4	NA	NA
Curb & Gutter	2	2	2	2	2	2	2	2	NR
Minimum Sidewalk Setback	5	5	5	5	NR	5	5	0 or 5 Note 1	NR
Minimum Sidewalk Width	6	6	5	5	7	5	5	5	NR

Notes:

NA - Not Applicable

NR - Not Required

1. Refer to Subsection 14-9.2(C)(8) for additional standards for lanes and *lot* access driveways. *Lot* access driveway standard applicable to access from *street* to not more than eight single family *lots*.

2. Includes Median/Turn Lane

3. Parking required on both sides of *street*, except no parking on that side of a *street* adjoining the plaza.

4. Parking may be on one side or both sides of the *street*; parking lane should not be continuous.( )

All measurements in feet, unless otherwise noted.

5. Reduce curb radii at intersections without bulb-outs to the minimum size that still allows vehicles to turn without crossing the centerline.

The Santa Fe Pedestrian Master Plan states (p85): To help slow down vehicular traffic and reduce the crossing distance for pedestrians, the use of smaller curb return radii at intersections should be considered. Reduced radii provides an extended sidewalk area and makes pedestrians more visible to motorists. Reduced radii also help to slow vehicles as they navigate through their turning movement, enabling drivers to respond more quickly to signal changes and crossing pedestrians. The smallest practicable curb-return radii should be used at intersections: 5-15 ft. radius where no turn is possible, and 16 ft. radius at the right turn corner.

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Given the residential context of the neighborhood, the smallest possible radius should be utilized.

6. Add speed humps to the north/south stretch of Camino del Llano, including a raised crosswalk at Avenida de los Prados

Speeding remains a large source of public concern. Since Camino del Llano will be both a residential street and an access street to the park, it is important that measures are taken to prevent speeding. Speed humps and a raised pedestrian crosswalk can help achieve this goal. Additionally, a raised crosswalk will increase pedestrian visibility and slow traffic.

https://safety.fhwa.dot.gov/ped_bike/step/docs/techSheet_RaisedCW2018.pdf

7. Add a crosswalk across Camino del Llano for future residents of the condos to safely cross.

The Master Plan shows a parking lot across Camino del Llano. Pedestrians walking to their car from the west are unlikely to walk to the larger, less safe intersection with South Meadows to cross at that crosswalk. Including a crosswalk where the bulb out is planned to the east of the parallel parking will ensure the pedestrians will have a safer location to cross.

8. Reduce the internal development street speed limit to 20 mph

The Pedestrian Master Plan states that “Posted speeds are on average 5 mph slower than actual speed.” (P10) The MPO Neighborhood Safety Study showed that residents prefer slower streets in their neighborhood and have many concerns about speeding. Speeding vehicles have less time to react to pedestrians and are more likely to cause a serious injury or fatality. A pedestrian hit by a vehicle traveling 40 mph has only a 15% chance of survival, while a pedestrian hit at 20 mph has a 95% chance of survival.

9. Meet with City traffic engineer to discuss reasoning for a three-way stop at Avenida de los Prados and Calle Campo, or make it a two-way stop.

The stop controls at three legs of the intersection of Avenida de los Prados and Calle Campo is not standard and may be confusing for intersection users expecting four-way stop control. The City Traffic Engineer, Jeanne Wolfenbarger, may help the applicant determine if this is the best solution for this intersection.

Development Review Team (DRT)
Comment Form

Date: 03/21/2024

DRT Member: Melissa McDonald, Scott Overlie, Zoë Isaacson

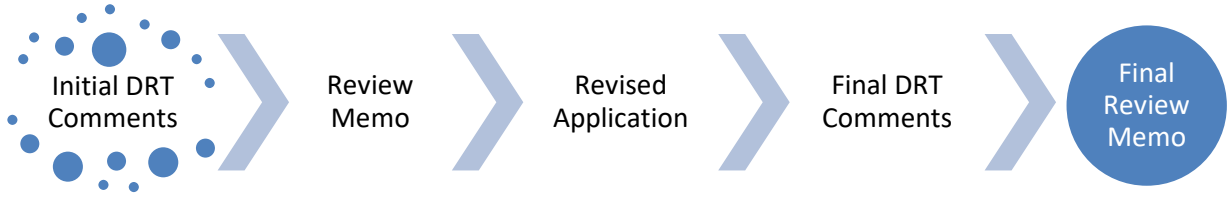
Dept/Div: Parks and Open Space

Case No.: #2024-7998

Case Planner: Janice Biletnikoff

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.

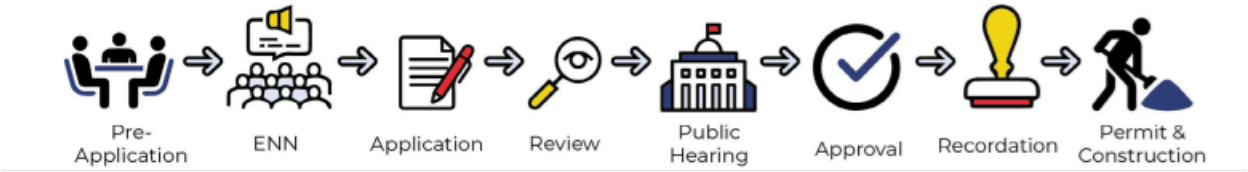


Timing of Conditions of Approval + Technical Corrections

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* – these conditions/technical corrections can be addressed during the building permit review process.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

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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. Provide Drainage Detail and make noted revisions. Satisfy all required actions below.	Prior to Building Permit	
2. Provide Construction Plan Sets with amenities	Prior to Building Permit	
3.		
4.		
5.		

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. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

- Melissa McDonald, Parks & Open Space Division Director, mamacdonald@santafenm.gov ;
- Zoe Isaacson, River and Watershed Manager, zrisaacson@santafenm.gov ;
- Scott Overlie, Project Administrator, saoverlie@santafenm.gov

1. The park shall be built as part of phase 1.
2. Modify drainage/stormwater notes to include the following language:

Drainage Facilities Maintenance (Page 74). This drainage note is required language. Include on all sheets pertaining to drainage:

ANY FORMAL DRAINAGE IMPROVEMENTS ACCEPTING STORWATER FLOWS FROM LOS PRADOS WILL BE PLACED IN A DRAINAGE EASEMENT DEDICATED TO THE LOS PRADOS HOMEOWNERS ASSOCIATION. ALL MAINTENANCE OF THESE FACILITIES IS THE RESPONSIBILITY OF THE LOS PRADOS HOMEOWNERS ASSOCIATION. IF THE HOA FAILS TO FULFILL THESE RESPONSIBLITIES A NOTICE OF VIOLATION (NOV) WILL BE ISSUED, AND ENFORCEMENT ACTIONS WILL FOLLOW. THE CITY RESERVES THE RIGHT TO INSPECT STORMWATER FACILITIES AND PERFORM NECESSARY MAINTENANCE. THE CITY SHALL CHARGE THE HOA THE FULL COST OF SAID MAINTENANCE AND RESERVES THE RIGHT TO ASSESS INDIVIDUAL HOMEOWNERS AND ASSIGN PENALTIES AND LIENS.CORRECTIVE ACTION MUST BE MADE WITHIN THIRTY (30) DAYS AFTER THE NOV IS ISSUED BY THE CITY. INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON.

INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
ON OR ABOUT MARCH 15TH, ON OR ABOUT SEPTEMBER 15TH, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. THE MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

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

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORMWATER IN THE DRAINAGE STRUCTURE.
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH AND IF NECESSARY RESEED WITH NATIVE GRASSES AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS CUT AND FILL SLOPES AND REPAIR OR STABILIZE ACCORDINGLY.
E. INSPECT STRUCTURAL INTEGRITY OF DRAINAGE PONDS SLOPES RIP-RAP AND OTHER EROSION CONTROL MEASURES AND REPAIR OR STABILIZE ACCORDINGLY.

THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY.

THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

3. Onsite stormwater management is required at the parcel level in the subdivision design. At a minimum the developer shall consider: a super elevated roadway cross-section for stormwater redirection towards trees and vegetated planter strips along adjacent roads. The use of permeable materials, like block pavers in parking lanes and/or sidewalks, swaled landscape and other low-impact development grading and landscape solutions. The developer is required to show all concepts that have been considered to reduce endpoint management.

4. A revision of the design is required to align with the original vision of the rain garden as a core element of the park. The current proposed rain garden design lacks interest and does not speak to the vernacular of the park area. We do not accept the current square or rectangular configuration that detracts from the natural pattern initially envisioned and conveyed. Previous concepts as described as tiered edges, curved landforms have not been integrated into the design. We would like to see a more thoughtful design that incorporates the original intent of the rain garden to be part of the park:

   > "…Therefore, it is the intent of the future Park design to maximize passive stormwater harvesting opportunities through employing rain gardens, permaculture, and other similar low-impact techniques…" Jennifer Jenkins, Homewise Owner Representative

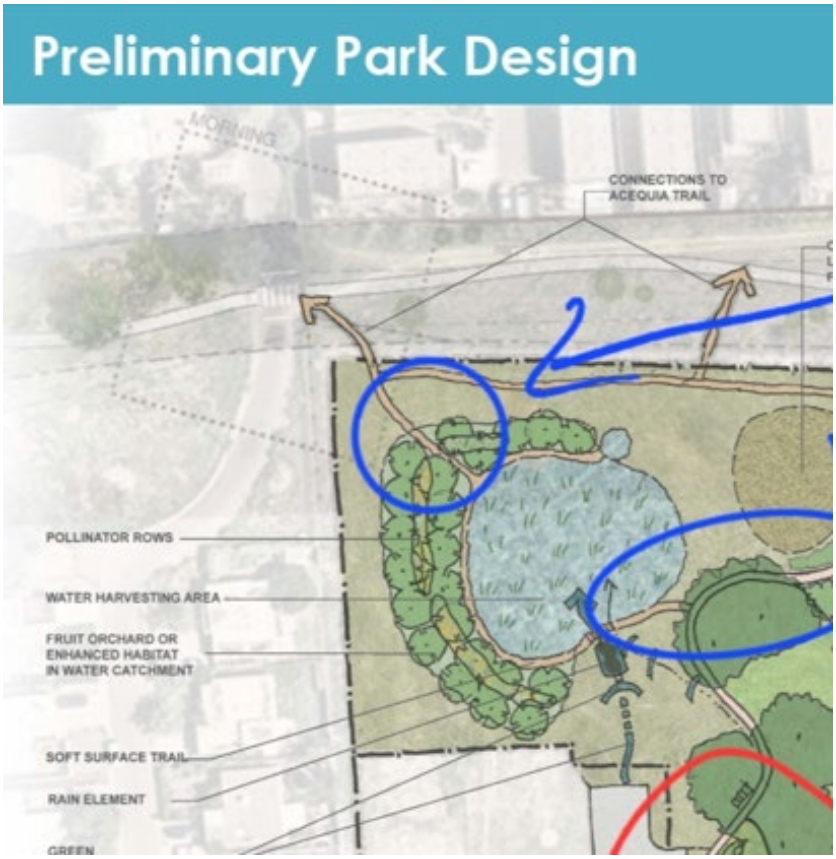
   The applicants engineering team discussed this at the second ENN.

   From: ENN # 2 – September 19, 2023

   Question: Will there be any other drainage structures in the subdivision?

   Answer: Engineering is in process for the subdivision, but there will likely be multiple measures to address drainage (piping, guttering, directing stormwater to plantings, etc.) in addition to the rain garden

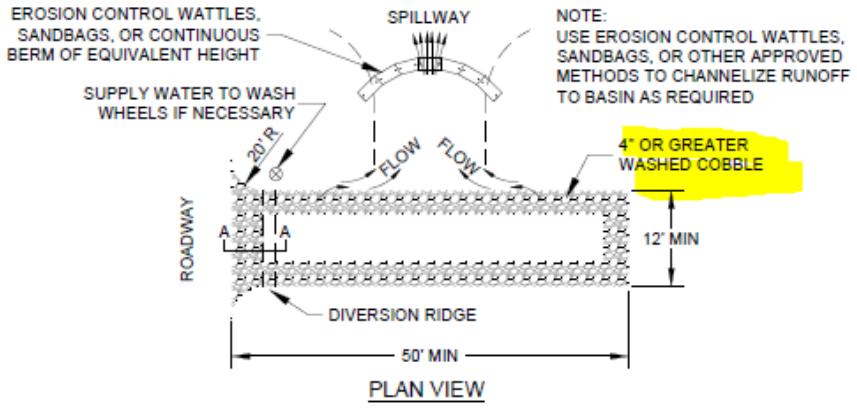
5. Provide detail of the subsurface drainage of the rain garden with specifications of the composition of the subsoil as it relates to soil sampling and boring.


Preliminary Park Design
MORNING
CONNECTIONS TO ACEQUIA TRAIL
POLLINATOR ROWS
WATER HARVESTING AREA
FRUIT ORCHARD OR ENHANCED HABITAT IN WATER CATCHMENT
SOFT SURFACE TRAIL
RAIN ELEMENT

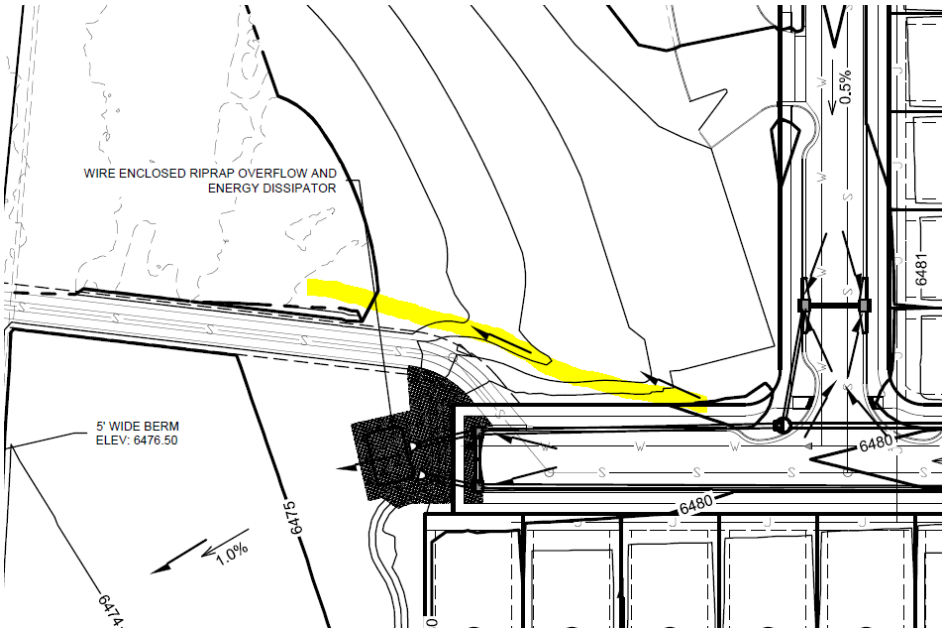

COMMUNITY PARK SITE PLAN
CITY OF SANTA FE, NEW MEXICO NOVEMBER, 2023
MORNING
CONNECTIONS TO ACEQUIA TRAIL
MAINTENANCE ROAD
EXISTING TREE TO REMAIN
BENCH
NATURE PLAY AREA
BOULDER ACCCESS CONTROL
FITNESS ALONG TRAIL
HABITAT / NATIVE PLANTS / SHRUBS
WATER HARVESTING AREA & NATIVE GRASSES
SOFT SURFACE TRAIL
FRUIT TREES OR ENHANCED HABITAT IN WATER CATCHMENT
RAIN ELEMENT / ART
CONTEMPLATIVE SPACE / ART
TURF



6. Specify gravel construction exit should use “4’’ OR GREATER ANGULAR WASHED COBBLE”

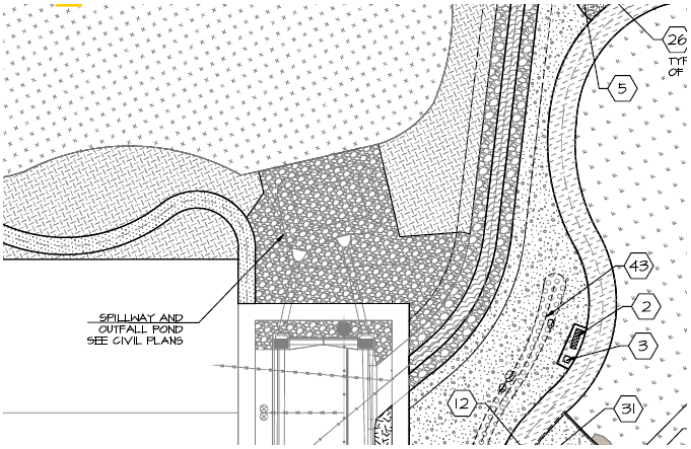


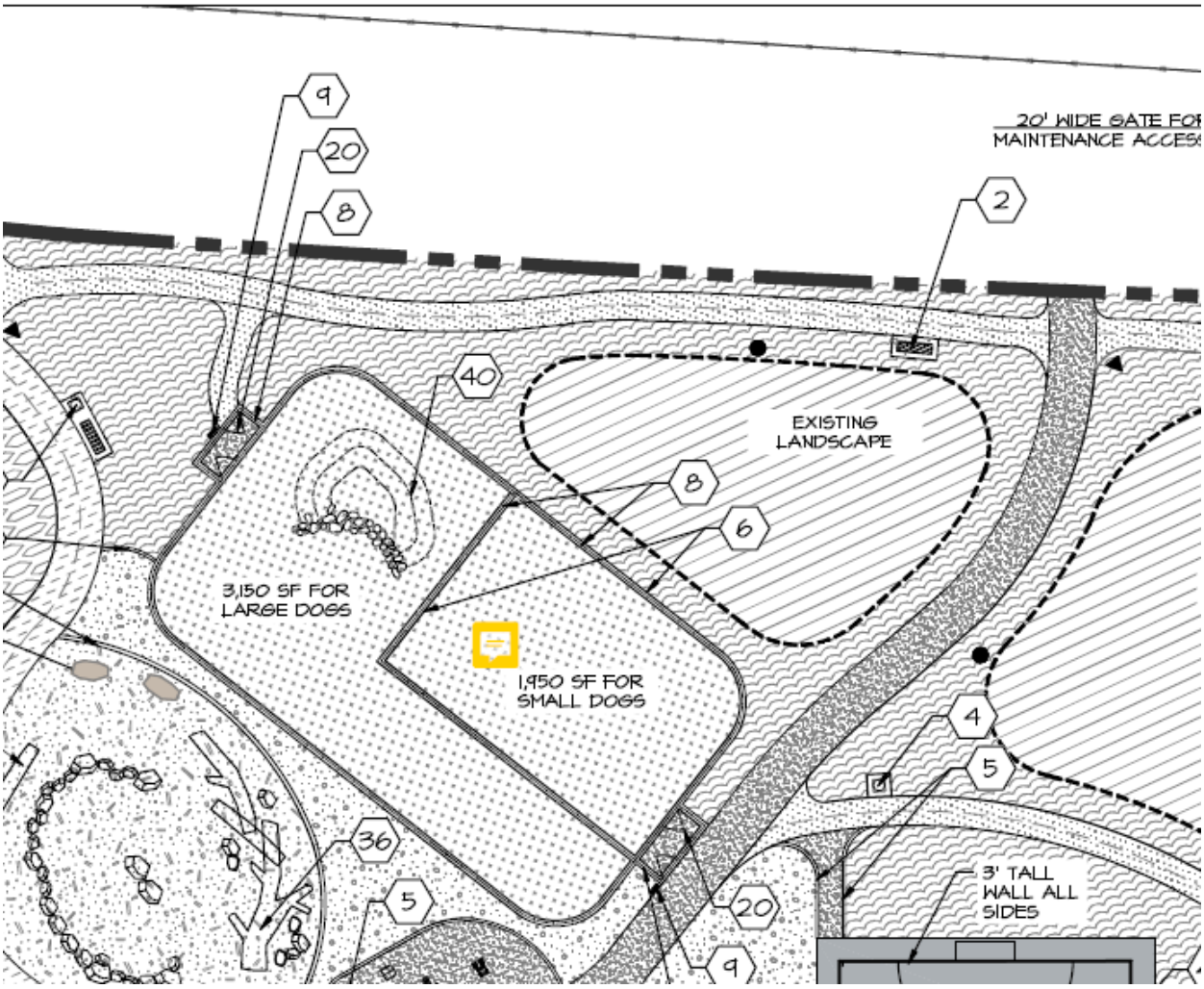
7. Provide more details on what happens to this water during high flows?



8. Amend General Notes #21 (page 13), to include language “with the exception of vegetation within the drainage easement” and add specify details of the maintenance envelope, which should commence after final acceptance and completion.
9. Seeding Notes #2 (page 13), All seeding must meet 70% establishment coverage prior to being accepted.
10. Planting Notes #3 (page 13), Warranty and Maintenance correct entity to City of Santa Fe Public Works/Park and Open Space to “Bernalillo County”
11. Irrigation Notes, #12, (page 13)—rephase to pressure testing to City of Santa Fe standards or industry standards, whichever is highest.
12. Update Sod & Seeding Schedule for Parks (Page 14) to indicate that 100% bluegrass is not compliant with Code 14-8.4; a park blend of bluegrass and fescue is required, with bluegrass constituting no more than 25%.
13. Sod & Seeding Schedule for Parks (Page 14), provide details on composition of all seed mixes with %. bio retention pond seed mix, reclamation mix missing.
14. Evergreen Trees (page 14), Remove Pinus Ponderosa. These are not acceptable as this tree is beginning to show stress and disease at lower elevations. Required to replace with either Austrian, Bosnian, White Pine or provide other suggestions to be approved by Parks and Open Space Division Director
15. Prunus Cerasifera “Krauter Vesuvius’ Purple Leaf Plum (page 14) are not acceptable, branching structure is problematic. Required substitution is Frontier Elm, Ulmas parvifolia ‘frontier’ or provide other suggestions to be approved by Parks and Open Space Division Director

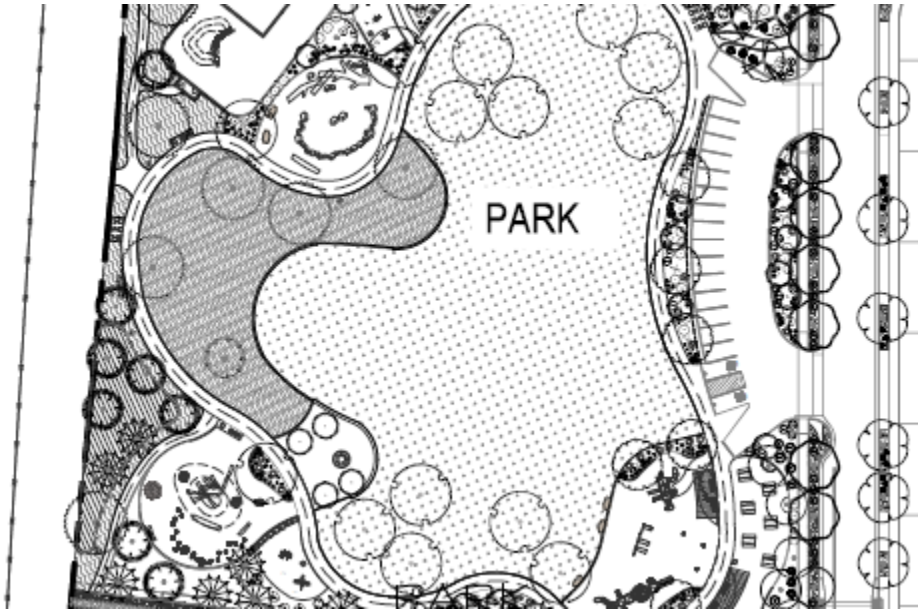
16. Teugrium Cossonii, Creeping Germander (page 14), is not acceptable. Plant has a low success rate and is inappropriate for Zone 6. Substitution required snow-in-summer (Cerastium) or provide other suggestions approved by Parks and Open Space Division Director
17. Mahonia Repens, creeping mahonia (page 14), is not acceptable problematic maintenance spreads where you don't want it. Required substitution Blue Rug Juniper-Juniperus horizontalis 'Wiltonii' or provide other suggestions to be approved by Parks and Open Space Division Director.
18. Reduce plant density adjacent to basketball court and picnic area to address sight lines for safety. Desert Willow is shrubby and in zone 6.
19. Compliance with Standards (page 15), Irrigation systems… backflow prevention hot box is required to be insulated and vandal-proof.
20. Reduced Flow Backflow Preventer (page 35), detail "F", require galvanized risers and fittings. No copper due to theft. Per note "F" on detail "F", Brass Ball Valve, this isolation valve it needs to be located on supply line before the riser in its own valve box and will need to be a Champion Brass Manual Straight inline valve, RS series, size to line.
21. Isolation Valve detail (page 35), detail "H" , will need to be a Champion Brass Manual Straight inline valve, RS series, size to line.
22. Please add a General Note that any and all tree substitutions must be approved by Parks Arborist.
23. Two-track gravel path is not acceptable. There is no adequate turn-around and really nothing is accessible or critical from the road. Additionally, we don't want gravel next to native grass due to trimming and weed eating problems. If this area is needed to remain "open" as an easement for sewer, then a simple walking path is preferred.
24. What is a "straw pile" indicated here (page 16)?
25. Remove exercise equipment from the design. The Parks and Open Space Division is not requiring excise equipment. We believe it could lead to incongruent activities, contributing to a sense of overcrowding in the park.
26. Note #15 (page 17) what is the aluminum edger for? Provide more details.
27. Provide more information about the spillway, including a section drawing. The current design is boxy, it resembles a road extension, potentially leading to vehicles to mistakenly drive into it. Originally conveyed at the second ENN as a rain element or art piece with green infrastructure and educational signage. Additionally, we'd like to gain a better understanding of its operation and maintenance requirements.





28. Dog Area (page 18), the dog enclosure is too small to divide. Remove inside fence to create a single, unified space.

29. Page 18, mini pitch and bocce court needs a minium of a 3’ seperation similar to the basketball court side.
30. Plant Schedule (page 24), Forestriera Neomexicana, Desert Olive or NM Privet, must be installed at min of 6’ tall.
31. Play area planting (page 25), No plant material in play area. Transfer plant quantities to the rain garden or wildflower meadow area (at the acequia trail entrance) instead.
32. Field verify that there is no opening less than 3’ along the boundary. The goal is to not allow any ATV and vehicular traffic entry.
33. Bubbler irrigation required for all trees and shrub (page 36)
34. Crusher Fines Trail Specification (page 39), stabilizer needs Park and Open Space approval. Reference Notes Schedule (page 17 & page 31) The surface should be hard to touch and very stable. This needs Parks and Open Space Director approval.
35. All park signage shall be provided by the developer including bike and pedestrian wayfinding to nearby trails. Size and height requirement must meet city code and language approval will be required by Parks and Open Space Division Directo
36. Shade structures—We like these! Please provide photos of similar structures.
37. Pollinator shrubs are required in the wildflower meadow area (acequia trail entrance) and in all existing areas.



38. Maintenance schedules and requirements must be included in the final documents.

<u>Applicant shall install the required models for park acceptance:</u>

1. Irrigation Controller and Meter models, IRRInet M AC. 24 Station Outputs, “x” Inputs, UHF Hi Power Radio w/Transformer, Antenna, Surge Protection, Interspec Stainless Steel Locking Single Door Enclosure, Powder Coated with Arad Meter 1.5 AC 10 (reference all pages- specifically on Page 29, 30 Irrigation schedule)

2. Note 2 (page 18), Steel Bench, metal Use Dumor 140
3. Dog bag station: Model Depot-355-GRN by Dog Waste Depot—minimum 3
4. Trash & recycle bins, Dumor, Model # 84-40RC with a 40-gallon liner insert. Flat lid with 10” min holes. Colors: Blue (recycle) and Argento (trash) –Min 5 garbage and 3 recycling. We will not accept split bins.
5. Water fountain (page 17), requires a bottle fill options, basin, dog bowl. Fountain must be protected by required and approved back flow.
6. Note 21 (page 18), picnic table metal model #294-299 black

Development Review Team (DRT)
Comment Form

Date: 08/27/2024

DRT Member: Melissa McDonald, Scott Overlie, Zoë Isaacson

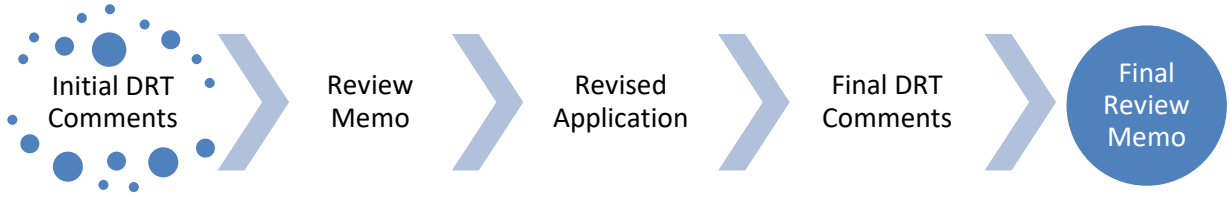
Dept/Div: Parks and Open Space

Case No.: #2024-7998

Case Planner: Janice Biletnikoff

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.

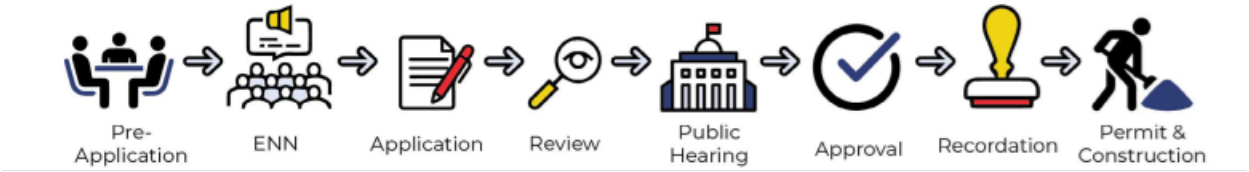


Timing of Conditions of Approval + Technical Corrections

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* – these conditions/technical corrections can be addressed during the building permit review process.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Form Updated: September 2023

Conditions of Approval and Technical Corrections Tables

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

Conditions of Approval:	Must be completed by:	Applicant response:
1. Provide Drainage Detail and make noted revisions. Satisfy all required actions below.	Prior to Planning Commission	
2. Provide Construction Plan Sets with amenities	Prior to Planning Commission	
3.		
4.		
5.		

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. CoSF PLUD Infrastructure Completion Policy

Explanation of Conditions or Corrections (if needed):

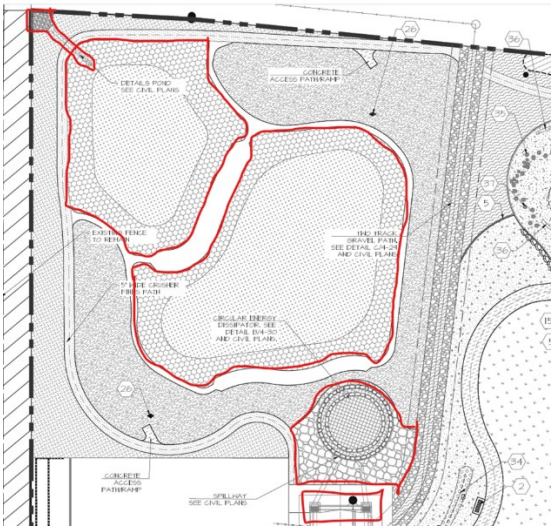
- Melissa McDonald, Parks & Open Space Division Director, mamacdonald@santafenm.gov ;
- Zoe Isaacson, River and Watershed Manager, zrisaacson@santafenm.gov ;
- Scott Overlie, Project Administrator, saoverlie@santafenm.gov
- Sean Moody, CIP Manager, sxmoody@santafenm.gov

1. Page 9, Sheet 1-9: The park shall be built as part of phase 1
2. Page 9, Sheet 1-9: Park Permit, as per 23-2 SFCC specifies requirements for Streets Division issuance of a street cut permit for construction within the park parcel. Any new development must adhere to specified requirements to provide insurance and bonding with defined start and finish dates, conducting city inspections and compaction testing, and acknowledging the City's right to complete the work and impose penalties as specified in the code. The Public Works Director must approve the permit.
3. Page 9, Sheet 1-9: A separate domestic & irrigation metered water service connections will be required; metered electric service; vehicle parking required by code; and underground infrastructure necessary to the adjacent development, will be completable with or without crossing the adjacent parcel and without the developer's presence, approval, coordination, progress or completion of the adjacent development.
4. Page 9, Sheet 1-9: The design and layout of any project must be independent of the adjacent development. It should be constructible, accessible, commissionable, maintainable, and available for public use without relying on the adjacent development.
5. Page 9, Sheet 1-9: Add note "The City of Santa Fe has the right of access via an un-delineated easement from South Meadows Road to the parking area across Tract 4-A."
6. Page 3, sheet 1-3, add Proposed HOA drainage maintenance area with line work delineation

Form Updated: September 2023

7. Page 4 Dedication and Affidavit: Drainage Facility Maintenance Notes D, drainage is misspelled, missing e
8. Page 4: Drainage Facility Management note- under first sentence need to add some language “all drainage facilities, including drainage facilities with the city owned park as delineated on page 25- Landscape Park Plan, shall be maintained by all property owners or the HOA.”
9. Page 16, Sheet 2-6: Why 12” curb cut opening? We spec a 12’’-18’’ curb cut depending on the roadway slopes. 18’’ might be more suitable here.
10. Page 16, Sheet 2-6: Landscape swales lack simple sediment traps at curb cuts where water enters the system, without the traps, the swales will fill with sediment and stop working overtime.
11. Page 21: General Notes, #23, add a note that “drainage facility maintenance is the responsibility of the HOA”, as delineated on page 25, Landscape Park Plan.
12. Page 22, Sheet 4-00: Note 3: Bio-Soil Mix: Add to note soils should be ripped, excavated and broken up after all the compaction from heaving machinery.
13. Page 29, Sheet 4-7: add HOA drainage maintenance area with line work delineation
14. Page 25: Call out number 5 on right side of playground area is floating in middle of planter, should likely go to edger.
15. Page 57, Sheet 5-1: Add note regarding drainage maintenance --“all drainage facilities, including drainage facilities with the city owned park as delineated on page 25- Landscape Park Plan, shall be maintained by all property owners or the HOA.”
16. Page 58: Overall Grading and Drainage Plan, add delineation of the HOA maintenance area within the rain garden
17. Page 83: Add note regarding drainage maintenance --“all drainage facilities, including drainage facilities with the city owned park as delineated on page 25- Landscape Park Plan, shall be maintained by all property owners or the HOA.”
18. Page 58, Sheet 5-2: Berms in pond need additional armoring until vegetation is established
19. Page 58, Sheet 5-2: Will individual lots/properties have swales incorporated into landscaping for passive water management?

Example of HOA drainage delineation page 25, sheet 4-3 Landscape Plan Park:



All comments from March 21, 2024, remain mandatory and must be adhered to without exception.

Form Updated: September 2023

Development Review Team (DRT)
Comment Form

Date: 12/19/2024

DRT Member: Melissa McDonald, Scott Overlie, Zoë Isaacson

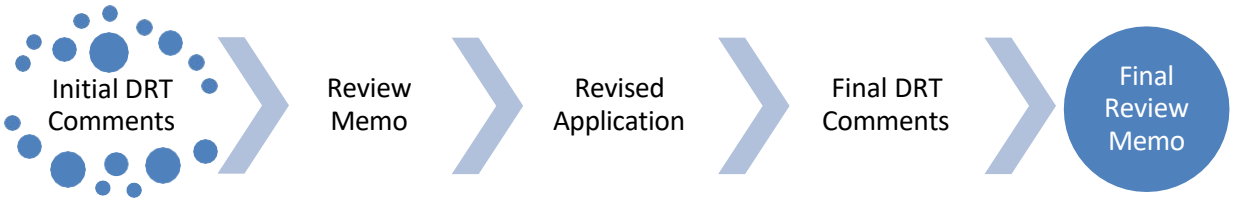
Dept/Div: Parks and Open Space

Case No.: #2024-7998

Case Planner: Janice Biletnikoff

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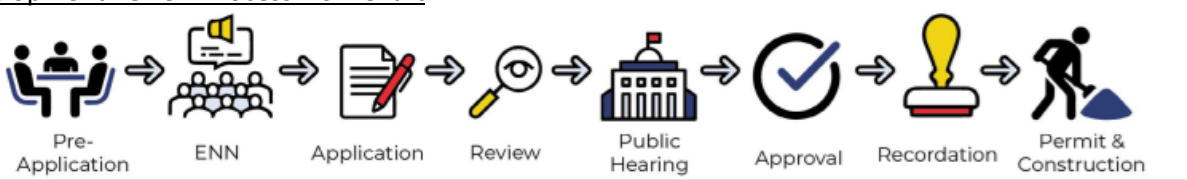
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit* – these conditions/technical corrections can be addressed during the building permit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

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. Provide additional notes as listed below on final plans (also noted on 8-27-24) Applicant must identify if location of notes has been moved to another sheet.	Prior to submission of final plans	
2. Applicant is responsible to comply with all Parks and Open Space Comments whether they are on lists within the final drawing set.	Prior to Park Acceptance and recordation	
3.		
4.		

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. CoSF PLUD Infrastructure Completion Policy

Explanation of Conditions or Corrections (if needed):

- Melissa McDonald, Parks & Open Space Division Director, mamacdonald@santafenm.gov ;
- Zoe Isaacson, River and Watershed Manager, zrisaacson@santafenm.gov ;
- Scott Overlie, Project Administrator, saoverlie@santafenm.gov
- Sean Moody, CIP Manager, sxmoody@santafenm.gov

1. Sheet 1-9: The park shall be built as part of phase 1
2. Sheet 1-9: Park Permit, as per 23-2 SFCC specifies requirements for Streets Division issuance of a street cut permit for construction within the park parcel. Any new development must adhere to specified requirements to provide insurance and bonding with defined start and finish dates, conducting city inspections and compaction testing, and acknowledging the City's right to complete the work and impose penalties as specified in the code. The Public Works Director must approve the permit.
3. Sheet 1-9: A separate domestic & irrigation metered water service connections will be required; metered electric service; vehicle parking required by code; and underground infrastructure necessary to the adjacent development, will be completable with or without crossing the adjacent parcel and without the developer's presence, approval, coordination, progress or completion of the adjacent development.
4. Sheet 1-9: The design and layout of any project must be independent of the adjacent development. It should be constructible, accessible, commissionable, maintainable, and available for public use without relying on the adjacent development.
5. Sheet 1-9: Add note "The City of Santa Fe has the right of access via an un-delineated easement from South Meadows Road to the parking area across Tract 4-A."
6. Page 4-0, Stormwater Ponding Note#2, Make correction to "Owner is responsible for providing maintenance logs upon request."
7. Maintenance area at drainage pond and other potential maintenance areas that fall under

the responsibility of Los Prados HOA is not delineated on 4-3 Landscape Park Plan as required.

Development Review Team (DRT)
Comment Form

Date: December 18, 2024

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

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Case #2024-7998 Los Prados Subdivision

Case Planner: Janice Biletnikoff, AICP Case Manager

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. None		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. None		
2.		
3.		
4.		

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

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

From: **Michael Gomez** MGomez@SantaFeEngineering.com
Subject: RE: Los Prados Subdivision / Right Turn Lane Criteria
Date: November 13, 2024 at 1:34 PM
To: WOLFENBARGER, JEANNE A. jawolfenbarger@santafenm.gov, jennifer@jenkinsgavin.com
Cc: jennifer@jenkinsgavin.com, Lisa Huval lhuval@homewise.org, jjaramillo@homewise.org, Leroy Pacheco engineer@leroypacheco.com, YNGVE, LEAH X. lxyngve@santafenm.gov, BILETNIKOFF, JANICE I. jibiletnikoff@santafenm.gov, Eric Cornelius Eric@SantaFeEngineering.com

MG

Ms. Wolfenbarger,
We will proceed as directed.
Thank You
Mike

From: WOLFENBARGER, JEANNE A. <jawolfenbarger@santafenm.gov>
Sent: Wednesday, November 13, 2024 12:27 PM
To: Michael Gomez <MGomez@SantaFeEngineering.com>; jennifer@jenkinsgavin.com
Cc: jennifer@jenkinsgavin.com; Lisa Huval <lhuval@homewise.org>; jjaramillo@homewise.org; Leroy Pacheco <engineer@leroypacheco.com>; YNGVE, LEAH X. <lxyngve@santafenm.gov>; BILETNIKOFF, JANICE I. <jibiletnikoff@santafenm.gov>
Subject: RE: Los Prados Subdivision / Right Turn Lane Criteria

Mr. Gomez:

Thank you for your response received on 10/18/2024 regarding the right turn lengths on South Meadows Road per the new Transportation Impact Analysis Guidelines. As the City Traffic Engineer, I have reviewed this response and had sent it to Leroy Pacheco and Wilson & Company for the peer review. It has been determined that the process was adequately followed per the new guidelines.

Based on the analysis, I have determined that the right turn lanes are unwarranted since the projected number of right-turning vehicles does not meet the minimum vehicular threshold. Furthermore, inclusion of the turn lanes when not warranted creates a less safe situation for the more vulnerable users of the roadway including the bicyclists and pedestrians. Statistically, keeping the roadway narrower by not adding the lanes contributes to traffic calming which provides one safe element for all roadway users.

Please proceed with the revision of the plans to delete the two proposed right turn lanes on South Meadows Road. It is my decision to eliminate these from the project.

Leroy Pacheco had previously determined that this change from the plans would not hold up Planning Commission but this would be handled as part of the Building Permit process.

Jeanne Wolfenbarger
City Traffic Engineer
City of Santa Fe

From: Michael Gomez <MGomez@SantaFeEngineering.com>
Sent: Tuesday, November 12, 2024 11:06 AM

To: WOLFENBARGER, JEANNE A. <jawolfenbarger@santafenm.gov>; jennifer@jenkinsgavin.com
Cc: jennifer@jenkinsgavin.com; Lisa Huval <lhuval@homewise.org>; jjaramillo@homewise.org; Leroy Pacheco <engineer@leroypacheco.com>
Subject: RE: Los Prados Subdivision / Right Turn Lane Criteria

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jeanne,

I have reviewed the additional material that you sent to me, however we did our analysis based upon the "AASHTO Green Book," as per the City Traffic Impact Guidelines. We have done our best at trying to obtain a solution which is in the best interests of the health, safety and welfare of all the travelling public. As the City of Santa Fe Public Works representative, you have to make a decision keeping in mind the health, safety, and welfare of the travelling public.

If you make it a condition of approval that no right turn lanes will be allowed. Then they will be taken off the plans. The City will then be responsible for that decision.

If you have any questions or need additional information, do not hesitate to contact me.

Mike

Michael D Gomez, PE, PTOE, NMFPA
Santa Fe Engineering Consultants, LLC
Professional Engineer, Professional Traffic Operations Engineer
1599 S St Francis Dr Suite B
Santa Fe NM 87505

mgomez@santafeengineering.com

From: WOLFENBARGER, JEANNE A. <jawolfenbarger@santafenm.gov>
Sent: Tuesday, November 12, 2024 9:33 AM
To: jennifer@jenkinsgavin.com; Michael Gomez <MGomez@SantaFeEngineering.com>
Subject: FW: Los Prados Subdivision / Right Turn Lane Criteria

Memorandum

WILSON & COMPANY
HIGHER RELATIONSHIPS

To: Mr. Leroy Pacheco, PE City of Santa Fe

From: Philip A. Gallegos, PE Wilson and Co., Inc.

CC: Robert Luna, PE, PTOE Wilson and Co., Inc.

Date: 11/5/2024

Re: Los Prados Right Turn Lane Report Peer Review

As requested by the City of Santa Fe, Wilson & Company has conducted a peer review of the letter dated October 15, 2024 (Los Prados Subdivision, Right Turn Lane Access Santa Fe, New Mexico, 87507) prepared by Mr. Mike Gomez, PE, PTOE of Santa Fe Engineering Consultants, LLC (engineer of record -EOR) and addressed to Ms. Jeanne Wolfenbarger, PE, City Traffic Engineer.

As part of this effort, we have also reviewed the following:

- the (Right-Turn Lane Analysis) response from the EOR to the City's letter dated July 23rd, and
- the supplemental letter of August 21st, Right-Turn Lane Analysis for Los Prados subdivision, and
- the COSF's new TIA guidelines, the AASHTO Green Book, and the SAMM

Our comments are below.

- The EOR evaluated the criteria for right turns using Figure 2 on page 17 of the City's new TIA Guidelines, which did not meet warrants based on the Horizon Year (2040) volumes. Based upon safety considerations noted in his response, the EOR considers it negligent to not provide right turn deceleration lanes from a minor arterial into the proposed subdivision. Page 15 of the City of Santa Fe's TIA Guidelines states that "*Alternatives to these criteria shall be supported by a traffic analysis*" which the EOR has provided as the "Los Prados Right Turn Lane Report".
- As part of the project record, the EOR has evaluated the right-turn lane lengths using the State Access Management Manual (273-ft); the City of Santa Fe's new TIA Guidelines (from 0-ft up to 130-ft); and per the AASHTO Green Book, Geometric Design of Highways and Streets, 7th Edition (205-ft). The EOR recommends using the ASSHTO criteria for an auxiliary lane's deceleration length of 205 feet (lane change or taper, and deceleration) for this subdivision's access to this roadway with a posted speed of 35 mph.

Wilson & Company licensed professional engineers have thoroughly reviewed all material submitted by the EOR on this matter and we find no objections to the EOR's analysis and recommendations.

Please let me know if you have any questions or need more information.

Sincerely,

Philip A. Gallegos, PE
Senior Transportation Engineer
Wilson & Company

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

October 15, 2024

Jeanne Wolfenbarger
Traffic Engineer
City of Santa Fe
737 Agua Fria St.
Santa Fe, New Mexico 87501

RE: LOS PRADOS SUBDIVISION, RIGHT TURN LANE ACCESS SANTA FE, NEW MEXICO, 87507

Dear Ms. Wolfenbarger,

You informed us that the City of Santa Fe is enacting new traffic impact analysis (TIA) guidelines. They are contained in the "Transportation Impact Analysis Guidelines" (undated) by the City of Santa Fe. The acronym (TIAG-SF) will be used for this letter report. We have reviewed your letters dated August 21, 2024, and July 23, 2024. Your July 23, 2024, letter (see attached) states.

> *"These contain specific guidelines on right turn lane warrants and methodology for right turn lane lengths that are based on AASHTO…. I am not requesting a specific lane length but want to suggest that it be chosen based on engineering judgement and related to the traffic conditions and projections unique to this location and development…"*

Your letter dated August 21, 2024 (see attached), requests an evaluation of the proposed right-turn deceleration lanes at Los Prados Subdivision using the City's new Transportation Impact Guidelines (TIAG-SF).

This letter report examines the proposed right-turn deceleration lane requirements using the new TIAG-SF. Data from the report titled "Traffic Impact Analysis for 3600 and 3740 South Meadows Road, Santa Fe, New Mexico", dated March 2022, by Santa Fe Engineering Consultants LLC was utilized for this evaluation. Copies of this report are available at The City of Santa Fe Land Use Department.

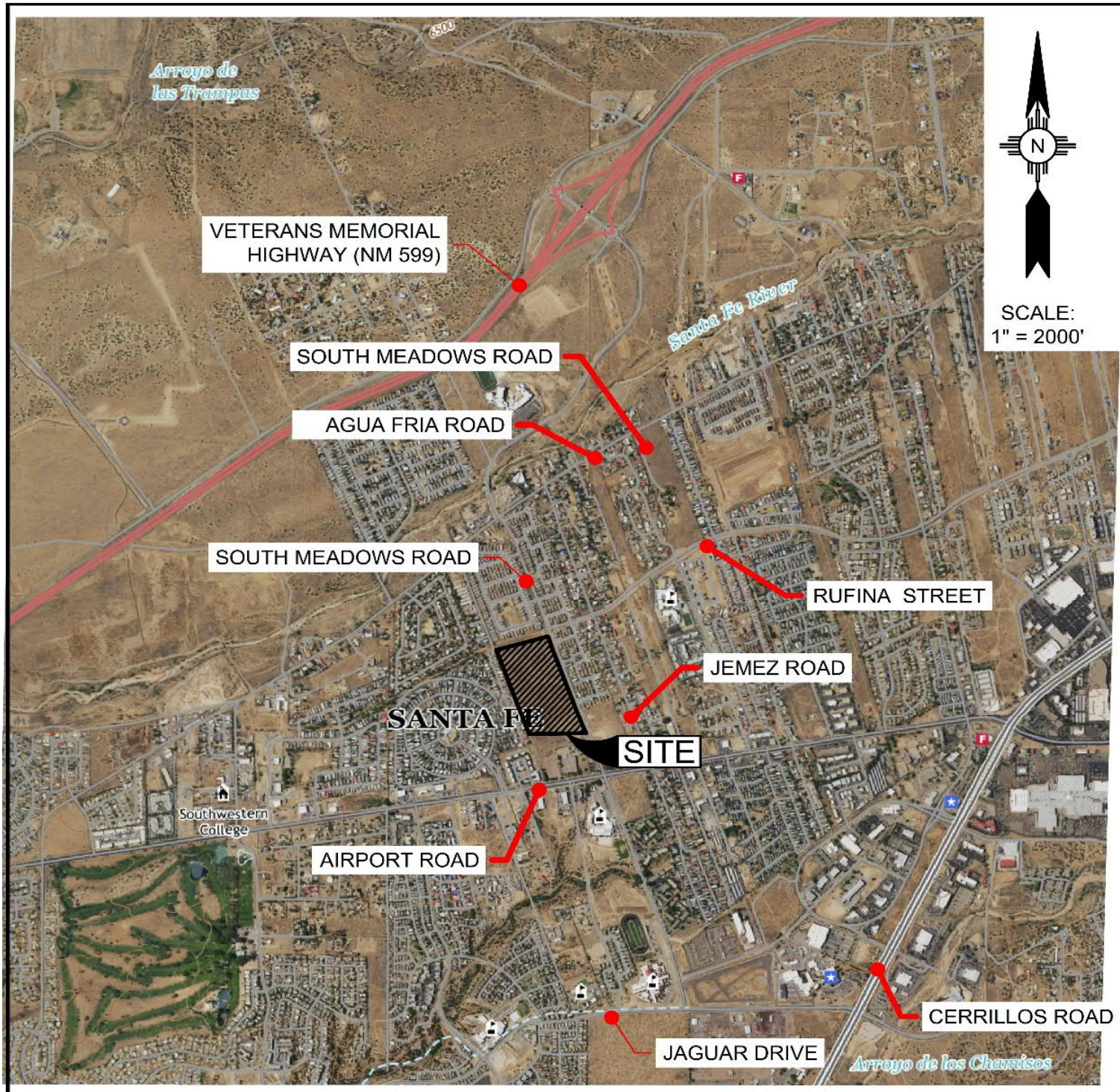
I. INTRODUCTION

Homewise Inc. proposes constructing a new residential development called "Los Prados" to be located southwest of the intersection of South Meadows Road / Rufina Street in Santa Fe, NM. The 22.2 ±acre site is currently vacant. It is proposed that a mix of single-family lots, townhouses, condominiums, and a public park be developed. The Vicinity Map is presented in Figure 1. The proposed land uses are presented in Table 1.

TABLE 1
PROPOSED DEVELOPMENT

Description	Dwelling Units
PHASE 1 - TRACT 4	
Single Family Lots	58
Townhouses	77
Total	**135** (Rounded)
PHASE 2 - TRACT 3	
Condominiums	64 (Rounded)
TOTAL	**199**

The project will be constructed in two phases, which will be completed concurrently. It is anticipated that the infrastructure construction for Phase 1 (135 DUs) could begin in 2025 and be completed in 2026. The approval for Phase 2 could be obtained in 2025. The infrastructure construction for Phase 2 (64 condominiums), could begin in 2026 and be completed in 2027. The dwelling units for each phase will take some time to build and sell; it is assumed that the entire development will be completed and occupied by 2030 (Implementation Year). In accordance with the TIAG-SF, the Horizon Year would be 2040.



REFERENCE:
U.S.G.S. QUADRANGLE MAPS ENTITLED
"AGUA FRIA, NM" DATED 2020

VICINITY MAP
FIGURE 1

The Colores del Sol Development constructed South Meadows Road from Agua Fria Street to near Airport Road. The right-of-way and streets were dedicated to the City of Santa Fe. No bus service is provided along South Meadows Road or Rufina Street. However, there is bus service along Airport Road, with stops near the intersection of Airport Road / South Meadows Road. Access to the development is provided by two new roadways off of South Meadows Road. The northern access has been designated as Avenida de los Prados. The southern access is Camino del Llano. The Site Plan is presented in Figure 2.

II. OTHER KNOWN DEVELOPMENTS

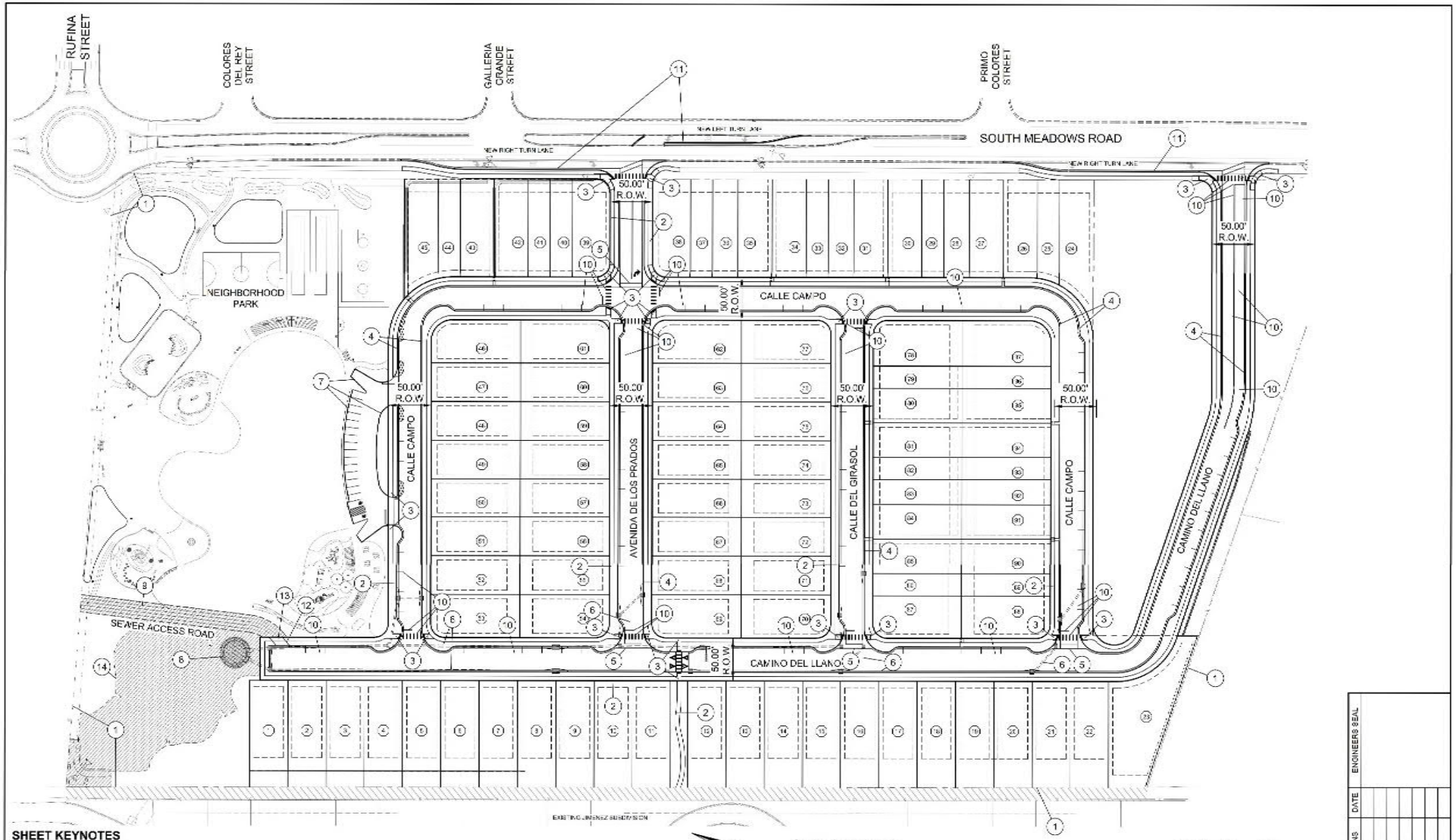
Several apartment projects were under construction or recently approved in the area but were not in operation when the traffic counts were conducted. Therefore, the counts were adjusted to add the traffic from these known developments.

The South Meadows Apartments (also known as Gerhart Apartments) are located at 2250 South Meadows Road, Santa Fe, New Mexico, adjacent to El Camino Real Academy, and is approximately 3,000 feet north of the project. The development consists of 240 units.

The proposed La Madera (also known as the Village at 599 Apartments) is located on South Meadows Road, approximately 5,800 feet northeast of the project. The development consists of 350 units.

The proposed Casa Azul development is located on the southeast quadrant of Airport Road and South Meadows Road. It will include a 233-unit apartment complex, a 7,170-square-foot medical office building/clinic, and 2,109 square feet for a drive-thru coffee shop.

The traffic, from these approved but not constructed projects, at the time of the traffic counts was obtained from the project TIAs. The traffic generated by each project was included in the implementation and horizon year analysis. The trip tables are presented in Appendix A.



SHEET KEYNOTES

1. PROPERTY LINE
2. PROPOSED CONCRETE SIDEWALK SEE SHEET 2-6
3. PROPOSED ADA ACCESSIBLE CURB RAMP SEE SHEETS 13-6 TO 13-8
4. PROPOSED 2' STANDARD CURB AND GUTTER, SEE SHEET 2-6
5. PROPOSED 5' TYPE II VALLEY GUTTER SEE SHEET 2-6
6. PROPOSED STORM SEWER SEE SHEETS 8-12 TO 8-13
7. PROPOSED 6" STAND-UP CURB SEE SHEET 2-6
8. PROPOSED WATER CATCHMENT SEE SHEET 8-13
9. PROPOSED SEWER ACCESS ROAD SEE LANDSCAPING SHEETS
10. PROPOSED STRIPING SEE 7 SERIES SHEETS
11. PROPOSED OFFSITE IMPROVEMENTS SEE 12 SERIES SHEETS
12. MOUNTABLE CURB AND GUTTER SEE SHEET 2-6
13. THICKENED SIDEWALK, SEE SHEET 2-6
14. DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

CIVIL SITE PLAN
SCALE: 1" = 50'

0 25 50 100
SCALE: 1" = 50'

FIGURE 2

REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2943 Fax (505) 982-2941
http://www.SFENGR.com

PRELIMINARY SUBDIVISION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

CIVIL SITE PLAN

DATE	SCALE	SHEET
MARCH 2024	1" = 50'	1-3

REVISIONS	DATE	ENGINEER'S SEAL

III. IMPLEMENTATION YEAR 2030

Traffic counts were conducted in 2021 when schools were in operation. The traffic counts are presented in Appendix A. The traffic counts were used for capacity analysis and to obtain traffic volumes to evaluate right turn lanes. The following conditions are to be analyzed for this project:

A. Traffic Projections

1. Assumptions

The City of Santa Fe Traffic Engineering Department has used a growth rate of 1% in the past. The proposed development is assumed to be completed and fully occupied in 2030.

2. Trip Generation

Traffic Generation Rates were determined using the Institute of Transportation Engineers (ITE) TripGen Web-Based App, Version 4.0.0.421. The ITE TripGen Web-Based App is based upon the ITE Trip Generation Handbook, 11th Edition. The trip generation calculations are presented in Appendix B.

a. Single Family Detached Housing (Land Use Code 210).

The ITE description for Single-Family Detached Housing is as follows:

"Single-family detached housing includes all single-family detached homes on individual lots…"

b. Multi-Family Housing (Low Rise) (Land Use Code 220)

The ITE provides different categories of multi-family housing. Multi-family Housing (Low Rise) includes condominiums and townhouses and is considered appropriate for this project. The ITE description for Multi-Family Housing (Low Rise) is as follows:

"Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors)…Apartments are rental dwelling units located within the same building with at least three other dwelling units, for example, quadraplexes and all types of apartment buildings..."

c. Total Site Generation

The projected traffic is presented in Table 2. The Trip Generation Calculations are presented in Appendix B.

TABLE 2
SUMMARY OF TRIP GENERATION CALCULATIONS

	AM Peak		PM Peak	
	Entry	Exit	Entry	Exit
TRACT 4				
Land Use 210 – Single Family Detached Housing – 58 Dwelling Units				
	11	34	38	22
Land Use 220 – Multi-Family Housing (Low Rise) – 77 Townhouses				
	11	36	34	20
TRACT 3				
Land Use 220 – Multi-Family Housing (Low Rise) – 65 Condos*				
	7	18	24	16
Total	**29**	**88**	**96**	**58**

*Actual number of units is 64, the difference is insignificant

3. Trip Distribution and Assignment

The directions from which traffic approaches and departs the site will be determined by their origins and destinations and the efficiency of the various streets serving the site. The Colores del Sol subdivision on the east side of the street opposite the proposed development has similar land uses and is generally analogous to the proposed project. Traffic counts during peak hours were used to obtain traffic data at access points to this portion of Colores del Sol. The traffic counts are presented in Appendix A. The resultant directions of approach and return for Colores del Sol were used to estimate the directions of approach and return at Los Prados. The directions of approach and return and the site-generated traffic is presented in Appendix A.

4. Background Traffic without Proposed Development

The background traffic without the proposed development was calculated by increasing the existing traffic counts at 1% per year, compounded yearly, for all legs of the intersections analyzed in this report.

5. Proposed Development

The traffic generated by the proposed development was added to the background traffic.

B. Traffic Analysis

The two site entrances were analyzed using "Highway Capacity Software 2023, Version 8.3." Capacity reports are presented in Appendix C and summarized in Table 3.

TABLE 3
SUMMARY OF LEVELS OF SERVICE
BUILD 2030

Movement	AM Peak Hour			PM Peak Hour		
	95% Queue (Ft)	Delay (Veh/sec)	LOS	95% Queue (Ft)	Delay (Veh/sec)	LOS
South Meadows / Avenida de los Prados (North Driveway)						
Eastbound Right	10.1	16.0	C	7.6	15.2	C
Northbound Left / Thru	0.0	9.4	A	2.5	9.5	A
South Meadows / Camino del Llano (South Driveway)						
Eastbound Left / Right	15.1	19.7	C	7.6	18.7	C
Northbound Left / Thru	0.0	9.7	A	2.5	9.6	A

For the implementation year build conditions, both driveway entrances have adequate levels of service.

1. Criteria for Speed Change Lanes Using The TIAG-SF

New roadways will be constructed to access the site. The criteria for speed change lanes into the property was checked for the implementation year using the TIAG-SF, Figure 2, "Right Turn Lane Criteria for Two-Lane Roadways". An examination of TIAG-SF, Figures 2 shows that the right turn criteria are a function of the major lane traffic in one direction versus right turn lane volume, and the speed limit. The implementation year volumes and turning

volumes were plotted onto Figure 2 of the TIAG-SF and are presented on figure 3 and 4. The results are presented in Table 4.

TABLE 4
RIGHT TURN LANE CRITERIA FOR LOS PRADOS
IMPLEMENTATION YEAR

	Does it Meet Criteria For A Right Turn Lane
Avenida de los Prados (North Driveway)	No
Camino del Llano (South Driveway)	No

According to the TIAG-SF, the driveways do not meet the right turn lane criteria for a two lane roadway. The right turn traffic could more than double and still will not meet the criteria for a right turn lane.

The AASHTO "Green Book" does not provide criteria for right turn lanes, but does state:

> *"…Warrants for the use of auxiliary lanes cannot be stated definitely. Many factors should be considered, such as speeds, traffic volumes, percentage of trucks, capacity, type of roadway, effects on pedestrian and bicyclists, availability of right-of-way, service provided, and the arrangement and frequency of intersections."*

A review of the NMDOT "State Access Management Manual" (SAMM) indicates that both intersections easily meet the criteria for right turn deceleration lanes.

2. Speed Change Lane Design

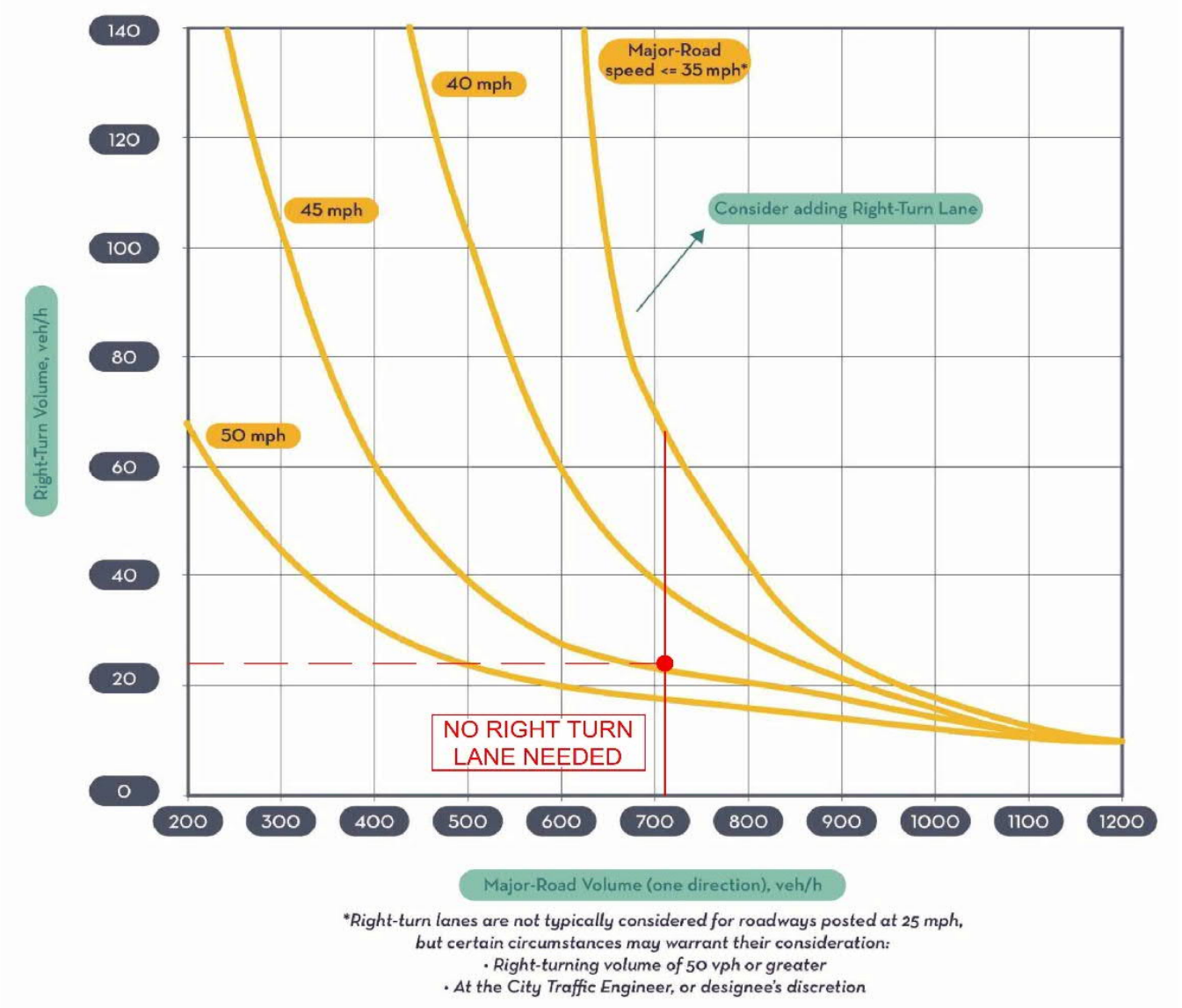
According to the TIAG-SF "Right Turn Lane Criteria for Two Lane Roadways," right turn lanes are not required. South Meadows Road is a minor arterial and a commuter route. According to the US Department of Transportation Federal Highway administration, dedicated left- and right turn lanes at intersections is a proven safety countermeasure: the addition of right turn lanes total crashes by 14 - 26 %. At these particular locations, a right turn lane would not have a negative effect on any pedestrian crossings. The ROW is available. The construction of a right turn lane is reasonable and prudent.

According to the TIAG-SF:

"Rear-end crashes can be severe within lanes that accommodate multiple turning movements. Research has found that crash rates increase as the speed differential in the traffic stream increases. Separate turn lanes remove the turning vehicle from through traffic, removing the speed differential in the main travel lanes, thereby reducing the frequency and severity of rear-end collisions.. Rear-end crashes can be severe within lanes that accommodate multiple turning movements.."

SOUTH MEADOWS ROAD / AVENIDA DE LOS PRADOS
(NORTH DRIVEWAY)
IMPLEMENTATION YEAR

FIGURE 2. RIGHT TURN LANE CRITERIA FOR TWO-LANE ROADWAY



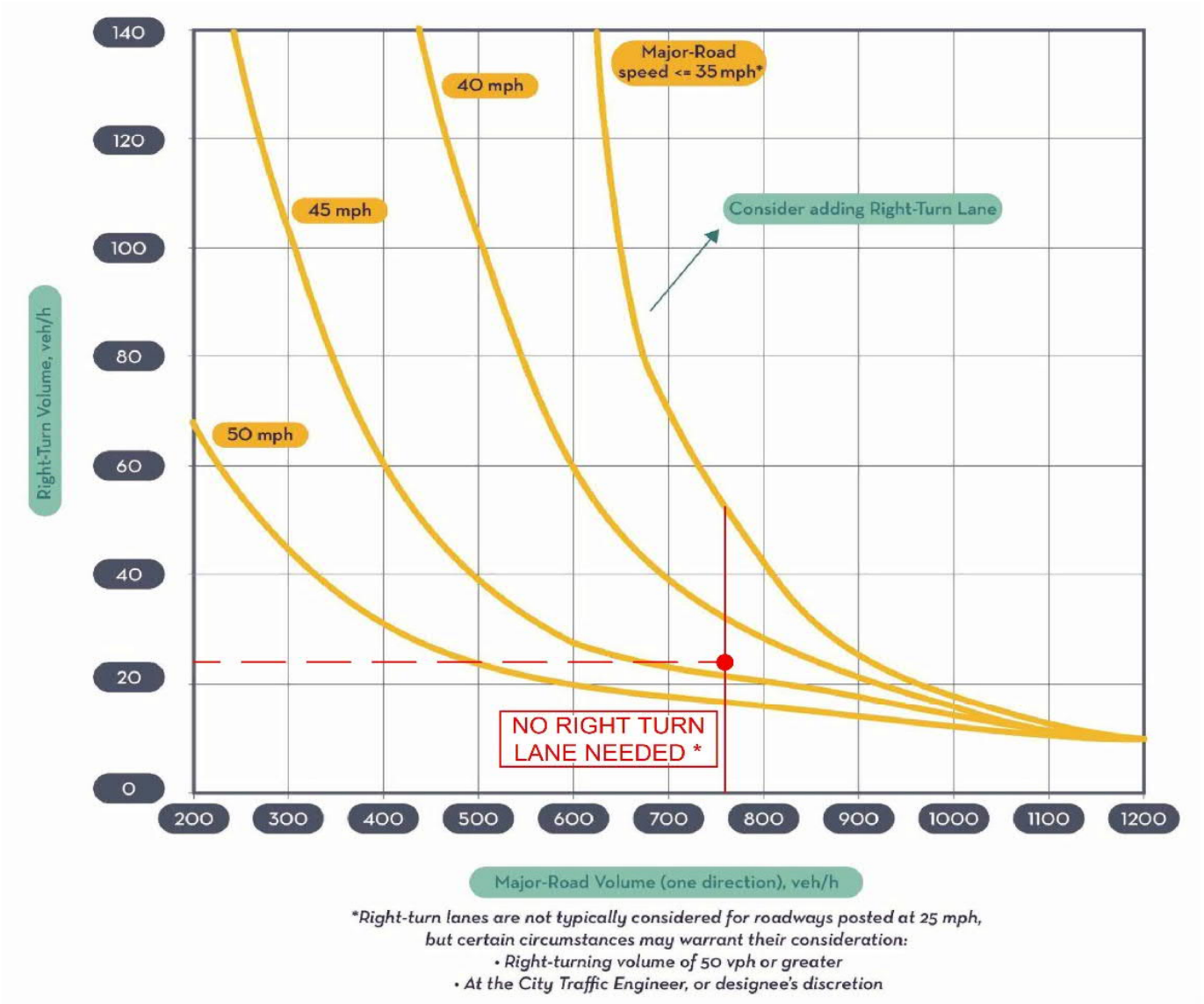
* SFEC NOTATION IN RED

17

FIGURE 3

SOUTH MEADOWS ROAD / CAMINO DEL LLANO
(SOUTH DRIVEWAY)
IMPLEMENTATION YEAR

FIGURE 2. RIGHT TURN LANE CRITERIA FOR TWO-LANE ROADWAY



*Right-turn lanes are not typically considered for roadways posted at 25 mph, but certain circumstances may warrant their consideration:
• Right-turning volume of 50 vph or greater
• At the City Traffic Engineer, or designee's discretion

* SFEC NOTATION IN RED

FIGURE 4

According to the (AASHTO Green Book) policy on "Geometric Design of Highways and Streets," 7th Edition, published 2018, Table 9.20, the "desirable lane change and deceleration distances" for a 35 MPH speed is 205 feet.

According to the TIAG-SF the required turn lane length for less than 40 MPH is the taper plus the storage. The TIAG-SF also states:

"When operational analyses are not applicable (e.g., for turning movements that are uncontrolled), utilize the deceleration distance for the auxiliary lane length. Using guidance from the latest AASHTO Green Book for "Deceleration Lanes", accept a moderate amount of deceleration within the through lanes and utilize the taper length as part of the deceleration within the through lanes. Deceleration rates greater than 6.5 ft/s2 may be used where practical. A minimum bay length of 50 feet shall be provided.."

Based on the TIAG-SF, the minimum storage is 50 feet. The "AASHTO Green Book" suggests using a taper between a rate of 8:1 and 15:1. If a taper rate of 8:1 is used, the length of the taper is 80 feet. According to TIAG-SF, Table 1, "Turn Lane Length Requirements" turn lane length requirements at speeds less than 40 MPH, the right turn deceleration lane should be the taper plus the storage. For this project, at both entrances, the length of the right turn lane is 50 feet plus 80 feet of taper for a total of 130 feet.

However, to comply with AASHTO an additional 70 feet of deceleration lane length is needed. The recommended length is 50 feet queue storage, 75 feet long deceleration lane with an 80 foot taper at 8:1 feet.

The TIAG-SF also guides turn lane dimensions. According to the TIAG-SF:

"The minimum turn lane width is 10 feet unless approved by City Staff. A separate turn lane consists of a taper plus a full width auxiliary lane. The design of turn lanes is to be based on the speed at which drivers

turn into the lane, the speed to which drivers must reduce to turn into the driveway, and the required vehicular storage length. Other special considerations include the volume of trucks that will use the turn lane and the steepness of an ascending or descending grade.."

According to the TIAG-SF the required turn lane length for less than 40 MPH is the taper plus the storage. The TIAG-SF also states:

"When operational analyses are not applicable (e.g., for turning movements that are uncontrolled), utilize the deceleration distance for the auxiliary lane length. Using guidance from the latest AASHTO Green Book for "Deceleration Lanes", accept a moderate amount of deceleration within the through lanes and utilize the taper length as part of the deceleration within the through lanes. Deceleration rates greater than 6.5 ft/s2 may be used where practical. A minimum bay length of 50 feet shall be provided.."

IV. ANALYSIS OF HORIZON YEAR CONDITIONS – 2040

In accordance with the TIAG-SF the horizon year (2040) conditions were analyzed for this project. It is assumed that the background traffic will increase at a rate of 1% per year compounded yearly.

It is assumed that the project will be built by 2030. The horizon year will be 10 years after completion. The proposed improvements are the same as in the implementation year. It is assumed that the trip distribution and assignment will be the same in 2040, as discussed in the implementation year. The traffic generated by the proposed development was added to the background traffic. Capacity reports are presented in Appendix D and summarized in Table 5.

TABLE 5
SUMMARY OF LEVELS OF SERVICE
BUILD 2040

Movement	AM Peak Hour			PM Peak Hour		
	95% Queue (Ft)	Delay (Veh/sec)	LOS	95% Queue (Ft)	Delay (Veh/sec)	LOS
South Meadows / Avenida de los Prados (North Driveway)						
Eastbound Right	12.6	17.4	C	7.6	16.3	C
Northbound Left / Thru	0.0	9.7	A	2.5	9.8	A
South Meadows / Camino del Llano (South Driveway)						
Eastbound Left / Right	15.1	21.7	C	10.1	20.4	C
Northbound Left / Thru	0.0	10.1	B	2.5	9.9	A

All driveways have adequate capacity for the Horizon Year 2040 – Build condition.

1. Speed Change Lanes

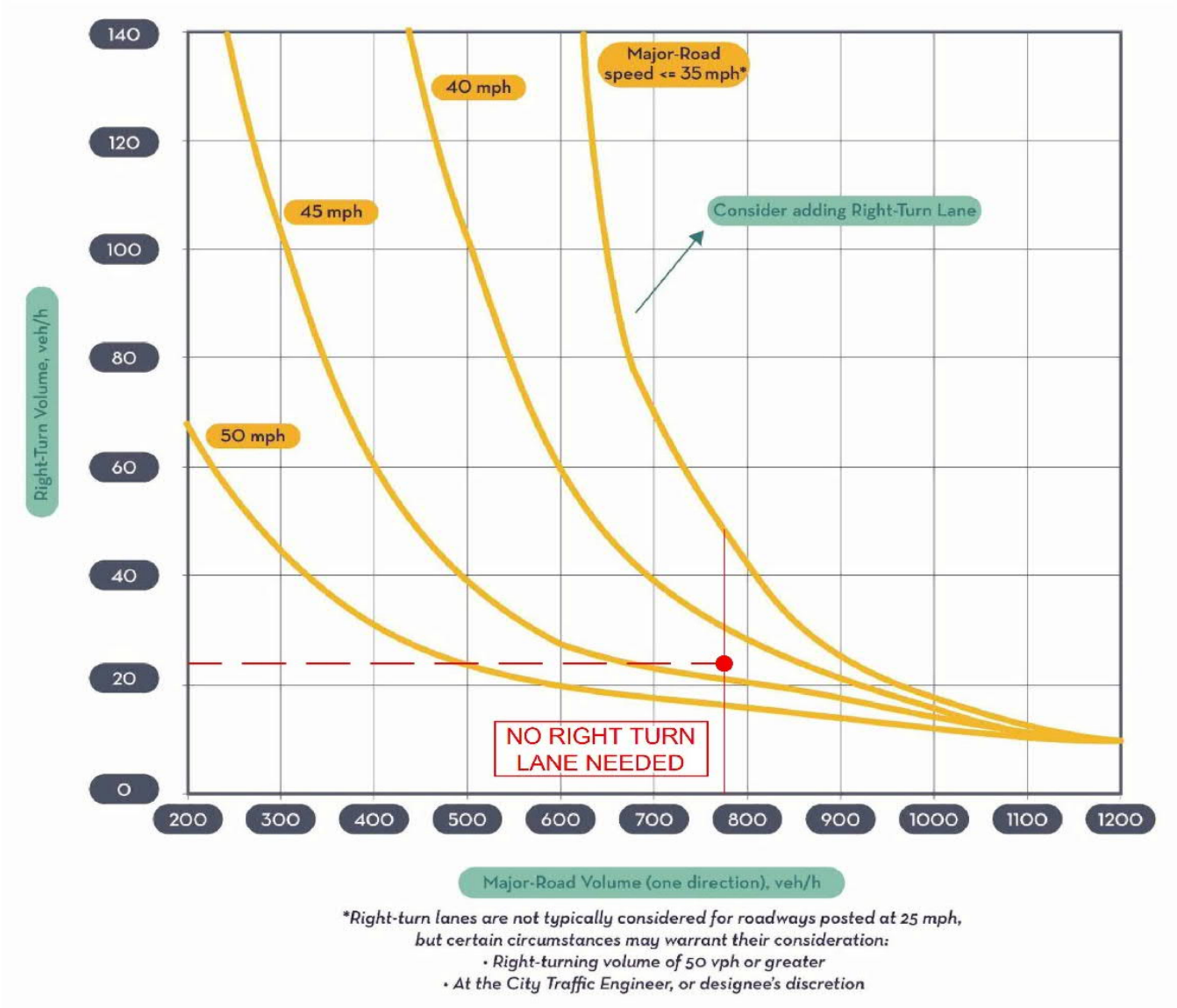
The criteria for speed change for the horizon year were checked. The results are presented in Table 6.

TABLE 6
RIGHT TURN LANE CRITERIA FOR LOS PRADOS
HORIZON YEAR

	Dose it Meet Criteria For A Right Turn Lane
Avenida de Los Prados (North Driveway)	No
Camino del Llano (South Driveway)	No

SOUTH MEADOWS ROAD / AVENIDA DE LOS PRADOS
(NORTH DRIVEWAY)
HORIZON YEAR

FIGURE 2. RIGHT TURN LANE CRITERIA FOR TWO-LANE ROADWAY



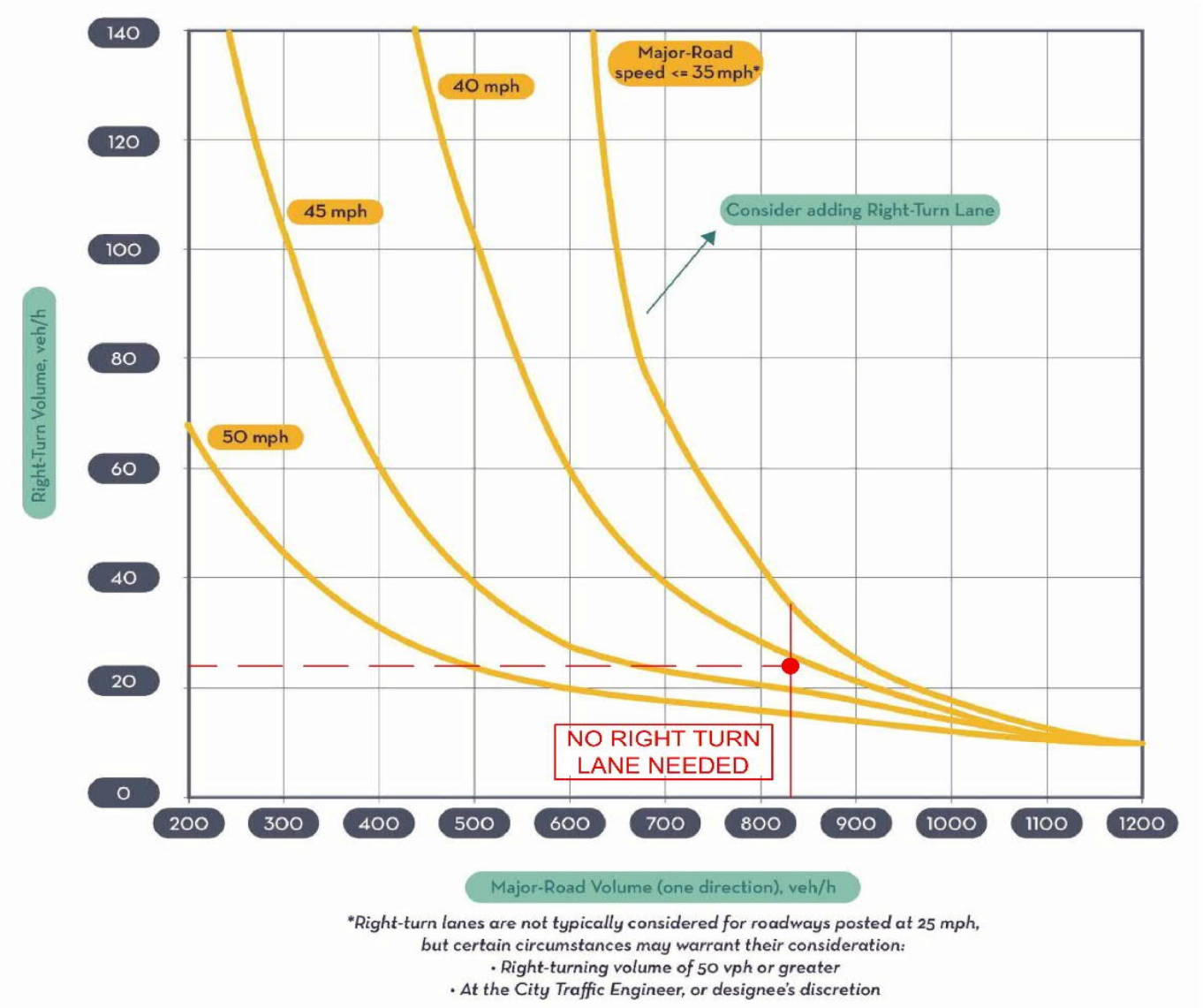
* SFEC NOTATION IN RED

17

FIGURE 5

SOUTH MEADOWS ROAD / CAMINO DEL LLANO
(SOUTH DRIVEWAY)
HORIZON YEAR

FIGURE 2. RIGHT TURN LANE CRITERIA FOR TWO-LANE ROADWAY



Right-turn lanes are not typically considered for roadways posted at 25 mph, but certain circumstances may warrant their consideration:
• Right-turning volume of 50 vph or greater
• At the City Traffic Engineer, or designee's discretion

* SFEC NOTATION IN RED

FIGURE 6

V. CONCLUSIONS

This project does not require right-turn lanes based on the "Transportation Impact Analysis Guidelines" (undated) by the City of Santa Fe. As the traffic engineer of record for this project, it could be considered negligence to submit a roadway design for South Meadows Road (a minor arterial street) without a right-turn lane to accommodate traffic into the proposed subdivision.

An adequate right-turn lane length, according to the AASHTO "Green Book," is 205 feet. The recommended length is 50 feet of queue storage, 75 feet long deceleration lane with an 80-foot long taper at 8:1. This proposed 205-foot right-turn lane is a compromise between the standard in the New Mexico Department of Transportation (NMDOT) State Access Management Manual (SAMM), which is 273 feet long and the City of Santa Fe "Transportation Impact Analysis Guidelines," which would result in no right-turn lane. As the traffic engineer of record, I am recommending a right-turn lane that would comply with the AASHTO "Green Book" guidelines which is 205 feet long.

If you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

Michael D Gomez, PE, PTOE

Santa Fe Engineering Consultants, LLC

Enclosures:

CC: Jaime Jaramillo

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

July 23, 2024

Michael Gomez, PE, PTOE, NMFPA
Santa Fe Engineering Consultants, LLC
1599 S. St. Francis Dr., Suite B
Santa Fe, NM 87505

RE: Los Prados Phase 1: Preliminary Subdivision Plat Comments

Dear Mr. Gomez:

Thank you for your thoughtful responses to the MPO comments sent on June 14, 2024 and willingness to evaluate each comment thoroughly. After an internal meeting, we wanted to respond to Comment #2 regarding the right turn bay lengths into the proposed development with the intent of achieving turn bay length reduction.

As you are aware, the City is in the process of producing new Transportation Impact Analysis Guidelines (latest draft attached). These have been sent for review to various engineers and planners and are currently planned for presentation to the Planning Commission. These contain specific guidelines on right turn lane warrants and methodology for right turn lane lengths that are based on AASHTO (pages 13 - 19). The goal is to design the road to fit within an urban environment where all modes of traffic are taken into consideration and reduced vehicular lane lengths result in traffic calming which creates a safety aspect for all users. This addresses prevention of rear-end collisions but also promotes a well-balanced solution for various safety objectives.

Where the City of Santa Fe has historically relied on the core assumptions and standards found in the State Access Management Manual based on section 18.31.6.16 A. TRAFFIC STUDIES FOR LAND DEVELOPMENT, the City also recognizes that the manual is oriented toward the regulation and management of the New Mexico state highway system. Due to absence of any codified language in Chapter 13 of the City of Santa Fe Land Use Code, the use of the SAMM is not specifically referenced for the City-owned roadways. Thus, based on purposes for this request, the City of Santa Fe is requesting alternatives to the SAMM where multimodal safety is prioritized.

Because these new draft guidelines are included as part of a pending ordinance, the City of Santa Fe is requesting use of this document for the right turn lanes into the Los Prados Subdivision. I believe reliance on AASHTO as suggested by these new guidelines would apply very well to South Meadows Road.

Please note that suggested implementation of this solution can result in reduced asphalt pavement costs. I am not requesting a specific lane length but want to suggest that it be chosen based on engineering judgement and related to the traffic conditions and projections unique to this location and development. Thank you for your consideration.

Sincerely,

Jeanne Wolfenbarger

Jeanne Wolfenbarger, PE, City of Santa Fe Traffic Engineer

Attachment: Transportation Impact Analysis Guidelines draft

Cc:
Janice I. Biletnikoff, Long-Range Strategic Planner, Land Use Department, COSF
Leah Yngve, SFMPO Transportation Planner
Erick Aune, SFMPO Director
Leroy Pacheco, PE
Jennifer Jenkins, Principal, JenkinsGavin, Inc.

City of Santa Fe, New Mexico

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Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

August 21, 2024

Michael Gomez, PE, PTOE, NMFPA
Santa Fe Engineering Consultants, LLC
1599 S. St. Francis Dr., Suite B
Santa Fe, NM 87505

RE: Los Prados Phase 1: Preliminary Subdivision Plat Comments

Dear Mr. Gomez:

Thank you for your e-mailed response on 8/7/2024 regarding the right turn lengths on South Meadows Road related to the Los Prados Phase I development which is in the City of Santa Fe Land Use Development Review Process for which you are serving as the engineer of record. The City has reviewed this response and will re-state their position on directing use of the City's new Transportation Impact Analysis Guidelines which are pending codification. As mentioned, these guidelines are designed for our urban environment and to achieve safety objectives. As you know, these guidelines have been developed over the past year including extensive review and feedback by professionals. Note that the City code never refers to use of SAMM for the city streets and the new guidelines direct the use of AASHTO guidelines in lieu of the SAMM on our City streets.

The MPO submitted comments on the development submittal requesting to shorten the turn lanes. You will find this comment to be consistent with the new Transportation Impact Analysis Guidelines.

Please proceed with an analysis as requested by the City using these guidelines to determine changes in the design for the right turn lane lengths on South Meadows Road (See applicable attachment from the guidelines.). The City will ultimately be responsible for approving the required length of the deceleration lanes on the roadway.

Sincerely,

Jeanne Wolfenbarger

Jeanne Wolfenbarger, PE, City of Santa Fe Traffic Engineer

Regina Wheeler

Regina A. Wheeler, Public Works Director for the City of Santa Fe

Heather Lamboy

Heather L. Lamboy, AICP, Director (Interim), Planning & Land Use Development

Attachment: Transportation Impact Analysis Guidelines -Turn Lane Dimensions

Cc:
Janice I. Biletnikoff, Long-Range Strategic Planner, Land Use Department, COSF
Leah Yngve, SFMPO Transportation Planner
Erick Aune, SFMPO Director
Leroy Pacheco, PE
Jennifer Jenkins, Principal, JenkinsGavin, Inc.

Turn Lane Dimensions

The minimum turn lane width is 10 feet unless approved by City Staff. A separate turn lane consists of a taper plus a full width auxiliary lane. The design of turn lanes is to be based on the speed at which drivers turn into the lane, the speed to which drivers must reduce to turn into the driveway, and the required vehicular storage length. Other special considerations include the volume of trucks that will use the turn lane and the steepness of an ascending or descending grade. The TIA should recommend turn lane location and provide the required turn lane length associated with each, demonstrating that turn lane design objectives can be achieved within known current and future anticipated constraints.

Required turn lane length elements are outlined in **Table 2**.

TABLE 2. TURN LANE LENGTH REQUIREMENTS

Posted speed limit	Left turn deceleration lane	Right turn deceleration lane
<40mph (See Note 1.)	Taper + storage	Taper + storage
≥40mph (See Note 2.)	Decel. Length	Decel. Length

Notes for Table 2:

Note 1: Storage length should be provided from operational analyses. Storage length should be calculated as the 95th percentile queue length rounded up to the nearest 25 feet with a 50-foot minimum length.

When operational analyses are not applicable (e.g., for turning movements that are uncontrolled), utilize the deceleration distance for the auxiliary lane length. Using guidance from the latest AASHTO Green Book for "Deceleration Lanes", accept a moderate amount of deceleration within the through lanes and utilize the taper length as part of the deceleration within the through lanes. Deceleration rates greater than 6.5 ft/s^2 may be used where practical. A minimum bay length of 50 feet shall be provided.

Note 2: Deceleration length should be calculated based on the distance required to brake from the posted speed of the roadway to a stop and includes the appropriate taper based upon the posted speed. Utilize recommended deceleration distances for "Lane Change and Deceleration Distance" provided by the latest AASHTO Green Book.

If the noted design requirements for full movement access spacing and/or turn lanes cannot be met, driveway turning movement restrictions may be imposed. The restriction may be for left-turn movements in or out of the driveway or right-turns in or out. Turning restrictions may be imposed for driveways that are too close to signalized intersections, or where existing driveways or roadway characteristics may increase accident potential or at locations with a history of high accident rates.

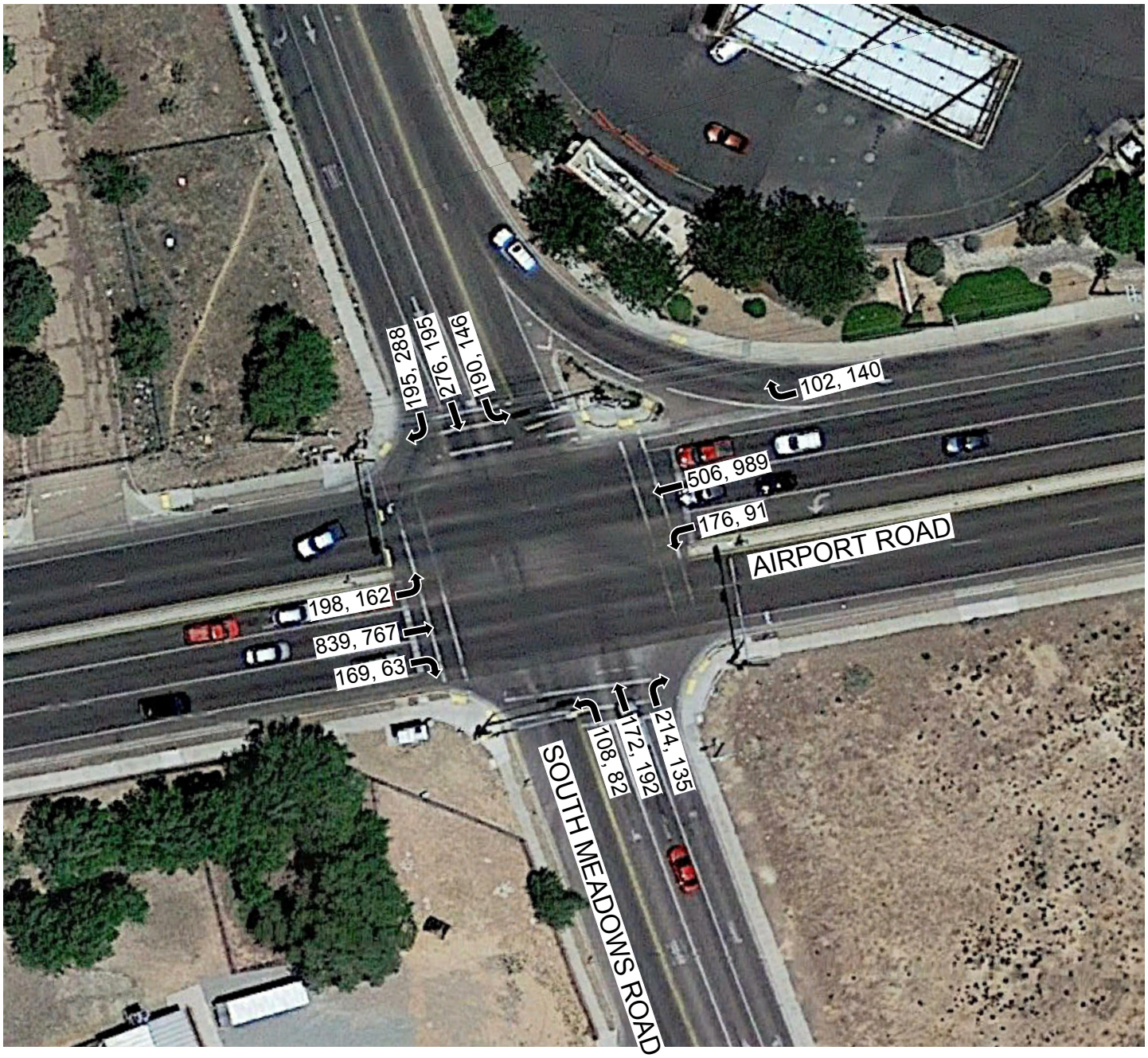
Signature: Regina Wheeler
Regina Wheeler (Aug 25, 2024 20:05 MDT)

Email: rawheeler@santafenm.gov

Signature: Heather Lamboy

Email: hllamboy@ci.santa-fe.nm.us

APPENDIX A
TRAFFIC COUNTS



PEAK HOURS FOR TRAFFIC COUNT DATED Sept 16, 2021 (Thursday)	
AM	PM
7:30 AM to 8:30 AM	4:45 PM to 5:45 PM

50 25 0 50

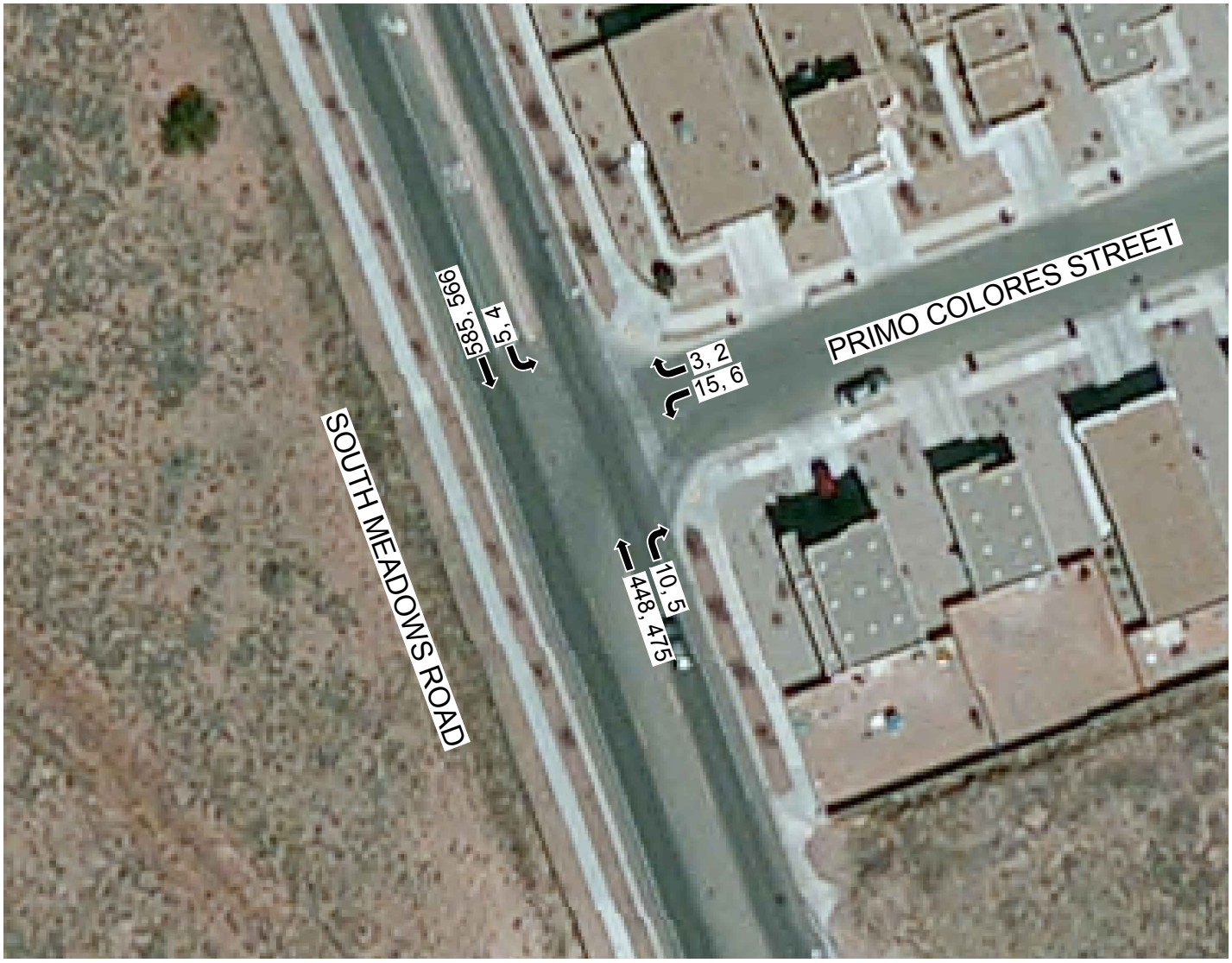
SCALE: 1" = 50'

LEGEND

DENOTES PEAK HOUR TRAFFIC VOLUME AM, PM — 11, 23

DENOTES MOVEMENT ←

EXISTING TRAFFIC VOLUMES AIRPORT ROAD / SOUTH MEADOWS ROAD



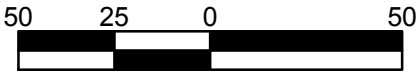
PEAK HOURS FOR TRAFFIC COUNT DATED Sept 30, 2021 (Thursday)	
AM	PM
7:45 AM to 8:45 AM	5:00 PM to 6:00 PM



LEGEND

DENOTES PEAK HOUR TRAFFIC VOLUME AM, PM — 11, 23

DENOTES MOVEMENT — ←



SCALE: 1" = 50'

EXISTING TRAFFIC VOLUMES SOUTH MEADOWS ROAD /PRIMO COLORES STREET



PEAK HOURS FOR TRAFFIC COUNT DATED Sept 30, 2021 (Thursday)	
AM	PM
7:30 AM to 8:30 AM	5:00 PM to 6:00 PM

LEGEND

DENOTES PEAK HOUR TRAFFIC VOLUME AM, PM	11, 23
DENOTES MOVEMENT	←

50 25 0 50

SCALE: 1" = 50'

EXISTING TRAFFIC VOLUMES SOUTH MEADOWS ROAD / GALLERIA GRANDE STREET



PEAK HOURS FOR TRAFFIC COUNT DATED Sept 28, 2021 (Tuesday)	
AM	PM
7:30 AM to 8:30 AM	4:45 PM to 5:45 PM

N

LEGEND

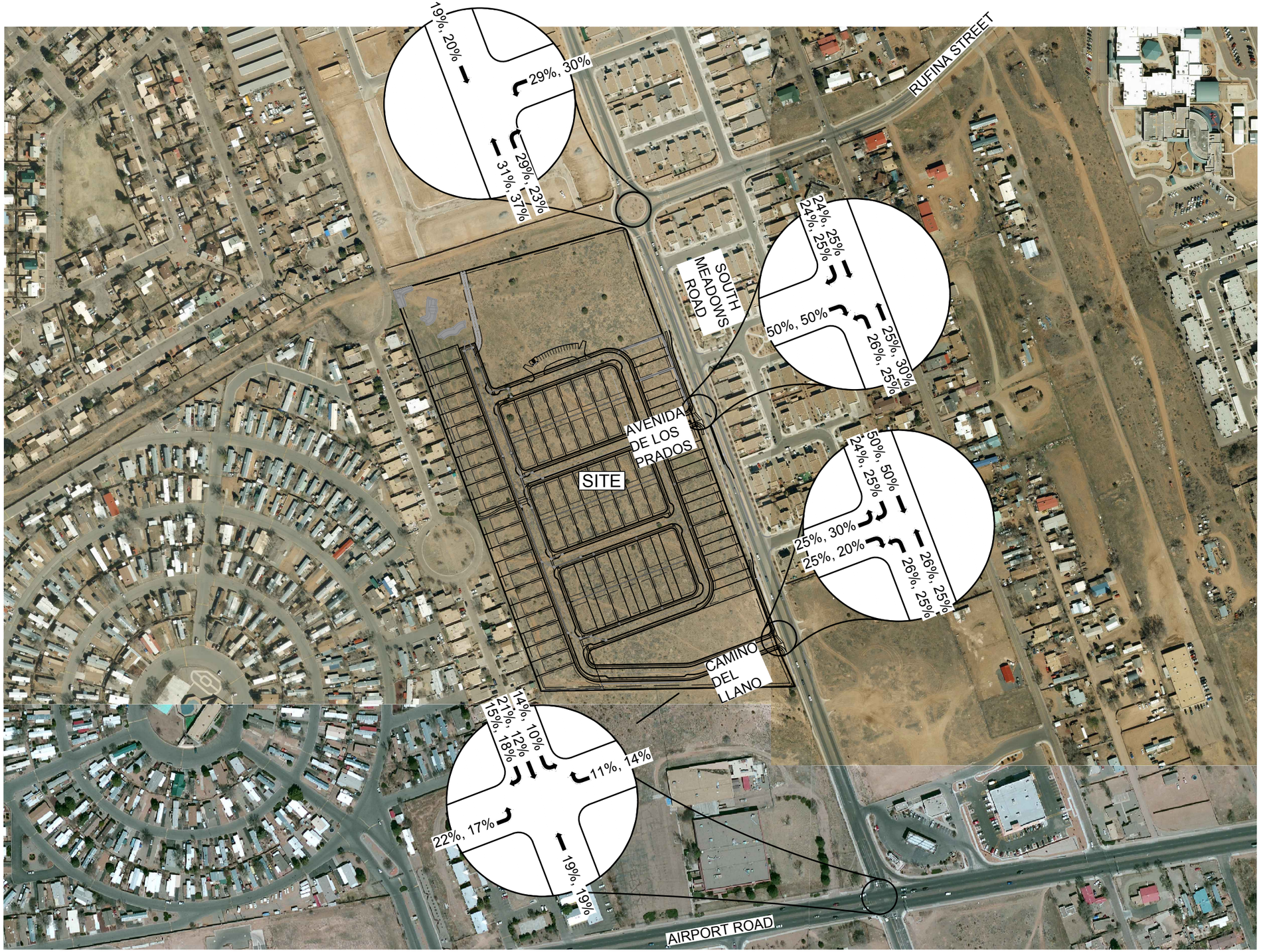
DENOTES PEAK HOUR TRAFFIC VOLUME AM, PM — 11, 23

DENOTES MOVEMENT ←

50 25 0 50

SCALE: 1" = 50'

EXISTING TRAFFIC VOLUMES
SOUTH MEADOWS ROAD / COLORES DEL REY STREET



LEGEND

DENOTES PERCENTAGE OF TRAFFIC AM, PM 11%,11%

DENOTES MOVEMENT ←

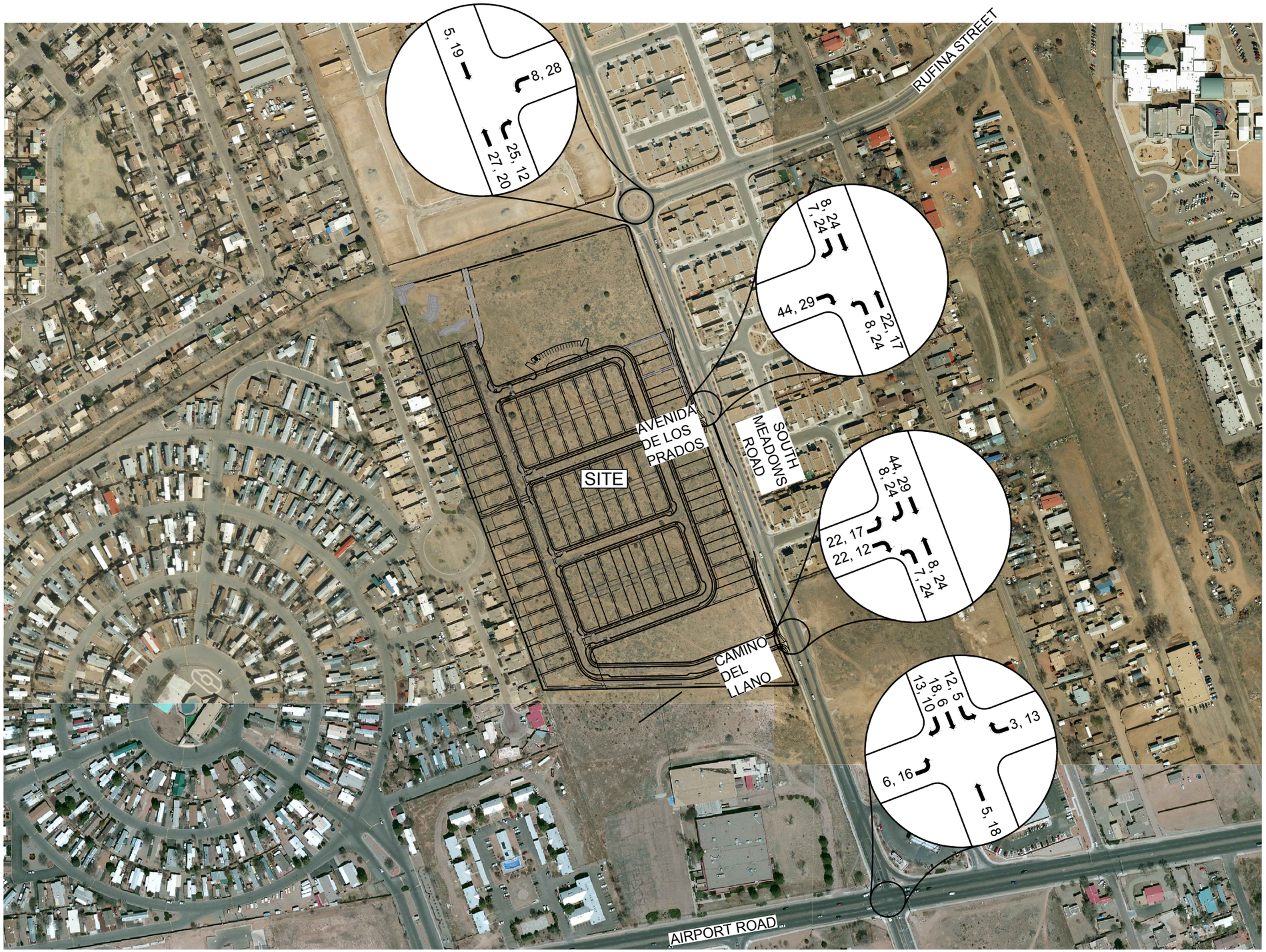
REFERENCE:
CITY OF SANTA FE INTERNET MAPPING SITE
GEOCORTEX INTERNET MAPPING
2019 AERIAL PHOTOGRAPHY

N

300 150 0 300

SCALE: 1" = 300'

DIRECTIONS OF APPROACH AND RETURN



LEGEND

DENOTES SITE GENERATED TRAFFIC AM, PM 11, 11

DENOTES MOVEMENT ←

REFERENCE:
CITY OF SANTA FE INTERNET MAPPING SITE
GEOCORTEX INTERNET MAPPING
2019 AERIAL PHOTOGRAPHY

N

300 150 0 300

SCALE: 1" = 300'

SITE GENERATED TRAFFIC

South Meadows Road & Entrance South (Camino del Llano)

AM Peak Hour

	Site Generated Traffic	Eastbound			Westbound			Northbound			Southbound		
		Entrance South						South Meadows Road			South Meadows Road		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing 2021	PHF	0	0	0	0	0	0	0	472			661	
	0.95												
Existing 2024 (3 Years)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**486**	**0**	**0**	**681**	**0**
Village at 599									6			22	
South Meadows Apartments									7			13	
Casa Azul									40			33	
No Build Year 2030 (6 Years)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**569**	**0**	**0**	**791**	**0**
Developed Residentual Componant													
Percentage Vehicles Entering								26.0%	26.0%				24.0%
Vehicles Entering	29							8	8				7
Percentage Vehicles Exiting		25.0%		25.0%								50.0%	
Vehicles Exiting	88	22		22								44	
Developed		**22**	**0**	**22**	**0**	**0**	**0**	**8**	**577**	**0**	**0**	**835**	**7**
No Build Horizon Year 2040 (16 Years)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**623**	**0**	**0**	**867**	**0**
Developed Horizon Year													
Site generated traffic		22	0	22	0	0	0	8	8	0	0	44	7
Developed Horizon Year		**22**	**0**	**22**	**0**	**0**	**0**	**8**	**631**	**0**	**0**	**911**	**7**
*Increased at a rate of 1% per year.													

PM Peak Hour

	Site Generated Traffic	Eastbound			Westbound			Northbound			Southbound		
		Entrance South						South Meadows Road			South Meadows Road		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing 2021	PHF	0	0	0	0	0	0	0	494	0	0	629	0
	0.97												
Existing 2024 (3 Years)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**509**	**0**	**0**	**648**	**0**
Village at 599									25			13	
South Meadows Apartments									15			15	
Casa Azul									26			32	
No Build Year 2030 (6 Years)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**606**	**0**	**0**	**748**	**0**
Developed Residentual Componant													
Percentage Vehicles Entering								25.0%	25.0%				25.0%
Vehicles Entering	96							24	24				24
Percentage Vehicles Exiting		30.0%		20.0%								50.0%	
Vehicles Exiting	58	17		12								29	
Developed		**17**	**0**	**12**	**0**	**0**	**0**	**24**	**630**	**0**	**0**	**777**	**24**
No Build Horizon Year 2040 (16 Years)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**663**	**0**	**0**	**820**	**0**
Developed Horizon Year													
Site generated traffic		17	0	12	0	0	0	24	24	0	0	29	24
Developed Horizon Year		**17**	**0**	**12**	**0**	**0**	**0**	**24**	**687**	**0**	**0**	**849**	**24**
*Increased at a rate of 1% per year.													

South Meadows Road & Housing Entrance North (Avenida de los Prados)

AM Peak Hour

	Site Generated Traffic	Eastbound			Westbound			Northbound			Southbound		
		Housing Entrance North						South Meadows Road			South Meadows Road		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing 2021	PHF	0	0	0	0	0	0	0	443	0	0	608	0
	0.92												
Existing 2024 (3 Years)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**456**	**0**	**0**	**626**	**0**
Village at 599									6			22	
South Meadows Apartments									7			13	
Casa Azul									40			33	
No Build Year 2030 (6 Years)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**538**	**0**	**0**	**733**	**0**
Developed Residentual Componant													
Percentage Vehicles Entering								26.0%				24.0%	24.0%
Vehicles Entering	29							8				7	7
Percentage Vehicles Exiting				50.0%					25.0%				
Vehicles Exiting	88			44					22				
Developed		**0**	**0**	**44**	**0**	**0**	**0**	**8**	**560**	**0**	**0**	**740**	**7**
No Build Horizon Year 2040 (16 Years)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**588**	**0**	**0**	**803**	**0**
Developed Horizon Year													
Site generated traffic		0	0	44	0	0	0	8	22	0	0	7	7
Developed Horizon Year		**0**	**0**	**44**	**0**	**0**	**0**	**8**	**610**	**0**	**0**	**809**	**7**
*Increased at a rate of 1% per year.													

PM Peak Hour

	Site Generated Traffic	Eastbound			Westbound			Northbound			Southbound		
		Housing Entrance North						South Meadows Road			South Meadows Road		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing 2021	PHF	0	0	0	0	0	0	0	479	0	0	573	0
	0.9												
Existing 2024 (3 Years)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**494**	**0**	**0**	**590**	**0**
Village at 599									25			13	
South Meadows Apartments									15			15	
Casa Azul									26			32	
No Build Year 2030 (6 Years)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**590**	**0**	**0**	**687**	**0**
Developed Residentual Componant													
Percentage Vehicles Entering								25.0%				25.0%	25.0%
Vehicles Entering	96							24				24	24
Percentage Vehicles Exiting				50.0%					30.0%				
Vehicles Exiting	58			29					17				
Developed		**0**	**0**	**29**	**0**	**0**	**0**	**24**	**607**	**0**	**0**	**711**	**24**
No Build Horizon Year 2040 (16 Years)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**645**	**0**	**0**	**752**	**0**
Developed Horizon Year													
Site generated traffic		0	0	29	0	0	0	24	17	0	0	24	24
Developed Horizon Year		**0**	**0**	**29**	**0**	**0**	**0**	**24**	**662**	**0**	**0**	**776**	**24**
*Increased at a rate of 1% per year.													

APPENDIX B

TRIP GENERATION CALCULATIONS

PROJECT DETAILS

Project Name:	REVISED SOUTH MEADOWS DEVELOPMENT	Type of Project:	
Project No:		City:	
Country:		Built-up Area(Sq.ft):	
Analyst Name:	michael gomez	Clients Name:	
Date:	9/20/2024	ZIP/Postal Code:	
State/Province:		No. of Scenarios:	2
Analysis Region:			

SCENARIO SUMMARY

Scenarios	Name	No. of Land Uses	Phases of Development	No. of Years to Project Traffic	User Group	Estimated New Vehicle Trips		
						Entry	Exit	Total
Scenario - 1	AM PEAK	3	1	0		29	88	117
Scenario - 2	PM PEAK	3	1	1		96	58	154

Scenario - 1

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

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
220 - Multifamily Housing (Low-Rise) - Not Close Data Source: Trip Generation Manual, 11th Ed	General Urban/Suburban	Dwelling Units	77	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN) T = 0.31(X) + 22.85	11 24%	36 76%	47
210 - Single-Family Detached Housing Data Source: Trip Generation Manual, 11th Ed	General Urban/Suburban	Dwelling Units	58	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG) Ln(T) =0.91Ln(X) + 0.12	11 25%	34 75%	45
220(1) - Multifamily Housing (Low-Rise) - Close Data Source: Trip Generation Manual, 11th Ed	General Urban/Suburban	Dwelling Units	65	Weekday, Peak Hour of Adjacent Street Traffic,	Average 0.38	7 29%	18 71%	25

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	100	100	1	1	24	76
210 - Single-Family Detached Housing	100	100	1	1	25	75
220(1) - Multifamily Housing (Low-Rise) - Close to Rail Transit	100	100	1	1	29	71

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	11	36	0	0	11	36
	47		0		47	
210 - Single-Family Detached Housing	11	34	0	0	11	34
	45		0		45	
220(1) - Multifamily Housing (Low-Rise) - Close to Rail Transit	7	18	0	0	7	18
	25		0		25	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	11	36	47
210 - Single-Family Detached Housing	11	34	45
220(1) - Multifamily Housing (Low-Rise) - Close to Rail Transit	7	18	25

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	29	88	117
External Vehicle Trips	29	88	117
New Vehicle Trips	29	88	117

Scenario - 2

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

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
220 - Multifamily Housing (Low-Rise) - Not Close	General Urban/Suburban	Dwelling Units	77	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	34	20	54
Data Source: Trip Generation Manual, 11th Ed					T = 0.43(X) + 20.55	63%	37%	
210 - Single-Family Detached Housing	General Urban/Suburban	Dwelling Units	58	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	38	22	60
Data Source: Trip Generation Manual, 11th Ed					Ln(T) =0.94Ln(X) + 0.27	63%	37%	
220(1) - Multifamily Housing (Low-Rise) - Close	General Urban/Suburban	Dwelling Units	65	Weekday, Peak Hour of Adjacent Street Traffic,	Average	24	16	40
Data Source: Trip Generation Manual, 11th Ed					0.61	60%	40%	

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	100	100	1	1	63	37
210 - Single-Family Detached Housing	100	100	1	1	63	37
220(1) - Multifamily Housing (Low-Rise) - Close to Rail Transit	100	100	1	1	60	40

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	34	20	0	0	34	20
	54		0		54	
210 - Single-Family Detached Housing	38	22	0	0	38	22
	60		0		60	
220(1) - Multifamily Housing (Low-Rise) - Close to Rail Transit	24	16	0	0	24	16
	40		0		40	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		
	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	34	20	54
210 - Single-Family Detached Housing	38	22	60
220(1) - Multifamily Housing (Low-Rise) - Close to Rail Transit	24	16	40

RESULTS

Site Totals	Entry	Exit	Total
Vehicle Trips Before Reduction	96	58	154
External Vehicle Trips	96	58	154
New Vehicle Trips	96	58	154

APPENDIX C

IMPLEMENTATION YEAR – 2030 CALCULATIONS

HCS Two-Way Stop-Control Report

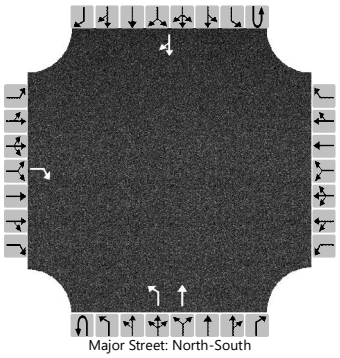
General Information

Analyst	CPC
Agency/Co.	SANTA FE ENGINEERING
Date Performed	9/19/2024
Analysis Year	2030
Time Analyzed	AM PEAK
Intersection Orientation	North-South
Project Description	BUILD NO RIGHT TURN LANE

Site Information

Intersection	SOUTH MEADOWS / AVE DE LOS PRADOS
Jurisdiction	CITY OF SANTA FE
East/West Street	AVENIDA DE LOS PRADOS
North/South Street	SOUTH MEADOWS ROAD
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration				R						L	T					TR
Volume (veh/h)				44						8	560				740	7
Percent Heavy Vehicles (%)				1						1						
Proportion Time Blocked																
Percent Grade (%)		1														
Right Turn Channelized		No														
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)				6.2						4.1						
Critical Headway (sec)				6.31						4.11						
Base Follow-Up Headway (sec)				3.3						2.2						
Follow-Up Headway (sec)				3.31						2.21						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				48						9						
Capacity, c (veh/h)				374						819						
v/c Ratio				0.13						0.01						
95% Queue Length, Q_{95} (veh)				0.4						0.0						
95% Queue Length, Q_{95} (ft)				10.1						0.0						
Control Delay (s/veh)				16.0						9.4						
Level of Service (LOS)				C						A						
Approach Delay (s/veh)		16.0								0.1						
Approach LOS		C								A						

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HCS Two-Way Stop-Control Report

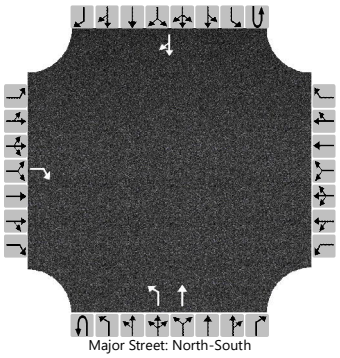
General Information

Analyst	CPC
Agency/Co.	SANTA FE ENGINEERING
Date Performed	9/19/2024
Analysis Year	2030
Time Analyzed	PM PEAK
Intersection Orientation	North-South
Project Description	BUILD NO RIGHT TURN LANE

Site Information

Intersection	SOUTH MEADOWS / AVE DE LOS PRADOS
Jurisdiction	CITY OF SANTA FE
East/West Street	AVENIDA DE LOS PRADOS
North/South Street	SOUTH MEADOWS ROAD
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration				R						L	T					TR
Volume (veh/h)				29						24	607				711	24
Percent Heavy Vehicles (%)				1						1						
Proportion Time Blocked																
Percent Grade (%)	1															
Right Turn Channelized	No															
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.2						4.1						
Critical Headway (sec)				6.31						4.11						
Base Follow-Up Headway (sec)				3.3						2.2						
Follow-Up Headway (sec)				3.31						2.21						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				32						26						
Capacity, c (veh/h)				385						828						
v/c Ratio				0.08						0.03						
95% Queue Length, Q_{95} (veh)				0.3						0.1						
95% Queue Length, Q_{95} (ft)				7.6						2.5						
Control Delay (s/veh)				15.2						9.5						
Level of Service (LOS)				C						A						
Approach Delay (s/veh)	15.2								0.4							
Approach LOS	C								A							

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HCS Two-Way Stop-Control Report

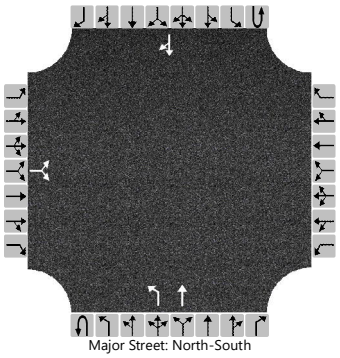
General Information

Analyst	CPC
Agency/Co.	SANTA FE ENGINEERING
Date Performed	9/19/2024
Analysis Year	2030
Time Analyzed	AM PEAK
Intersection Orientation	North-South
Project Description	BUILD NO RIGHT TURN LANE

Site Information

Intersection	SOUTH MEADOWS / CAMINO DEL LLANO
Jurisdiction	CITY OF SANTA FE
East/West Street	CAMINO DEL LLANO
North/South Street	SOUTH MEADOWS ROAD
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		22		22						8	577				835	7
Percent Heavy Vehicles (%)		1		1						1						
Proportion Time Blocked																
Percent Grade (%)		1														
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.61		6.31						4.11						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.51		3.31						2.21						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			46							8						
Capacity, c (veh/h)			291							768						
v/c Ratio			0.16							0.01						
95% Queue Length, Q_{95} (veh)			0.6							0.0						
95% Queue Length, Q_{95} (ft)			15.1							0.0						
Control Delay (s/veh)			19.7							9.7						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)		19.7								0.1						
Approach LOS		C								A						

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HCS Two-Way Stop-Control Report

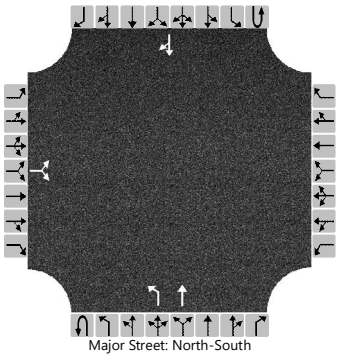
General Information

Analyst	CPC
Agency/Co.	SANTA FE ENGINEERING
Date Performed	9/19/2024
Analysis Year	2030
Time Analyzed	PM PEAK
Intersection Orientation	North-South
Project Description	BUILD NO RIGHT TURN LANE

Site Information

Intersection	SOUTH MEADOWS / CAMINO DEL LLANO
Jurisdiction	CITY OF SANTA FE
East/West Street	CAMINO DEL LLANO
North/South Street	SOUTH MEADOWS ROAD
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		17		12						24	630				777	24
Percent Heavy Vehicles (%)		1		1						1						
Proportion Time Blocked																
Percent Grade (%)		1														
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.61		6.31						4.11						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.51		3.31						2.21						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			30							25						
Capacity, c (veh/h)			292							809						
v/c Ratio			0.10							0.03						
95% Queue Length, Q_{95} (veh)			0.3							0.1						
95% Queue Length, Q_{95} (ft)			7.6							2.5						
Control Delay (s/veh)			18.7							9.6						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)		18.7								0.4						
Approach LOS		C								A						

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APPENDIX D

HORIZON YEAR – 2040 CALCULATIONS

HCS Two-Way Stop-Control Report

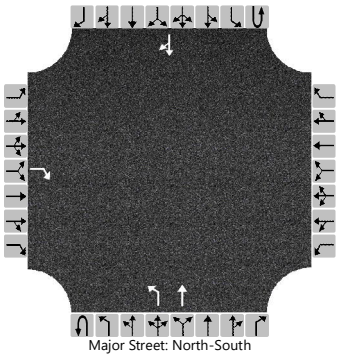
General Information

Analyst	CPC
Agency/Co.	SANTA FE ENGINEERING
Date Performed	9/19/2024
Analysis Year	2040
Time Analyzed	AM PEAK
Intersection Orientation	North-South
Project Description	BUILD NO RIGHT TURN LANE

Site Information

Intersection	SOUTH MEADOWS / AVE DE LOS PRADOS
Jurisdiction	CITY OF SANTA FE
East/West Street	AVENIDA DE LOS PRADOS
North/South Street	SOUTH MEADOWS ROAD
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration				R						L	T					TR
Volume (veh/h)				44						8	610				809	7
Percent Heavy Vehicles (%)				1						1						
Proportion Time Blocked																
Percent Grade (%)		1														
Right Turn Channelized		No														
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)				6.2						4.1						
Critical Headway (sec)				6.31						4.11						
Base Follow-Up Headway (sec)				3.3						2.2						
Follow-Up Headway (sec)				3.31						2.21						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				48						9						
Capacity, c (veh/h)				338						768						
v/c Ratio				0.14						0.01						
95% Queue Length, Q_{95} (veh)				0.5						0.0						
95% Queue Length, Q_{95} (ft)				12.6						0.0						
Control Delay (s/veh)				17.4						9.7						
Level of Service (LOS)				C						A						
Approach Delay (s/veh)		17.4								0.1						
Approach LOS		C								A						

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HCS Two-Way Stop-Control Report

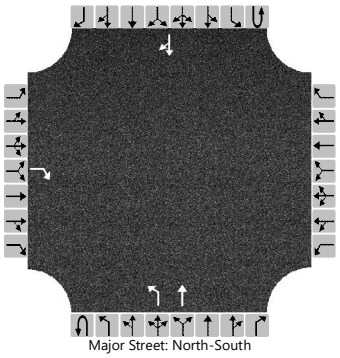
General Information

Analyst	CPC
Agency/Co.	SANTA FE ENGINEERING
Date Performed	9/19/2024
Analysis Year	2040
Time Analyzed	PM PEAK
Intersection Orientation	North-South
Project Description	BUILD NO RIGHT TURN LANE

Site Information

Intersection	SOUTH MEADOWS / AVE DE LOS PRADOS
Jurisdiction	CITY OF SANTA FE
East/West Street	AVENIDA DE LOS PRADOS
North/South Street	SOUTH MEADOWS ROAD
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration				R						L	T					TR
Volume (veh/h)				29						24	662				776	24
Percent Heavy Vehicles (%)				1						1						
Proportion Time Blocked																
Percent Grade (%)		1														
Right Turn Channelized		No														
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)				6.2						4.1						
Critical Headway (sec)				6.31						4.11						
Base Follow-Up Headway (sec)				3.3						2.2						
Follow-Up Headway (sec)				3.31						2.21						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				32						26						
Capacity, c (veh/h)				350						779						
v/c Ratio				0.09						0.03						
95% Queue Length, Q_{95} (veh)				0.3						0.1						
95% Queue Length, Q_{95} (ft)				7.6						2.5						
Control Delay (s/veh)				16.3						9.8						
Level of Service (LOS)				C						A						
Approach Delay (s/veh)		16.3								0.3						
Approach LOS		C								A						

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HCS Two-Way Stop-Control Report

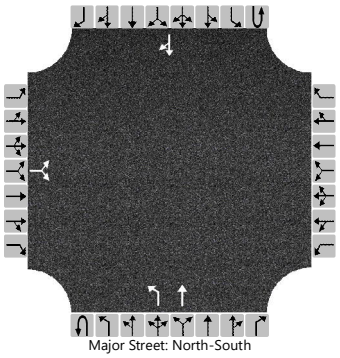
General Information

Analyst	CPC
Agency/Co.	SANTA FE ENGINEERING
Date Performed	9/19/2024
Analysis Year	2040
Time Analyzed	AM PEAK
Intersection Orientation	North-South
Project Description	BUILD NO RIGHT TURN LANE

Site Information

Intersection	SOUTH MEADOWS / CAMINO DEL LLANO
Jurisdiction	CITY OF SANTA FE
East/West Street	CAMINO DEL LLANO
North/South Street	SOUTH MEADOWS ROAD
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		22		22						8	631				911	7
Percent Heavy Vehicles (%)		1		1						1						
Proportion Time Blocked																
Percent Grade (%)		1														
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.61		6.31						4.11						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.51		3.31						2.21						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			46							8						
Capacity, c (veh/h)			261							717						
v/c Ratio			0.18							0.01						
95% Queue Length, Q_{95} (veh)			0.6							0.0						
95% Queue Length, Q_{95} (ft)			15.1							0.0						
Control Delay (s/veh)			21.7							10.1						
Level of Service (LOS)			C							B						
Approach Delay (s/veh)		21.7								0.1						
Approach LOS		C								A						

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HCS Two-Way Stop-Control Report

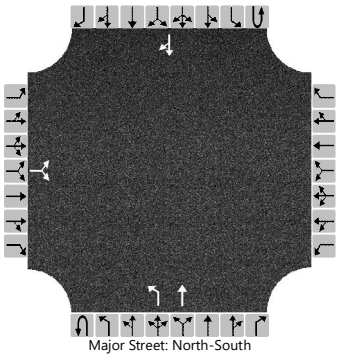
General Information

Analyst	CPC
Agency/Co.	SANTA FE ENGINEERING
Date Performed	9/19/2024
Analysis Year	2040
Time Analyzed	PM PEAK
Intersection Orientation	North-South
Project Description	BUILD NO RIGHT TURN LANE

Site Information

Intersection	SOUTH MEADOWS / CAMINO DEL LLANO
Jurisdiction	CITY OF SANTA FE
East/West Street	CAMINO DEL LLANO
North/South Street	SOUTH MEADOWS ROAD
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		17		12						24	687				849	24
Percent Heavy Vehicles (%)		1		1						1						
Proportion Time Blocked																
Percent Grade (%)		1														
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.61		6.31						4.11						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.51		3.31						2.21						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			30							25						
Capacity, c (veh/h)			264							759						
v/c Ratio			0.11							0.03						
95% Queue Length, Q_{95} (veh)			0.4							0.1						
95% Queue Length, Q_{95} (ft)			10.1							2.5						
Control Delay (s/veh)			20.4							9.9						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)		20.4								0.3						
Approach LOS		C								A						

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Development Review Team (DRT)
Comment Form

Date: March 29, 2024

DRT Member: Leroy N. Pacheco, PE (Public Works Agent)

Dept/Div: Mike R. Dalmolin, PE (Public Works, Traffic Operations)

Case No.: Case #2024-7998: Los Prados: Phase 1 - Preliminary Subdivision Plat

Case Planner: Janice Biletnikoff, AICP

Mike Dalmolin, PE, Dee Beingessner, PE and I met this AM to discuss Mike's review of the developer's streetlight plan. It is incomplete; however this design element of the plan is a work in progress, and need not hold up the progression of the developer's proposal as it moves through the DRT process to Planning Commission's approval. The Final DRT sign off on an approved development plan will require the streetlight plan to be acceptable by the City Land Use Engineer.

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. Lighting analysis should consider the following: full streetlight coverage on South Meadows; and the options for either full coverage within the subdivision compared to partial coverage at key intersections where pedestrians and motorists may conflict.	DRT Signature Sheet prior to Building Permit	
2. An option for pedestrian sidewalk lighting (solar lighting options preferred) should also be considered.	DRT Signature Sheet prior to Building Permit	

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Streetlight analysis is incomplete. The analysis should include the segment of South Meadows that fronts the entire subdivision, and also the areas of streets highlighted in the attached incomplete analysis that was submitted.	DRT Signature Sheet prior to Building Permit	
2.		

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

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

1. City Streetlight Standards for Development (attached)

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: March 2024

From: **WHEELER, REGINA A.** rawheeler@santafenm.gov
Subject: RE: New Development Roadway Lighting Guidelines - Dalkia Energy Solutions
Date: March 14, 2023 at 11:21 AM
To: Leroy Pacheco engineer@leroypacheco.com, Matt O'Brien matt.obrien@dalkiasolutions.com, BEINGESSNER, DEE dabeingessner@santafenm.gov
Cc: WOLFENBARGER, JEANNE A. jawolfenbarger@santafenm.gov, LERMA, JOSE N. jnlerma@santafenm.gov, cheyenne.ernst@dalkiasolutions.com, audra.gallegos@wilsonco.com, MOORE, MARGARET mmoore@santafenm.gov, KLUCK, JASON M. jmkluck@santafenm.gov

RW

This looks like a good process adjustment to meet if everyone likes it.

Ultimately the Traffic Engineering and Operations Supervisor will sign, so Jeanne will sign until that person joins, probably end of April.

Regina

From: Leroy Nicholas Pacheco, PE <Engineer@leroypacheco.com>
Sent: Tuesday, March 14, 2023 10:44 AM
To: Matt O'Brien <matt.obrien@dalkiasolutions.com>; WHEELER, REGINA A. <rawheeler@santafenm.gov>; BEINGESSNER, DEE <dabeingessner@santafenm.gov>
Cc: WOLFENBARGER, JEANNE A. <jawolfenbarger@santafenm.gov>; LERMA, JOSE N. <jnlerma@santafenm.gov>; cheyenne.ernst@dalkiasolutions.com; audra.gallegos@wilsonco.com; MOORE, MARGARET <mmoore@santafenm.gov>; KLUCK, JASON M. <jmkluck@santafenm.gov>
Subject: New Development Roadway Lighting Guidelines - Dalkia Energy Solutions

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Regina

I will send the attached streetlighting submittal requirements to 2 pending developers with new subdivisions (Las Soleras - Keystone; and Paseo de Vistas) and inform them of this new submittal/review protocol for streetlights. I suggest the DRT-Technical Review signature sheet be revised to include a signature line for streetlights (example attached). I assume Jeanne Wolfenbarger will sign on behalf of PWD once she receives Dalkia Energy Solutions comments/approval.

Thanks,
Leroy Nicholas Pacheco, PE
Email: engineer@leroypacheco.com
Phone: 505-423-4068

Sent with Proton Mail secure email.

------- Original Message -------
On Wednesday, March 8th, 2023 at 3:11 PM, Matt O'Brien <matt.obrien@dalkiasolutions.com> wrote:

Good afternoon,

City of Santa Fe
New Development
Roadway Lighting Guidelines

SUMMARY

1. Roadway luminaires must meet the following requirements:

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

Luminaires must be fitted with a Ubicquia Ubicell control. Full specifications are in Appendix B.

2. Pole and arm composition varies by area in the City of Santa Fe. To expedite approval, seek recommendations based on proposed construction location from the City's street lighting maintenance provider, Dalkia Energy Solutions.

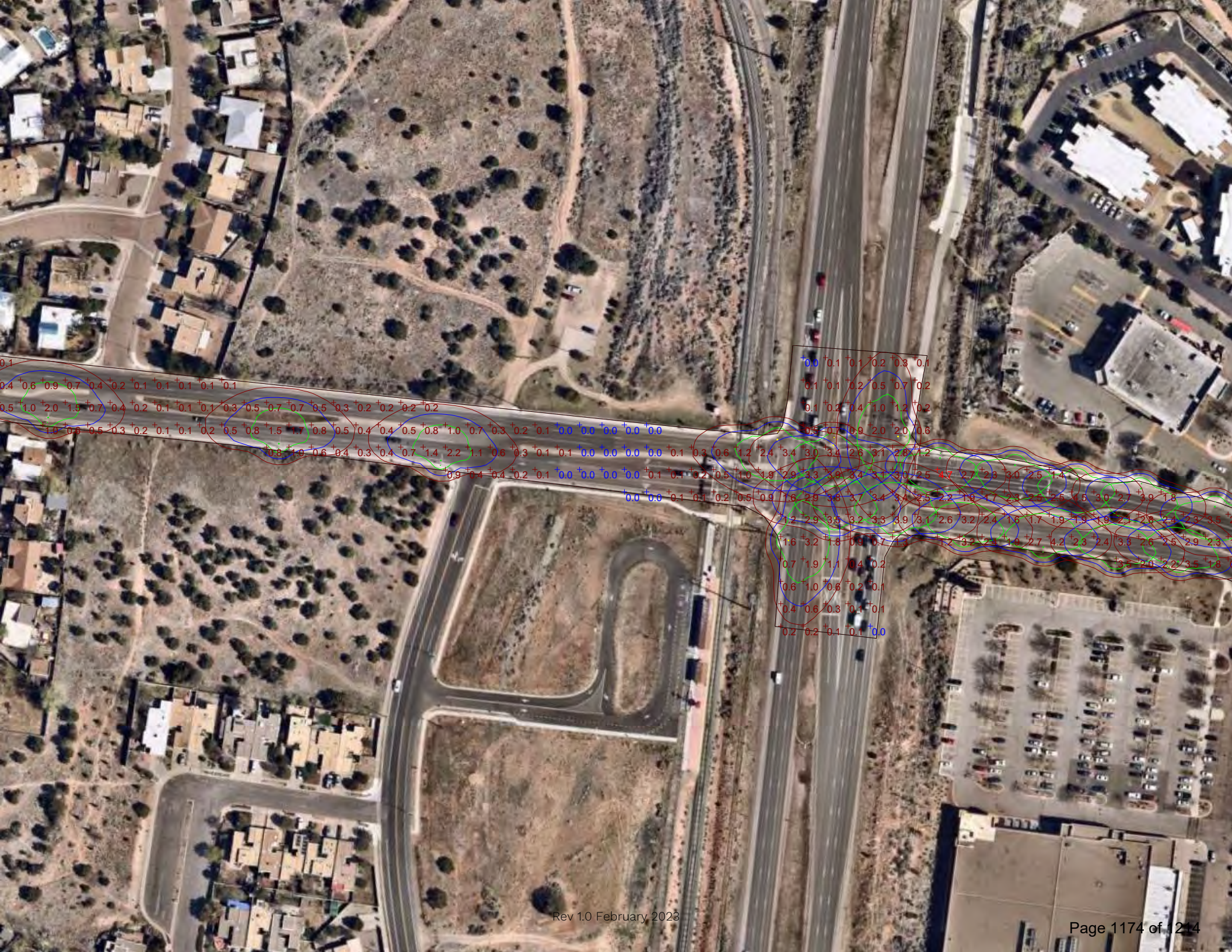
3. Submit a package with the following components
    a. Plans indicating the location, type, and height of both building and ground mounted luminaires; and
    b. Specification sheets for proposed luminaires, arms, poles, foundations, supports, shielding devices, and smart controls; and
    c. Photometric data: provide photometric showing footcandles on the ground or luminaire .ies files with .dwg of proposed layouts. (Examples included in Appendix A)

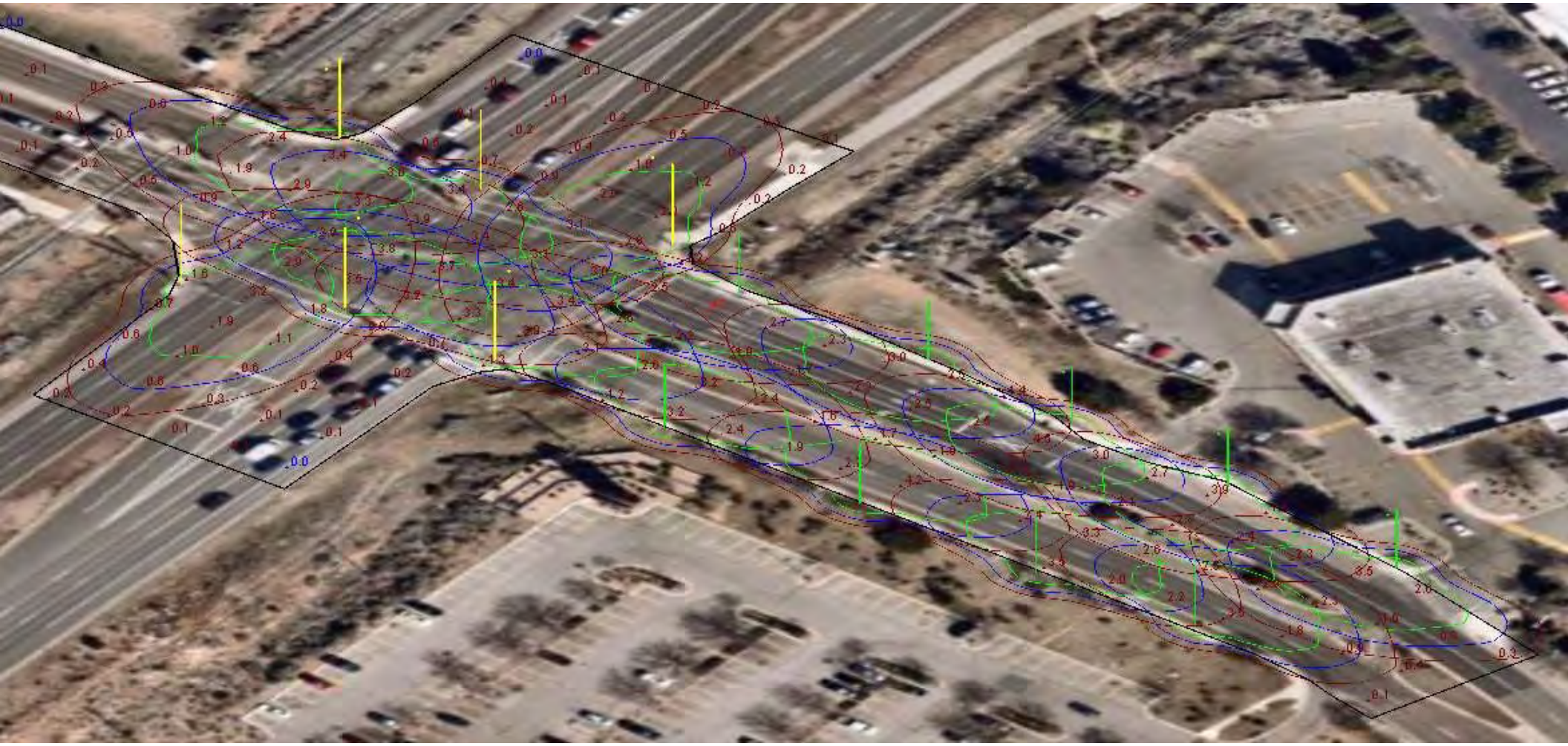
Submit package to City Traffic Engineer and the City's street lighting maintenance provider, Dalkia Energy Solutions. A response will be provided within five business days.

Jeanne Wolfenbarger <jawolfenbarger@santafenm.gov>
Matt O'Brien <matt.obrien@dalkiasolutions.com>

Appendix A:

EXAMPLE ROADWAY PHOTOMETRICS





Current View

Appendix B:

COMMUNITY-GUIDED SMART STREET LIGHTING DESIGN SPECIFICATIONS

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.

City of Santa Fe

Department of Public Works

Community-Guided Smart Street Lighting Design Specifications

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.

Appendix C:

EXISTING CITY EQUIPMENT SPECIFICATIONS SHEETS

LUMINAIRE
SPECIFICATIONS SHEETS

Autobahn Series ATBS
Roadway & Security Lighting

Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

NIGHTTIME FRIENDLY™

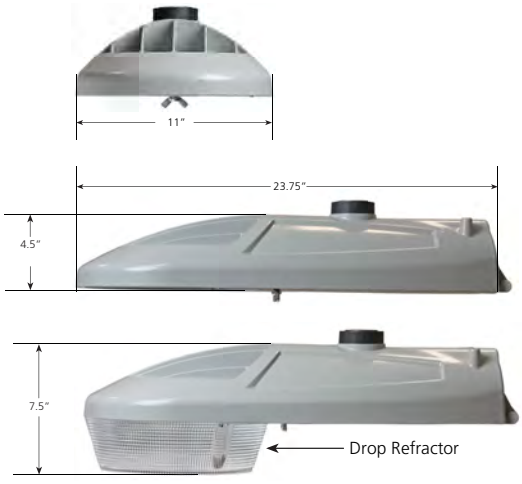
PRODUCT OVERVIEW



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) qualified product. Not all versions of this product may be DLC 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

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".

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.

Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

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ORDERING INFORMATION

Series

ATBS Autobahn LED Roadway & Security

Performance Packages

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

Voltage

MVOLT Multi-volt, 120-277V
347 347V
480 480V

Optics

R2 Roadway Type II
R3 Roadway Type III
R5 Roadway Type V
D3 Type III, Drop Refractor included
D5 Type V, Drop Refractor included

Options

Color Temperature (CCT)
(Blank) 4000K 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

Controls
(Blank) 3 Pin NEMA Photocontrol Receptacle
NR[1] No Photocontrol Receptacle
DM[2] 0V-10V Dimmable Driver
P7 7 Pin Photocontrol Receptacle (dimmable driver included)
PCSS[1] 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 1/4" 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. Not available with AO option.
3. Not available with D3 or D5 option.
4. Not available with 347V and 480V supply voltage options.

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Warranty Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions
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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		4,963	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	6,707	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		6,496	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		10,651	130	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	11,862	129	2	0	2			
	R5		12,199	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	5,582	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		7,347	105	2	0	1	7,638	109	2	0	1			
	R5 with VR		7,693	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.

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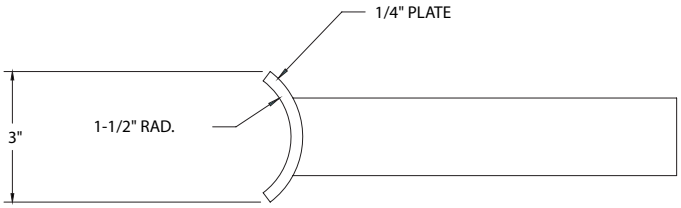
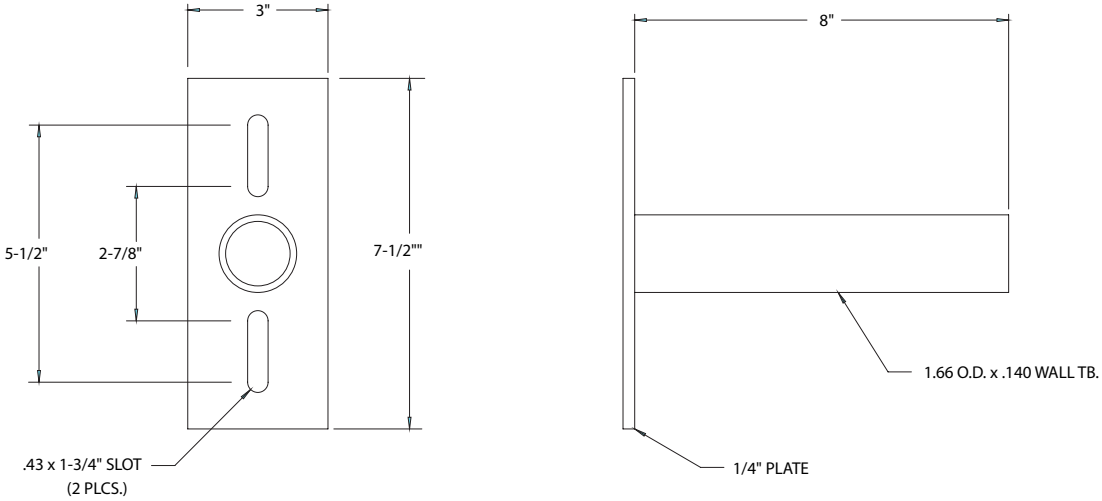
UMR POLE ADAPTOR

RECOMMENDED FOR USE WITH POLES OF 4" DIAMETER OR SMALLER





UMS POLE ADAPTOR

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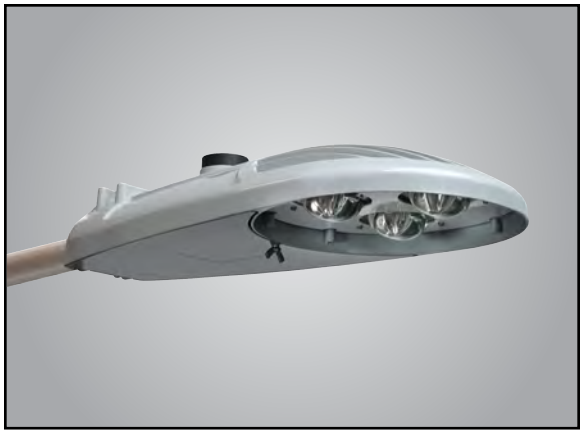
Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

Autobahn Series ATBM
Roadway

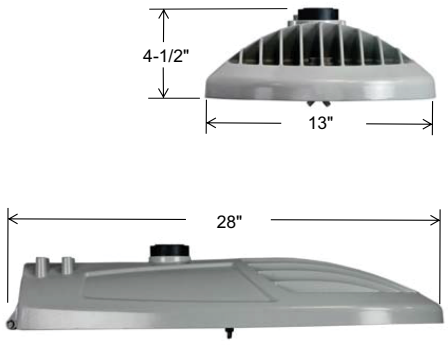
PRODUCT OVERVIEW



Applications:

Residential streets
Parking lots
High speed roadways

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the ATBM is 0.3 sq. ft.,
Approx. Wt. = 21 lbs. (9.5 kg)

STANDARDS

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

Features:

OPTICAL

Same Light: Performance is comparable to 150W – 250W HPS

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, IV, & V roadway distributions.

DualOptix™ visual comfort option is also available for all distributions.

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.

Robust Surge Protection: Standard surge protection is 20kV/10kA "Extreme Level" per ANSI C136.2. An optional MOV pack provides 10kV/5kA "Enhanced Level.

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 and optional 4 bolt clamping mechanism provide 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 receptacle 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).

Extreme long life solid state locking-style photocontrol with on demand remote on/off control - PCCC (15 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.

ORDERING INFORMATION

Series	Performance Packages	Voltage	Optics	Mounting
ATBM Autobahn LED Roadway	**P05** 9,700 lumens **P10** 11,000 lumens **P20** 12,800 lumens **P30** 15,500 lumens **P40** 17,400 lumens **P50** 18,700 lumens **P60** 20,000 lumens **P70** 21,500 lumens	**MVOLT** Multi-volt, 120-277V **347** 347V **480** 480V	**R2** Roadway Type II **R3** Roadway Type III **R4** Roadway Type IV **R5** Roadway Type V	**(Blank)** 2 Bolt Mounting **4B** 4 Bolt Mounting

Options

Color Temperature (CCT)
- **(Blank)** 4000K CCT, 70 CRI Min.
- **3K** 3000K CCT, 70 CRI Min.
- **5K** 5000K CCT, 70 CRI Min.

Paint
- **(Blank)** Gray
- **BK** Black
- **BZ** Bronze
- **DDB** Dark Bronze
- **GI** Graphite
- **WH** White

Surge Protection
- **(Blank)** Standard 20kV/10kA SPD
- **MP** MOV Pack

Miscellaneous Options
- **HSS** House Side Shield
- **NL** NEMA Label Indicating Wattage
- **XL** Not CSA Certified – No Terminal Block Cover
- **VR**[5] Dual Optix visual comfort
- **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, Galvanized
- **UMS-GALV** 8" Horizontal Arm for Square Pole, Galvanized

Control Options
- **(Blank)** 3 Pin NEMA Photocontrol Receptacle
- **P7** 7 Pin Photocontrol Receptacle (dimmable driver included) [1]
- **NR** No Photocontrol Receptacle
- **AO** Field Adjustable Output [3]
- **DM** 0-10V Dimmable Driver [2]
- **PCSS** Solid-State Lighting Photocontrol [4]
- **PCLL** Solid-State Long Life Photocontrol
- **PCCC** Solid-State Long Life Photocontrol with remote control on/off [4]
- **SH** Shorting Cap

Packages
- **(Blank)** Standard Pack
- **JP** Job Pack (36/pallet)

Accessories
- **ATBMHSS** House Side Shield
- **ATBMLTS** Light Trespass Shield
- **RKATBMMVOLTSPD** ATBM Acuity SPD, MVOLT
- **RKATBMHVSPD** ATBM Acuity SPD, 347/480V
- **RKATBMMVOLTMP** ATBM MOV Pack, MVOLT
- **RKATBMHVMP** ATBM MOV Pack, 347/480V

Notes:
1. Dimmable Driver included. Not available with DM or NR.
2. Controls by others. Not available with P7 or AO.
3. Not available with DM.
4. MVOLT only.
5. VR option does not provide zero uplight performance.

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PERFORMANCE PACKAGE

Performance Package	Distribution	Input Watts	3K (3000K CCT, 70 CRI)					4K/5K (4000K/5000K CCT, 70 CRI)					LLD @ 25ºC		
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	25k Hours	75k Hours	100k Hours
P05	R2	68	9,396	138	1	0	2	9,718	143	1	0	2	0.93	0.86	0.83
	R3		9,366	138	1	0	3	9,688	142	1	0	3			
	R4		9,030	133	1	0	3	9,340	137	1	0	3			
	R5		10,334	152	3	0	2	10,689	157	3	0	2			
P10	R2	81	10,635	131	2	0	3	11,299	139	2	0	3	0.93	0.86	0.83
	R3		10,675	132	2	0	3	11,302	140	2	0	3			
	R4		10,391	128	2	0	4	10,994	136	2	0	4			
	R5		11,504	142	3	0	2	12,086	149	3	0	2			
P20	R2	94	12,073	128	2	0	3	12,874	137	2	0	3	0.93	0.86	0.83
	R3		12,065	128	2	0	3	12,818	136	2	0	3			
	R4		11,946	127	2	0	4	12,525	133	2	0	4			
	R5		13,085	139	4	0	2	13,776	147	4	0	2			
P30	R2	118	14,637	124	2	0	3	15,514	131	2	0	3	0.93	0.86	0.83
	R3		14,631	124	2	0	3	15,452	131	2	0	3			
	R4		14,317	121	2	0	4	15,151	128	2	0	5			
	R5		15,775	134	4	0	2	16,685	141	4	0	2			
P40	R2	135	16,233	120	2	0	3	17,493	130	2	0	3	0.93	0.86	0.83
	R3		16,402	121	2	0	3	17,367	129	2	0	3			
	R4		15,911	118	2	0	5	17,008	126	2	0	5			
	R5		17,507	130	4	0	2	18,595	138	4	0	2			
P50	R2	152	17,541	115	2	0	3	18,748	123	2	0	3	0.93	0.86	0.83
	R3		17,677	116	2	0	4	18,712	123	2	0	4			
	R4		17,154	113	2	0	5	18,246	120	2	0	5			
	R5		19,008	125	4	0	2	20,088	132	4	0	2			
P60	R2	168	18,770	112	2	0	3	20,095	120	3	0	3	0.93	0.86	0.83
	R3		18,830	112	2	0	4	20,094	120	3	0	4			
	R4		18,369	109	2	0	5	19,648	117	2	0	5			
	R5		20,350	121	4	0	2	21,505	128	4	0	2			
P70	R2	190	20,190	106	3	0	3	21,565	114	3	0	3	0.93	0.86	0.83
	R3		20,142	106	3	0	4	21,504	113	3	0	4			
	R4		19,660	103	2	0	5	21,024	111	3	0	5			
	R5		21,988	116	4	0	2	23,076	121	4	0	2			

Note: Individual fixture performance may vary. Specifications subject to change without notice.

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PERFORMANCE PACKAGE

ATBM with DualOptix	Distribution	Input Watts	3000K					4000K/5000K					LDD @ 25°C		
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	50k Hours	75k Hours	100k Hours
P05	R2 with VR	68	8,323	122	2	3	3	8,609	127	2	3	3	0.93	0.86	0.83
	R3 with VR		8,296	122	2	3	3	8,581	126	2	3	3			
	R4 with VR		7,998	118	2	3	4	8,273	122	2	3	4			
	R5 with VR		9,154	135	3	3	3	9,468	139	3	3	3			
P10	R2 with VR	81	9,421	116	2	3	3	10,009	124	2	3	3	0.93	0.86	0.83
	R3 with VR		9,456	117	2	3	4	10,012	124	2	3	4			
	R4 with VR		9,204	114	2	3	4	9,738	120	2	3	4			
	R5 with VR		10,191	126	3	3	3	10,706	132	3	3	3			
P20	R2 with VR	94	10,694	114	2	3	4	11,404	121	2	3	4	0.93	0.86	0.83
	R3 with VR		10,687	114	2	3	4	11,354	121	2	3	4			
	R4 with VR		10,581	113	2	3	5	11,094	118	2	3	5			
	R5 with VR		11,591	123	3	3	3	12,203	130	3	3	3			
P30	R2 with VR	118	12,966	110	2	3	4	13,742	116	2	3	4	0.93	0.86	0.83
	R3 with VR		12,960	110	2	3	4	13,687	116	2	3	5			
	R4 with VR		12,681	107	2	3	5	13,420	114	2	3	5			
	R5 with VR		13,974	118	3	3	3	14,780	125	3	3	3			
P40	R2 with VR	135	14,379	107	2	3	4	15,495	115	3	3	5	0.93	0.86	0.83
	R3 with VR		14,529	108	2	3	5	15,384	114	3	3	5			
	R4 with VR		14,093	104	2	3	5	15,066	112	3	3	5			
	R5 with VR		15,508	115	3	3	3	16,471	122	4	3	3			
P50	R2 with VR	152	15,538	102	3	3	5	16,607	109	3	3	5	0.93	0.86	0.83
	R3 with VR		15,658	103	3	3	5	16,575	109	3	3	5			
	R4 with VR		15,195	100	3	3	5	16,162	106	3	3	5			
	R5 with VR		16,837	111	4	3	3	17,794	117	4	3	4			
P60	R2 with VR	168	16,626	99	3	3	5	17,800	106	3	3	5	0.93	0.86	0.83
	R3 with VR		16,679	99	3	3	5	17,799	106	3	3	5			
	R4 with VR		16,271	97	3	3	5	17,404	104	3	3	5			
	R5 with VR		18,026	107	4	3	4	19,049	113	4	3	4			
P70	R2 with VR	190	17,884	94	3	3	5	19,102	101	3	3	5	0.93	0.86	0.83
	R3 with VR		17,842	94	3	3	5	19,048	100	3	3	5			
	R4 with VR		17,415	92	3	3	5	18,623	98	3	3	5			
	R5 with VR		19,477	103	4	3	4	20,440	108	4	3	4			

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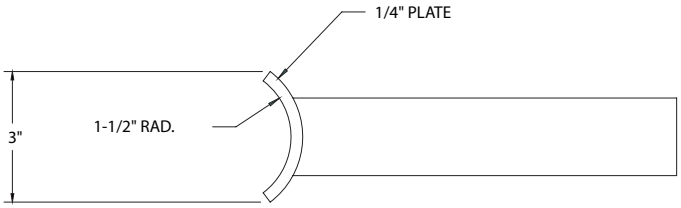
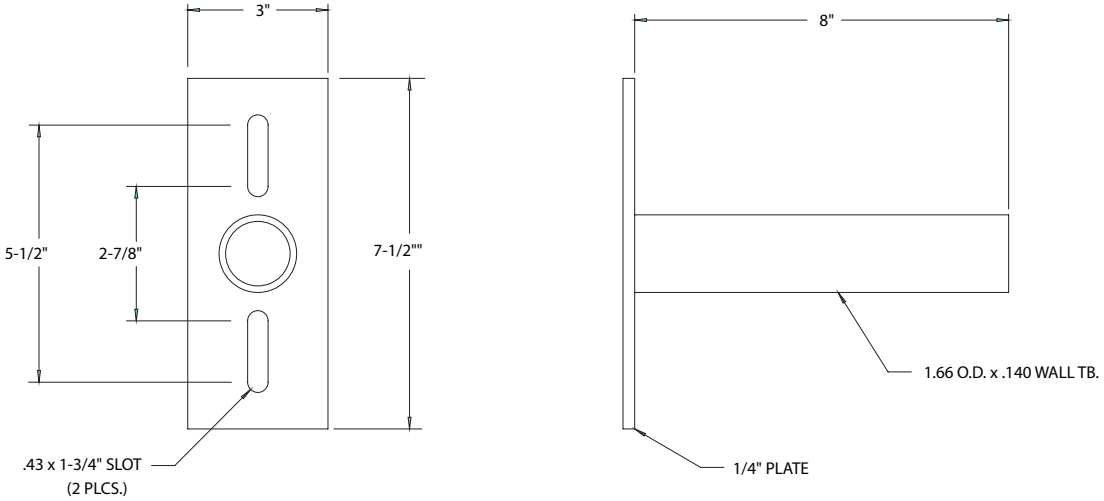
Warranty Five-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions
Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

UMR POLE ADAPTOR

RECOMMENDED FOR USE WITH POLES OF 4" DIAMETER OR SMALLER





UMS POLE ADAPTOR

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Warranty Five-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions
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SMART CONTROL
SPECIFICATIONS SHEETS

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

APPROVED FOR PUBLIC USE

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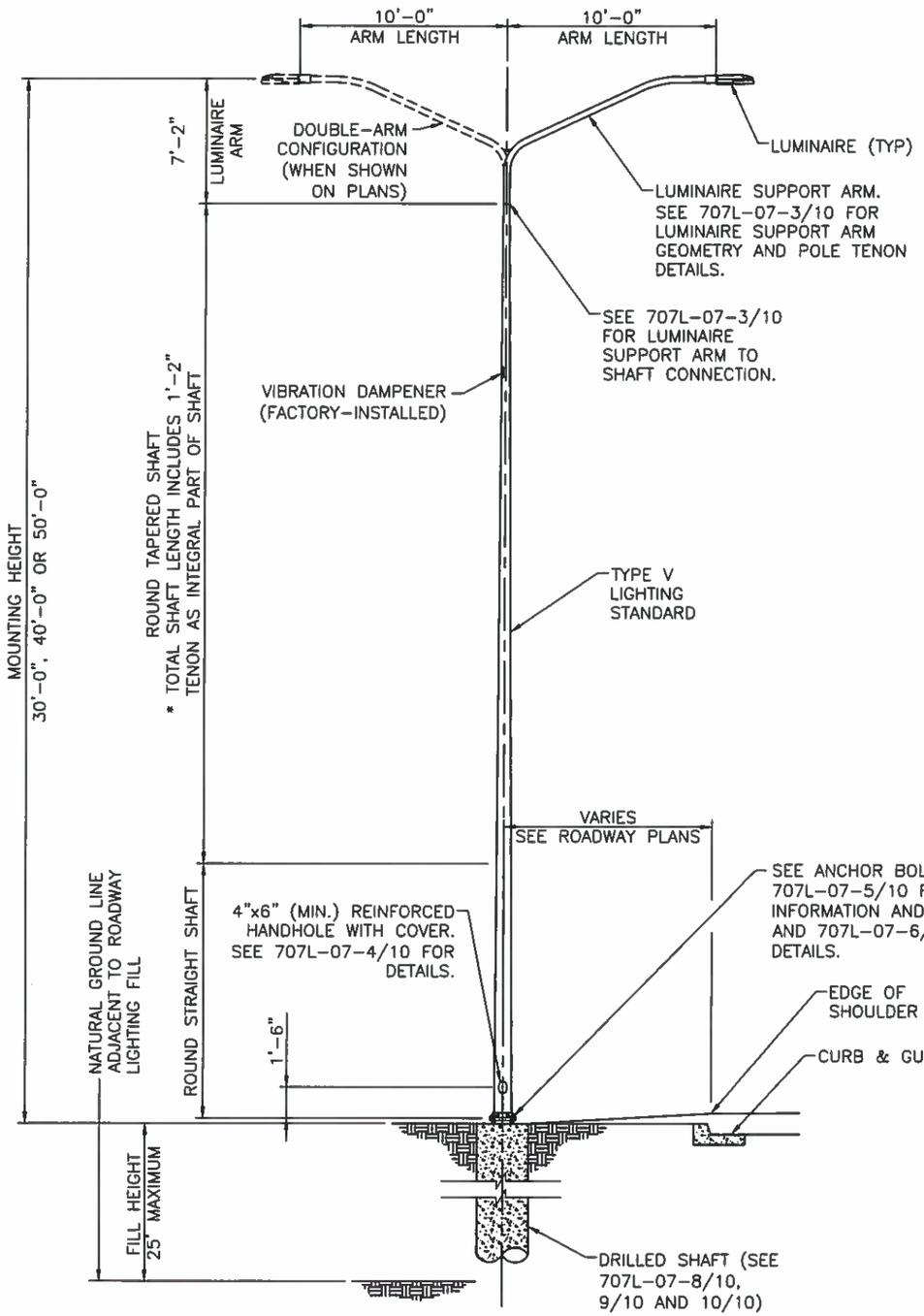
POLE AND ARM
SPECIFICATIONS SHEETS



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)		MIN SHAFT SECTION THICKNESS (IN)
				BOTTOM	TOP	
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)

JOHN MIGLIACCIO
NEW MEXICO
19258
03/19/18
PROFESSIONAL ENGINEER

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

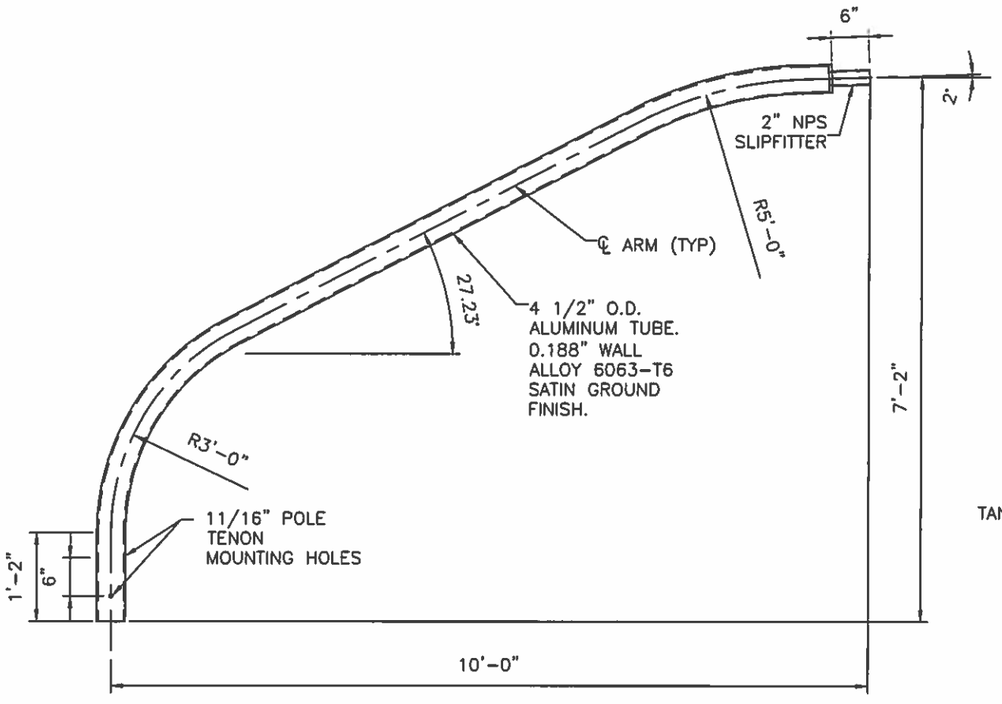
ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

POLE ELEVATION AND DIMENSIONS

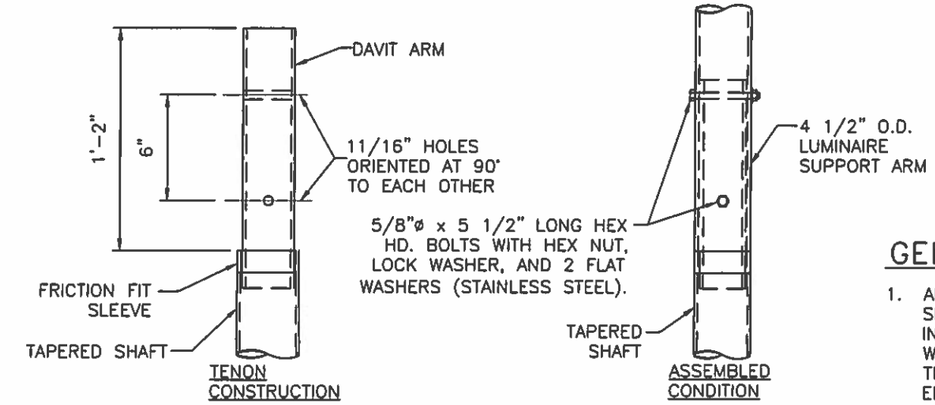
707L-07-2/10 2 OF 10

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

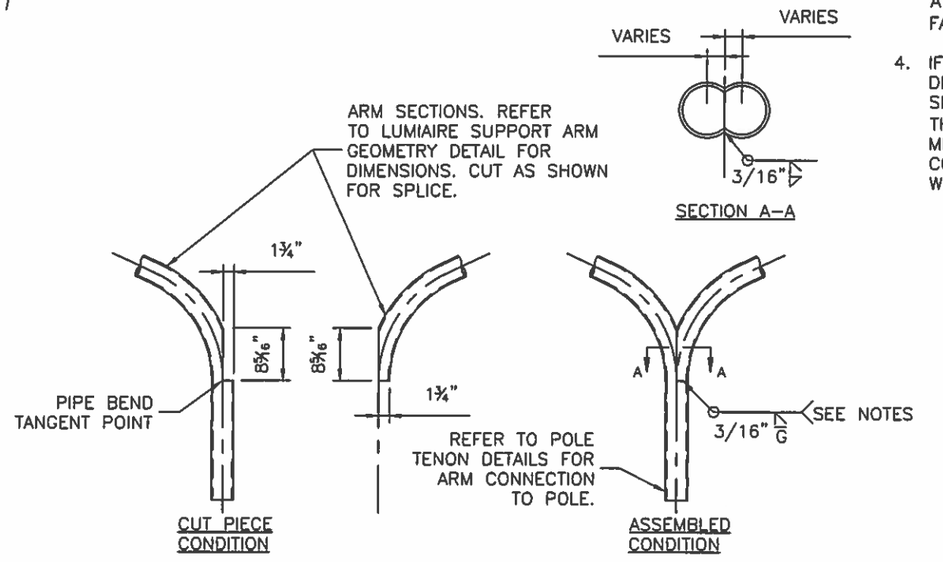
APPROVED FOR USE ON NMDOT PROJECTS: DATE: 3/22/18



LUMINAIRE SUPPORT ARM GEOMETRY
NOT TO SCALE



POLE TENON DETAILS
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)

JOSEPH MIGLIACCIO NEW MEXICO 19258 03/19/18 PROFESSIONAL ENGINEER

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

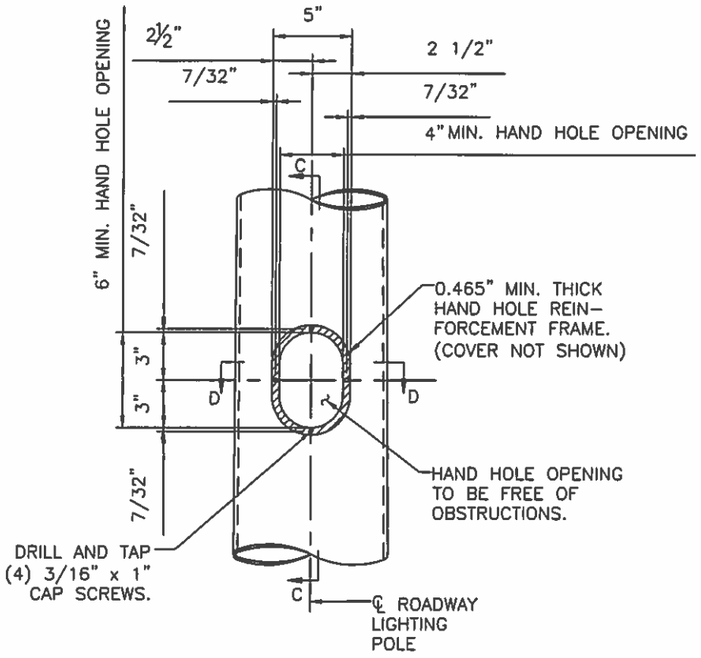
ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

ARM AND TENON DETAILS

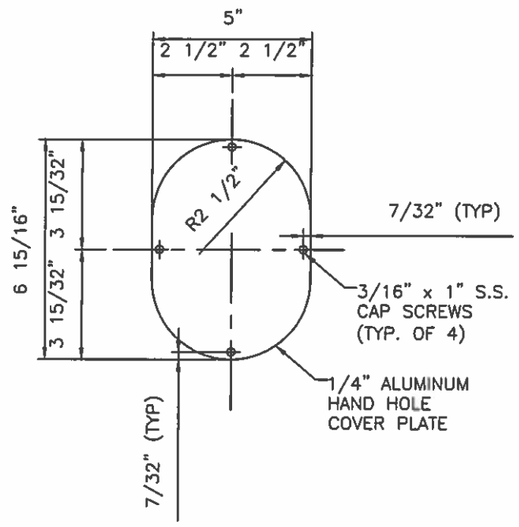
707L-07-3/10 3 of 10

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

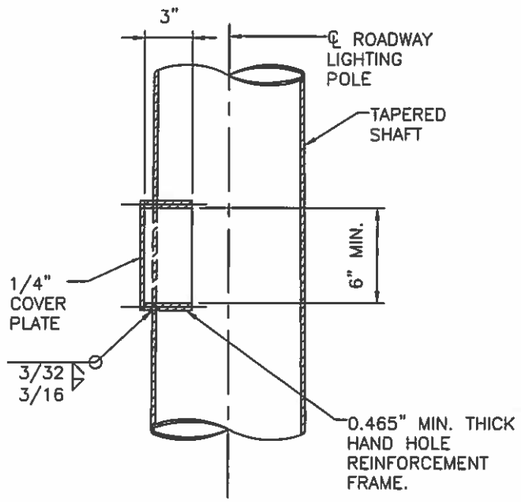
APPROVED FOR USE ON NMDOT PROJECTS: DATE: 3/22/18



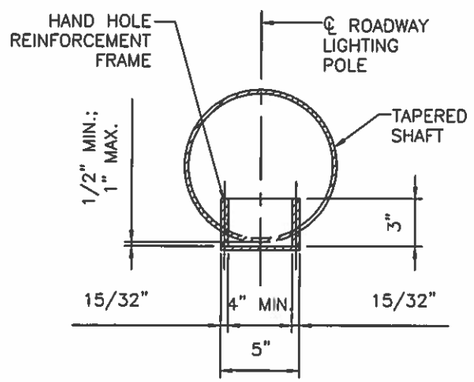
HAND HOLE DETAIL
NOT TO SCALE



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

707L–07–4/10 4 of 10

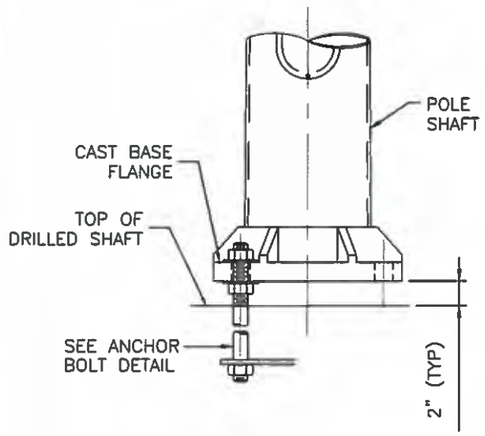
JOHN MIGLIACCIO — NEW MEXICO — 19258 — 03/19/18 — PROFESSIONAL ENGINEER

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

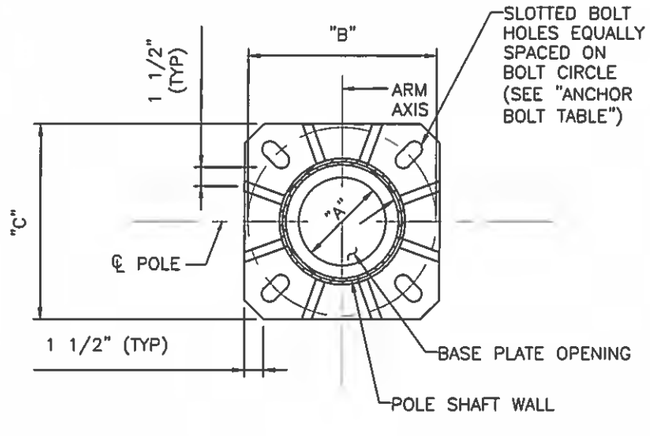
APPROVED FOR USE ON NMDOT PROJECTS: DATE: 3/22/18

ANCHOR BOLT TABLE

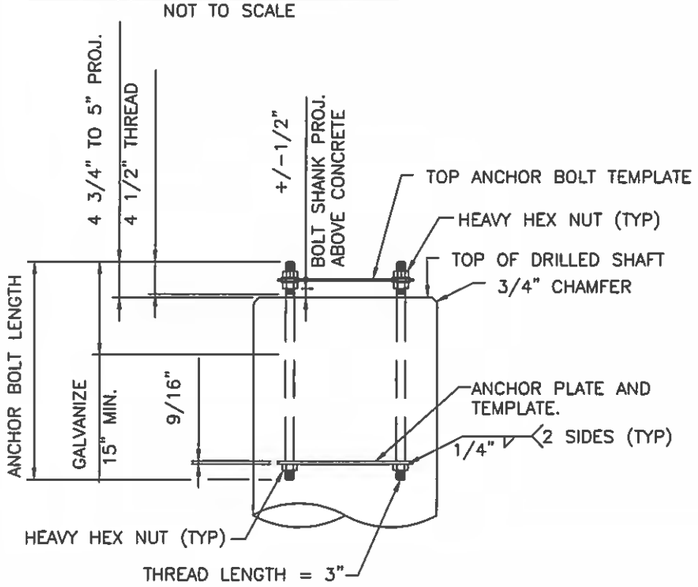
MOUNTING HEIGHT	BOLT DIAMETER	NUMBER OF BOLTS	SLOTTED HOLE SIZE	BOLT CIRCLE DIAMETER	BOLT TEMPLATE		BASE PLATE OPENING	BASE PLATE	
								WIDTH	THICKNESS
				"B"	O.D.	I.D.	"A"	"C"	"D"
(FT)	(IN)		(IN x IN)	(IN)	(IN)	(IN)	(IN)	(IN)	(IN)
50	1.0	4	1.25 x 2.25	15.0	18.0	12.0	7.0	16.0	1.0
40	1.0	4	1.25 x 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



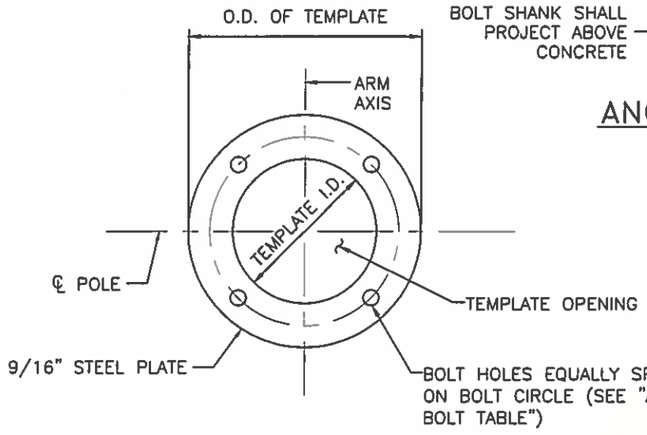
POLE BASE ELEVATION
NOT TO SCALE



POLE BASE PLAN
NOT TO SCALE



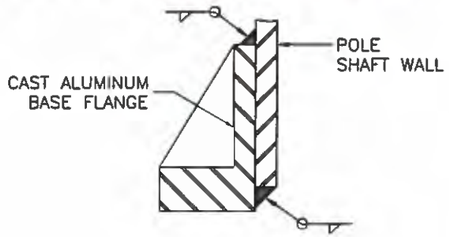
ANCHOR BOLT ASSEMBLY
NOT TO SCALE
(SEE ANCHOR BOLT TABLE)



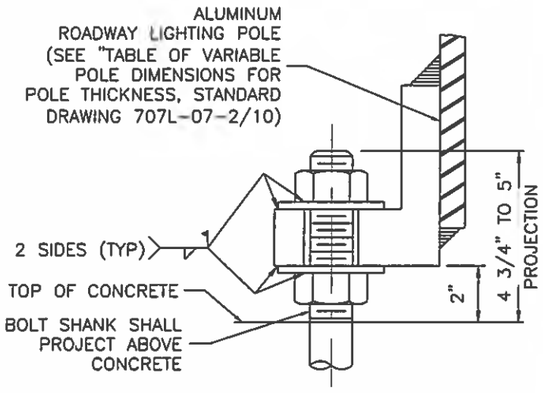
ANCHOR BOLT AND ANCHOR PLATE TEMPLATE
NOT TO SCALE

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



BASE WELD DETAIL
NOT TO SCALE



ANCHOR BOLT DETAIL
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

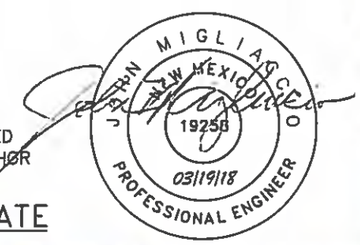
REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

ROADWAY LIGHTING
SUPPORT STRUCTURES
TYPE V

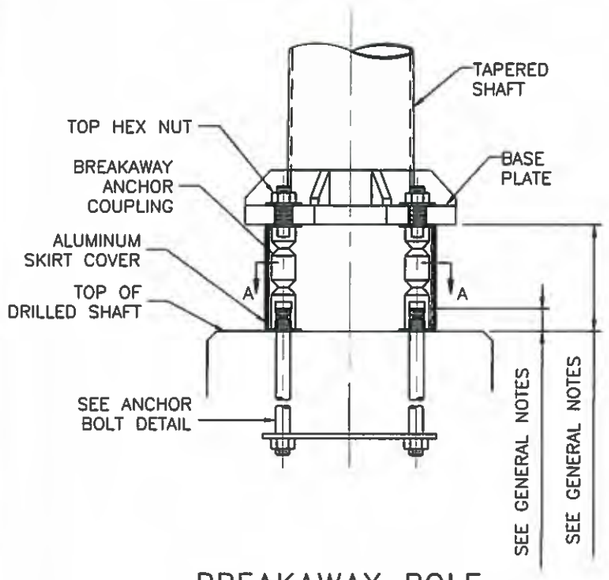
BASE PLATE & ANCHOR BOLT DETAILS

707L-07-5/10 5 of 10



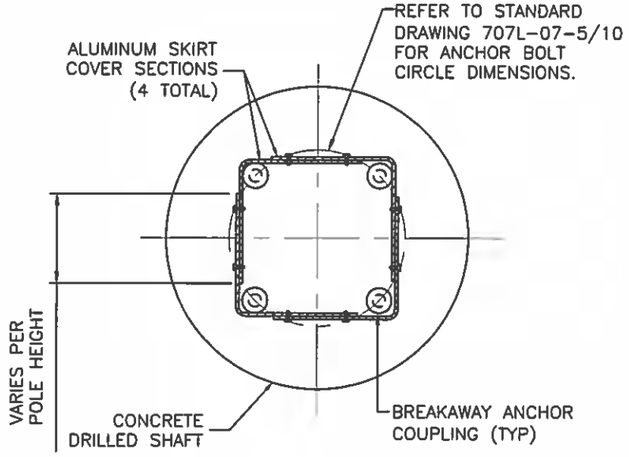
DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: DATE: 3/22/18



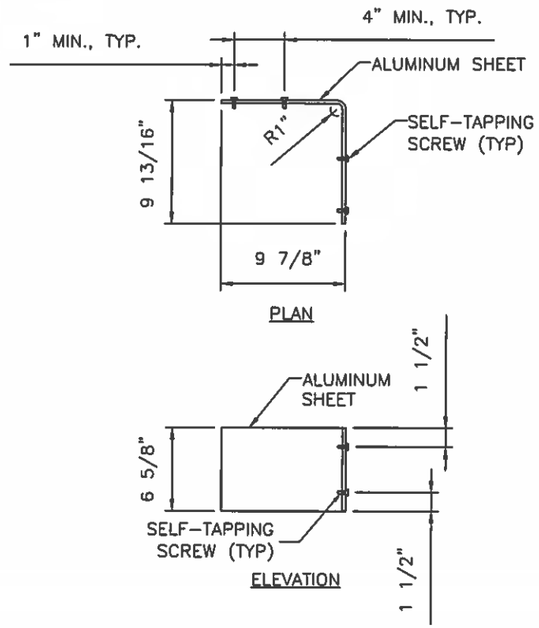
BREAKAWAY POLE BASE ELEVATION

NOT TO SCALE



SECTION A-A: BREAKAWAY BASE SECTION

NOT TO SCALE



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.

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)

JOHN MIGLIACCIO — NEW MEXICO — 19258 — 03/19/18 — PROFESSIONAL ENGINEER

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

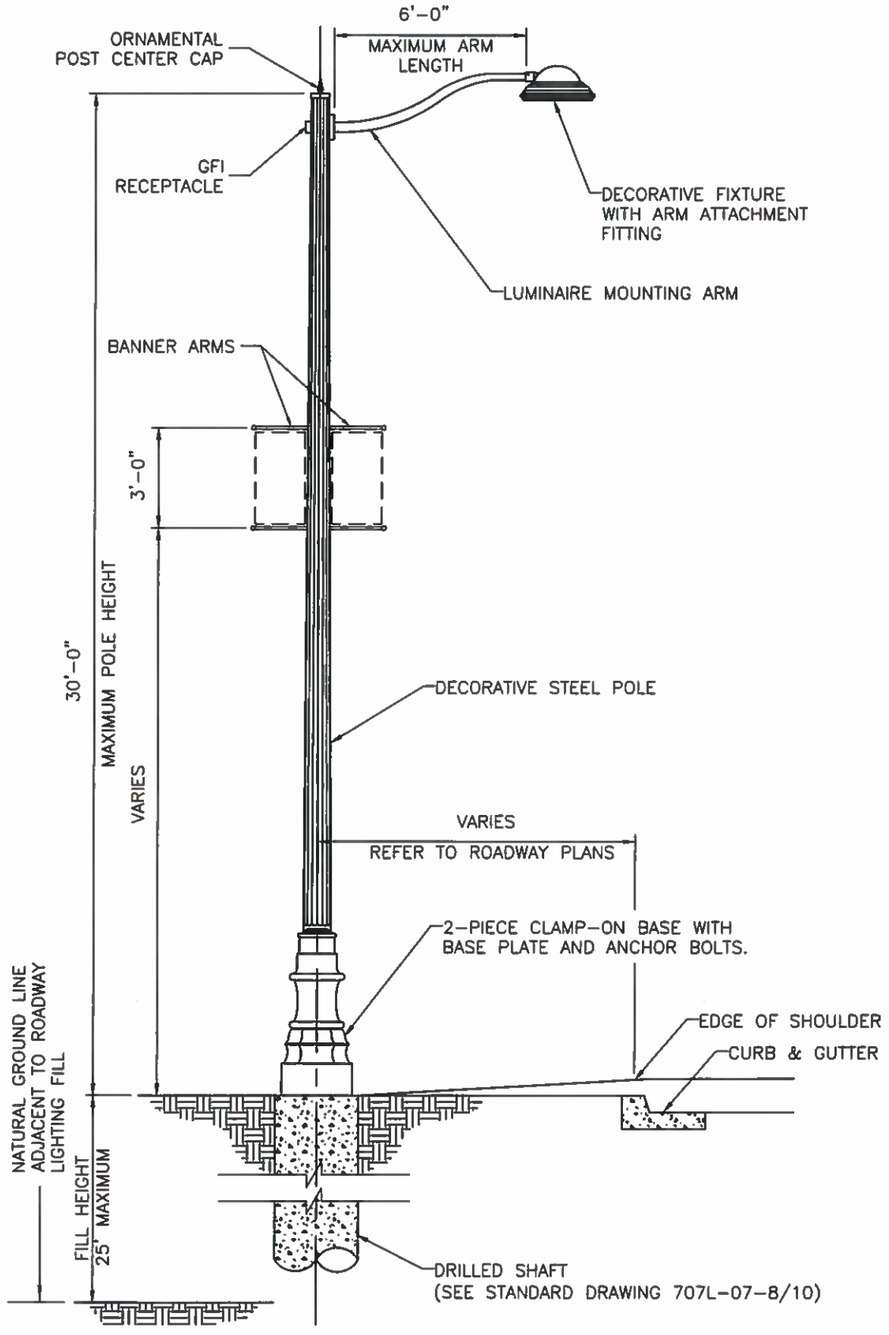
ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

BREAKAWAY BASE DETAILS

707L-07-6/10 6 of 10

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: Kathy Ewell DATE: 3/22/18



30' DECORATIVE ROADWAY LIGHTING OPTION ELEVATION

NOT TO SCALE

GENERAL NOTES

1. REFER TO STANDARD DRAWING 707L-07-1/10 FOR GENERAL DESIGN CRITERIA, WORKMANSHIP REQUIREMENTS, AND SUBMITTAL REQUIREMENTS.

2. SHOP DRAWINGS FOR ORNAMENTAL LIGHT ASSEMBLIES SHALL BE PROVIDED TO THE NMDOT PROJECT MANAGER FOR APPROVAL, PRIOR TO FABRICATION AND CONSTRUCTION. SHOP DRAWINGS SHALL DEPICT ALL FEATURES AND OPTIONS CALLED FOR IN THE CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO:

   A. POLE MODEL
   B. POLE HEIGHT
   C. POLE SHAFT MATERIAL
   D. POLE SHAFT STYLE
   E. POST CAP STYLE
   F. ARM MODEL
   G. ARM LENGTH
   H. ARM MATERIAL
   I. ARM STYLE
   J. LUMINAIRE FIXTURE MODEL
   K. LUMINAIRE FITTING MOUNT METHOD
   L. WATTAGE
   M. LIGHT SOURCE TYPE
   N. VOLTAGE
   O. LUMINAIRE LENS TYPE
   P. OPTICS TYPE
   Q. DECORATIVE BASE STYLE
   R. ACCESS DOOR LOCATION AND SIZE
   S. BASE PLATE
   T. ANCHOR BOLTS
   U. FOUNDATION LOADINGS
   V. GROUND FAULT INTERRUPTER LOCATION
   W. BANNER ARM LOCATIONS
   X. FINISHES

3. FOR ALL STRUCTURAL COMPONENTS PROVIDED BY THE ORNAMENTAL LIGHTING MANUFACTURER, CERTIFICATION OF STRUCTURAL ADEQUACY AND DESIGN CALCULATIONS TO SUPPORT CERTIFICATION SHALL BE PROVIDED.

4. THE POLE AND BASE ASSEMBLY SHALL BE PROVIDED WITH ONE ACCESS DOOR FOR WIRING AND MECHANICALLY SECURED WITH TWO, TAMPER-PROOF STAINLESS STEEL SCREWS OR OTHER APPROVED METHOD. ACCESS DOOR SHALL BE LOCATED OPPOSITE FROM THE STREET-FACING SIDE OF THE POLE.

5. THE 30' DECORATIVE ROADWAY LIGHTING OPTION ELEVATION SHOWN ON THIS STANDARD DRAWING IS A SCHEMATIC REPRESENTATION OF POSSIBLE FEATURES IN THE ASSEMBLY. ACTUAL OPTIONS, FEATURES, AND COMPONENTS SHALL BE SELECTED BY NMDOT ON A PROJECT BASIS AND WILL BE SPECIFIED IN THE ROADWAY PLANS.

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)

JOHN MIGLIACCIO NEW MEXICO 19258 03/19/18 PROFESSIONAL ENGINEER

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

ROADWAY LIGHTING
SUPPORT STRUCTURES
TYPE V

DECORATIVE LIGHTING DETAILS

707L-07-7/10 7 of 10

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: Kathy Arell DATE: 3/22/18

FOUNDATION NOTES:

1. DRILLED SHAFT FOUNDATIONS SHALL CONFORM TO SECTION 502 AND SPREAD FOOTING FOUNDATIONS SHALL CONFORM TO SECTION 511 OF THE LATEST EDITION OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION. FOUNDATIONS SHALL BE COMPLETED AT LEAST 7 DAYS BEFORE ERECTING LIGHTING STRUCTURES ON THE FOUNDATIONS.

2. ALUMINUM ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V FOR THE 30 FT, 40 FT, AND 50 FT CASES, AND ASSOCIATED FOUNDATIONS, ARE DESIGNED TO CONFORM TO 2015 (1ST EDITION) AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS. STEEL DECORATIVE (ORNAMENTAL) LIGHTING, AND ASSOCIATED FOUNDATIONS, IS DESIGNED TO CONFORM TO 2009 (5TH EDITION) AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS.

3. ALL CONCRETE FOR DRILLED SHAFT FOUNDATIONS SHALL BE CLASS G, f'c = 3000 PSI. ALL CONCRETE FOR SPREAD FOOTING FOUNDATIONS SHALL BE CLASS A, f'c = 3000 PSI. CONCRETE SHALL CONFORM TO SECTION 510 – PORTLAND CEMENT CONCRETE. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED ¾" UNLESS OTHERWISE NOTED.

4. REINFORCING STEEL (REBAR) SHALL CONFORM TO SECTION 540 – STEEL REINFORCEMENT AASHTO M 31 (ASTM A615), GRADE 60. DIMENSIONS REFER TO THE CENTERLINE OF THE BAR. ALL REINFORCING STEEL SHALL BE NON–EPOXY UNLESS OTHERWISE NOTED.

5. ANCHOR BOLTS SHALL CONFORM TO AASHTO M 314 (ASTM F1554 GRADE 55). PROVIDE A HEX NUT, LEVELING NUT AND 2 WASHERS TOP AND BOTTOM OF EACH BOLT. ANCHOR BOLTS SHALL BE CONSIDERED INCIDENTAL TO THE FOUNDATIONS.

6. PROVIDE BOLT TEMPLATE FOR CAST–IN–PLACE INSTALLATION OF ANCHOR BOLTS. COORDINATE TEMPLATE REQUIREMENTS WITH BOLT CIRCLE DIAMETER, BOLT DIAMETER, AND DRILLED SHAFT DIAMETER FOR PLACEMENT AND FIT. TAKE PROPER CARE TO ALIGN FOUNDATION BOLT PATTERN WITH THE BASE PLATE PATTERN THAT RESULTS IN CORRECT CENTERLINE ALIGNMENT OF SUPPORT STRUCTURE WITH BOLT PATTERN.

7. PRIOR TO ERECTION OF POSTS, EXCAVATION CREATED FOR FOUNDATION CONSTRUCTION SHALL BE BACKFILLED IN ACCORDANCE WITH SECTION 210 OF THE LATEST EDITION OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION WITH MATERIAL EQUIVALENT TO THE SURROUNDING SOIL. FOUNDATION CONCRETE SHALL HAVE REACHED A MINIMUM STRENGTH OF 2200 PSI PRIOR TO BACKFILLING. BACKFILL SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.

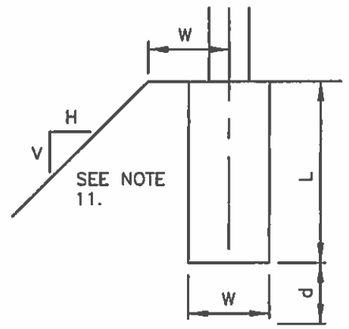
8. FOUNDATION DESIGN IS FOR THE ROADWAY LIGHTING SUPPORT STRUCTURES STANDARD DIAMETERS. IF A LARGER DIAMETER IS FURNISHED, THE CONTRACTOR SHALL BUILD A LARGER FOUNDATION AS DETERMINED NECESSARY BY THE PROJECT MANAGER AND NO ADDITIONAL PAYMENT OR COMPENSATION SHALL BE MADE.

9. DRILLED SHAFT DESIGN CONSIDERED PARAMETERS FOR COHESIVE AND NON–COHESIVE SOILS AS WELL AS ROCK. SHOULD SITE OR SOIL CONDITIONS POSE UNIQUE CHALLENGES, CONSULT WITH THE STATE GEOTECHNICAL ENGINEER FOR ANY REMEDIAL MEASURES BEFORE PLACEMENT OF THE FOUNDATION.

10. DRILLED SHAFT FOUNDATION DEPTH MUST BE INCREASED IF INSTALLED ON OR NEAR (WITHIN A SHAFT DIAMETER OF) A GROUND SLOPE. IF GROUND SLOPES MINIMALLY DOWN NO MORE THAN 2 FEET AND THEN BACK UP WITHIN ½ FOUNDATION DEPTH, AS IN A DRAINAGE DITCH, TREAT AS IF LEVEL. SEE FOUNDATION DETAIL FOR SLOPING GROUND, THIS SHEET.

11. FINISHED GRADE FOR ALL FOUNDATIONS SHALL BE PER THE CONTRACT DOCUMENTS. THE TOP OF STANDARD FOUNDATIONS SHALL BE FLUSH WITH ADJACENT SIDEWALK OR PAVED AREAS WHEN PRESENT AND SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT.

12. FOR BASE PLATE AND ANCHOR BOLT DETAILS, SEE 707L–07–5/10.



SLOPE	d
3H:1V	0
2H:1V	0.5W
1.5H:1V	1.0W

d = INCREASE IN FOUNDATION DEPTH AND REBAR LENGTH DUE TO SLOPE

FOUNDATION DETAIL FOR SLOPING GROUND



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NO.	DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

FOUNDATION GENERAL NOTES

DESIGNED BY: ADA DRAWN BY: DLH CHECKED BY: NJB

APPROVED FOR USE ON NMDOT PROJECTS: Kathy Campbell DATE: 11/17/17

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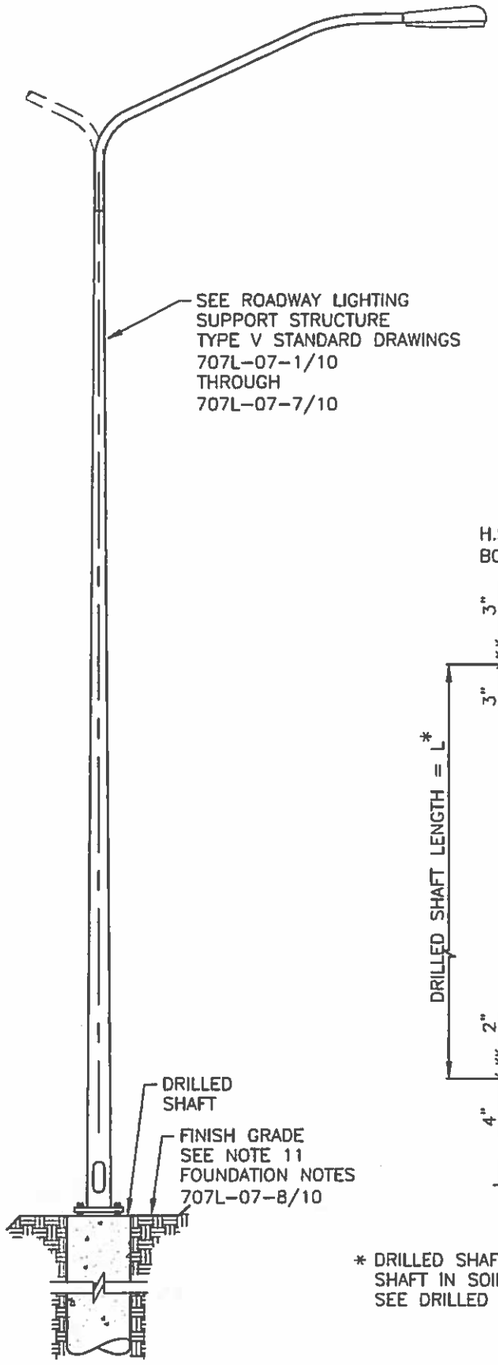
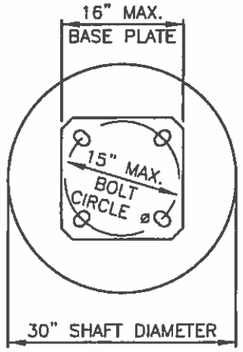
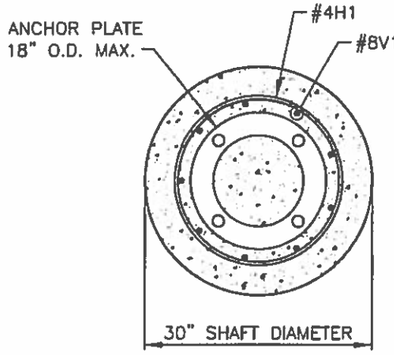


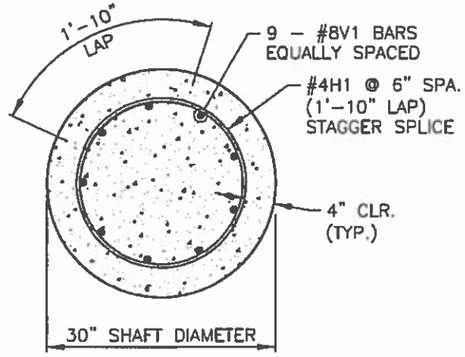
ROADWAY LIGHTING
POLE ELEVATION
NOT TO SCALE



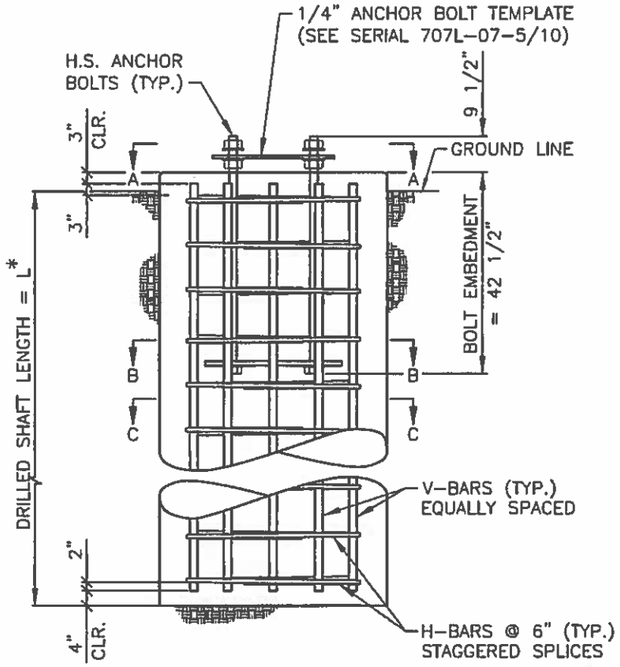
SECTION A–A
NOT TO SCALE



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

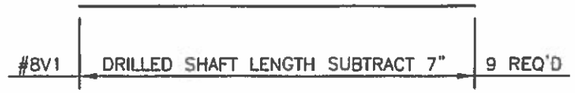
SEE NOTE 9 FOUNDATION NOTES 707-07-8/10

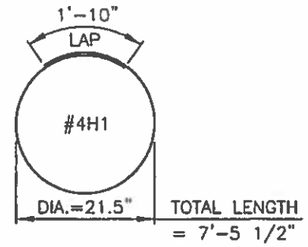
POLE HEIGHT (ft)	DRILLED SHAFT LENGTH (ft)
50	8.5
30 ORNAMENTAL	7.0
40	7.5
30	6.0

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





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

ROADWAY LIGHTING
SUPPORT STRUCTURES
TYPE V

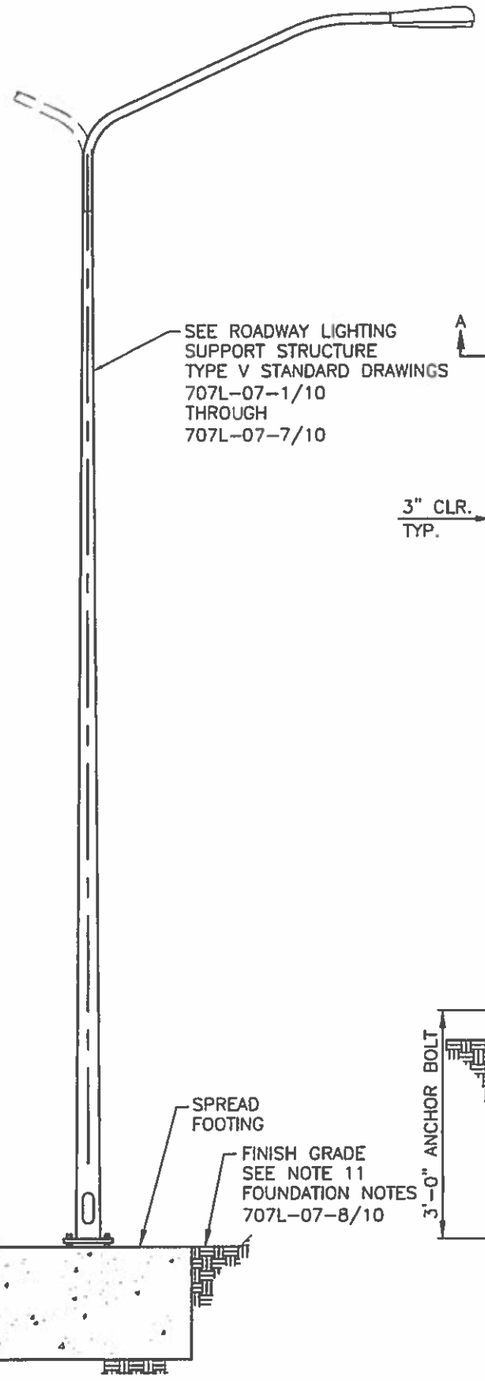
DRILLED SHAFT DETAILS

707L-07-9/10 9 of 10

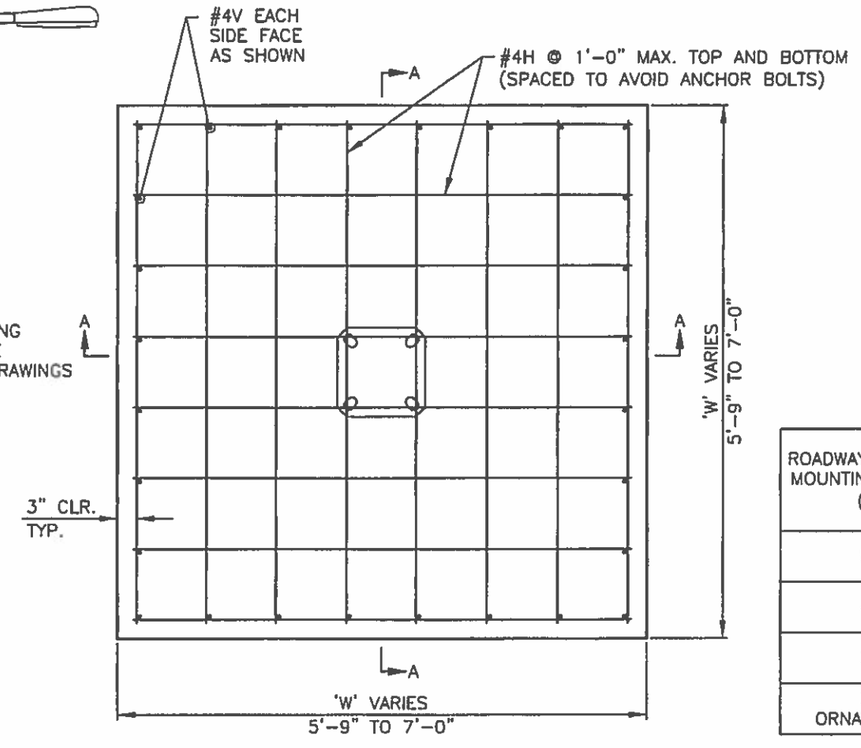


DESIGNED BY: ADA DRAWN BY: DLH CHECKED BY: NJB

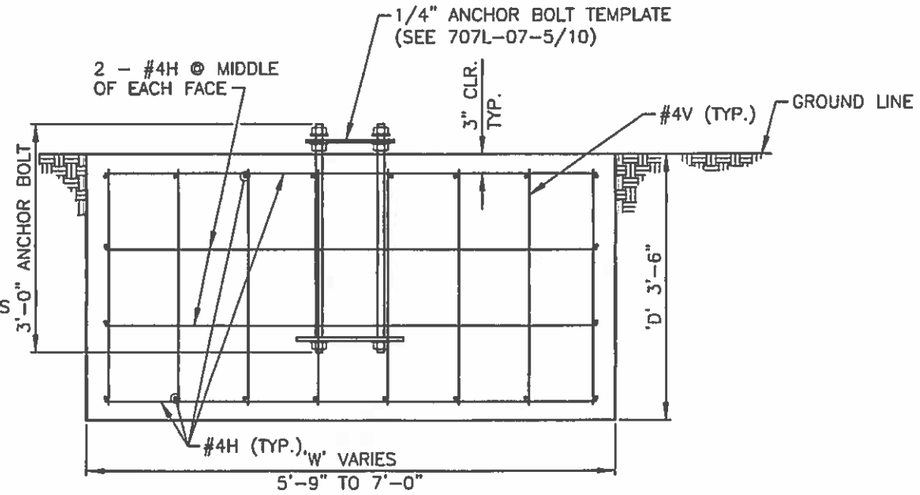
APPROVED FOR USE ON NMDOT PROJECTS: Kathy Crabb DATE: 11/17/17



ROADWAY LIGHTING
POLE ELEVATION
NOT TO SCALE



PLAN VIEW OF SPREAD FOOTING
NOT TO SCALE



SECTION A-A
NOT TO SCALE

DESIGN DATA:

DESIGN STRENGTH:

CONCRETE: fc' = 3000 PSI @ 28 DAYS = NMDOT CLASS "A" CONCRETE.
REINFORCING STEEL: fy = 60 KSI
ALLOWABLE SOIL BEARING PRESSURE: 1.0 T/SQ. FT.

ROADWAY LIGHTING MOUNTING HEIGHT (ft)	SQUARE FOOTING WIDTH 'W' (ft)	SQUARE FOOTING DEPTH 'D' (ft)	REINFORCING SCHEDULE				ESTIMATED QUANTITIES	
			MARK	SIZE	LENGTH	NO. REQ'D	CONCRETE CLASS "A" (cu. yd.)	BARS (lbs)
50	7.00	3.50	#4V	#4	3'-0"	28	6.4	230
			#4H	#4	6'-6"	40		
40	6.50	3.50	#4V	#4	3'-0"	24	5.5	193
			#4H	#4	6'-0"	36		
30	5.75	3.50	#4V	#4	3'-0"	20	4.3	153
			#4H	#4	5'-3"	32		
30 ORNAMENTAL	6.75	3.50	#4V	#4	3'-0"	24	5.9	199
			#4H	#4	6'-3"	36		

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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

SPREAD FOOTING DETAILS

DESIGNED BY: ADA DRAWN BY: DLH CHECKED BY: NJB

APPROVED FOR USE ON NMDOT PROJECTS: Kathy Arell DATE: 11/17/17

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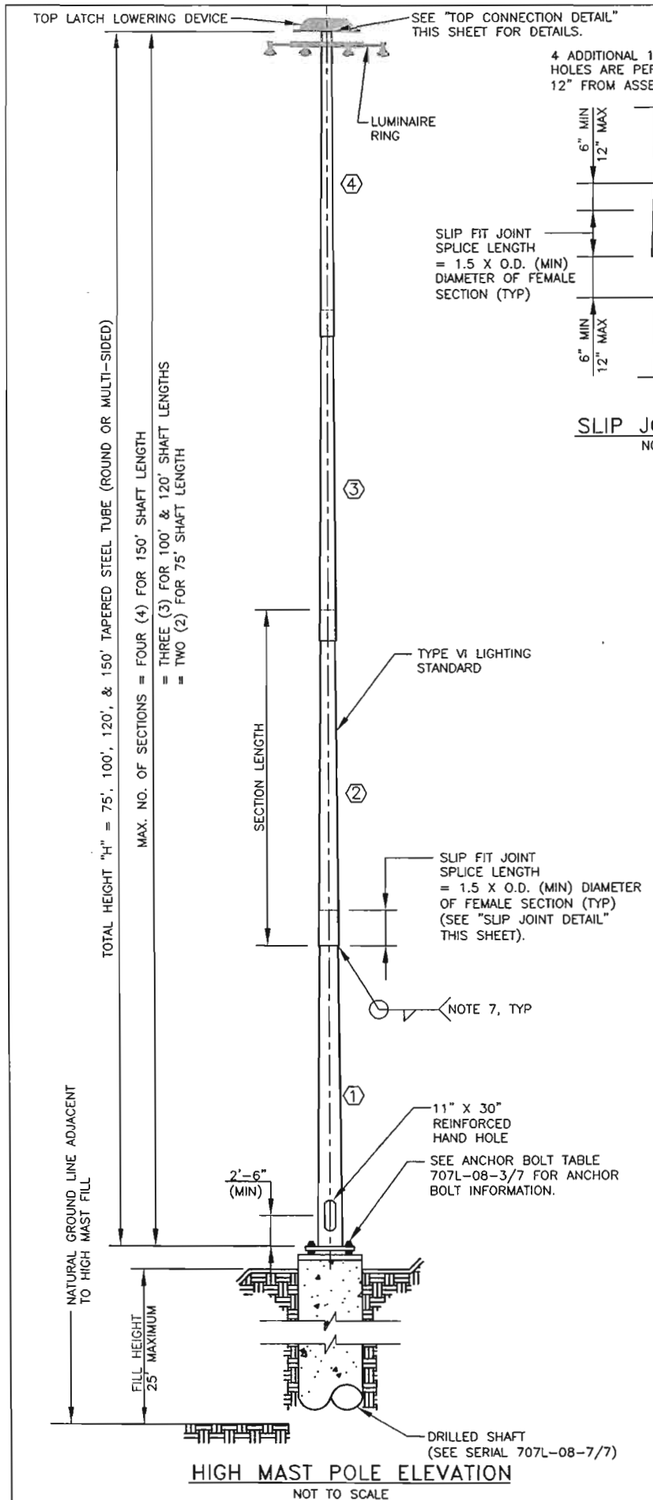
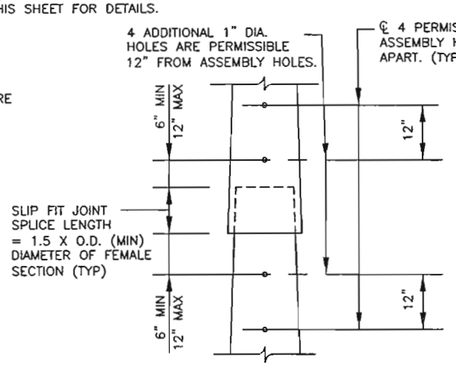
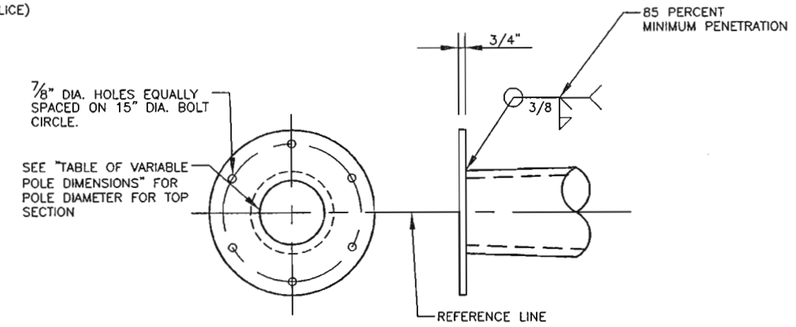


HIGH MAST POLE ELEVATION
NOT TO SCALE



SLIP JOINT DETAIL
NOT TO SCALE



TOP CONNECTION DETAIL
NOT TO SCALE

TABLE OF VARIABLE POLE DIMENSIONS

TOTAL HEIGHT "H"	SECTION	SECTION LENGTH	SPLICE LENGTH	RATE OF TAPER	OUTSIDE DIAMETER		SECTION THICKNESS
					BOTTOM	TOP	
(FT)		(FT)	(IN)	(IN/FT)	(IN)	(IN)	(IN)
150	1	40.00	33.00	0.14	26.000	20.400	0.3750
	2	39.50	26.00	0.14	21.410	15.880	0.3125
	3	39.42	18.00	0.14	16.683	11.165	0.2500
	4	37.50	0.00	0.14	11.853	6.603	0.2391
120	1	42.00	26.00	0.14	22.000	16.120	0.2500
	2	41.33	18.00	0.14	16.902	11.115	0.2391
	3	40.33	0.00	0.14	11.700	6.054	0.1875
100	1	32.00	25.00	0.14	20.000	15.520	0.1875
	2	31.67	19.00	0.14	16.187	11.753	0.1875
	3	40.00	0.00	0.14	12.350	6.750	0.1875
75	1	38.92	20.00	0.14	18.000	12.551	0.1875
	2	37.75	0.00	0.14	13.160	7.875	0.1875

GENERAL NOTES:

1. DESIGN CONFORMS TO 2001 AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, WITH REVISIONS UP TO AND INCLUDING 2006 INTERIMS.

2. DESIGN CRITERIA:

   RECURRENCE INTERVAL = 50 YRS
   SERVICE LIFE = 50 YRS
   DESIGN WIND SPEED = 90 MPH
   GUST EFFECT FACTOR = 1.14
   FATIGUE CATEGORY I
   MATERIALS (POLES AND HAND HOLES): 55,000 PSI MINIMUM YIELD

   MAXIMUM NUMBER OF LUMINAIRES IS EIGHT (8). MAXIMUM WEIGHT OF EACH LUMINAIRE IS 85 LBS, WITH A PROJECTED AREA OF 3.4 FT².

   MAXIMUM ALLOWABLE DEFLECTION = 9% OF POLE HEIGHT.

3. WORKMANSHIP AND MATERIALS SHALL CONFORM TO NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION CURRENT EDITION. CONTRACTOR SHALL CONTACT NMDOT FOR APPROVED PRODUCTS LISTING.

4. POLES SHALL CONSIST OF ROUND TELESCOPING SECTIONS, TAPERED AT A RATE OF 0.14"/FOOT. MULTI-SIDED SECTIONS WILL BE PERMITTED AS AN ALTERNATE DESIGN. SEE NOTE 9 FOR REQUIREMENTS.

5. MATERIALS:

   A. POLES SHALL BE STEEL OF 50 KSI MINIMUM YIELD STRENGTH AFTER FABRICATION.

   B. BASE PLATES AND ANCHOR BOLT TEMPLATES SHALL BE PER AASHTO M-183 (ASTM A-36).

   C. HARDWARE AND ANCHOR BOLTS SHALL BE PER AASHTO M-314 (ASTM F-1554), GR. 55. EACH BOLT SHALL BE SUPPLIED WITH A MINIMUM OF THREE HEAVY HEX NUTS AND TWO FLAT WASHERS. STEEL BOLT TEMPLATES SHALL BE SUPPLIED WITH ANCHOR BOLTS. NUTS SHALL BE ASTM A-563. WASHERS SHALL BE ASTM A-436.

   D. PRELOAD BOLTS BASED ON BOLT TYPE AND DIAMETER. PROVIDE LOCKING ADHESIVE (ND INDUSTRIES, NYLOCK, LOCKTITE, OR APPROVED EQUAL).

6. GALVANIZING:

   A. POLES AND PLATES SHALL BE GALVANIZED PER AASHTO M-111-94 (ASTM A-123).

   B. HARDWARE AND ANCHOR BOLTS SHALL BE HOT-DIPPED GALVANIZED PER AASHTO M-232 M (ASTM A-153).

7. WELDS:

   ALL FABRICATORS SHALL BE CERTIFIED UNDER NMDOT SPECIFICATION SECTION 541.3 "CERTIFICATION OF STEEL FABRICATORS", AND SHALL CONFORM TO THE LATEST EDITION OF THE STRUCTURAL WELDING CODE (ANSI/AWS D1.1) AND SHALL CONFORM TO SECTION 707 "SIGNAL AND LIGHTING STANDARDS" OF THE CURRENT NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS OR MEET THE DATA SHOWN ON THESE DRAWINGS.

   FILLET WELD AT BOTTOM OF SLIP FIT JOINT SHALL BE MINIMUM SIZE PER AWS D1.1.

8. THE CONTRACTOR/FABRICATOR SHALL FURNISH EIGHT SETS OF SHOP DRAWINGS OF ALL HIGH MAST LUMINAIRE SUPPORT STRUCTURE COMPONENTS FOR THE TYPE VI LIGHTING STANDARD TO THE STATE BRIDGE ENGINEER FOR APPROVAL. SHOP DRAWINGS SHALL COVER ALL MECHANISMS/PARTS REQUIRED FOR THE INSTALLATION. THE CONTRACTOR SHALL FURNISH AN APPROPRIATE CERTIFICATION OF COMPLIANCE WITH ALL DESIGN REQUIREMENTS. THE CONTRACTOR'S CERTIFICATION SHALL APPEAR ON THE DRAWINGS. THE CONTRACTOR MUST RECEIVE WRITTEN APPROVAL OF THE SHOP DRAWINGS FROM THE ENGINEER PRIOR TO BEGINNING FABRICATION OR ASSEMBLY OF PARTS.

9. THE INFORMATION AND DETAILS PROVIDED FOR POLES, ANCHOR BOLTS, HAND HOLE, AND FOUNDATIONS IN THESE STANDARDS ARE MINIMUM REQUIREMENTS. DESIGN AND DETAILS FOR ALTERNATE DESIGNS AND ALL OTHER LUMINAIRE SUPPORT STRUCTURE COMPONENTS SUCH AS TOP CONNECTION PLATE, SPECIFIC REQUIREMENTS FOR HAND HOLES TO ACCOMMODATE EXTERNAL WINCH, HEADFRAME ASSEMBLY, LUMINAIRE RING ASSEMBLY, AND TOP LATCH LOWERING DEVICE SHALL BE PROVIDED BY CONTRACTOR/FABRICATOR IN COMPLIANCE WITH AASHTO SPECIFICATIONS REFERENCED IN NOTE 1 AND ALL OTHER GOVERNING ELECTRICAL AND MECHANICAL SPECIFICATIONS.

10. THE TOP CONNECTION DETAIL MAY BE REVISED TO COMPLY WITH THE REQUIREMENTS OF THE TOP LATCH LOWERING DEVICE SYSTEM. THE REVISED TOP CONNECTION DETAIL SHALL BE SUBMITTED TO NMDOT FOR REVIEW AND APPROVAL AS PART OF THE DESIGN FOR THE TOP LATCH LOWERING DEVICE SYSTEM.

11. ALL TYPE VI STANDARDS SHALL BE EQUIPPED WITH AN INTERNAL MOTOR ASSEMBLY WITH 20' REMOTE CONTROL FOR THE LOWERING DEVICE. LOWERING DEVICES SHALL BE TOP LATCH AS APPROVED BY LIGHTING DESIGN ENGINEER. THE INTERNAL MOTOR ASSEMBLY AND LOWERING DEVICE WILL BE SUBSIDIARY TO THE HIGH MAST POLE PAY ITEM.

12. THE LOWERING DEVICE, LIGHTING FIXTURES AND POLES SHALL BE MANUFACTURED AND TESTED AS AN INTEGRATED SYSTEM AND BE PROVIDED AND WARRANTED BY THE MANUFACTURER.

13. FACTORY REPRESENTATIVE SHALL PROVIDE ONE DAY TRAINING AND VIDEO TAPE ON OPERATING THE LOWERING DEVICE SYSTEM FOR THE LOCAL MAINTAINING AGENCY AND LOCAL POWER COMPANY. THIS TRAINING SHALL BE APPROXIMATELY ONE-HALF IN THE CLASSROOM AND ONE-HALF IN THE FIELD.

14. APPROXIMATELY 90 DAYS AFTER INSTALLATION, A FACTORY REPRESENTATIVE SHALL RETURN TO THE PROJECT SITE TO ADJUST THE LOWERING DEVICE CABLES AND LATCHING MECHANISMS. THE CONTRACTOR SHALL COORDINATE WITH THE NMDOT LIGHTING ENGINEER, THE LOCAL MAINTENANCE AGENCY, AND THE LOCAL POWER COMPANY TO BE PRESENT WHILE THE ADJUSTMENTS ARE MADE.

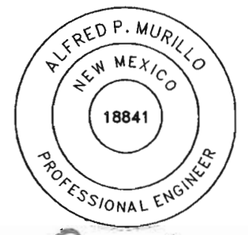
15. DURING THE ERECTION OF THE HIGH MAST LIGHTING POLES AND LOWERING DEVICES, A FACTORY REPRESENTATIVE SHALL BE PRESENT TO ENSURE CORRECT ERECTION.

16. CONTRACTOR SHALL PROVIDE COPIES OF ALL HIGH MAST LIGHTING SYSTEM TECHNICAL DATA, CALCULATIONS, SHOP DRAWINGS, AND LUMINAIRE TYPE INFORMATION TO THE LOCAL MAINTAINING AGENCY AND THE LOCAL POWER COMPANY.

17. THE DESIGN PROVIDED FOR THIS STANDARD MUST BE RE-EVALUATED FOR POLES LOCATED IN ELEVATED REGIONS AND POLES LOCATED IN SPECIAL WIND REGIONS EXCEEDING THE DESIGN CRITERIA PROVIDED IN THESE STANDARDS.

18. CONTRACTOR/POLE FABRICATOR SHALL SUBMIT GROUNDING DETAILS FOR REVIEW AND APPROVAL.

19. ALL DESIGNS SUBMITTED FOR APPROVAL MUST BE SIGNED AND SEALED BY A LICENSED ENGINEER IN THE STATE OF NEW MEXICO.



12-15-08

NO.	DATE	REV.BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

HIGH MAST LUMINAIRE
SUPPORT STRUCTURES
TYPE VI

DESIGNED BY NB/MS DRAWN BY CCS CHECKED BY APM

707L-08-1/7 1 of 7

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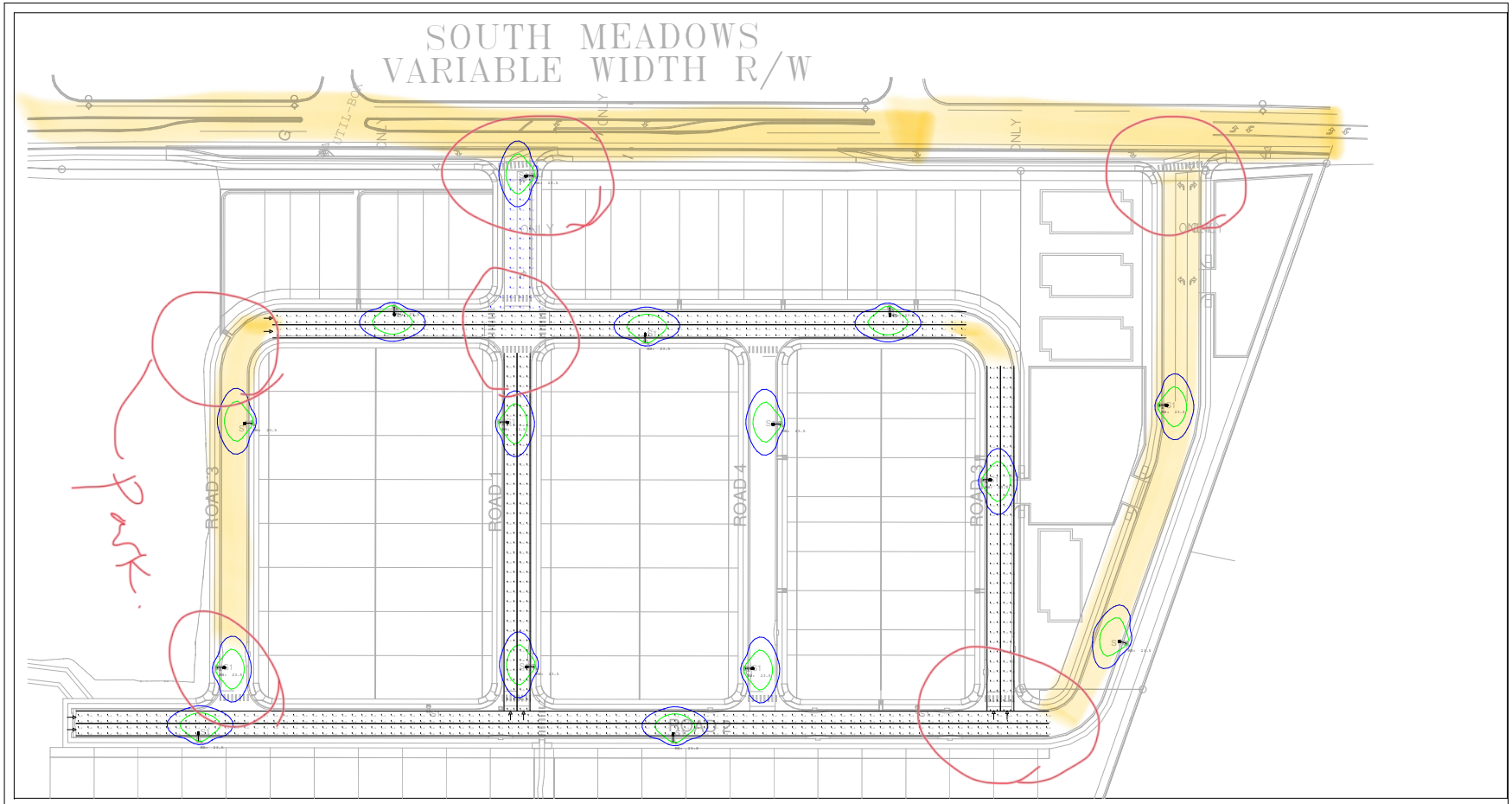


Scale: 1 inch= 50 Ft.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
North Entry	Illuminance	Fc	0.27	1.9	0.0	N.A.	N.A.
Road 1 (typ)_Illum	Illuminance	Fc	0.44	2.0	0.0	N.A.	N.A.
Road 1 (typ)_Luminance	Luminance	Cd/Sq.m	0.25	0.77	0.00	N.A.	N.A.
Road 1 (typ)_Veil_Lum	Veiling Luminance	Cd/Sq.m	0.01	0.1	0.0	N.A.	N.A.
Road 2_Illum	Illuminance	Fc	0.18	2.0	0.0	N.A.	N.A.
Road 2_Luminance	Luminance	Cd/Sq.m	0.11	0.82	0.00	N.A.	N.A.
Road 2_Veil_Lum	Veiling Luminance	Cd/Sq.m	0.01	0.1	0.0	N.A.	N.A.
Road 3 (east)_Illum	Illuminance	Fc	0.23	1.9	0.0	N.A.	N.A.
Road 3 (east)_Luminance	Luminance	Cd/Sq.m	0.14	0.78	0.00	N.A.	N.A.
Road 3 (east)_Veil_Lum	Veiling Luminance	Cd/Sq.m	0.00	0.0	0.0	N.A.	N.A.
Road 3 (north)_Illum	Illuminance	Fc	0.34	2.0	0.0	N.A.	N.A.
Road 3 (north)_Luminance	Luminance	Cd/Sq.m	0.21	0.81	0.00	N.A.	N.A.
Road 3 (north)_Veil_Lum	Veiling Luminance	Cd/Sq.m	0.01	0.1	0.0	N.A.	N.A.

Safety Disclaimer Roadway

This design does not conform to current IESNA RP-8-18 levels based for the IES classification of roadway classification & pedestrian activity. Acuity Brands will not be responsible for any potential safety issues that may arise due to noncompliance of these minimal levels.
*Reference current IESNA RP-8-18 for appropriate design levels and uniformity.

General Notes - Roadway

1.) Readings shown are based on a total LLF of 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 and projected per IESNA TM-21-11).
2.) Design intent for compliance with RP-8-18 based on these parameters:
i. Road Class - Residential
ii. Pedestrian Activity - Low
3.) Please refer to the "luminaire locations" for mounting heights.
4.) Product information can be obtained at www.Holophane.com or through your local agent.
5.) Calculations do not account for topography and possible obstructions such as existing old growth trees or foliage.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	15	A	Single	ATBS P10 XXXXX R2 27K VR	Simulation from ATBS P10 XXXXX R2 30K VR	0.780	4451	38.4	576

ACUITY DESIGN SERVICES
LIGHTING.ACUITYBRANDS.COM

DISCLAIMER:
This architectural lighting/electrical submittal is provided only for informational purposes and is for the field the customer or end-user that is responsible for determining the suitability and installation of the lighting equipment described in this drawing. This lighting submittal is strictly based on the information provided to Acuity Brands, and is provided without modification. The customer or end-user is responsible for confirming the accuracy of this information, including all dimensions, and should verify all critical dimensions in the field (field verification) prior to ordering any equipment. Any changes to the information provided to Acuity Brands (incomplete or not current information) may require changes to the lighting submittal. Acuity Brands assumes no responsibility for any errors in this submittal if it is approved by the customer or end-user as submitted, or if the application or installation of the lighting equipment is not in accordance with Acuity Brands' written recommendations. Acuity Brands is not responsible for any deviation in field measurements, field lighting system performance, code compliance, safety, suitability, and effectiveness for use in a particular application. Acuity Brands is not responsible for any loss caused by the improper installation or application of the lighting equipment. Acuity Brands specifically disclaims any liability resulting from any of the foregoing, and by approving this submittal, the customer or end-user assumes all responsibility and liability for the above, and releases Acuity Brands from all claims arising from the use of any information contained in the lighting submittal.

Drawn By: Robert Cunningham
Checked By:
Date: 2/22/2024
Scale: As Shown
Filename: 258919-1 A1.AGI

Los Prados Subdivision-
Santa Fe, NM

Development Review Team (DRT)
Comment Form

Date: April 3, 2024

DRT Member: Stan Holland, P.E.

Dept/Div: Utilities/Wastewater Division

Case No.: Case #2024-7998: Los Prados: Phase 1 - Preliminary Subdivision Plat

Case Planner: Janice Biletnikoff, AICP

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.



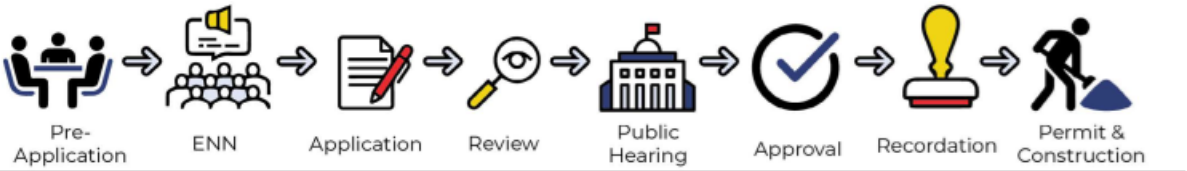
Timing of Conditions of Approval + Technical Corrections

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

Form Updated: March 2024

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

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

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. Need to add a new sheet 4-11A which shows all the landscaping trees and the 20 foot wide sewer easement without all the soil types so that we can see the proximity of the trees to be planted in relation to the sewer easement boundary without all the other clutter	*Prior to Recordation*	
2. Show the location and the horizontal distances between the water, sewer, and stormwater sewer in the typical roadway sections for the 50- and 60-foot ROW	*Prior to Recordation*	
3. Show the distances between the water, sewer and stormwater pipes in the P&P sheets	*Prior to Recordation*	
4.		
5.		
6.		

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

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: March 2024

Development Review Team (DRT)
Comment Form

Date: 3/28/24

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: Case #2024-7998: Los Prados: Phase 1 - Preliminary Subdivision Plat

Case Planner: Janice Biletnikoff, AICP

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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b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
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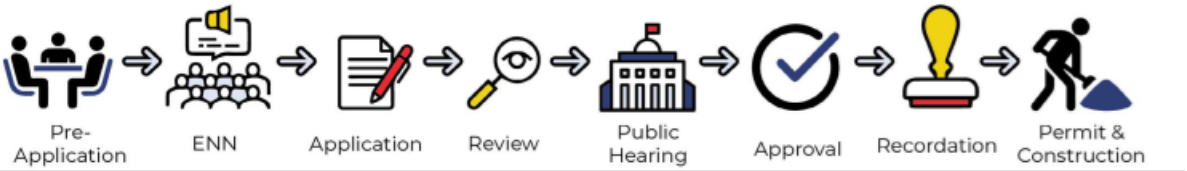
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

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

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Public Hearing	
2. An approved Agreement to Construct and Dedicate (ACD) will be required for 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. A separate irrigation meter will be required for commercial lots 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	
5. Each lot shall be served by separate water service at the time of development	At the time of development	
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Technical comments on the new public water infrastructure will be provided to the engineer via the water plan review.	Prior to Water Plan approval	
2.		
3.		
4.		

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

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

1. [list any additional items]
2.

Form Updated: March 2024

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

From: City of Santa Fe
To: GURULE, GERALDINE A.
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 13, 2025 11:20:39 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 13, 2025 at 11:20am

- First Name: Cathleen
- Last Name: O'Keefe
- Land Use Board: Planning Commission
- Case Number: #2024-7998
- Your Comment: 1. Would like an up-date on the status of the clean-up and proof of nuclear safety of Eberline land. Has the Homewise survey been approved as adequate?

  2. Please analyze and present the the results of Agua Fria/South Meadows traffic light study (studies?) Is there a recent study showing that the traffic volume has doubled since new apartments and housing developments are currently renting and selling in District 3.

  3. Is there a timeline for the traffic light re-do construction? Seems extraordinary long thus far. Several car collisions per day.

From: City of Santa Fe
To: GURULE, GERALDINE A.
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 13, 2025 2:00:16 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 13, 2025 at 2:00pm

- First Name: Cathleen
- Last Name: O'Keefe
- Land Use Board: Planning Commission
- Case Number: #2024-7998
- Your Comment: I am writing to respectfully request a follow-up regarding the status of the Eberline safety measures, as well as an update on the new traffic study being conducted at the intersection of Agua Fria and South Meadows. Additionally, I would appreciate information regarding the timeline for the reconstruction of the traffic light in this area. Furthermore, I would like to engage in discussions concerning the negotiation process for a wall rather than a fence that would serve to separate the Los Prados and Tiempos Lindos communities, ensuring enhanced privacy and security for residents. Thank you for your attention to these matters.