Agenda **Regular Meeting of the Planning Commission**
June 5, 2025 at 6:00 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Planning Commission Meeting
AMENDED

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

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

Virtual Public Comment: Members of the public may provide public comment virtually during the public comment portion of the public hearing by joining the Zoom meeting by internet or phone using the following link: https://santafenm-gov.zoom.us/j/83301820731
By phone: +1 669 444 9171 US +1 669 900 6833 US (San Jose) +1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 312 626 6799 US (Chicago) +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 309 205 3325 US
Webinar ID: 833 0182 0731
Written Comment: Members of the public may submit public comments by 5 p.m. on the Monday before the meeting via https://santafenm.gov/land-use/current-planning/public-comment. Comments will then be published after this deadline. The agenda and packet for the meeting will be posted athttps://santafenm.portal.civicclerk.com/

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

a. April 3, 2025 **(Postponed from April 17, 2025)**

b. April 17, 2025

7. Approval of Findings/Conclusions

   a. **Case #2025-010094. 5211 Las Soleras Dr., Development Plan.**

8. Consent

9. Old Business

10. New Business

    a. **Case #2024-8027. 635 Alto Street Development Plan.** Brian Lawler, Agent, Santa Fe Habitat for Humanity, Applicant. Requests approval of a Development Plan for a multifamily residential use consisting of 5 two-story affordable single-family attached dwelling units. The subject 0.25-acre parcel is located in the Historic Downtown Archaeological Review district and zoned R-21 (residential twenty-one dwelling units per acre). (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

    b. **Case #2025-10172. 4157 & 4161 Walking Rain Rd Special Use Permit.** JenkinsGavin, Inc., Agent for Charter Schools Development Corporation (CSDCPC Monte Del Sol, LLC), Applicant, requests approval of a special use permit for construction of a 22,432 square foot gymnasium, classrooms, office space, and outdoor amenities. The Property is approximately 6.30 acres and is identified as Tract Q-1 and Tract 16 of the Las Soleras Master Plan. The Property is located within the Suburban Archaeological Review district and zoned PRC (Planned Residential Community) and R-1 (Residential – one dwelling unit per acre). (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov) **(TO BE POSTPONED TO JULY 3, 2025)**

    c. **Case #2025-10189. 4157 & 4161 Walking Rain Rd Development Plan Amendment.** JenkinsGavin, Inc., Agent for Charter Schools Development Corporation (CSDCPC Monte Del Sol, LLC), Applicant, requests approval of a development plan amendment for construction of a 22,432 square foot gymnasium, classrooms, office space, and outdoor amenities. The property is approximately 6.30 acres and is identified as Tract Q-1 and Tract 16 of the Las Soleras Master Plan. The Property is located within the Suburban Archaeological Review district and zoned PRC (Planned Residential Community) and R-1 (Residential – one dwelling unit per acre). (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov) **(TO BE POSTPONED TO JULY 3, 2025)**

    d. **Case #2025-10276. 3439 Cerrillos Rd Rezoning.** JenkinsGavin, Agent, for RKSS Santa Fe 1, LLC, Applicant, requests approval to rezone a 1.49- acre lot

from its current land use designation of R-3 (Residential three dwelling units per acer) to C-2 (General Commercial). The property is located within the Suburban Archaeological Review District. (Claudia Kath, Case Manager, dcmkath@santafenm.gov).

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

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

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

11. Staff Communications

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 APRIL 3, 2025, AT 6:00 PM

Start time: 6:08pm / End time: 6:47pm

A. ROLL CALL

Commissioners Present:
Chair Janet Clow
Vice Chair Peter Smith (Via Zoom)
Commissioner Gurushabad Mirando
Commissioner Sasha McGhee
Commissioner Piper Kapin

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

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

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

For:
Vice Chair Peter Smith (Via Zoom) Yes
Commissioner Gurushabad Mirando Yes
Commissioner Sasha McGhee Yes
Commissioner Piper Kapin Yes

Against: None

Abstain: None

D. APPROVAL OF POSTPONEMENT OF CASE# 2025-010094-PLBD

MOTION: Commissioner McGhee moved, seconded by Commissioner Kapin, to postpone agenda case #: 2025-010094-PLBD Education Retirement to April 17, 2025.

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

For:
Vice Chair Peter Smith (Via Zoom) Yes
Commissioner Gurushabad Mirando Yes
Commissioner Sasha McGhee Yes
Commissioner Piper Kapin Yes

Against: None

Abstain: None

E. APPROVAL OF MINUTES:

1. March 20, 2025 Minutes

MOTION: Commissioner McGhee moved, seconded by Commissioner Kapin, to approve the minutes from Planning Commission meeting on March 20, 2025

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

For:
Vice Chair Peter Smith (Via Zoom) Yes
Commissioner Gurushabad Mirando Yes
Commissioner Sasha McGhee Yes
Commissioner Piper Kapin Yes

Against: None

Not present: Member Thomas (TJ) Rieland

F. APPROVAL OF FINDINGS/CONCLUSIONS

1. **Case 2024-9585.** 4000 and 4200 Beckner Road Final 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 of a final plat 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 parcels are zoned C-2 (General Commercial) and are located within the Suburban Archaeological Review District. (Janice Biletnikoff, Case Manager, jibiletnikoff@santafenm.gov)

MOTION: Commissioner McGhee moved, seconded by Commissioner Kapin, to e, to approve Findings for Case #2024-9585 without changes or corrections.

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

For: Vice Chair Peter Smith (Via Zoom) Yes
Commissioner Gurushabad Mirando Yes
Commissioner Sasha McGhee Yes
Commissioner Piper Kapin Yes

Against: None

Abstain: None

2. Case #2022-6013. Caja del Oro Subdivision Final Subdivision Plat. Victoria Dalton, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico, Applicant, requests approval of a Final Development Plan for the Phase 2 portion which includes forty-four (44)single-family homes of the total 80 proposed for Phases 1 & 2 combined. The property is approximately +/- 9.07 acres of land of the +/-16.2 acres for both phases. It is located North of Caja del Oro Grant Road and East of the NM599 Frontage Road. (Claudia Kath, Case Manager, cmkath@santafenm.gov).

MOTION: Commissioner McGhee Moved, seconded by Commissioner Kapin, to approve Findings for Case #2022-6013 without changes or corrections.

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

For:
Vice Chair Peter Smith (Via Zoom) Yes
Commissioner Gurushabad Mirando Yes
Commissioner Sasha McGhee Yes
Commissioner Piper Kapin Yes

Abstain: None

G. OLD BUSINESS

H. NEW BUSINES

1. **Case #2025-9707.** Country Club Development Plan. JenkinsGavin, Agent, for Santa Fe Civic Housing Authority, Owner, requests pproval of a development plan to establish development standards for an 84,396 sq.ft., 84-unit multifamily development located at 5999 Airport Road on a property totaling approximately 5.89 acres. The property is zoned R-29 (Residential -29 unit per acre) and is within the Airport Road Overlay District (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov(. (505) 946-7072).

MOTION: Commissioner McGhee moved, seconded Commissioner Kaypin, to approve 2025-9707, County Club Development Plan, subject to the conditions of approval technical corrections.

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

For:
Vice Chair Peter Smith (Via Zoom) Yes
Commissioner Gurushabad Mirando Yes
Commissioner Sasha McGhee Yes
Commissioner Piper Kapin Yes

Against: None

Abstain: None

I. STAFF COMMUNICATIONS

J. MATTERS FROM THE COMMISSION

K. ADJOURNMENT 6:47pm

L.

_____ _____

Liaison Chair

City of Santa Fe

MINUTES

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

A. ROLL CALL

Commissioners Present:
Chair Janet Clow
Vice Chair Peter Smith
Secretary Gurushabad Mirando
Commissioner Thomas (TJ) Rieland
Commissioner Sasha McGhee
Commissioner Kelly McReynolds

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Secretary Mirando moved, seconded by Commissioner Reiland, to approve the agenda as presented.

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

For:
Secretary Gurushabad Mirando Yes
Vice Chair Peter SmithYes
Commissioner Thomas (TJ) Rieland Yes
Commissioner Kelly McReynolds Yes

Against: None

Abstain: None

C. Consent of Agenda

D. APPROVAL OF MINUTES:

1. April 3, 2025

Minutes from April 3rd, 2025, Planning Commission were postponed until the next scheduled Planning Commission public hearing.

E. APPROVAL OF FINDINGS/CONCLUSIONS

none

F. OLD BUSINESS

none

G. NEW BUSINES

1. **2025-010094. 5211 Las Soleras Dr., Development Plan. David Archuleta, Agent for the Education Retirement Board, Applicant, requests Development Plan approval of a one-story office building, approximately 20,000sq.ft. on 2.999 acres of land for office use. The property is zoned C-2 (General Commercial) and is located at 5211 Las Soleras Drive. (Claudia Kath Case Manager, cmkath@santafenm.gov).**

MOTION: Secretary Mirando moved, seconded by Commissioner Rieland, to approve 2025-010094, 5211 Las Soleras Dr., Development Plan subject to the conditions of approval technical corrections.

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

For:
Commissioner Kelly McReynolds Yes
Vice Chair Peter Smith Yes
Secretary Gurushabad Mirando Yes
Commissioner Thomas (TJ) Rieland Yes

Against: None

Abstain: None

I. STAFF COMMUNICATIONS

a. Chapter 14 discussion and status – Daniel Alvarado, Case Manager

J. MATTERS FROM THE COMMISSION

J. ADJOURNMENT
6:13 P.M.

Liaison

Chair

CITY OF SANTA FE

Planning and Land Use Department
Planning Commission Staff Report

Case No:	2024-8027
Hearing Date:	June 5, 2025
Applicant:	Santa Fe Habitat for Humanity
Agent:	Santa Fe Habitat for Humanity
Request:	Development Plan
Location:	635 Alto St
Case Mgr.:	Rebekah Clouser
Zoning:	R-21
Overlay:	Historic Downtown Archaeological Review District
Pre-app. Mtg.:	June 23, 2024
ENN Mtg.:	May 9, 2024

Proposal: Development Plan approval for two two-story residential buildings containing five dwelling units.



Case 2024-8027: 635 Alto Street Development Plan. Brian Lawler, Agent, for Santa Fe Habitat for Humanity, owner and applicant ("Applicant"), requests review and approval of a Development Plan per § 14-3.8 of the Land Development Code, to construct two new two-story residential buildings containing five townhouse-style homes: four in one building and one unit (plus storage) in the other. The total proposed gross floor area for the parcel is 6,448 square feet. The subject 0.25-acre parcel is located at 635 Alto Street and is zoned R-21 (21 residential units per acre). (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** with the conditions of approval as outlined in this report. One motion will be required in this case:

One motion is required for this case:

1. Approve or deny **Case 2024-8027: 635 Alto Street Development Plan**, subject to the conditions of approval and technical corrections recommended by staff.

II. CONDITIONS OF APPROVAL

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

III. EXECUTIVE SUMMARY

Brian Lawler, Agent, for Santa Fe Habitat for Humanity, Owners, requests approval a development plan for a 5-unit townhome development at 635 Alto Street. The subject parcel is zoned R-21 (21 residential units per acre) and is located within the Historic Downtown Archaeological Review District. In order to develop at a density of 21 dwelling units per acre, Santa Fe City Code subsection 14-7.2(F) requires the applicant submit a development plan for approval by the Planning Commission. See Table 3 for a discussion of the factors that must be considered for approval.

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

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

IV. PROJECT ANALYSIS: DEVELOPMENT PLAN

A. Property information

The city donated the subject parcel to Habitat for Humanity on October 18, 2022, through a Real Estate Donation Agreement ("Agreement"). The Agreement was updated with amendments on March 20, 2024, (See Attachment C "Applicant Submittals"). The city may donate land for the construction of affordable housing per NM Const. Art 9, Section 14 and NMSA 1978, Section 6-27-1, et seq. The Agreement requires the Applicant to obtain approval of a development plan for the subject property. The Applicant submitted the application for the proposed Development Plan on March 12, 2024.

The proposed Development Plan is located at 635 Alto Street (See Figure 1: "*Aerial Map*"). The parcel is located within the Historic Downtown Archaeological Review District (See Figure 2: "*Zoning Map*"). The Applicant proposes two new two-story residential building with five townhouse-style dwelling units totaling 6,448 square feet in gross floor area.

Figure 1 Aerial Map



B. Project Zoning

The parcel is zoned R-21 and is located within the Historic Downtown Archaeological Review District (See Figure 2: "*Zoning Map*"). The proposed residential use and development is allowed under the R-21 zoning per SFCC Table 14-6.1-1 and Subsection 14-7.2(F)(1). The proposed development is compatible with adjacent properties zoning and density, see Table 1 below.

Figure 2 Zoning Map

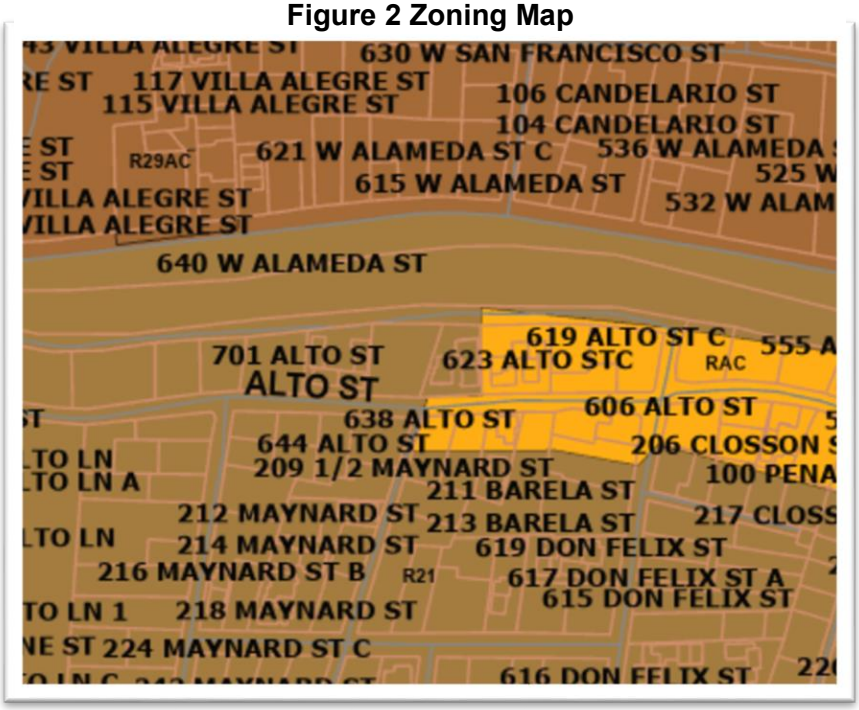


Table 1: Adjacent Properties

Direction	Address	Zoning District	Lot Size (acres)	Number of Dwelling Units and Corresponding Density per Acre
West	Compound Del Rio Condominiums	R-21	0.24	4 dwelling units 16 dwelling units /acre
East	Guadalupe Compound	R-21	0.20	3 dwelling units 15 dwelling units/acre
Southwest	636 Alto Street	R-21	0.16	1 dwelling unit 6 dwelling units/acre
Southeast	624 Alto Street	Residential Arts and Crafts (RAC)	0.13	1 dwelling unit 7 dwelling units per acre

The Property is also located within the Westside-Guadalupe Historic District, an overlay district that includes additional requirements for site and architectural design, as well as maximum building height. The proposed design was reviewed and approved by the Historic Districts Review Board (Case #2024-7826-HDRB) in February 2024.

The proposal meets all dimensional standards as shown in Table 2 below.

Table 2: Zoning Requirements

Requirement	R-21	Proposed
Height	24 feet, or 36 feet with Development Plan	24 feet
Setbacks	Established by a development plan	Street: 7 feet Rear: 7 feet Side: 5 feet
Open Space	250 SF/unit = 21,000 SF	23,000 SF
Lot Coverage	40%, 55% maximum if private open space is provided	45% with 2,470 square feet of private open space
Density	10 units/acre, or 21 units/acre with Development Plan	20/acre

C. Increase In Maximum Density

The proposed five-dwelling-unit density equates to 20 dwelling units per acre. Per SFCC §14-7.2(F)(2) *Increase in Maximum Density in R-12, R21 and R-29 Districts,* adopted by Ord. No. 2013-16 § 4, the applicant must request approval of a Development Plan from the Planning Commission for a density above 10 dwelling units per acre as allowed in Table 14-7.2-1 *Table of Dimensional Standards for Residential Districts.*

Table 3: 14-7.2(F) Increase in Maximum Density in R-12, R-21, and R-29 Districts

In evaluating the proposed density, the following factors shall be considered:

a) if the future land use designation shown on the general plan is high density residential;

Applicant Response:
The applicant did not directly respond to 14-7.2(F).

Staff Response:
The Applicant did not provide a response to 14-7.2(F), nor acknowledge the mismatch between the R-21 zoning and the Future Use designation of medium density (7 to 9 dwelling units per acre). However, within the aggregate of the Applicant's material, the Applicant notes that the proposed density complies with the R-21 limits (21 du/ac on 0.25 acres) and that the project is a small-scale, infill development.

The Future Land Use Map (FLUM) designates this parcel as Medium Density Residential, not High Density Residential. Therefore, the proposal does not strictly satisfy 14-7.2(F)(2)(a). However, the parcel is zoned R-21, and the development plan complies with the zone district standards. The zoning, not the FLUM, governs density entitlement under Chapter 14. Staff acknowledges the inconsistency but notes that the proposed density is not out of scale with surrounding uses or designated zoning, refer to Table 1: Adjacent Properties.

b) the need for the increased density; however, financial gain or loss shall not be the sole determining factor;

Applicant Response:
The applicant did not directly respond to 14-7.2(F).

Staff Response:
The applicant emphasizes the need to maximize affordable housing on a constrained infill lot and meet obligations under the Affordable housing RFQ issued 9-15-21**.**

Staff concurs that the need to produce multiple affordable units within limited urban space is a genuine planning goal. The five-unit proposal enables economies of scale in infrastructure and land use without relying solely on financial justification. This criterion is satisfactorily addressed.

c) if the increased density is needed to make the proposed development more affordable, what level of affordability will be provided and how that affordability will be guaranteed long term;

Applicant Response:
The applicant did not directly respond to 14-7.2(F).

Staff Response:
The project provides five affordable units for income-qualified families, aligning with the City's housing goals and Habitat's mission.

Staff agrees that the proposal aligns with the City's long-term affordability goals. Details about income thresholds and resale restrictions could be expanded upon, but Habitat for Humanity's model is consistent with long-term affordability practices. The units are guaranteed residential housing for households of low or moderate income until December 31, 2067. This criterion is addressed.

d) densities of existing developments in the vicinity;

Applicant Response:
The applicant did not directly respond to 14-7.2(F).

Staff Response:
The applicant refers to compatibility with surrounding land use and neighborhood character but does not provide direct density comparisons.

Refer to Table 1: Adjacent Properties, staff finds that the two-story design, modest scale, and site layout are generally compatible with adjacent development. The 20 du/ac is compliant with the R-21 zoning district. The design is approved by the Historic District Review Board, fitting the character for the area. This criterion is sufficiently addressed.

e) impacts of the increased density on the neighborhood and the community so that the increased density does not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of Chapter 14 and in the general public's interest.

Applicant Response:
The applicant did not directly respond to 14-7.2(F).

Staff Response:
The applicant emphasizes that the project: Includes only five units, is architecturally consistent with the neighborhood, reviewed and approved by the Historic Districts Review Board and provides private open space and sustainable design features.

Staff agrees that the small scale and thoughtful design mitigate impacts associated with increased density. The project's location on Alto Street and walkability to nearby services further support its compatibility with public interest. This criterion is met.

Despite the inconsistency between the Future Land Use Map and the R-21 zoning, the applicant's proposal meets the intent of Section 14-7.2(F). The density remains within the R-21 limits, the development supports the City's affordable housing goals, and the proposed scale and design are compatible with surrounding development. Staff recommends the Planning Commission consider the request justified under 14-7.2(F) and acknowledges that neither a rezoning nor General Plan amendment are proposed or required.

D. Architectural Design Review

Proposed development is subject to the architectural standards for R-21 district, which requires structures to reach 180 points using Table 14-8.7-1: Point Requirements by Zoning District. Final architectural points shall be reviewed prior to building permit. All buildings are proposed in Spanish-Pueblo Revival style with earth tone stucco finishes approved by the Historic Districts Review Board on February 27, 2024 (See Attachment C: "*Applicant Submittals"*).

E. Historic Downtown Archeological Review District

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

In this district, an archaeological clearance permit shall be required:

(a) Prior to issuance of a building permit for projects with gross lot coverage of two thousand five hundred (2,500) square feet or more involving new construction, parking lots and/or alterations.

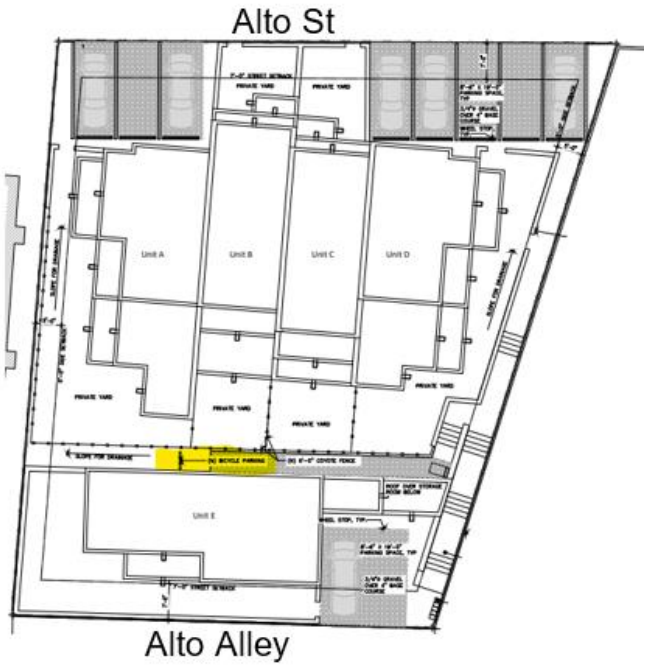
The subject property exceeds gross lot coverage of 2,500 square feet and therefore requires archaeological clearance. The City of Santa Fe's Archeological Review committee granted archaeological clearance for the subject parcels on January 25, 2024 (See Attachment C:" Applicant *Materials*").

F. Traffic, Access, and Parking

The City Traffic Division reviewed the proposed development plan and had no concerns. Traffic Comments can be found in Attachment A "*Conditions of Approval and Technical Corrections" and* Attachment B "*DRT Memos".* The development offers two access points, one from Alto Street and one from Alto Alley (See Figure 3: Parking).

The applicant provides a total of ten vehicular parking spaces. Eight of the parking spaces are along Lower Alto and two along Alto Street. Parking meets the requirements of Table 14-8.6-1 Parking and Loading Requirements of two parking spaces per unit. Bicycle parking is provided in between the two residential buildings and highlighted in Figure 3: Parking. A condition of approval requires three inverted 'U's for bicycle parking (See Attachment A: *Conditions of Approval and Technical Corrections").*

Figure 3 Parking



G. Santa Fe Homes Program

100% of the units proposed in the development will be affordable housing units. The proposed development follows the Office of Affordable Housing Request for Qualifications (RFQ) under "635 Alto

LPDU" (See Attachment C "Applicant Submittals"). The development received approval from the Office of Affordable Housing for fee waivers and reductions on March 20, 2024.

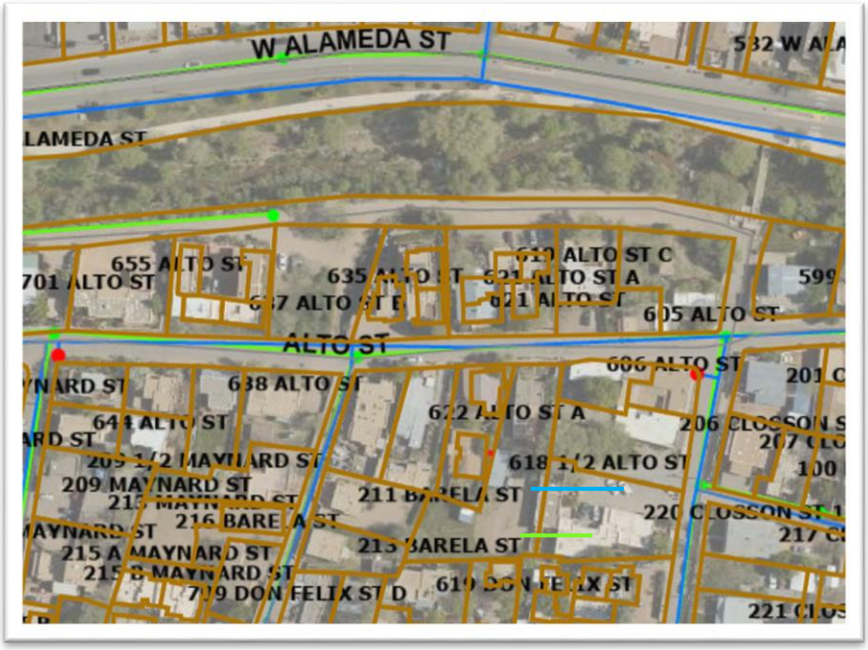
H. Utilities

The proposed development plan will connect to City services for water and sewer.

The water budget was calculated using an estimation of the average water use per unit and landscaping. However, because the development is comprised of 100% Low Priced Dwelling Units (LPDU), no water demand offsets are required from this development as per SFCC 14-8.13(B)(5). A detailed Water Budget can be found in Attachment C.

The Public Works Water Division and Wastewater Division have included conditions of approval regarding the Applicant providing drawings on proposed wastewater connections, and other details that will be required at the time of development. They can be found in Attachment A: *"Conditions of Approval and Technical Corrections,"* and Attachment B: *"DRT Memos."*

Figure 4 City Utilities



I. Technical Review and Terrain Management

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

Figure 5 Landscaping Plan



V. DEVELOPMENT PLAN

Section 14-3.8 governs the authority, procedures, and restrictions for development plans. To approve the development plan, the Planning Commission must make findings showing compliance with the Approval Criteria discussed in Table 4.

Table 4: Approval Criteria *§14-3.8(D)(1)*

Criterion 1: ***that it is empowered to approve the plan under the section of Chapter 14 described in the application;***	**Criterion Met: (Yes/No) YES**
Applicant's Response: *"This development plan is required by the Code of Ordinances section 14-7.2(F)(1):* *"Residential density up to twelve dwelling units per acre in an R-12 district; up to twenty-one dwelling units per acre in an R-21 district; and up to twenty-nine dwelling units per acre in an R-29 district may be approved provided that the proposed density is part of a development plan or special use permit requiring approval by a land use board or the governing body." The development plan shows 5 units built on 0.25 acres which would be a density of 20 units per acre and an increase from 10 units per acre allowed by Table 14-7.2-1.* *This development plan has been designed to comply with the requirements of Chapter 14 "Land Development" code in addition to being approved by the Historic District Review Board for the Westside-Guadalupe Neighborhood."* **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;***	**Criterion Met: (Yes/No) YES**

Applicant's Response:
"Approval of this development plan will not adversely affect the public interest. We at Santa Fe Habitat for Humanity believe that this development plan, which will bring 5 new affordable homes to downtown Santa Fe, will positively affect the public interest as there is a clear need for more affordable housing (as shown in the draft document publicly published by the City of Santa Fe Office of Affordable Housing entitled "City of Santa Fe Five Year Affordable Housing Strategic Plan" prepared by Root Policy Research, May 7th 2024).
In addition, the project will be developing a vacant lot in a style and density similar to the existing homes of the neighborhood and Alto Street. The compact design of the infill development aligns well with the city's statement made in the published Land Use and Urban Design Plan."

Staff Response:
The Governing Body has approved and implemented the General Plan and ordinances to establish standards for health, safety, and welfare that affect land use and development to project the public interest. Multifamily residential development plans are a permissible use under the R-21 zoning district. Subject to the recommended conditions of approval and technical corrections, the proposed development complies with Chapter 14. The project supports the City's affordable housing goals, reflects the scale and character of the surrounding neighborhood and advances coordinated infill development. Therefore, the proposed development plan meets the goals of the General Plan and 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's Response:
"The properties abutting and in the vicinity of the subject parcel are medium and high-density structures with small yards and historic character. This development plan proposes a residential development of 5 affordable houses at a similar density and character to the surrounding neighborhood. The design has been approved by the Historic Districts Review Board for the Westside-Guadalupe neighborhood.

Additionally, the design of the development plan is compatible and consistent with the stated purpose of the R-21 zoning designation, as laid out in 14-4.2(H): ' The purpose of the R-10, R-12, R-21 and R-29 districts is to make available a variety of dwelling unit types to serve a wide range of household needs at medium- and high- density levels.'"

Staff Response:
The proposed development use is compatible with the neighboring residential uses, buildings, and structures. Staff have reviewed and found the proposed buildings are architectural compatibile with adjacent properties and the Westside-Guadalupe Historic District.

VI. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted an Early Neighborhood Notification (ENN) meeting virtually via Zoom Video Communications on May 9, 2024. The Applicant presented on the project plans and other relevant information. Attendees included the project team and City staff, and members of the public.

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. ATTACHMENTS

A. Conditions of Approval and Technical Corrections
B. Development Review Team (DRT) Comments
    a. Public Works / Traffic Engineering
    b. Technical Review / Engineering
    c. Fire Protection District
    d. Public Works / Parks and Open Space/ River and Watershed
    e. Public Utilities / Water Division
    f. Technical Review / ADA
    g. Technical Review / Landscaping
    h. Public Utilities / Water Resources
    i. Public Utilities / Wastewater
C. Applicant Materials
    a. Development Plan Application
    b. Legal Lot of Record
    c. Lot Survey
    d. Narrative Letter
    e. Response to Development Plan Approval Criteria
    f. Real Estate Donation Agreement Item #22-0495
    g. Real Estate Donation Agreement Item #24-0139
    h. Archaeological Review Committee Letter
    i. Historic Districts Review Board Action Letter
    j. Water Budget Calculation
    k. Irrigation System
    l. Site Threshold Assessment
    m. 635 Alto Street Plan Set

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

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

June 5, 2025

Planning Commission

Case 2024-8027: 635 Alto Street Development Plan

ATTACHMENT A

Conditions of Approval and Technical Corrections

#	CONDITION OF APPROVAL/ TECHNICAL CORRECTION	DEPARTMENT:	TO BE COMPLETED BY:
1.	Shall comply with the most currently adopted International Fire Code by the City of Santa Fe	Fire Protection District	Prior to Building Permit
2.	A percolation test must be provided to show that all ponding areas will empty within 24 hours	Land Use/ Terrain Management - Engineering	Prior to Certificate of Occupancy
3.	Provide the water use needs for each plant within the landscape schedule as shown in the city's approved plant material list	Land Use / Terrain Management - Landscaping	Prior to Recordation
4.	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
5.	GIS mapping shows extensive tree and shrub growth in 2024. Provide a significant tree survey, list species, size, and quantities. 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 landscape and clearly identify the size and species		Prior to Recordation
6.	Provide two additional street trees in the landscape fronting Alto Street for compliance with the city code 14-.4(G)(2)		Prior to Recordation
7.	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 square feet		Prior to Recordation
8.	No stop & waste valves or automatic drain valves (King Drains) permitted per COSF Irrigation Design Standards		Prior to Recordation

9.	Provide Flush valves instead of automatic drain valves. 4.17.6 Flush Valves: A. Design systems with sufficient pressure to flush the tubing in each run; as a rule, the system should have at least 10 psi to 15 psi of water pressure for flushing. B. Design all systems with the capability of flushing out accumulated particulate matter. C. Design system to provide a means for servicing such flushing requirements with a minimum of erosion or disruption to the surrounding landscape. D. Provide manual flush valves (e.g., ball valves, manual drain valves, or flushable end caps) at the ends of all irrigation laterals. Install an eight-inch round valve box over the flush valve. Provide a detail of the flush valve on the sheet L103 and remove the data sheet of the King Drains on sheet L104		Prior to Recordation
10	Provide on Detail 2 AVB ASSEMBLY on sheet L103 the complete information on the minimum height of the AVB. “6-inch minimum height above the highest outlet”		Prior to Recordation
11	Provide an emitter placement detail on sheet L103		Prior to Recordation
12	Outdoor Lighting: 14-8.9(D)(3) All outdoor luminaires shall be designed, installed, located and maintained such that nuisance glare onto adjacent properties or streets shall be minimized to the greatest extent practicable. Disabling glare onto adjacent properties or streets is not allowed		Prior to Recordation
13	An approved agreement for metered service)AMS) will be required to install new domestic or irrigation services	Public Utilities / Water Division	Prio to Building Permit Approval
14	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service		At the time of development

15	IEBC Section 705, Accessibility: Businesses must comply with the provisions of the ADA Standards to the "maximum extent feasible" with a building alteration. The costs for the added ADA work is considered disproportionate if it is over 20% of the costs of the project. Improvements should be prioritized up to the 20% limit: entrance; route to the primary function area	Technical Review / ADA	Permitting
16	Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8		Permitting
17	At the time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable		Permitting
18	Add details for sidewalks in ROW. Must comply with 2010 ADA Standards and Design		Permitting
19	Add details for vehicular entrance of Alto Street		Permitting

20	Add detail sheet of NMDOT Series 608, 609 for concrete work in ROW		Permitting
21	Show details of stairs and railings. Must comply with 2010 ADA Standards and Design and 2021 IBC.		Permitting
22	An agreement to construct and dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD	Public Utilities/ Water Resources	Prior to Recordation of Development Plan
23	Each lot shall be served by a separate water service at the time of development		Prior to construction permit approval
24	An agreement for metered service (AMS) will be required to install new services, including water offset fees		Prior to construction permit approval
25	The Developer must include stormwater maintenance note on plan set. All maintenance of the stormwater is the responsibility of the developer, and the facilities shall be inspected routinely (on or about May 1 and Sept. 1) and any repairs or dredging is the responsibility of the developer/HOA	Public Works / Parks and Open Space/ River and Watershed	Prior to recordation
26	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

June 5, 2025

Planning Commission

Case 2024-8027: 635 Alto Street Development Plan

ATTACHMENT B

DRT Memos

Development Review Team (DRT)
Comment Form

Date: April 17, 2025

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

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Case # 2024-8027 – 635 Alto Street Development Plan

Case Planner: Janice Biletnikoff, 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. None		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. None – see attached email from Wilson & Company dated 4/17/25		
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 any new 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: 635 Alto STH
Date: April 17, 2025 at 11:40 AM
To: Leroy Nicholas Pacheco, PE Engineer@leroypacheco.com
Cc: Luna, Robert Robert.Luna@wilsonco.com

PG

Leroy, I have reviewed the STH and associated description letter submitted by Santa Fe Habitat for Humanity. As per your request I reviewed the material that was submitted on March 12, 2024. The number of dwelling units in the description letter dated March 28, 2023 does not match the number of dwelling units used to determine the number of am and pm peak hour trips on the NMDOT STH Form. Since the number of dwelling units used on the STH Form are higher than what is stated in the letter and more conservative this should not require any change to the STH Form. ITE Trip Generation Manual Land Use 223 is appropriate for this development and the number of trips generated in the AM and PM peaks are low enough that no further traffic study is required. 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: 4/28/25

DRT Member: Dee Beingessner

Dept/Div: Land Use Engineering

Case No.: 635 Alto St

Case Planner:

Conditions of Approval and Technical Corrections Tables

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

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. A percolation test must be provided to show that all ponding areas will empty within 24 hours.	Prior to Certificate of Occupancy	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1.		
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. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):
See following pages for notes required on plat or plans

Form Updated: March 2024

DRAINAGE FACILITIES MAINTENANCE NOTE

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

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

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

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

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

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

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

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

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

GUNNISON'S PRAIRIE DOG NOTE

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

DUST CONTROL NOTE

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

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

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

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

Some BMPs shall include:

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

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

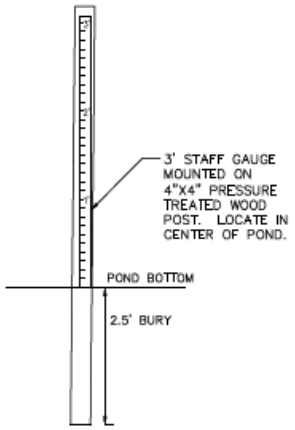
- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility,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

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

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

Signature NMPE #_____ Date

Example for pond measurement post



POST & STAFF GAUGE
NTS

Form Updated: March 2024

City of Santa Fe, New Mexico

memo

DATE: **February 27, 2024**

TO: **Historic Districts Review Board Members**

FROM: **Heather Lamboy, Assistant Director, Planning & Land Use Department**

2024-007826-HDRB. 635 Alto St. Westside-Guadalupe Historic District. Brian Lawler, agent for Habitat for Humanity, propose four 24' tall two-story townhomes on the northern portion of the site adjacent to Lower Alto St., and one two-story single-family dwelling unit (12'- 5" height at Alto Street, 22' height to internal courtyard) adjacent to Alto St. The maximum permitted height is 19' for Lower Alto and 14'- 8" for Alto St. An exception to Section 14-5.2(D)(9) is requested.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Previous Case H-11-009

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside Guadalupe Design Standards.

Staff also finds that all exception criteria to Section 14-5.2(D)(9) have been met.

BACKGROUND & SUMMARY:

The applicant proposes to construct 4 townhomes and one single-family detached residence at the vacant lot located at 635 Alto St. The lot can be accessed via Alto Street as well as "Lower Alto" street, which is a public access adjacent to the Santa Fe River corridor. There is an approximately 10-foot change in grade from Alto Street to Lower Alto St.

The proposed height of the single-family detached unit located adjacent to Alto Street is 12'- 5", which is consistent with the overall one-story character of that streetscape. The proposed height of the townhomes located to the north of the single-family residence, which will be accessed off Lower Alto, is 22'.

The proposed buildings are designed in a Spanish-Pueblo Revival style articulated with divided lite windows, portales, stepbacks, and changes in stucco color.

A similar case was brought for HDRB review on March 22, 2011 where 5 dwelling units were approved in two buildings. Similarly, the height of the building adjacent to Alto Street was approximately 12'- 6" and the building adjacent to Lower Alto Street was 24'. That case was approved.

The HDRB previously heard a similar case for the construction of townhome units in 2011. For reference, that staff report packet has been provided as part of this staff report packet.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(9) to permit a 22' high building at the courtyard (which is the overall average height of the building given the changes in grade) where 19'- 0" is the permitted streetscape height.

It should be noted that Section 14-14(D)(9)(c)(ii) the HDRB may increase the allowable height by 4 feet on sites with greater than a 2-foot change in grade along the building's foundation. While this criterion has been met with the proposed project, an exception is requested to confirm the HDRB's acceptance of the proposed additional height.

(i) *Do not damage the character of the district*

Applicant Response: Our priority is to preserve and enhance the single story character of Alto Street, which we viewed as the significant historic streetscape. Unlike our neighbor 635 Alto to the east, we never considered asking for a height exception on the Alto streetscape. While a 19 foot height was allowed, we have elected to keep the height to 24 feet, more consistent with the median height vs the average height. The portion of Lower Alto we abut is already primarily two story structures:

To the east along Lower Alto:

- 623 Alto, immediately to the east is effectively three stories viewed from the Lower Alto side, given that its lower floor sits more than 12 feet above our highest proposed lower floor level

- 619 & 621 Alto properties to the east have two story facades facing and accessed from Lower Alto
- 609 Alto is a historic structure, two stories on the Lower Alto side, but it fronts Alto Street and the Lower Alto side is very much its backside, Lower Alto effectively being an alley.
- 605 Alto is contributing structure, fronting on Alto, due to grade changes, becoming one and half stories on backside facing Alto. It is not really a part of the Lower Alto streetscape
- 603 Alto fronts on Alto. It is not a part of the Lower Alto streetscape
- 601 Alto is a historic structure, but more effectively fronts on Closson Street and again is not really a part of the Lower Alto streetscape.

To the west:

- 637 Alto both fronts on Lower Alto but has two two story elements.
- 675 Alto fronts on Alto and presents a two story facade with a garage door to Lower Alto. Recently added casitas on the northwest side create single story structures facing Lower Alto
- 701 and 703 Alto are really the only true single story homes fronting Lower Alto, containing a mix of contributing and non-contributing structures

Staff Response: Due to the change in grade between Alto Street and Lower Alto Street, different heights were determined per streetscape. The Lower Alto Street permitted height is higher than the Alto Street streetscape; the proposed buildings will be separated from the adjacent W. Alameda Street streetscape by the Santa Fe River. The overall visual impact of height will be mitigated due to this separation.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: Without a height exception it will be impossible for Habitat to provide the five units it is contractually obligated to the City to provide. Further the failure to grant a a height exception would reduce the number of units possible reducing the City's ability to address its growing affordability crisis.

Previous meetings with HDRB staff indicated that we were permitted 24 feet on the Lower Alto side. The project was designed to that standard. To deny an exception would both add additional costs to a project struggling to maintain affordability and delay the commencement of construction idling Habitat's volunteer construction crews, reducing the number of affordable units Habitat will be able to produce this year.

Staff Response: Due to the unique circumstances of the lot's grade change, the exception enables the development of the lot with a two-story building.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*
Applicant Response: The intent of the City Competition that Habitat won is to provide affordable housing in an area of Santa Fe where affordable housing is scarce. While Alto Street once represented a more affordable area, recent pressures have made the older modest

homes unaffordable to new homeowners. If the goal was to provide vacation rentals it would be possible to develop five units without a height exception but the City's and Habitat's intension is to provide permanent housing for families at 80% of the median household income. When the height regulations were adopted in the historic district back in the 1990's, it was important to provide a mechanism to make sure that those newly adopted restrictions, while important to preserving the character of the Historic District would not not also accelerate the gentrification of the district. The proposed Habitat project at 635 Alto is precisely the sort of project the height exception process was created to encourage.

Staff Response: By permitting the extra height, the applicant will be able to provide additional and larger affordable housing units within the historic district, and as a result will provide a full range of design options to ensure affordable housing options are available in the Westside-Guadalupe Historic District.

(iv) *Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape ;*

Applicant Response: The proposed structures have a special circumstance, as noted previously, that they are being built at the request of the Santa Fe Office of Affordable housing. We have promised to build 5 units, and the units must be 2 stories in order to accommodate the request. This project has 8'-0" ceiling heights in all units and keeps the parapet height to the minimum possible while still maintaining a profile of visual interest of varied levels that fits with the local neighborhood.

Staff Response: Due to the change in grade from Alto Street to Lower Alto Street, a special circumstance is peculiar to the land in that streetscape. Furthermore, a streetscape is only established on the south side of the street due to the adjacent Santa Fe River. Due to this large separation, the additional height will not impact the W. Alameda streetscape.

(v) *Are due to special conditions and circumstances which are not a result of the actions of the applicant*

Applicant Response: 635 Alto is a relatively unique parcel with frontages on two sides, Alto Street being a more traditional streetscape and Lower Alto is a less conventional frontage. Additionally, there is 14 feet of grade change from the Alto Street side to the Lower Alto side. While Lower Alto is a primary access for several lots, its architectural character is more that of an alley or backside than that of a traditional streetscape.

Staff Response: The lot, in its current configuration, is owned by the City of Santa Fe. Most lots on this section of Alto Street are of the same shape. Once the applicant has entitlements, the purchase of the property will be made. The special conditions of the grade change and two street frontages are not the result of the actions of the applicant.



(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

Applicant Response: It is our opinion that this project will provide a benefit to the architectural and social character of the neighborhood, especially when compared to the empty lot before. Instead of a vacant lot which provides an environment for invasive Siberian elms and a place for people to dump trash, our project will provide affordable housing for five hardworking Santa Fe families.

Staff Response: As the design is comparable to and compatible with other buildings in the Westside-Guadalupe Historic District and meets all design criteria,

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

Sloping Sites:

14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks

(c)(ii)(F) The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building stepbacks from the street.

14-5.2(I) Westside-Guadalupe Historic District

(1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, or stone, shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;

(b) The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;

(c) Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

(d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

(i) raising the parapet;
(ii) setting back from the edge of the roof;
(iii) framing the collector with wood;
(iv) in the case of pitched roofs, by integrating the collector into the pitch;
(v) in the case of ground solar collectors by a wall or vegetation;
(vi) in the case of wall collectors, by enclosing by end or other walls;
(vii) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems;

(f) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

(g) Greenhouses

(h) Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the

external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;

(i) Porches and portales are encouraged;

(j) When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

Development Review Team (DRT)
Comment Form

Date: April 8, 2025

DRT Member: Geronimo Griego, Fire Marshal

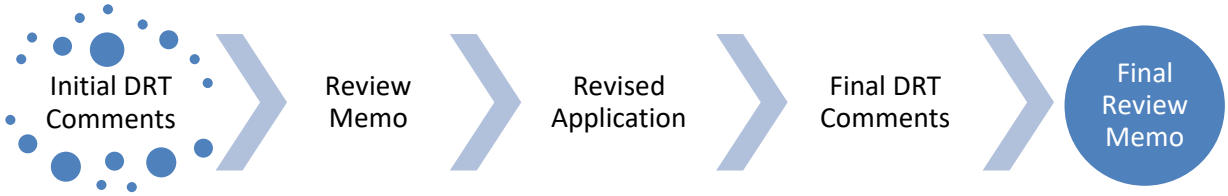
Dept/Div: Fire Marshal's Office

Case No.: 2024-8027: 635 Alto. Street Development Plan

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.



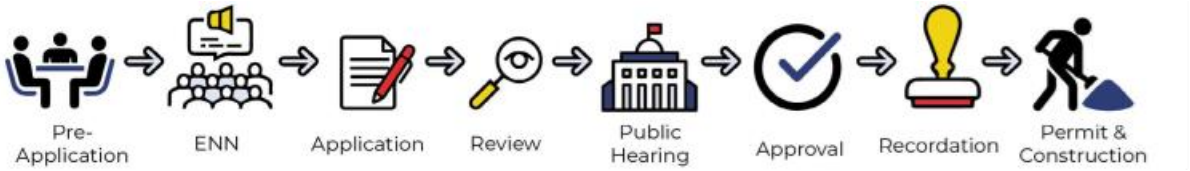
Timing of Conditions of Approval + Technical Corrections

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. Shall comply with the most currently adopted International Fire Code by the City of Santa Fe.	*Prior Building Permit Approval.*	
2.		
3.		
4.		
5.		
6.		

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

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

1. See sheet A100 “Code Analysis” for verification of compliance for this case.

Form Updated: March 2024

From: ISAACSON, ZOE R.
Sent: Tuesday, May 13, 2025 10:42 AM
To: CLOUSER, REBEKAH E.
Subject: RE: 635 Alto Street Development Plan Review

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Rebekah-
I don't have access to the comment form right now, but the one unresolved comment from my original review is that I do not see the stormwater maintenance notes on the drawings- there should be a stormwater maintenance note on sheet C2 indicating that the developer and or HOA are responsible for maintaining all stormwater facilities and improvements, including performing routine inspections.

In the general notes, the following should be included:

STORMWATER MAINTENANCE:
ALL STORMWATER FACILITIES SHALL BE INSPECTED AND MAINTAINED BY THE DEVELOPER AND OR HOA. ENSURING PROPER FUNCTION OF THESE FACILITIES AS INTENTED IS THE RESPONSIBILITY OF THE DEVELOPER AND OR HOA. INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
ON OR ABOUT MARCH 15TH, ON OR ABOUT SEPTEMBER 15TH, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.
WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORMWATER IN THE DRAINAGE STRUCTURE.
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH AND IF NECESSARY RESEED WITH NATIVE GRASSES AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS CUT AND FILL SLOPES AND REPAIR OR STABILIZE ACCORDINGLY.
E. INSPECT STRUCTURAL INTEGRITY OF DRAINAGE PONDS SLOPES RIP-RAP AND OTHER EROSION CONTROL MEASURES AND REPAIR OR STABILIZE ACCORDINGLY.

THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY.
THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

Development Review Team (DRT)
Comment Form

Date: 4/14/2025

DRT Member: Clinton Peterson

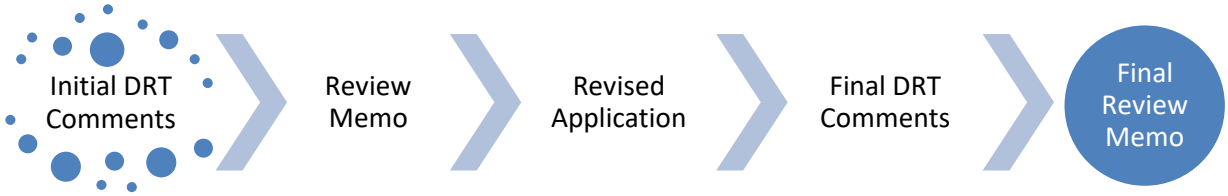
Dept/Div: Public Utilities / Water Division

Case No.: Case #2024-8027: 635 Alto. Street Development Plan

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.



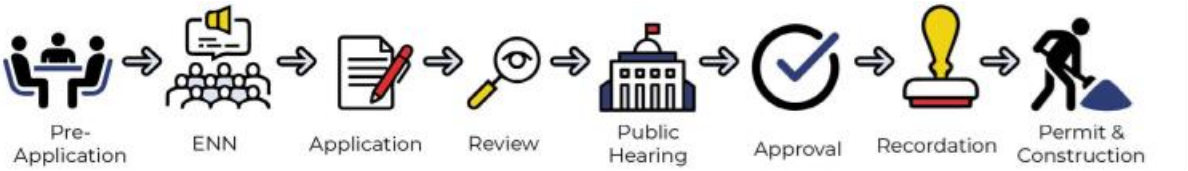
Timing of Conditions of Approval + Technical Corrections

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. An approved agreement for metered service (AMS) will be required to install new domestic or irrigation services.	Prior to Building Permit Approval	
2. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
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: 5/13/2025

DRT Member: Teddy Padilla

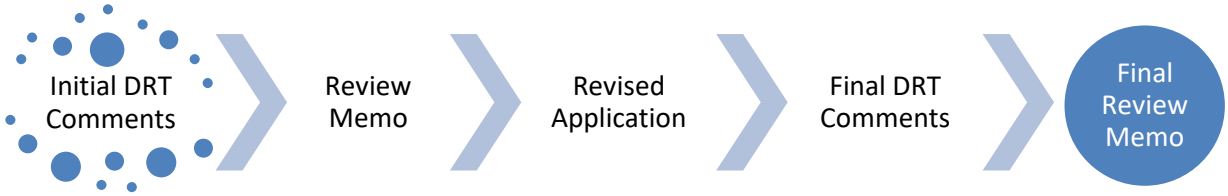
Dept/Div: Land Use Dept. Technical Review

Case No.: Case #2024-8027: 635 Alto. Street Development Plan

Case Planner: Rebekah Clouser

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.



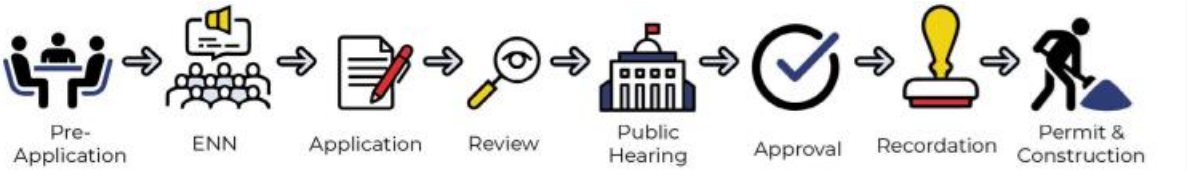
Timing of Conditions of Approval + Technical Corrections

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. IEBC Section 705, Accessibility: Businesses must comply with the provisions of the ADA Standards to the "maximum extent feasible" with a building alteration. The costs for the added ADA work is considered disproportionate if it is over 20% of the costs of the project. Improvements should be prioritized up to the 20% limit: entrance; route to the primary function area;.	Permitting	
2. Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30” vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8. 3. At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features	Permitting	

and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable.		
4. Add details for Sidewalks in the ROW. Must comply with 2010 ADA Standards and Design.	Permitting	
5. Add details for vehicular entrance of Alto St.	Permitting	
6. Add detail sheet of NMDOT Series 608, 609 for concrete work in ROW.	Permitting	
7. Show details of stairs and railings. Must comply with 2010 ADA Standards and Design and 2021 IBC.	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. Please contact Teddy Padilla for any questions or clarification. 505-231-4794
2.

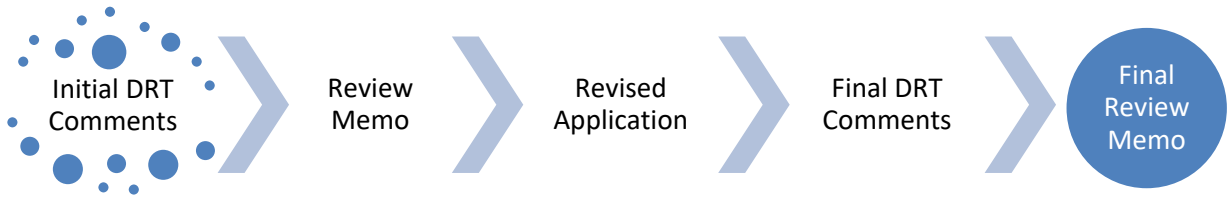
Explanation of Conditions or Corrections (if needed):

(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.

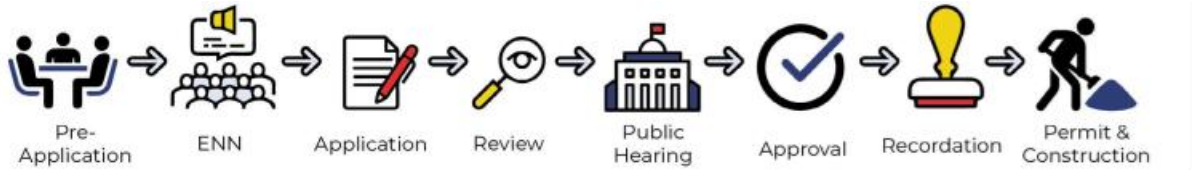


Timing of Conditions of Approval + Technical Corrections

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 9, 2025

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, and Outdoor Lighting

Case No.: #2024-8027. 635 Alto Street Development Plan

Case Planner: Rebekah Clouser, Case Manager, reclouser@santafenm.gov

---

Conditions of Approval and Technical Corrections Tables

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

Case #

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

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. 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	
2. 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	
3. GIS mapping shows extensive tree and shrub growth in 2024. Provide a significant tree survey, list species, size, and quantities. 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	
4. Provide two additional street trees in the landscape fronting Alto Street for compliance with city code 14-8.4(G)(2).	Prior to recordation	
5. 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.	Prior to recordation	

6. No stop & waste valves or automatic drain valves (King Drains) permitted per COSF Irrigation Design Standards.	Prior to recordation	
7. Provide Flush valves instead of automatic drain valves. 4.17.6 Flush Valves: A. Design systems with sufficient pressure to flush the tubing in each run; as a rule, the system should have at least 10 psi to 15 psi of water pressure for flushing. B. Design all systems with the capability of flushing out accumulated particulate matter. C. Design system to provide a means for servicing such flushing requirements with a minimum of erosion or disruption to the surrounding landscape. D. Provide manual flush valves (e.g., ball valves, manual drain valves, or flushable end caps) at the ends of all irrigation laterals. Install an eight-inch round valve box over the flush valve. Provide a detail of the flush valve on the sheet L103 and remove the data sheet of the King Drains on sheet L104.	Prior to recordation	
8. Provide on Detail 2 AVB ASSEMBLY on sheet L103 the complete information on the minimum height of the AVB. “6-inch minimum height above the highest outlet”.	Prior to recordation	
9. Provide an emitter placement detail on sheet L103.	Prior to recordation	
10. Outdoor Lighting: 14-8.9(D)(3) All outdoor luminaires shall be designed, installed, located and maintained such that nuisance glare onto adjacent properties or streets shall be minimized to the greatest extent practicable. Disabling glare onto adjacent properties or streets is not allowed.	Prior to recordation	
STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS UPON RECEIVING REVISIONS.		

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

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:
1. [list any additional items]
2. Explanation of Conditions or Corrections (if needed):
(see following pages for notes required)

Water Offset Requirement Fee Chart

Type of Use	Amount of Acre Feet	*Fee*	Unit of Measurement
WATER RIGHT			
Average per acre foot cost (to be up-dated annually)	*1*	*$16,600**	*1 Acre Feet Per Year (AFY)*
Due diligence (minimum per application)	*NA*	*$1,000*	*NA*
RESIDENTIAL			
**Single Family Dwelling Unit	0.18		Per Dwelling unit
Single Family Dwelling Unit Lot (<6000sq ft)	0.15	*$2490*	Per Dwelling unit
Single Family Dwelling Unit Lot (6,000-10,890)	0.17	*$2905*	Per Dwelling Unit
Single Family Dwelling Unit Lot (>10,890 sq ft)	0.25	*$4150*	Per Dwelling Unit
Apartment/Condominium	0.16	*$2656*	Per Dwelling Unit
Mobile Home	0.17	*$2905*	Per Dwelling Unit
Accessory Dwelling Unit	0.09	*$1494*	Per Dwelling Unit
Senior Complex	0.12	*$1992*	Per Dwelling Unit
COMMERCIAL			
Restaurant, Full Service	0.02	*$332*	Per Seat
Restaurant, Limited Service	1.63	*$27,058*	Per Site
Hotel	0.13	*$2158*	Per Room
Motel	0.09	*$1494*	Per Room
Grocery Store	1.27	*$21,082*	Per 10,000 sq. ft
Retail, Large (>75,000 sq ft)	0.45	*$7470*	Per 10,000 sq. ft
Retail, Medium (75,000-25,000 sq ft)	0.43	*$7138*	Per 10,000 sq. ft
Retail, Small (<25,000 sq ft)	0.06	*$996*	Per Site
Gallery	0.60	*$9960*	Per Site
Medical Office	0.72	*$11,952*	Per 10,000 sq ft
Office – City/State	0.58	*$9628*	Per 10,000 sq ft
Office – Non Medical	0.70	*$11,620*	Per 10,000 sq ft
Research & Development Lab	1.18	*$19,588*	Per 10,000 sq ft
Manufacturing – Goods	0.21	*$486*	Per Site
Manufacturing – Consumables	2.33	*$38,678*	Per Site
Gas Station	0.88	*$14,608*	Per Site
Gas Station w/ Carwash	6.56	*Water rights required*	Per Site
Carwash, Full Service	5.66	*Water rights required*	Per Site
Carwash, Limited Service	0.94	*$15,604*	Per Bay
Laundromat, Commercial	0.78	*$12,948*	Per Machine
Laundromat, Other	0.22	*$3652*	Per Machine
Drycleaner	0.41	*$6806*	Per Site
Plant Nursery	0.56	*$9296*	Per 10,000 sq ft
Gyms w/ Showers	8.94	*Water rights required*	Per Site
Gyms w/o Showers	0.77	*$12,782*	Per Site
Salons	0.21	*$3486*	Per Site
Pet Grooming	0.52	*$8632*	Per Site
Pet Daycare	0.11	*$1826*	Per Site
Auto Repair	0.12	*$1992*	

Type of Use	Amount of Acre Feet	*Fee*	Unit of Measurement
Car Rental	0.12	*$1992*	Per Site
Car Sales	0.07	*$1162*	Per 10,000 sq ft
Self Storage	0.13	*$2158*	Per Site
PUBLIC SERVICES			
Parks	1.48	*$24,568*	Per Acre
Schools, Daycare	0.85	*$14,110*	Per 100 children
Schools, Elementary	0.53	*$8798*	Per 100 students
Schools, Middle	1.68	*$27,888*	Per 100 students
Schools, High	2.64	*$43,824*	Per 100 students
Places of Worship	0.15	*$2490*	Per Site
Places of Worship w/ Daycare & School	0.95	*$15,770*	Per Site

** Fee comprised of current (2010) consumptive use water rights purchase price ($15,000/AFY) plus a $1,600/AFY City administrative fee.*

***Average of residential lot sizes, used for estimating purposes only*

Development Review Team (DRT)
Comment Form

Date: July 5, 2024

DRT Member: Alan G. Hook

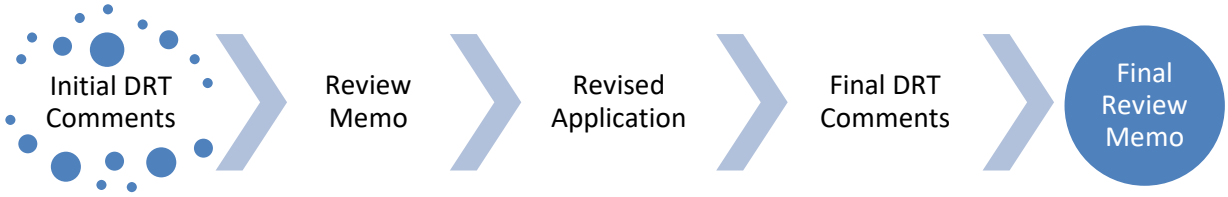
Dept/Div: Public Utilities/Water Division/Water Resources

Case No.: Case #2024-8027: 635 Alto. Street Development Plan

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.

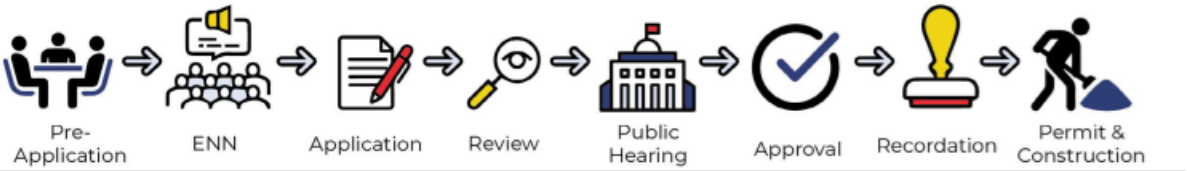


Timing of Conditions of Approval + Technical Corrections

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.

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. 1 An approved Development Water Budget including a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.	Prior to Planning Commission packet submittal.	
2. 2 An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	Prior to Recordation of Development Plan or Plat.	
3. 3 Each lot shall be served by separate water service at the time of development.	Prior to construction permit approval.	
4. An agreement for metered service (AMS) will be required to install new services, including water offset fees	Prior to construction permit approval.	

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.*

Form Updated: March 2024

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.

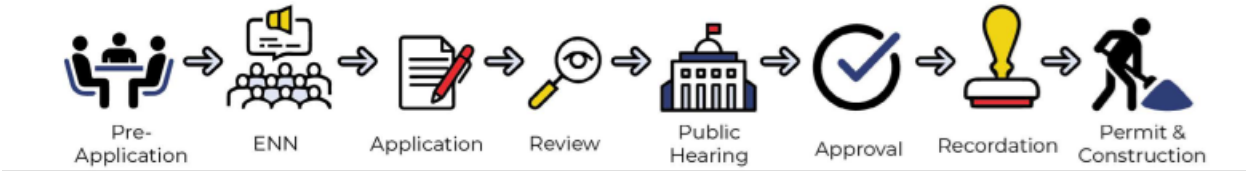


Timing of Conditions of Approval + Technical Corrections

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 22, 2025

DRT Member: Stan Holland, P.E.

Dept/Div: Utilities/Wastewater

Case No.: #2024-8027. 635 Alto Street Development Plan

Case Planner: Rebekah Clouser, Case Manager, reclouser@santafenm.gov

---

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Applicant shall provide drawing indicating where and how they propose to connect to the City's sewer system.	*Prior to Recordation*	
2.		
3.		

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

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

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

1. [list any additional items]
2. Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

June 5, 2025

Planning Commission

Case 2024-8027: 635 Alto Street Development Plan

ATTACHMENT C

Applicant Submittals

(date stamp)

DEVELOPMENT PLAN APPLICATION

Parcel Information

Project Name: Habitat Homes at 635 Alto Street

Address: 635 Alto Street

Property Size: 10910 sq. ft.; 0.25 acres

Current Use of Land: Vacant

Proposed Use of Land: Residential

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

Are any variances required? YES ☐ NO ☒

Preapplication Conference Date: _____

Early Neighborhood Notice (ENN) meeting date: _____

Zoning: R-21

Property Owner Information

Name: Santa Fe Habitat for Humanity
First *Last*

Address: 2520 Camino Entrada, Ste. A
Street Address *Suite/Unit #*

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

Phone: (505) 986-5880 E-mail Address: kurt@santafehabitat.org

Applicant/Agent Information (if different from owner)

Company Name: Santa Fe Habitat for Humanity

Name: Brian Lawler
First *Last*

Address: _____
Street Address *Suite/Unit #*

_____
City *State* *ZIP Code*

Phone: (650) 392-9233 E-mail Address: brian@santafehabitat.org

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: 635 Alto St.

I/We authorize BRIAN LAWLER to act as my/our agent to execute this application.

Signed: [signature] Date: MAY 2nd 2024

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: _____ Date: 3-26-2024

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

Revised 12-11-12

PLAT OF SURVEY

SHOWING LANDS IN

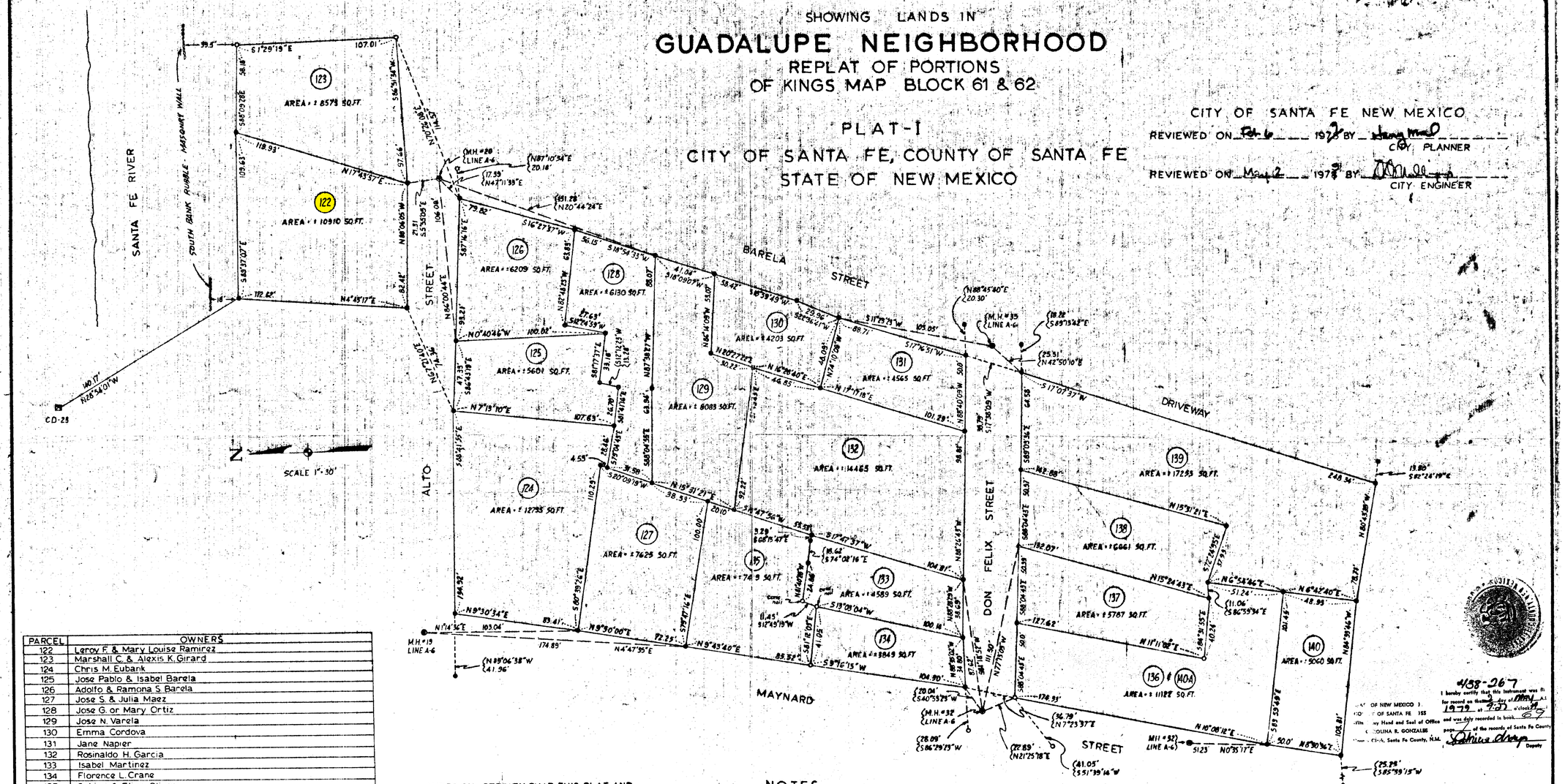
GUADALUPE NEIGHBORHOOD

REPLAT OF PORTIONS
OF KINGS MAP BLOCK 61 & 62

PLAT-I

CITY OF SANTA FE, COUNTY OF SANTA FE
STATE OF NEW MEXICO

CITY OF SANTA FE NEW MEXICO
REVIEWED ON Feb 6 1979 BY [signature] CITY PLANNER
REVIEWED ON May 2 1979 BY [signature] CITY ENGINEER



PARCEL	OWNERS
122	Leroy F. & Mary Louise Ramirez
123	Marshall C. & Alexis K. Girard
124	Chris M. Eubank
125	Jose Pablo & Isabel Barela
126	Adolfo & Ramona S. Barela
127	Jose S. & Julia Maez
128	Jose G. or Mary Ortiz
129	Jose N. Varela
130	Emma Cordova
131	Jane Napier
132	Rosinaldo H. Garcia
133	Isabel Martinez
134	Florence L. Crane
135	Sabino & Eliza Olivas
136	Peter A. & Dolores R. Olivas
137	Carlos A. Jr. & Mary Ann Romero
138	Woodrow G. & Juliana Mayhon
139	Joe M. & Annie L. Tapia
140	Jim P. & Adelina Gabaldon subj. to Real Estate Cont. of Charlotte M. Kinck
140-A	Peter A. & Dolores R. Olivas

I HERE BY CERTIFY THAT THIS PLAT AND NOTES THEREON ARE A TRUE AND CORRECT DRAWING OF A SURVEY COMPLETED BY ME IN THE FIELD DURING JANUARY 1979.

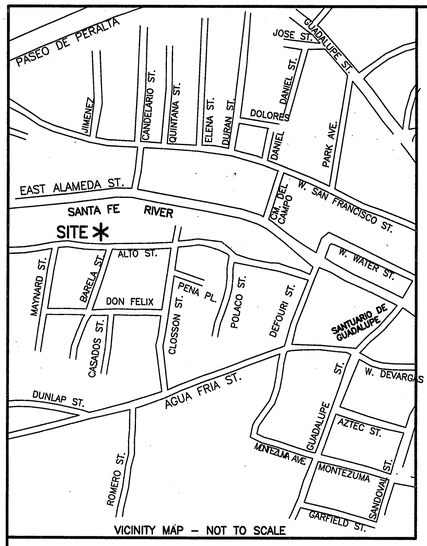
Joseph L. Pacheco
JOSEPH L. PACHECO P.E. & L.S. 3905

NOTES
⊗ INDICATES IRON PIPE FOUND
○ INDICATES REBAR FOUND
● INDICATES REBAR SET
◉ INDICATES MANHOLE
⊠ INDICATES MONUMENT BRASS CAP SET

CITY OF SANTA FE
COMMUNITY DEVELOPMENT PROJECT
C-19 TITLE CLEARANCE ASSISTANCE AND SURVEY MONUMENTATION

438-267
I hereby certify that this instrument was filed for record on the 3 day of May A.D. 1979 at 9:27 o'clock AM and was duly recorded in book 67 page 7 of the records of Santa Fe County
Deputy

BRUNING 44-511



VICINITY MAP – NOT TO SCALE

LEGEND

- CITY OF SANTA FE, SURVEY CONTROL MONUMENT
- SURVEY MONUMENT; Re–established, as noted
- SURVEY MONUMENT; Found, as noted
- SURVEY MONUMENT; Found, as noted
- SANITARY SEWER MANHOLE
- (S89°37'07"E, 109.63') DATA DERIVED FROM PLAT OF SURVEY; See Note 2

NOTES AND REFERENCE DOCUMENTS

1) THE BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM A PLAT TITLED "IMPROVEMENT SURVEY FOR MARSHAL GIRARD," AS SAID PLAT WAS PREPARED BY GUY D. HAYDEN, NMLS 4070, DATED 27 APRIL 1977, AMENDED 27 FEBRUARY 1978; BEARINGS FOR THE PLAT OF SURVEY TITLED "GUADALUPE COMPOUND CONDOMINIUM....," (Plat Bk. 684, pgs. 23–24) WERE ALSO BASED ON THE ABOVE NOTED HAYDEN PLAT.

2) THE PERIMETER BOUNDARY PORTION OF THIS PLATTING IS INTENDED TO REPRESENT A RE–SURVEY OF LOT 122, AS SHOWN ON THE PLAT OF SURVEY TITLED "A PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD REPLAT OF PORTIONS OF KINGS MAP BLODK 61 &62, PLAT–I, CITY OF SNATA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO,"AS SAID PLAT WAS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 69, PAGE 007, AS INSTRUMENT NO. 438,267.

3) THE LANDS SHOWN HEREON ARE SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD AND NOT OF RECORD THAT PERTAIN TO THE SAID PROPERTY.

4) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY YAGER LAND SURVEYS OF THE TRACT OF LAND SHOWN HEREON. ALL INFORMATION REGARDING RECORD EASEMEMTNS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE LAND SHOWN HEREON WAS OBTAINED FROM TITLE COMMITMENT FILE NO. 1456754–SF01, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF SANTA FE, NEW MEXICO, DATED APRIL 8, 2010.

5) THE LANDS SHOWN HEREON LIE IN A ZONE X: AREA OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN; AS INDICATED ON THE FEMA, FLOOD INSURACE RATE MAP NO. 35049C0404D, EFFECTIVE JUNE 17, 2008.

SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY AND THE NOTES SHOWN HEREON WERE PREPARED UNDER MY DIRECTION FROM A SURVEY PERFORMED IN THE FIELD. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT MEETS OR EXCEEDS THE REQUIREMENTS OF 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.

SCOTT YAGER NMLS 8123 — DATE 1-4-11

SCOTT YAGER NEW MEXICO 8123 REGISTERED LAND SURVEYOR

726006

NORTH (GRID) — MAGNETIC NORTH

SCALE 1"=10' FEET
10 0 10

SANTA FE RIVER

ROCK RETAINING WALL

TRAVELED ROADWAY
To St. Francis Drive
To Closson Street

SANTA FE CONTROL
CD–24
(2" Brass Cap,
North end, Closson St.
Pedestrian Bridge)
Tie N77°13'32"E 395.17'

Sanitary Sewer Manhole Rim Ele. 19.4
TIE N76°10'13"W 7.18'

S89°44'04"E (S89°37'07"E, 109.63')

1/2" PIPE
109.60

98.70
S83°31'41"W
TIE

1/2" REBAR

112.55

COMMON AREA

UNIT A

COMMON AREA

LOT 122
VACANT LAND
635 ALTO STREET

BEARING BASE: Hoyden survey: S17°33'50"W (S17°43'57"W, 119.93')

COMMON AREA

UNIT C

BLOCK–STUCCO WALL

(Amended)
GUADALUPE COMPOUND CONDOMINIUM
(LOT 123, GUADALUPE NEIGHBORHOOD, PLAT I)
Plat Bk. 684, pgs 23–24
U.P.C. 1–053–099–467–226

COMPOUND DEL RIO CONDOMINIUM
(LOT 106, GUADALUPE NEIGHBORHOOD, PLAT H)
See plat of survey Misc. Bk. 500, p. 932

CABLE/TELEPHONE DROP POLE

UNIT B

N04°35'16"E (N04°43'17"E, 112.62)

OVERHEAD CABLE

OVERHEAD CABLE

COMMON AREA

GUYLINE

119.75

(1/2" REBAR, FROM SURVEY OF LOT 123, GUADALUPE COMPOUND CONDOMINIUM) POINT NOT FOUND, RE–ESTABLISHED THIS SURVEY

OVERHEAD CABLE 82.50

(N88°06'05"W, 82.42) N88°16'12"W

CONCRETE WALK

CURB
GUTTER

CURB CUT

UTILITY DROP–POLE

S05°06'03"E 21.56
TIE

TIE S16°09'16"W 34.92'

Sanitary Sewer Manhole No. 20, Line A6
Rim Ele. 6934.0

ALTO STREET

1/2" REBAR

LOT 126

BARELA STREET

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. THE CITY OF SANTA FE 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

OWNER: THE CITY OF SANTA FE, A Municipal Corporation
RECORD DEED: Misc. Book 430, page 688
UPC NO. 1–053–099–447–224

STATE OF NEW MEXICO)ss
COUNTY OF SANTA FE)ss

#1622092

I hereby certify that this instrument was filed for record on the 4 day of January A.D., 20 11, at 4:22:55 o'clock P M., and was duly recorded in Book 724, Page 006 of the records of Santa Fe County.

Witness my hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, NM

VALERIE ESPINOZA COUNTY CLERK SANTA FE COUNTY NEW MEXICO

SE 1/4	
(Projected) SECTION	23
TOWNSHIP	17 N
RANGE	9 E
NMPM	
SANTA FE GRANT	

A BOUNDARY SURVEY PLAT
Prepared for
THE CITY OF SANTA FE
of
LOT 122
of the
GUADALUPE NEIGHBORHOOD, PLAT I
(Plat Book 69, Page 007)
635 ALTO STREET
SANTA FE, NEW MEXICO

YAGER LAND SURVEYS
2387 BOTULPH ROAD SANTA FE NEW MEXICO
505–983–8172

DATE: 1–04–11
SCALE: 1"= 10'
SHEET 1 of 1

F:\1_Yager\ALTO635, CITY\BOUNDARY-TOPO, LOT 122\PLAT\BOUNDARY, MYLAR, 1-04-11\2011-01-04 ALTO ST 635,Y1Sboundary mylar.dwg, 1/4/2011 3:07:48 PM, dwsPDF

Santa Fe Habitat for Humanity®

3/28/2023

To: City of Santa Fe Land Use Department

Proposed project: Affordable Townhomes by Santa Fe Habitat for Humanity

Santa Fe Habitat for Humanity will develop 5 new townhouse style homes at 635 Alto Street in a historic Santa Fe style. The proposed development will be build on the single lot of 635 Alto Street, parcel #12715202, assessed at 10910 sq. ft. or 0.25 acres.

The 5 units will be constructed in 2 separate buildings, 4 of the units in one building will front the north Alto Street and the other building, of 1 unit and additional storage spaces will front the southern Alto Street.

- All units will be 2-story
- Three of the homes will have 3 bedrooms and two full baths
- Two of the homes will have 2 bedrooms and 1 full bath and a powder room.
- All units will have 400 ft^2 or more of private open space

In keeping with the original proposal chosen by the Office of Affordable housing RFQ (635 Alto LPDU, issued 9-15-21) the buildings will be constructed from modular wall panels designed and constructed by B.Public Prefab and Insulated Concrete Form (ICF) exterior walls and foundation walls. In addition, we plan for the construction to be environmentally friendly:

- All units will be all-electric (no gas).
- All units will have high efficiency heat pumps for heating and cooling.
- Typical SFHfH homes have a HERS rating of 30 or less prior to solar panels.
- Energy use will be reduced with highly insulated and well-sealed construction.
- All units will be net-zero energy use or as close as possible by use of roof-mounted solar panels.
- Solar panels will be hidden from the street view by parapet walls.

If any additional information or clarification is required, please contact:

Brian Lawler, Licensed Architect No. 6652
Santa Fe Habitat for Humanity
brian@santafehabitat.org (650) 392-9233

City of Santa Fe Code of Ordinances 14-3.8(d)(1):

Approval Criteria and Conditions

(1) Necessary Findings

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

(a) that it is empowered to approve the plan under the section of Chapter 14 described in the *application*;

Applicant Response: *This development plan is required by the Code of Ordinances section 14-7.2(F)(1): "Residential density up to twelve dwelling units per acre in an R-12 district; up to twenty-one dwelling units per acre in an R-21 district; and up to twenty-nine dwelling units per acre in an R-29 district may be approved provided that the proposed density is part of a development plan or special use permit requiring approval by a land use board or the governing body." The development plan shows 5 units built on 0.25 acres which would be a density of 20 units per acre and an increase from 10 units per acre allowed by Table 14-7.2-1.*

This development plan has been designed to comply with the requirements of Chapter 14 "Land Development" code in addition to being approved by the Historic District Review Board for the Westside-Guadalupe Neighborhood.

(b) that approving the *development* plan will not adversely affect the public interest;

Applicant Response: *Approval of this development plan will not adversely affect the public interest. We at Santa Fe Habitat for Humanity believe that this development plan, which will bring 5 new affordable homes to downtown Santa Fe, will positively affect the public interest as there is a clear need for more affordable housing (as shown in the draft document publicly published by the City of Santa Fe Office of Affordable Housing entitled "City of Santa Fe Five Year Affordable Housing Strategic Plan" prepared by Root Policy Research, May 7th 2024).*

In addition, the project will be developing a vacant lot in a style and density similar to the existing homes of the neighborhood and Alto street. The compact design of the infill development aligns well with the city's statements made in the published Land Use and Urban Design Plan.

(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."

Applicant Response: *The properties abutting and in the vicinity of the subject parcel are medium and high density structures with small yards and historic character. This development plan proposes a residential development of 5 affordable houses at a similar density and character to the surrounding neighborhood. The design has been approved by the Historic Districts Review Board for the Westside-Guadalupe neighborhood.*
Additionally, the design of the development plan is compatible and consistent with the stated purpose of the R-21 zoning designation, as laid out in 14-4.2 (H): "The purpose of the R-10, R-12, R-21 and R-29 districts is to make available a variety of dwelling unit types to serve a wide range of household needs at medium- and high- density levels".

ITEM # 22-0495

REAL ESTATE DONATION AGREEMENT

This REAL ESTATE DONATION AGREEMENT **("Agreement")** dated this 18 day of October, **2022,** by and between the City of Santa Fe, **("City"** or **"Donor")** and Habitat for Humanity, a private, not -for-profit, New Mexico organization (or **"Donee")**.

WHEREAS, a city may donate land or money for the construction, renovation, or purchase of affordable housing pursuant to NM Const. Art. 9, Section 14 and NMSA 1978, Section 6-27-1, et seq.;

WHEREAS, Donor is the fee simple owner of 635 Alto Street, Santa Fe, NM **("Site")** that is the subject of the Request for Qualifications **("RFQ")**, identified as "RFQ: 635 Alto LPDU," was released on September 15, 2021, and four submissions were received; and

WHEREAS, it is the policy of the City to provide incentives and encourage proposals that support the production, acquisition and redevelopment of affordably priced homes in mixed income developments; and

WHEREAS, the development of the Site has been contemplated through several efforts, beginning in 2009, when the City hosted the "Greenworks Design Competition" which called for designs for a multi-income, multi-unit structure that met all land use and historic code requirements, achieved sustainability metrics as determined by "Green Communities" standards, and was financially feasible to develop; and

WHEREAS, the donation of the Site conforms to the City's Five-Year Strategic Housing Plan "Affordable Housing Element," which was adopted in conformance to the Affordable Housing Act by Ordinance No. 2007-23 pursuant to the express statutory authority conferred upon municipalities to enact a housing code in NMSA 1978, Section 3-1 7-6A(8); and

WHEREAS, the donation of the Site was preceded by City of Santa Fe Resolution 2021-38 that expressed the City's intent to donate the Site to a developer certified as a "Qualifying Grantee" under the New Mexico Affordable Housing Act for development of at least five low-priced dwelling units; and

WHEREAS, Donee submitted a RFQ cover letter dated October 13, 2021 and a 15-page RFQ submission document entitled "Santa Fe Habitat for Humanity Affordable Housing Project" (collectively **"RFQ Submission"**), and the Evaluation Committee subsequently selected the Donee as a development partner, and eventual owner of the Site, for approval by the Governing Body; and

WHEREAS, the City of Santa Fe acknowledges the Donee as a "Qualified Grantee" for purposes of local affordable housing ordinances and compliance with the New Mexico Affordable Housing Act; and

WHEREAS, this is an "arm's length" transaction and no identity of interest exists between

the Donor and the Donee, their staff, Board of Directors, or Elected Officials; and

WHEREAS, Donee acknowledges that the City has no obligations or responsibilities with regard to development of the Site other than the transfer of the Site for those purposes and as warranted in the deed.

Now therefore, it is agreed as follows:

1. SITE
Donor is the fee owner of 635 Alto Street, Santa Fe, New Mexico as depicted on the Boundary Survey Plat recorded in the office of the County Clerk of Santa Fe County, New Mexico, on January 4, 2011, identified as Instrument #1622082, Book 726, Page 006, which is attached hereto as **Exhibit "A**

2. DONOR'S OWNERSHIP
Donor warrants and represents that it is the sole fee simple owner of the Site and has all necessary authority to sell or donate the Site. There are no other contracts for sale or options involving the Site and no other party has any right, title, or interest in the Site and there are no leases affecting or relating to the Site. Between the date Donor executes this Agreement and Settlement, Donor shall not subject the Site to or consent to any leases, liens, encumbrances, covenants, conditions, restrictions, easements, rights of way, or agreements, or take any other action affecting or modifying the status of title or otherwise affecting the Site without the written consent of the Donee.

3. EFFECTIVE DATE
The date upon which this Agreement shall be finally executed by the authorized representative of Donee and Donor shall be the effective date ("Effective Date") hereof.

4. CONDITIONS PRECEDENT TO CONVEYANCE
Donor hereby agrees to convey to Donee and Donee hereby agrees to accept the donation from Donor, upon the following conditions:

a. Donee shall successfully obtain approval of its development plan;
b. Donee shall secure all land use entitlement approvals required to develop the Site;
c. Donee shall obtain all financing needed to accomplish the project;

5. ACTIONS OR SUITS
Unless set forth by Donor in an attachment to this Agreement, Donor warrants and represents that there are no actions or suits in law or equity or proceedings by any governmental agency now pending or, to the knowledge of the Donor, threatened against Donor in connection with the Site, and there is no outstanding order, writ, injunction, or decree of any court or governmental agency affecting the Site.

6. PROFFERS AND COMMITMENTS.
Donor represents there has not been made and will not be made, without Donee's prior written consent, any proffers or other commitments relating to the Site, which would impose any obligation on Donee or its successors and assigns, after Settlement as described in Paragraph 9 below, to make any contribution of money or dedications of land or to construct, install, or maintain any improvements of a public or private nature on or off the Site.

7. OTHER AGREEMENTS.

Donor warrants and represents that the execution and delivery of this Agreement, the completion of the transaction(s) contemplated hereby, and the fulfillment of the terms hereof will not result in a breach of any of the terms or provisions of, or constitute a default under, or conflict with, any agreement, indenture, or other instrument to which Donor is a party or by which it or the Site is bound, or any judgment, decree, order, or award of any court, governmental body, or arbitrator, or any law, rule, or regulation applicable to Donor.

8. SETTLEMENT.

a. Settlement and delivery of possession shall be within forty-five (45) business days of the approval of all Conditions Precedent to Conveyance listed in Section 4 of this agreement, allowing a reasonable time for preparation of documents ("Settlement"). Settlement shall be held at the offices of Stewart Title Company, as the "Settlement Agent," or at such other place as the parties may agree. Donor shall deliver to Donee, at Settlement, a fully executed special warranty deed conveying the Site in fee simple to Donee, ("Deed"). Donee will pay for all costs associated with the closing.

b. Donor shall deliver to Donee at Settlement an affidavit, on a form acceptable to Donee or Donee's title insurance company, signed by Donor, that no labor or materials have been furnished to the Site within the statutory period for the filing of mechanics' or materialmen's liens against the Site, or if labor or materials have been furnished during the statutory period, an affidavit that the costs thereof have been paid in full.

c. Donor agrees to deliver to Donee or Settlement Agent the following at or prior to Settlement:
   (i) The fully executed Special Warranty Deed, see example as **Exhibit B**;
   (ii) The signed closing or settlement statement prepared or approved by Settlement Agent; and
   (iii) Any other documents reasonably required by Settlement Agent or Donee.

d. Donee agrees to record a Land Use Restriction on the property that will be for 45 years, see example as **Exhibit C**.

e. Donee agree that upon the sale of each LPDU, or a similarly price-restricted residence, Donee shall execute and record a "Declaration of Restrictive Covenants, Right of First Refusal and Equity Share" document substantially in the form of the attached **Exhibit D**, which may be amended from time-to-time, thus assuring the Site will be used for price-restricted residences in perpetuity

9. TITLE.

The Site shall be conveyed free from all mortgages, deeds of trust, liens, security interests, and other financial encumbrances.

10. EXPENSES OF SETTLEMENT.

a. Donee shall pay for its own attorney's fees as well as other charges customarily paid by a Donee of real estate in New Mexico.

b. Donee shall pay for the preparation of any documents it is required to provide hereunder, and its own attorney's fees as well as other charges customarily paid by a Donor of real estate in New Mexico.

c. All real estate taxes, assessments, utility charges, and rent, if any, shall be prorated as of the date conveyance is executed.

11. USE OF SITE.

a. Donee shall use the Site solely for the purpose of developing low priced dwelling units (**"LPDU"**), or similarly price-restricted residences, as provided for in the RFQ and RFQ Submission.

12. DEFAULT.

In the event of any default, the non-defaulting party shall be entitled to pursue any remedies at law or inequity in connection with the default of the other party. The election to terminate this Agreement under the terms hereof shall not constitute a default.

13. PRIOR AGREEMENTS MERGER.

This Agreement supersedes any and all prior understandings and agreements between the parties and constitutes the entire agreement between them. No representations, warranties, conditions, or statements, oral or written, not contained herein shall be considered a part hereof. This Agreement may not be amended, altered, or modified except by an instrument in writing signed by the party sought to be charged therewith.

12. NOTICES.

Any notices required or permitted to be given hereunder shall be deemed to have been properly given if sent by United States certified or registered mail, return receipt requested, postage prepaid,or if delivered in hand, as follows:

If delivered or mailed to

Donor:	City of Santa Fe Attn. City Attorney's Office PO Box 909 Santa Fe, NM 87504-0909
With a copy to:	City of Santa Fe Attn. Asset Development Manager 500 Market Street, Suite 200 Santa Fe, NM 87504
Donee:	Habitat for Humanity Attn. Mr. Kurt Krahn, Executive Director 2520 Camino Entrada, Ste. A Santa Fe, NM 87507-4885

13. GOVERNING LAW.

Notwithstanding the place where this Agreement may be executed by any of the parties hereto, the parties expressly agree that all terms and provisions hereof shall be construed and enforced in accordance with the laws of the STATE OF NEW MEXICO.

14. CERTIFICATES AND DOCUMENTS INCORPORATED.

The following certificates and documents shall be attached hereto and incorporated herein to the extent they are consistent with the terms and conditions of this Agreement:

a. RFQ: 635 Alto LPDU.
b. Donee RFQ submission cover letter dated October 13, 2021 (1 page).
c. Donee RFQ submission entitled "Santa Fe Habitat for Humanity Affordable Housing Project (15 pages).

15. MISCELLANEOUS.

Subject to the provisions hereof, this Agreement shall bind and inure to the benefit of the parties hereto, their heirs, personal representatives, successors, and permitted assigns. No assignment of this Agreement shall be permitted except with the written consent of the other party, which consentshall not be withheld unreasonably. The warranties, representations, and terms of this Agreement shall survive delivery of the Deed and shall not be merged therein.

16. EXECUTION OF CONVEYANCE.

The approval and execution of this Donation Agreement grants the authority to fully execute the conveyance of the property via special warranty by the Mayor.

[The remainder of this page is blank. Signatures are on the following pages.]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals.

DONEE:

CITY OF SANTA FE

ALAN WEBBER, MAYOR

ATTEST:

KRISTINE BUSTOS MIHELCIC, CITY CLERK
GB MTG 10/12/2022

APPROVED AS TO FORM FOR LEGAL SUFFICIENCY:

Andrea Salazar
Andrea Salazar (May 20, 2022 14:05 MDT)

ASSISTANT CITY ATTORNEY

APPROVED AS TO FINANCE:

Emily K. Oster
Emily K. Oster (Oct 15, 2022 21:57 MDT)

EMILY K. OSTER, FINANCE DIRECTOR

HABITAT FOR HUMANITY

KURT KRAHN, EXECUTIVE DIRECTOR

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me this 25 day of April, 2022 by Kurt Krahn, Executive Director of Habitat for Humanity.

Seal:

STATE OF NEW MEXICO
NOTARY PUBLIC
MARILYN E. PERRYMAN
COMMISSION # 1112117
EXPIRES MAY 20, 2023

Notary Public

My Commission Expires:
5/20/2023

EXHIBIT A
To the Donation Agreement

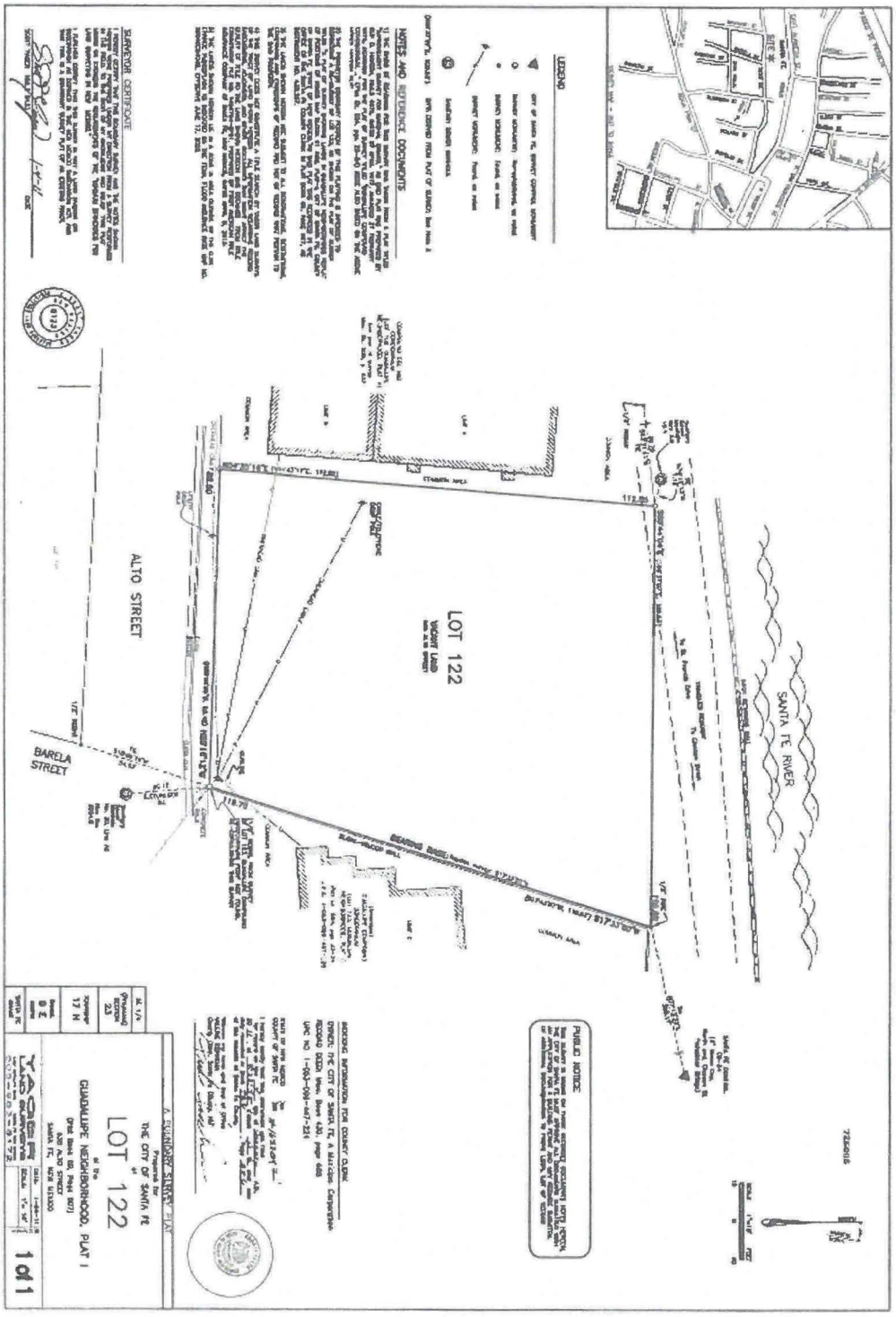


EXHIBIT B
To the Donation Agreement

SPECIAL WARRANTY DEED

The City of Santa Fe, a Municipal Corporation, whose address is 200 Lincoln Avenue, Santa Fe, New Mexico, 87504-0909, for no consideration paid, grants to Habitat for Humanity, a private, not -for-profit organization, whose address is 2520 Camino Entrada Ste. A, Santa Fe, NM 87507, the following described real estate in Santa Fe County, New Mexico:

A parcel of land lying and being situate within the municipal limits of the City of Santa Fe, County of Santa a distance of 112.62 feet to a point; thence S. 89° 37" 07" E., a distance of 109.63 feet to a point; thence S. 17° 43" 57" W., a distance of 119.93 feet to the point and place of beginning.

Being and intended to be Parcel #122 as shown and delineated on plat of survey by Joseph L Pacheco, P.E. & L.S. No. 3905, entitled "PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD REPLAT OF PORTIONS OF KINGS MAP BLOCK 61 & 62 Fe, State of New Mexico, being more particularly bounded and described as follows:

Beginning at a point for the southeast corner of the parcel which is a point that bears S. 5° 55" 5" E., a distance of 21.31 feet to the center of City of Santa Fe sanitary sewer manhole #20 Line A-6. Thence from said point of beginning, N. 88° 06' 05" W., a distance of 82.42 feet to a point; thence N. 4° 43" 17" E.,
PLAT-I..". The plat is recorded in the Office of the County Clerk of Santa Fe County, New Mexico, as Document No. 438267 in Plat Book 69, page 7. Parcel contains 10910 square feet more or less.

with special warranty covenants, together with all and singular the rights and appurtenances thereto in anywise belonging including, without limitation, all rights, privileges, and easements, and conditions, and subject to covenants, restrictions, rights, rights-of-way and easements now of record, if any. Also subject to those restrictions and conditions as contained on "Real Estate Donation Agreement between the City of Santa Fe and Habitat for Humanity, dated _____, 2022, the Land Use Restriction Agreement, dated _____, and on "Declaration of Affordable Housing Restrictive Covenant" by Habitat for Humanity, dated _____, 2022.

This deed is an absolute conveyance, the Grantor having donated the above described property to the Grantee for a fair and adequate consideration. Grantor declares that this conveyance is freely and fairly made to Grantee, and by its acceptance hereof, does hereby assume and agree to pay all obligations and any ad valorem taxes, following the date of recording of this deed in the records of the Santa Fe County Clerk.

Witness my hand and seal this _____ day of _____, 20____.

CITY OF SANTA FE

_____
ALAN M. WEBBER, MAYOR

ATTEST:

_____
KRISTINE BUSTOS MIHELCIC, CITY CLERK

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)SS.
COUNTY OF SANTA FE)

This instrument was acknowledged before me this ___ day of _____, 20____ by Alan M. Webber, Mayor of the City of Santa Fe.

ACCEPTANCE by Habitat for Humanity, a private, not -for-profit organization of donation of real estate and conditioning imposed thereon by Grantor.

HABITAT FOR HUMANITY

KURT KRAHN, EXECUTIVE DIRECTOR

ACKNOWLEDGMENT

STATE OF NEW MEXICO
NOTARY PUBLIC
MARILYN E. PERRYMAN
COMMISSION # 1112117
EXPIRES MAY 20, 2023

STATE OF NEW MEXICO)
)SS.
COUNTY OF SANTA FE)

This instrument was acknowledged before me this 25 day of April, 2022 by Kurt Krahn, Executive Director of Habitat for Humanity.

Expires, 5/20/2023

EXHIBIT C
To the Donation Agreement

DECLARATION OF
AFFORDABLE HOUSING
RESTRICTIVE CONVENANT

Habitat for Humanity, a private, not-for-profit, New Mexico organization, (the "Declarant") hereby declares, until December 31, 2067, that the property described in attached **Exhibit A** (the "Property") shall be used for residential housing for persons or households of low or moderate income within the meaning of New Mexico Statutes Annotated Chapter 6, Article 27 and consistent with Santa Fe City Code Chapter 26. This covenant is for the benefit of, and is enforceable by, the City of Santa Fe (the "City"). This covenant shall run with the land until December 31, 2067, at which point this covenant shall expire and be of no further force and effect without any further action being necessary from the City, the Declarant, or the then owner of the property.

BY:

HABITAT FOR HUMANITY

KURT KRAHN, EXECUTIVE DIRECTOR

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me this 25 day of April, 2022 by Kurt Krahn, Executive Director of Habitat for Humanity.

Seal:

STATE OF NEW MEXICO
NOTARY PUBLIC
MARILYN E. PERRYMAN
COMMISSION # 1112117
EXPIRES MAY 20, 2023

Notary Public

My Commission Expires:
5/20/2023

EXHIBIT A
To the Declaration of Affordable
Housing Restrictive Covenant

A parcel of land lying and being situate within the municipal limits of the City of Santa Fe, County of Santa Fe, State of New Mexico, being more particularly bounded and described as follows:

Beginning at a point for the southeast corner of the parcel which is a point that bears S. 5° 55" 5" E., a distance of 21.31 feet to the center of City of Santa Fe sanitary sewer manhole #20 Line A-6. Thence from said point of beginning, N. 88° 06' 05" W., a distance of 82.42 feet to a point; thence N. 4° 43" 17" E., a distance of 112.62 feet to a point; thence S. 89° 37" 07" E., a distance of 109.63 feet to a point; thence S. 17° 43" 57" W., a distance of 119.93 feet to the point and place of beginning.

Being and intended to be Parcel #122 as shown and delineated on plat of survey by Joseph L Pacheco, P.E. & L.S. No. 3905, entitled "PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD REPLAT OF PORTIONS OF KINGS MAP BLOCK 61 & 62 PLAT-I..". The plat is recorded in the Office of the County Clerk of Santa Fe County, New Mexico, as Document No. 438267 in Plat Book 69, page 7. Parcel contains 10910 square feet more or less.

REQUEST FOR QUALIFICATIONS

AFFORDABLE HOUSING SITE DEVELOPMENT

Location: 635 Alto Street, Santa Fe, New Mexico

Issued by:

The City of Santa Fe's
Asset Development Office
AND
Office of Affordable Housing

RFQ: 635 Alto LPDU

RELEASE DATE: September 15, 2021

SUBMISSION DUE DATE: October 13, 2021

I. INTRODUCTION

The City of Santa Fe ("City") is seeking qualifications for real estate developers, affordable housing builders and providers and other qualified parties as provided for in Paragraph VI below ("Respondent(s)" or "Respondent Team(s)," collectively "Respondents") with the capacity and qualifications to build affordable housing in the city of Santa Fe.

The disposition of this site, the subject of this Request for Qualifications ("RFQ"), is intended to be the first of a series of dispositions of under-used City-owned property for the purposes of stimulating the creation of housing units on infill lots. Recognizing that land acquisition and other forms of site control are significant hurdles in the development process, and that developing affordable units is financially challenging, this RFQ provides an opportunity for non- and for-profit developers and builders to attain a developable lot through a real estate donation/disposition agreement.

II. PURPOSE OF THIS REQUEST FOR QUALIFICATIONS

The City is issuing this RFQ to receive submissions ("Submission(s)") from Respondents for consideration in developing five (5) housing units to be designated as Low Priced Dwelling Units ("LPDU") subject to the provisions, and as defined by, Santa Fe City Code ("SFCC") 26-2. The link to SFCC 26-2 is:
https://library.municode.com/nm/santa_fe/codes/code_of_ordinances?nodeId=CHXXVIHO_26-2LOPRDWUN

III. PROJECT SITE

The address of the site is 635 Alto Street in Santa Fe, New Mexico ("Site"). The Site is further described as Lot 9A; Parcel 122 of Document #438267; UPC#: 1053099447224; Deed: Book 430 & Page 688 and it is located in Santa Fe's Westside Guadalupe Historic District. It is one-quarter (1/4) acre in size (10,910 square feet) and the dimensions are: 112.62 x 119.93 x 82.42 x 109.63. A Map of the site can be found **HERE (1).** Land use requirements that apply to this site can be found **HERE. (2)**

IV. NEW MEXICO AFFORDABLE HOUSING ACT

The donation of this Site must be in conformance with the New Mexico Affordable Housing Act (the "Act") which provides an exemption to the State of New Mexico's Anti-Donation Clause. The Act determines eligible uses for donations of public land, cash, buildings or infrastructure. All beneficiaries of the donated value must be income-qualified as earning no more than 120% of the area median income ("AMI"), determined through a Department of Housing and Urban

Development (HUD) approved income certification process. Income limits for 2021 can be found **HERE (3).**

V. BACKGROUND INFORMATION

This Site was the subject of the Greenworks Design Competition sponsored by the City in 2008-09. The competition called for designs that reflected quality and innovation, achieved green building standards, met all land use requirements, conformed to the City's inclusionary zoning program, provided a reasonable budget, and could serve as a replicable model for infill and green buildings. The competition also called for proposed projects that demonstrated responsiveness to neighborhood context, historic design overlay standards and public input. Materials related to the design competition can be viewed **HERE (4).**

One of the winning designs from 2009 proposed five (5) units constructed on the site, of varying affordability from deeply subsidized to market rate. Later, the City approved Resolution 2010-57 which called for completing predevelopment due diligence, making design changes as needed and drafting construction drawings. The winning architect was hired as the City's agent and the design was submitted to and approved by the Santa Fe Historic Districts Review Board in 2011. While this design approval is expired, it serves as a "proof of concept" and the City encourages respondents to this RFQ to replicate aspects of the design approach as functionally appropriate. The design can be reviewed **HERE (5).**

VI. ELIGIBILITY

Eligible Respondents to this solicitation include developers, contractors and sponsors of affordable housing, including, and not limited to, partnerships, corporations, limited liability companies, joint ventures, public/private partnerships and non-profit organizations that are organized under state, local, or tribal laws. Respondents must have proven financial capacity and organizational experience to carry out the desired project described in the Submission. Additionally, the MFA Affordable Housing Act Rules require the City of Santa Fe certifies that the respondent is a "Qualifying Grantee" prior to approving the disposition, as described in city code https://library.municode.com/nm/santa_fe/codes/code_of_ordinances?nodeId=CHXXVIHO_26-3AFHOTRFU

VII. LETTER OF INTEREST

A non-binding letter of interest may be emailed to Alexandra Ladd, Director, Office of Affordable Housing at **agladd@santafenm.gov**. This will ensure that all prospective respondents receive notice of changes to this RFQ process. The letter of interest is a simple

note indicating that you intend to respond to the RFQ, your organizational affiliation, and your contact information.

VIII. EVALUATION FACTORS

Submissions are required to respond to the following evaluation factors to determine whether the City's objectives for the RFQ are met:

A. **Development Program.** Provide a narrative description of the proposed project, including total development square footage, number of units, unit types, number of bedrooms, household income targets, housing tenure, supportive services/amenities connected to the built project, sustainability and green building features, and highlight any innovation that makes this approach unique. This may also include any co-ownership, community land trust or other non-traditional funding sources or models of operations.

B. **Concept Design.** Provide 1) a site plan that illustrates set-backs, sustainable site aspects, landscape design and materials, outdoor amenities, parking, set-backs, automobile and pedestrian circulation, other environmental or design features; 2) building design that illustrates massing and solar orientation, construction type, materials, green building elements, design elements, strategies that may enable future adaptation and/or densification of the site, expected utility use, and other environmental or design features; 3) a design narrative that describes how proposed project will satisfy design requirements of the Santa Fe Residential Green Building code, historic design requirements, and architectural design requirements.

C. **Experience/Financial Ability.** Provide 1) organizational chart and resumes of the development team, including name and role, identifies project manager and who is empowered to make decisions for the team; 2) project details for similar projects to illustrate experience and expertise, including project name and address, project team (architects, contractors, lenders and investors), project description/development program (total development cost, square footage per residential, retail, office, unit mix, tenure, household income targets, development timeframe) and plans, elevations and images of past projects; 3) business and financial references (at least three references from similar projects completed or in the pipeline within the last 5 years); 4) evidence of financial stability and access to equity (illustrating capacity to leverage funding from a variety of sources – public, private and philanthropic).

D. **Project Feasibility.** Provide 1) sources and uses budget that includes projected hard (construction) and soft (professional, financing, other) costs, sources of gap financing from private debt, other public financing, and impact investing funds; 2) project operating budget (income and expenses) and identification of subsidy sources over a ten year period for rental projects and/or until 100% absorption of sales for homeownership; 3) letters of interest from financial lenders or investors; 4) schedule that shows benchmarks for completion of proposed project. Project feasibility may also be supported through non-traditional sources such as community land trusts or co-ownership models.

IX. EVALUATION FACTOR SCORING

The following is a summary of Evaluation Factors with point values assigned to each. The weighted factors will be used in the evaluation of each Submission.

A: Development Program	**30**
Unit Mixture & Affordability Achievements	
Other Amenities & Support Provided (if applicable)	
B: Concept & Design	**25**
Site Plan & Building Design	
Required Design & Zoning Conformance	
Satisfaction of Desired Design Elements	
C: Experience & Financial Ability	**25**
Project Team & Resumes	
Demonstrated Past Projects	
Business References	
Financial Stability	
D: Demonstrated Project Feasibility	**20**
Financial Feasibility	
Project Schedule	
Total	**100 POINTS**

X. SUBMISSION FORMAT

1. **Cover Letter.** In addition to the response specifications described below, all Respondents should include a cover letter signed by the person who is empowered by the organization's governing body to conduct real estate negotiations stating that the information provided is true and correct to the best of the Respondent's information,

knowledge, and behalf. The letter must provide the contact name and information for the person responsible for the response.

2. All Submissions must be submitted in an electronic format, organized in the order described in Section IX of this RFQ. Each Evaluation Criteria shall be numbered and clearly titled.
3. All Submissions shall be limited to fifteen (15) pages, with the exception of professional licenses, certifications and references, which shall be added as appendices.
4. The Submission should be standard 8 ½" x 11" with a font no smaller than 12 pt. pitch with standard 1" margins.

XI. Award

Award is defined as a signed Real Estate Donation Agreement ("Contract"). The Contract shall be awarded to the Respondent whose submittal is most advantageous to the City, taking into consideration the evaluation factors set forth in this RFQ. In the event that mutually agreeable terms cannot be reached with the selected Respondent, the City reserves the right to enter into negotiations for an Award with the next ranked Respondent(s) without undertaking a new RFQ process.

This RFQ shall be governed by the laws of the State of New Mexico.

XII. RESOURCES AND RESPONSE TIMELINE

1. **RFQ Contact:**
   Alexandra Ladd
   Office of Affordable Housing
   agladd@santafenm.gov

2. **Information Session.** All interested applicants may attend an optional pre-deadline orientation session via Zoom meeting. This meeting is to ensure understanding of the RFQ process and requirements for submittal. The virtual meeting will take place on **September 21, 2021** from **11am to noon pm**. Spanish interpretation provided upon request. Email agladd@santafenm.gov for Zoom meeting information. An archived recording of this information session will be made available on the City's YouTube channel for those not able to attend the live meeting: https://www.youtube.com/user/cityofsantafe/videos.

3. **Procurement Library.** Links will be made available on the City's website (https://www.santafenm.gov/affordable_housing) to all useful resources referenced in this RFQ, including:

- Map of the Site
- Summary of Land Use Requirements for project site
- Area Median Income (AMI) Schedule for 2021
- Design Competition Info (GreenWorks Book)
- HDRB –approved Design (2011)
- Q & A (as described below)

4. **Q & A.** Questions regarding the RFQ may be emailed on an ongoing basis to Alexandra Ladd, Director, Office of Affordable Housing at agladd@santafenm.gov. All answers will be posted and made available to other respondents as part of the Procurement Library. The deadline to submit questions is one week prior to the Submission deadline.

5. **Due Date.** Complete Submissions are due to the Office of Affordable Housing no later than **5PM MDST/MST** on **October 13, 2021**. Applications will be electronically submitted via email or dropbox to: agladd@santafenm.gov; Attn: Alexandra Ladd, Director, Office of Affordable Housing; RFQ Name: 635 Alto LPDU. **Late or incomplete Submissions will not be accepted.** Amended Submissions, replacing a previous Submission, will only be accepted if received prior to the Submission deadline.

6. **SEQUENCE OF EVENTS SUMMARY**

a.	RFQ Release date	September 15, 2021
b.	Letter of Interest Submit to: agladd@santafenm.gov	Immediate/ongoing
c.	Information Session Request Zoom Link agladd@santafenm.gov; *recording available* at: : https://www.youtube.com/user/cityofsantafe/videos	September 21, 2021, 11am
d.	Deadline to Submit Written Questions	October 6, 2021
e.	Deadline to Respond to Written Questions	October 8, 2021
f.	**Due Date for Submittals** **No later than 5:00PM Mountain Daylight time**	**October 13, 2021**
g.	Announcement of Selected Project	October 27, 2021

ITEM#_____

SPECIAL WARRANTY DEED

The City of Santa Fe, a Municipal Corporation, whose address is 200 Lincoln Avenue, Santa Fe, New Mexico, 87504-0909, for consideration paid, grants to Habitat for Humanity, a private not-for-profit New Mexico organization, whose address is 2520 Camino Entrada, Ste. A, Santa Fe, New Mexico 87507-4885, the following described real estate in Santa Fe County, New Mexico:

LEGAL DESCRIPTION

A certain parcel of land located at 635 Alto Street, situated within Projected Section 23, Township 17 North, Range 9 East, N.M.P.M., within the Santa Fe Grant, City and County of Santa Fe, New Mexico, being more particularly described as follows, to-wit:

> Beginning at a point for the southeast corner of the parcel which is a point that bears S. 5° 55' 05" E., a distance of 21.31 feet to the center of City of Santa Fe sanitary sewer manhole #20 Line A-6; thence from said point of beginning N. 88° 06' 05" W., a distance of 82.42 feet to a point; thence N. 04° 43' 17" E., a distance of 112.62 feet to a point; thence, S. 89° 37' 07" E., a distance of 109.63 feet to a point; thence S. 17° 43' 57" W., a distance of 119.93 feet to the point and place of beginning. Being and intended to be Parcel #122 as shown and delineated on plat of survey by Joseph I. Pacheco, P.E. & L.E. No. 3905, entitled "PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD...PLAT – I," said plat is recorded in the Office of the County Clerk of Santa Fe County, New Mexico, as Document No. 438,267 in Plat Book 69, page 7.

with warranty covenants, together with all and singular the rights and appurtenances thereto in anywise belonging including, without limitation, all rights, privileges, and easements, and conditions, and subject to covenants, restrictions, rights, rights of way and easements now of record, if any. Grantee, by its acceptance hereof, does hereby assume and agree to pay ad valorem taxes for calendar year 2022, if any, following the date of recording of this Deed in the records of the Santa Fe County Clerk. This deed is an absolute conveyance, the Grantor having donated the above-described property to the Grantee for a fair and adequate consideration. Grantor declares that this conveyance is freely and fairly made.

Witness my hand and seal this _____ day of _____ 2022.

_____

Alan Webber, Mayor of the City of Santa Fe

ACKNOWLEDGMENT

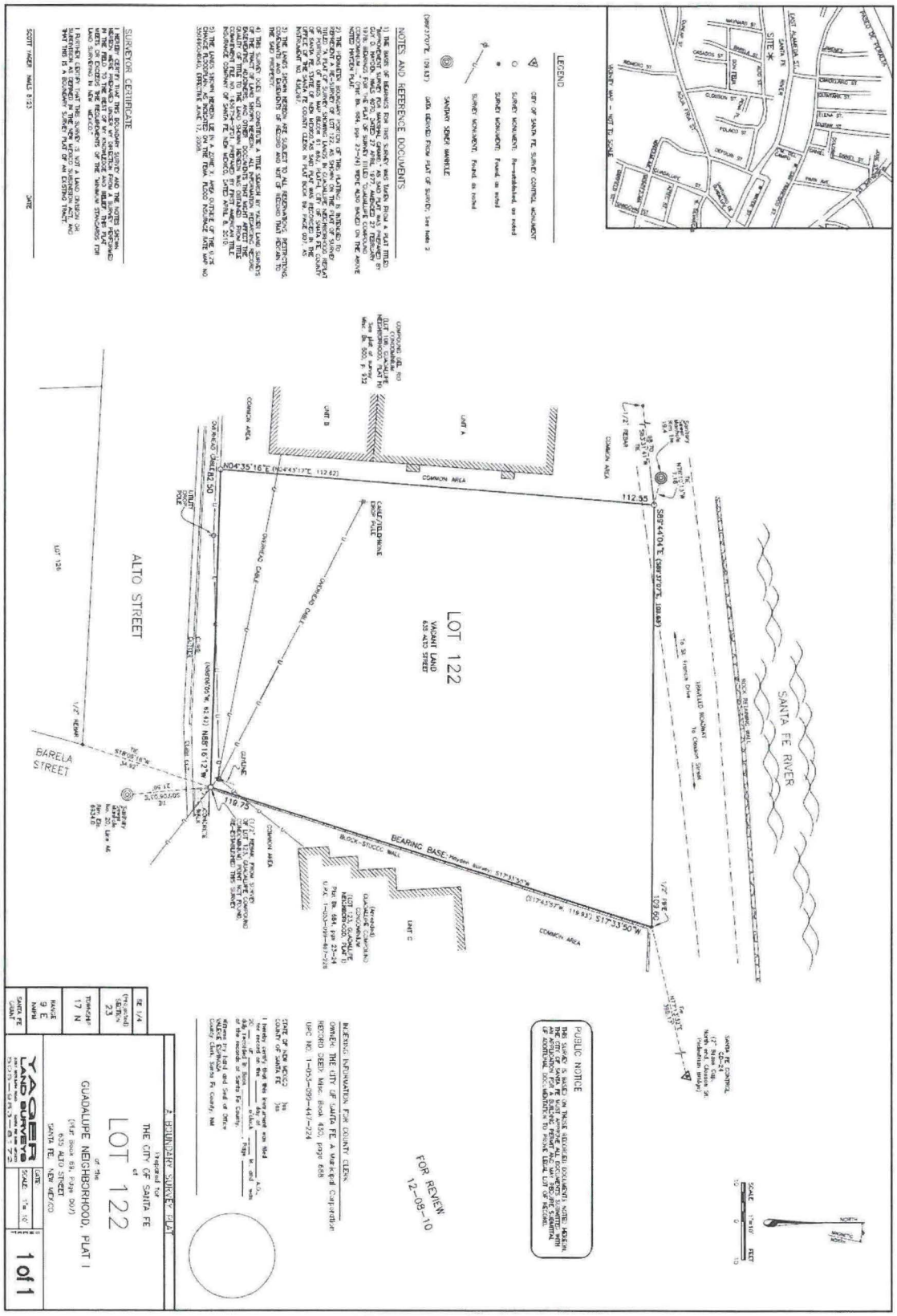
STATE OF NEW MEXICO)
)ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me this _____ day of _____, 2022 by Alan Webber, Mayor for the City of Santa Fe.

Seal:

_____
Notary Public

My Commission Expires:


LEGEND
NOTES AND REFERENCE DOCUMENTS
SURVEYOR CERTIFICATE
LOT 122
VACANT LAND
635 ALTO STREET
ALTO STREET
BARELA STREET
SANTA FE RIVER
COMMON AREA
BEARING BASE
PUBLIC NOTICE
FOR REVIEW
12-08-10
A BOUNDARY SURVEY PLAT
THE CITY OF SANTA FE
LOT 122
GUADALUPE NEIGHBORHOOD, PLAT I
YAGER LAND SURVEYS
1 of 1

Page 3 of 3

City of Santa Fe, New Mexico
Memorandum

DATE: **September 19, 2022**

TO: **Mayor Alan Webber**
City Councilors

VIA: **Rich Brown, Director, Community Development Department** _____

FROM: **Alexandra Ladd, Director, Office of Affordable Housing** AL _____
Terry Lease, Asset Development Manager, Office of Economic Development TL _____

ITEM AND ISSUE:
Request for the Approval of Real Estate Donation Agreement to Convey the Property Located at 635 Alto Street from the City ("Donor") to Habitat for Humanity ("Donee") for the Purposes of Developing Five (5) Affordable Homes for Sale to Income-Qualified Homebuyers; (Alexandra Ladd, agladd@santafenm.gov, 505-303-9868; Terry Lease, tjlease@santafenm.gov, 505-629-2206).

BACKGROUND AND SUMMARY:
The disposition of this City-owned site, located at 635 Alto Street, is intended to be the first of a series of dispositions of under-used City-owned property for the purposes of stimulating the creation of housing units on infill lots. Recognizing that land acquisition and other forms of site control are significant hurdles in the development process, and that developing affordable units is financially challenging, the City seeks to provide a developable lot through a real estate donation/disposition agreement.

The donation of the Site was preceded by City of Santa Fe Resolution 2021-38 that expressed the City's intent to donate the Site to a developer certified as a "Qualifying Grantee" under the New Mexico Affordable Housing Act for development of at least five low-priced dwelling units (LPDU), as defined by Santa Fe City Code, 26-2.

PROCUREMENT METHOD:
In September of 2021, the City released a request for qualifications ("RFQ 635 Alto LPDU") seeking a qualifications for real estate developer(s), affordable housing builders and other qualified parties with the capacity to build affordable housing in the city of Santa Fe. Four respondents proposed development concepts that were evaluated based on four factors: 1) development program (# of units, household income targets, sustainability and green building features, etc.); 2) concept design (site plan that showed how land use code would be applied including historic design requirements); 3) experience & financial ability (project team expertise, business references, examples of past projects and evidence of financial stability); 4) project feasibility (sources/uses budget and operating budget, absorption of sales, schedule for completion).

The project team that scored the highest was headed by Santa Fe Habitat for Humanity which proposed building five homes, arranged in a traditional Santa Fe compound. The building materials are contemporary modular components provided through a partnership with a local

design firm, B. Public. The objective is to reduce construction time and construction waste and maximize energy efficiency of the finished homes without sacrificing quality, affordability or design aesthetics. A land use restriction will ensure that the homes are not only sold at affordable home sales prices to income-certified homebuyers, but that affordability is controlled with perpetual liens.

CONTRACT NUMBER:
The FY23 Munis contract number is 3203402

FUNDING SOURCE:
N/A

ACTION REQUESTED:
The Offices of Affordable Housing and Economic Development respectfully request your review and approval of the attached Real Estate Donation Agreement.

ATTACHMENTS:
Real Estate Donation Agreement
RFQ 635 Alto LPDU
Deed
Summary of Contracts
Procurement Checklist

City of Santa Fe

Real Estate Summary of Contracts, Agreements, Amendments & Leases

Section to be completed by department

1. Munis Contract # _____

Contractor: **Habitat for Humanity, Inc.**

Description: **Donation Agreement**

Contract ☐ Agreement ◉ Lease / Rent ☐ Amendment ☐

Term Start Date: **Upon Execution** Term End Date: **N/A**

☐ Approved by Council Date: _____

Contract / Lease: **Contract**

Amendment # _____ to the Original Contract / Lease # _____

Increase/(Decrease) Amount $ _____

Extend Termination Date to: _____

☐ Approved by Council Date: _____

Amendment is for:

2. **HISTORY** of Contract, Amendments & Lease / Rent - **Please Elaborate** (option: attach spreadsheet if multiple amendments)
Donee (Contractor) submitted a RFQ submission document entitled "Santa Fe Habitat for Humanity Affordable Housing Project" and the Evaluation Committee subsequently selected the Donee as a development partner, and eventual owner of the Site, for approval by the Governing Body.

3. **Procurement History:** Note: This does not Fall Under Procurement, this is Real Property.

Raymond 'Scott' Gunter (Sep 26, 2022 10:58 MDT) — Sep 26, 2022

Purchasing Officer Review: Date:

Comment & Exceptions: _____

4. **Funding Source:** _____ **Org / Object:** _____

Andy Hopkins (Sep 22, 2022 16:38 MDT) — Sep 22, 2022

Budget Officer Approval: Date:

Comment & Exceptions: _____

Staff Contact who completed this form: **Alexandra Ladd** Phone # **505-955-6346**

Email: **agladd@santafenm.gov**

To be recorded by City Clerk:

Clerk # _____

Date of Execution: _____

CITY OF SANTA FE PROCUREMENT CHECKLIST

Contractor Name: Habitat for Humanity, Inc.

Procurement Title: Donation Agreement, Affordable Housing Site Development, 635 Alto Street, Santa Fe, HM

Procurement Method: State Price Agreement ☐ *Cooperative* ☐ *Sole Source* ☐ *Other* ☒ *RFQ*

Exempt ☐ *Request For Proposal* (RFP) ☐ *Invitation To Bid (ITB)* ☐ *Contract under 60K* ☐ *Contract over 60K* ☐

Department Requesting Office of Affordable Housing Staff Name Alexandra Ladd

Procurement Requirements:
A procurement file shall be maintained for all contracts, regardless of the method of procurement. The procurement file shall contain the basis on which the award is made, all submitted bids, all evaluation materials, score sheets, quotations and all other documentation related to or prepared in conjunction with evaluation, negotiation, and the award process. The procurement shall contain a written determination from the Requesting Department, signed by the purchasing officer, setting forth the reasoning for the contract award decision before submitting to the Committees. .

REQUIRED DOCUMENTS FOR APPROVAL BY PURCHASING*

YES	N/A	
☒	☐	Approved Procurement Checklist (by Purchasing)
☒	☐	Memo addressed to City Manager (under 60K) Committees/City Council (over 60K)
☐	☒	State Price Agreement
☐	☒	RFP
☐	☒	Evaluation Committee Report
☐	☒	ITB
☐	☒	Bib Tab
☐	☒	Quotes (3 valid current quotes)
☐	☒	Cooperative Agreement
☐	☒	Sole Source Request and Determination Form
☐	☒	Contractors Exempt Letter
☐	☒	Purchasing Officers approval for exempt procurement
☐	☒	BAR
☐	☒	FIR
☒	☐	Executed Contract, Agreement or Amendment
☐	☒	Current Business Registration and CRS numbers on contract or agreement
☒	☐	Summary of Contracts and Agreements form
☐	☒	Certificate of Insurance
☒	☐	All documentation presented to Committees
☐	☒	Other: RFQ * This does not fall under Procurement, this is Real Property

Alexandra Ladd	Office of Affordable Housing Director	8/9/22
Department Rep Printed Name (attesting that all information included)	Title	Date
Raymond 'Scott' Gunter (Sep 26, 2022 10:58 MDT)	Procurement Manager	Sep 26, 2022
Purchasing Officer (attesting that all information is reviewed)	Title	Date

Include all other substantive documents and records of communication that pertain to the procurement and any resulting contract.

*

GB COMMUNITY DEVELOP 635 ALTO STREET

Interim Agreement Report 2022-09-22

Created:	2022-09-20
By:	Jimmy Tapia (jptapia@ci.santa-fe.nm.us)
Status:	Out for Signature
Transaction ID:	CBJCHBCAABAAoyBxuRAZfZF1z5uebMZzHD5FFBZRLLRL

Agreement History

Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

"GB COMMUNITY DEVELOP 635 ALTO STREET" History

Document created by Jimmy Tapia (jptapia@ci.santa-fe.nm.us)
2022-09-20 - 8:49:26 PM GMT- IP address: 63.232.20.2

Document emailed to Andy Hopkins (ajhopkins@santafenm.gov) for signature
2022-09-20 - 8:54:36 PM GMT

Email viewed by Andy Hopkins (ajhopkins@santafenm.gov)
2022-09-20 - 8:54:43 PM GMT- IP address: 40.94.28.254

Email viewed by Andy Hopkins (ajhopkins@santafenm.gov)
2022-09-22 - 9:00:29 PM GMT- IP address: 40.94.29.254

Document e-signed by Andy Hopkins (ajhopkins@santafenm.gov)
Signature Date: 2022-09-22 - 10:38:50 PM GMT - Time Source: server- IP address: 63.232.20.2

Document emailed to jlovato@santafenm.gov for signature
2022-09-22 - 10:38:54 PM GMT

Email viewed by jlovato@santafenm.gov
2022-09-22 - 10:38:59 PM GMT- IP address: 40.94.28.254

ITEM # 24-0139

AMENDED REAL ESTATE DONATION AGREEMENT

This AMENDED REAL ESTATE DONATION AGREEMENT **("Agreement")** dated this 14th day of 24March, 20 24March, is made by and between the CITY OF SANTA FE, a MUNICIPAL CORPORATION, **("City"** or **"Donor")** and SANTA FE HABITAT FOR HUMANITY, a New Mexico nonprofit corporation, **("Donee")**, collectively the **"Parties"**.

WHEREAS, a City may donate land or money for the construction, renovation, or purchase of affordable housing pursuant to NM Const. Art. 9, Section 14 and NMSA 1978, Section 6-27-1, et seq.; and

WHEREAS, Donor is the fee simple owner of 635 Alto Street, Santa Fe, NM **("Site")** that is the subject of the Request for Qualifications **("RFQ")**, identified as "RFQ: 635 Alto LPDU", which was released on September 15, 2021, and four submissions were received; and

WHEREAS, it is the policy of the City to provide incentives and encourage proposals that support the production, acquisition and redevelopment of affordably priced homes in mixed income developments; and

WHEREAS, the development of the Site has been contemplated through several efforts, beginning in 2009, when the City hosted the "Greenworks Design Competition" which called for designs for a multi-income, multi-unit structure that met all land use and historic code requirements, achieved sustainability metrics as determined by "Green Communities" standards, and was financially feasible to develop; and

WHEREAS, the donation of the Site conforms to the City's Five-Year Strategic Housing Plan "Affordable Housing Element," which was adopted in conformance to the Affordable Housing Act by Ordinance No. 2007-23 pursuant to the express statutory authority conferred upon municipalities to enact a housing code in NMSA 1978, Section 3-17-6A(8); and

WHEREAS, the donation of the Site was preceded by City of Santa Fe Resolution 2021-38 which expressed the City's intent to donate the Site to a developer certified as a "Qualifying Grantee" under the New Mexico Affordable Housing Act for development of at least five low-priced dwelling units; and

WHEREAS, Donee submitted a RFQ submission cover letter dated October 13, 2021 and a 15-page RFQ submission document entitled "Santa Fe Habitat for Humanity Affordable Housing Project" (collectively **"RFQ Submission"**), and the Evaluation Committee subsequently selected the Donee as a development partner, and eventual owner of the Site, for approval by the Governing Body; and

WHEREAS, the City of Santa Fe acknowledges the Donee as a "Qualified Grantee" for purposes of local affordable housing ordinances and compliance with the New Mexico Affordable Housing Act; and

WHEREAS, this is an "arm's length" transaction and no identity of interest exists between the Donor and the Donee, their staff, Board of Directors, or Elected Officials; and

WHEREAS, Donee acknowledges that the City has no obligations or responsibilities with regard to development of the Site other than the transfer of the Site for those purposes and as warranted in the deed; and

WHEREAS, on October 18, 2022, the Parties entered into an agreement titled "Real Estate Donation Agreement" (**"2022 Agreement"**), also known as Item #22-0495, that provided for the City's donation of the Site to Donee solely for the purpose of developing low-priced dwelling units or similarly price-restricted residences as proved for in the RFQ; and

WHEREAS, Paragraph 4 (Conditions Precedent to Conveyance) of the 2022 Agreement required Donee to obtain approval of its development plan, to secure all entitlement approvals to develop the Site, and to obtain all financing to accomplish the project; and

WHEREAS, the Conditions Precedent to Conveyance in Paragraph 4 of the 2022 Agreement cannot be achieved without first having title to the Site; and

WHEREAS, the Parties desire to enter into this Agreement in order to correct, amend, restate, and replace the 2022 Agreement.

Now therefore, it is agreed as follows:

1. SITE

Donor is the fee owner of 635 Alto Street, Santa Fe, New Mexico as depicted on the Boundary Survey Plat recorded in the office of the County Clerk of Santa Fe County, New Mexico, on January 4, 2011, identified as Instrument #1622082, Book 726, Page 006, which is attached hereto as **Exhibit A.**

2. DONOR'S OWNERSHIP

Donor represents that it is the sole fee simple owner of the Site and has all necessary authority to sell or donate the Site. There are no other contracts for sale or options involving the Site and no other party has any right, title, or interest in the Site and there are no leases affecting or relating to the Site. Between the date Donor executes this Agreement and Settlement, Donor shall not subject the Site to or consent to any leases, liens, encumbrances, covenants, conditions, restrictions, easements, rights of way, or agreements, or take any other actionaffecting or modifying the status of title or otherwise affecting the Site without the written consent of the Donee.

3. EFFECTIVE DATE

The date upon which this Agreement shall be finally executed by the authorized representative of Donee and Donor shall be the effective date ("Effective Date") hereof.

4. REQUIREMENTS OF DONEE, ESCROW DEED

A. Donor hereby agrees to convey to Donee and Donee hereby agrees to accept the donation from Donor, and agrees to complete the following conditions within five (5) years of the execution of this Agreement:

i Donee shall successfully obtain approval of its development plan;

ii Donee shall secure all land use entitlement approvals required to develop the Site;

iii Donee shall submit proof of having obtained all financing needed to accomplish the project, or that Donee has the monetary resources to cover all costs;

B. Immediately following the Donee's receipt of the Special Warrantee Deed to the Site, Donee will execute a Special Warranty Deed from Donee to Donor in substantially the form of **Exhibit C** attached hereto, conveying back to Donor all interest in the donated real estate and any improvements thereon if Donee does not complete the requirements in Section 4A of this Agreement within five (5) years of the execution of this Agreement. Said deed shall be escrowed by the Donor in case of default of any of said requirements, which will trigger formal notice of default, which shall be delivered to Donee by Donor, at which time said Special Warranty Deed shall be filed into the real estate record of the Santa Fe County Clerk, effectively terminating this Agreement and vesting title to Site back to Donor.

5. ACTIONS OR SUITS

Donor warrants and represents that there are no actions or suits in law or equity or proceedings by any governmental agency now pending or, to the knowledge of the Donor, threatened against Donor in connection with the Site, and there is no outstanding order, writ, injunction, or decree of any court or governmental agency affecting the Site.

6. PROFFERS AND COMMITMENTS.

Donor represents there has not been made and will not be made, without Donee's prior written consent, any proffers or other commitments relating to the Site, which would impose any obligation on Donee or its successors and assigns, after Settlement as described in Paragraph 8 below, to make any contribution of money or dedications of land or to construct, install, or maintain any improvements of a public or private nature on or off the Site.

7. OTHER AGREEMENTS.

Donor warrants and represents that the execution and delivery of this Agreement, the completion of the transaction(s) contemplated hereby, and the fulfillment of the terms hereof will not result in a breach of any of the terms or provisions of, or constitute a default under, or conflict with, any agreement, indenture, or other instrument to which Donor is a party or by which it or the Site is bound, or any judgment, decree, order, or award of any court, governmental body, or arbitrator, or any law, rule, or regulation applicable to Donor.

8. SETTLEMENT.

a. Settlement and delivery of possession shall be within forty-five (45) business days of execution of this Agreement, allowing a reasonable time for preparation of documents ("Settlement"). Settlement shall be held at the offices of Steward Title Company, as the "Settlement Agent", or at such other place as the parties may agree. Donor shall deliver to Donee, at Settlement, a fully executed Special Warranty Deed, conveying the Site in fee simple to Donee ("Deed"). Donee will pay for all costs associated with the closing.

b. Donor shall deliver to Donee at Settlement an affidavit, on a form acceptable to Donee or Donee's title insurance company, signed by Donor, that no labor or materials have been furnished to the Site within the statutory period for the filing of mechanics' or materialmen's liens against the Site, or if labor or materials have been furnished during the statutory period, an affidavit that the costs thereof have been paid in full.

c. Donor agrees to deliver to Donee or Settlement Agent the following at or prior to Settlement:
   (i) The fully executed Special Warranty Deed in substantially the form **Exhibit B** attached hereto;
   (ii) The signed closing or settlement statement prepared or approved by Settlement Agent; and

(iii) Any other documents reasonably required by Settlement Agent or Donee.

d. Donee agrees to record a Land Use Restriction on the property that will be for forty-five (45) years in substantially the form of **Exhibit D** attached hereto.

e. Donee agrees that upon the sale of each LPDU (as defined below), or a similarly price-restricted residence, Donee shall execute and record a "Declaration of Restrictive Covenants, Right of First Refusal and Equity Share" document substantially in the form of the attached **Exhibit E**, which may be amended from time-to-time, thus assuring the Site will be used for price-restricted residences for forty-five (45) years.

9. TITLE.

The Site shall be conveyed free from all mortgages, deeds of trust, liens, security interests, and other financial encumbrances.

10. EXPENSES OF SETTLEMENT.

a. Donee shall pay for its own attorney's fees as well as other charges customarily paid by a Donee of real estate in New Mexico. Donee may obtain a title insurance policy from the Settlement Agent at Donee's sole cost and expense.

b. Donee shall pay for the preparation of any documents it is required to provide hereunder, and its own attorney's fees as well as other charges customarily paid by a Donee of real estate in New Mexico.

c. All real estate taxes, assessments, utility charges, and rent, if any, shall be prorated as of the date conveyance is executed.

11. USE OF SITE.

Donee shall use the Site solely for the purpose of developing low priced dwelling units **("LPDU")**, or similarly price-restricted residences, as provided for in the RFQ and RFQ Submission.

12. DEFAULT.

In the event of any default, the non-defaulting party shall be entitled to pursue any remedies at law or inequity in connection with the default of the other party. The election to terminate this Agreement under the terms hereof shall not constitute a default.

13. PRIOR AGREEMENTS MERGER.

This Agreement supersedes any and all prior understandings and agreements between the parties and constitutes the entire agreement between them. No representations, warranties, conditions, or statements, oral or written, not contained herein shall be considered a part hereof. This Agreement may not be amended, altered, or modified except by an instrument in writing signed by the party sought to be charged therewith. This Agreement supersedes the original agreement bearing the date of October 18, 2022.

14. NOTICES.

Any notices required or permitted to be given hereunder shall be deemed to have been properly given if sent by United States certified or registered mail, return receipt requested, postage prepaid, or if delivered in hand, as follows:

If delivered or mailed to
Donor:

City of Santa Fe
Attn. City Attorney's Office
PO Box 909

Santa Fe, NM 87504-0909

With a copy to:
City of Santa Fe
Attn. Asset Development Manager
737 Agua Fria Street
Santa Fe, NM 87505

Donee:
Santa Fe Habitat for Humanity
Attn. Mr. Kurt Krahn, Executive Director
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885

15. GOVERNING LAW.
Notwithstanding the place where this Agreement may be executed by any of the parties hereto, the parties expressly agree that all terms and provisions hereof shall be construed and enforced in accordance with the laws of the STATE OF NEW MEXICO.

16. DOCUMENTS INCORPORATED.
The following documents incorporated herein by reference to the extent they are consistent with the terms and conditions of this Agreement:

a. RFQ: 635 Alto LPDU.
b. Donee RFQ submission cover letter dated October 13, 2021 (1 page).
c. Donee RFQ submission entitled "Santa Fe Habitat for Humanity Affordable Housing Project (15 pages).

17. MISCELLANEOUS.
Subject to the provisions hereof, this Agreement shall bind and inure to the benefit of the parties hereto, their heirs, personal representatives, successors, and permitted assigns. No assignment of this Agreement shall be permitted except with the written consent of the other party, which consent shall not be withheld unreasonably. The warranties, representations, and terms of this Agreement shall survive delivery of the Deed and shall not be merged therein.

18. EXECUTION OF CONVEYANCE.
The approval and execution of this Agreement grants the authority to fully execute the conveyance of the property via Special Warranty Deed by the Mayor.

[The remainder of this page is blank. Signatures are on the following pages.]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals.

"Donor"

CITY OF SANTA FE

Alan Webber (Mar 14, 2024 16:38 MDT)

ALAN WEBBER, MAYOR — Mar 14, 2024 DATE

ATTEST:

Geralyn Cardenas (Mar 14, 2024 23:46 MDT)

GERALYN F. CARDENAS, INTERIM CITY CLERK — Mar 14, 2024 DATE

GB MTG 03/13/24 XIV

APPROVED AS TO FORM FOR LEGAL SUFFICIENCY:

Erin McSherry

Erin McSherry (Feb 16, 2024 17:17 MST)

ERIN K. MCSHERRY, CITY ATTORNEY — Feb 16, 2024 DATE

APPROVED AS TO FINANCE:

Emily K. Oster

EMILY K. OSTER, FINANCE DIRECTOR — Feb 27, 2024 DATE

NO FUNDS ACCOUNT - DONATION

"Donee"

SANTA FE HABITAT FOR HUMANITY

KURT KRAHN, EXECUTIVE DIRECTOR — 02/09/2024 DATE

EXHIBIT A
To Amended Real Estate Donation Agreement

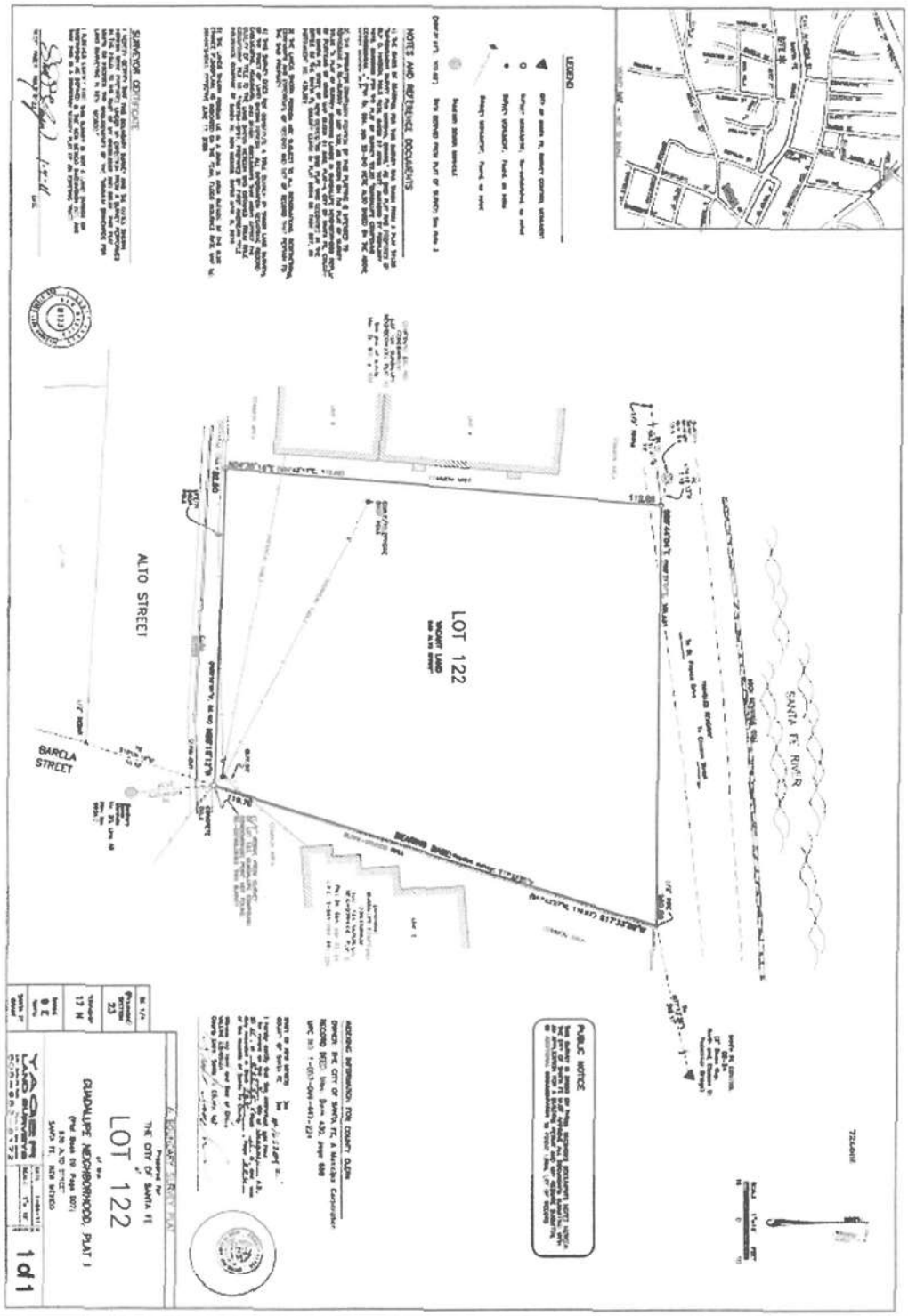


EXHIBIT B
To Amended Real Estate Donation Agreement

FORM OF SPECIAL WARRANTY DEED

The City of Santa Fe, a Municipal Corporation, whose address is 200 Lincoln Avenue, Santa Fe, New Mexico, 87504-0909, for consideration pursuant to New Mexico Const. Art. 9, Section 14 and NMSA 1978, Section 6-27-1, et seq;, grants to Santa Fe Habitat for Humanity, a New Mexico nonprofit corporation, whose address is 2520 Camino Entrada Ste. A, Santa Fe, New Mexico 87507, the following described real estate in Santa Fe County, New Mexico:

> All of Lot 122 as shown on that certain "Boundary Survey Plat prepared for the City of Santa Fe of Lot 122 of the Guadalupe Neighborhood, Plat I" recorded January 4, 2011 in Book 726, Page 006, as Instrument #1622082 of the records of Santa Fe County.

with special warranty covenants.

Subject to easements, covenants, and restrictions of record.

Witness my hand and seal this _____ day of _____, 20_____.

CITY OF SANTA FE

_____
ALAN M. WEBBER, MAYOR

ATTEST:

_____
GERALYN F. CARDENAS, INTERIM CITY CLERK

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS.
COUNTY OF SANTA FE)

This instrument was acknowledged before me this ___ day of _____, 20_____ by Alan M. Webber, Mayor of the City of Santa Fe.

EXHIBIT C
to
Amended Real Estate Donation Agreement

FORM OF SPECIAL WARRANTY DEED

SANTA FE HABITAT FOR HUMANITY, a New Mexico nonprofit corporation, whose address is 2520 Camino Entrada Ste. A, Santa Fe, New Mexico, for no consideration paid, grants to The **CITY OF SANTA FE, a Municipal Corporation**, whose address is 200 Lincoln Avenue, Santa Fe, New Mexico, 87504-0909, the following described real estate in Santa Fe County, New Mexico:

> A parcel of land lying and being situate within the municipal limits of the City of Santa Fe, County of Santa Fe, State of New Mexico, being more particularly bounded and described as follows:
>
> All of Lot 122 as shown on that certain "Boundary Survey Plat prepared for the City of Santa Fe of Lot 122 of the Guadalupe Neighborhood, Plat I" recorded January 4, 2011 in Book 726, Page 006, as Instrument #1622082 of the records of Santa Fe County.

With special warranty covenants.

Subject to easements, covenants, and restrictions of record.

Witness my hand and seal this 9th day of Feb., 2024

SANTA FE HABITAT FOR HUMANITY

KURT KRAHN, EXECUTIVE DIRECTOR

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)SS
COUNTY OF SANTA FE)

This instrument was acknowledged before me this 9 day of Feb., 2024 by Kurt Krahn, Executive Director of Santa Fe Habitat for Humanity.

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

EXHIBIT D
to
Amended Real Estate Donation Agreement

FORM OF DECLARATION OF
AFFORDABLE HOUSING
RESTRICTIVE CONVENANT

Santa Fe Habitat for Humanity, a New Mexico nonprofit corporation, (the "Declarant") hereby declares, until December 31, 2069, that the property described in attached **Exhibit A** (the "Property") shall be used for residential housing for persons or households of low or moderate income within the meaning of New Mexico Statutes Annotated Chapter 6, Article 27 and consistent with Santa Fe City Code Chapter 26. This covenant is for the benefit of, and is enforceable by, the City of Santa Fe (the "City"). This covenant shall run with the land until December 31, 2069, at which point this covenant shall expire and be of no further force and effect without any further action being necessary from the City, the Declarant, or the then owner of the property.

SANTA FE HABITAT FOR HUMANITY

KURT KRAHN, EXECUTIVE DIRECTOR

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me this 9 day of Feb., 2024 by Kurt Krahn, Executive Director of Santa Fe Habitat for Humanity.

Seal:

Notary Public

My Commission Expires:
5/20/2027

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

EXHIBIT E
to
Amended Real Estate Donation Agreement

Santa Fe Habitat for Humanity

SAMPLE
DECLARATION OF RESTRICTIVE COVENANTS
RIGHT OF FIRST REFUSAL AND EQUITY SHARE

THIS DECLARATION OF RESTRICTIVE COVENANTS, RIGHT OF FIRST REFUSAL AND EQUITY SHARE BY SANTA FE HABITAT FOR HUMANITY, INC., a New Mexico non-profit corporation ("Habitat") and **XXX and XXX, a married couple** ("Owner") is made effective as of the date of recordation in the records of the Clerk of Santa Fe County, New Mexico.

RECITALS

A. Habitat is the owner of the real property which is more fully described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

B. Habitat sells property to persons who qualify for Habitat ownership based on income and other factors. The ownership is for those making up to 80% AMI, at the point of proposed purchase. Owners have qualified for Habitat ownership.

C. Owners understand that ownership of a Habitat home has certain restrictions and Owners agree to accept ownership with the restrictions that are set forth in this Declaration.

D. Habitat desires to declare that ownership of a Habitat home including the Property described in the attached Exhibit A is subject to the covenants, restrictions, right of first refusal, and other agreements as set forth in this Declaration.

E. This Declaration shall restrict the Property, run with the land, and be binding upon all future owners of the Property until expiration or release of this Declaration as set forth herein.

I. RESTRICTION UPON RESALE OF PROPERTY.

1.01 Restriction Period. Sale of the Property, or any portion thereof, is restricted from the date of the sale of the Property to owners for 45 years, **thereafter (the "Restriction Period").** For purposes of this Declaration the date of the sale is: **Month XXth, 20XX.** The Restriction Period is 45 years following the date of sale .

1.02 Sale, Transfer or Conveyance Before Expiration of Restriction Period.

Sale of the Property by the owner prior to expiration of the Restriction Period is restricted. In the event of a sale, transfer, or conveyance (other than by death of owner by devise, descent, or operation of the laws of intestacy) before expiration of the Restriction Period, the sale is subject to the Right of First Refusal set forth below.

1.03 Restrictions of Other Lenders/ Junior Encumbrances. In connection with the acquisition of the Property, owner may have entered into one or more junior mortgages and land use restriction agreements imposed by lenders other than Habitat, including but not limited to the New Mexico Mortgage Finance Authority, Federal Home Loan Bank, City of Santa Fe, and/or other governmental or non-governmental agencies that provided down-payment and other assistance to owners in acquisition of the Property (the "Junior Encumbrance(s)"). The sale, transfer or conveyance of the Property is further restricted by these Junior Encumbrances. Prior to a sale, transfer, or conveyance of the Property, it shall be the obligation of owner to determine whether and to what extent one or more of these Junior Encumbrances would prohibit the sale, conveyance or transfer, or what amounts would be required to be paid to the other lender to cause a Junior Encumbrance to be released.

1.04 No Third-Party Rights. This Covenant is made and entered into for the protection and benefit of the lenders and owner. Except as otherwise specifically provided for herein, no other person, persons, entity, or entities, including without limitation prospective buyers of a Unit, shall have any right of action with respect to this Covenant or right to claim any right or benefit from the terms provided in this Covenant or be deemed a third-party beneficiary of this Covenant.

II. RIGHT OF FIRST REFUSAL.

In the event owner desires to sell, transfer, or convey (other than at death of owners by devise, descent, or operation of laws of intestacy) all or any part of the Property or any interest therein at any time prior to the expiration of the Restriction Period, owner must first offer to sell the Property to Habitat as hereinafter provided.

2.01 Third Party Offer. If owner desires to sell and has received a bona fide offer from a third party to purchase the Property upon terms and conditions that are acceptable to owners (the "Third Party Offer"), owner shall offer to Habitat (the " Offer to Habitat") to sell the Property to Habitat upon the same terms and conditions as that contained in the Third Party Offer, with the exception of the price to be paid, which is described below. The Offer to Habitat shall be made in writing not less than ten (10) days after receipt by owner of the Third Party Offer. Habitat shall have sixty (60) days from the receipt of the Offer to Habitat to accept or reject the Offer to Habitat. If at any time the material terms and conditions of the Third Party Offer are changed or modified, owner shall reoffer the property to Habitat upon those changed terms and conditions and Habitat shall again have sixty (60) days from receipt of the changed Offer to Habitat to accept or reject the Offer, provided, however, that owner shall be under no duty to reoffer the Property after a binding purchase agreement with a third party has been executed in compliance with this Agreement.

2.02 Inheritance. The person inheriting the Unit, or the person receiving the Unit as beneficiary of a trust shall provide written notice to Habitat of the death within sixty (60) days of the date of death, and the following shall apply:

(a) The person inheriting the Unit shall provide Habitat with documentation that he or she is an Eligible Purchaser. If the Inheriting Owner fails to provide required documentation, he or she shall be deemed not to qualify as an Eligible Purchaser. If the Inheriting Owner qualifies as an Eligible Purchaser, he or she shall succeed to Owner's interest and obligations under Agreement. If the Inheriting Owner fails to qualify as an Eligible Purchaser, he or she shall be required to sell the Unit. Inheriting Owner may own and occupy the Unit for up to one (1) year prior to providing a notice of intent to transfer and provided further that the Inheriting Owner remains in compliance with all other requirements of this Agreement. Failure of an Inheriting Owner to follow procedures and file the notices described in this Section which shall constitute a Default.

2.03 Purchase Price. The purchase price for the Property when offered to Habitat under the above right of first refusal shall be the lesser of: (a) the purchase price contained in the Third Party Offer or (b) at Habitat's option and expense, the fair market value of the Property as determined by an appraiser who is experienced in appraising residential real estate in Santa Fe County, New Mexico, to be selected by Habitat. This lesser amount shall be called the "Right of First Refusal Price."

2.04 Deductions from Right of First Refusal Purchase Price. If Habitat accepts the Offer to Habitat and a closing of the sale is scheduled, at closing, there shall be deducted from the First Refusal Purchase Price, the following amounts:

- Any amounts owing by owner to Habitat under the First Note and First Mortgage, and including the Equity Share identified in Article III of this Declaration.
- Any other amounts owing by owners for any one or more Junior Encumbrance.
- Owner's share of the pro-rata items, liens and other encumbrances described below.

2.05 Closing Date/Pro-Ration/Liens and Encumbrances.

(a) In the event that Habitat accepts the Offer to Habitat, the transaction shall be closed at the office of Habitat in Santa Fe, New Mexico, or at such other place as may be designated by Habitat, on or before sixty (60) days from the date of acceptance of the Offer to Habitat.

(b) As of date of closing, owner agrees to pay or have paid all taxes and assessments due, as well as all road, well sharing and other charges against the Property, if any. Taxes shall be pro-rated at the date of closing on the basis of the taxes levied for the preceding year. Any and all other liabilities and expenses (including, but not limited to, payments due

pursuant to road and well share agreements, if any, special assessments, and all other liabilities and expenses accrued and unpaid, otherwise attributable to the ownership and operation of the Property, which are accrued and unpaid up to and including the closing date), shall remain the responsibility of the owner up to the date of closing and thereafter shall become the sole responsibility of Habitat. If owner fails to pay said sums, then Habitat may pay said sums and deduct said sums from the Right of First Refusal Price. Purchasers shall provide to Habitat at least five (5) days prior to closing a copy of the property tax bill.

(c) In the event there are other liens or encumbrances against the Property such liens or encumbrances shall be deducted from the Right of First Refusal Price, with Purchasers to receive the then remaining balance.

2.06 Notices. All notices required under this Right of First Refusal provision shall be sent via registered or certified mail, return receipt requested, postage prepaid and addressed to the party to be notified as follows:

Owner:

XXX and XXX
X XXX Road
Santa Fe, NM 875XX

Habitat:

Santa Fe Habitat for Humanity, Inc.
2520 Camino Entrada, Unit A
Santa Fe, New Mexico 87507
Attn: Executive Director

2.07 Rejection of Offer by Habitat. In the event Habitat rejects an Offer to Habitat that complies with the requirements of this Article II, Habitat will execute an affidavit attesting to owner's compliance with the terms of the Right of First Refusal, Habitat's rejection of the Offer to Habitat, and that a conveyance from owner to the Third Party identified in the Third-Party Offer is not contrary to this Agreement. At closing of the sale of the Third Party Offer, there shall be deducted from the proceeds payable to owners the amount owing for all the obligations owing as set forth in 2.03, above.

III. EQUITY SHARE.

The Property sold by Habitat to owner has been acquired and constructed using donations from the public of labor, material, and land, and the sales price to owners is substantially below the fair market value of the Property. The difference between the appraised value of the Property and the amount of the First Note and First Mortgage executed by owners at closing is **_____ ($_____).** This amount is the "Equity Share." In order to assure that there is

no windfall to owner and that the resources used by Habitat are available for construction of future homes, owners agree that the Equity Share will be due and owing to Habitat upon any one of the following events:

- Owner sells the Property before expiration of the Restriction Period.
- The occurrence of an event that is described herein as an "Extraordinary Event."

The Equity Share shall not accrue interest. At the expiration of the Restriction Period, the Equity Share shall be forgiven.

IV. EXTRAORDINARY EVENTS.

4.1 Extraordinary Events: If any Extraordinary Event described below happens during the Restriction Period, the owners will immediately owe the outstanding balance on the First Note, First Mortgage, the Equity Share in the amount set forth above in Article III, and all amounts owing under any other Junior Encumbrances.

The term "Extraordinary Events" means any of the following:

(a) Owner sells the Property to a third-party contrary to the provisions of this Declaration.

(b) Owner transfers the Property or any interest in the Property by gift or otherwise to someone other than the spouse of the owner(s), or to the partner of the owner(s) who is named on the Warranty Deed. The Property may be transferred into one spouse's name if the parties' enter into a legal separation or obtain a decree of divorce, or, as between partners who are both named in the warranty deed, enter into an agreement whereby one partner transfers his or her interest to the other partner.

(c) Owner rents the Property to a person not named on the warranty deed for any period of time.

(d) Owner fails to occupy the Property as Purchaser's main residence for a period of more than thirty (30) consecutive days, or more than sixty (60) days in any calendar period without written consent of Habitat. Habitat agrees to grant consent for the owner to fail to occupy the Property in the event of hospitalization, vacation, medical emergency of any family member, work requirements, and any other reasonable grounds for absence.

(e) A third party forecloses on the Property; or

(f) Owner defaults in any of his/her obligations under the First Note, the First Mortgage or this Declaration (collectively the "Loan Documents") and fails to cure such default in accordance with the terms of said Loan Documents.

V. TRANSFER OF TAX CREDIT RESTRICTIONS

5.1 Santa Fe Habitat for Humanity is the Builder of the Property and has built the home following the guidelines and rules to meet the NM Sustainable Building Tax Credit and

other green building programs as applicable or may become available from the State of New Mexico, Federal Government, utility providers or others.

5.2 Habitat will retain all federal, state, and local green or sustainable building tax credits and/or rebates associated with the Property. Owner further agrees to cooperate with Habitat should any additional documentation, testing, verifications, or signatures be required by the agency issuing a tax credit or rebate for a period of one year from the recorded closing date of this home purchase.

By signing this Declaration all parties agree and accept the above statements on the green building credits or rebates.

VI. REMEDIES FOR BREACH OF DECLARATION.

If Habitat becomes aware of a breach or violation of any of the covenants and restrictions contained in this Declaration, including but limited to the occurrence of an Extraordinary Event, it may give written notice thereof to owner, directing owner to remedy the breach or violation within a reasonable specified period of time (not to exceed 30 days after the date of the notice). After the period specified in the notice, if the breach or violation has not been fully remedied by the owner to the satisfaction of Habitat, Habitat may (i) institute and prosecute any proceeding at law or in equity to abate, prevent or enjoin any such breach or violation; (ii) compel specific performance hereunder; (iii) recover monetary damages, together with the cost and expenses of any proceedings for the collection thereof caused by such breach or violation, including reasonable attorneys' fees; (iv) take any other action available to remedy the breach or violation; or (v) pursue any combination of these remedies including but not limited to a foreclosure proceeding. No delay in enforcing the provisions hereof as to any breach or violation shall impair, damage, or waive the right of any party entitled to enforce the same or to obtain relief against or recover for the continuation or repetition of such breach or violation or any similar breach or violation at any later time or times. Owner agrees to pay the reasonable attorney fees and costs of Habitat, or its assigns incurred in enforcing the terms of this Declaration, whether or not a lawsuit is filed.

VII. MISCELLANEOUS.

This Agreement: (i) is entered into in New Mexico, shall be construed under the laws of the State of New Mexico, and the courts of the State of New Mexico shall have exclusive jurisdiction of all matters arising in relation hereto; (ii) merges in it all prior representations and negotiations and is the final, exclusive statement of the terms and conditions of agreement; (iii) may not be amended or contradicted except by a later writing signed by the party to be charged; (iv) is not assignable without written consent of all parties; (v) benefits and binds each party's successor, of whatever legal description; and (vi) may be executed in counterparts, which constitute one and the same agreement. Headings of paragraphs are for organizational purposes only and shall not be used in any way in interpreting this contract. If any dispute arises between the parties in relation to this Declaration or a party breaches this Declaration and a party successfully seeks relief from a court, the prevailing party shall be entitled to payment of its/her

attorney fees, costs, and expenses by the other party. If any term of this Declaration shall be deemed void or otherwise unenforceable, all other terms hereof shall survive, be severable and be enforceable independently.

IN WITNESS WHEREOF, the parties have executed this Agreement in Santa Fe County, New Mexico, as of the day and year first written above.

SELLER:
SANTA FE HABITAT FOR HUMANITY, INC.,
a New Mexico non-profit corporation

By:_____
Kurt Krahn, Executive Director
Santa Fe Habitat for Humanity Inc.

OWNER:

_____
XXX

_____
XXX

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

This instrument was acknowledged before me on the _____, 20XX by Kurt Krahn, Executive Director of Santa Fe Habitat for Humanity, Inc., a New Mexico non-profit corporation.

_____
NOTARY PUBLIC
My Commission Expires: _____

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

This instrument was acknowledged before me on the _____, 20XX, by XXX and XXX, a married couple.

NOTARY PUBLIC

My Commission Expires:

_____

Exhibit A to SAMPLE
DECLARATION OF RESTRICTIVE COVENANTS
RIGHT OF FIRST REFUSAL AND EQUITY SHARE

All of Lot 122 as shown on that certain "Boundary Survey Plat prepared for the City of Santa Fe of Lot 122 of the Guadalupe Neighborhood, Plat I" recorded January 4, 2011 in Book 726, Page 006, as Instrument #1622082 of the records of Santa Fe County.

Property Address:
635 Alto Street
Santa Fe, NM 87501

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

January 31, 2024,

Ron Winters
109 Calle Paula,
Santa Fe, New Mexico 87505

NOTICE OF ARC ACTION

Project Location: 635 Alto Street
ARC Case Number: 2024-007754-ARC

Dear Mr. Winters,
At their hearing on January 25, 2024, the City of Santa Fe Archaeological Review Committee (ARC) voted unanimously to approve the archaeological reconnaissance report for 635 Alto Street, with the condition revisions be submitted to staff.

Sincerely,

Paul A. Duran

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

City of Santa Fe

Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC: 2024-007826-HDRB. 635 Alto St. Westside-Guadalupe Historic District. Brian Lawler, agent for Habitat for Humanity, proposes four 24' tall two-story townhomes adjacent to Lower Alto St., and one two-story single-family dwelling unit (12'5" height at Alto Street, 22' height to internal courtyard) adjacent to Alto St. The maximum permitted height is 19' for Lower Alto and 14'8" for Alto St.

CASE NUMBER: 2024-007826--HDRB

PROJECT TYPE: New Construction

LOCATION: 635 ALTO ST
Santa Fe, NM 87501

CONTACTS:

Property Owner	SANTA FE HABITAT FOR HUMANITY	2520 CAMINO ENTRADA A SANTA FE, NM 87507
Applicant	BRIAN LAWLER	2520 Camino Entrada Ste. A SANTA FE, NM 87507

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Feb 27, 2024. The decision of the Board was to to approve the project.

For further information please call 505-955-6605.

Sincerely,

Heather Lamboy

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

Ver. 12 1/14/2020

635 Alto Street Annual Water Budget Calculation:

USGBC/LEED v4 Indoor Water Baseline Consumption, Per Person Per Day

Fixture	Baseline Flush or Flow Rate	Estimated Fixture Usage	Est. Water Usage			
Shower	2.5 gpm	10 minutes	25.0	gallons	0.00008	acre-feet
Lavatory, kitchen faucet	2.2 gpm	10 minutes	22.0	gallons	0.00007	acre-feet
Toilet	1.6 gpf	5.05 flushes	8.0	gallons	0.00002	acre-feet
Clothes Washer	9.5 IWF	.37 cycles at 3.5 ft^3	15.1	gallons	0.00005	acre-feet
Dishwasher	6.5 gpc	0.1 cycles	0.7	gallons	0.00000	acre-feet
						acre-feet
Total usage per person per day for all appliances:			70.8	gallons	0.00022	acre-feet
add contingincy/saftey factor (10%):			7.1	gallons	0.00002	acre-feet
						acre-feet
3 bedroom unit			233.6	gallons	0.00072	acre-feet
2 bedroom unit			155.8	gallons	0.00048	acre-feet
						acre-feet
Total project Indoor Water Use:			1,012.4	gallons per day	0.00311	acre-feet
			369,540.6	**gallons per year**	1.13408	acre-feet

Irrigation Water Usage

FROM SHEET L102

	qty.	emitter	frequency	58.5 h/year
Trees	5	6x 2 gph	45m, 3x per week, 6 months	
Shrubs	22	2x 2 gph	45m, 3x per week, 6 months	
Grasses/Flowering Plants	26	2x 2 gph	45m, 3x per week, 6 months	

Total irrigation Water Usage

Trees	292.5	gallons/year	0.000897648	acre-feet/y
Shrubs	1287	gallons/year	0.003949653	acre-feet/y
Grasses/Flowering Plants	1521	gallons/year	0.004667771	acre-feet/y
TOTAL	3100.5	gallons/year	0.009515073	acre-feet/y
TOTAL INDOOR + OUTDOOR	372,641.1	gallons/year	1.14359	acre-feet/y

Irrigation Watering Schedule
Watering 6 months of the year (April – September).
Watering all plantings 45m each time.
Watering frequency to decrease after first year to regular watering schedule.

Planting Type	Qty.	Emitters per plant (2 ga./h)	Watering hours per year (base, every 14 days)	Gallons per year (base)
Trees	5	6	9.78	293.50
Shrubs	22	2	9.78	430.47
Grasses/Flowers	26	2	9.78	508.74

Year Totals (Gallons)

	Year 1 5x frequency	Year 2 3x frequency	Year 3 1x frequency	**Average**
	1467.52	880.51	293.50	880.51
	2152.37	1291.42	430.47	1291.42
	2543.71	1526.22	508.74	1526.22
Total:	6163.59	3698.16	1232.72	**3698.16**

Year Totals (Acre-feet) 1 acre-foot = 325851.385 gallons

	Year 1 3x frequency	Year 2 2x frequency	Year 3 1x frequency	**Average**
	0.0045036553	0.0027021932	0.000900731	0.002702193
	0.0066053611	0.0039632167	0.001321072	0.003963217
	0.0078063359	0.0046838015	0.001561267	0.004683802
Total:	0.0189153523	0.0113492114	0.00378307	**0.011349211**

Santa Fe Habitat for Humanity®

4/3/2023

To: City of Santa Fe Land Use Department

Proposed project: Affordable Townhomes by Santa Fe Habitat for Humanity

Development Irrigation System:

The irrigation system for the housing at 635 Alto Street shall use low water-use drip irrigation in addition to passive swales to minimize the amount of water used for landscape irrigation. Each home shall have its own irrigation controller. Because there will be no plantings in the minimal common areas, a separate common area irrigation controller is not needed.

The stormwater system is separated from the irrigation system.

2520 Camino Entrada, Ste A Santa Fe, New Mexico 87507-4885

Telephone: (505) 986-5880 FAX: (815) 366-8054 Website: www.santafehabitat.org

Site Threshold Assessment (STH)

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

District No. _____

Project No. _____

Permit Applicant

Date: 3/12/24

Applicant Name: Brian Lawler

Business Name: Santa Fe Habitat for Humanity

Business Address: 2520 Camino Entrada, Ste A

City: Santa Fe State: NM Zip Code: 87507 -

Site Description

Development Type		Site Information (fill in all that apply)			
Residential	X	Building Size (SF)	6448	Dwelling Units	5
Retail		Parcel Size (ac)	0.25	Rooms	13
Office		Roadway Frontage (ft)	192	Beds	13
Industrial		Parking Spaces	10	Students	
Institutional		Employees		Seats	
Lodging		Other		Fuel Pumps	
Restaurant				Courts	
Convenience/Gas				Storage Units	
Other					

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

Existing Roadway Data

Highway No.: n/a Site Mile Post: n/a

Highway ADT: 2565 (not adjacent to site) Count Year: 2023

Number of Lanes (two-way): 2 Func. Class.: n/a

Trip Generation

ITE Trip Generation Land Use Category: 223 - Affordable Housing

AM Peak Hour Trips Enter: 2 Exit: 4

PM Peak Hour Trips Enter: 2 Exit: 2

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

Thresholds

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

TIA: 100 or more peak-hour total trips.

Other Requirement Basis / DTE Comments:

Land use 220 was considered but the trip generation rate was similar and lower depending on the sub category.
Land use 223 is more apt to the Habitat for Humanity program.
The closest NMDOT count station is ID 12048 located on Agua Fria street close to Closson St. The ADT on Alto St is likely much lower.

Land Use: 223
Affordable Housing

Description

Affordable housing includes all multifamily housing that is rented at below market rate to households that include at least one employed member. Eligibility to live in affordable housing can be a function of limited household income and resident age. Multifamily housing (low-rise) (Land Use 220), multifamily housing (mid-rise) (Land Use 221), and multifamily housing (high-rise) (Land Use 222) are related land uses.

Land Use Subcategory

Data are presented for three subcategories for this land use: (1) sites with income limitations for its tenants (denoted as income limits in the data plots), (2) sites with both minimum age thresholds and income limitations for its tenants (denoted as senior in the data plots), and (3) sites designed for and occupied by residents with special needs, such as persons with physical and mental impairments, single mothers, recovering addicts and others living in a group setting.

Additional Data

For most study sites contained in this land use, all dwelling units in the development are classified as affordable units. For residential study sites that provide a mix of market value and affordable units, the study sites with at least 75 percent of the dwelling units designated as affordable are also included in this land use database.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s and 2010s in California, Ontario (CAN), and New Jersey.

Source Numbers

237, 918, 1003, 1004, 1046, 1057

Affordable Housing - Income Limits
(223)

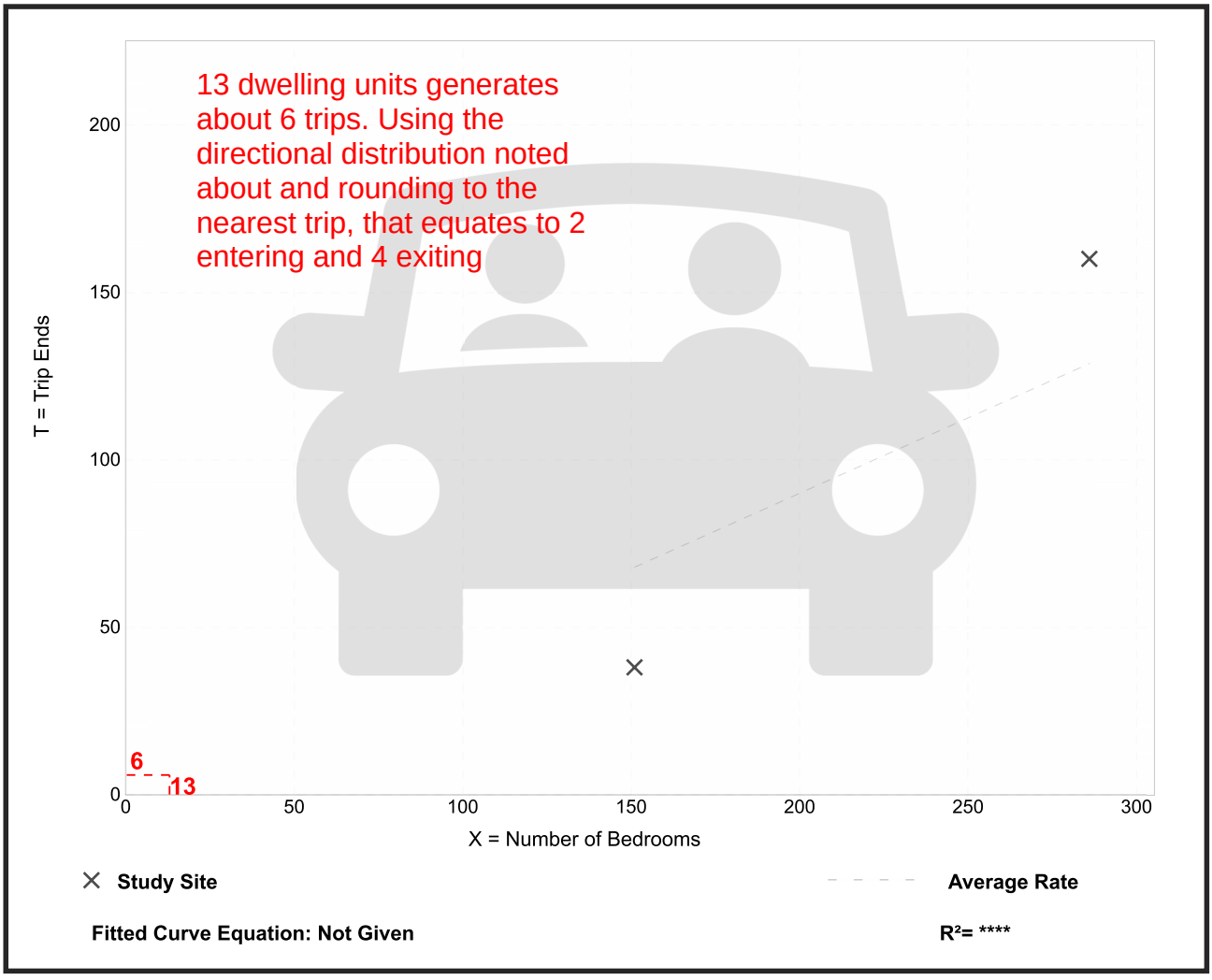
Vehicle Trip Ends vs: **Bedrooms**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. Num. of Bedrooms: 219
Directional Distribution: 37% entering, 63% exiting

Vehicle Trip Generation per Bedroom

Average Rate	Range of Rates	Standard Deviation
0.45	0.25 - 0.56	*

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Affordable Housing - Income Limits
(223)

Vehicle Trip Ends vs: **Bedrooms**
On a: **Weekday,**
PM Peak Hour of Generator

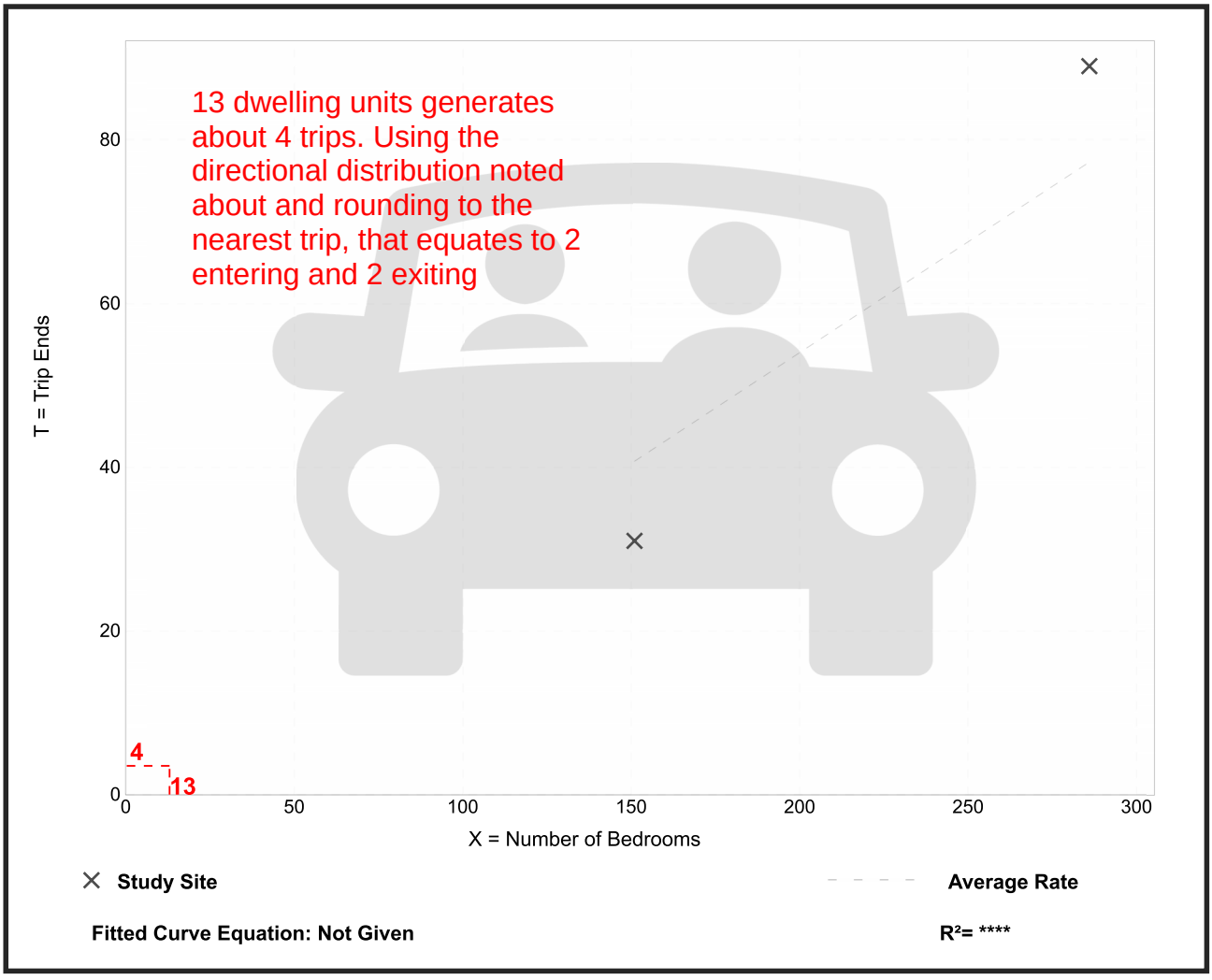
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. Num. of Bedrooms: 219
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Bedroom

Average Rate	Range of Rates	Standard Deviation
0.27	0.21 - 0.31	*

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

GENERAL NOTES

GENERAL REQUIREMENTS
WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS:
1. UNIFORM BUILDING CODE, APPLICABLE EDITION.
2. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUB-CONTRACTORS, NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE. ARCHITECT TO BE NOTIFIED IMMEDIATELY BY CONTRACTOR SHOULD ANY DISCREPANCY OR OTHER QUESTION ARISE PERTAINING TO THE WORKING DRAWINGS.

STRUCTURAL ENGINEERING
REFER TO STRUCTURAL INFORMATION FOR ANY QUESTIONS REGARDING LUMBER GRADES, BEAM AND HEADER SIZES, FOOTINGS, AND SHEAR REQUIREMENTS.

SOILS ENGINEERING
REFER TO SOILS REPORT FOR ANY QUESTIONS REGARDING SOIL REQUIREMENTS.
CONCRETE & FOUNDATION

MATERIALS
1. CONCRETE TO BE MACHINE MIXED WITH A MAXIMUM OF 7-1/2 GALLONS OF WATER PER SACK OF CEMENT. CONCRETE TO REACH A STRENGTH OF 3000 PSI MINIMUM IN 28 DAYS.
2. USE TYPE V CEMENT FOR SOIL-CONTAINMENT A SULFATE CONCENTRATION OF 2 PERCENT OR MORE.

CONSTRUCTION
1. CONCRETE SLABS MINIMUM 6" ABOVE FINISH GRADE.
2. REINFORCING BARS SHALL CONFORM TO ASTM A-615-40 APPLICABLE U.B.C. STANDARDS.
3. SILL FASTENING: EXTERIOR AND INTERIOR BEARING WALLS: APPROVED SHOT PINS WITH CADMIUM WASHERS, 3'-0" O/C MAXIMUM, 6" FROM CORNERS AND SPLICES UNLESS OTHERWISE NOTED ON PLANS OR ENGINEERING CALCULATIONS.
4. INTERIOR NON-BEARING WALLS: APPROVED SHOT PINS WITH CADMIUM WASHERS, 4'-0" O/C MAXIMUM, 6" FROM CORNERS AND SPLICES UNLESS OTHERWISE NOTED ON PLANS OR ENGINEERING CALCULATIONS.

METALS
STRUCTURAL STEEL AND MISCELLANEOUS IRON SHALL CONFORM TO ASTM A-36.
DRYER VENT TO OUTSIDE AIR PER MANUFACTURER'S APPROVED SPECIFICATIONS.

GENERAL NOTES FOR TJI FRAMING
MINIMUM BEARING LENGTH
1 3/4: MINIMUM BEARING REQUIRED AT JOIST ENDS;
3 1/2" BEARING REQUIRED AT INTERMEDIATE SUPPORTS.
RIM JOISTS OR BLOCKING - SEE MFG. SPECIFICATIONS
NAILING REQUIREMENTS - SEE MFG. SPECIFICATIONS

FIRESTOPPING
SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER AND SHALL BE USED IN SPECIFIC LOCATIONS, AS FOLLOWS:
1. IN EXTERIOR OR INTERIOR STUD WALLS, AT CEILING AND FLOOR LEVELS.
2. IN ALL STUD WALLS AND PARTITONS, INCLUDING FURRED SPACES, SO PLACED THAT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE IS NOT OVER 10 FEET.
3. BETWEEN STAIR STRINGERS AT TOP AND BOTTOM AND BETWEEN STUDS IN LINE WITH RUN OF STAIR ADJOINING STUD WALLS AND PARTITIONS.
4. AROUND TOP, BOTTOM, SIDES AND ENDS OF SLIDING DOOR POCKETS.
5. IN SPACES BETWEEN CHIMNEYS AND WOOD FRAMING, LOOSE NONCOMBUSTIBLE MATERIALS SHALL BE PLACED IN NONCOMBUSTIBLE SUPPORTS OR A METAL COLLAR TIGHTLY FITTED TO THE CHIMNEY AND NAILED TO THE WOOD FRAMING MAY BE USED.
6. ANY OTHER LOCATION NOT SPECIFICALLY MENTIONED ABOVE, SUCH AS HOLES FOR PIPES, SHAFTING, BEHIND FURRING STRIPS AND SIMILAR PLACES WHICH COULD AFFORD A PASSAGE FOR FLAMES.

FIRESTOPS WHEN OF WOOD SHALL BE 2-INCH NOMINAL THICKNESS. IF THE WIDTH OF THE OPENING IS SUCH THAT MORE THAN ONE PIECE OF LUMBER IS NECESSARY, THERE SHALL BE TWO THICKNESSES OF 1-INCH NOMINAL MATERIAL WITH JOINTS BROKEN OR ONE THICKNESS OF 3/4" PLYWOOD.
FIRESTOPS MAY ALSO BE GYPSUM BOARD, CEMENT ASBESTOS BOARD, MINERAL WOOL OR OTHER APPROVED NONCOMBUSTIBLE MATERIALS, SECURELY FASTENED IN PLACE. (MINERAL WOOL ONLY IS TO BE USED IN DOUBLE FRAMED COMMON WALLS.)

ATTIC VENTILATION
ENCLOSED ATTIC SPACES AND ENCLOSED ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300 PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA S PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE VENTILATION OF COMBUSTIBLE ATTIC SPACE, VENT OPENINGS SHALL NOT BE LOCATED WITHIN 3'-0" MEASURED LATRERALY EACH SIDE AND ABOVE WINDOW OR DOOR OPENINGS IN THE WALL OF THE STORY ABOVE.

NAILING SCHEDULE
CONNECTION
1. JOIST TO SILL OR GIRDER, TOENAIL (3-8D).
2. BRIDGING TO JOIST, TOE NAIL EACH END (2-8D).
3. 1"X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL (2-8D).
4. WIDER THAN 1"X 6" SUBFLOOR TO EACH JOIST, FACE NAIL (3-8D).
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL (2-16D).
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL (16D @ 16" O.C.).
7. TOP PLATE TO STUD, END NAIL (2-16D).
8. STUD TO SOLE PLATE, END NAIL (2-16D).
9. DOUBLED STUDS, FACE NAIL (16D AT 24" O.C.). DOUBLED TOP PLATES, FACE NAIL (16D @ 16" O.C.).
10. TOP PLATE, LAPS AND INTERSECTIONS, FACE NAIL (2-16D).
11. CONTINUOUS HEADER, TWO PIECES (16D AT 16" O.C.) ALONG EACH EDGE.
12. CEILING JOISTS TO PLATE, TOE NAIL (3-8D).
13. CONTINUOUS HEADER TO STUD, TOE NAIL(4-8D). CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL (3-16D).
14. CEILING JOISTS TO PARALELL RAFTERS, FACE NAIL (3-16D).
15. RAFTER TO PLATE, TOE NAIL 3-8D).
16. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL (2-8D).
17. 1"X 8" SHEATHING OR LESS TO EACH BEARING FACE NAIL (2-8D).
18. WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL (3-8D).
19. BUILT-UP CORNER STUDS (16D AT 24" O.C.).
20. BUILT UP GIRDER AND BEAMS (20D AT 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-20D AT ENDS AND AT EACH SPLICE).
21. 2" PLANKS (2-16D AT EACH BEARING).

PLYWOOD
SUBFLOOR, ROOF. AND WALL SHEATHING (TO FRAMING): 1/2" AND LESS (6D) 5/8" - 3/4" (8D OR 6D)
1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
2. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS (10" AT INTERMEDIATE SUPPORTS FOR FLOORS) EXCEPT 6 INCHES AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF PLYWOOD DIAPHRAGMS AND SHEAR WALLS REFER TO PLANS. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
3. CORROSION RESISTANT SIDING AND CASING NAILS.

WALL FRAMING
1. (SIZE) STUDS IN EXTERIOR WALLS AND INTERIOR BEARING WALLS OF BUILDING NOT MORE THAN TWO STORIES IN HEIGHT SHALL BE NOT LESS THAN 2 INCHES BY 4 INCHES IN SIZE. FOR THREE-STORY BUILDINGS SUCH STUDS SHALL BE NOT LESS THAN 3 INCHES BY 4 INCHES OR 2 INCHES BY 6 INCHES TO THE BOTTOM OF THE SECOND FLOOR JOISTS, AND 2 INCHES BY 4 INCHES FOR THE TWO UPPER STORIES. INTERIOR NONBEARING PARTITIONS MAY BE FRAMED WITH 2-INCH BY 4-INCH STUDS.
2. (HEIGHT) UNLESS SUPPORTED LATERALLY BY ADEQUATE FRAMING, THE MAXIMUM ALLOWABLE HEIGHT FOR STUDS SHALL BE 14 FEET FOR 2-INCH BY 4-INCH STUDS; AND 20 FEET FOR 2-INCH BY 6-INCH.
3. (SPACING) STUDS SUPORTING FLOORS AND CEILINGS OR RAFTERS SHALL BE SPACED NOT MORE THAN 24 INCHES O.C.
4. (CRIPPLE WALLS) CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS THAN THE STUDDING ABOVE WITH A MINIMUM LENGTH OF 24 INCHES OR SHALL BE FRAMED OF BLOCKING. WHEN EXCEEDING 4 FEET IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY.
5. (HEADERS) HEADERS FOR ALL OPENINGS 4 FEET WIDE OR LESS IN BEARING WALLS SHALL BE PROVIDED WITH HEADERS CONSISTING OF EITHER TWO PIECES OF 2-INCH FRAMING LUMBER PLACED ON EDGE AND SECURELY FASTENED TOGETHER OR 4" LUMBER OF EQUIVALENT CROSS SECTION. ALL OPENINGS MORE THAN 4 FEET WIDE SHALL BE PROVIDED WITH HEADERS OR LINTELS. SUCH HEADERS OR LINTELS SHALL HAVE NOT LESS THAN 2-INCH SOLID BEARING AT EACH END TO THE FLOOR OR BOTTOM PLATE, UNLESS OTHER APPROVED FRAMING METHODS OR JOINT DEVICES ARE USED. SEE PLAN FOR SIZE.
6. (PIPES IN WALL) STUD PARTITIONS CONTAINING PLUMBING, HEATING, OR OTHER PIPES SHALL BE FRAMED AND THE JOISTS UNDERNEATH SO SPACED AS TO GIVE PROPER CLEARANCE FOR THE PIPING, WHERE A PARTITION CONTAINING SUCH PIPING RUNS PARALLEL TO THE FLOOR JOISTS, THE JOISTS UNDERNEATH SUCH PARTITIONS SHALL BE DOUBLED AND SPACED TO PERMIT THE PASSAGE OF SUCH PIPES AND SHALL BE BRIDGED, WHERE PLUMBING, HEATING, OR OTHER PIPES ARE PLACED IN OR PARTLY IN A PARTITION, NECESSITATING THE CUTTING OF THE SOLES OR PLATES, A METAL TIE NOT LESS THAN 1/8 INCH THICK AND 1 1/2 INCHES WIDE SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN FOUR 16D NAILS.
7. (BRIDGING) ALL STUD PARTITIONS AND WALLS WITH STUDS HAVING A HEIGHT TO LEAST THICKNESS RATIO EXCEEDING 50 SHALL HAVE BRIDGING NOT LESS THAN 2 INCHES IN THICKNESS AND OF THE SAME WIDTH AS THE STUDS FITTED SNUGLY AND NAILED THERETO TO PROVIDE ADEQUATE LATERAL SUPPORT, UNLESS COVERED BY INTERIOR OR EXTERIOR WALL COVERING OR SHEATHING MEETING THE MINIMUM REQUIREMENT OF THE UNIFORM BUILDING CODE APPLICABLE EDITION.
8. (CUTTING AND NOTCHING) IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD MAY BE CUT AND NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH, CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN NONBEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.
9. (BORED HOLES) A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD MAY BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60 PERCENT OF THE WIDTH OF THE STUD ARE PERMITTED IN NONBEARING PARTITIONS OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF THE STUD AS A CUT OR NOTCH.
10. ROUGH WINDOW SILLS OVER 8 FEET IN LENGTH SHALL BE DOUBLED.
11. BLOCKING TO BE PROVIDED AT ALL HANDRAILS.

BEAMS AND GIRDERS
1. THE ENDS OF BEAMS OR GIRDERS SUPPORTED ON MASONRY OR CONCRETE SHALL HAVE NOT LESS THAN 4 INCHES OF BEARING.
2. ALL BEAMS OR GIRDERS SUPPORTED ON WOOD SHALL HAVE FULL BEARING AND BEARING SHALL COMPRISED OF (1) ONE SOLID SUPPORT OR A BUILT-UP SUPPORT CONSTRUCTED IN AN APPROVED MANNER UNLESS OTHERWISE SPECIFIED ON PLANS.

FLOOR JOISTS
1. (BEARING) EXCEPT WHERE JOISTS ARE SUPPORTED ON A 1-INCH X 4-INCH RIBBON STRIP AND NAILED TO THE ADJOINING STUD, THE ENDS OF EACH JOIST SHALL HAVE NOT LESS THAN 1 1/2 INCHES OF BEARING ON WOOD OR METAL, NOT LESS THAN 3 INCHES ON MASONRY.
2. (BLOCKING) JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF THE JOISTS ARE NAILED TO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD OR BY OTHER APPROVED MEANS. SOLID BLOCKING SHALL NOT BE LESS THAN 2 INCHES IN THICKNESS AND THE FULL DEPTH OF JOISTS.
3. (NOTCHES AND HOLES) NOTCHES ON THE ENDS OF JOISTS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM OF JOIST SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
4. (LAPS) JOISTS FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER, OR PARTITION SHALL BE LAPPED AT LEAST 4 INCHES OR THE OPPOSING JOISTS SHALL BE TIED TOGETHER IN AN APPROVED MANNER.
5. (FRAMING ANCHORS) JOISTS FRAMING INTO THE SIDES OF A WOOD GIRDER SHALL BE SUPPORTED BY FRAMING ANCHORS OR BY LEDGER STRIPS NOT LESS THAN 2 INCHES BY 2 INCHES.
6. (FRAMING AROUND OPENINGS) TRIMMER AND HEADER JOISTS WHEN FRAMED AROUND OPENINGS SHALL BE DOUBLED, OR OF LUMBER OF EQUIVALENT CROSS SECTION, WHEN THE SPAN OF THE HEADER EXCEEDS 4 FEET. THE ENDS OF HEADER JOISTS MORE THAN 6 FEET LONG SHALL BE SUPPORTED BY FRAMING ANCHORS OR JOIST HANGERS UNLESS BEARING ON A BEAM, PARTITION OR WALL. TAIL JOISTS OVER 12 FEET LONG SHALL BE SUPPORTED AT HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN 2 INCHES BY 2 INCHES.

ROOF AND CEILING FRAMING
1. (FRAMING) RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE. THERE SHALL BE A RIDGE BOARD AT LEAST 2-INCH NOMINAL THICKNESS AT ALL RIDGES AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE A SINGLE VALLEY OR HIP RAFTER NOT LESS THAN 2 INCHES NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
2. (RAFTER TIES) RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED TO 1-INCH BY 4-INCH (NOMINAL) MINIMUM SIZED CROSS TIES. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER.
3. (PURLINS) PURLINS TO SUPPORT ROOF LOADS MAY BE INSTALLED TO REDUCE THE SPAN OF RAFTERS WITHIN ALLOWABLE LIMITS AND SHALL BE SUPPORTED BY STRUTS TO BEARING WALLS. THE MAXIMUM SPAN OF 2-INCH BY 4-INCH PURLINS SHALL BE 4 FEET. THE MAXIMUM SPAN OF 2-INCH BY 6-INCH PURLIN SHALL BE 6 FEET BUT IN NO CASE SHALL THE PURLIN BE SMALLER THAN THE SUPPORTED RAFTER. STRUTS SHALL BE NOT SMALLER THAN 2-INCH BY 4-INCH MEMBERS. THE UNBRACED LENGTH OF STRUTS SHALL NOT EXCEED 8 FEET AND THE MINIMUM SLOPE OF THE STRUTS SHALL BE NOT LESS THAN 45 DEGREES FROM THE HORIZONTAL.
4. (BLOCKING) RAFTERS MORE THAN 8 INCHES IN DEPTH SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING NOT LESS THAN 2 INCHES IN THICKNESS AND THE FULL DEPTH OF THE RAFTER UNLESS NAILED TO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD.

CARPENTRY
LUMBER GRADES:
1. ALL LUMBER SHALL BE GRADE MARKED AND CONFORM WITH THE STANDARD GRADING AND DRESSING RULES P.S. 20-70 OF THE WEST COAST LUMBER INSPECTION BUREAU.
2. STUDS, JOISTS, RAFTERS, FOUNDATION PLATES, OR SILLS, PLANKING 2 INCHES OR MORE IN DEPTH, BEAMS, STRINGERS, POSTS, STRUCTURAL SHEATHING AND SIMILAR LOAD-BEARING MEMBERS SHALL BE OF AT LEAST THE MINIMUM GRADES SET FORTH IN THE UNIFORM BUILDING CODE APPLICABLE EDITION, AND ENGINEERING CALCULATIONS AND PLANS.

PROTECTION AGAINST DECAY AND TERMITES
1. WOOD EMBEDDED IN THE GROUND OR IN DIRECT CONTACT WITH THE EARTH AND USED FOR THE SUPPORT OF PERMANENT STRUCTURES, SHALL BE TREATED WOOD.
2. WOOD JOISTS OR THE BOTTOM OF WOOD FLOORS CLOSER THAN 18 INCHES, OR WOOD GIRDERS CLOSER THAN 12 INCHES TO THE GROUND UNDER FLOOR AREAS AND THEIR SUPPORTS, SHALL BE OF TREATED WOOD OR ALL HEARTWOOD OF APPROVED NATURALLY DURABLE SPECIES AS LISTED IN THE UNIFORM BUILDING CODE APPLICABLE EDITION.

PLATES, SILLS AND SLEEPERS
1. ALL FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH THE EARTH AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AND APPROVED AGENCY.

ROOF SHEATHING
1. 1 X 4 OR 1 X 6 SPACED: WITH 1 X 6 SHIPLAP STARTER BOARD AT ALL EXPOSED EAVES (RESAWN FACE DOWN): SHALL BE STANDARD, 3 COMMON, NO. 2 OR CONSTRUCTION GRADES AND SHALL BE SPACED NO MORE THAN 6" CLEAR.
2. O.S.B. SHEATHING IS TO BE CONTINUOUS OVER TWO OR MORE SPANS AND IS TO BE MINIMUM 5/8" THICK AND SHALL HAVE PANEL IDENTIFICATION INDEX AS REQUIRED FOR RAFTER SPACING (SEE PLANS): ALL SHALL BE STRUCTURAL I AND II, STANDARD SHEATHING, AND C-C- GRADES ONLY: WITH EDGES BLOCKED OR UNBLOCKED AS REQUIRED FOR SPAN.

FRAMING PRACTICES WORKMANSHIP
1. ALL MEMBERS SHALL BE FRAMED, ANCHORED TIED, AND BRACED SO AS TO DEVELOP THE STRENGTH AND RIGIDITY NECESSARY FOR THE PURPOSES FOR WHICH THEY ARE USED.

COLUMNS AND POSTS
1. ALL WOOD COLUMNS AND POSTS SHALL BE FRAMED TO TRUE END BEARINGS. SUPPORTS SHALL BE DESIGNED TO HOLD THE COLUMN OR POST SECURELY IN POSITION AND TO PROTECT ITS BASE FROM DETERIORATION.
2. IN AREAS EXPOSED TO WATER SPLASH AND IN EXTERIOR LOCATIONS, WOOD COLUMNS AND POSTS SHALL BE SUPPORTED BY PIERS PROJECTING AT LEAST 2 INCHES ABOVE THE FINISHED FLOOR AND SHALL BEAR ON A METAL BASE PLATE OR A FOUDATION PLATE OR SILL AS SPECIFIED IN SUBSECTION (C).
3. POSTS OR COLUMNS OF TREATED WOOD OR OF FOUNDATION GRADE REDWOOD OR CEDAR MAY BE PLACED DIRECTLY ON CONCRETE, SOLID MASONRY OR GROUTED MASONRY.

WOOD AND EARTH SEPARATION
1. NO UNTREATED WOOD EXCEPT FOUNDATION REDWOOD SHALL BE NEARER THAN 6 INCHES TO ANY EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3 INCHES IN THICKNESS WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND CONCRETE.

GALVANIZED METAL & BUILT-UP MEMBRANE
1. SEE ALL MFG. SPECIFICATIONS

MOISTURE PROTECTION FLASHING
1. ALL FLASHING, COUNTERFLASHING, AND COPING WHEN OF METAL SHALL BE NOT LESS THAN NO, 26 U. S. GAUGE CORROSION- RESISTANT METAL.
2. FLASH AND COUNTERFLASH AT ALL ROOF TO WALL ROOFING CONDITIONS. G.I. FLASH AND CAULK WOOD BEAMS AND OUTLOOKERS PROJECTING THROUGH EXTERIOR WALLS OR ROOF SURFACES.
3. FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOFING, WHICH CONFORMS TO STANDARDS OF LOCAL AND STATE CODES.
4. ALL JOINTS AND PENETRATIONS CAULKED AND SEALED. INSULATION 1. ALL EXTERIOR WALLS, WALLS BETWEEN LIVING SPACE AND UNHEATED GARAGE OR STORAGE ROOM, BETWEEN JAMBS AND FRAMING, CEILINGS WITH COLD AREAS ABOVE, ATTIC ACCESS PANEL, KNEE WALLS ADJACENT TO HEATED SPACE, BETWEEN COMBINATION RAFTER AND CEILING JOIST (LEAVE OPEN SPACE ABOVE FOR VENTILATION) TO HAVE BLOWN-IN CELLULOSE INSULATION: WALLS R-13 MIN. AND CEILINGS R-50 MIN.
5. BUILDING AND INSULATION INSTALLER ARE TO PROVIDE A CERTIFICATE OF INSTALLATION AND POST IN THE BUILDING IN A CONSPICUOUS LOCATION.

EXTERIOR FINISHES MOISTURE BARRIER
1. SEE STRAWBALE SECTION

DOORS, WINDOWS & GLASS
1. GLASS & GLAZING IN LOCATIONS WHICH MAY BE SUBJECT TO HUMAN IMPACT SUCH AS FRAMELESS GLASS DOORS, GLASS ENTRANCE AND EXIT DOORS, FIXED GLASS PANELS, SLIDING GLASS DOORS, SHOWER DOORS, TUB ENCLOSURES, AND STORM DOORS SHALL MEET THE REQUIREMENTS SET FORTH IN THE UNIFORM BUILDING CODES APPLICABLE EDITION, STATE AND LOCAL CODES.

WEATHER STRIPPING
1. ALL SLIDING, SWINGING DOORS AND WINDOWS OPENING TO THE EXTERIOR OR TO UNCONDITIONED AREAS SHALL BE FULLY WEATHERSTRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.
2. ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR INFILTRATION STANDARDS OF THE 1972 AMERICAN NATIONAL STANDARDS INSTITUTE ASTM E283-73 WITH A PRESSURE DIFFERENTIAL OF 1.57 POUNDS PER SQUARE FOOT AND SHALL BE CERTIFIED AND LABELED.

FINISHES
GYPSUM WALLBOARD INSTALLATION
1. ALL GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE U.B.C. APPLICABLE EDITION, STATE, AND LOCAL CODES.
2. GYPSUM WALLBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.
3. ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL OCCUR ON THE FRAMING MEMBERS, EXCEPT THOSE EDGES AND ENDS WHICH ARE PERPENDICULAR TO THE FRAMING MEMBERS. ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL BE IN MODERATE CONTACT EXCEPT IN CONCEALED SPACES WHERE FIRE RESISTIVE CONSTRUCTION OR DIAPHRAGM ACTION IS NOT REQUIRED.
4. THE SIZE AND SPACING OF FASTENERS SHALL COMPLY WITH CURRENT ADOPTED I.R.C., STATE, AND LOCAL CODES. FASTENERS SHALL BE SPACED NOT LESS THAN 3/8 INCH FROM EDGES AND ENDS OF GYPSUM WALL BOARD. FASTENERS AT THE TOP AND BOTTOM PLATES OF VERTICAL ASSEMBLIES, OR THE EDGES AND ENDS OF HORIZONTAL ASSEMBLIES' PERPENDICULAR TO SUPPORTS, AND AT THE WALL LINE MAY BE OMITTED EXCEPT ON SHEAR-RESISTING ELEMENTS, OR FIRE-RESISTIVE ASSEMBLIES. FASTENERS SHALL BE APPLIED IN SUCH A MANNER AS NOT TO FRACTURE THE FACE PAPER WITH THE FASTENER HEAD. ALL ROUGHSAWN AND RESAWN SURFACES TO RECEIVE STAIN. DO NOT PRIME OR PAINT UNLESS OTHERWISE NOTED ON PLANS.

PLUMBING MATERIALS
1. COPPER TUBE FOR WATER PIPING SHALL HAVE A WEIGHT OF NOT LESS THAN THAT OF COPPER WATER TUBE TYPE L. EXCEPTION: TYPE M COPPER TUBING MAY BE USED FOR WATER PIPING WHEN PIPING IS ABOVE GROUND, AND THE NORMAL MAXIMUM PRESSURE DOES NOT EXCEED 100 POUNDS, AND THE WORKING TEMPERATURE DOES NOT EXCEED 210 F.
2. SHOWERHEADS AND FAUCETS, INDICATED ON PLANS AND CERTIFIED BY CEC.
3. PEX FLEX TUBING MAY BE USED FOR WATER PIPING AND RADIANT FLOOR HEATING.

WATER HEATER
1. WITH NON-RIGID WATER CONNECTIONS SHALL BE STRAPPED FOR LATERAL SUPPORT.
2. HOT WATER SYSTEM IS NATURAL GAS, HEAT PUMP, OR SOLAR WITH ANY TYPE OF BACK-UP AND CERTIFIED BY CEC.
3. TANK INSULATION HAS EXTERNAL BLANKET, R-12 OR GREATER APPROVED EQUAL.
4. HOT WATER INLET AND OUTLET PIPE INSULATED, EXTERNALLY WRAPPED WITH R-3 OR GREATER FOR ENTIRE LENGTH UNDER AND ABOVE SLAB.
5. STEAM AND STEAM CONDENSATE RETURN AND RECIRCULATING HOT WATER PIPE INSULATION.

GAS PIPING MATERIALS
1. ALL PIPE USED FOR THE INSTALLATION OF ANY GAS PIPING SHALL BE STANDARD WEIGHT WROUGHT IRON OR STEEL (GALVANIZED OR BLACK), YELLOW BRASS (CONTAINING NOT MORE THAN SEVENTY-FIVE (75) PERCENT COPPER), OR INTERNALLY TINNED OR EQUIVALENTLY TREATED COPPER OF IRON PIPE SIZE.
2. ALL FITTINGS USED IN CONNECTION WITH THE ABOVE PIPING SHALL BE OF MALLEABLE IRON OR YELLOW BRASS (CONTAINING NOT MORE THAN SEVENTY-FIVE (75) PERCENT COPPER).

WASTE PIPING MATERIALS
1. ALL WASTE PIPING WHICH PENETRATES WALLS WITH 1 HOUR FIRE RESISTIVE MATERIALS APPLIED SHALL BE CAST IRON OR OTHER NONCOMBUSTIBLE PIPING MATERIAL APPROVED BY THE UNIFORM BUILDING CODE APPLICABLE EDITION, STATE, AND LOCAL AREAS.
2. RAPID FIT WASTE AND OVERFLOW FITTINGS SHALL BE USED IN LIEU OF ACCESS PANEL AS PER I.A.P.M.O. FILE NUMBER 966.

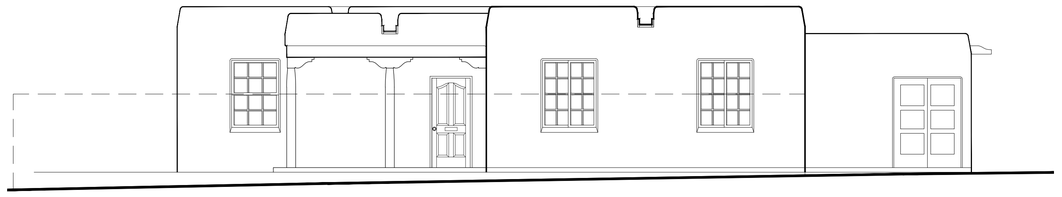
ELECTRICAL MATERIALS
1. ALUMINUM WIRE NO. 6AWG AND SMALLER SHALL NOT BE USED IN ELECTRICAL WIRING.

WORKMANSHIP
1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE SERVING POWER AND TELEPHONE COMPANIES

INSTALLATION
1. ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE WEATHER PROOF.
2. RECEPTACLES IN KITCHEN AND BATHROOM SHALL BE INSTALLED ABOVE WORK TOP UNLESS OTHERWISE NOTED IN PLANS.
3. RECEPTACLES SHALL BE INSTALLED VERTICALLY AT 12"+ ABOVE FLOOR.
4. WALL SWITCHES TO BE 36" ABOVE FLOOR.

APPLICABLE CODES:

HABITAT FOR HUMANITY HOMES
635 Alto Street
Santa Fe, NM 87501
APN: 12715202



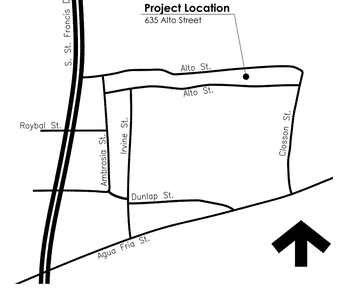
ABBREVIATIONS

F.O.S	FACE OF STUD
RE/S	RESAWN
RO/S	ROUGHSAWN
FL	FLUSH
FLR	FLOOR
BM	BEAM
R.O.	ROUGH OPENING
O.H.	OVERHEAD
S.H.	SINGLE HUNG
DR	DOOR
W.H.	WATER HEATER
S&P	SHELF AND POLE
WARD.	WARDROBE
M.C.	MEDICINE CABINET
CL'G	CEILING
MOJ	MEASURE ON JOB
CL	CENTER LINE
PL	PLATE LINE
AL	ALUMINUM
SL	SLIDER
F.G.	FIXED GLASS
TEMP	TEMPERED GLASS
WD	WOOD
BLK	BLOCK
DBL	DOUBLE
FT'G	FOOTING
EXT	EXTERIOR
INT	INTERIOR
O/	OVER
W/	WITH
O.C.	ON CENTER
CONT.	CONTINUOUS
HORZ.	HORIZONTAL
VERT.	VERTICAL
T&G	TONGUE AND GROOVE
TJI	TRUSS JOIST I-BEAM
COL.	COLUMN
GFIC	GROUND FAULT INTERRUPTED CIRCUIT

SYMBOLS & LEGEND

- (#) Grid Number
- (#/A#.#) Detail Sheet Number
- (#/A#.#) Section/elevation Sheet Number
- (#/A#.#) Interior Elevation Sheet Number
- (##) Keynote
- Door, window or equipment tag
- (E) Wall to Remain
- (N) Wall
- ℄ Centerline

VICINITY MAP



PROJECT DATA

5 AFFORDABLE TOWNHOMES ON CURRENTLY VACANT LOT, (2) 2-BEDROOM AND (3) 3-BEDROOM.

ZONING: R-21
OVERLAYS: WESTSIDE-GUADALUPE HISTORIC DISTRICT

LOT AREA:	10910 sq. ft.; 0.25 acres
BUILDING COVERAGE:	4933 sq. ft.
LOT COVERAGE:	45%
ALLOWED COVERAGE:	55% (14-7.5 (C)(1))
BUILDING AREA:	6448 sq. ft.
PRIVATE OPEN SPACE:	30% OF FLOOR AREA

SEE SHEET A100

BUILD



1 Site Code Analysis Plan

1/4" = 1'-0"

N

Site Code Analysis

Residential private open space calculated per City of Santa Fe Code of Ordinances 14-7.1 and 14-7.5 (C).

Lot coverage increase allowed per 14-7.5 (C)(1)(b), "for lots in R-10, R-12, R-21 and R-29 districts, an amount not less than thirty percent of the total gross floor area of that dwelling unit."

Site Data:

Zoning: R-21
Overlays: Westside-Guadalupe Historic District

Lot Area: 10910 sq. ft.; 0.25 acres
Building coverage:
Units A-D: 3782
Unit E: 1151
Total: 4933
Lot coverage: 45%
Allowed coverage: 55% (14-7.5 (C)(1))

5 dwelling units

Building Data:

Total gross floor area: 6448 sq. ft.

Unit A: 3 bedroom, 2 bath
1st Floor Area: 797 sq. ft.
2nd Floor Area: 527 sq. ft.
Total: 1324 sq. ft.
Req'd open space: 398 sq. ft.
Provided open space: 524 sq. ft.

Unit B: 2 bedroom, 1.5 bath
1st Floor Area: 634 sq. ft.
2nd Floor Area: 521 sq. ft.
Total: 1155 sq. ft.
30% open space: 347 sq. ft.
Provided open space: 398 sq. ft.

Unit C: 2 bedroom, 1.5 bath
1st Floor Area: 630 sq. ft.
2nd Floor Area: 515 sq. ft.
Total: 1145 sq. ft.
30% open space: 344 sq. ft.
Provided open space: 456 sq. ft.

Unit D: 3 bedroom, 2 bath
1st Floor Area: 790 sq. ft.
2nd Floor Area: 524 sq. ft.
Total: 1314 sq. ft.
30% open space: 395 sq. ft.
Provided open space: 430 sq. ft.

Unit E: 3 bedroom, 2 bath
1st Floor Area: 676 sq. ft.
2nd Floor Area: 834 sq. ft.
Total: 1510 sq. ft.
30% open space: 453 sq. ft.
Provided open space: 662 sq. ft.

Site Lighting

All exterior site lighting shall use LED bulbs or fixtures. All exterior lighting shall be under 160 watts.

This project will not include a photometric plan or other items required by subsection 14-8.9(C)(1) as it is excepted per 14-8.9(C)(2) "Applications for single-family residential or other projects where no lamp exceeds one hundred sixty watts are not required to comply with Subsection 14-8.9(C)(1)"

Fire Suppression Req.

Per New Mexico Residential Building Code section R313.1 the project is not required to have an automatic fire sprinkler system.

New Mexico Residential Building Code section R313.1
"Automatic-fire sprinklers systems in townhouses and one-and two-family dwellings are not required when the units are not more than three stories above grade plane in height and that have separate means of egress and their accessory structures"

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

Revisions

DWG File Name

Print Date

Code Analysis

A100



1 Site Plan

1/8" = 1'-0"

N

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

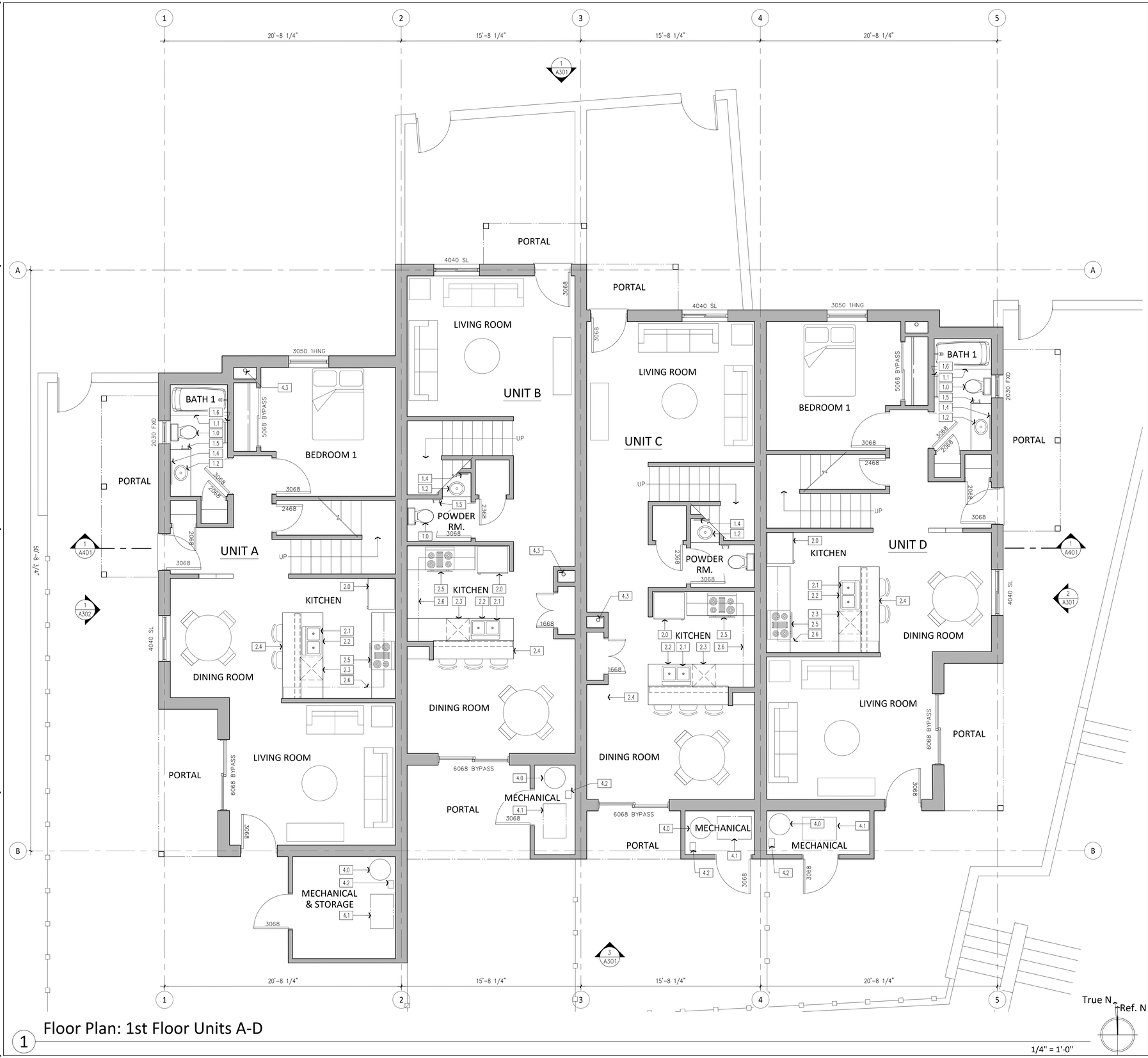
Revisions

DWG File Name

Print Date

Site Plan

A101



Floor Plan: 1st Floor Units A-D

1/4" = 1'-0"

Floor Plan Notes

Keynote legend below contains information referenced throughout Documents. References are flagged at various locations in the Documents by means of the following symbol: 1.0

Refer exterior elevations for critical alignment of openings.

Repeating items or assemblies may not be noted or dimensioned at all locations where repetition is obvious.

Interior Moisture control:

Install capillary break and vapor retarder at slab on grade foundations, see

Check moisture content of building materials used in wall and floor framing before enclosure

Rodent Proofing:

Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method

Pollutant Control:

1. Cover duct openings and other related air distribution component during construction
2. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits
3. Paints, stains and other coatings shall be compliant with VOC limits
4. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds
5. Carpet and carpet systems shall be compliant with VOC limits
6. Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards

Keynote Legend

1.0	TOILET
1.1	FIBERGLASS BATHTUB W/ SURROUND
1.2	SINK & FAUCET
1.3	COUNTERTOP
1.4	MIRROR & MEDICINE CABINET
1.5	TOILET PAPER HOLDER
1.6	TOWEL BAR
2.0	REFRIGERATOR
2.1	KITCHEN SINK
2.2	UNDER COUNTER BUTTON FOR RE-CIRCULATION PUMP
2.3	DISHWASHER
2.4	RAISED COUNTERTOP
2.5	STOVETOP RANGE AND OVEN
2.6	OVERHEAD CABINETS
3.0	CLOTHES WASHING MACHINE
3.1	CLOTHES DRYER
3.2	STACKED WASHER & DRYER
3.3	CLOSET SHELF AND HANGER BAR
3.4	LAUNDRY SHELF & CABINET
4.0	ELECTRIC HEAT PUMP WATER HEATER
4.1	ENERGY RECOVERY VENTILATOR (ERV)
4.2	DOMESTIC WATER RE-CIRCULATION PUMP
4.3	RADON VENT
5.0	SEALED AND COLORED CONCRETE FLOOR
5.1	RESILIENT FLOORING

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

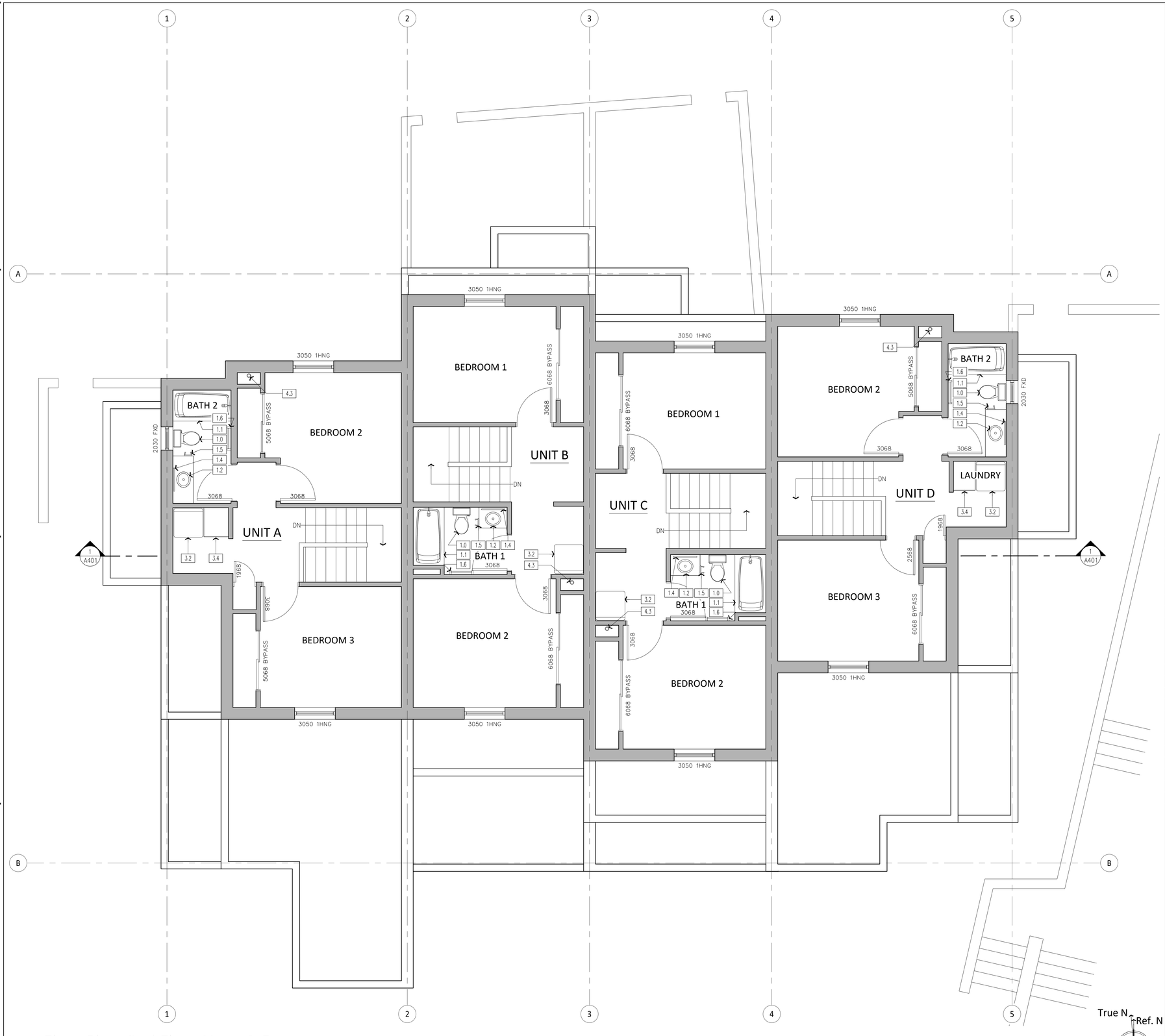
Revisions

DWG File Name

Print Date

1st Floor Plan, Units A-D

A201



1 Floor Plan: 2nd Floor Units A-D

1/4" = 1'-0"

Floor Plan Notes

Keynote legend below contains information referenced throughout Documents. References are flagged at various locations in the Documents by means of the following symbol: 1.0 →

Refer exterior elevations for critical alignment of openings.

Repeating items or assemblies may not be noted or dimensioned at all locations where repetition is obvious.

Interior Moisture control:

Install capillary break and vapor retarder at slab on grade foundations, see

Check moisture content of building materials used in wall and floor framing before enclosure

Rodent Proofing:

Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method

Pollutant Control:

1. Cover duct openings and other related air distribution component during construction
2. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits
3. Paints, stains and other coatings shall be compliant with VOC limits
4. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds
5. Carpet and carpet systems shall be compliant with VOC limits
6. Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards

Keynote Legend

1.0	TOILET
1.1	FIBERGLASS BATHTUB W/ SURROUND
1.2	SINK & FAUCET
1.3	COUNTERTOP
1.4	MIRROR & MEDICINE CABINET
1.5	TOILET PAPER HOLDER
1.6	TOWEL BAR
2.0	REFRIGERATOR
2.1	KITCHEN SINK
2.2	UNDER COUNTER BUTTON FOR RE-CIRCULATION PUMP
2.3	DISHWASHER
2.4	RAISED COUNTERTOP
2.5	STOVETOP RANGE AND OVEN
2.6	OVERHEAD CABINETS
3.0	CLOTHES WASHING MACHINE
3.1	CLOTHES DRYER
3.2	STACKED WASHER & DRYER
3.3	CLOSET SHELF AND HANGER BAR
3.4	LAUNDRY SHELF & CABINET
4.0	ELECTRIC HEAT PUMP WATER HEATER
4.1	ENERGY RECOVERY VENTILATOR (ERV)
4.2	DOMESTIC WATER RE-CIRCULATION PUMP
4.3	RADON VENT
5.0	SEALED AND COLORED CONCRETE FLOOR
5.1	RESILIENT FLOORING

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 1271515202

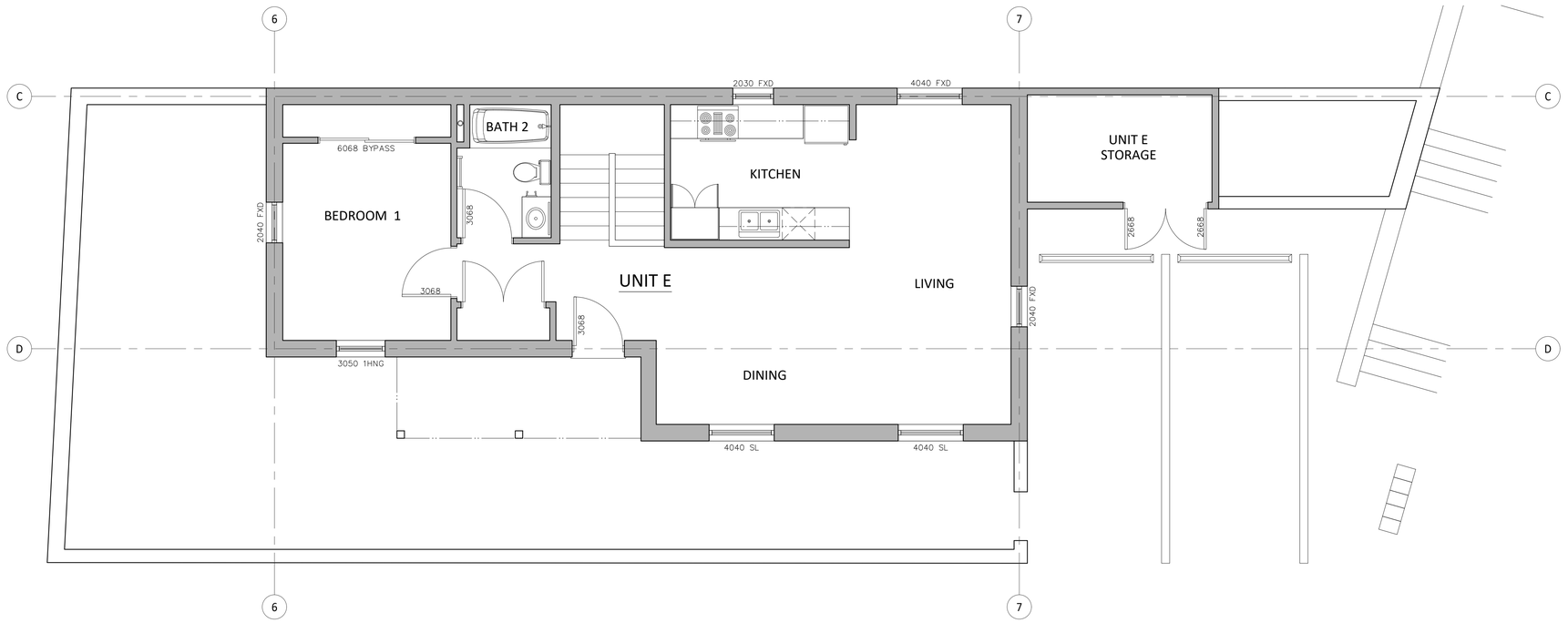
Revisions

DWG File Name

Print Date

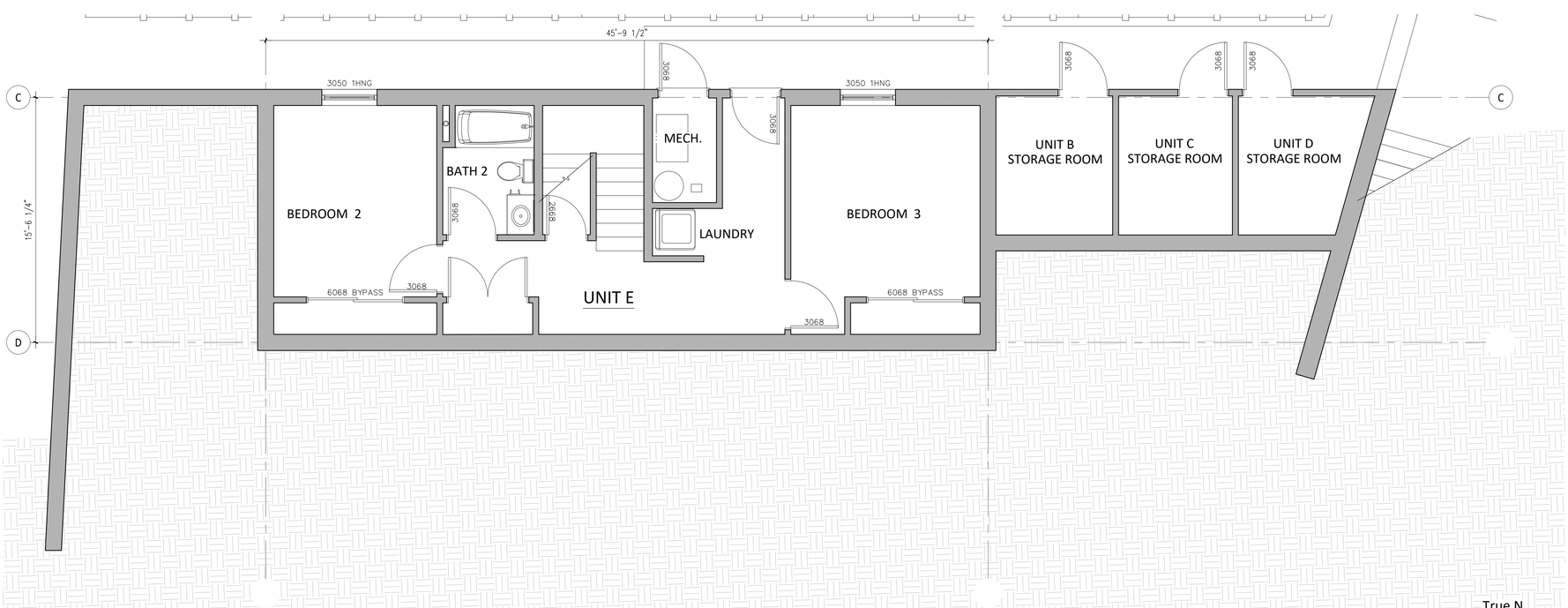
2nd Floor Plan, Units A-D

A202



1 Floor Plan: 2nd Floor Unit E

1/4" = 1'-0"



2 Floor Plan: 1st Floor Unit E

1/4" = 1'-0"

Floor Plan Notes

Keynote legend below contains information referenced throughout Documents. References are flagged at various locations in the Documents by means of the following symbol: 1.0

Refer exterior elevations for critical alignment of openings.

Repeating items or assemblies may not be noted or dimensioned at all locations where repetition is obvious.

Interior Moisture control:

Install capillary break and vapor retarder at slab on grade foundations, see

Check moisture content of building materials used in wall and floor framing before enclosure

Rodent Proofing:

Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method

Pollutant Control:

1. Cover duct openings and other related air distribution component during construction
2. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits
3. Paints, stains and other coatings shall be compliant with VOC limits
4. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds
5. Carpet and carpet systems shall be compliant with VOC limits
6. Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards

Keynote Legend

1.0	TOILET
1.1	FIBERGLASS BATHTUB W/ SURROUND
1.2	SINK & FAUCET
1.3	COUNTERTOP
1.4	MIRROR & MEDICINE CABINET
1.5	TOILET PAPER HOLDER
1.6	TOWEL BAR
2.0	REFRIGERATOR
2.1	KITCHEN SINK
2.2	UNDER COUNTER BUTTON FOR RE-CIRCULATION PUMP
2.3	DISHWASHER
2.4	RAISED COUNTERTOP
2.5	STOVETOP RANGE AND OVEN
2.6	OVERHEAD CABINETS
3.0	CLOTHES WASHING MACHINE
3.1	CLOTHES DRYER
3.2	STACKED WASHER & DRYER
3.3	CLOSET SHELF AND HANGER BAR
3.4	LAUNDRY SHELF & CABINET
4.0	ELECTRIC HEAT PUMP WATER HEATER
4.1	ENERGY RECOVERY VENTILATOR (ERV)
4.2	DOMESTIC WATER RE-CIRCULATION PUMP
4.3	RADON VENT
5.0	SEALED AND COLORED CONCRETE FLOOR
5.1	RESILIENT FLOORING

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

Revisions

DWG File Name

Print Date

1st Floor Plan, Unit E

A203



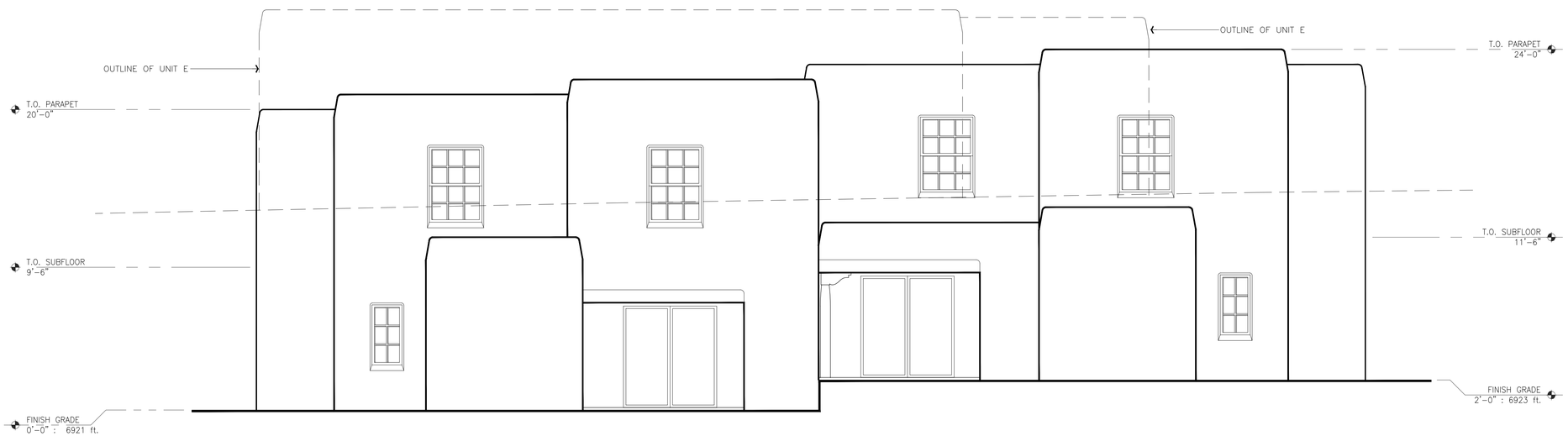
1 Exterior Elevation: Units A-D North

1/4" = 1'-0"



2 Exterior Elevation: Units A-D East

1/4" = 1'-0"



3 Exterior Elevation: Units A-D South

1/4" = 1'-0"

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 1271215202

Revisions

DWG File Name

Print Date

Elevations

A301



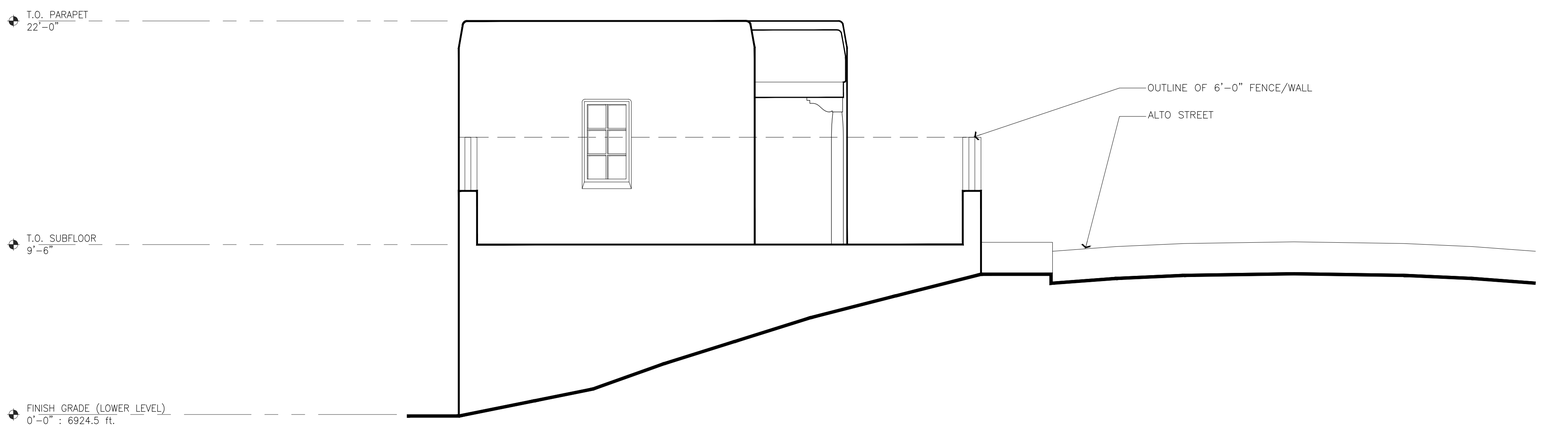
1 Exterior Elevation: Units A-D West

1/4" = 1'-0"



2 Exterior Elevation: Unit E South

1/4" = 1'-0"



3 Exterior Elevation: Unit E West

1/4" = 1'-0"

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

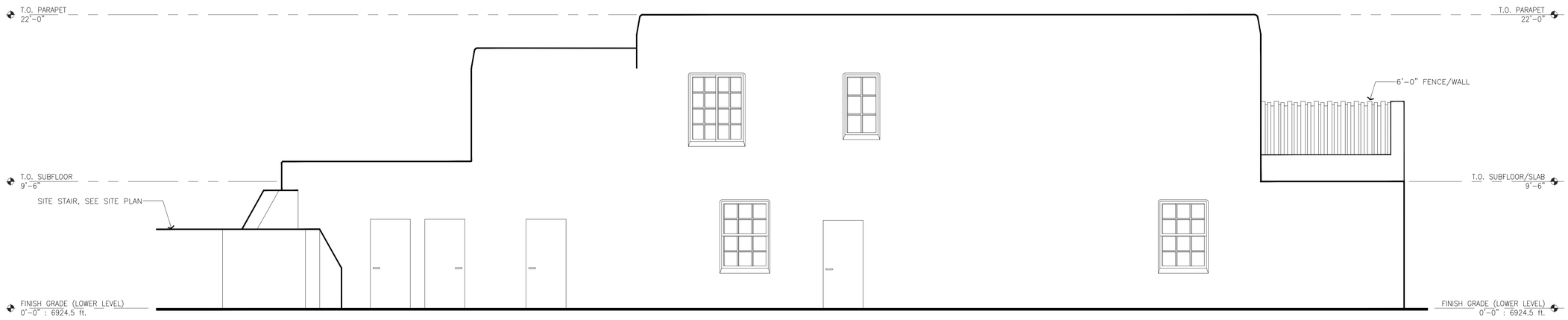
Revisions

DWG File Name

Print Date

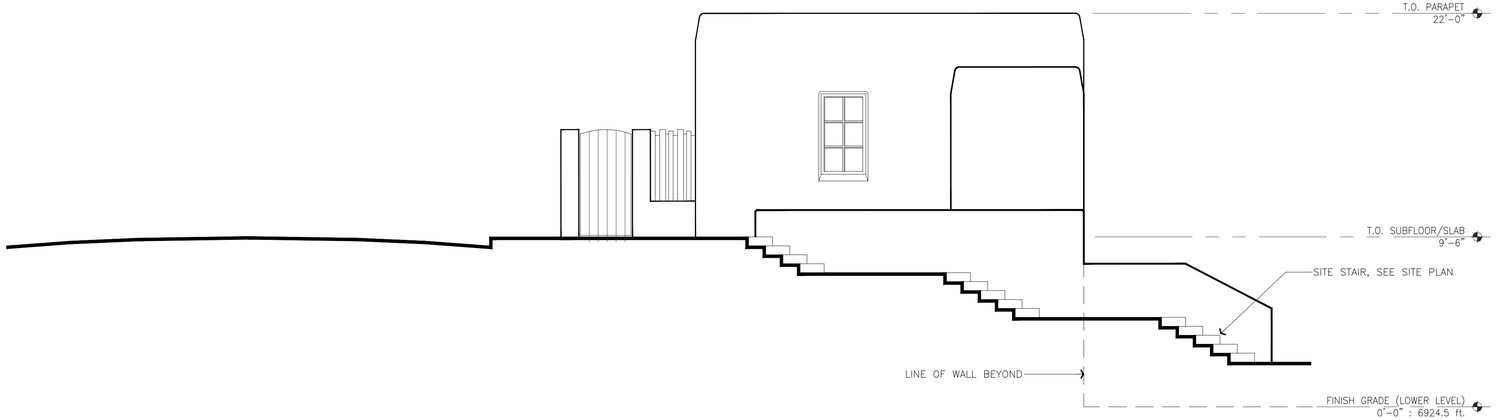
Elevations

A302



1 Exterior Elevation: UnitE North

1/4" = 1'-0"



2 Exterior Elevation: Unit E East

1/4" = 1'-0"

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 1271215202

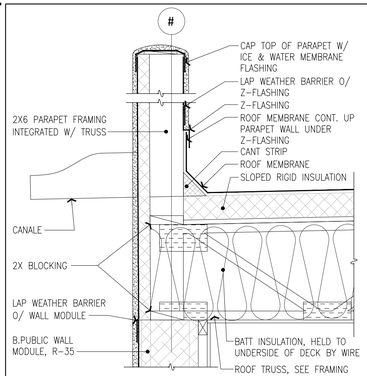
Revisions

DWG File Name

Print Date

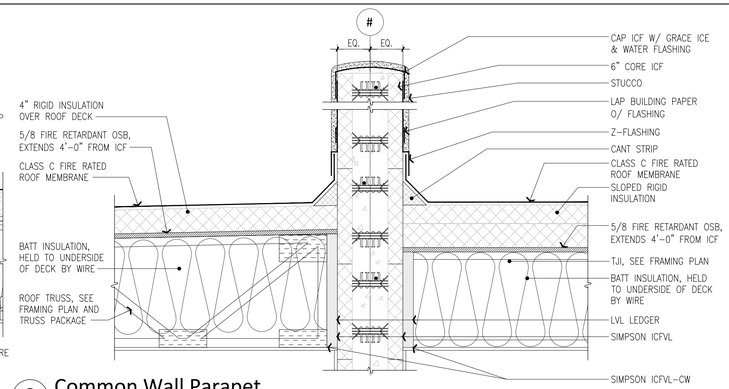
Elevations

A303



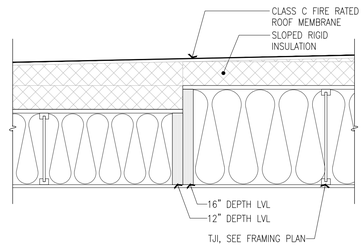
2 Parapet

1"=1'-0"



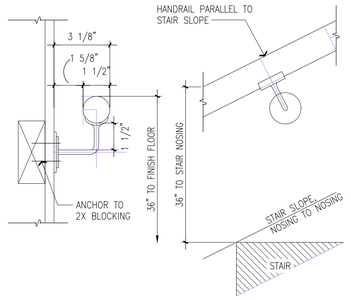
3 Common Wall Parapet

1"=1'-0"



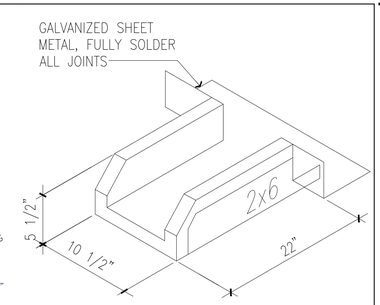
4 Sloped Rigid Foam

1"=1'-0"



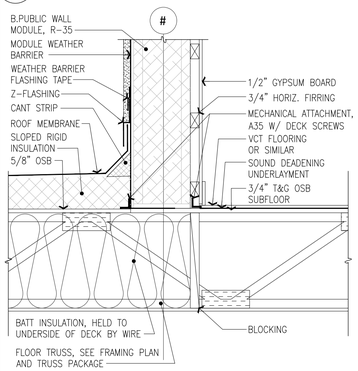
5 Hand Rail

3"=1'-0"



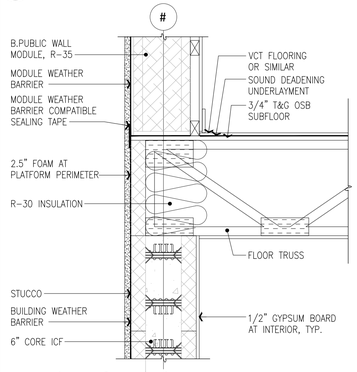
6 Upper Roof Canale

N.T.S



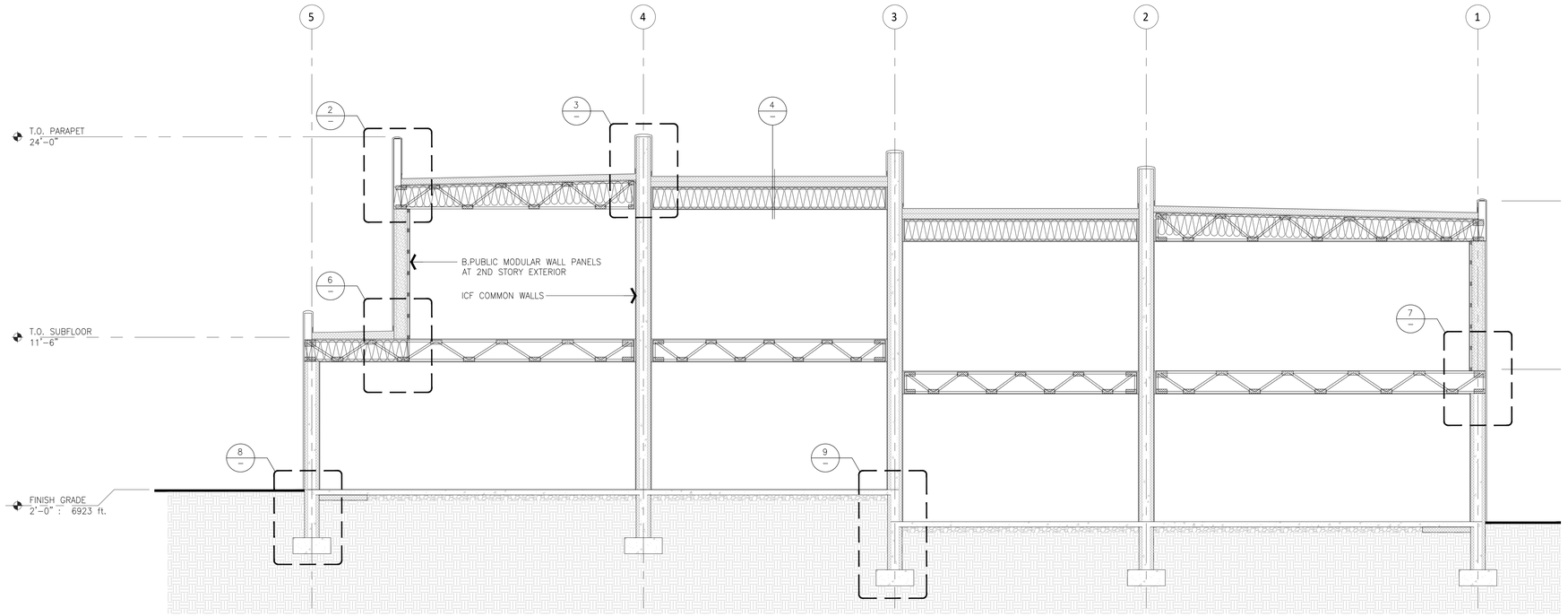
6 B.Public Wall to Truss

1"=1'-0"



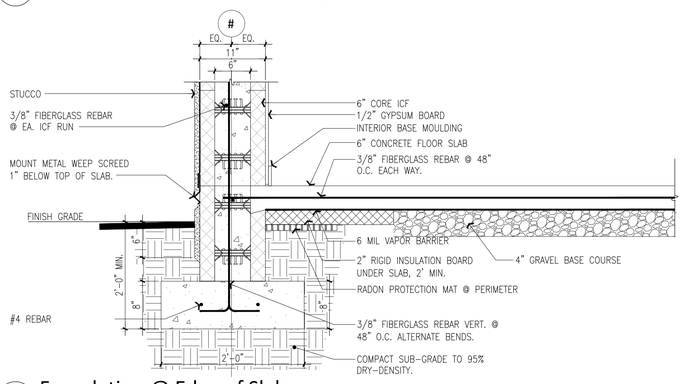
7 Edge of 2nd Floor

1"=1'-0"



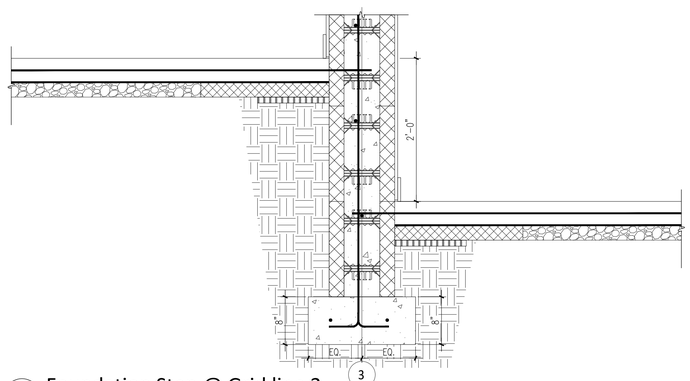
1 Section

1/2" = 1'-0"



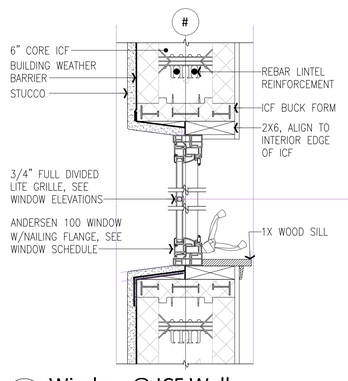
8 Foundation @ Edge of Slab

1"=1'-0"



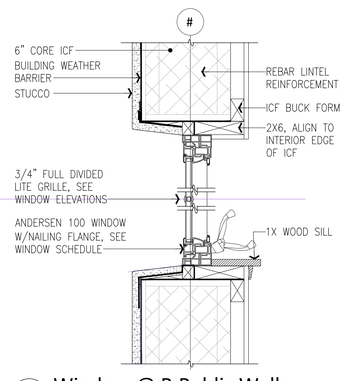
9 Foundation Step @ Grid line 3

1"=1'-0"



Window @ ICF Wall

1 1/2"=1'-0"



Window @ B.Public Wall

1 1/2"=1'-0"

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

Revisions

DWG File Name

Print Date

Section & Details

A401



Floor Plan: 1st Floor Units A-D

1/4" = 1'-0"

Floor Plan Notes

Keynote legend below contains information referenced throughout Documents. References are flagged at various locations in the Documents by means of the following symbol: 1.0

Refer exterior elevations for critical alignment of openings.

Repeating items or assemblies may not be noted or dimensioned at all locations where repetition is obvious.

Interior Moisture control:

Install capillary break and vapor retarder at slab on grade foundations, see

Check moisture content of building materials used in wall and floor framing before enclosure

Rodent Proofing:

Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method

Pollutant Control:

1. Cover duct openings and other related air distribution component during construction
2. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits
3. Paints, stains and other coatings shall be compliant with VOC limits
4. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds
5. Carpet and carpet systems shall be compliant with VOC limits
6. Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards

Keynote Legend

1.0	TOILET
1.1	FIBERGLASS BATHTUB W/ SURROUND
1.2	SINK & FAUCET
1.3	COUNTERTOP
1.4	MIRROR & MEDICINE CABINET
1.5	TOILET PAPER HOLDER
1.6	TOWEL BAR
2.0	REFRIGERATOR
2.1	KITCHEN SINK
2.2	UNDER COUNTER BUTTON FOR RE-CIRCULATION PUMP
2.3	DISHWASHER
2.4	RAISED COUNTERTOP
2.5	STOVETOP RANGE AND OVEN
2.6	OVERHEAD CABINETS
3.0	CLOTHES WASHING MACHINE
3.1	CLOTHES DRYER
3.2	STACKED WASHER & DRYER
3.3	CLOSET SHELF AND HANGER BAR
3.4	LAUNDRY SHELF & CABINET
4.0	ELECTRIC HEAT PUMP WATER HEATER
4.1	ENERGY RECOVERY VENTILATOR (ERV)
4.2	DOMESTIC WATER RE-CIRCULATION PUMP
4.3	RADON VENT
5.0	SEALED AND COLORED CONCRETE FLOOR
5.1	RESILIENT FLOORING

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

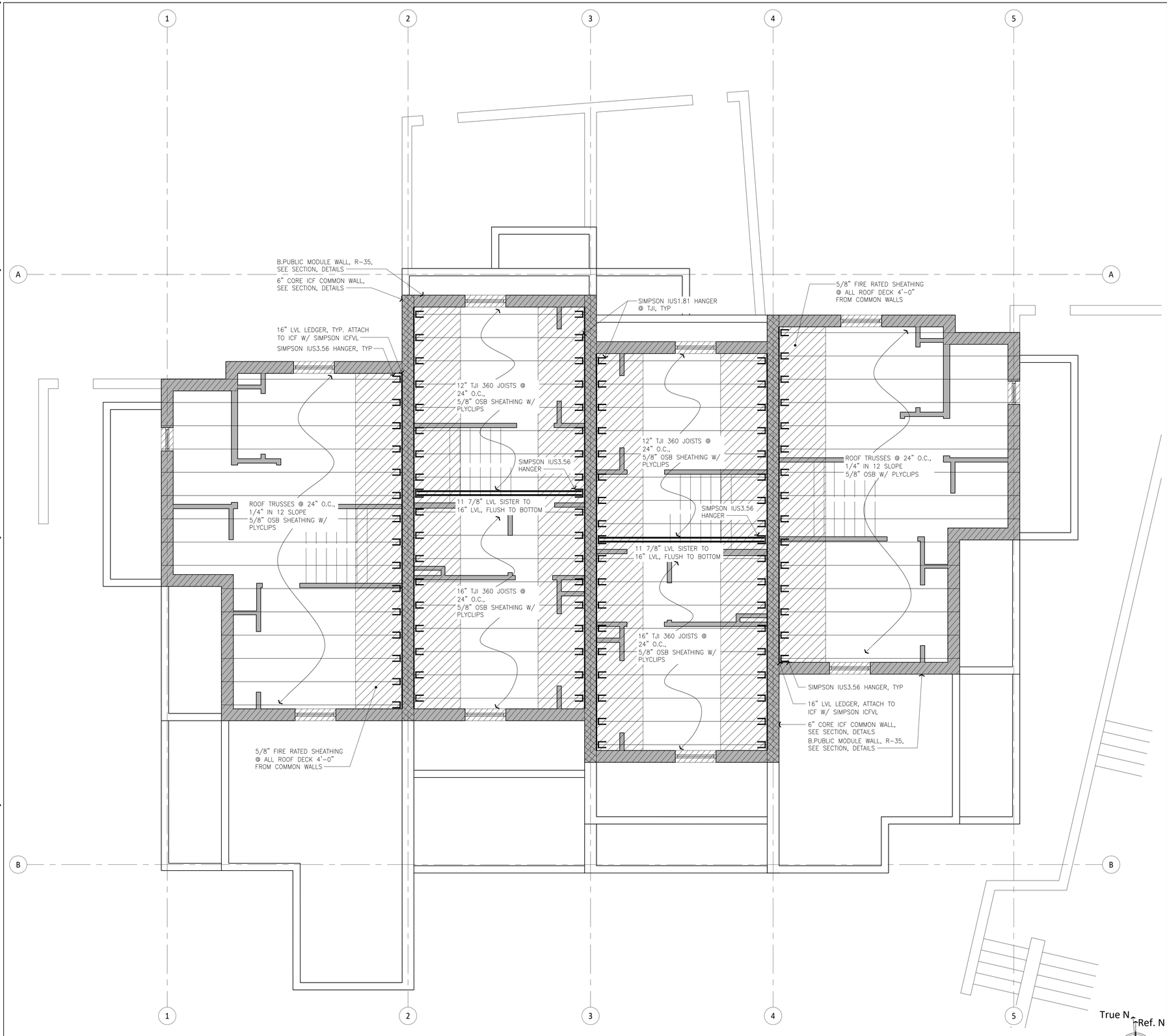
Revisions

DWG File Name

Print Date

1st Floor Plan,
Units A-D

A501



1 Floor Plan: 2nd Floor Units A-D

1/4" = 1'-0"

Floor Plan Notes

Keynote legend below contains information referenced throughout Documents. References are flagged at various locations in the Documents by means of the following symbol: 1.0 →

Refer exterior elevations for critical alignment of openings.

Repeating items or assemblies may not be noted or dimensioned at all locations where repetition is obvious.

Interior Moisture control:

Install capillary break and vapor retarder at slab on grade foundations, see

Check moisture content of building materials used in wall and floor framing before enclosure

Rodent Proofing:

Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method

Pollutant Control:

1. Cover duct openings and other related air distribution component during construction
2. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits
3. Paints, stains and other coatings shall be compliant with VOC limits
4. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds
5. Carpet and carpet systems shall be compliant with VOC limits
6. Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards

Keynote Legend

1.0	TOILET
1.1	FIBERGLASS BATHTUB W/ SURROUND
1.2	SINK & FAUCET
1.3	COUNTERTOP
1.4	MIRROR & MEDICINE CABINET
1.5	TOILET PAPER HOLDER
1.6	TOWEL BAR
2.0	REFRIGERATOR
2.1	KITCHEN SINK
2.2	UNDER COUNTER BUTTON FOR RE-CIRCULATION PUMP
2.3	DISHWASHER
2.4	RAISED COUNTERTOP
2.5	STOVETOP RANGE AND OVEN
2.6	OVERHEAD CABINETS
3.0	CLOTHES WASHING MACHINE
3.1	CLOTHES DRYER
3.2	STACKED WASHER & DRYER
3.3	CLOSET SHELF AND HANGER BAR
3.4	LAUNDRY SHELF & CABINET
4.0	ELECTRIC HEAT PUMP WATER HEATER
4.1	ENERGY RECOVERY VENTILATOR (ERV)
4.2	DOMESTIC WATER RE-CIRCULATION PUMP
4.3	RADON VENT
5.0	SEALED AND COLORED CONCRETE FLOOR
5.1	RESILIENT FLOORING

Habitat for Humanity®

Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

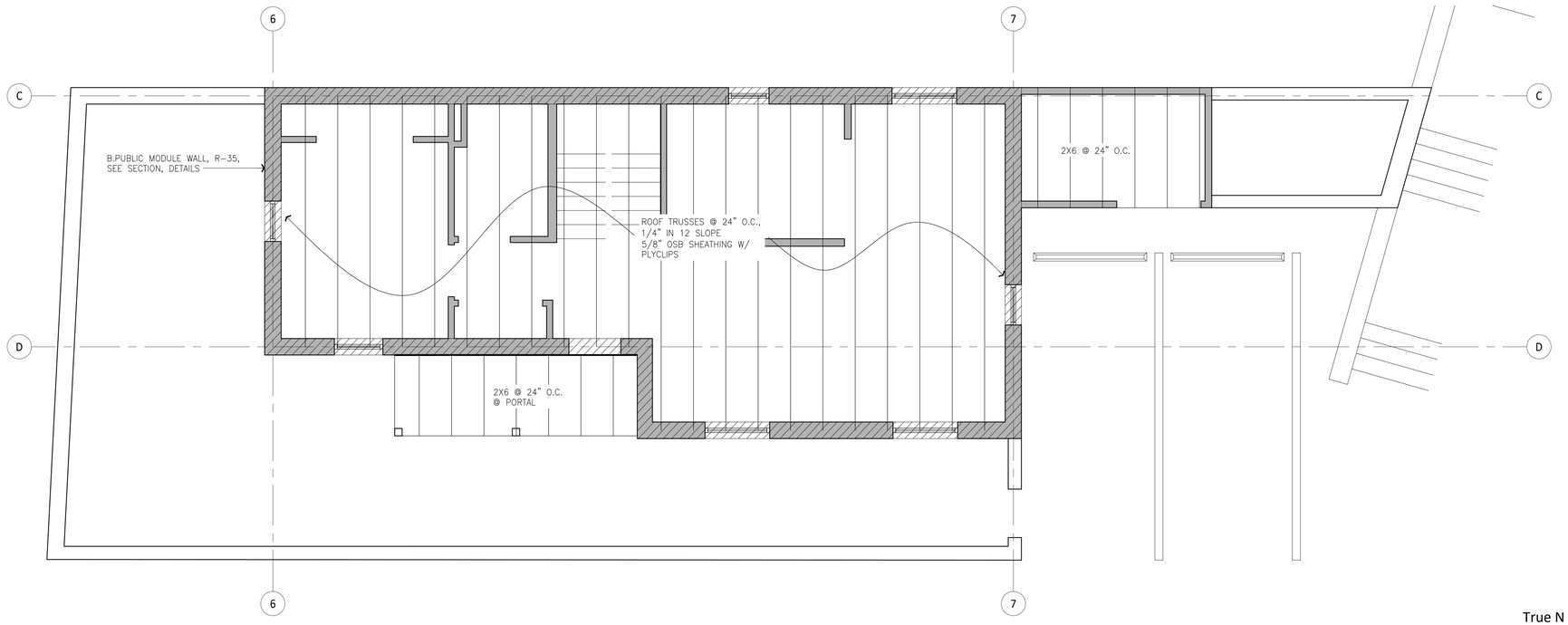
Revisions

DWG File Name

Print Date

2nd Floor Plan, Units A-D

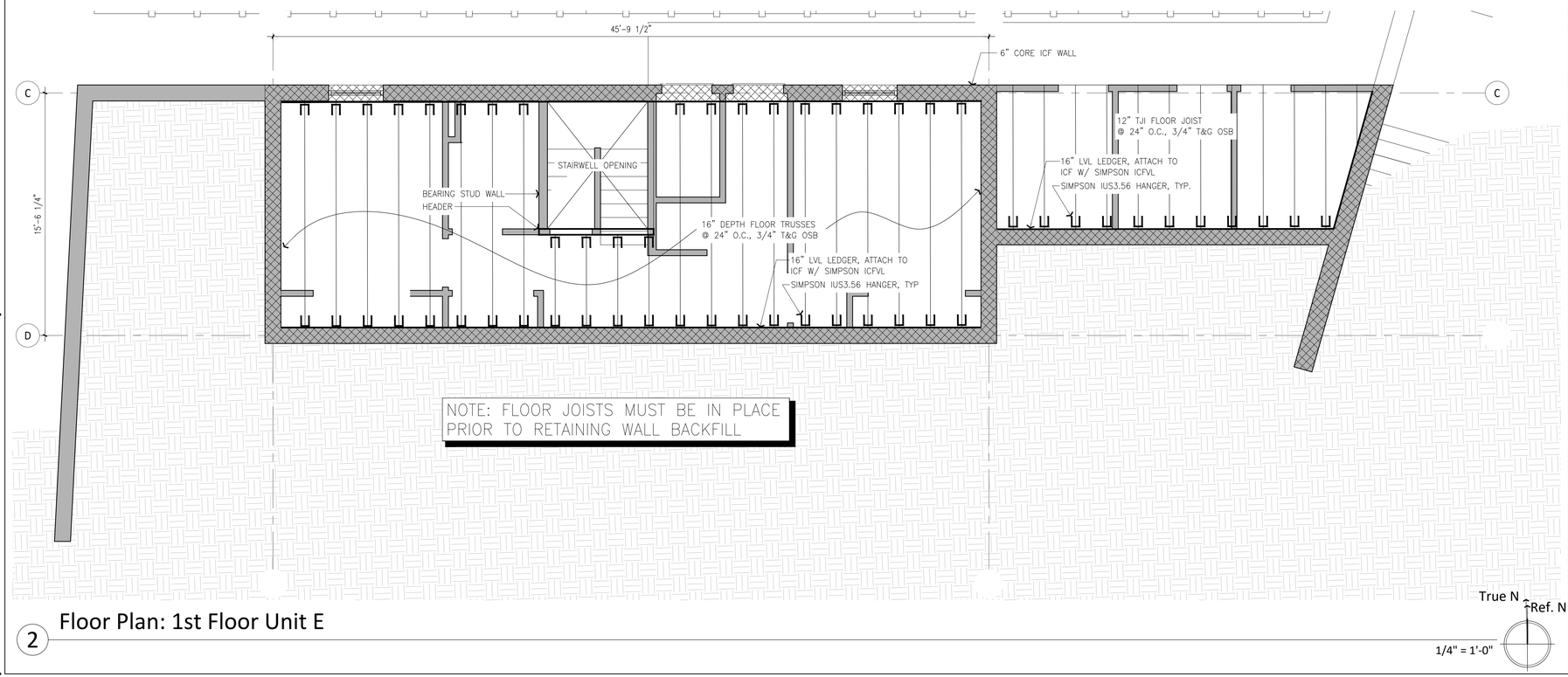
A502



1 Floor Plan: 2nd Floor Unit E (Street Level)

True N Ref. N

1/4" = 1'-0"



2 Floor Plan: 1st Floor Unit E

True N Ref. N

1/4" = 1'-0"

Floor Plan Notes

Keynote legend below contains information referenced throughout Documents. References are flagged at various locations in the Documents by means of the following symbol: 1.0

Refer exterior elevations for critical alignment of openings.

Repeating items or assemblies may not be noted or dimensioned at all locations where repetition is obvious.

Interior Moisture control:

Install capillary break and vapor retarder at slab on grade foundations, see

Check moisture content of building materials used in wall and floor framing before enclosure

Rodent Proofing:

Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method

Pollutant Control:

1. Cover duct openings and other related air distribution component during construction
2. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits
3. Paints, stains and other coatings shall be compliant with VOC limits
4. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds
5. Carpet and carpet systems shall be compliant with VOC limits
6. Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards

Keynote Legend

1.0	TOILET
1.1	FIBERGLASS BATHTUB W/ SURROUND
1.2	SINK & FAUCET
1.3	COUNTERTOP
1.4	MIRROR & MEDICINE CABINET
1.5	TOILET PAPER HOLDER
1.6	TOWEL BAR
2.0	REFRIGERATOR
2.1	KITCHEN SINK
2.2	UNDER COUNTER BUTTON FOR RE-CIRCULATION PUMP
2.3	DISHWASHER
2.4	RAISED COUNTERTOP
2.5	STOVETOP RANGE AND OVEN
2.6	OVERHEAD CABINETS
3.0	CLOTHES WASHING MACHINE
3.1	CLOTHES DRYER
3.2	STACKED WASHER & DRYER
3.3	CLOSET SHELF AND HANGER BAR
3.4	LAUNDRY SHELF & CABINET
4.0	ELECTRIC HEAT PUMP WATER HEATER
4.1	ENERGY RECOVERY VENTILATOR (ERV)
4.2	DOMESTIC WATER RE-CIRCULATION PUMP
4.3	RADON VENT
5.0	SEALED AND COLORED CONCRETE FLOOR
5.1	RESILIENT FLOORING

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

Revisions

DWG File Name

Print Date

1st Floor Plan,
Unit E

A503

GENERAL NOTES:

1. ALL IMPROVEMENTS, UNLESS OTHERWISE MODIFIED IN THE PROJECT SPECIFICATIONS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, EXCEPT WHERE OTHERWISE NOTED IN THE DRAWINGS.

2. THE CONTRACTOR AGREES SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF PROJECT CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

3. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE OWNER, ENGINEER AND ALL APPROVAL SIGNATORIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS OR TECHNIQUES OR FOR THE PROSECUTION OF THE WORK AS SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.

4. THE CONTRACTOR SHALL DESIGNATE AT LEAST ONE EMERGENCY CONTACT PERSON, AND SHALL PROVIDE TELEPHONE NUMBERS WHERE THIS PERSON CAN BE CONTACTED AT ANY TIME, INCLUDING WEEKENDS, HOLIDAYS AND AFTER HOURS. THIS INFORMATION SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER.

5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS FROM ALL JURISDICTIONAL AUTHORITIES PRIOR TO START OF CONSTRUCTION. PERMIT COSTS ARE INCIDENTAL TO BASE BID.

6. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY, HEALTH, AND ENVIRONMENTAL PROTECTION.

7. EXISTING SITE INFRASTRUCTURE WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. REPAIRS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION OF THE REPAIRS. REPAIRS SHALL BE ACCEPTED BY THE OWNER PRIOR TO FINAL PAYMENT.

8. CONTRACTOR SHALL USE THE DESIGNATED STAGING AREAS FOR STORAGE OF EQUIPMENT AND MATERIAL. NO MATERIAL OR EQUIPMENT MAY BE STORED OR LEFT ON-SITE AT ANY OTHER LOCATION. THE OWNER ASSUMES NO LIABILITY FOR CONTRACTOR'S EQUIPMENT AND MATERIAL IN THE STAGING AREA. SECURITY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IF NO STAGING AREA IS DESIGNATED ON THESE PLANS, AN OFF-SITE STAGING AREA SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE, OR THE CONTRACTOR MAY NEGOTIATE WITH THE OWNER TO USE AN ON-SITE AREA.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF CONSTRUCTION OPERATIONS, IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITY CONFLICTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

11. WHEN ABUTTING NEW PAVEMENT TO EXISTING INTERSECTING STREETS THE EXISTING PAVEMENT SHALL BE SAW CUT TO A STRAIGHT LINE AT RIGHT ANGLES AND ANY BROKEN OR CRACKED PAVEMENT SHALL BE REMOVED. SAW CUTTING SHALL BE INCIDENTAL TO PAVING, THEREFORE, NO DIRECT PAYMENT WILL BE MADE FOR THE SAW CUTTING.

12. ANY PAVEMENT DISTURBED BY THE TRENCH SHALL BE REMOVED AND THE FULL SECTION OF PAVEMENT SHALL BE REPLACED. FOR THE PAVEMENT BEYOND THAT AREA DISTURBED BY THE EXCAVATED TRENCH, THE FOLLOWING APPLIES UNLESS OTHERWISE NOTED ON PLANS: IF ONLY ONE LANE IS DISTURBED BY TRENCHING, THE REMAINDER OF THE ONE ENTIRE LANE SHALL BE MILLED AND RESURFACED. IN A FOUR-LANE STREET, IF MORE THEN ONE LANE BUT LESS THEN HALF THE STREET IS AFFECTED, THEN THE REMAINDER OF HALF THE STREET (TWO LANES MINIMUM) SHALL BE MILLED AND RESURFACED. IF MORE THAN ONE-HALF OF ANY STREET WIDTH IS AFFECTED, THEN ALL PAVING IN THE STREET FROM CURB TO CURB SHALL BE MILLED AND RESURFACED.

13. DEWATERING DURING CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION

GEOTECHNICAL INVESTIGATION:

1. GEOTECHNICAL EXPLORATION, TESTING, AND ANALYSIS WILL ESTABLISH PARAMETERS REQUIRED IN THE ENGINEERING OF FOUNDATIONS. CRITERIA WILL BE ESTABLISHED TO PERMIT THE MOST ECONOMICAL DESIGN THAT IS COMPATIBLE WITH LIFE EXPECTANCY AND SERVICE OF STRUCTURES.

2. DESIGN LOADS FOR ALL STRUCTURES WILL BE DETERMINED IN ACCORDANCE WITH THE CRITERIA DESCRIBED BELOW, UNLESS THE APPLICABLE BUILDING CODE REQUIREMENTS ARE MORE STRINGENT.

3. VEHICLE LOADS: LOADS EXERTED ON ROADWAY PAVEMENTS, BURIED PIPING, BOX CULVERTS, AND EMBANKMENTS WILL BE REVIEWED AND SELECTED PRIOR TO DESIGN OF THE UNDERLYING ITEMS. TYPICALLY, HS20 LOADS WILL BE USED FOR THE DESIGN OF ROADWAY SUB GRADE. EQUIPMENT LOADING SUCH AS SCRAPERS (LOADED), CRAWLER CRANES, AND EQUIPMENT TRANSPORT TRAILERS COULD EXCEED THE TYPICAL HS20 LOADINGS. SUCH LOADS WILL BE CONSIDERED WHERE APPROPRIATE.

4. SITE ARRANGEMENT: THE SITE ARRANGEMENT WILL CONFORM TO APPLICABLE LAWS, REGULATIONS, AND ENVIRONMENTAL STANDARDS. THE PRINCIPLE ELEMENTS IN THE SELECTION OF SITE ARRANGEMENT CRITERIA ARE THE PHYSICAL SPACE REQUIREMENTS AND RELATIONSHIPS DICTATED BY EACH OF THE MAJOR SYSTEMS. DISTANCES BETWEEN VARIOUS SYSTEMS WILL BE MINIMIZED FOR ECONOMY. UTILITY INTERCONNECTIONS WILL BE OPTIMIZED AS MUCH AS PRACTICAL. SPILL CONTAINMENT MEASURES WILL BE PROVIDED. TREATMENT SYSTEMS WILL BE PROVIDED FOR FACILITY WASTEWATER STREAMS, IF REQUIRED, BEFORE DISCHARGE. SANITARY WASTEWATER WILL BE DISCHARGED TO AN ON-SITE LEACHING FIELD. INTERNAL ACCESS ROADS WILL BE PROVIDED. THE SITE ARRANGEMENT WILL BE DEVELOPED TO MINIMIZE FILL AND/OR EXCAVATION COSTS WHILE MAINTAINING EFFICIENCY OF PROJECT CONSTRUCTION, OPERATION, AND MAINTENANCE. THE SITE GRADING AND DRAINAGE PLAN WILL USE A SERIES OF ON-SITE LOCALIZED INFILTRATION AREAS. SHEET FLOW, WHICH FOLLOWS THE EXISTING NATURAL DRAINAGE COURSE, WILL DIRECT THE RUNOFF ACROSS THE SITE TO THE LOCALIZED INFILTRATION AREAS INCORPORATED INTO THE SITE GRADING AND DRAINAGE PLANS. THE USE OF LOW RUNOFF VELOCITIES AND INFILTRATION AREAS WILL ALLOW THE RUNOFF TO BE ABSORBED INTO THE GROUND. WASTEWATER THAT MAY CONTAIN OIL WILL BE ROUTED THROUGH AN OIL-WATER SEPARATOR.

   THE FOLLOWING CRITERIA WILL BE FOLLOWED REGARDING SITE INFRASTRUCTURE:

   - CULVERTS AND SANITARY SEWER MANHOLES WILL BE INSTALLED AS REQUIRED.
   - LOCATIONS AND REQUIREMENTS FOR FENCING OR WALLS WILL CONFORM TO APPLICABLE BUILDING CODES AND COUNTY ORDINANCES.

5. GRADING AND DRAINAGE

   THE SITE GRADING AND DRAINAGE SYSTEM WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. THE GENERAL SITE GRADING WILL ESTABLISH A WORKING SURFACE FOR CONSTRUCTION AND OPERATING AREAS, PROVIDE DRAINAGE FROM BUILDINGS AND STRUCTURES, AND PROVIDE ADEQUATE SOIL COVERAGE FOR UNDERGROUND UTILITIES.

   ON-SITE DRAINAGE WILL BE ACCOMPLISHED THROUGH GRAVITY FLOW WHENEVER POSSIBLE. THE SURFACE DRAINAGE SYSTEM WILL CONSIST OF GENTLE SLOPES. THE BUILDINGS AND STRUCTURES WILL BE LOCATED WITH THE GROUND FLOOR ELEVATION A MINIMUM OF SIX INCHES ABOVE THE FINISHED GRADE. THE PREFERRED SLOPE OF THE GRADED AREAS AWAY FROM STRUCTURES WILL BE 1 PERCENT WITH A MINIMUM SLOPE OF 0.5 PERCENT.

   SITE DRAINAGE FACILITIES WILL BE DESIGNED FOR THE FLOW RESULTING FROM A 100-YEAR, 24-HOUR RAINFALL. TEMPORARY FACILITIES WILL GENERALLY BE DESIGNED FOR A 2-YEAR RAINFALL. ANY FACILITIES LOCATED WITHIN A FLOOD PLAIN WILL BE ELEVATED AND DESIGNED TO PREVENT FLOODING OF PERMANENT FACILITIES.

   EXCAVATION AND FILL

   EXCAVATION AND FILL WILL BE BALANCED TO THE MAXIMUM EXTENT POSSIBLE.

   - EXCAVATION : IN AREAS REQUIRING EXCAVATION, EARTH MATERIAL WILL BE REMOVED TO THE REQUIRED LINES AND GRADES. ANY UNDESIRABLE MATERIAL WILL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS. THE REMAINING IN-SITU MATERIAL WILL BE GRADED AND COMPACTED TO THE DEPTH AND DENSITY DETERMINED BY DETAILED DESIGN. EXCAVATED MATERIAL THAT MEETS THE DESIGN REQUIREMENTS WILL BE USED AS GENERAL SITE FILL WHERE POSSIBLE.
   - FILL : COMPACTED FILL MATERIAL WILL BE OBTAINED FROM ON SITE EXCAVATIONS TO THE MAXIMUM EXTENT POSSIBLE. THE MATERIAL WILL BE PLACED AND COMPACTED TO THE GRADES AND DENSITY DETERMINED BY THE DESIGN. BASED UPON THE SITE GEOTECHNICAL INVESTIGATION FINDINGS, COMPACTION WILL BE PROVIDED UNDER AND WITHIN FIVE FEET OF THE FOUNDATION FOOTPRINT. OPEN AREAS NOT SUPPORTING REFLECTOR FOUNDATIONS WILL BE SCARIFIED AND GRADED TO ACHIEVE HIGH SOIL PERMEABILITY. APPROXIMATELY SIX INCHES OF TOPSOIL WILL BE PLACED ON FILL IN ANY AREAS THAT ARE TO BE SEEDED OR OTHERWISE LANDSCAPED.

   b. DRAINAGE SWALES

   DRAINAGE SWALES WILL BE DESIGNED TO PROVIDE SLOW FLOW VELOCITIES AND TO ACCOMMODATE EXPECTED SITE RUNOFF AS WELL AS DIRECT AND CONTROL RUNOFF FROM ADJOINING PROPERTIES.

   c. STORM WATER DRAINAGE

   A STORM WATER DRAINAGE SYSTEM WILL BE DEVELOPED. DRAINAGE SWALES WILL BE USED ALONG THE PERIMETER TO CONTROL AND DIRECT STORM WATER RUNOFF FOR ABSORPTION INTO THE GROUND AS WELL AS DIRECT RUNOFF INTO THE EXISTING AREA DRAINAGE COURSE.

   d. PRE- AND POST-DEVELOPMENT RUNOFF CONDITIONS

   THE PEAK FLOW ASSOCIATED WITH THE 100-YEAR STORM EVENT AT THE SITE, BEFORE MODIFICATIONS (PREDEVELOPMENT), WILL BE COMPARED TO THE AFTER-CONSTRUCTION (POST-DEVELOPMENT) CONDITIONS.

   e. EROSION AND SEDIMENTATION CONTROL

   EROSION AND SEDIMENTATION CONTROL WILL BE PROVIDED TO RETAIN SEDIMENT ONSITE AND TO PREVENT VIOLATIONS OF WATER QUALITY STANDARDS. THE PROPOSED SITE DEVELOPMENT WILL SLIGHTLY ALTER THE LAND AREAS OF THE SITE. EXISTING, SPARSE VEGETATION WILL BE REMOVED AS REQUIRED DURING SITE PREPARATION. THE GENERAL PREPARATION OF THE OVERALL SITE WILL BE FOLLOWED BY EARTHMOVING ACTIVITIES. FINAL FINISH GRADING WILL BEGIN WHEN ALL OTHER GRADING OPERATIONS ARE COMPLETE. FINAL GRADING MAY INCLUDE SEEDING DISTURBED AREAS, SURFACED WITH CONCRETE, ASPHALT, OR CRUSHED AGGREGATE OR PROVIDED WITH A SOIL TREATMENT DESIGN TO LIMIT THE GROWTH OF GRASS AND WEEDS.

   TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES USED DURING CONSTRUCTION WILL BE DESIGNED TO PREVENT SEDIMENTS FROM BEING DISPLACED AND CARRIED OFF-SITE BY STORM WATER RUNOFF. PRIOR TO BEGINNING EXCAVATION ACTIVITIES, A SILT FENCE OR STRAW BALES WILL BE INSTALLED ALONG THE PERIMETER OF THE PROJECT WORK AREAS WHERE RUNOFF TO OFFSITE AREAS COULD OCCUR. THE SILT FENCE WILL FILTER SEDIMENTS FROM CONSTRUCTION RUNOFF. DURING CONSTRUCTION, THE EXTENT OF EARTH DISTURBANCES WILL BE MINIMIZED AS MUCH AS PRACTICAL.

   DIVERSION DITCHES AND/OR BERMS WILL BE CONSTRUCTED AS NECESSARY TO DIVERT RUNOFF FROM OFF-SITE AREAS AROUND THE CONSTRUCTION SITE. TEMPORARY CONTROL MEASURES WILL BE MAINTAINED AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD.

   PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES WITHIN THE PROJECT SITE WILL INCLUDE THE RUNOFF COLLECTION SYSTEM AND INFILTRATION SYSTEM, SURFACED TRAFFIC AND WORK AREAS, AND SEEDED NON-WORKING AREAS. THESE MEASURES WILL MINIMIZE THE POSSIBILITY OF ANY APPRECIABLE EROSION OF THE RESULTING SEDIMENTATION OCCURRING ON THE PROJECT SITE.

5. TRAFFIC AND TRANSPORTATION

   ACCESS WILL BE PROVIDED BY EXISTING ROADWAYS. ALL ROADS WILL BE APPROPRIATELY SURFACED DURING THE CONSTRUCTION PERIOD. PERIODIC WATERING OR APPLICATIONS OF A DUST PALLIATIVE MATERIAL WILL BE USED TO MINIMIZE DUST PROBLEMS.

   THE MINIMUM RADIUS TO THE INSIDE EDGE OF PAVEMENT (EOP) OR AGGREGATE SURFACE AT INTERSECTIONS OF THE ROAD WILL BE 20 FEET.

6. FENCING AND SECURITY

   SECURITY AND VISUAL SCREENING FENCING WILL BE PROVIDED AROUND THE PROJECT SITE. ACCESS TO THE PROJECT SITE WILL BE PROVIDED THROUGH A CONTROLLED ACCESS GATE. FENCING HEIGHTS WILL BE IN ACCORDANCE WITH APPLICABLE CODES, REGULATORY REQUIREMENTS AND VISUAL CONSIDERATIONS.

7. LANDSCAPE PLAN

   THE LANDSCAPING PLAN FOR THE SITE SHALL BE PERFORMED AS FOLLOWS:

   - THE LANDSCAPE PLAN WILL RELY ON SITE TOPOGRAPHY, CONCENTRATING ON THOSE VIEWPOINTS THAT ARE LIKELY TO BE VISIBLE TO THE GENERAL PUBLIC.
   - ALL LANDSCAPE MATERIAL USED ON THE PROJECT WILL BE SELECTED WITH DUE CONSIDERATION FOR THE CLIMATIC AND SOIL CONDITIONS ON THE SITE. THE THEME FOR THE PLANTING PLAN WILL BE DERIVED FROM AN ASSESSMENT OF NATURALLY OCCURRING PLANT MATERIALS AND AN EVALUATION OF THE NEED FOR DENSE, HARDY SCREENING.

EROSION CONTROL/ENVIRONMENTAL PROTECTION/STORM WATER POLLUTION PREVENTION PLAN:

1. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.

2. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.

3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR PLAN. INSTALLING SILT FENCES AT THE PROPERTY LINES.

4. THE CONTRACTOR SHALL MITIGATE EROSION OF TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING CHECK DAMS IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW.

5. THE CONTRACTOR SHALL WET THE SOIL AS NEEDED TO KEEP IT FROM BLOWING WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

6. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR ANY IMPERVIOUS SURFACE SHALL BE REVEGETATED WITH NATIVE GRASS SEEDING. WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 14 DAYS, STABILIZATION MEASURES MUST BE INITIATED. UNLESS INDICATED OTHERWISE ON THESE PLANS OR ON THE LANDSCAPING PLAN, SEEDING SHALL BE NATIVE GRASS SEEDING PER SECTION 1012 OF THE COA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

7. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.), VEGETATION CLEARING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES AND ARCHAEOLOGICAL RESOURCES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE AT 1-(505)-827-9329.

9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

10. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.

11. WHERE STORM INLETS ARE SUSCEPTIBLE TO IN FLOW OF SILT OR DEBRIS FROM CONSTRUCTION ACTIVITIES, PROTECTION SHALL BE INSTALLED ON THEIR UPSTREAM SIDE.

UTILITIES-GENERAL NOTE:

1. IF ANY UTILITY LINES, PIPELINES OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY SURVEY PROVIDED BY CSTI, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF ANY DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS. THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

2. THE CONTRACTOR SHALL NOTIFY NEW MEXICO ONE CALL, INC. AT 260-1990 AT LEAST TWO WORKING DAYS PRIOR TO STARTING WORK ON THIS PROJECT.

CLEARING AND GRUBBING:

1. SCOPE: THIS SECTION COVERS THE FURNISHING OF ALL LABOR, EQUIPMENT, TOOLS AND MATERIALS AND THE PERFORMANCE OF ALL CLEARING, GRUBBING, AND DEMOLITION WITHIN THE LIMITS OF WORK AS DEFINED IN THIS SPECIFICATION, IN THE SPECIAL PROVISIONS OR AS SHOWN ON THE PLANS.

2. CLEARING: CLEARING SHALL CONSIST OF REMOVING ALL VEGETABLE MATTER SUCH AS TREES, BRUSH, DOWN TIMBER AND OTHER OBJECTIONABLE MATERIALS FOUND ON OR ABOVE THE SURFACE OF THE SITE. IT SHALL INCLUDE REMOVING BUILDINGS, FENCES, LUMBER, WASTE DUMPS AND TRASH AND THE SALVAGING OF SUCH MATERIALS AS MAY BE SPECIFIED AND DISPOSING OF THE DEBRIS. THE CONTRACTOR SHALL SCALP ALL EXCAVATION AND EMBANKMENT AREAS. SCALPING SHALL INCLUDE THE REMOVAL OF MATERIAL SUCH AS SOD, GRASS, RESIDUE OR AGRICULTURAL CROPS AND DECAYED VEGETABLE MATTER FROM THE SURFACE OF THE GROUND WITHOUT REMOVING MORE EARTH THAN IS NECESSARY.

3. GRUBBING: GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF ALL VEGETABLE MATTER SUCH AS STUMPS, ROOTS, BURIED TREES AND BRUSH ENCOUNTERED BELOW THE SURFACE OF THE GROUND OR SUBGRADE, WHICHEVER IS LOWER, WHICH HAVE NOT BEEN INCLUDED IN SECTION 2101.2A ENTITLED "CLEARING". IN ALL CASES OF GRUBBING, THE VEGETABLE MATTER SHALL BE REMOVED TO A MINIMUM DEPTH OF 12 INCHES (30.48CM) BELOW GROUND LINE OR SUBGRADE, WHICHEVER IS LOWER, EXCEPT AS PROVIDED IN SECTION 311000. WHEN DELETERIOUS MATERIALS ARE ENCOUNTERED BELOW GROUND LINE WHICH MAY BE DETRIMENTAL TO THE PROPOSED IMPROVEMENT, THESE SHALL BE REMOVED TO A DEPTH NECESSARY TO PROVIDE ADEQUATE SUPPORT FOR THE PROPOSED IMPROVEMENT.

4. DEMOLITION AND REMOVAL: THIS WORK SHALL CONSIST OF DEMOLISHING, REMOVING, AND DISPOSING OF ALL STRUCTURES AND IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS UNLESS INCLUDED IN OTHER ITEMS OF WORK AS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS. THIS WORK SHALL APPLY TO ALL STRUCTURES AND IMPROVEMENTS, WHETHER ON, ABOVE OR BELOW THE SURFACE OF THE GROUND OR SUBGRADE. DEMOLITION AND REMOVAL SHALL INCLUDE BUT NOT BE LIMITED TO ITEMS SUCH AS BUILDINGS, DRAINAGE STRUCTURES, PIPES, PAVEMENTS, FENCES, RETAINING WALLS, GUARD RAILS, AND SIGNS. ITEMS SUCH AS FENCES AND GUARD RAILS SHALL BE SALVAGED AND RELINQUISHED TO THE APPROPRIATE OWNER OR RELOCATED, WHERE INDICATED ON THE PLANS. RELOCATION OF SIGNS, FENCES, GUARD RAILS, ETC. SHALL BE CONSIDERED INCIDENTAL TO REMOVAL WORK EXCEPT WHERE SUCH RELOCATION IS LISTED SEPARATELY IN THE ITEMIZED PROPOSAL OF THE SPECIAL PROVISIONS. ALL PIPES WHICH ARE TO BE ABANDONED SHALL BE REMOVED UNLESS OTHERWISE SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER.

5. TREES: VEGETABLE GROWTH 6 INCHES (15.24CM) IN DIAMETER AND LARGER, MEASURED 3 FEET (91.44CM) ABOVE GROUND SHALL BE CLASSIFIED AS A TREE. E. BRUSH: VEGETABLE GROWTH LESS THAN 6 INCHES (15.24CM) IN DIAMETER, MEASURED 3 FEET (91.44CM) ABOVE GROUND SHALL BE CLASSIFIED AS BRUSH.

6. CONSTRUCTION DETAILS

   6.1. LIMITS OF WORK: THE LIMITS FOR CLEARING, GRUBBING, AND DEMOLITION SHALL EXTEND TO THE CONSTRUCTION LIMITS UNLESS OTHERWISE SHOWN ON THE PLANS.

   6.2. PROTECTION OF GREENERY, EXISTING STRUCTURES AND PRIVATE FACILITIES: THE PLANS WILL DESIGNATE TREES, SHRUBS OR OTHER PLANTS THAT ARE TO BE SAVED AND THE CONTRACTOR SHALL MAKE NECESSARY STEPS TO PROTECT THIS GREENERY. TREES MAY BE PRUNED, UPON PRIOR APPROVAL OF THE ENGINEER, BUT ONLY IN ACCORDANCE WITH THE BEST PRACTICES OF ARBORICULTURE IN RESPECT TO THE INDIVIDUAL SPECIES WITH DUE REGARD TO THEIR NATURAL FORM AND GROWTH CHARACTERISTICS. EXISTING STRUCTURES WITHIN OR ADJACENT TO THE CONSTRUCTION LIMITS THAT ARE NOT TO BE REMOVED OR DEMOLISHED, SHALL BE PROTECTED BY THE CONTRACTOR DURING HIS CONSTRUCTION. ANY PRIVATE FACILITIES SUCH AS HOUSE SEWER LATERALS WHICH ARE DISTURBED OR DAMAGED BY THE CONTRACTOR'S WORK, SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO THE CLOSE OF THE WORK DAY. THIS REPAIR SHALL BE MADE IN A MANNER SUFFICIENT TO RESTORE UTILITY SERVICE TO THAT PROPERTY.

   6.3. EMBANKMENT AREAS: WHEN UNDISTURBED STUMPS AND ROOTS ARE ENCOUNTERED WHERE THE FILL DEPTH WILL EXCEED 3 FEET (91.44CM), THE STUMPS AND ROOTS MAY BE LEFT IN PLACE PROVIDED THEY DO NOT EXTEND MORE THAN 3 INCHES (7.62CM) ABOVE THE ORIGINAL GROUND LINE.

   6.4. BORROW AREAS: ALL STUMPS, ROOTS AND OTHER OBJECTIONABLE MATTER SHALL BE REMOVED FROM THE BORROW MATERIAL USED FOR EMBANKMENT OR FILL. THE BORROW AREA SHALL BE LEFT IN A WELL DRAINED AND SMOOTH CONDITION.

   6.5. BACKFILLING THE SITE: ALL TRENCHES, HOLES, PITS, AND BASEMENT AREAS RESULTING FROM THE OPERATIONS OF CLEARING, GRUBBING, DEMOLITION AND REMOVAL ON THE SITE, SHALL BE BACKFILLED WITH SUITABLE MATERIAL PLACED AND COMPACTED IN CONFORMANCE WITH SECTION 311000.

   6.6. DISPOSAL OF MATERIALS: ALL MATERIALS WITH THE EXCEPTION OF THOSE WHICH ARE DESIGNATED FOR SALVAGE OR WHICH ARE USED IN THE EMBANKMENT IN CONFORMANCE WITH THIS SPECIFICATION, SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE DISPOSED OF BY HIM, OUTSIDE THE PROJECT LIMITS.

GRADING:

1. THIS SECTION GOVERNS THE PERFORMANCE OF ALL WORK REQUIRED TO EXCAVATE, REMOVE, DISPOSE OR COMPACT ALL MATERIALS ENCOUNTERED WITHIN THE LIMITS OF THE PROJECT, AT THE LOCATIONS SHOWN ON THE PLANS, IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE SECTIONS OF THE GENERAL PROVISIONS AND COVENANTS, AND AS PROVIDED FOR IN THE SPECIAL PROVISIONS.

2. DEFINITIONS:

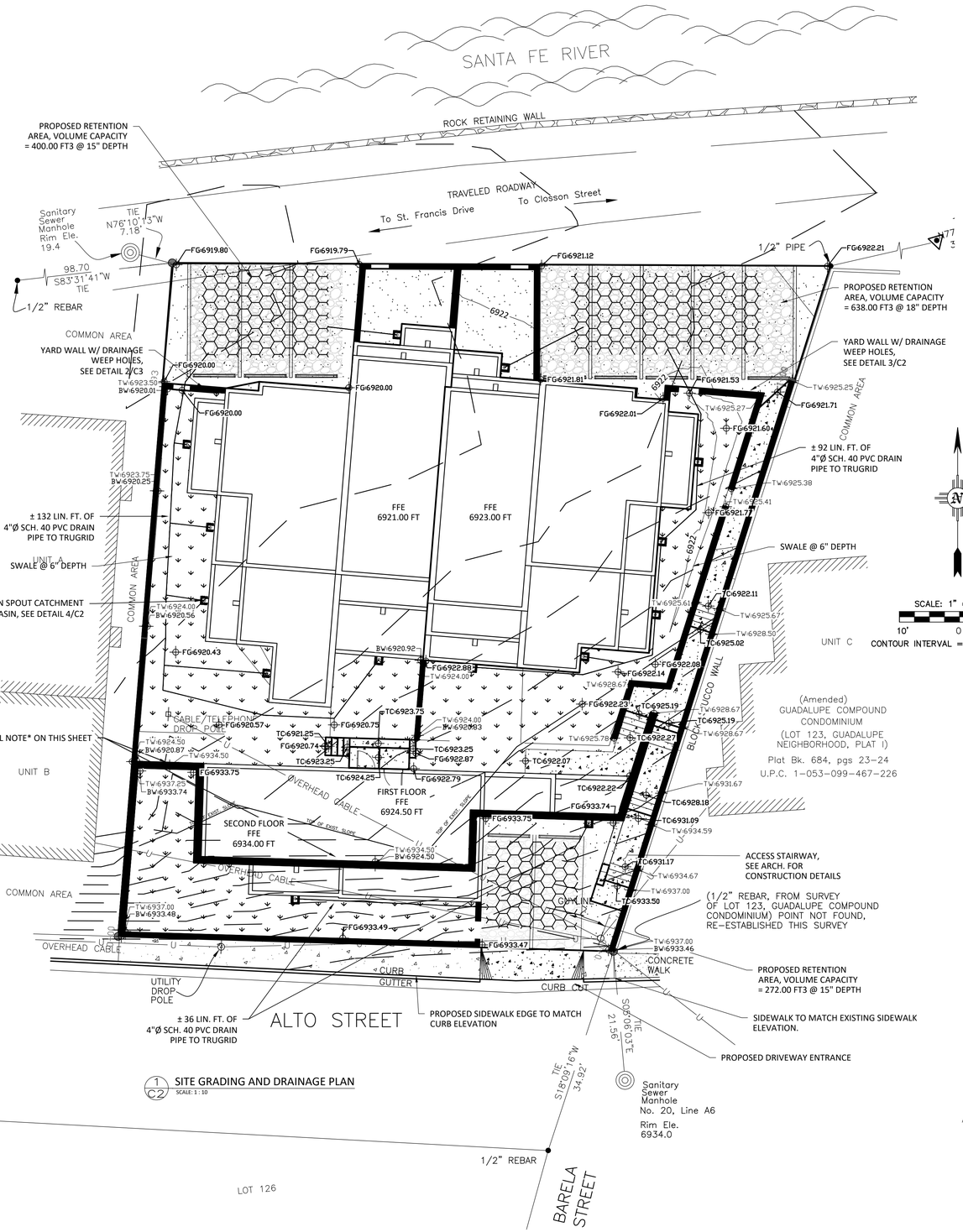
   2.1. GRADING: GRADING AS USED HEREIN SHALL MEAN THE PERFORMANCE OF ALL EXCAVATION, EMBANKMENT, AND BACKFILL IN CONNECTION WITH THE CONSTRUCTION OF ALL IMPROVEMENTS

   2.2. EXCAVATION: EXCAVATION IS DEFINED AS THE REMOVAL OF MATERIALS FROM THE CONSTRUCTION AREA TO THE LINES AND GRADES SHOWN ON THE PLANS.

   2.3. UNCLASSIFIED EXCAVATION: UNCLASSIFIED EXCAVATION IS DEFINED AS THE REMOVAL OF ALL MATERIAL ENCOUNTERED REGARDLESS OF ITS NATURE. ALL MATERIAL EXCAVATED WILL BE CONSIDERED AS UNCLASSIFIED EXCAVATION UNLESS THE SPECIAL PROVISIONS SPECIFY CLASSIFIED MATERIALS.

   2.4. ROCK EXCAVATION: ROCK EXCAVATION IS DEFINED AS THE REMOVAL OF ALL ROCK LEDGES 6 INCHES (15.24CM) OR MORE IN THICKNESS, AND DETACHED ROCK OR BOULDERS HAVING A VOLUME OF MORE THAN 1 ½ CUBIC YARDS (1.15 CUBIC METERS) AND SHALE OCCURRING IN ITS NATURAL STATE, HARD AND UN-WEATHERED. A ROCK LEDGE IS DEFINED AS A CONTINUOUS BODY OF ROCK WHICH MAY INCLUDE THIN INTERBEDDED SEAMS OF SHALE OR OTHER SOFT MATERIALS LESS THAN 12 INCHES (30.48CM) THICK. THE VERTICAL LIMIT OF EACH LEDGE SHALL BE DEFINED BY INTERBEDDED SEAMS OF SOFT MATERIALS 12 INCHES OR MORE IN THICKNESS. THE BEDS OF SOFT INTERBEDDED MATERIAL 12 INCHES (30.48CM) OR MORE IN THICKNESS SHALL NOT BE INCLUDED IN THE MEASUREMENT FOR "ROCK EXCAVATION" BUT SHALL BE INCLUDED IN THE MEASUREMENT FOR "EARTH EXCAVATION".

   2.5. EARTH EXCAVATION: EARTH EXCAVATION IS DEFINED AS THE REMOVAL OF ALL MATERIAL NOT DEFINED AS ROCK.



1 C2 SITE GRADING AND DRAINAGE PLAN
SCALE: 1 : 10

LEGEND

- EXISTING CONTOURS
- 6785 — DESIGN CONTOURS
- SITE BOUNDARY
- FG 40.50 — PROPOSED SPOT ELEVATION
- TC 6756 — TOP OF CONCRETE
- WATER FLOW DIRECTION
- FFE — FINISHED PAD
- TW 6756 — TOP OF WALL ELEVATION
- BW 6756 — BOTTOM OF WALL ELEVATION
- ELECTRIC LINE
- GAS LINE
- WATER LINE

WALL NOTE

RETAINING WALL IS NOT TO BE BACKFILLED BEFORE UPPER FLOOR JOISTS ARE IN PLACE.

EARTHWORK

CUT:	165.62 CU YD.
FILL:	415.87 CU YD.
NET:	250.25 CU YD OF FILL

UTILITY NOTE

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY. UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER, OR BY OTHERS. THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

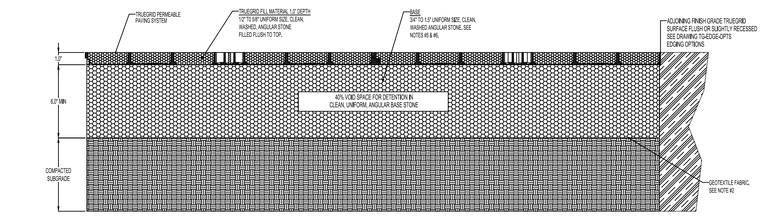
THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING ABOVE AND UNDERGROUND UTILITIES, OR EXISTING PIPELINES. THE ENGINEER MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES, IN AND NEAR THE AREA OF THE WORK, IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.

STAKING NOTE

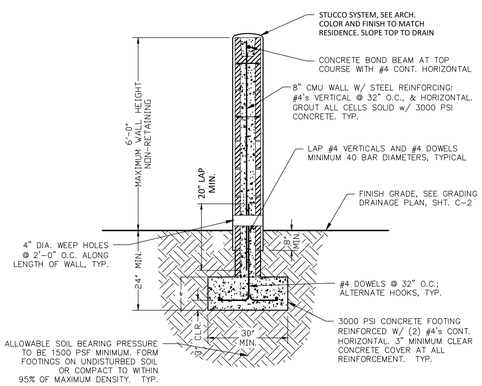
INFORMATION SHOWN IS FOR GRADING AND DRAINAGE ONLY AND IS NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF IMPROVEMENTS.

TOPOGRAPHY NOTE

ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED AND CERTIFIED BY OTHERS. WALKER ENGINEERING HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS TOPOGRAPHY INFORMATION, AND MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR OF THIS TOPOGRAPHY. WALKER ENGINEERING RESPONSIBILITY IS LIMITED TO THE ENGINEERING ANALYSIS THAT UTILIZES THE TOPOGRAPHY SURVEY.

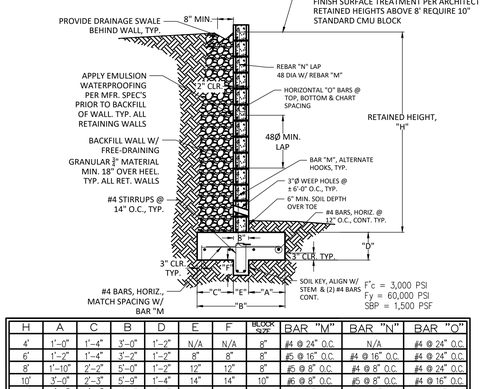


2 C2 GRAVEL FILL - TYPICAL RESIDENTIAL VEHICLE EXAMPLE
SCALE: N/A



3 C2 TYP. 6' MAX. CMU YARDWALL
NON-RETAINING

NOTE:
AT 16' x 16" CMU GATE PILASTERS, PROVIDE 3'-0" x 3'-0" x 10" THICK 3000 PSI CONCRETE FOOTING WITH (4) #4's CONT. HORIZONTAL EACH WAY AND #4 DOWELS IN EACH CORNER OF PILASTER



H	A	C	B	D	E	F	BLOCK SIZE	BAR "M"	BAR "N"	BAR "O"
4'	1'-0"	1'-4"	3'-0"	1'-2"	N/A	N/A	8"	#4 @ 24" O.C.	N/A	#4 @ 24" O.C.
6'	1'-2"	1'-4"	3'-2"	1'-2"	8"	8"	8"	#5 @ 16" O.C.	#4 @ 16" O.C.	#4 @ 24" O.C.
8'	1'-10"	2'-2"	5'-0"	1'-2"	12"	12"	8"	#5 @ 8" O.C.	#4 @ 8" O.C.	#4 @ 24" O.C.
10'	3'-0"	2'-3"	5'-9"	1'-4"	14"	14"	10"	#6 @ 8" O.C.	#5 @ 8" O.C.	#4 @ 16" O.C.
12'	3'-0"	3'-0"	7'-0"	1'-6"	14"	14"	12"	#7 @ 8" O.C.	#6 @ 10" O.C.	#5 @ 16" O.C.

4 C2 8" STANDARD BLOCK CMU CANTILEVER RETAINING WALL SECTION
SCALE: N/A

RETAINING WALL DESIGN VALUES:
SOIL ALLOWABLE BEARING PRESSURE = 2000 PSF
SOIL DENSITY = 110 PCF
ACTIVE SOIL PRESSURE = 35 PSF/FT
PASSIVE PRESSURE = 250 PSF/FT
ASSUMES STEM IS CENTERED ON FOOTING

W• E Walker Engineering
Civil Engineering • Water Resources • Traffic Engineering
290 DINOSAUR TRAIL, SANTA FE, NM 87508
TEL: 505-473-7975 • TEL: 505-820-7990
E-MAIL: jeffrey@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT: 23-189 DESIGNED BY: IC
FILE: 189_GRADING DRAWN BY: IC
DATE: 03/12/2025 CHECKED BY: REB
SCALE: AS NOTED

CITY REVIEW
SIGN-OFF

DEPARTMENT	DATE
WATER/WASTE WATER	
PW ENGINEERING	
TRAFFIC	
FIRE DEPARTMENT	
SOLID WASTE	
LANDSCAPE	
TRAILS/OPEN SPACE	
SUBDIVISION REVIEW	

ROBERT L. BOOKWALTER NEW MEXICO 13847 3/12/25 REGISTERED PROFESSIONAL ENGINEER

PROJECT: 635 ALTO ST.

SHEET TITLE: GRADING AND DRAINAGE PLAN

SHEET NO. C2

635 Alto Street

Time of Concentrat bn

Minimum elevat bn, per TIN:	6920.0	f t
Maximum elevat bn, per TIN:	6922.0	f t
Maximum Run =	107	f t
Maximum Rise =	2.0	f t

Time of Concentrat bn = Tc $T_t = T_{t1} + T_{t2} + T_{tm}$

where:

T_t = Time of Concentration

T_{t1} = time of individual flow segment

m = # of Flow Segments

For the 635 Alto Street, one Travel time, Tt is to be calculated.
One for the natural landscape f bw from edge to edge of site represent by the parameters above originat ng from the provided topography TIN surface.
For Sheet Flow of less than 500', the equat bn for sheet f bw is:

$T_t = 0.007*(nL)^{0.8}/(P_2)^{0.5}*(S)^{0.4}$ where: $T_t=0.42(nL)^{0.8}/P^{0.5}S^{0.4}$ **[minutes]**

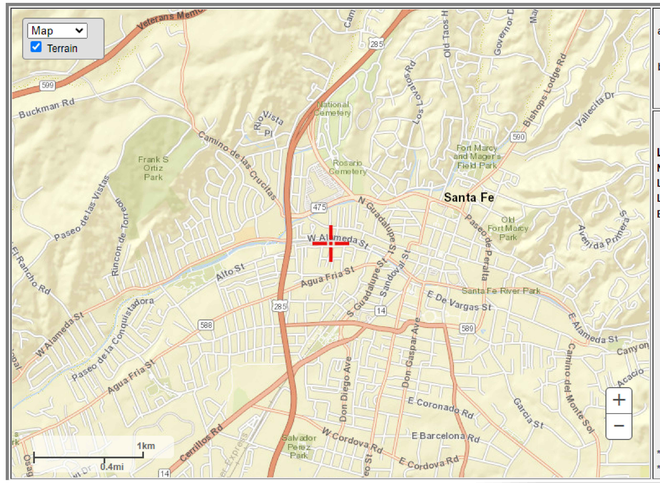
T_t = Travel time in hrs
n = Manning roughness coef Eient
P_2 = 100 years, 24 hours rainfall in inches
S = Hydraulic Gradient in f ƒf t

Flow Condit bn	**n**		
Natural Landscaping	0.013		
100 yr, 24 hr Rainfall for			
635 Alto Street	1.16	in	**2yr, 6 hr rainfall depth**
Hydraulic Gradient			
Rise =	2.0	f t	
Run =	107	f t	
S=	0.0187		
Travel time. $T_{t_{landscape}}$ =	0.04	hours	
	2.49	minutes	
Time of Concentrat bn			
$T_c = T_{t1} + T_{t2} + T_{tm}$ =	0.04	hours	
	2.49	minutes	
	149.7	seconds	

1 / C3 DRAINAGE CALCULATIONS

NON TRAFFIC INSTALLATION

2 / C3 DRAIN BASIN DETAIL
(NYLOPLAST BASIN DETAIL
SHOWN, EQUIV. ACCEPTABLE)



a) Select location
Move crosshair or double click

b) Click on station icon
Show stations on map

Location information:
Name: Santa Fe, New Mexico, USA*
Latitude: 35.6884°
Longitude: -105.9497°
Elevation: ** ᶜᵛ

* Source: ESRI Maps
** Source: USGS

POINT PRECIPITATION FREQUENCY (PF) ESTIMATES
WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION
NOAA Atlas 14, Volume 1, Version 5

PF tabular | PF graphical | Supplementary information | Print page

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.197 (0.169-0.229)	0.255 (0.218-0.297)	0.340 (0.291-0.396)	0.404 (0.346-0.471)	0.493 (0.420-0.571)	0.561 (0.475-0.650)	0.635 (0.535-0.734)	0.708 (0.594-0.819)	0.810 (0.672-0.936)	0.890 (0.733-1.03)
10-min	0.299 (0.258-0.348)	0.388 (0.333-0.453)	0.517 (0.442-0.603)	0.615 (0.527-0.716)	0.750 (0.639-0.870)	0.854 (0.724-0.989)	0.966 (0.815-1.12)	1.08 (0.904-1.25)	1.23 (1.02-1.42)	1.35 (1.12-1.57)
15-min	0.371 (0.320-0.432)	0.481 (0.412-0.561)	0.641 (0.549-0.747)	0.763 (0.653-0.888)	0.930 (0.792-1.08)	1.06 (0.897-1.23)	1.20 (1.01-1.38)	1.34 (1.12-1.54)	1.53 (1.27-1.77)	1.68 (1.38-1.95)
30-min	0.499 (0.431-0.582)	0.647 (0.555-0.755)	0.863 (0.739-1.01)	1.03 (0.880-1.20)	1.25 (1.07-1.45)	1.42 (1.21-1.65)	1.61 (1.36-1.86)	1.80 (1.51-2.08)	2.06 (1.71-2.38)	2.26 (1.86-2.62)
60-min	0.618 (0.533-0.720)	0.801 (0.687-0.935)	1.07 (0.915-1.24)	1.27 (1.09-1.48)	1.55 (1.32-1.80)	1.76 (1.50-2.04)	2.00 (1.68-2.31)	2.23 (1.87-2.57)	2.55 (2.11-2.94)	2.80 (2.31-3.24)
2-hr	0.743 (0.629-0.900)	0.947 (0.802-1.15)	1.25 (1.06-1.52)	1.49 (1.25-1.80)	1.81 (1.52-2.19)	2.07 (1.72-2.50)	2.35 (1.94-2.83)	2.64 (2.16-3.17)	3.04 (2.46-3.66)	3.36 (2.69-4.04)
3-hr	0.796 (0.684-0.962)	1.01 (0.863-1.22)	1.31 (1.12-1.57)	1.55 (1.32-1.87)	1.89 (1.60-2.27)	2.15 (1.81-2.58)	2.44 (2.03-2.92)	2.73 (2.26-3.27)	3.14 (2.56-3.76)	3.47 (2.81-4.16)
6-hr	0.921 (0.802-1.08)	1.16 (1.01-1.36)	1.48 (1.28-1.74)	1.72 (1.48-2.02)	2.07 (1.77-2.43)	2.34 (1.99-2.75)	2.62 (2.22-3.08)	2.92 (2.45-3.42)	3.32 (2.75-3.89)	3.64 (2.99-4.28)
12-hr	1.05 (0.921-1.22)	1.32 (1.16-1.53)	1.66 (1.45-1.92)	1.92 (1.68-2.22)	2.29 (1.99-2.65)	2.57 (2.22-2.97)	2.86 (2.45-3.31)	3.15 (2.69-3.65)	3.55 (3.00-4.11)	3.87 (3.24-4.47)
24-hr	1.19 (1.10-1.30)	1.48 (1.37-1.62)	1.84 (1.70-2.01)	2.13 (1.97-2.32)	2.52 (2.32-2.74)	2.82 (2.59-3.07)	3.13 (2.86-3.40)	3.44 (3.13-3.74)	3.86 (3.48-4.19)	4.18 (3.76-4.55)
2-day	1.33 (1.23-1.44)	1.66 (1.53-1.80)	2.06 (1.90-2.22)	2.37 (2.19-2.56)	2.79 (2.57-3.02)	3.12 (2.86-3.37)	3.45 (3.16-3.72)	3.78 (3.45-4.09)	4.22 (3.83-4.57)	4.56 (4.11-4.94)
3-day	1.43 (1.32-1.55)	1.78 (1.65-1.93)	2.20 (2.04-2.38)	2.54 (2.34-2.74)	2.98 (2.75-3.22)	3.33 (3.06-3.59)	3.67 (3.37-3.97)	4.02 (3.68-4.34)	4.49 (4.08-4.85)	4.84 (4.38-5.24)
4-day	1.54 (1.42-1.66)	1.91 (1.77-2.07)	2.35 (2.18-2.54)	2.70 (2.50-2.92)	3.18 (2.93-3.42)	3.54 (3.26-3.81)	3.90 (3.58-4.21)	4.27 (3.91-4.60)	4.76 (4.33-5.13)	5.13 (4.65-5.54)
7-day	1.80 (1.67-1.93)	2.23 (2.08-2.40)	2.73 (2.54-2.94)	3.11 (2.90-3.34)	3.62 (3.37-3.89)	4.00 (3.72-4.29)	4.39 (4.07-4.70)	4.77 (4.41-5.12)	5.26 (4.84-5.65)	5.62 (5.16-6.05)
10-day	2.03 (1.89-2.19)	2.52 (2.35-2.72)	3.09 (2.88-3.33)	3.53 (3.29-3.80)	4.13 (3.84-4.44)	4.58 (4.24-4.92)	5.02 (4.65-5.41)	5.47 (5.05-5.90)	6.05 (5.55-6.53)	6.49 (5.93-7.01)
20-day	2.67 (2.49-2.88)	3.31 (3.09-3.58)	4.02 (3.75-4.34)	4.56 (4.26-4.92)	5.25 (4.90-5.66)	5.76 (5.37-6.21)	6.25 (5.81-6.74)	6.73 (6.24-7.26)	7.32 (6.77-7.91)	7.75 (7.15-8.38)
30-day	3.24 (3.03-3.47)	4.02 (3.76-4.31)	4.84 (4.53-5.18)	5.46 (5.10-5.83)	6.23 (5.81-6.64)	6.78 (6.32-7.23)	7.30 (6.81-7.80)	7.80 (7.26-8.33)	8.41 (7.80-8.99)	8.83 (8.18-9.46)
45-day	4.01 (3.78-4.27)	4.97 (4.67-5.30)	5.92 (5.57-6.30)	6.62 (6.23-7.03)	7.46 (7.02-7.91)	8.04 (7.56-8.52)	8.58 (8.07-9.08)	9.06 (8.52-9.59)	9.62 (9.04-10.2)	9.98 (9.39-10.6)
60-day	4.63 (4.36-4.92)	5.73 (5.39-6.10)	6.83 (6.44-7.26)	7.62 (7.19-8.09)	8.59 (8.10-9.11)	9.25 (8.72-9.81)	9.86 (9.30-10.5)	10.4 (9.82-11.0)	11.0 (10.4-11.7)	11.5 (10.8-12.2)

635 Alto Street

02/14/24 10:09 AM

SITE DRAINAGE FOR RETENTION PURPOSES

DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERN THE CALCULATION OF THE ESTIMATED AMOUNT OF WATER RUNOFF THAT CAN BE EXPECTED FROM THE CONSTRUCTION OF A NEW RESIDENTIAL CONSTRUCTION AT 635 Alto Street, Santa Fe, NM
THE FOLLOWING INFORMATION CONTAINED HEREIN IS AS FOLLOWS:

1. PROJECT DESCRIPTION
2. PRE DEVELOPMENT RUNOFF CALCULATIONS
3. POST DEVELOPMENT RUNOFF CALCULATIONS

PROJECT DESCRIPTION

EXISTING CONDITIONS

THE PROJECT SITE IS AT 635 Alto Street, Santa Fe, NM . CURRENTLY, THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
THE EXISTING SITE IS SLOPING FROM THE SOUTH EDGE OF THE LOT TO THE NORTH TOWARDS THE SANTA FE RIVER. ELEVATION CHANGE OF APPROXIMATELY 12.5' IN A LENGTH OF 145' FOR A MEAN GRADE OF APPROXIMATELY 8.5%.
THE OVERALL AREA OF THE SITE IS 0.25 ACRES OR 10902 FT2. THE EXISTING ACCESS TO THE SITE IS ON THE SOUTH SIDE OF THE PROPERTY VIA ALTO STREET.

PROPOSED CONDITIONS

AS SHOWN BY THE PLANS, THE PROJECT IS THE CONSTRUCTION OF NEW RESIDENCIAL UNITS WITH THE ACCOMPANYING GRADING AND DRAINAGE MEASURES.
THE NEW CONSTRUCTION HAS FINISH ROOF AREAS TOTALING APPROXIMATELY 4741 FT2 .
THE PROJECT LOCATION IS APPROXIMATELY AT A LATITUDE OF 35.688360 AND A LONGITUDE OF -105.949710.
THE CALCULATIONS SHOWN BELOW DETAIL THE EXPECTED AMOUNT OF INCREASED WATER VOLUME CREATED BY THE NEW ADDITION TO THE RESIDENCE. THESE VALUES WILL THEN BE COMPARED WITH EXISTING SITE CONDITIONS.

RAINFALL INTENSITY, 100YR, 24 HR EVENT = 3.13
RAINFALL INTENSITY, 2YR, 6 HR EVENT = 1.16

RUNOFF CALCULATIONS

RUNOFF FACTORS:

ROOF, PORTALS, CONCRETE & APSHALT	0.98
COMPACTED GRAVEL	0.75
CRUSHER FINES	0.85
HARDSCAPE AREAS	0.98
NATIVE LANDSCAPE	0.55
NON-DISTURBED LANDSCAPE	0.55
NEW LANDSCAPE	0.45

PROPOSED SITE DRAINGE AREAS:

			AREA (acres)		% of Total
EXISTING SITE AREA	10902.00	FT²	0.25	ACRES	100.00%
PROPOSED ROOFTOP AREAS	4726.20	FT²	0.11	ACRES	43.35%
PROPOSED GRAVEL DRIVEWAY ENTRY AREA	502.00	FT²	0.01	ACRES	4.60%
PROPOSED GRAVEL DRIVEWAY RIVER AREA	2034.00	FT²	0.05	ACRES	18.66%
UPPER LANDSCAPED AREA	690.00	FT²	0.02	ACRES	6.33%
LOWER LANDSCAPE AREA	1946.20	FT²	0.04	ACRES	17.85%
UPPER WALKWAY AREA	192.00	FT²	0.00	ACRES	1.76%
HARDSCAPE STAIRS	811.60	FT²	0.02	ACRES	7.44%
TOTALS =	10902.00	FT²	0.25	ACRES	100.00%

BASIC ASSUMPTION:

Q = CIA (CFS)
WHERE: Q = VOLUMITRIC FLOW
C = RUNOFF COEFF.
I = 3.13 IN (24HR, 100 YEAR EVENT)
A = AREA IN ACRES

EXISTING DEVELOPMENT

	Existing Developed Areas	**ft²**	AREA (acres)	% of Total	C	A*C
1	EXISTING LOT AREA	**10902.00**	0.25	0.25	0.55	0.14
	WEIGHTED "C" =	0.55				
	A =	0.25	ACRES			
	I =	3.13	IN (24HR, 100 YEAR EVENT)			
	C =	0.55				
	Q =	0.43	CFS			
	ESTIMATED STORM DURATION =	2.00	HRS	7200	SECONDS	
	VOL 24-HOUR 100-YR EVENT =	3102.11	FT3	23205.4	GALLONS	

REPRESENTS 100 YR 24 HOURS EVENT FLOW FROM UNDEVELOPED SITE FOR A DURATION OF 2 HOURS

WEIGHTED "C" CALCULATION:

	Proposed Developed Areas	**ft²**	AREA (acres)	% of Total	C	A*C
	PROPOSED ROOFTOP AREAS	4726.20	0.11	43%	0.98	0.11
	PROPOSED GRAVEL DRIVEWAY ENTRY AREA	284.50	0.01	3%	0.75	0.00
40% void	PROPOSED DRIVEWAY ENTRY AREA W/ TRUE GRID	217.50	0.00	2%	0.3	0.00
	PROPOSED GRAVEL DRIVEWAY RIVER AREA	1304.25	0.03	12%	0.75	0.02
40% void	PROPOSED DRIVEWAY RIVER AREA W/ TRUE GRID	729.75	0.02	7%	0.3	0.01
	UPPER LANDSCAPED AREA	690.00	0.02	6%	0.45	0.01
	LOWER LANDSCAPE AREA	1986.26	0.05	18%	0.45	0.02
	UPPER WALKWAY AREA	192.00	0.00	2%	0.98	0.00
	HARDSCAPE STAIRS	771.54	0.02	7%	0.98	0.02
	TOTALS =	10902.00	0.25	100%		0.19
	WEIGHTED "C" =	0.76				
	A =	0.25	ACRES			
	I =	3.13	IN (24HR, 100 YEAR EVENT)			
	C =	0.76				
	Q =	0.59	CFS			
	ESTIMATED STORM DURATION =	2.00	HRS	7200	SECONDS	
	VOL 24-HOUR EVENT =	4271.29	FT3	31951.4	GALLONS, FROM A 100 YR 24 HR EVENT FOR THE SITE FOR 30 MINUTE STORM DURATION	
	INCREASE IN RUNOFF DUE TO NEW CONSTRUCTION:	**1169.2**	FT3	8746.0	GALLONS, FROM A 100 YR 24 HR EVENT FOR THE SITE	

Drainage Pond Design	
	Vol. (Ft³)
SOUTH POND @ 15" DEPTH	272.00
NW POND @ 15" DEPTH	400.00
NE POND @ 18" DEPTH	638.00

TOTAL PROPOSED PONDING VOLUME **1310** ft³
(100 Year Storm Capacity)

CONCLUSIONS

THE CONSTRUCTION OF THE PROPOSED RESIDENCE INCREASES THE AMOUNT OF OFFSITE FLOWS FROM THE CURRENT PROPERTY CONDITIONS BY AN AMOUNT OF APPROXIMATELY 1169 FT3 BASED UPON THE CALCULATIONS SHOWN ABOVE. THE NEW WET LANDSCAPE DETENTION AREAS AS SHOWN ON THE PLANS WILL PROVIDE 1310 FT3 CAPACITY FOR WATER RETENTION. THIS REPRESENTS AN OVER CAPACITY OF APPROXIMATELY 12.0 PERCENT FOR THE SITE CONDITIONS SHOWN

Civil Engineering ● Water Resources ● Traffic Engineering
W● E Walker Engineering
290 DINOSAUR TRAIL, SANTA FE, NM 87508
TEL: 505-473-7973 ● TEL: 505-820-7990
E-MAIL: jeffrey@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT: 23-189 DESIGNED BY: IC
FILE: 189_GRADING DRAWN BY: IC
DATE: 03/12/2025 CHECKED BY: REB
SCALE: AS NOTED

ROBERT DOUGLAS WALKER
NEW MEXICO
13847
3/12/25
REGISTERED PROFESSIONAL ENGINEER

PROJECT: 635 ALTO ST.
SHEET TITLE: DRAINAGE CALCULATION

CITY REVIEW

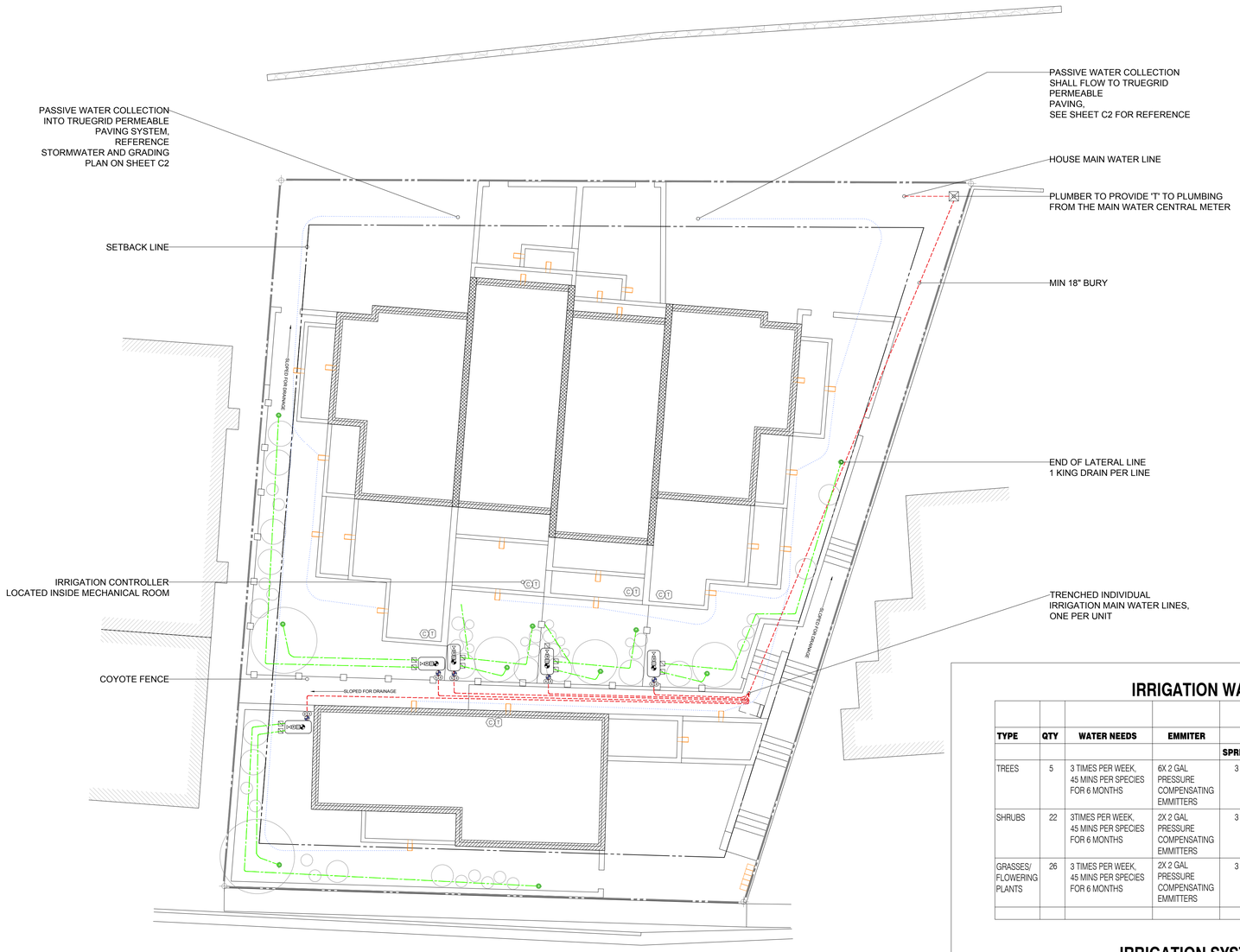
DEPARTMENT	SIGN-OFF	DATE
WATER/WATER		
PW ENGINEERING		
TRAFFIC		
FIRE DEPARTMENT		
SOLID WASTE		
LANDSCAPE		
TRAILS/OPEN SPACE		
SUBDIVISION REVIEW		

SHEET NO.
C3



2 SECOND LEVEL PLAN
1" = 10'-0"


PORTAL
PORTAL
PORTAL



1 IRRIGATION PLAN
1" = 10'-0"

PLANT LIST

Qty.	Size	Code	Common Name	Botanical Name
1	2"	A	Bigtooth Maple	Acer Grandidentatum
1	3"	Cc	Eastern Redbud	Cercis Canadensis
3	3"	M	Prariefire Crabapple or similar	Malus 'Prariefire'
2	5 gal	Bb	Butterfly Bush	Buddliah Daviddii
2	5 gal	V	Korean Spice or similar	Viburnum carlesii
1	5 gal	Cl	Mountain Mahogany	Cercocarpus Ledifolius
4	5 gal	Ri	Alpine Currant	Ribes Alpinum
13	5 gal	Kf	Karl Foerster Grass	Calamgrostis Acutiflora 'Karl Foerster'
9	1 gal	Eg	Sand Lovegrass	Eragrostis Trichodes
7	1 gal	Pn	Red Rocks Penstemon or similar	Penstemon x mexicali 'P008S'
3	1 gal	Ss	Little Bluestem Grass	Schizachyrium Scoparium
7	1 gal	Cb	Blue Mist Spirea	Caryopteris x Clandonensis

HATCH LEGEND

SYMBOL	KEY
	7/16 SANTA FE BROWN GRAVEL
	WALK ON BARK MULCH
	GROUND
	TRUEGRID PERMEABLE PAVING SYSTEM

SYMBOLS LEGEND

SYMBOL	KEY
	MAIN WATER SUPPLY
	MAIN WATER LINE (18" BURY)
	IRRIGATION LINE (2-4" BURY)
	PASSIVE CATCH
	FILTRATION ASSEMBLY
	CONTROL VALVE ASSEMBLY
	MASTER BALL VALVE
R	PRESSURE REGULATOR (12" BELOW GRADE)
S	SHUT OFF VALVE (12" BELOW GRADE)
D	BALL VALVE DRAIN (12" BELOW GRADE)
T	TIMER
	AVB
C	CONTROLLER
	GATE VALVE
	KING DRAIN
	IRRIGATION VALVE BOX (12" BELOW GRADE)

IRRIGATION WATERING SCHEDULE

				YEAR 1: SEASONAL FREQUENCY				YEAR 3: SEASONAL FREQUENCY			
TYPE	QTY	WATER NEEDS	EMMITER	DAYS BETWEEN WATERING				DAYS BETWEEN WATERING			
				SPRING	SUMMER	FALL	WINTER	SPRING	SUMMER	FALL	WINTER
TREES	5	3 TIMES PER WEEK, 45 MINS PER SPECIES FOR 6 MONTHS	6X 2 GAL PRESSURE COMPENSATING EMMITTERS	3	3	3	14	14-30	7-21	14-30	30-60
SHRUBS	22	3TIMES PER WEEK, 45 MINS PER SPECIES FOR 6 MONTHS	2X 2 GAL PRESSURE COMPENSATING EMMITTERS	3	3	3	14	14-30	7-21	14-30	30-60
GRASSES/ FLOWERING PLANTS	26	3 TIMES PER WEEK, 45 MINS PER SPECIES FOR 6 MONTHS	2X 2 GAL PRESSURE COMPENSATING EMMITTERS	3	3	3	14	14-30	7-21	14-30	30-60

IRRIGATION SYSTEM SPECIFICATIONS

ITEM	LOCATION	MANUFACTURER	DESCRIPTION	QTY
AVB	1 PER VALVE OUTSIDE	CHAMPION	ATMOSPHERIC VACUUM BREAKER	10
IRRIGATION CONTROL AND TIMER	1 PER UNIT, INSIDE MECH RM	RAIN BIRD	FOUR STATION, INDOOR/OUTDOOR	5
ELECTRIC VALVE	2 PER UNITT	RAIN BIRD	3/4" CPF075 FLOW CONTROL	10
KING DRAIN	2 PER UNIT, OUTSIDE	KING INNOVATION	END OF LINE DRAIN	5

NORTH

urbanna

URBANNA LANDSCAPING LLC

Tara Josub, Owner 505.919.8222

NO.	DATE	ISSUE
1	1/29/2025	PLAN FOR SUBMITTAL

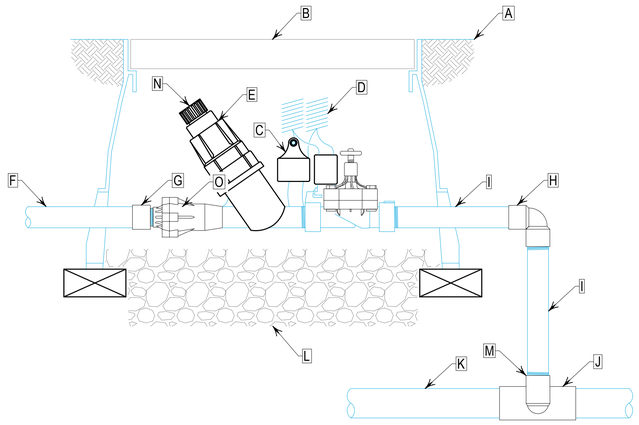
DRAWING TITLE

L102

IRRIGATION PLAN

PROJECT NO. P-2245

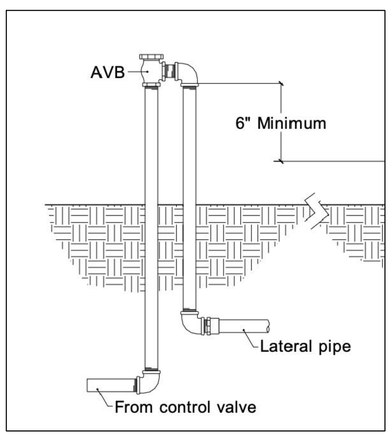
SCALE 1"=10'-0"



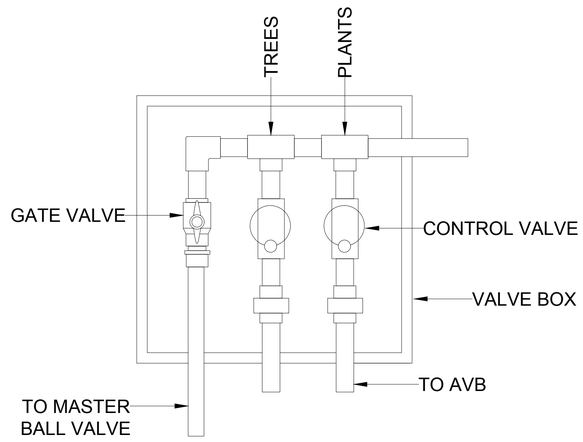
LEGEND:

A. FINISH GRADE
B. VALVE BOX WITH COVER
C. VALVE ID TAG
D. 30-INCH LENGTH OF COILED WIRE
E. VALVE / FILTER
F. PVC SUPPLY HEADER TO AVB
G. PVC SCH 80 FEMALE ADAPTER OR REDUCER
H. PVC SCH 80 ELL
I. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
J. PVC SCH 80 TEE OR ELL
K. PVC 1" MAINLINE
L. 3" MINIMUM DEPTH OF 3/8" WASHED GRAVEL
M. PVC SCH 80 STREET EL
N. MANUAL FLUSH POINT
O. PRESSURE REGULATOR

1 DRIP VALVE AND FILTER ASSEMBLY
NOT TO SCALE



2 AVB ASSEMBLY
NOT TO SCALE



3 VALVE BOX TOP VIEW
NOT TO SCALE

urbanna
URBANNA LANDSCAPING LLC
Tara Josub, Owner 505.919.8222

NO.	DATE	ISSUE
1	1/29/2025	PLAN FOR SUBMITTAL

DRAWING TITLE
L103
IRRIGATION DETAILS

PROJECT NO.	SCALE
P-2245	1"=10'-0"

KING DRAINS®

End of Line / Valve Protector Drains

Installation Instructions

All King Drains can be installed with or without a gravel sump. For small diameter shorter lines, a sump is not necessary. Larger and longer lines will drain more efficiently with a gravel sump. Install al King Drains on a 45° angle to ensure proper drainage of water from the pipe.

All End of Line Drains feature the new Soft Grip Drain.

For elevation changes greater than 15 feet, install one King Drain at each 15-foot interval.

Poly End of Line Drain w/ Soft Grip

Catalog #	Size	Selling Unit
15140	3/4" x 1/2" FPT	Bag of 10
16142	1" x 1/2" FPT	Bag of 10
17145	1" x 3/4" FPT	Bag of 10



Valve Protector†

Catalog #	Size	Selling Unit
21155	1" MPT x 1" INS	Bag of 5

†Does not have Soft Grip Design



U.S. Patent Numbers 4,890,640, 5,080,527, 6,886,585 and D568,450. All other trademarks, U.S. and Foreign Patents Pending Apply. All Rights Reserved.

KING INNOVATION®

50100-31 REV D 06/23

www.kinginnovation.com
(P) 800.624.4330
(F) 636.519.5410

1 KING DRAIN SPECIFICATION
NOT TO SCALE

RAIN BIRD

Tech Spec

ESP-TM2 Fixed Station Controller

ESP-TM2 Series Controllers

Rain Bird's ESP Series of controllers has been expanded to offer a contractor grade irrigation controller for residential and light commercial applications.

The ESP-TM2 Controller is available in four models suitable for indoor or outdoor applications (4-Station, 6-Station, 8-Station and 12-Station).

Applications

The ESP-TM2 provides flexible scheduling features to accommodate a wide variety of landscape applications. Plus powerful advanced irrigation features that help to meet any type of regional watering restrictions.

Easy to Use

The ESP-TM2 Controller is designed to be an easy to use, program-based controller with the familiar ESP user interface, a large LCD screen and universal icons on both the controller overlay and the LCD.

Easy to Install

The ESP-TM2 Controller requires only two screws for easy wall mounting. For professional installation, it has a guide for ½" or ¾" conduit to run field wires into the unit. A factory installed 6' pigtail offers a plug and play solution out of the box.

Controller Hardware

- Plastic wall-mount cabinet with door
- 4, 6, 8 or 12 station models
- Mounting screws with anchor shields
- Factory installed pigtail

Controller Features

- NEW large back-lit LCD display for improved visibility in low-light and direct sunlight conditions
- Familiar, easy to navigate user interface
- Rain sensor input with bypass capability
- Master valve/pump start circuit
- Nonvolatile (100 year) storage memory
- Electronic diagnostic circuit breaker
- Remote accessory port for Rain Bird approved accessory devices

Scheduling Features

- Program based scheduling with 3 individual programs and 4 independent start times per program for 12 total start times
- Watering schedule options: Custom Days of the week, ODD or EVEN calendar days, or Cyclic (every 1 – 30 days)

Advanced Features

- Manual Watering option for all stations, a single station or an individual program
- Seasonal Adjust applied to all programs or an individual program
- Delay Watering up to 14 days (applies only to stations set to obey Rain sensor)
- Permanent Days Off (for Odd, Even or Cyclic programming)
- Sensor bypass for all programs or for individual stations
- Adjustable delay between stations
- Contractor Default™ Program Save and Restore saved program(s)
- Master Valve on/off by station
- Automatic short detect with station specific alarm messages

Operating Specifications

- Station timing: 1 minute to 6 hours
- Seasonal Adjust: 5% to 200%
- Max operating temperature: 149°F (65°C)

Electrical Specifications

- Input required: 120VAC (±10%) @ 60Hz
- Output: 1A at 24VAC
- Master Valve/Pump Start Relay
- External battery back-up not required. Nonvolatile memory permanently saves the current programming and a 10 year life lithium battery maintains the controllers time and date during power outages.



Certifications

- UL, cUL, FCC Part 15b
- IP24
- WaterSense© certified with up to 30% water savings when installed with Rain Bird LNK™ WiFi Module and WR2 Rain Sensor. Meets EPA criteria for high-performing, water-efficient products.

look for WaterSense labeled products

Dimensions

- Width: 7.92 in. (20,1 cm)
- Height: 7.86 in. (20,0 cm)
- Depth: 3.51 in. (9,0 cm)

How To Specify:

ESP-TM2 Models

- TM2-4-120V
- TM2-6-120V
- TM2-8-120V
- TM2-12-120V

2 RAINBIRD CONTROL BOX SPECIFICATION
NOT TO SCALE

AQUALINE PLUMBING • IRRIGATION PRODUCTS

Atmospheric Vacuum Breaker (AVB)

Features

- Heavy duty brass construction
- Prevents backflow of water into fresh water lines
- Smooth casting quality and full-sized waterways for maximum flow efficiency and minimum pressure loss
- Lightweight, durable plastic float
- High temperature seal ring

Specifications

- Maximum water working pressure: 150 PSI
- UPC Listed
- IAPMO Approved
- Flow range: 5 - 150 GPM

Models

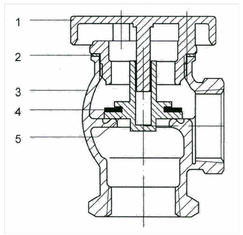
- AVB 3/4" - 2" vacuum breaker less union
- AVBU 3/4" - 2" vacuum breaker with union



AVB



AVBU



MATERIAL SPECIFICATION

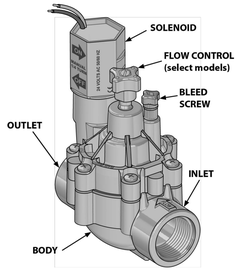
No.	Parts	Materials
1	Cap	Brass
2	Cap Gasket	Fiber
3	Body	Brass
4	Float Washer	EPDM
5	Float	PP

3 AVB SPECIFICATION
NOT TO SCALE

English

RAIN BIRD

CP/CPF Series Valve Installation and Operation

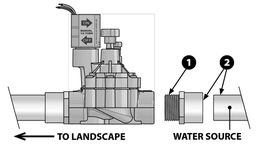


Before Installation

- Install master valves, pressure regulators and backflow preventers as needed.
- A pressure regulator is required if water pressure exceeds 150 PSI (recommended over 80 PSI).
- Inline valves require a separate backflow preventer in the main line. Check local building codes.
- Flush the system thoroughly until water runs clear.
- Shut off the main water supply.

Connect Valve to Pipes

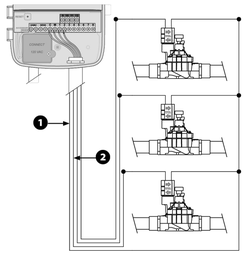
1. Apply PTFE thread-seal tape to the male threads on the adapters, screw into the valve and hand-tighten (do not use PVC glue or pipe dope on adapter threads).
2. Apply primer and then PVC cement to the ends of the pipe and inside the adapters per manufacturer's instructions.
3. Ensure the valve arrows face in the direction of water flow, and push valve onto inlet and outlet pipes until secure. Follow PVC cement instructions for cure time.



Connect Valve Wires

NOTE: Use watertight connectors and direct burial wire for all connections.

1. Connect one solenoid wire to a common wire (usually white). All valves can share the same common wire.
2. Connect the second solenoid wire to a power wire (usually colored).



4 RAINBIRD ELECTRIC VALVE SPECIFICATION
NOT TO SCALE

urbanna

URBANNA LANDSCAPING LLC

Tara Josub, Owner 505.919.8222

NO.	DATE	ISSUE
1	1/29/2025	PLAN FOR SUBMITTAL

DRAWING TITLE

L104

SPECIFICATIONS

PROJECT NO. P-2245

SCALE 1"=10'-0"

EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: Habitat Homes at 635 Alto Street

Address: 635 Alto Street Parcel Size: 10910 sq. ft., 0.25 a

Zoning: R-21 Future Land Use: Residential

Preapplication Conference Date:

Detailed Project Description: Development Plan for two new two-story residential buildings containing five townhouse-style homes: four units in one building and one unit (plus storage) in the other. The 0.25-acre parcel is zoned R-21. The total proposed gross floor area for the parcel is 6,448 square feet.

Property Owner Information

Name: Santa Fe Habitat for Humanity

Address: 2520 Camino Entrada, Ste. A

Phone: (505) 986-5880 E-mail Address: kurt@santafehabitat.org

Applicant/Agent Information (if different from owner):

Name: Brian Lawler, Santa Fe Habitat for Humanity

Address:

Phone: (650) 392-9233 E-mail Address: brian@santafehabitat.org

Agent Authorization (if applicable):

I am/We are the owner(s) and record title holder(s) of the property located at: 635 Alto Street

I/We authorize Brian Lawler to act as my/our agent to execute this application.

Signed: (Kurt Krahn) Date:

Signed: Kurt Krahn Date: APR. 4, 2024

Proposed ENN Meeting Dates:

Provide 2 options:	*Preferred Option*	*Alternative*
DATE:	April 23	April 24
TIME:	4:00 PM	4 pm
LOCATION:	Online	online

ENN GUIDELINES

Applicant Information

Project Name: Habitat Homes at 635 Alto Street

Name: Lawler (Last) Brian (First) K (M.I.)

Address: 2520 Camino Entrada, Ste. A (Street Address) (Suite/Unit #)

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

Phone: ( ) (650) 392-9233 E-mail Address: brian@santafehabitat.org

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

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

The current property is a vacant lot where people dump refuse. The new development, which has been reviewed and approved by the Historic District Review Board (HDRB), will match the existing character and and scale of the surrounding neighborhood. The site shall have 5' side setbacks and 7' street setbacks, as is the standard in the neighborhood.

(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.***

All units of the development will be all electric, solar powered, HERS net 0 rating, meaning that the units will generate as much electrical energy as they use, on average though the year. The site is situated in the historically urbanized area of Westside-Guadalupe, and matches the character of the neighborhood as approved by HDRB.

(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 has been survey by Archaeologist Ron Winters and found to have no significant archaeological sites or artifacts. The report was put before the Archaeological Review Committee and approved. The project has been put before the Historic Districts Review Board (HDRB) and has been found to be compatible with the Westside-Guadalupe historic neighborhood and was approved.

(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 does not require any rezoning, annexation, subdivision or lot line adjustments. The site is zoned R-21 has an allowable density per § 14-7.2(F)(1-4) with an approved Development Plan. The proposed development plan fully complies with all zoning and land use requirements.

(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.***

Each of the 5 units on the site are provided with 2 off-street parking spaces for a total of 10 off-street parking spaces. The development plan includes a stairway going from the upper Alto Street to the lower Alto Street. The 3-bedroom units include bedrooms on the ground floor for accessibility and the option for residents to age-in-place.

(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.***

All 5 of the proposed units are designated as affordable housing going to families earing between 80-30% of the Average Median Income (AMI). This is an opportunity for these families to build wealth for family and provide better opportunities for their children and help local Santa Fe families stay in the community they grew up in.

(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.***

All 5 of the proposed units are designated as affordable housing going to families earing between 80-30% of the Average Median Income (AMI). This is an opportunity for these families to build wealth for family, provide better opportunities for their children, and help local Santa Fe families stay in the community they grew up in.

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES ***For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.***

This project consists entirely of 5 townhouse style homes (condo units), with an expected total occupancy of 13 people. This small occupancy is not expected to significantly impact the use of local utilities and services.

(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.***

All 5 of the affordable units will use Water Sense certified plumbing fixtures to minimize water waste. Irrigation on site will use harvested rainwater and drip system with soil moisture sensors to regulate and minimize potable water usage.

(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.***

This project is very small in scope and scale. It consists of solely 5 affordable town-home style units. With a 0.25 acres lot zoned R-21, there is no space and no legal way to have anything other than 5 housing units on the property.

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

Town-home style houses are one of the most compact forms of housing available. The site itself is a vacant lot surrounded by urban housing, making this matching density project an infill project. This project is not of a size or scope to affect intra-city travel between employment and residential centers.

(l) ADDITIONAL COMMENTS (optional)

This project is very small in scope and scale. It was designed in response to the City of Santa Fe Office of Affordable Housing's Request for Proposal for developing 5-6 units of affordable housing on the lot which was owned by the city. That lot has been donated SFHfH for us to build the proposed 5 units of affordable housing.

NOTICE AFFIDAVIT

14-3.1(H)

Project Information

Project Name: 635 Alto Street Habitat for Humanity Development Plan

Project Location: 635 Alto Street

Case Number(s): _____

Certification

I hereby certify that the attached Notice was mailed to property owners, tenants, and registered neighborhood associations within 300 feet of the proposed project site. Notices were mailed on April 10th, **20**24.

I hereby certify that the attached Notice was sent via email to registered neighborhood associations within 300 feet of the proposed project site. Notices were emailed on _____, 20____.
No neighborhood association email was present in the list of residents to be notified that was provided by the city.

I hereby certify that the subject property was posted with a sign provided by the City on April 10th, **20**24. **The sign was placed in a prominent position in public view, according to instructions provided by Land Use Department staff.**

Applicant Printed Name: Brian Lawler

Applicant Signature: _____

Notarization

STATE OF NEW MEXICO)

COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 16 day of April, 2024, by Brian Lawler.

_____
Notary Public

My Commission Expires: 5/20/2027

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

CITY OF SANTA FE

NOTICE AFFIDAVIT
PLUD-03

PROJECT INFORMATION

Project Name:	635 Alto Street Habitat for Humanity Development Plan		
Project Location:	635 Alto Street, Santa Fe, NM 87501		
Case Number(s)	2024-8027		
Early Neighborhood Notice (ENN) Meeting Date:	May 9, 2024	Public Hearing Date:	

NOTICE AFFIDAVIT

I hereby certify that the attached notice was mailed to property owners, tenants, and registered neighborhood associations within 300 feet of the proposed project site. Notices were mailed on April 23rd, 2024 (Date)

I hereby certify that the attached notice was sent via email to registered neighborhood associations within 300 feet of the proposed project site. Notices were emailed on April 23rd, 2024 (Date)

I hereby certify that the subject property was posted with a sign provided by the City on April 23rd, 2024 (Date)

The sign was placed in a prominent position in public view, according to instructions provided by Land Use Department staff.

Applicant printed name:	Brian Lawler
Applicant Signature:	

NOTARIZATION

The foregoing instrument was acknowledged before me this 23rd day of April, 20 24, by Bryan Lawler

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

Notary Public

My Commission Expires: 5/28/2027

Planning and Land Use Department
Planning Commission Staff Report

Case No:	2025-10276
Hearing Date:	June 5, 2025
Applicant:	RKSS Santa Fe 1, LLC
Agent:	JenkinsGavin, Inc
Request:	Rezoning
Location:	3439 Cerrillos Rd
Case Mgr.:	Claudia Kath
Zoning:	R-3
Overlay:	Suburban Archaeological Review District Review District
Future Land Use:	Transitional Mixed-Use and Community Commercial
Pre-app. Mtg.:	July 27th, 2023
ENN Mtg.:	March 11th, 2025
Proposal:	Rezoning R-3 (Residential – Three (3) dwelling units per acre) to C-2(General Commercial) for +/-1.49 acres.



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

I. RECOMMENDATION

The Planning Commission should recommend that the Governing Body **APPROVE** Case #2025-10276 "3439 Cerrillos Rd Rezoning" from R-3 to C-2 as outlined in this report. No conditions are recommended with this rezoning request.

One motion will be required for this case:

a. Recommend the Governing Body approve or deny Case #2025-10276 3439 Cerrillos Rd Rezoning.

Pending a decision by the Planning Commission for this project, the Findings of Fact and Conclusions of Law will be presented at the next Planning Commission meeting for approval.

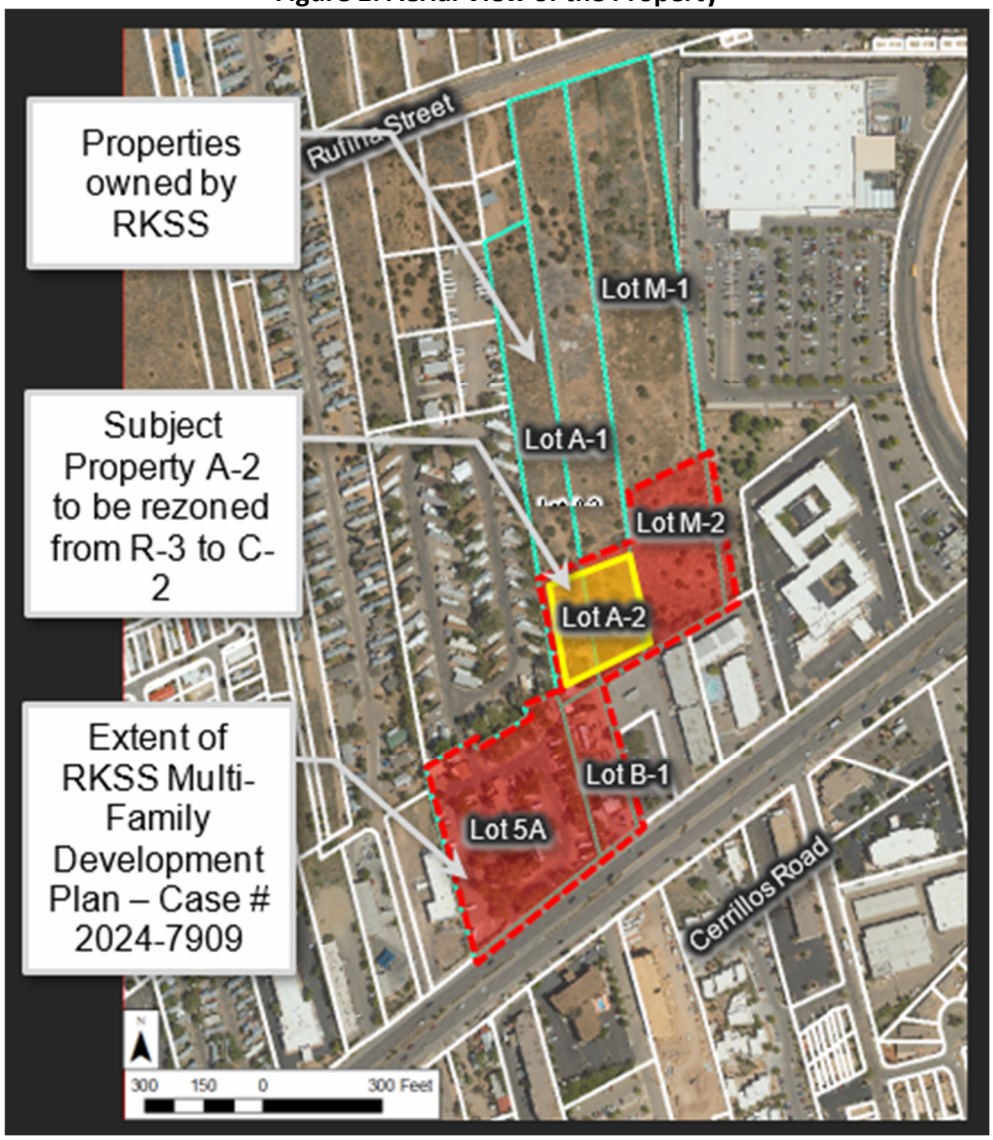
II. EXECUTIVE SUMMARY

JenkinsGavin ("Agent"), representing RKSS Santa Fe 1, LLC ("Applicant"), requests approval for a rezoning of a +/-1.49 acre property located at 3439 Cerrillos Rd ("Property") from R-3 (Low Density Residential - Three [3] dwellings per acre) to C-2 (General Commercial) (see Figure 1: "Aerial View of the Property").

On January 16, 2025, the Applicant came before the Planning Commission requesting approval of a development plan spanning four (4) lots, including the Property (Lot A-2). The Planning Commission postponed their decision on the application due to concerns about the mix of zone districts (R-3 and C-2) and the mix of uses proposed within the development plan not being consistent with the existing zone districts. The initial proposal included an access road, parking and an open space/dog park on Lot A-2, which is zoned R-3, and was planned to serve the residential uses proposed on the other three (3) lots, which are all zoned C-2.

Following the postponement, the Applicant amended the proposal and removed the parking lot and dog park uses from Lot A-2. The only remaining proposed development on Lot A-2 was a "lot access driveway" at the southern end of the subject property, connecting the other lots within the development plan. On February 6, 2025, the Applicant returned to the Planning Commission and received approval of the amended proposal (Case# 2024-7909).

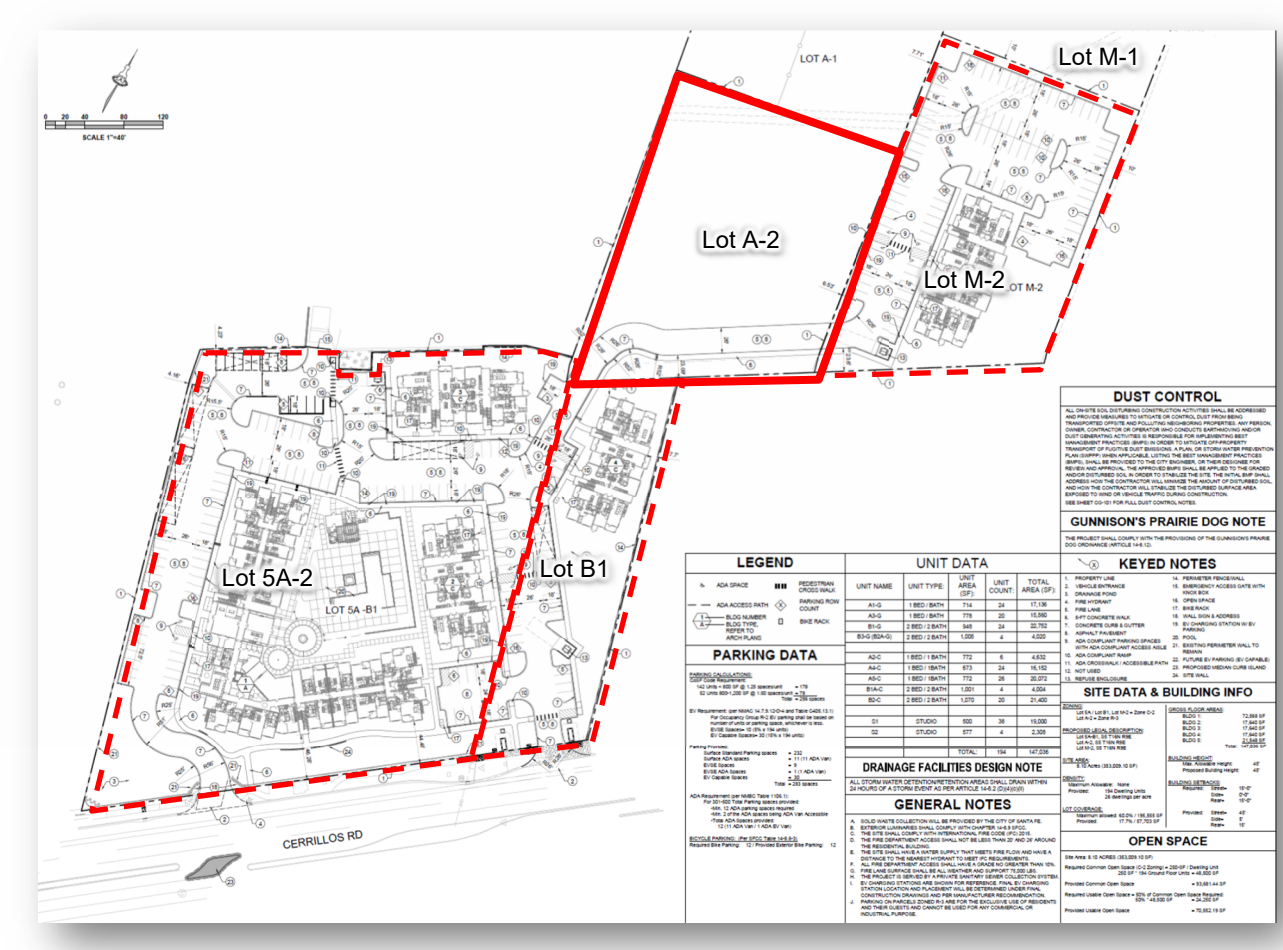
Figure 1: Aerial View of the Property



The subject Property is a legal lot of record, as documented in the records of the Santa Fe County Clerk. It is identified as Lot A-2 on the RKSS Multi-Family Development Plan (Case #2024-7909), which was approved by the Planning Commission on February 6, 2025 (see Figure 2 "Approved Development Plan").

In their review of the RKSS Multi-Family Development Plan, the Design Review Team (DRT) did not anticipate any issues with the availability or provision of infrastructure, nor did they provide any additional comments in their review of this rezoning request. As such, the DRT comments from the Development Plan (Case #2024-7909) are included for reference in Attachment A.

Figure 2: Approved Development Plan & Open Space Plan



The Applicant owns approximately nineteen (19) acres of land located between Rufina Street and Cerrillos Road (north and south), and Richards Avenue and Camino de Manuel (east and west). Through various lot consolidations, adjustments, and splits, nearly half of this acreage will be utilized for the RKSS Multi-Family Development Plan (see Table 1: "Lots & Acreage Owned by the Applicant"). The Applicant will be extending future construction to other lots as part of a phase 2 development.

Table 1: Lots & Acreage Owned by the Applicant

Address	Lot #	Lot Consolidation	Lot Line Adjustment	Lot Split	Acreage	Date Recorded
3431 Cerrillos Rd	B1	✓			.98	2/10/2021
3471 Cerrillos Rd	5A	✓	✓		+/-3.93 ac	-
3450 Cerrillos Rd	A1				+/-6.13 ac	-
3439 Cerrillos Rd	A2	✓	✓		+/-1.49 ac	-
3420 Rufina St	M1				+/-5.52 ac	-
3420 Rufina St	M2			✓	+/-1.61 ac	-
Total Acreage Included in RKSS Development Plan					**+/- 8.01 ac**	
Total Acreage of Land owned by RKSS					**+/- 19.66 ac**	

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

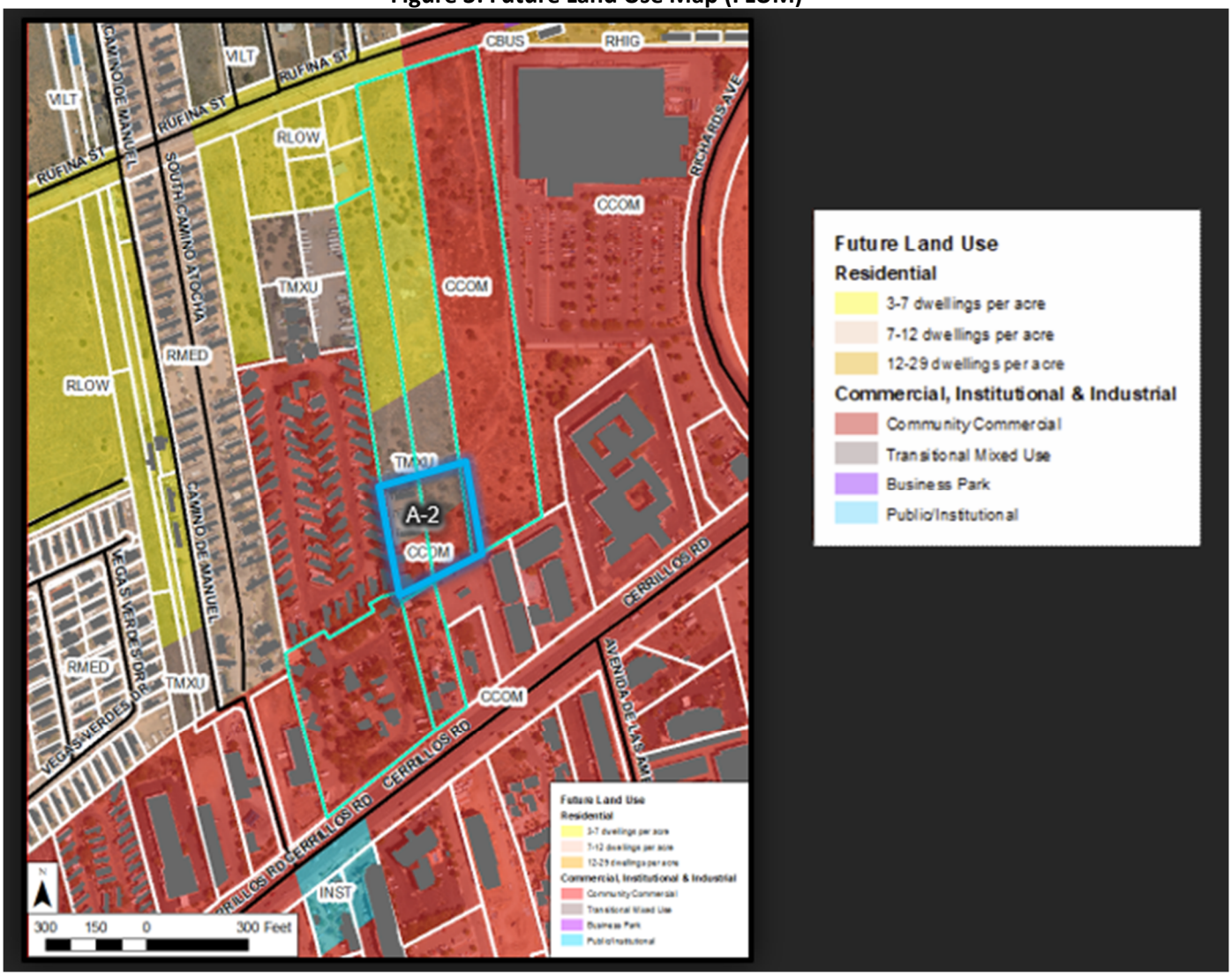
Staff's analysis finds that the Project satisfies Subsection 14-3.5(C) "Approval Criteria" for rezoning.

III. PROJECT ANALYSIS

A. Property Information

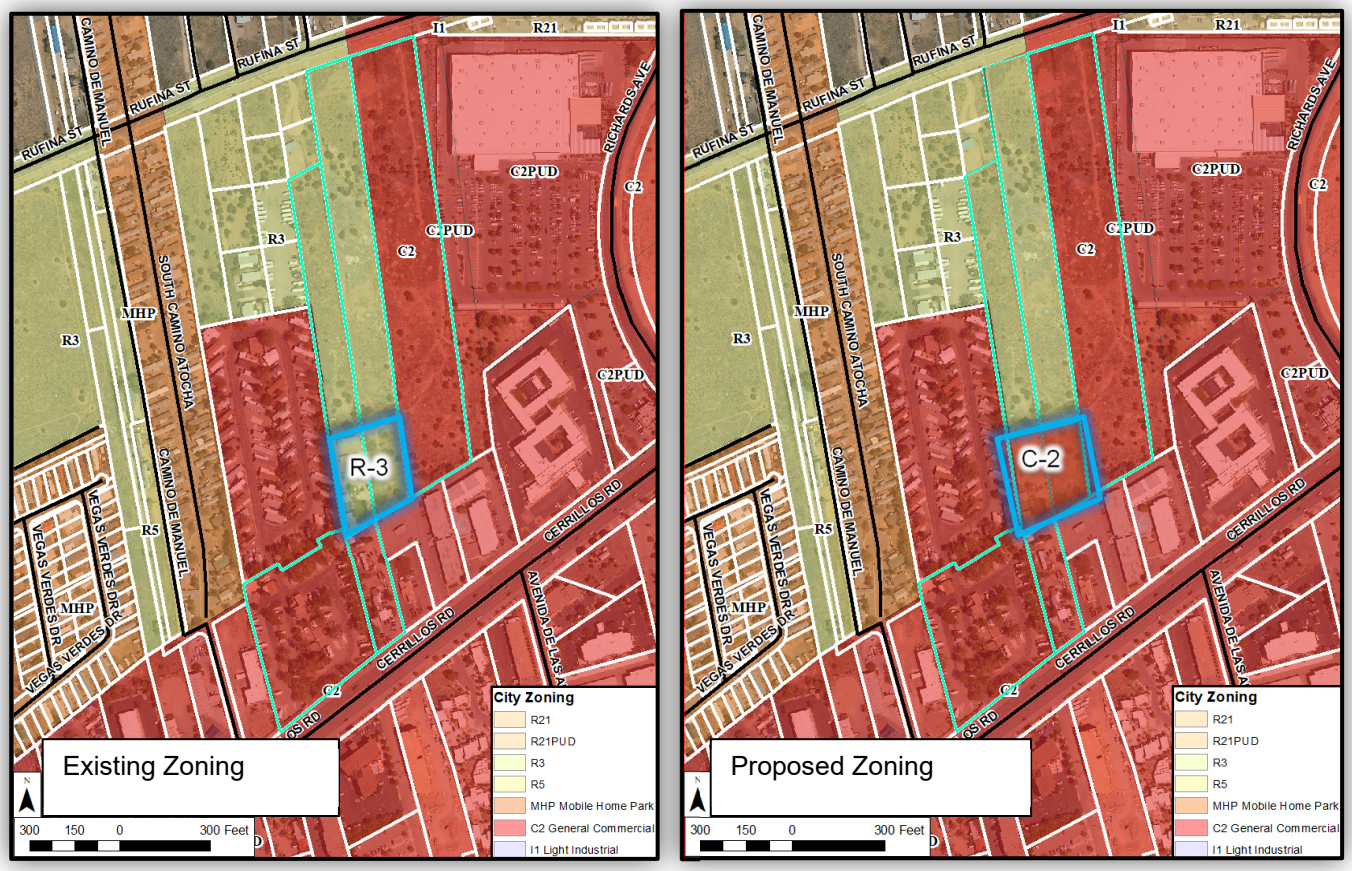
As outlined in the City of Santa Fe Land Development Code, all rezoning requests must demonstrate consistency with the General Plan's Future Land Use Map (FLUM). The subject Property is identified on the FLUM (see Figure 3: "Future Land Use Map") primarily as Transitional Mixed Use (TMU), with a small portion along the southern boundary designated as Community Commercial (CCOM).

Figure 3: Future Land Use Map (FLUM)



The Property's existing R-3 zoning is inconsistent with the General Plan FLUM Transitional Mixed Use (TMU) and community commercial (CCOM) designations. The TMU land use category is intended to support a diverse mix of uses and residential types, promoting flexibility in development patterns. The proposed rezoning to C-2 (General Commercial), if approved, would be consistent with the underlying TMU and CCOM designations, as the C-2 zone allows for a compatible mix of commercial and residential uses envisioned in these future land use areas. Therefore, the requested C-2 rezoning aligns with the General Plan Future Land Use Map, and no General Plan Amendment would be required to enable development of the tract.

Figure 4: Existing and Proposed Zoning



B. Adjacent Properties

The Property is adjacent to commercially zoned properties along Cerrillos Road to the south. There is a vacant lot to the east and the Trailer Ranch property to the west, both of which are zoned C-2. To the north, there are two linear lots currently zoned R-3. The properties adjacent to the subject Property are described in (Table 2: "Adjacent Uses and Zoning") below.

Table 2: Adjacent Uses and Zoning

Direction	Property Address	Zoning
North	3439 Cerrillos Road	R-3 (Low Density Residential) owned by RKSS
East	3420 Rufina Street	C-2 (General Commercial) owned by RKSS
South	3431 Cerrillos Road	C-2 (General Commercial)
West	3471 Cerrillos Road	C-2 (General Commercial) (Trailer Ranch)

C. Overlay District

The Property is located within the Suburban Archeological Review Overlay District, which the Santa Fe City Code ("SFCC" or "Code") SFCC 1987, § 14-5.3(C)(c) describes as follows::

(c) Suburban Archaeological Review District
Land within the suburban archaeological review district has a moderate potential of containing significant cultural remains and is not a part of the historic downtown or river and trails archaeological review districts.

However, archeological review is not required for this rezoning because the Property is less than ten (10) acres in size. *See* SFCC 1987, § 14-3.13(B)(3).

D. Utilities

a. Water

As shown on Figure 5: "Existing Utility Diagram", there is an existing water main in Rufina Street which is approximately 800 feet to the north from the subject Property. There is also an existing water main in Cerrillos Road which is approximately 500 feet to the south. A connection to either of these water sources would be through property owned by the Applicant and would not require a special easement. The City's Water Division has provided DRT Comments for the RKSS Multi-Family Development Plan, previously approved by the Planning Commission on February 6, 2025, which are included for reference in Attachment A.

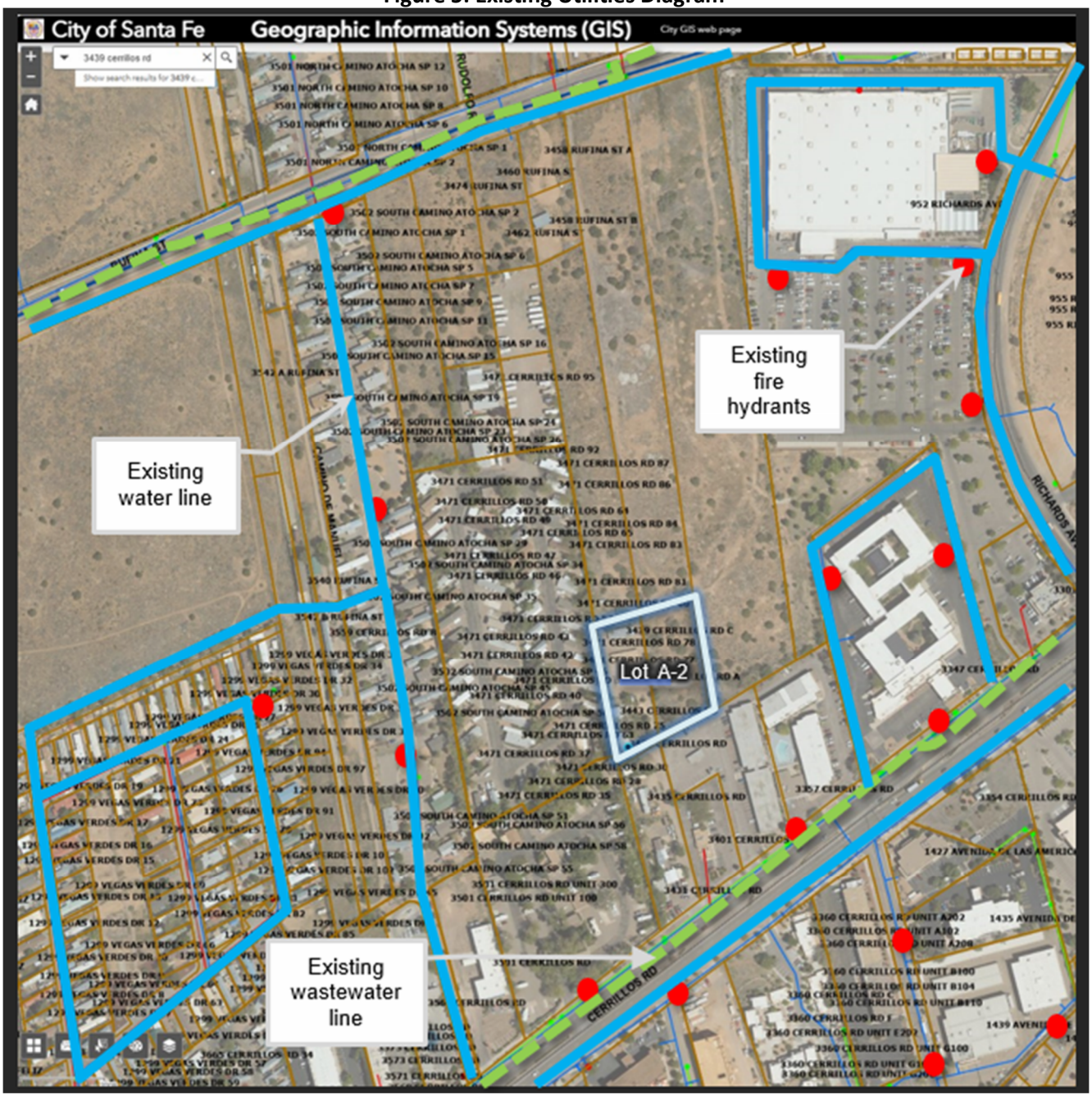
b. **Sewer**

Existing wastewater lines are located on Rufina Street and Cerrillos Road. The DRT has indicated the Applicant will need to provide private 8" sewer lines and manhole locations on a utility plan for review and approval. Further comments are included in Attachment A.

c. Fire

As shown on Figure 5: "Existing Utility Diagram", there are multiple existing fire hydrants near the subject Property. The closest hydrant is approximately 500 feet from the Property. As part of the DRT review process the Fire Marshall has indicated the comments for the RKSS Multi-Family Development plan also apply to the subject Property rezoning request. These comments can be found in Attachment A.

Figure 5: Existing Utilities Diagram



d. Terrain Management

The site slopes gently from the northeast to the southwest of the Property and there are no arroyos on the site. The Terrain Management review has indicated that DRT comments for the RKSS Multi-Family Development Plan apply to the subject Property rezoning request. These can be found in Attachment A.

IV. ZONING APPROVAL CRITERIA

Code Sections 14-3.5(A) and (C) sets forth approval criteria for rezoning as follows:

(1) The Planning Commission and the Governing Body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

Criterion 1 (SFCC 1987, § 14-3.5(C)(1)(a)) requires that one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met: (Yes/No)** **YES**
Applicant's Response: *(i) N/A* *(ii) The subject parcel is a remnant of the traditional land pattern along the Agua Fria and Rufina corridors comprising long, narrow tracts historically used for agricultural purposes. The intensity of land uses in the area has increased significantly over time and, accordingly, this parcel relates much more to the Cerrillos Road corridor than Rufina St. The change in the surrounding area is further evidenced by the subject property's designations of Community Commercial and Transitional Mixed-Use on the City's Future Land Use Map. The subject parcel is bordered by C-2 zoning to the west, south, and east.* *(iii) With this rezone, the subject parcel will support a 194-unit multifamily community, as opposed to the development of just four dwelling units permissible under the current R-3 zoning. This is more advantageous to the community through the provision of much needed housing in the urban area with access to public transit, services, and employment.*	
Staff Response: (i) Staff agrees with the Applicant and finds that there was no mistake in the original zoning. (ii) The neighborhood exhibits a diverse land use pattern, comprising single-family homes, multifamily residential developments, vacant parcels, and commercial structures accompanied by surface parking facilities. Historically agricultural in character, the area has undergone a gradual transformation toward increased commercial activity. The site is immediately adjacent to a C-2 (General Commercial) zoning district, and the Future Land Use Map identifies the area as suitable for Transitional Mixed Use (TMU) and Community Commercial (CCOM), reflecting its evolving urban context. (iii) Staff finds that a different zone district (in this case, C-2 zoning) would allow for more advantageous development of the Property as part of the RKSS Multi-Family Development Plan. In addition, that would enhance compliance with the General Plan policies; specifically, the themes and policies relating to higher densities, compact urban form, and infill as growth management. The C-2 rezoning request has the potential to provide long-term, higher density and mixed-use solutions where infrastructure is already present. Furthermore, the C-2 zone district will allow for more density and enable a wider diversity of permitted uses.	

Staff finds that the application request on its merits contains sufficient information to address Criterion 1.

Criterion 2 (SFCC 1987, § 14-3.5(C)(1)(b)) requires that all the rezoning requirements of Chapter 14 have been met;	**Criterion Met: (Yes/No) Yes**

Applicant's Response:

All rezoning requirements of Chapter 14 have been met. The rezone requirements specified in §14-3.1 and §14-3.5 are addressed in the RKSS Rezone Report provided by the Agent in Attachment B.

Staff Response:

The Applicant has met all the requirements of Chapter 14 for a rezoning request. They participated in a pre-application meeting on July 27th, 2023, held an ENN meeting on March 11th, 2025, and properly notified the public of the ENN meeting and this Planning Commission public hearing. Additionally, the applicant submitted a complete application that meets the requirements of Chapter 14.

Staff finds that the application request does address Criterion 2.

Criterion 3 (SFCC 1987, § 14-3.5(C)(1)(c)) requires that the rezoning is consistent with the applicable policies of the general plan, including the future land use map.	**Criterion Met: (Yes/No) Yes**

Applicant's Response:

This rezone request complies with the property's Future Land Use Map designations of both Community Commercial and Transitional Mixed-Use. This parcel is part of the RKSS Cerrillos Road multi-family Development Plan, which was approved by the Planning Commission on February 6, 2025. The balance of the RKSS premises is zoned C-2 and this rezone will bring the subject property into conformance with the surrounding C-2 zoning, allowing the parcel to potentially be developed with outdoor recreational amenities and additional resident parking. This rezone and the RKSS project also align with General Plan Themes and Policies such as Affordable Housing, Economic Diversity, Urban Form/Higher Densities, Transportation Alternatives, and Community Oriented Development. Furthermore, the project exemplifies key elements of the General Plan Land Use Framework, including compact urban form and the provision of a mix of housing types in all neighborhoods. As an infill site, the subject property is efficiently served by existing utility and roadway infrastructure.

<u>Affordable Housing Policy 4-4-G-7</u>

This increase in housing supply provided by the RKSS multifamily project will help alleviate the current housing shortage in Santa Fe. In addition, a fee in lieu of affordable housing will be paid to the Affordable Housing Trust Fund to support future affordable housing efforts.

<u>Economic Development Strategic Plan</u>

The provision of adequate housing opportunities for the workforce is critical to economic development. Furthermore, the RKSS development enhances the mixed-use environment of the Cerrillos Road corridor, whose residents will support local businesses in the vicinity.

<u>Urban Form/Higher Densities - Growth Management Methods 4.1</u>

"In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows. This approach does not necessarily require

greater building height but rather greater massing on specifically identified infill sites within the Urban Area."

The rezoning supports the General Plan's emphasis on higher densities and a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl, and supporting walkability and transit- oriented development. By promoting higher-density residential development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

Community-Oriented Development - Growth Management Methods 4-1-G-3
"Use a full range of growth management methods to achieve a superior quality of life and to ensure a financially and environmentally sustainable community."

The RKSS project, supported by this rezoning, will help meet the community's housing needs in a sustainable manner. Developing housing in the Cerrillos Road corridor provides walkable access to services and employment opportunities.
Furthermore, the site is served by a Santa Fe Trails bus stop directly adjacent to its Cerrillos frontage.

Compact Urban Form 4-3-G-2
Rezoning to C-2 supports a more compact urban form by making more efficient use of the land. This is particularly important for infill sites where existing utility and roadway infrastructure can be leveraged without the need for extensive new development. This efficient use of land and infrastructure is a key goal of the General Plan, helping to reduce the environmental impact of development and supporting more sustainable urban growth.

Mix of Housing Types in All Neighborhoods (3.3 Land Use Framework)
"Future Land Use (Figure 3-2) illustrates neighborhoods with integrated housing types, designed to locate a larger share of residences close to transit and neighborhood centers."

The subject property is in a diverse neighborhood of commercial uses and a variety of residential densities. The RKSS multifamily project adds to this diversity, increasing the housing supply in this mixed-use area. Furthermore, access to public transit, services, and employment make the site an ideal infill location for multi-family development.

Staff Response:

Staff finds that the proposed rezoning aligns with the applicable policies of the General Plan, and most importantly the Future Land Use Map. The zone district proposed in this request allows for greater density in an area identified in the Future Land Use Map as Transitional Mixed Use and Community Commercial, which is intended to accommodate more dwelling units per acre, providing for "apartments, condominiums, and other forms of multifamily housing." Rezoning could facilitate infill development and the use of existing infrastructure, which reduces urban sprawl and the need for greenfield development that is further away from community services and transit.

Staff finds that the application request on its merits contains sufficient information to address Criterion 3.

Criterion 4 (SFCC 1987, § 14-3.5(C)(1)(d)) requires that the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies	**Criterion Met: (Yes/No)**

regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city.	**YES**

Applicant's Response:

The rezoning is consistent with the City's policies regarding the provision of urban land sufficient to meet the projected growth in both population and housing demand. This consistency is reflected in several key aspects of the General Plan, particularly regarding infill development, higher densities, and sustainable urban growth.

General Plan Figure 4-4, Urban Sub-Areas, designates the subject property and surrounding area as an "Infill Area." General Plan Section 4.1 states, "In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows" to help "create efficient use of already existing roads and utilities, help ensure cost-efficient public transit, and provide the type of housing that will be in demand…".

The rezoning proposal supports the city's policy of maximizing the efficiency of existing urban infrastructure. By increasing the density of a property within an established urban area, the city can accommodate growth without the need to extend roads, utilities, or other public services into undeveloped areas. This not only aligns with sustainability goals but also helps manage the rate of growth in a manner consistent with long-term city planning.

The rezoning is also consistent with the city's policy to ensure that the supply of urban land meets long-term housing demand, thereby supporting sustained population growth. By rezoning for higher density, the city is not just responding to immediate tenant needs but is planning for future demand. This strategic approach ensures that as the population grows, there is adequate housing available in desirable locations, contributing to economic stability and urban vitality.

Staff Response:

Staff agrees with the Applicant's response and finds that rezoning the Property could provide for potential housing needs where infrastructure already exists and reduce pressure to accommodate such growth at the edges of the City.

Staff finds that the application request on its merits contains sufficient information to address Criterion 4 (14-3.5(C)(1)(d)].

Criterion 5 (SFCC 1987, § 14-3.5(C)(1)(e)) requires that the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met: (Yes/No) YES**

Applicant's Response:

<u>Water and Sewer Capacity</u>: The City's Water and Wastewater Divisions have confirmed that the RKSS development, of which the subject parcel is a part, will be served and identified the infrastructure improvements necessary for service.

<u>Public Schools</u>: A Santa Fe Public Schools (SFPS) Impact Form was submitted and, to my knowledge, SFPS has not issued a response.

Park Capacity: Given the significant commercial nature of the Cerrillos Road corridor, the nearest neighborhood park is San Isidro Village Park, which is 0.75 miles away.
Given this distance, the future residents of the RKSS community will have minimal impact on the Park. Given this environment, the RKSS project is providing 1.18 acres of common open space and outdoor amenities. The rezone of Lot A-2 will enable additional development of outdoor recreational space to serve the residents.

Public Transportation: The property is served by Santa Fe Trails Route 2 and there are bus stops directly in front of the site and across the street.

Emergency Services: The potential development of Lot A-2 with outdoor recreational amenities will not have a significant impact on emergency services. Furthermore, the Fire Department reviewed the RKSS Multifamily Development Plan and did not express any concerns regarding capacity to serve the project.

Road Capacity: A Traffic Impact Analysis was reviewed and approved as part of the RKSS Multifamily Development Plan with a finding that there would not be significant impact on the roadway network.

Staff Response:

Staff coordinated with the DRT agencies for water, wastewater, fire and terrain management regarding the subject Property. Each stated that the comments made for the RKSS Multi-Family Development Plan apply to this rezoning as well. Based on the information that the Applicant provided with the application for the RKSS Multi-Family Development Plan, Staff had sufficient information to determine that the existing infrastructure and terrain will be able to accommodate the proposed rezoning.

Staff finds that the application request on its merits contains sufficient information to address Criterion 5.

Criterion 6 (SFCC 1987, § 14-3.5(C)(2) provides that: unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts; or** **(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met: (Yes/No)** **YES**

Applicant's Response:

The proposed C-2 zoning not only complies with the property's Future Land Use Map designations of Community Commercial and Transitional Mixed-Use, but it also embodies many of the Plan's themes and policies with respect to infill, compact urban form, and economic development. Therefore, the criteria above are not applicable to this application.

Staff Response:

Staff agrees with the Applicant's response. The proposed change is consistent with applicable general plan policies and themes including Affordable Housing, Economic Diversity, Urban Form / Higher Densities, Transportation Alternatives, and Community Oriented Development. The prevailing use and

character of the area is a mix of medium density residential (Trailer Ranch), multi-family residential (Oslo, RKSS, and Stage Coach Motor Inn Apartments) and commercial. Rezoning the subject Property from R-3 to C-2 is consistent with the density that was contemplated in and established by the Future Land Use Map.

Staff finds that the application request on its merits contains sufficient information to address Criterion 6.

V. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted an Early Neighborhood Notification ("ENN") meeting virtually via ZOOM on March 11th, 2025. City staff, the Applicant's team, one member of the public and one member of the press were present. The member of the public asked if additional buildings were planned for Lot A-2. The applicants answered that only parking and recreational facilities were planned for the parcel. Staff answered that if any further buildings were to be proposed it would require a significant amendment to the Development Plan that would likely require a hearing.

VI. ATTACHMENTS:

Attachment A: DRT Comments
Attachment B: RKSS Rezone Report
Attachment C: Maps and Figures
Attachment D: ENN Packet

APPROVED AS TO FORM:

Title	Name	Initials
Department Director	Heather L. Lamboy	HLL
Assistant Department Director	Margaret Moore	MRM
Planning Manager	Daniel A Esquibel	*DAE*
Planner Senior	Claudia Kath	*CK*

City of Santa Fe, New Mexico

Exhibit A

Development Review Team Memorandum for Reference from Case #2024-7909 RKSS Multi-Family Development Plan

1. Fire Department Memorandum
2. Wastewater Division Memorandum
3. Water Division Memorandum
4. City Engineer Memorandum

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

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.

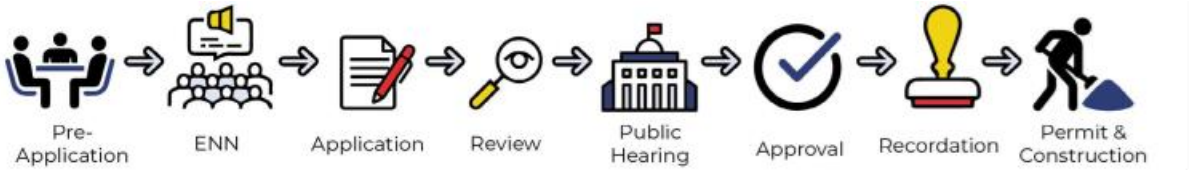


Timing of Conditions of Approval + Technical Corrections

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.
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. 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: March 8, 2024

DRT Member: Stan Holland, P.E.

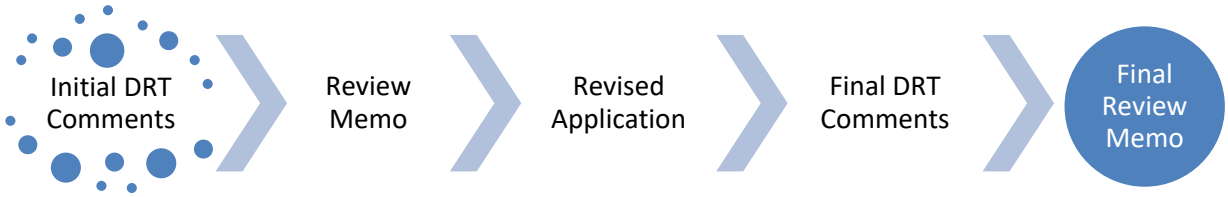
Dept/Div: Wastewater/Engineering

Case No.: 2024-7909-BRRT Multifamily DP

Case Planner:

DRT Review Schedule – 9-12+ weeks*

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

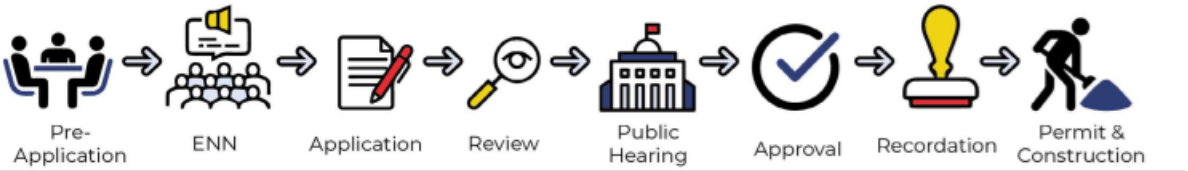


Timing of Conditions of Approval + Technical Corrections

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

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

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. Identify all the proposed 8" SAS sewer line as a private 8" SAS sewer service line. Also identify the sewer manholes as either private or public		
2. Provide a plan and profile sheet for the water and sewer lines shown in the Utility Plan CU-100		
3. All sewer pipe shall be SCH 40 PVC. The General and Keyed Notes show use of both SCH 40 and SDR 26 pipe		
4. Include City Standard Drawings for manholes with plan set		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1.	Prior to Public Hearing	
2.		
3.		
4.		

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: 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.

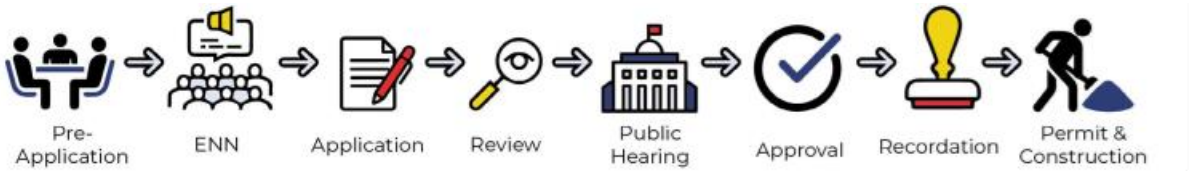


Timing of Conditions of Approval + Technical Corrections

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: 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*

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.

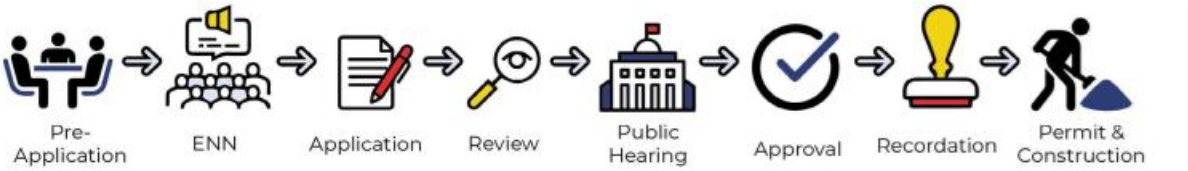


Timing of Conditions of Approval + Technical Corrections

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.

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)

City of Santa Fe, New Mexico

Exhibit B

RKSS Rezone Report

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

March 21, 2025
(Revised May 23, 2025)

Claudia Kath, Senior Planner
Planning & Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: RKSS Cerrillos Road – Lot A-2 (3439 Cerrillos Rd./3450 Rufina St.)
Rezone Application

Dear Claudia:

This letter is respectfully submitted on behalf of RKSS Santa Fe 1, LLC in application to rezone Lot A-2 comprising 1.49 acres from R-3 (Residential, three dwellings per acre) to C-2 (General Commercial), for consideration by the Planning Commission on May 1, 2025. The subject parcel is designated both Community Commercial (southern half) and Transitional Mixed-Use (northern half) on the General Plan Future Land Use Map.

Project Summary

The 1.49-acre subject parcel, Lot A-2, is being created via a Lot Consolidation Plat submitted on February 12, 2024 (attached) and is currently under review. This parcel is part of the RKSS Cerrillos Road multi-family project premises, the Development Plan for which was approved by the Planning Commission on February 6, 2025. The balance of the RKSS premises is zoned C-2 and this rezone will bring the subject property into conformance with the surrounding C-2 zoning and allow the parcel to potentially be developed with outdoor recreational amenities and additional resident parking. The approved Development Plan (attached for reference) includes only an access drive across Lot A-2 in compliance with the property's R-3 zoning restrictions.

Rezone Approval Criteria

Responses to the rezoning approval criteria in SFCC §14-3.5(C) and (D) are detailed below.

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) *One or more of the following conditions exist:*

(i) *there was a mistake in the original zoning.* N/A

(ii) *there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning.*

The subject parcel is a remnant of the traditional land pattern along the Agua Fria and Rufina corridors comprising long, narrow tracts historically used for agricultural purposes. The intensity of land uses in the area has increased significantly over time and, accordingly, this parcel relates much more to the Cerrillos Road corridor than Rufina St. The change in the surrounding area is further evidenced by the subject property's designations of Community Commercial and Transitional Mixed-Use on the City's Future Land Use Map. The subject parcel is bordered by C-2 zoning to the west, south, and east.

(iii) *a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans.*

With this rezone, the subject parcel will support a 194-unit multifamily community, as opposed to the development of just four dwelling units permissible under the current R-3 zoning. This is more advantageous to the community through the provision of much needed housing in the urban area with access to public transit, services, and employment.

(b) *all the rezoning requirements of Chapter 14 have been met.*

The rezone requirements specified in §14-3.1 and §14-3.5 are addressed below.

(c) *the rezoning is consistent with the applicable policies of the general plan, including the future land use map;*

This rezone request complies with with the property's Future Land Use Map designations of both Community Commercial and Transitional Mixed-Use. This parcel is part of the RKSS Cerrillos Road multi-family Development Plan, which was approved by the Planning Commission on February 6, 2025. The balance of the RKSS premises is zoned C-2 and this rezone will bring the subject property into conformance with the surrounding C-2 zoning, allowing the parcel to potentially be developed with outdoor recreational amenities and additional resident parking. This rezone and the RKSS project also align with General Plan Themes and Policies such as Affordable Housing, Economic Diversity, Urban Form/Higher Densities, Transportation Alternatives, and Community Oriented Development. Furthermore, the project exemplifies key elements of the General Plan Land Use Framework, including compact urban form and the provision of a mix of housing types in all neighborhoods. As an infill site, the subject property is efficiently served by existing utility and roadway infrastructure.

Affordable Housing Policy 4-4-G-7

This increase in housing supply provided by the RKSS multifamily project will help alleviate the current housing shortage in Santa Fe. In addition, a fee in lieu of affordable housing will be paid to the Affordable Housing Trust Fund to support future affordable housing efforts.

Economic Development Strategic Plan

The provision of adequate housing opportunities for the workforce is critical to economic development. Furthermore, the RKSS development enhances the mixed-use environment of the Cerrillos Road corridor, whose residents will support local businesses in the vicinity.

Urban Form/Higher Densities - Growth Management Methods 4.1

"In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows. This approach does not necessarily require greater building height but rather greater massing on specifically identified infill sites within the Urban Area."

The rezoning supports the General Plan's emphasis on higher densities and a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl, and supporting walkability and transit-oriented development. By promoting higher-density residential development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

Community-Oriented Development - Growth Management Methods 4-1-G-3

"Use a full range of growth management methods to achieve a superior quality of life and to ensure a financially and environmentally sustainable community."

The RKSS project, supported by this rezoning, will help meet the community's housing needs in a sustainable manner. Developing housing in the Cerrillos Road corridor provides walkable access to services and employment opportunities. Furthermore, the site is served by a Santa Fe Trails bus stop directly adjacent to its Cerrillos frontage.

Compact Urban Form 4-3-G-2

Rezoning to C-2 supports a more compact urban form by making more efficient use of the land. This is particularly important for infill sites where existing utility and roadway infrastructure can be leveraged without the need for extensive new development. This efficient use of land and infrastructure is a key goal of the General Plan, helping to reduce the environmental impact of development and supporting more sustainable urban growth.

Mix of Housing Types in All Neighborhoods (3.3 Land Use Framework)

"Future Land Use (Figure 3-2) illustrates neighborhoods with integrated housing types, designed to locate a larger share of residences close to transit and neighborhood centers."

The subject property is in a diverse neighborhood of commercial uses and a variety of residential densities. The RKSS multifamily project adds to this diversity, increasing the housing supply in this mixed-use area. Furthermore, access to public transit, services, and employment make the site an ideal infill location for multi-family development.

Applicable General Provisions, §14-3.1

(B) Authority to File Applications

(1) Unless otherwise specified in Chapter 14, applications for review and approval under Chapter 14 may be filed by:

(a) the owner of the property that is the subject of the application;

RKSS Santa Fe 1, LLC is the legal owner of the subject property per the Warranty Deed attached.

(b) the owner's authorized agent with written authorization;

JenkinsGavin is authorized to submit this application on behalf of the owner per the attached letter of authorization.

(c) a land use board; or N/A

(d) the land use director. N/A

(2) When a land use board files an application, it does so without prejudice to the outcome.

(C) Form of Application

(1) Applications required by Chapter 14 shall be submitted in a form and in such number as required by the land use director.

(2) Each application shall include plans, calculations, and reports sufficient to clearly demonstrate compliance with all applicable provisions of Chapter 14 and applicable state and federal regulations that are administered or enforced by the city. The

number and format of the required documentation shall be as required by the land use director.

(3) The land use director shall provide standardized checklists and format guidelines for each type of application. The land use director may waive the submittal of items on the checklist or require supplemental materials not included on the checklist where such action is necessary to clearly demonstrate compliance with applicable provisions.

(4) In the course of reviewing an application, the governing body and the land use boards may waive the submission of items on the checklist or may require supplemental materials not included on the checklist where such action is necessary to clearly demonstrate compliance with applicable provisions.

This application complies with the form application outlined above.

(D) Schedule of Fees, Charges and Expenses

The governing body shall establish by resolution a schedule of fees, charges, and expenses and a collection procedure for construction permits, appeals, subdivisions, amendments, and other applications. This schedule of fees, charges, and expenses shall be posted in the planning and land use department and may be altered or amended only by the governing body. No permit or approval required under Chapter 14 shall be issued or granted unless and until applicable charges, fees, and expenses have been paid in full.

This application acknowledges the Schedule of Fees, Charges, and Expenses outlined above.

(E) Pre-Application Conferences

(1) Applicability

(a) Pre- Pre-application conferences are required prior to submission of applications for:(i)amendment of the number, shape, boundary, or area of any district, whether by a non-governing-body -initiated annexation or a rezoning;(ii)subdivisions, unless the land use director waives, in writing, the requirement for good cause shown; and(iii)a residential development request that is subject to the Santa Fe Homes Program set forth in Section 26-1 SFCC 1987;

(b) The land use director may determine that a pre-application conference is necessary for other applications to land use boards due to the scope or complexity of the proposed project; and

(c) The land use director may waive or modify the pre-application conference procedures based on a determination that the purposes of the conference have

been achieved by other means or that the limited scope or simplicity of the project does not warrant a formal pre-application conference.

(2) Procedures

(a) At least fifteen calendar days before the application is filed, the applicant shall initiate a pre-application conference with the land use director.

(b) For annexations and rezonings, the purpose of the pre-application conference is to review the proposal for conformity with the general plan, availability of community facilities and utilities, proposed utilities and street improvements, required park and open space improvements, and other requirements as may be dictated by city ordinance.

(3) Responsibility

The city does not assume any responsibility for a lack of understanding of these regulations by the applicant. Advice to the applicant shall not be construed to result in the city, its officers, agents, or employees becoming responsible for damages to the applicant as a result of the applicant's reliance on information given by them. Advice to the applicant does not limit the discretion of any land use board or the governing body in making conditions of approval for the proposed development not anticipated at the time of the pre-application conference.

This application acknowledges the Pre-Application Conference's applicability, procedures, and responsibility outlined above. The requisite Pre-Application Conference was conducted on July 27, 2023.

F) Early Neighborhood Notification Procedures

(1) Intent

Early neighborhood notification (ENN) is intended to provide for an exchange of information between the applicant and residents and property owners in affected neighborhoods before plans become too firm to respond meaningfully to community input and before changes in plans might cause major financial losses by the applicant. Notification set forth in this section is in addition to notification required elsewhere in Chapter 14, unless the other notification procedures are duplicative with the requirements of this section.

(2) Applicability to Projects Reviewed by the board of adjustment, planning commission or the governing body.
(Ord. No. 2013-16 § 4)

(a) ENN is required for the following types of projects, if a public hearing before the board of adjustment, planning commission or the governing body is required by other provisions of Chapter 14:

(iii)rezonings;

(5) ENN Meeting

The announced meeting shall take place at least ten days before the development project application is submitted. Attendees should make a good-faith effort to communicate with the applicant. The meeting shall be attended by a representative of the land use director whose role at the meeting shall be to acquaint the applicant and community with provisions of city ordinances, applicable requirements of city codes and the development review process. At the meeting, the applicant shall present schematic or preliminary plans for the proposed project and a drawing or other graphical representation suitable to reasonably indicate streets and structures within a two hundred (200) foot radius from the perimeter of the property that is the subject of the application.

(6) ENN Guidelines

For any project application required to meet ENN requirements, the applicant and neighborhood shall use the guidelines set forth below to assist them in discussing the project at ENN meetings. The guidelines are based on the requirements of Chapter 14 and the general plan and other formally adopted city plans. Where applicable, the applicant shall respond in writing with a short narrative statement. Interested parties may also respond. Responses from all participants shall be provided to the land use board hearing the application. Responses for specific elements may be cross-referenced to other submittal documents. The ENN guidelines provided in this paragraph are adopted for use by applicants in meeting with interested parties.

The Early Neighborhood Notification (ENN) Meeting was conducted in accordance with these provisions on March 11, 2025.

(G) Application Completeness

An application shall be considered complete if it is submitted in the required form; includes all mandatory information, including all exhibits specified by the land use director; and is accompanied by the applicable fee. The land use director shall make a determination of application completeness. If an application is determined to be incomplete, the land use director shall provide notice to the applicant along with an explanation of the application's deficiencies. No further processing of the application shall occur until the deficiencies are corrected in a future re-submittal.

This application acknowledges the completeness standards and procedures outlined above.

(H) Notice Requirements The notices required by this section shall indicate the nature of the change proposed; the property affected; the time, date, and place of the hearing or meeting; and the deadline for receiving written comments regarding the request, if applicable. The notice shall be approved by the land use director. Neighborhood associations that wish to receive notifications of hearings and meetings and copies of agendas, including email notifications, must register with the land use director.

(1) Notice of Public Hearing Before Land Use Boards and ENN Meetings.

(a) General Notice Requirements
The notice requirements in Subsections 14-3.1(H)(1)(b), (c) and (d) below apply to public hearings required for all applications and ENN meetings, except that:

(i) Public hearings concerning development review actions initiated by the city require notification as described in Subsection 14-3.1(H)(1)(e);

(ii) Public hearings concerning Archaeological Clearance Permits require notification in accordance with Section 14-3.13(C)(3);

(iii) Public hearings concerning projects heard before the historic districts review board shall meet the agenda and posting requirements in Subsections 14-3.1(H)(1)(b) and (c) below, but mailed notification in accordance with Subsection 14-3.1(H)(1)(d) is not required; and

(iv) Public hearings concerning appeals must provide notice as described in Subsection 14-3.1(H)(4).

All general notice requirements have been met for this application with respect to the ENN meeting.

(b) Agenda Requirements

For all public hearings required before any land use board, the land use director shall place the tentative meeting agenda in a local daily newspaper of general circulation at least fifteen calendar days prior to the scheduled meeting. In addition, the land use director shall post the tentative meeting agenda in City Hall and send a copy to neighborhood associations that are registered with the land use director, at least fifteen days prior to the scheduled meeting.

Application acknowledges the agenda requirements stated above.

(c) Posting Requirements

(i) For all ENN meetings and public hearings required before a land use board, except appeals, the property shall be posted by the applicant with posters obtained from the land use director at the applicant's expense. At

least one poster shall be prominently displayed, visible from each public and private street and road abutting the property, and securely placed on the property at least fifteen calendar days prior to the scheduled meeting. Placement of the posters shall be in such a manner as to not compromise public safety.

(ii) The posters shall be removed within thirty days after final action, and failure to do so may result in the city removing the poster and charging the applicant a civil fee of fifty dollars ($50.00).

All posting requirements were satisfied for the ENN meeting.

(d) Mailing and Emailing Requirements
Notice of a public hearing or ENN meeting shall be mailed via the United States postal service by the applicant at least fifteen calendar days prior the public hearing or meeting as follows:

(i) notices shall be mailed by first class mail to the owners of properties within three hundred (300) feet of the subject property as shown in the records of the county treasurer, and to the physical addresses of such properties where the property's address is different than the address of the owner ;

(ii) notices shall also be mailed by first class mail to neighborhood associations that have registered with the land use director and that will be directly affected by the proposed action or that have a boundary within three hundred (300) feet of the subject property. Email notices to the neighborhood associations shall be provided on the same day the applicant sends postal notices;

(iii) for zone changes of one block or less, notices to property owners for public hearings before the governing body or the planning commission shall be by certified mail with return receipt requested as required by Section 3-21-6 NMSA 1978;

(iv) in the case of an application for a telecommunications facility, all property owners within the corresponding setback distances listed in Section 14-6.2(E) shall also receive notices;

(v) if a notice by certified mail of a zoning change is returned undelivered, the city shall attempt to discover the owner's most recent address and shall send the notice by certified mail to that address as required by Section 3-21-6 NMSA 1978;

(vi) copies of all required mailing lists, mailing certificates and return receipts shall be provided to the land use director prior to the public

hearing or ENN meeting with an affidavit of mailing signed by the person who mailed the notices.

All mailing and emailing requirements have been met for the ENN meeting. Applicant also acknowledges the public hearing notice requirements and the special provisions for rezone applications requiring notice via certified mail, return receipt, to all property owners within 100 feet of the subject parcel.

(2) Notice of Public Hearing Before Governing Body

Notice shall be provided as required in Subsection 14-3.1(H)(1)(a) or (e), as applicable. In addition, the applicant shall publish one notice in a local daily newspaper of general circulation at least fifteen calendar days prior to the public hearing.

Applicant acknowledges the notice requirements outlined above.

(3) Postponed or Recessed and Reconvened Public Hearings and Meetings
If a public hearing or ENN meeting is postponed prior to the scheduled meeting, re-notification is not necessary if notice of the new date, time, and location of the meeting is clearly posted at the time and place where the original public hearing or meeting was to be held. A public hearing or meeting may be recessed and reconvened without re-noticing if the date, time, and place for the meeting is specified immediately prior to recessing. N/A

14-3.5 (A) General Provisions

(1) Initiation of Proposals

A rezoning, or amendment to the official zoning map, may be proposed by:

(d) any other person , who must submit a request in writing to the governing body , along with all submissions required by Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with this chapter.

This is the "request in writing" referenced above, which is accompanied by all requisite submittal materials listed at the end of this report.

(2) Plan Requirements

Plan submittal requirements for rezonings are set forth in Articles 14-4 (Zoning Districts) and 14-5 (Overlay Zoning Districts).

There are no plan submittals required for a rezone to C-2. Nevertheless, the RKSS Multifamily Development Plan is submitted for reference.

(3) Uniform Zoning Classification for Entire Lot Required

Except where a legal lot of record is divided by a zoning district boundary, no request to change the zoning classification on a portion of a legal lot of record shall be considered unless the change will establish a uniform zoning classification for the entire lot . A new zoning district boundary shall not divide a legal lot of record, except to establish overlay district boundaries based on topography or other physical conditions.

The entirety of Lot A-2 is proposed to be rezoned.

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city.

The rezoning is consistent with the City's policies regarding the provision of urban land sufficient to meet the projected growth in both population and housing demand. This consistency is reflected in several key aspects of the General Plan, particularly regarding infill development, higher densities, and sustainable urban growth.

General Plan Figure 4-4, Urban Sub-Areas, designates the subject property and surrounding area as an "Infill Area." General Plan Section 4.1 states, *"In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows"* to help "create efficient use of already existing roads and utilities, help ensure cost-efficient public transit, and provide the type of housing that will be in demand…".

The rezoning proposal supports the city's policy of maximizing the efficiency of existing urban infrastructure. By increasing the density of a property within an established urban area, the city can accommodate growth without the need to extend roads, utilities, or other public services into undeveloped areas. This not only aligns with sustainability goals, but also helps manage the rate of growth in a manner consistent with long-term city planning.

The rezoning is also consistent with the city's policy to ensure that the supply of urban land meets long-term housing demand, thereby supporting sustained population growth. By rezoning for higher density, the city is not just responding to immediate tenant needs, but is planning for future demand. This strategic approach ensures that as the population grows, there is adequate housing available in desirable locations, contributing to economic stability and urban vitality.

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

Water and Sewer Capacity: The City's Water and Wastewater Divisions have confirmed that the RKSS development, of which the subject parcel is a part, will be served and identified the infrastructure improvements necessary for service.

Public Schools: A Santa Fe Public Schools (SFPS) Impact Form was submitted and, to my knowledge, SFPS has not issued a response.

Park Capacity: Given the significant commercial nature of the Cerrillos Road corridor, the nearest neighborhood park is San Isidro Village Park, which is 0.75 miles away. Given this distance, the future residents of the RKSS community will have minimal impact on the Park. Given this environment, the RKSS project is providing 1.18 acres of common open space and outdoor amenities. The rezone of Lot A-2 will enable additional development of outdoor recreational space to serve the residents.

Public Transportation: The property is served by Santa Fe Trails Route 2 and there are bus stops directly in front of the site and across the street.

Emergency Services: The potential development of Lot A-2 with outdoor recreational amenities will not have a significant impact on emergency services. Furthermore, the Fire Department reviewed the RKSS Multifamily Development Plan and did not express any concerns regarding capacity to serve the project.

Road Capacity: A Traffic Impact Analysis was reviewed and approved as part of the RKSS Multifamily Development Plan with a finding that there would not be significant impact on the roadway network.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

The proposed C-2 zoning not only complies with the property's Future Land Use Map designations of Community Commercial and Transitional Mixed-Use, but it also embodies many of the Plan's themes and policies with respect to infill, compact urban form, and economic development. Therefore, the criteria above are not applicable to this application.

SFCC §14-3.5(D): Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

(2) If the proposed rezoning creates a need for additional streets , sidewalks or curbs necessitated by and attributable to the new development , the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

The infrastructure requirements for the RKSS project are documented in the approved Development Plan. There are no additional infrastructure requirements to serve the potential outdoor amenity and parking improvements on Lot A-2.

Early Neighborhood Notification

The Early Neighborhood Meeting (ENN) for the rezone request was conducted on March 11, 2025. In addition to City staff and the Applicant team, one neighbor and a member of the press were present. Following the Applicant's presentation, the neighbor inquired if an additional resident building would be constructed on Lot A-2 and the Applicant responded that only outdoor recreational amenities and resident parking are being considered.

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

1. Rezone Application
2. Agent Authorization Letter
3. Boundary Survey & Lot of Record Deed
4. Warranty Deeds
5. ENN Meeting Notice & Participant List
6. SFPS Impact Form
7. RKSS Development Plan
8. Lot Consolidation Plat (Lot A-2)

The application fees are calculated as follows:

Rezoning Application 1-9.99 acres (first 5 acres)	$1,000.00
Notice Poster	$0.00 (will re-use ENN poster)
TOTAL	**$1,000.00**

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

Sincerely,

Jennifer Jenkins, Principal

City of Santa Fe, New Mexico

Exhibit C

Maps and Figures

Figure 1: Aerial View of the Property
Figure 2: Approved Development Plan Open Space Plan
Figure 3: Future Land Use Map (FLUM)
Figure 4: Existing and Proposed Zoning
Figure 5: Existing Utilities Diagram

Figure 1: Aerial View of the Property

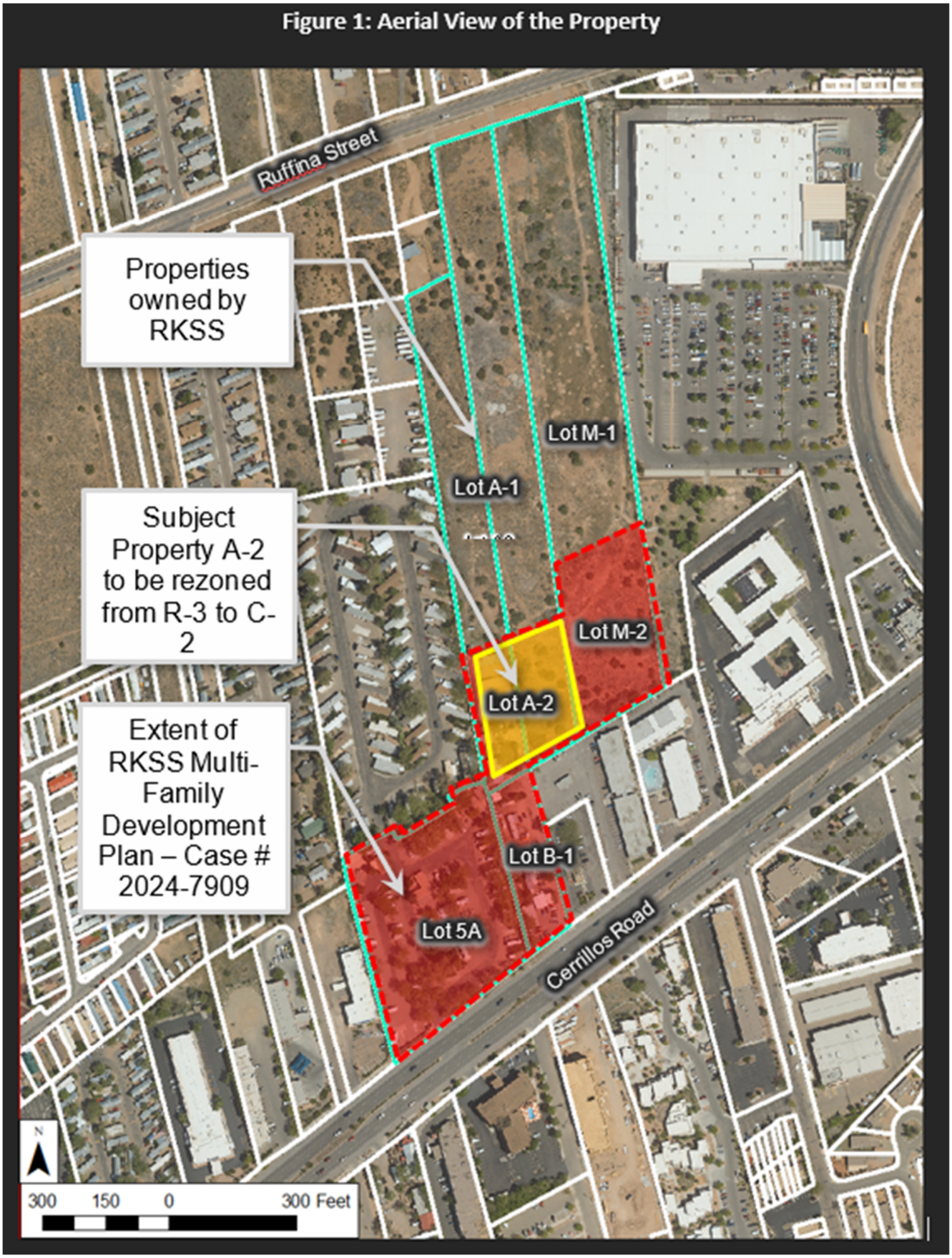


Figure 2: Approved Development Plan

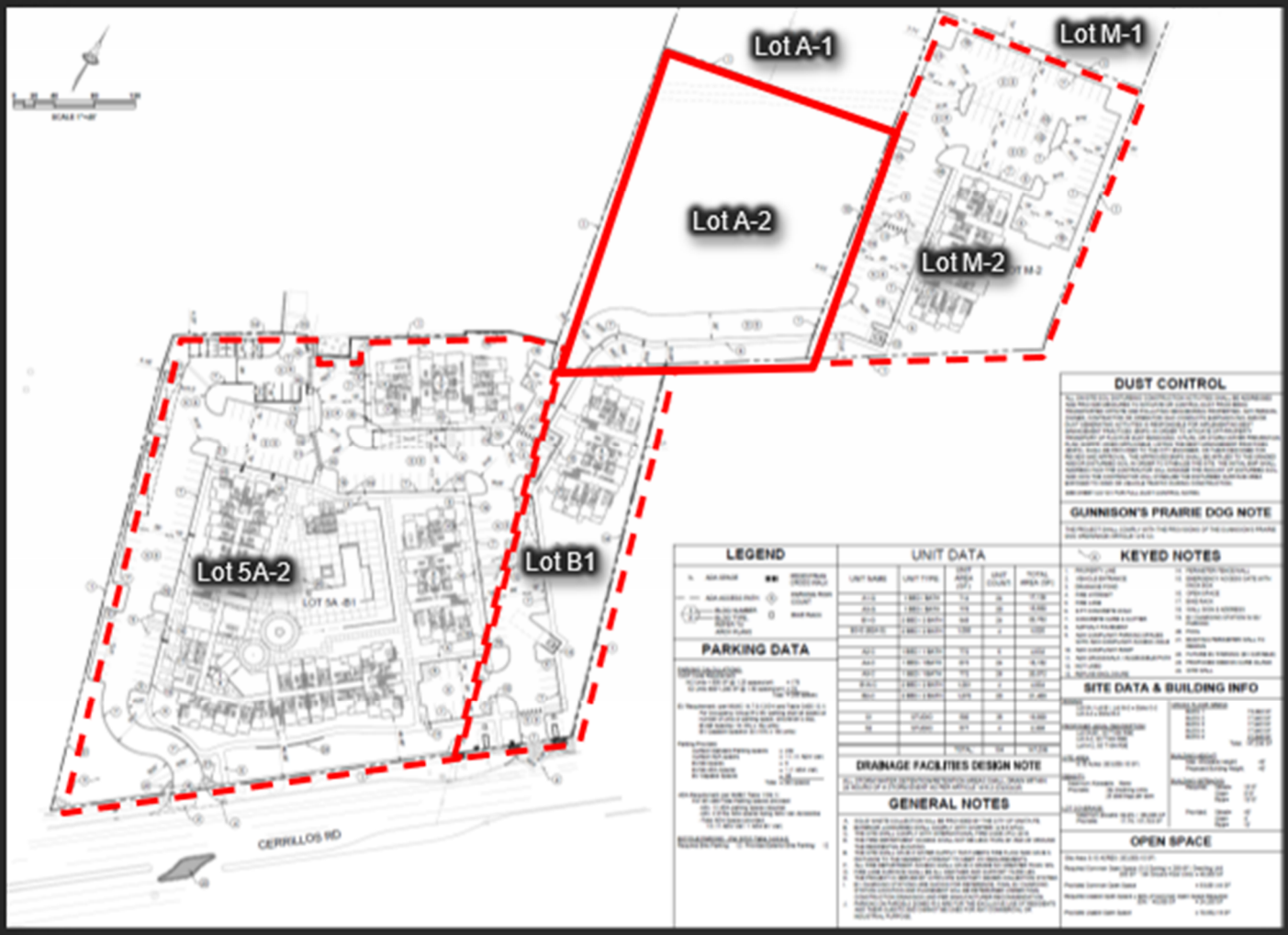


Figure 3: Future Land Use Map (FLUM)

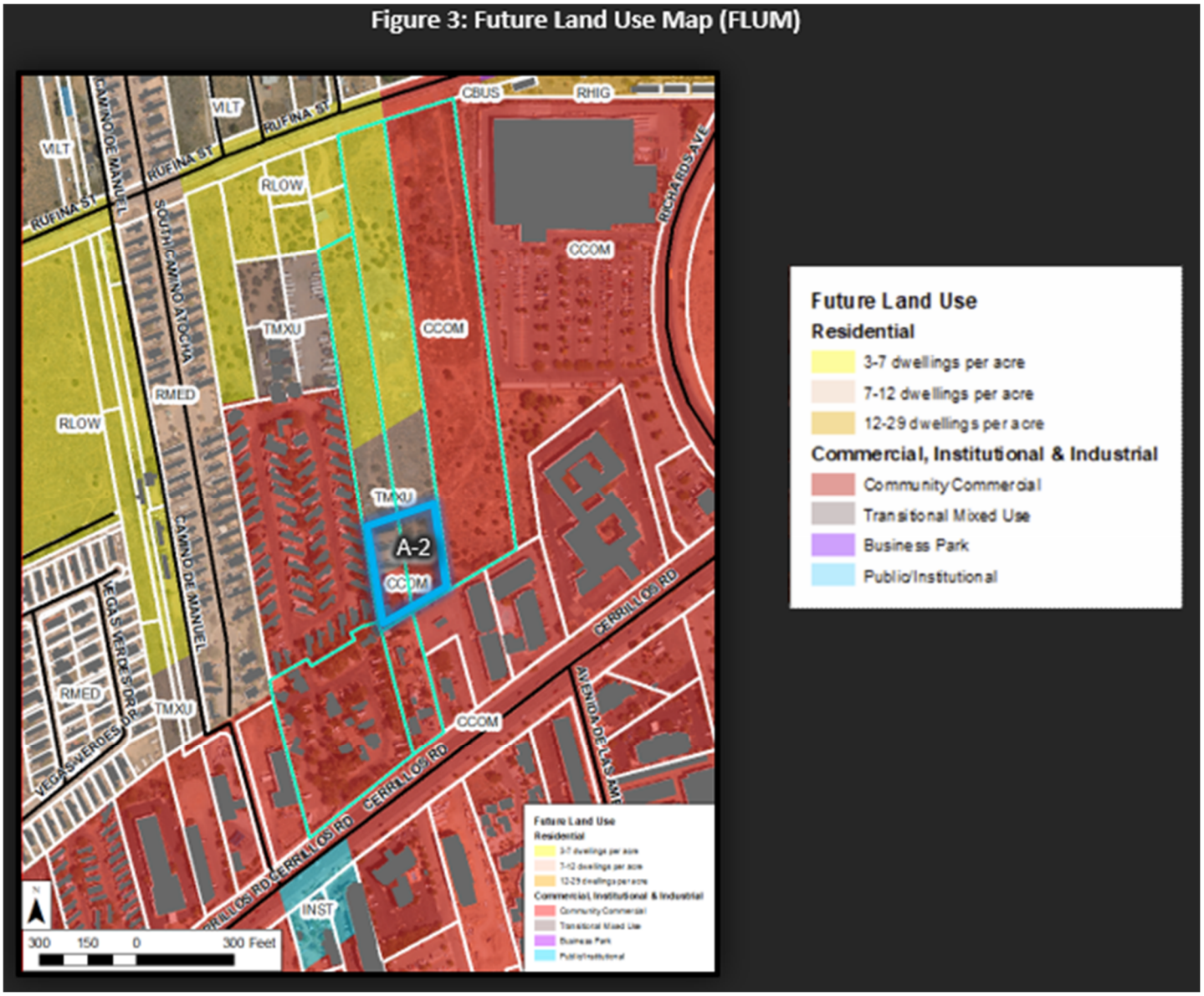


Figure 4: Existing and Proposed Zoning



Figure 5: Existing Utilities Diagram



City of Santa Fe, New Mexico

Exhibit D

ENN Packet



1/24/2025, 4:49:57 PM

- Major Roads
- Roads
- Parcels
- City Limits

1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

Submit by Email | Print Form

Early Neighborhood Notification (ENN) Guidelines

Section 14-3.1(F)(5) SFCC 1987, as Amended

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 1987, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about each criterion, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS *For example: number of stories, average setbacks, mass and scale, architectural style, landscaping, lighting, access to public places, open spaces and trails.(Ord. No. 2008-29 § 3)*

Project Description: The 2.981 acre subject parcel at 3443 Cerrillos Road is intended to be consolidated with adjacent C-2 parcels being developed as a 194-unit multi-family community. The rezone will establish identical zoning for the consolidated parcels.

The property located at 3443 Cerrillos Road is currently zoned R-3 (Residential, 3 dwelling units per acre) with a proposed zoning of C-2 (General Commercial). The surrounding parcels are zoned R-3 and C-2. The proposed rezone would support the current character of the surrounding neighborhood and support future development in the area.

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT *For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.*

The site slopes gently from the northeast to the southwest. There are no arroyos on the property. Any development that occurs on the property will work to preserve as many trees as possible.

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

The property is located in the Suburban Archaeological District area.The site is 2.981 aces, which is less than 10 acres, an archaeological clearance permit is not required.

(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.*

As described above, the property is consistent with surrounding use intensities. The subject properties General Plan Future Land Use designation is General Commercial and Transitional Mixed Use. The proposed rezone would not only support the unison with its adjacent parcels but also bring the parcel into compliance with the General Plan Future Land Use designations.

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

The project design for this community will include pedestrian connections to the existing sidewalk along Cerrillos Rd and the Santa Fe Trails bus stop. No negative impact on access to services is anticipated, including pedestrian access for Trailer Ranch residents.

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.*

The rezone will support the proposed 194-unit multi-family community. This will create a new housing supply, which is critical to economic development is Santa Fe by providing more housing opportunities for the employment base. In addition, the project will create jobs in construction related industries.

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS *For example: creation, retention or improvement of affordable housing; how the project contributes to serving different ages, incomes and family sizes; the creation or retention of affordable business space. (Ord. No. 2005-30(A) § 4)*

The project will comply with the Santa Fe Homes Program through payment of a fee to the Affordable Housing Trust Fund.

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES *For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

The project will be served by City water and sewer, as well as existing emergency services. the site is served by Route 26 of the Santa Fe Trails bus system and there are three bus stops in close proximity. The area is served by several public schools and a school impact form is submitted with this report.

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

In accordance with City requirements, water rights will be purchased to offset the project's water demand, so there will be no new demand on the City's water supply. The project will comply with the City's regulations governing landscaping and water conservation.

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

The project improves the opportunities for community integration and balance by incorporating a pedestrian- oriented design and linkages among neighborhoods, including Trailer Ranch access. As well as access to employment and services in walking distance.

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

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

ADDITIONAL COMMENTS (Optional)

Planning and Land Use Department
Planning Commission Staff Report

Case No:	2025-10420 (Final Subdivision Plat)
Hearing Date:	June 5, 2025
Applicant:	Homewise, Inc.
Agent:	JenkinsGavin, Inc.
Request:	Final 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: Final Plat approval for a 97-lot 14.41-acre residential subdivision.



Case 2025-10420. Los Prados Final Plat. JenkinsGavin, Inc., Agent, for Homewise, Inc., Applicant requests review and approval of a final subdivision plat on 14.41 +/- acres for a 97-unit residential subdivision. The final subdivision plat consists of 42 townhomes and 55 single-family detached dwelling units. The property is located within the Suburban, and River and Trails Archaeological Review Districts and zoned R-6 (residential six dwelling units per acre). (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

I. RECOMMENDATION

City planning and land use department staff ("Staff") recommends that the Planning Commission **APPROVE** Case 2025-10420 Los Prados Final Subdivision Plat subject to the conditions of approval and technical corrections outlined in this report and included in Attachment A.

One motion will be required:

a. Approve or deny Case #2025-10420 request for approval of a Final Subdivision Plat for a 97-lot residential subdivision on approximately +/-14.41-acres, subject to the conditions of approval and technical corrections outlined in this report and included in Attachment A.

II. CONDITIONS OF APPROVAL (FINAL SUBDIVISION PLAT)

The conditions of approval and technical corrections recommended by Staff and the City's Development Review Team ("DRT") can be found in Attachment A: *Conditions of Approval and Technical Corrections* and Attachment B: *City DRT Conditions of Approval, Technical Corrections, and Comments.*

III. EXECUTIVE SUMMARY

JenkinsGavin, Inc. ("Agent"), representing HomeWise, Inc., owner and applicant ("Applicant"), requests approval of a final subdivision plat ("Final Plat"), per Santa Fe City Code ("Code" or "SFCC" 1987, Section 14-3.7(B)(4) , for a 97-lot residential development consisting of 42 townhomes and 55 single-family detached homes on a 14.41-acre parcel ("Property").

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."* A hearing on the preliminary plat hearing was originally scheduled for January 16, 2025, but was postponed to the meeting on February 6, 2025, during which it was approved subject to conditions of approval and technical corrections outlined in Attachment C *"February 6, 2025, Planning Commission Material"*.

Staff's analysis finds that the proposed Final Plat substantially complies with the preliminary plat approved by the Planning Commission on February 6, 2025, and, subject to the conditions of approval and technical corrections outlined in this report and included in Attachment B "*City DRT Conditions of Approval, Technical Corrections, and Comments*" and Attachment C *"February 6, 2025, Planning Commission Material"*, the Applicant has satisfied the approval criteria in Subsection 14-3.7(C) "*Approval Criteria*" for the final subdivision plat application ("Application").

IV. PROJECT ANALYSIS

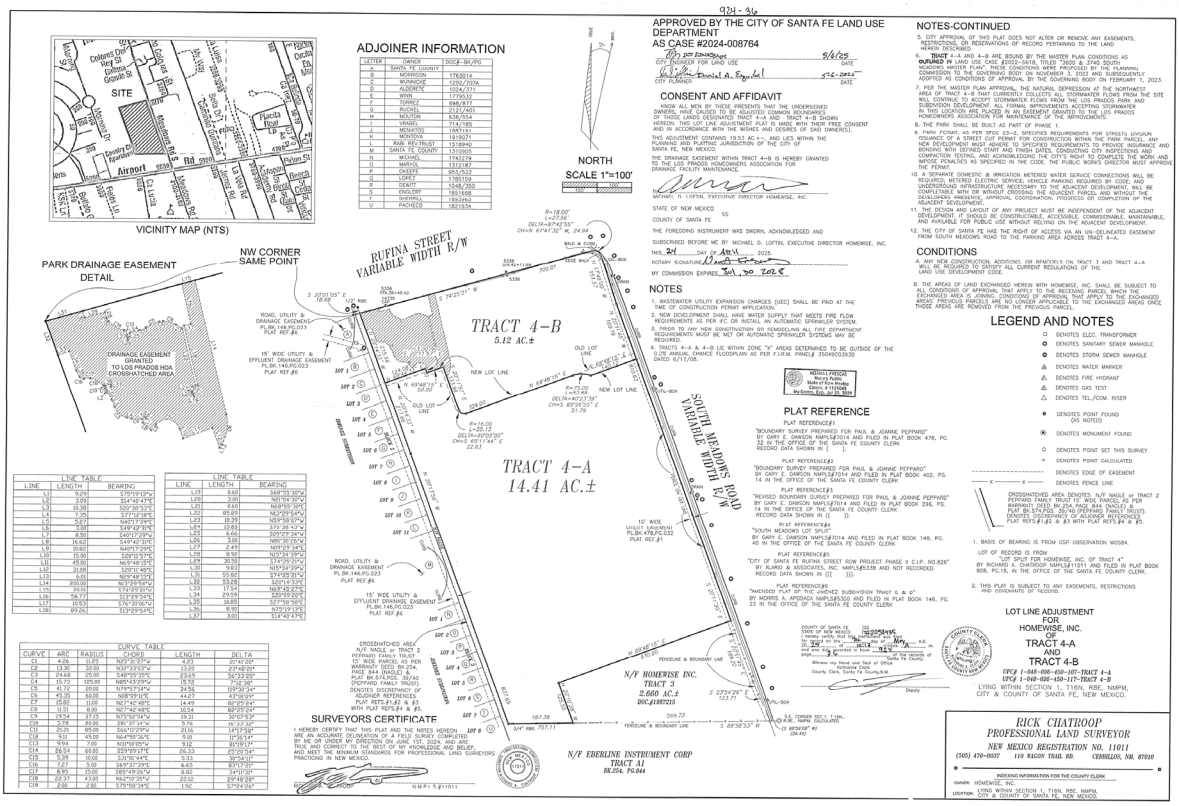
A. Property Information and Proposal

The Final Plat for Phase 1 of the Los Prados Subdivision Application consists of 14.41 +/- acres identified as Tract 4-A on a plat entitled *"Lot Line Adjustment For Homewise, Inc. of Tract 4-A and Tract 4-B"*, approved by the City and recorded in the Office of the County Clerk, reference Figure 1 *"Legal Lot of Record."* The Planning Commission conditionally approved the Phase 1 preliminary subdivision plat on February 6, 2025. The Property is located within the Los Prados master-planned area. A condition of the Los Prados Master Plan requires the development of a 5.12-acre public park ("Park") to be completed as part of Phase 1, and prior to submitting the application for Phase 2 of the Los Prados Master Plan. While the park is integrated with the construction of Phase 1 of the Los Prados Subdivision, the park is not included with the review and approval of the Preliminary and Final plat application, as the design and construction of the park is under the review of the City Parks Department.

B. Chapter 14 SFCC, Subsections 14-3.7 *"Final Plat"*

The final plat application before the Planning Commission substantially conforms to the preliminary plat as approved. The applicant complied with the conditions of approval and technical corrections from the Preliminary Subdivision Plat approval, see Attachment B "*City DRT Conditions of Approval, Technical Corrections, and Comments*" and Attachment C "February 6, 2025, Planning Commission Material – Table 1: Preliminary Subdivision Plat Conditions of Approval and Technical Corrections" for conditions and corrections that were met prior to Final Subdivision Plat.

Figure 1: Legal Lot of Record



C. Approval Criteria

Prior to approval of the Final Subdivision Plat the Planning Commission shall make findings ensuring the final plat substantially conforms to the preliminary plat and meets the Approval Criteria discussed in Table 1.

Table 1. Subdivision 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 (Final 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 (Final Subdivision Plat): Staff and the DRT have reviewed the Application and find that the proposal gives due regard to existing vegetation, watercourses and similar community assets in the area, and therefore, pending fulfillment of all conditions of approval, 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 (Final 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 (Final Subdivision Plat):
The applicant's proposed design has been reviewed for compliance with the City Code by the DRT from all relevant agencies. The findings of the DRT Review identify that the proposed development is suitably sited for platting and residential 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 (Final Subdivision Plat):
The proposed subdivision plat conforms with all applicable standards of SFCC §14-9.

Staff Response (Final Subdivision Plat):
The proposed final 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; therefore, the Application for the final plat complies 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 (Final Subdivision Plat):
The proposed plat creates no non-conformities and no variances are requested with this application.

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

Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.	Criterion Met: (Yes/No) Yes
Applicant's Response (Final Subdivision Plat): *The proposed subdivision plat creates no non-conformities nor increases the degree of an existing non-conformity.*	
Staff Response (Final 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.	

V. EARLY NEIGHBORHOOD NOTIFICATION

The Early Neighborhood Notification meeting was conducted: February 21, 2024. The meeting was conducted virtually via Zoom. Staff, the Agent, members of the Applicant's team and several members of the public were present. The following is an aggregate of concerns raised by members of the public in attendance:

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)

VI. ATTACHMENTS:

ATTACHMENT A: Conditions of Approval and Technical Corrections

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
12. Public Utilities/ Water Resources

ATTACHMENT C: February 6, 2025, Planning Commission Material

1. Staff Report
2. Planning Commission Meeting Minutes
3. Findings of Fact and Conclusions of Law
4. Table 1: Preliminary Plat Conditions of Approval

5. Preliminary Subdivision Plat (plan set) Submittal

ATTACHMENT D: Applicant Materials

1. Application letter
2. Subdivision application
3. Letter of Authorization
4. Property deed 2022
5. Legal Lot of Record
6. Approved Master Plan
7. ENN: meeting notes
8. ENN: participants
9. SFHP agreement
10. Water budget
11. Terrain management report
12. Geotechnical report
13. Utility service application
14. Final Subdivision Plat (plan set) Submittal
15. Water Plan
16. Comment Spreadsheet of Conditions of Approval and Technical Corrections

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

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

June 5, 2025

Planning Commission

Case 2025-10420: Los Prados Final Subdivision Plat

ATTACHMENT A

Conditions of Approval and Technical Corrections

Conditions of Approval and Technical Corrections

#	CONDITION OF APPROVAL	DEPARTMENT OR DIVISION:	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.	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
3.	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
4.	Each lot shall be served by separate water service at the time of development.		At the time of development
5.	An approved Development Water Budget (DWB), including irrigation water demand, and a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.		Prior to Recordation of Final Subdivision Plat submittal with the Interim Water Division Director's signature of approval.
6.	A separate irrigation meter(s) will be required given the total landscaped area is greater than 1,000 square feet. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service		At the time of development
7.	Pedestrian scale sidewalk lighting (solar lighting options preferred) shall be provided.	Public Works - Traffic	Prior to Building Permit
8.	Shall provide code analysis of project for proper occupancy classification designation as per IFC 2021.	Fire Protection District	Prior to Building Permit
9.	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	City Parks	Prior to submittal of any application for any part of Phase Two

	before the Applicant may submit an application for Phase Two of Los Prados.		
10	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
11	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

June 5, 2025

Planning Commission

Case 2025-10420: Los Prados Final Subdivision Plat

ATTACHMENT B

City DRT Conditions of Approval, Technical Corrections, and Comments

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.

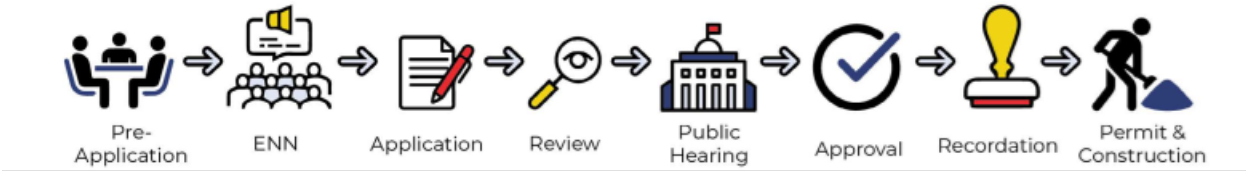


Timing of Conditions of Approval + Technical Corrections

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:4/8/2025

DRT Member: Teddy Padilla

Dept/Div Land Use Dept./Technical Review

Case No.: #2024-7998: Los Prados Phase 1

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:

Case #

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

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable. 2.		
3.		
4.		
5.		

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Form Updated: April 2024

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

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.



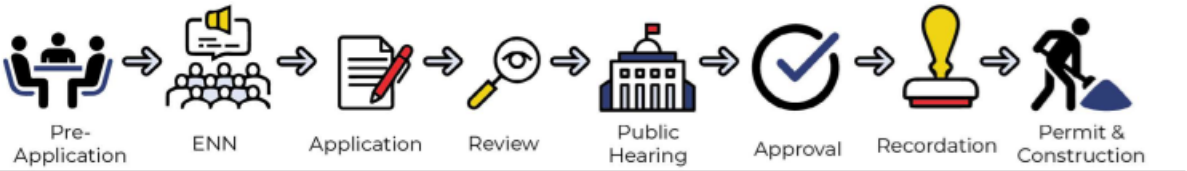
Timing of Conditions of Approval + Technical Corrections

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.

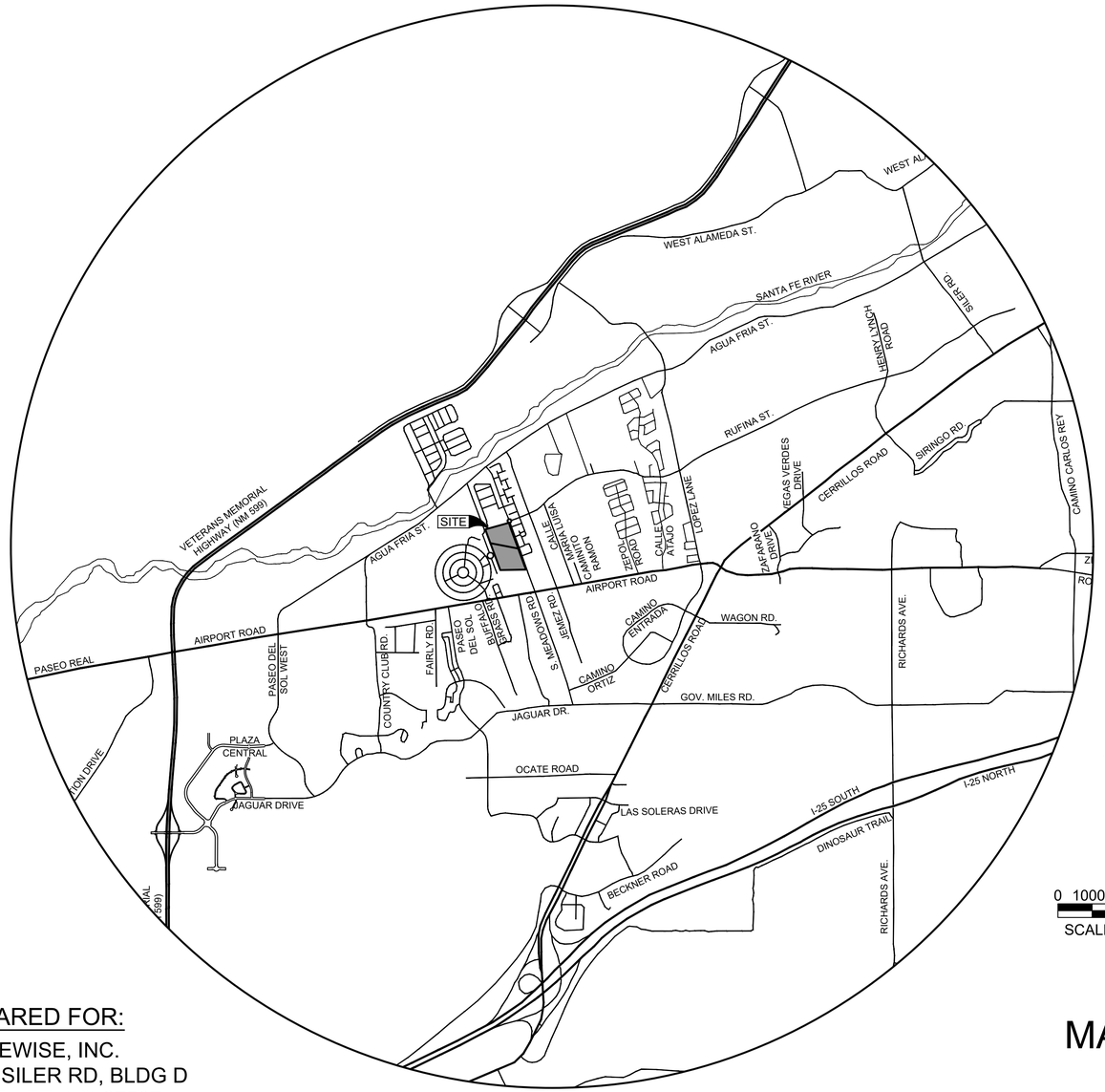
The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

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



0 1000 2000 4000

SCALE: 1" = 2000'

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		

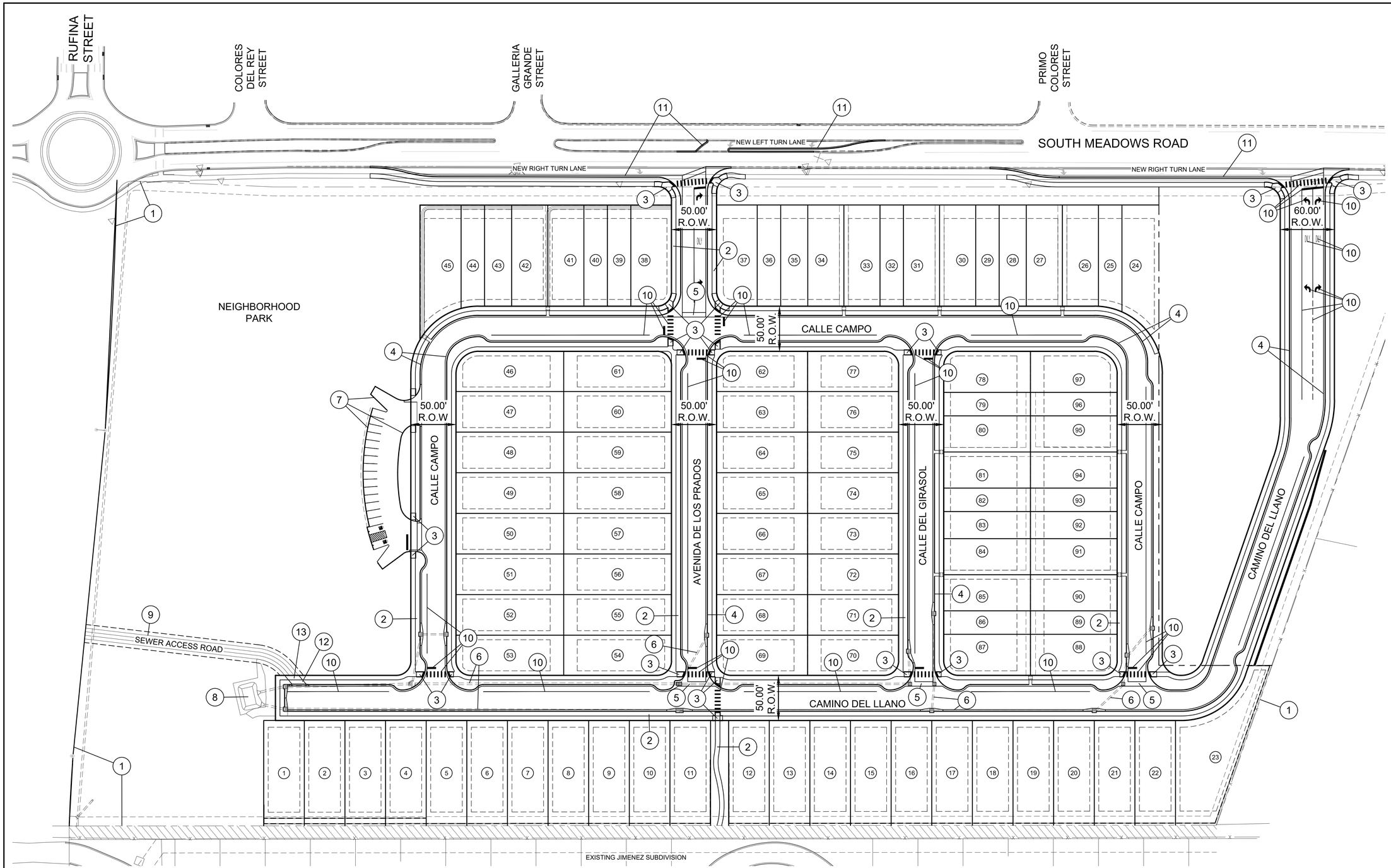
CITY USE ONLY

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

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

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		

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 SUBDIVISION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SLOPE ANALYSIS MAP

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	1-6

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. 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 # _____

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		

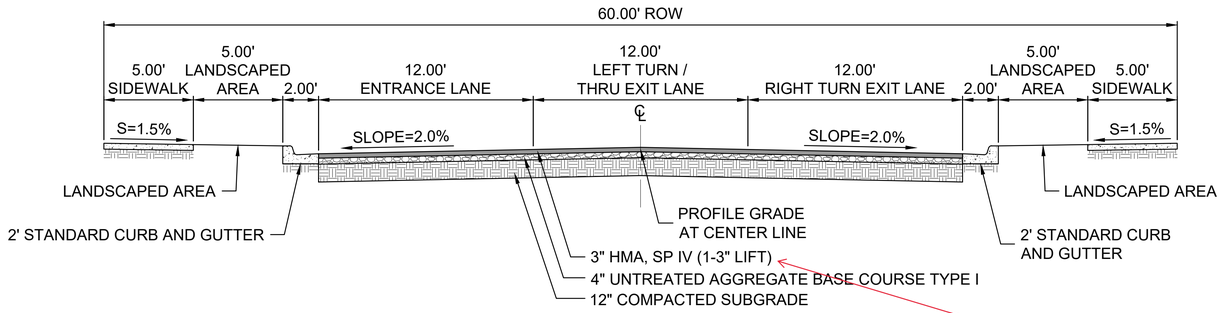
CITY USE ONLY

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

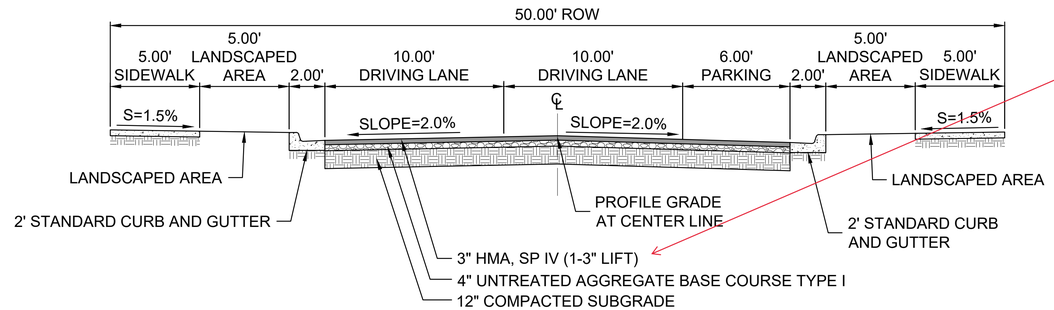
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

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 # _____

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

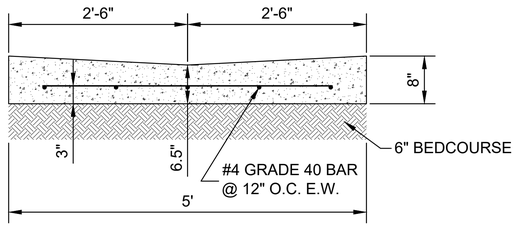
DATE

REVISIONS

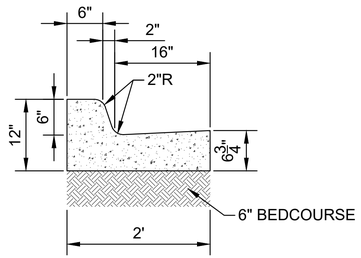
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS

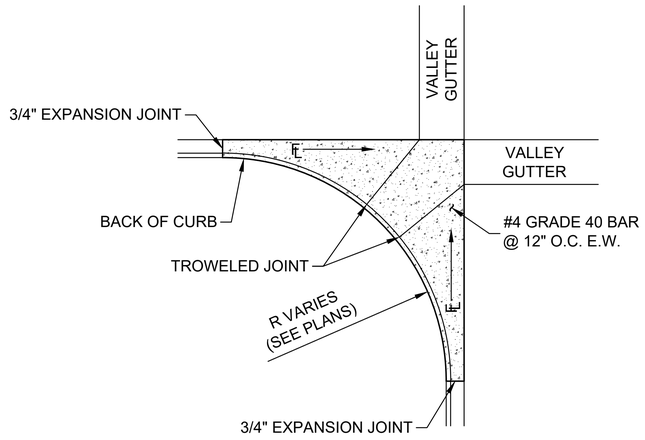
DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	2-2



5' - TYPE II VALLEY GUTTER

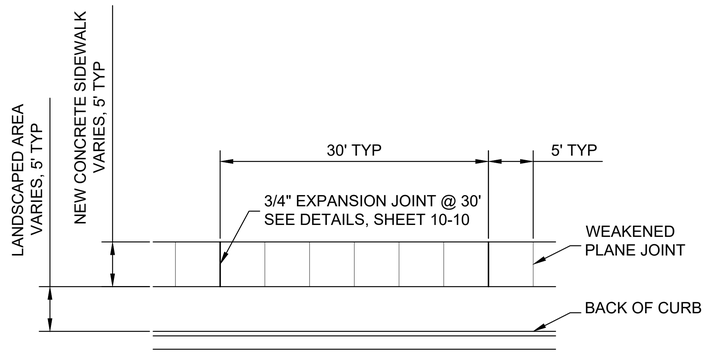


STANDARD 2' CURB AND GUTTER

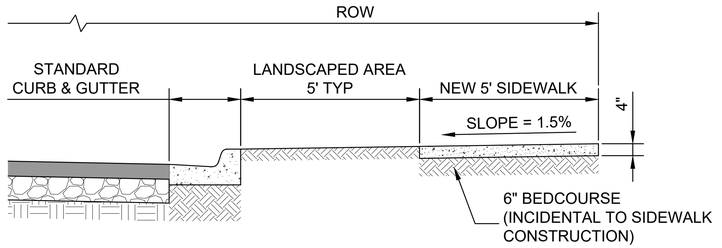


NOTES:
1. POUR FILLETS MONOLITHICALLY
2. PROVIDE A REINFORCING CONTINUATION BETWEEN FILLETS AND VALLEY GUTTERS WITH A 30" REBAR LAP BETWEEN FILLETS AND VALLEY GUTTERS BEING CAST WITHIN 30 CALENDAR DAYS.

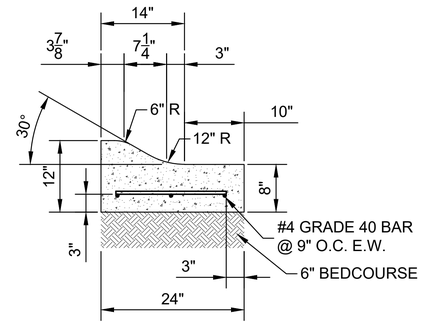
FILLET CURB RETURN



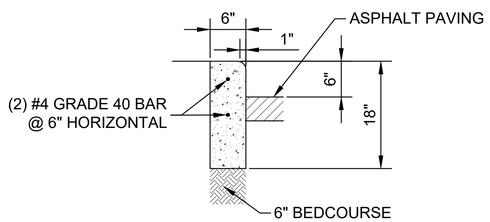
TYPICAL SIDEWALK PLAN



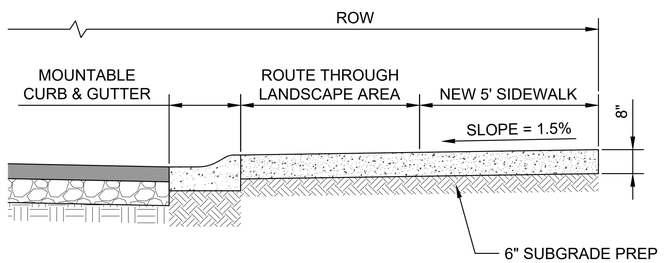
TYPICAL SIDEWALK SECTION



MOUNTABLE CURB AND GUTTER



6" STAND-UP CURB



TYPICAL THICKENED SIDEWALK SECTION

REVISIONS	DATE	ENGINEERS SEAL

CASE # _____

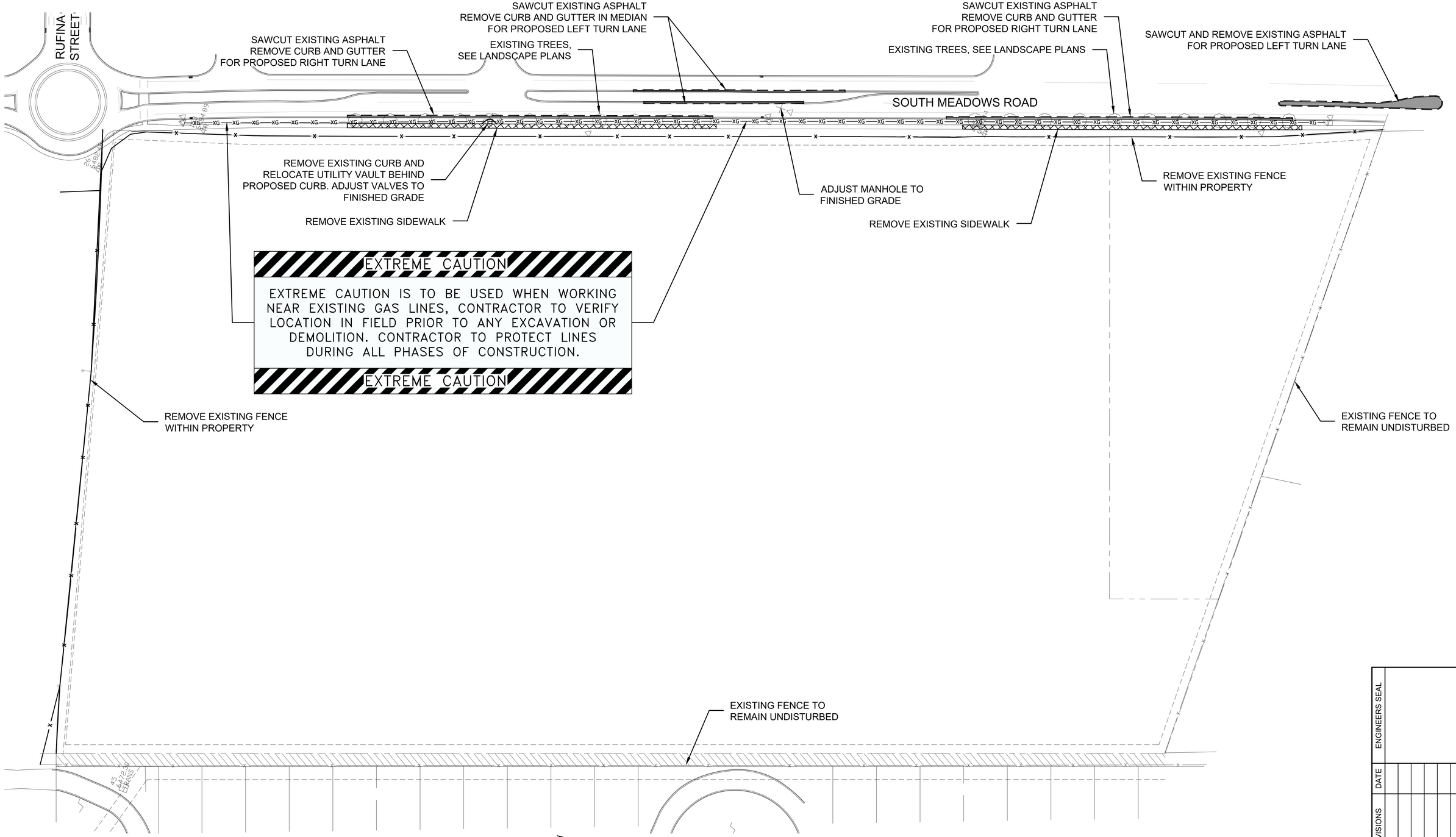
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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 SUBDIVISION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	2-3



DEMOLITION PLAN

SCALE: 1" = 50'

0 25 50 100

SCALE: 1" = 50'

NOTE:
SEE LANDSCAPING PLANS FOR ADDITIONAL DEMOLITION AND PLANT PRESERVATION INFORMATION

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

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.

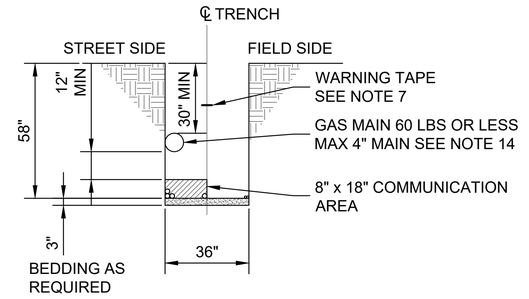
GENERAL NOTES:

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		
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

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
PROPOSED FIRE HYDRANT
20.00' SEWER EASEMENT
CAMINO DEL LLANO
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
http://www.SFENGR.com

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
△	
△	
△	
△	
△	
△	
△	

CASE # _____

SEAL

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

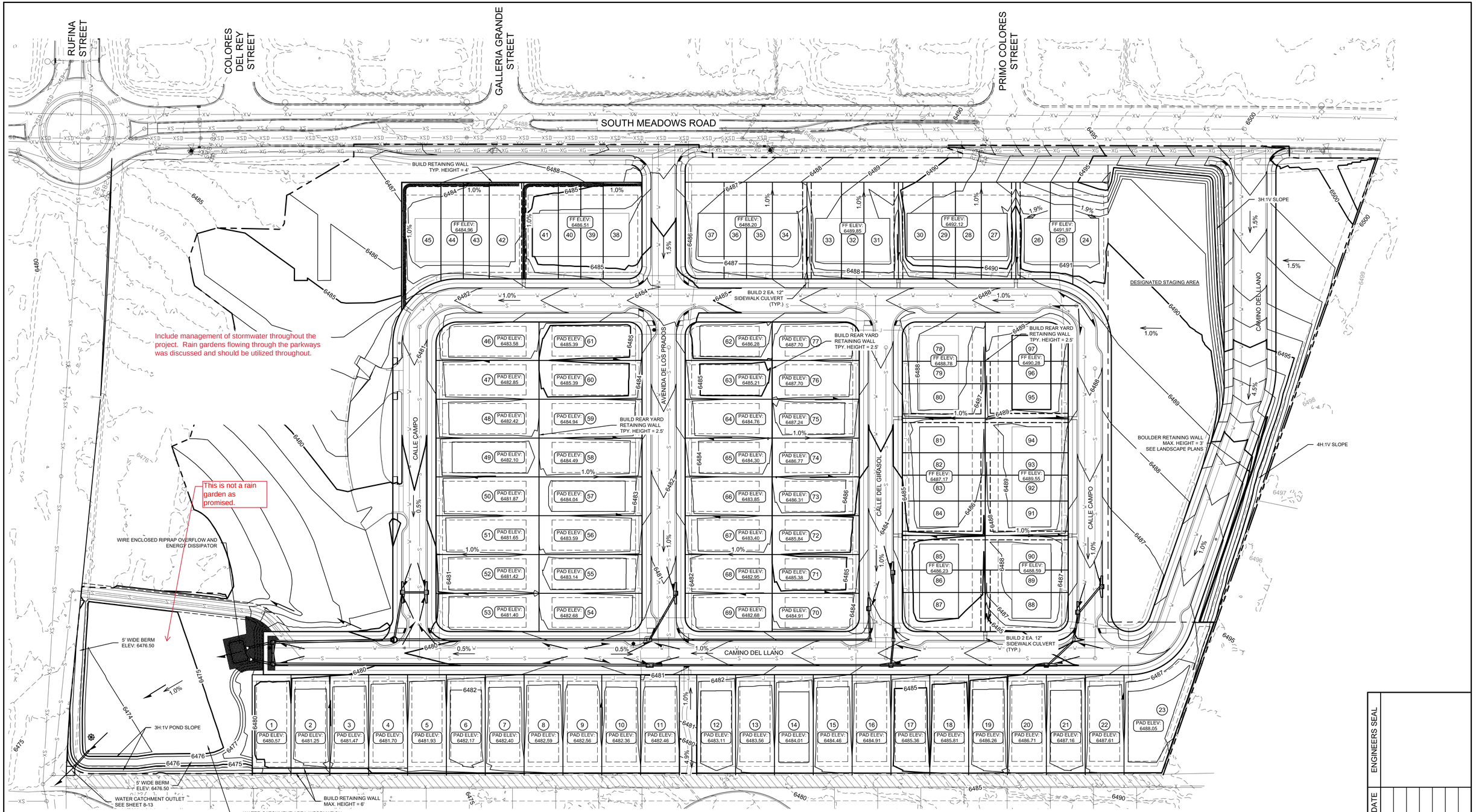
CITY USE ONLY

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 # _____

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

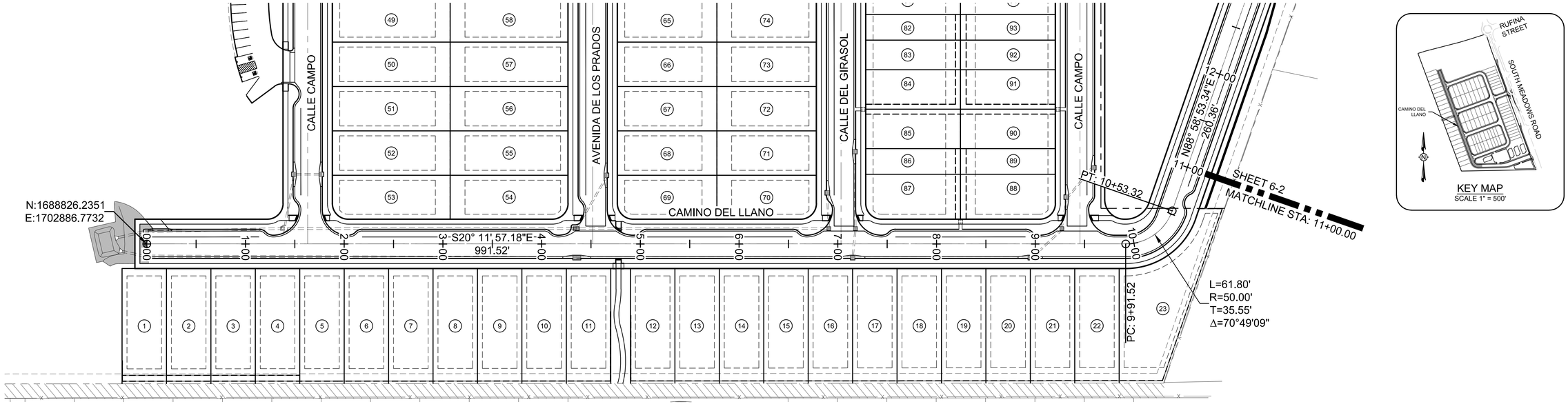
SFEC
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

OVERALL GRADING AND DRAINAGE PLAN

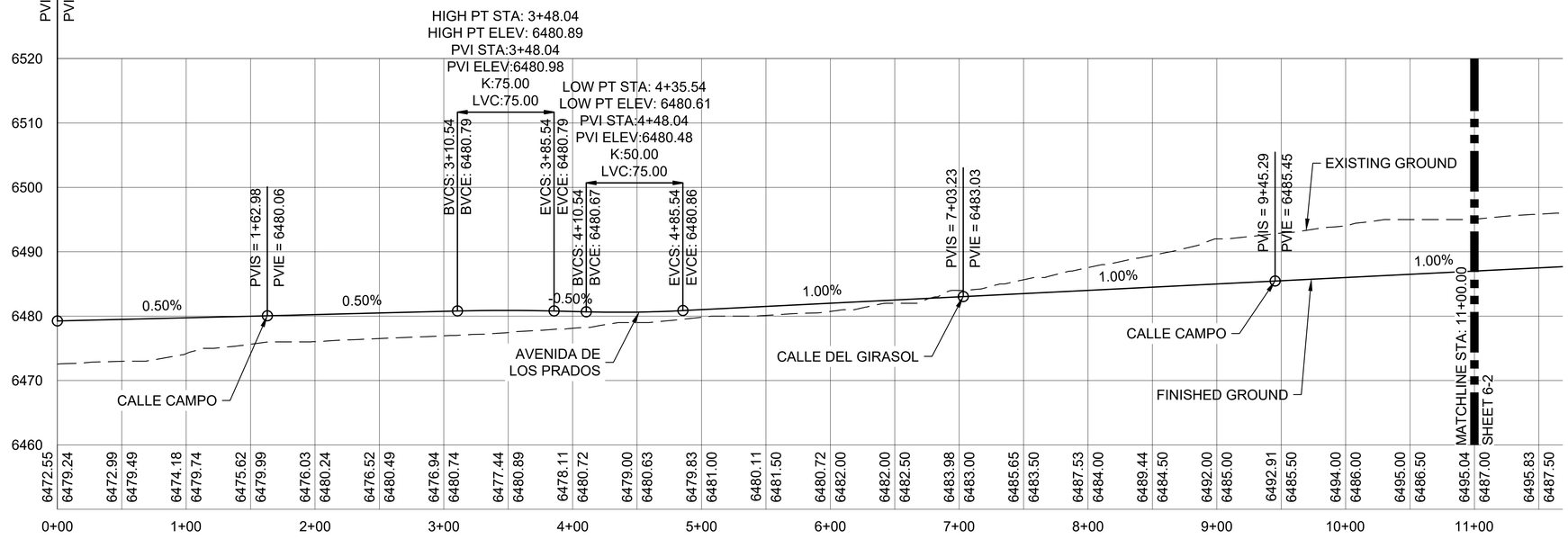
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	5-2

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'

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

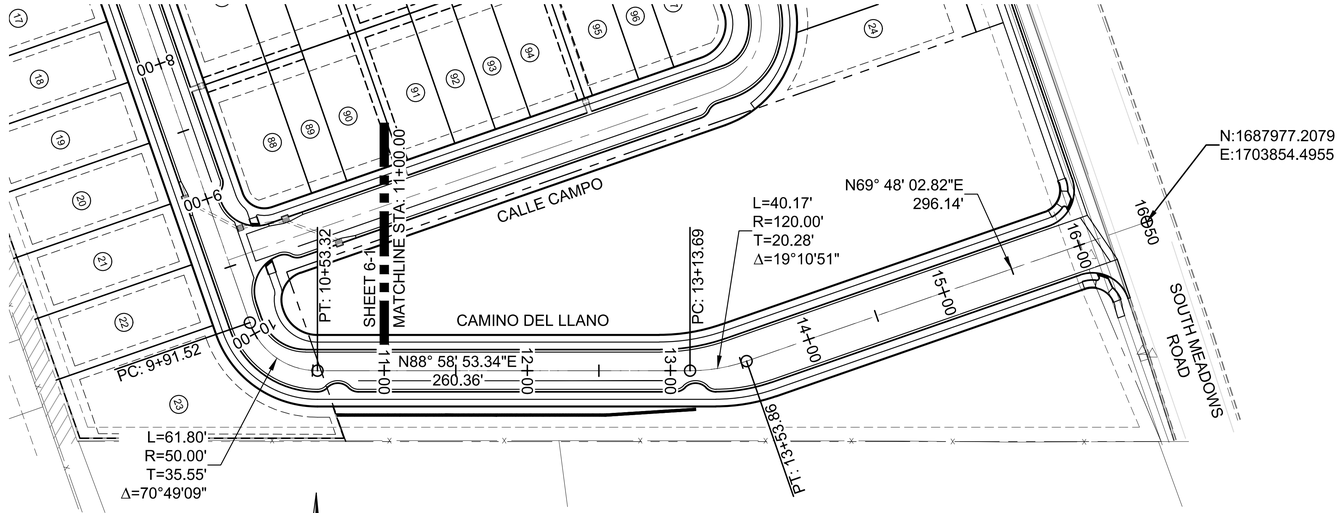
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

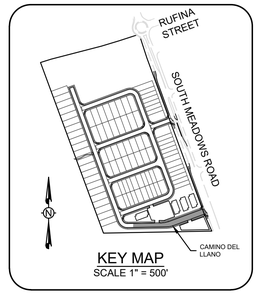
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY PLAN AND PROFILE

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-1

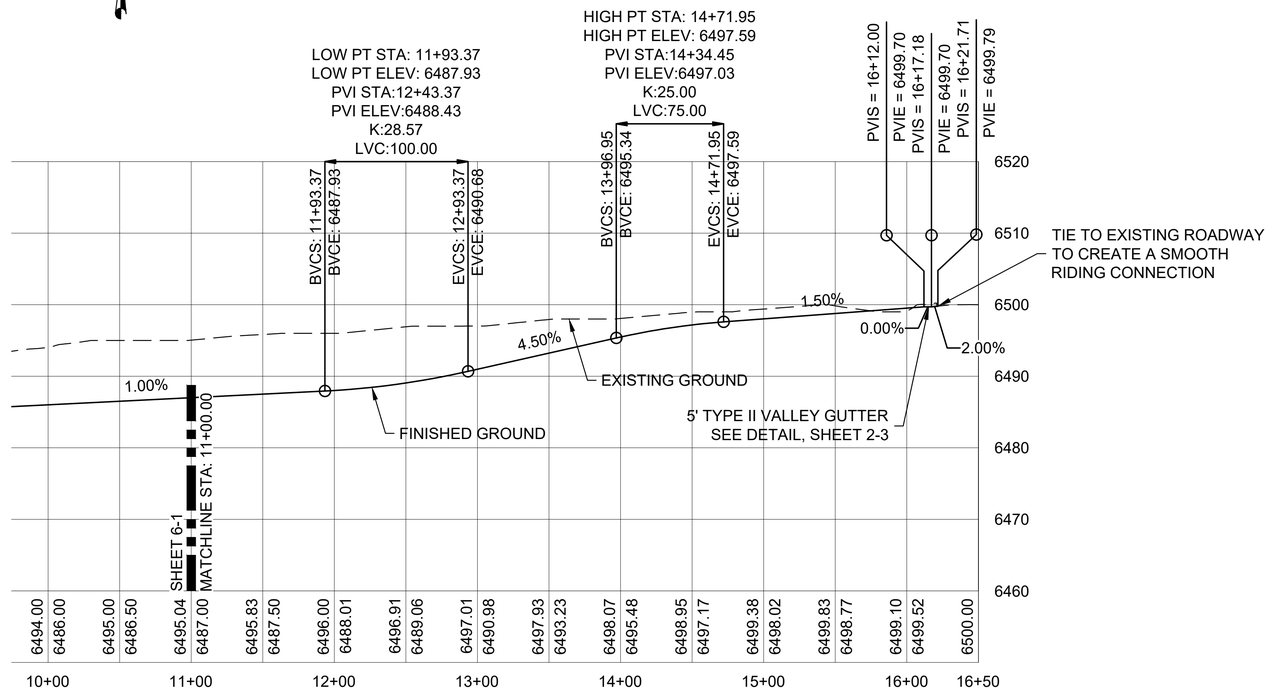
ENGINEERS SEAL
DATE
REVISIONS





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

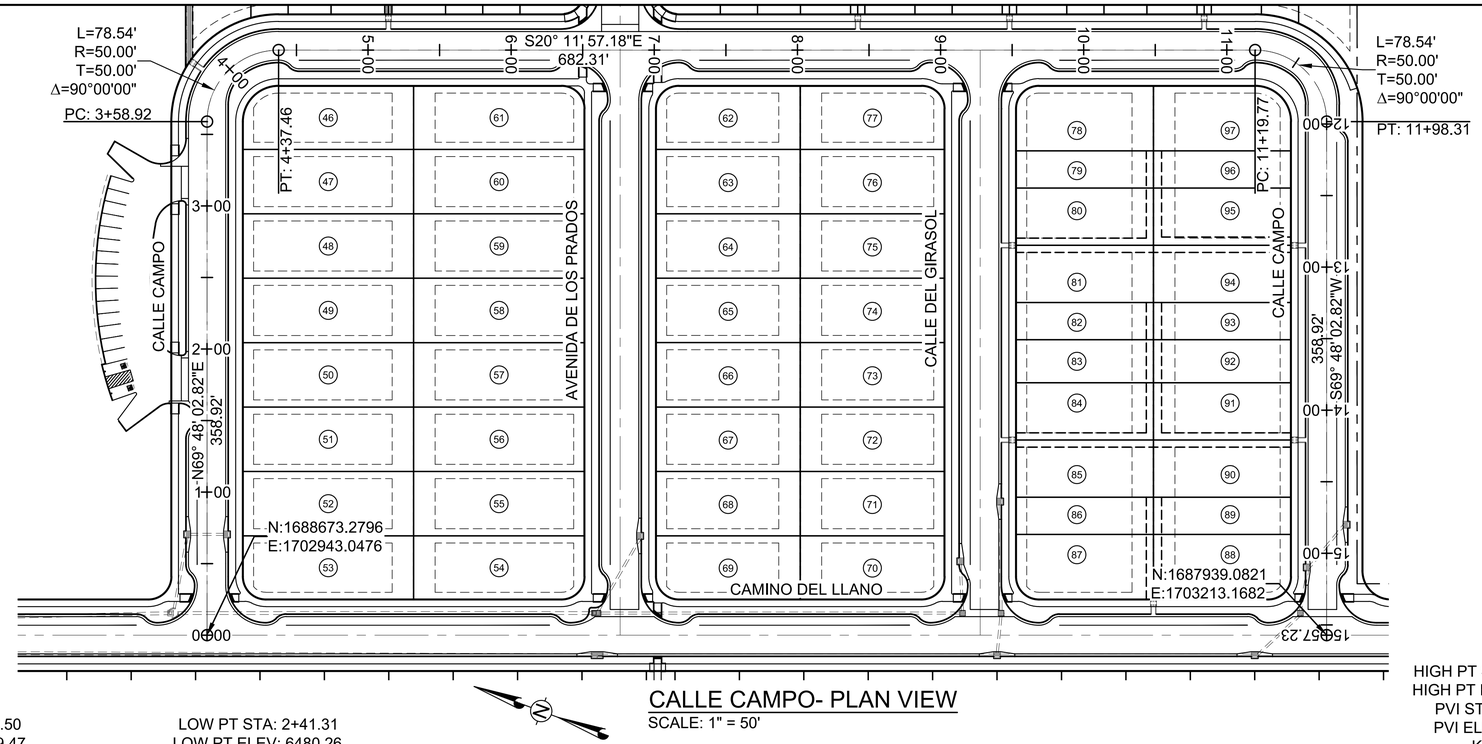
CASE # _____

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

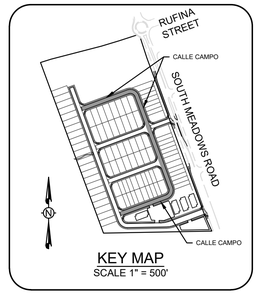
ROADWAY PLAN AND PROFILE (CONT'D)

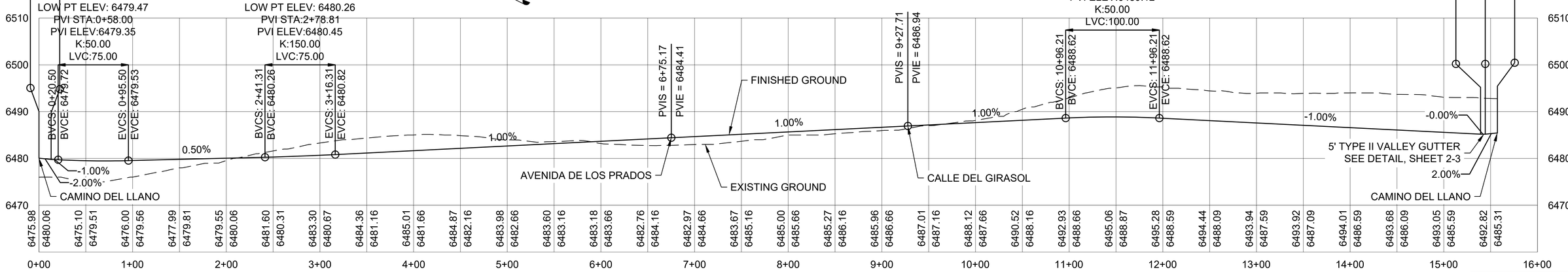
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-2



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

DATE

REVISIONS

CASE # _____

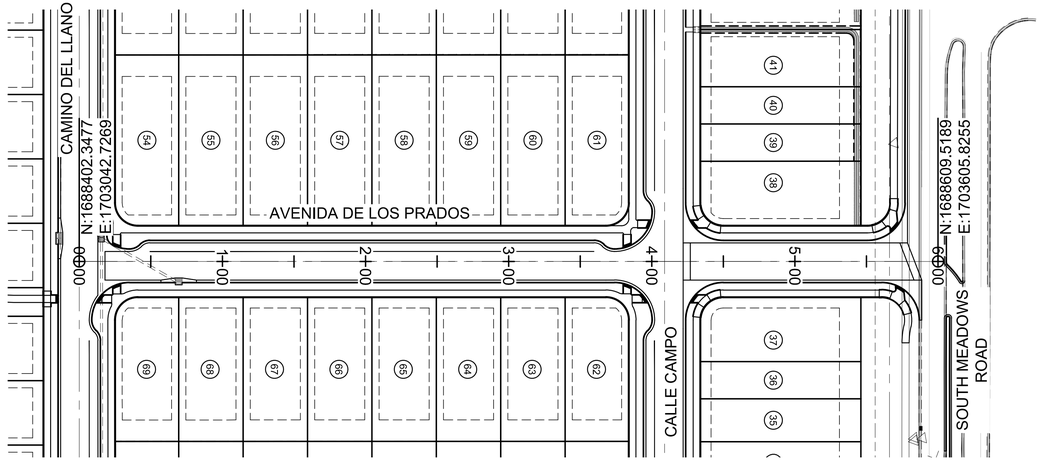
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

ROADWAY PLAN AND PROFILE (CONT'D)

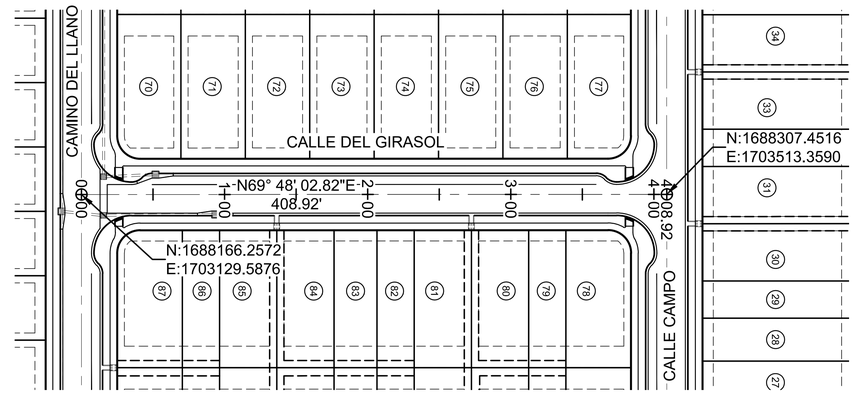
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-3





AVENIDA DE LOS PRADOS - PLAN VIEW

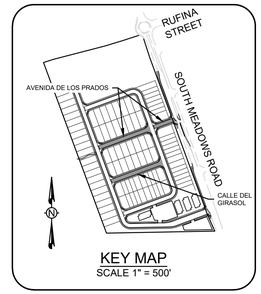
SCALE: 1" = 50'

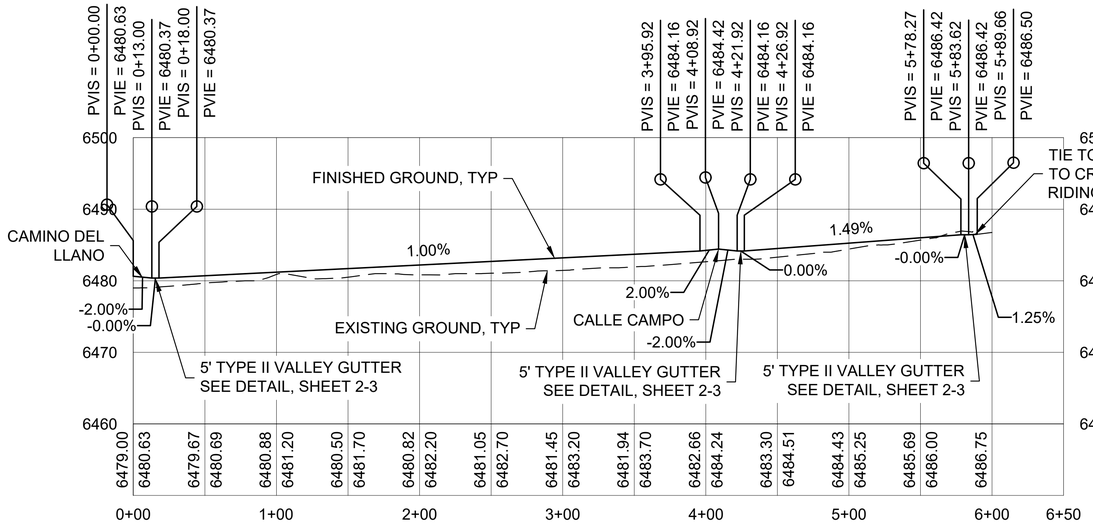




CALLE DEL GIRASOL - PLAN VIEW

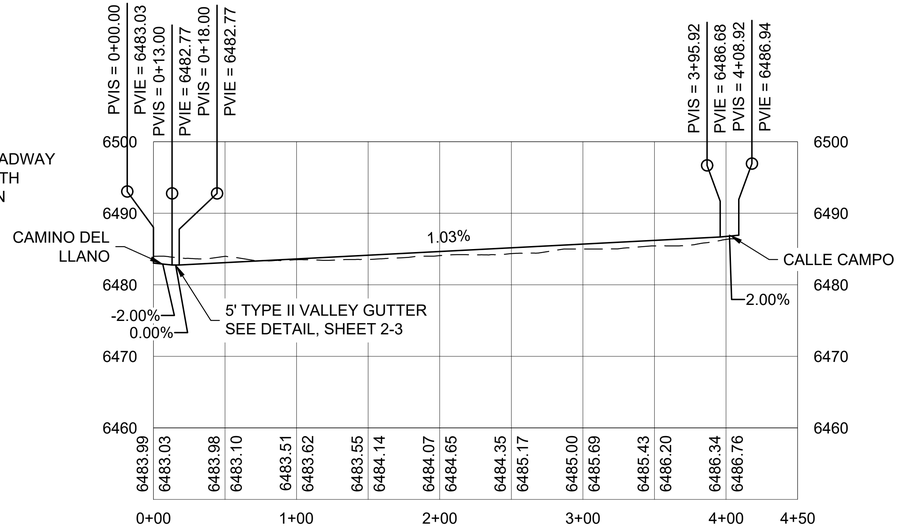
SCALE: 1" = 50'





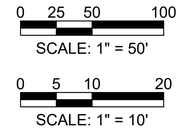
AVENIDA DE LOS PRADOS - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



CALLE DEL GIRASOL - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



REVISIONS	DATE	ENGINEERS SEAL

CASE # _____

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

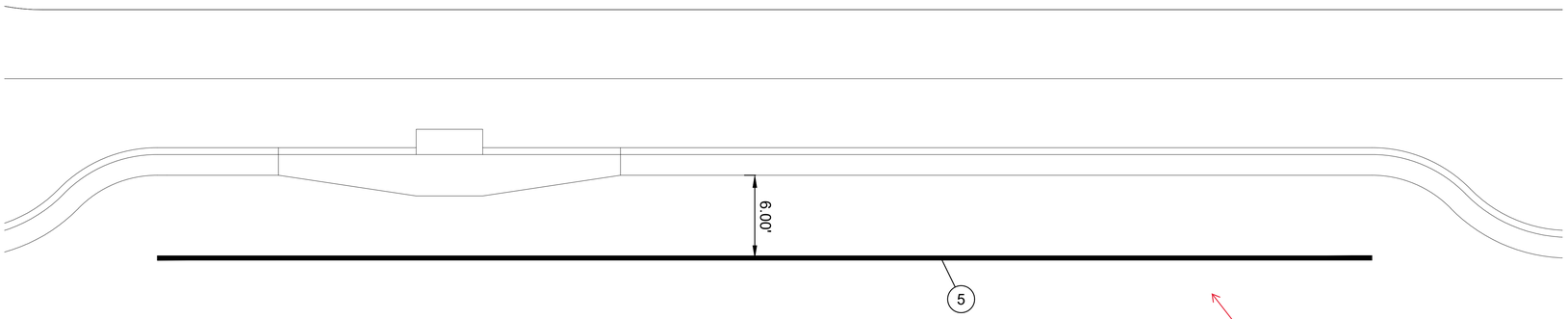
CITY USE ONLY

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

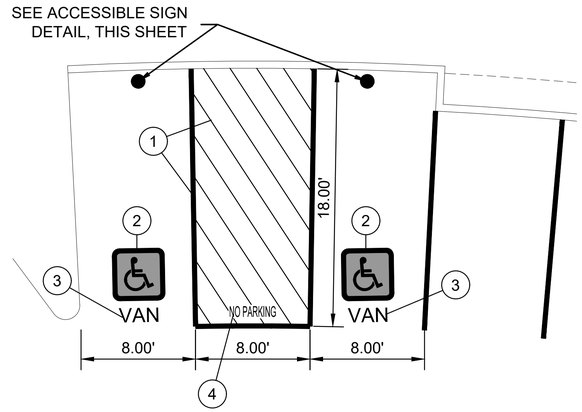
ROADWAY PLAN AND PROFILE (CONT'D)

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.



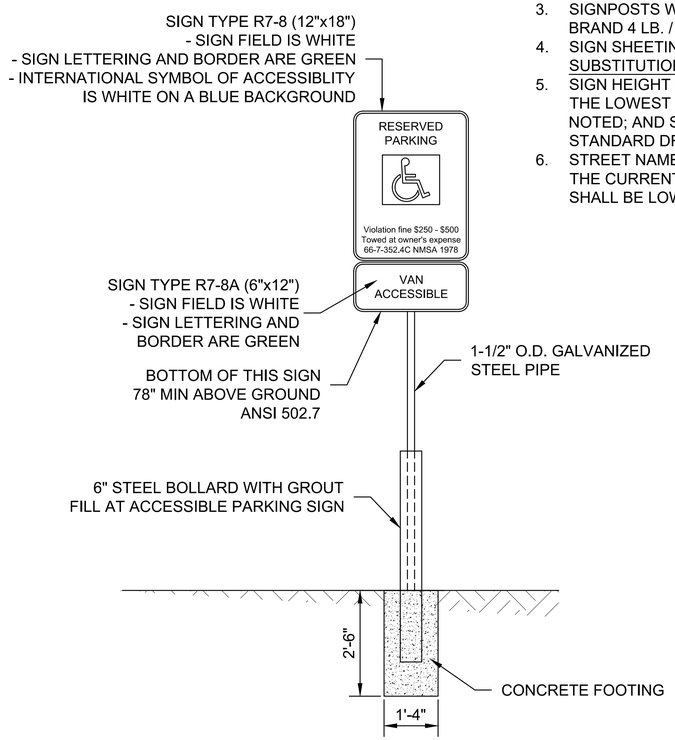
ADA PARKING DETAIL
SCALE: 1" = 5'

CITY OF SANTA FE SIGNING AND STRIPING NOTES:

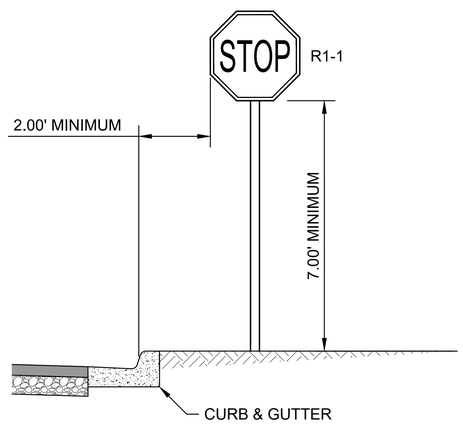
SIGN AND POST REQUIREMENTS
1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); *CURRENT* EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC 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.

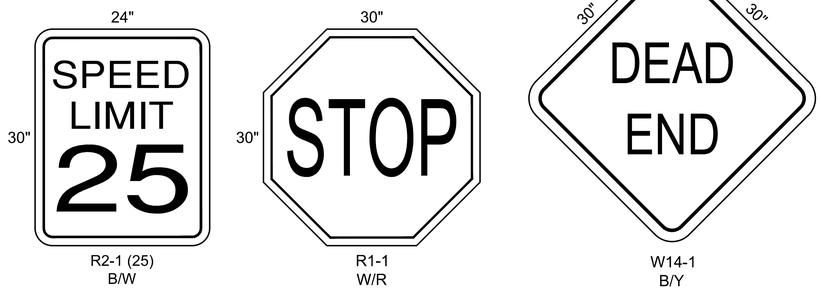
#	STRIPING KEY
1	RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID BLUE [PAINT] (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)
2	HOT THERMO PRE-FORMED ADA ACCESSIBLE PAVEMENT MARKING
3	HOT THERMO PRE-FORMED PAVEMENT MARKING WORD "VAN"
4	HOT THERMO PRE-FORMED PAVEMENT MARKING WORDS "NO 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.

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

SIGNING AND STRIPING NOTES AND DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	7-1

SOUTH MEADOWS ROAD

SPEED LIMIT 25
R2-1 (25) B/W

STOP
R1-1-18

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.

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 # _____

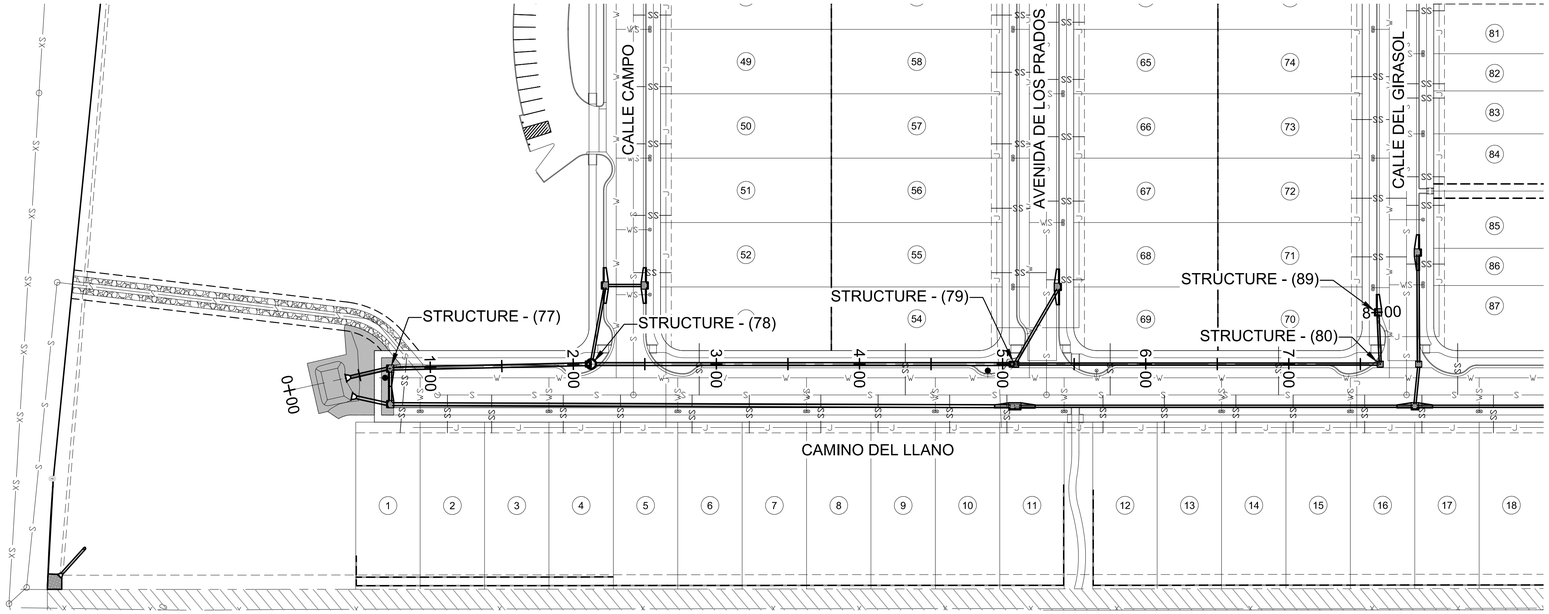
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

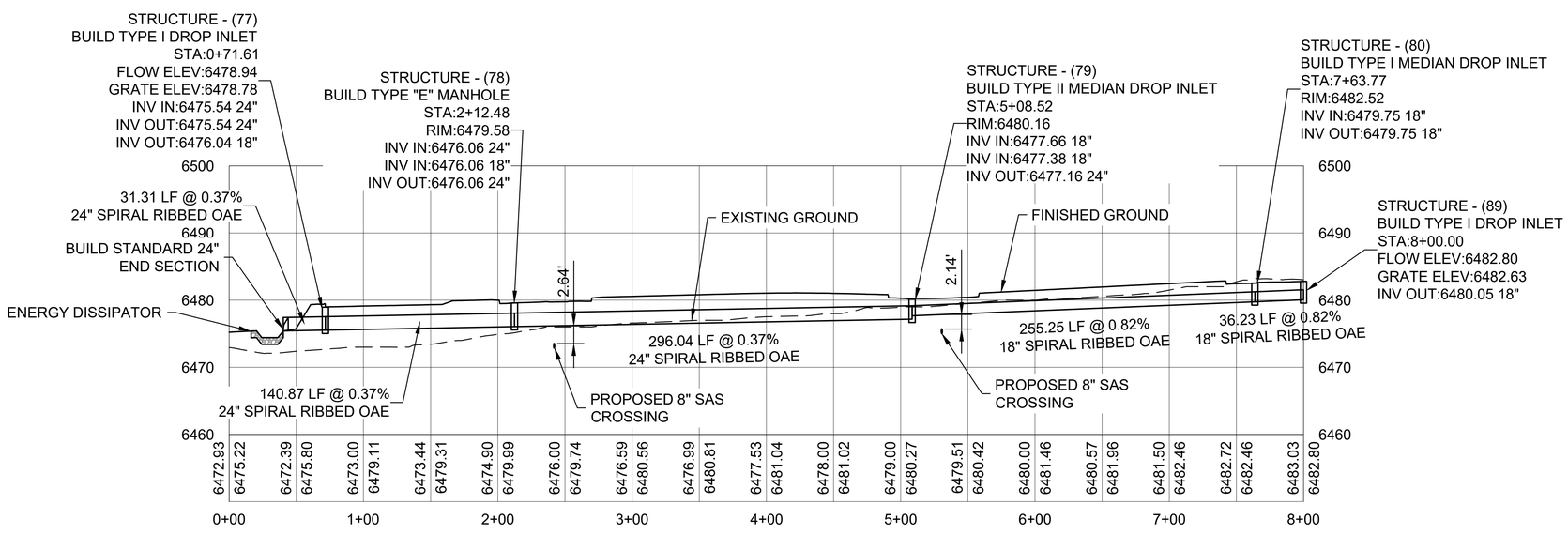
SIGNING AND STRIPING PLAN

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	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

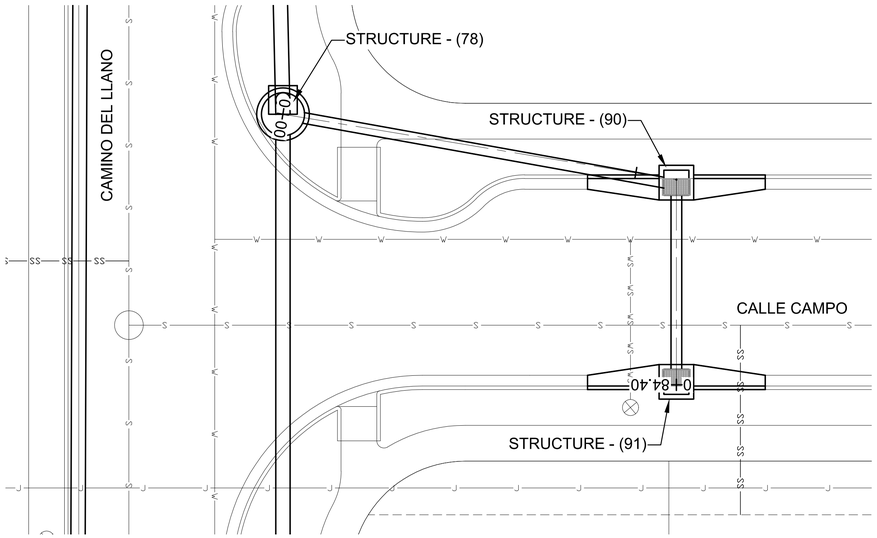
CITY USE ONLY

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

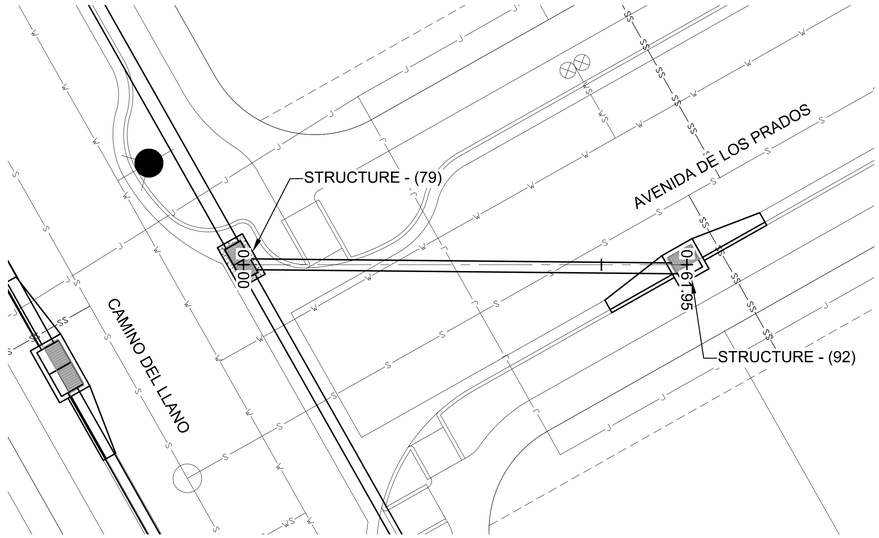
STRUCTURE SECTIONS - STS 1

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	8-10



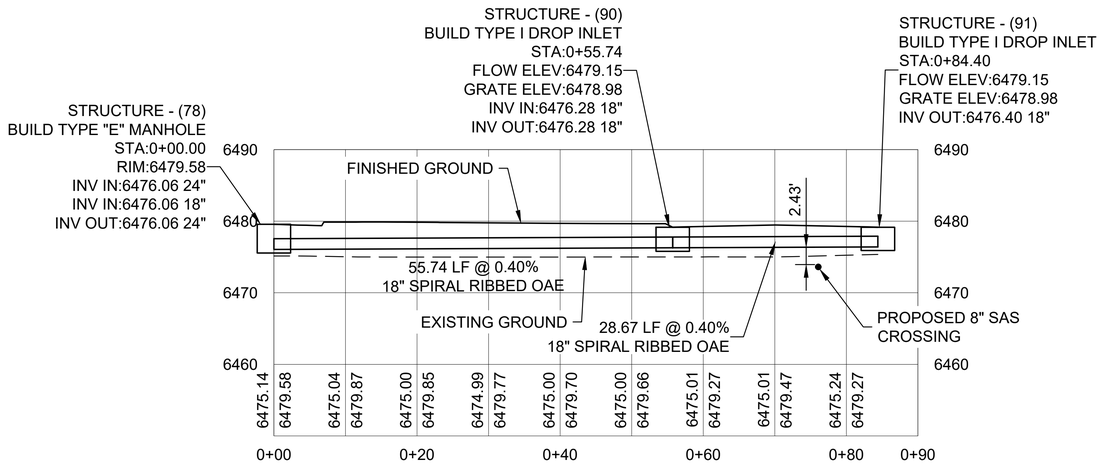
N

PROPOSED STORM SEWER STS 1.1 - PLAN VIEW
SCALE: 1" = 10'

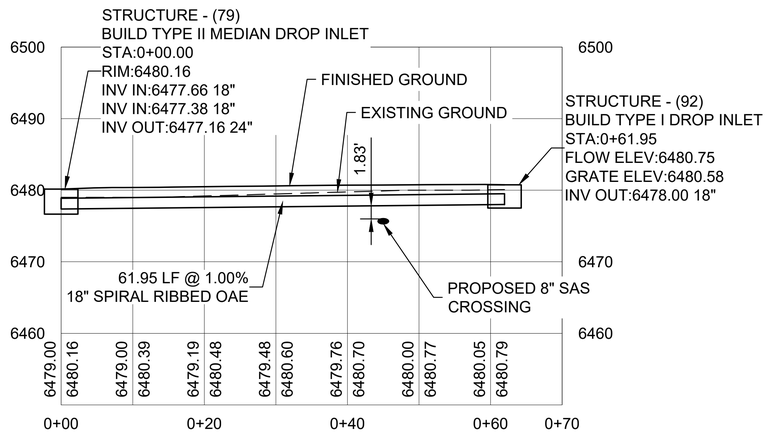


N

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

REVISIONS

CASE # _____

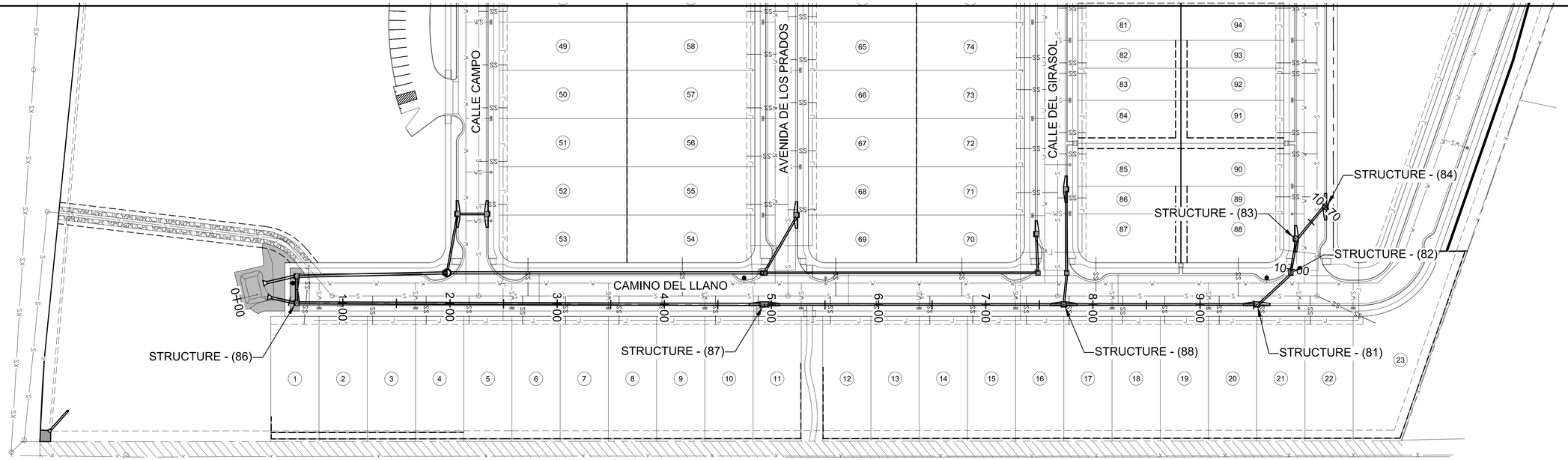
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

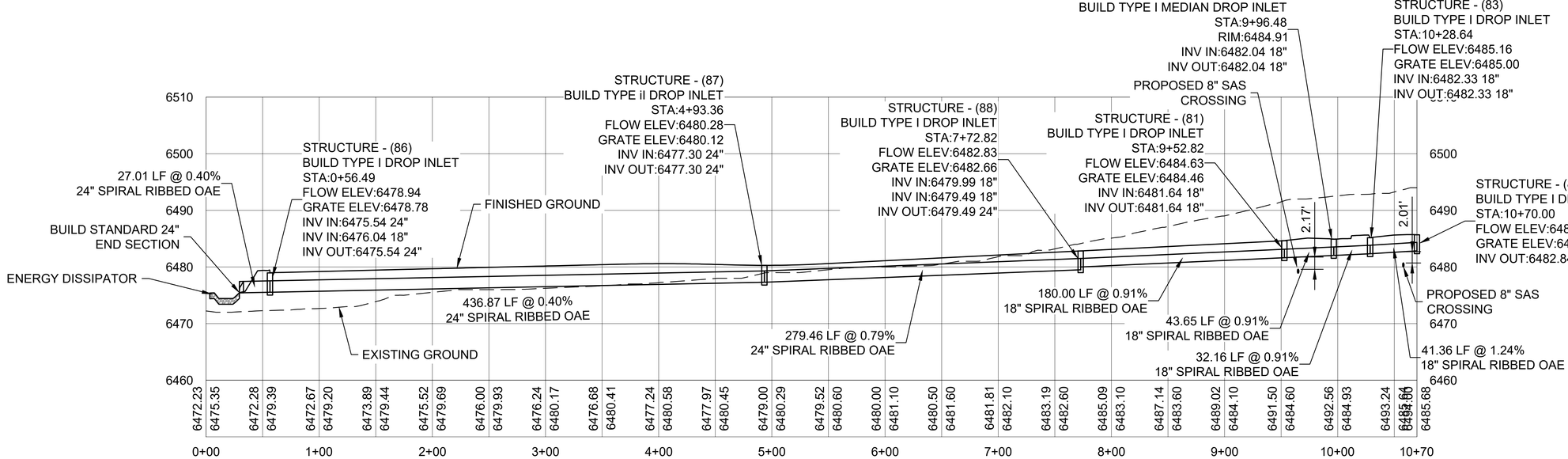
STRUCTURE SECTIONS - STS 1.1 & 1.2

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 # _____

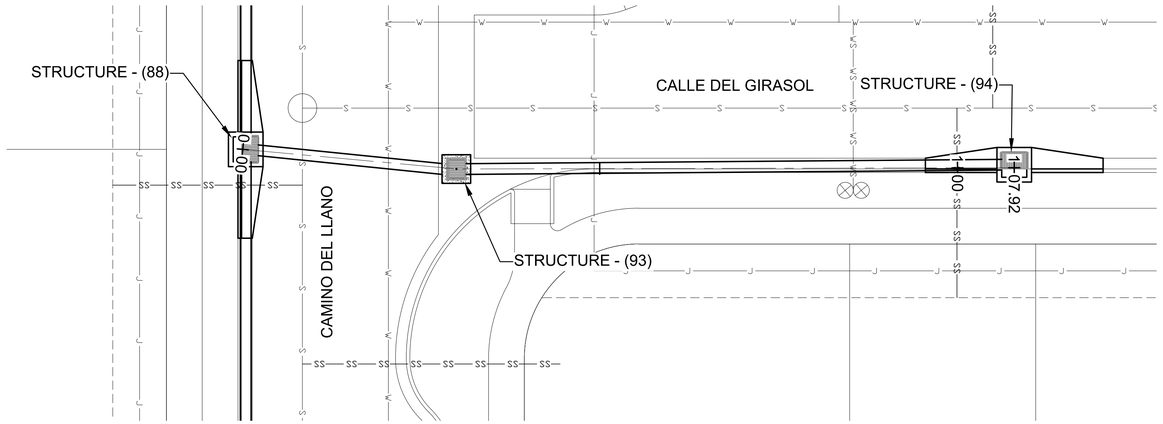
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

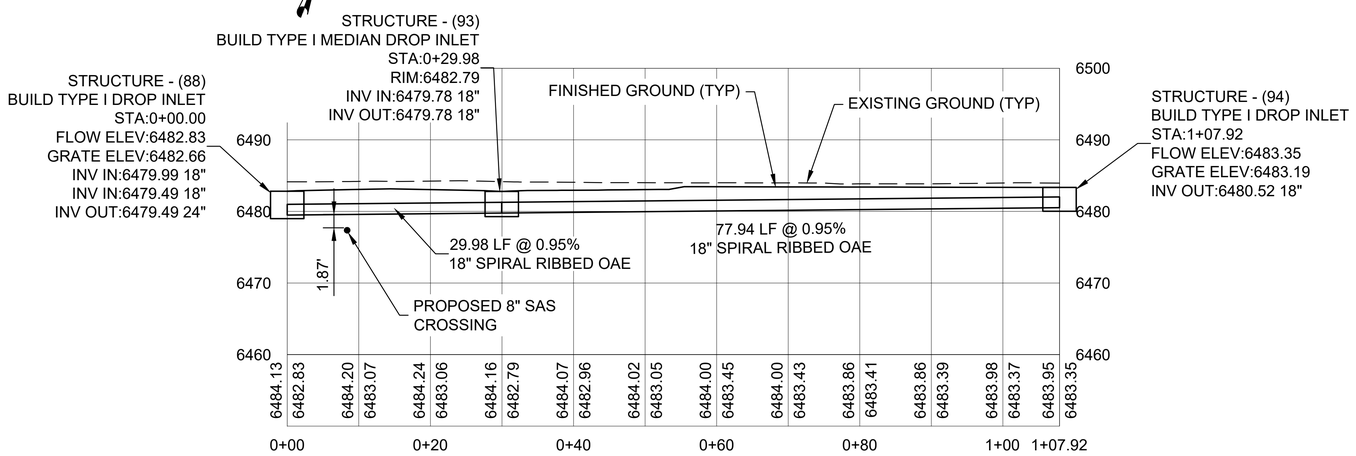
STRUCTURE SECTIONS - STS 2

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	8-12



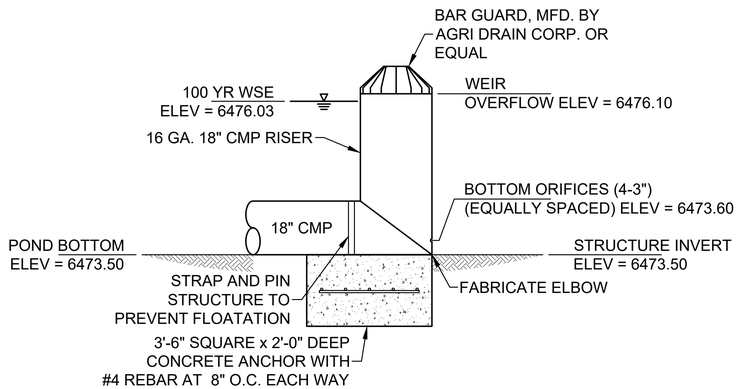
PROPOSED STORM SEWER STS 2.1 - PLAN VIEW

SCALE: 1" = 10'



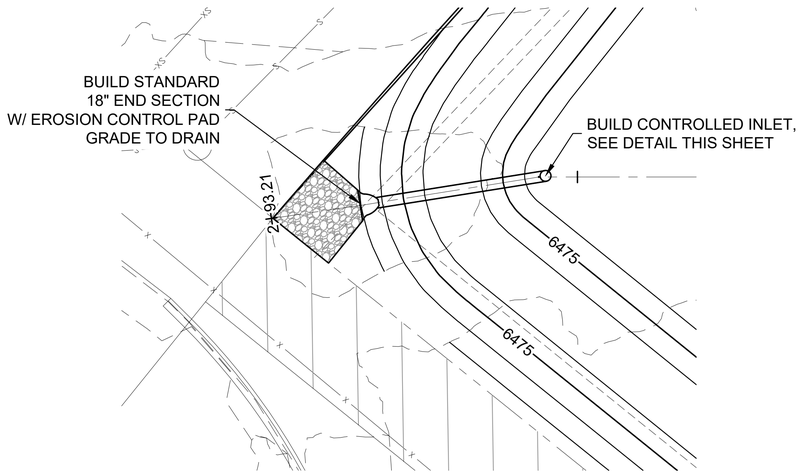
PROPOSED STORM SEWER STS 2.1 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



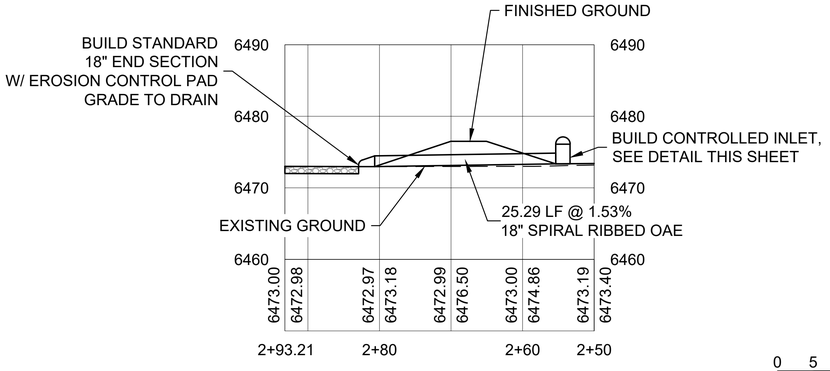
CONTROLLED INLET

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

CASE # _____

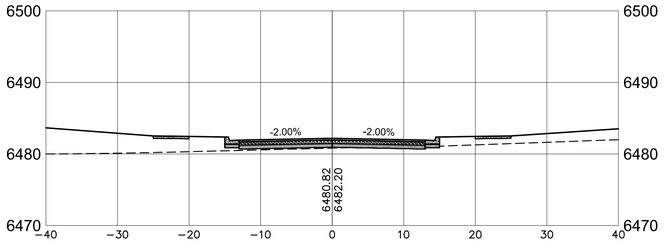
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

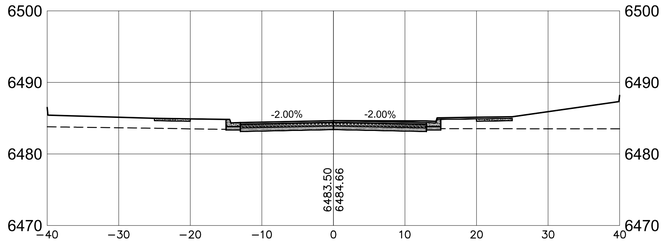
STRUCTURE SECTIONS - STS 2.1
& WATER CATCHMENT OUTFALL

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	8-13

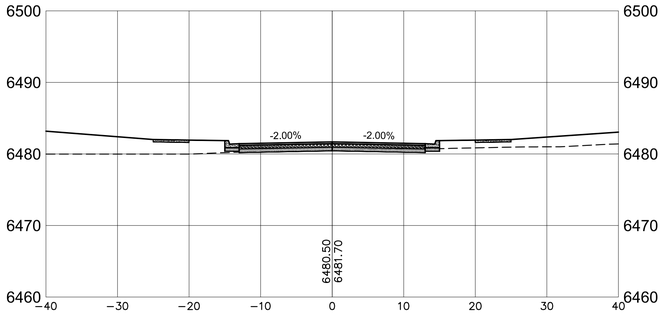
ENGINEERS SEAL
DATE
REVISIONS



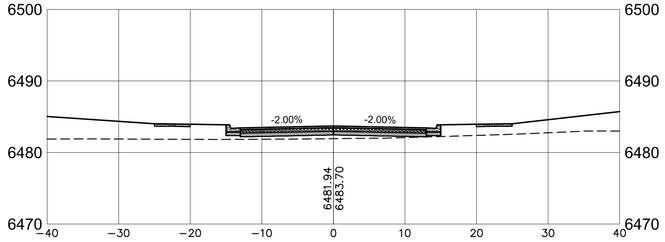
2+00



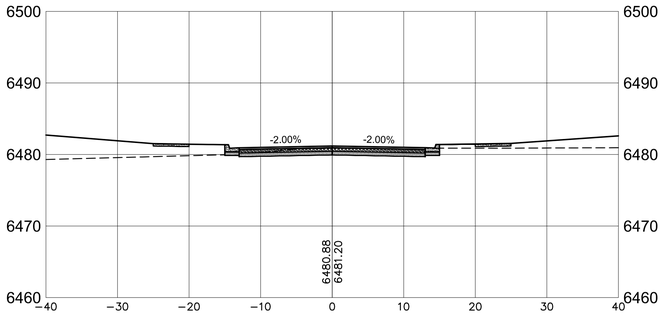
4+60



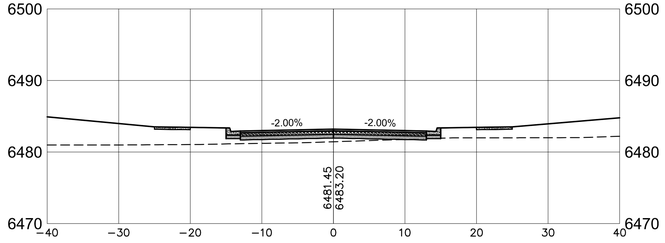
1+50



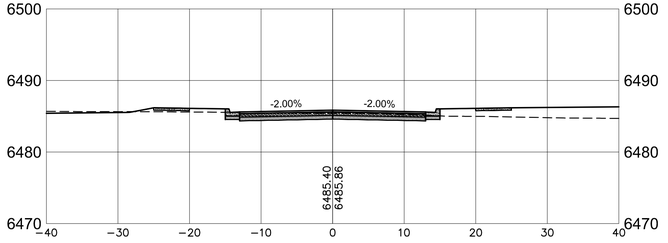
3+50



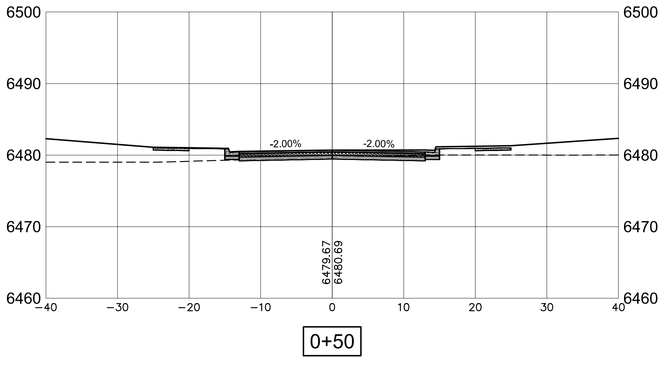
1+00



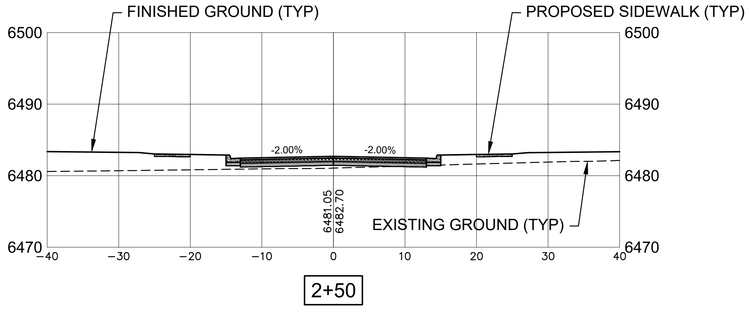
3+00



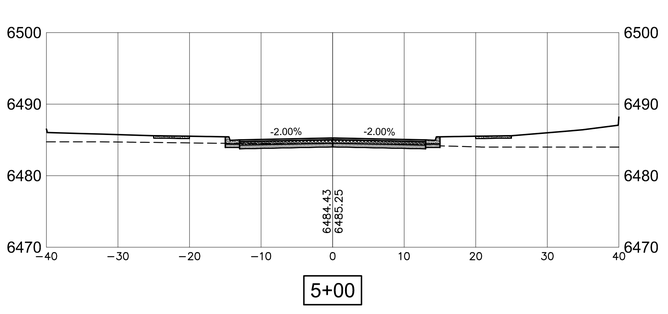
5+40.74



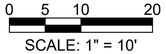
0+50



2+50



5+00



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		

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

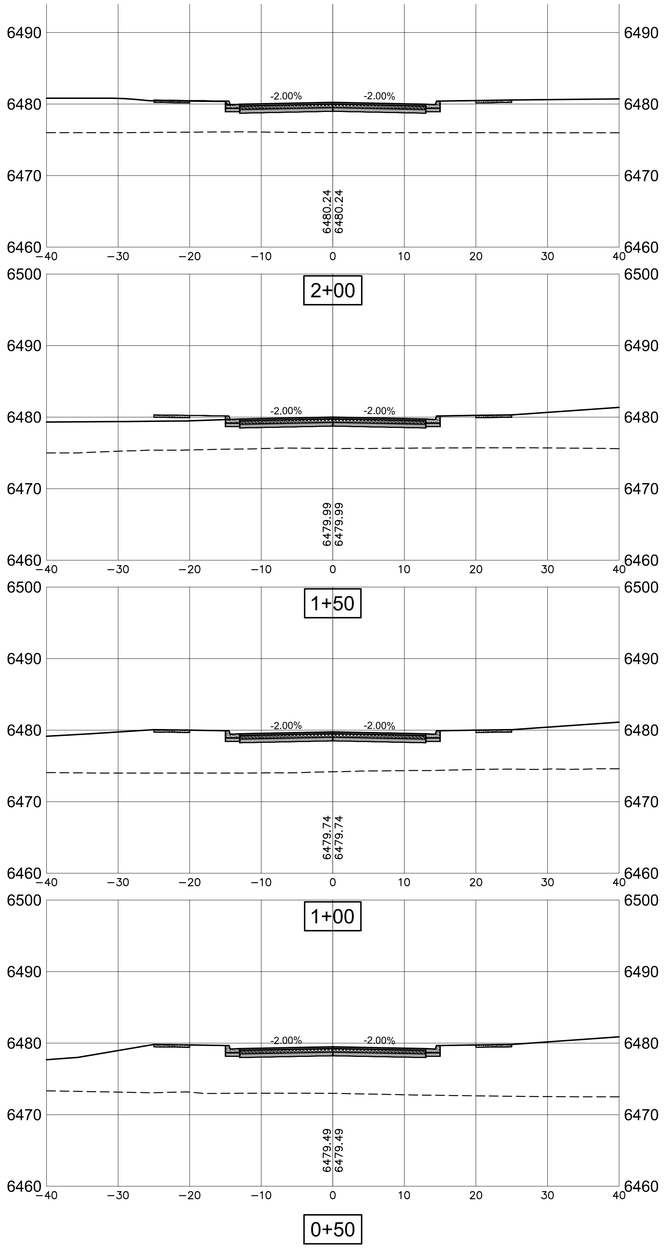
ROADWAY CROSS SECTIONS - AVENIDA DE LOS PRADOS

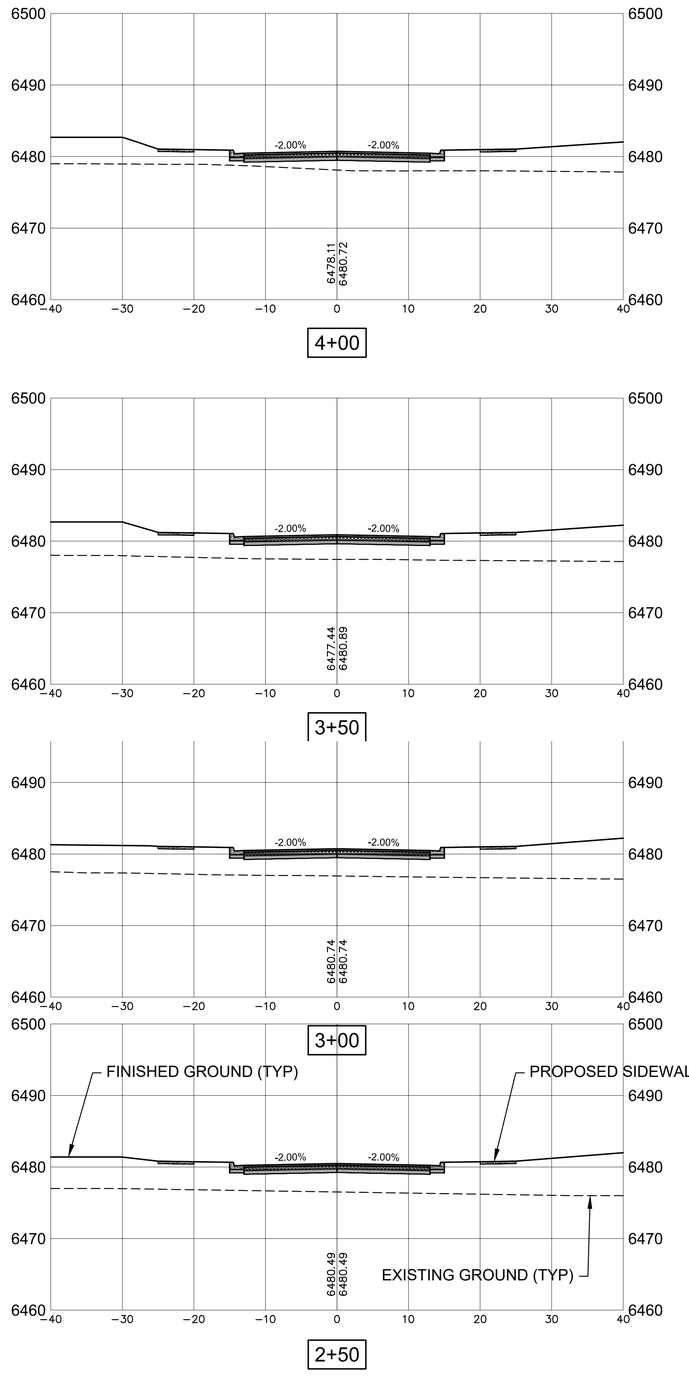
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-1

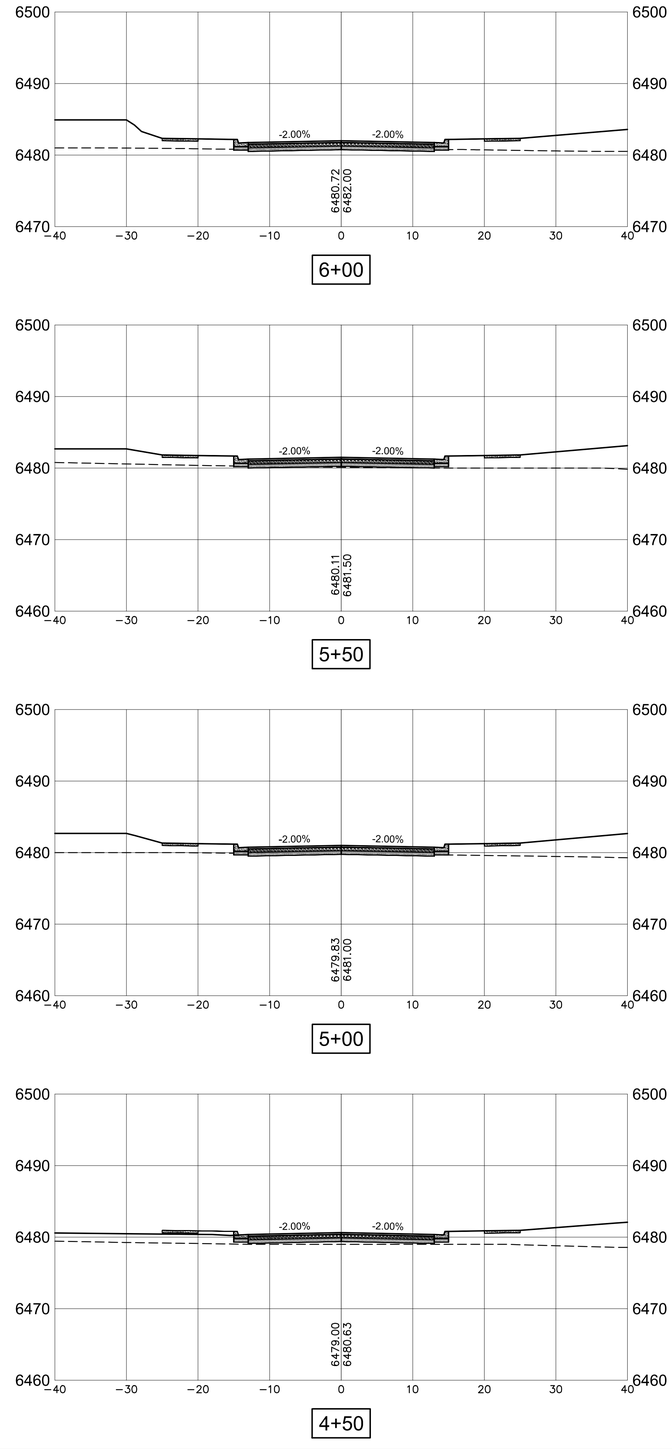
ENGINEERS SEAL

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		

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

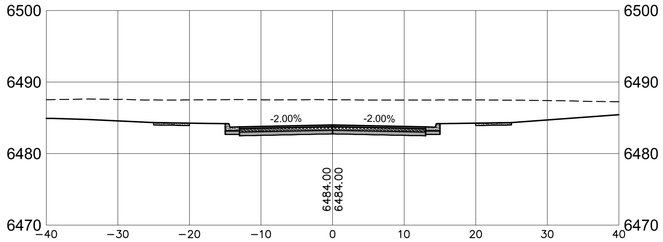
ROADWAY CROSS SECTIONS - CAMINO DEL LLANO

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-2

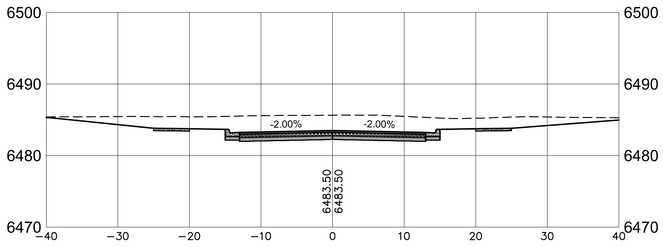
ENGINEERS SEAL

DATE

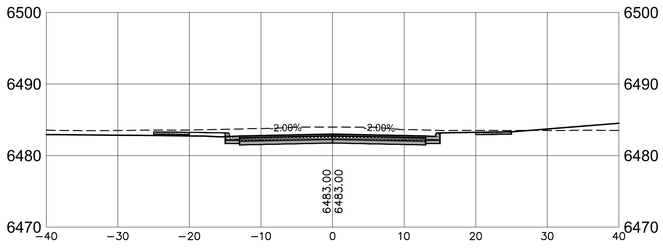
REVISIONS



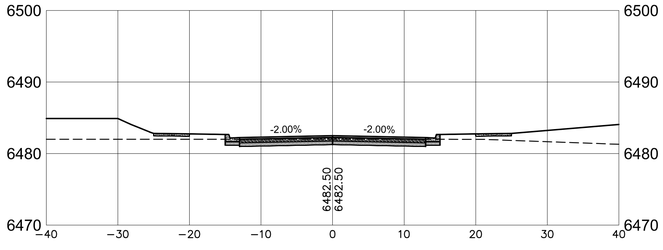
8+00



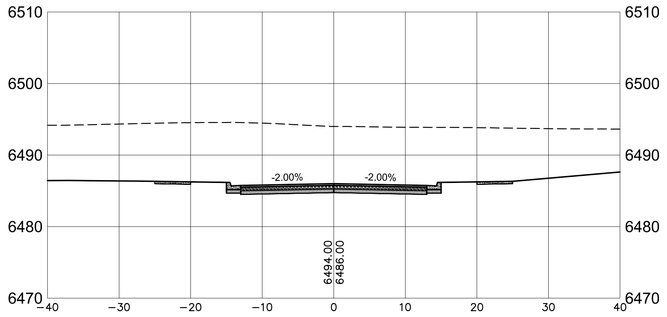
7+50



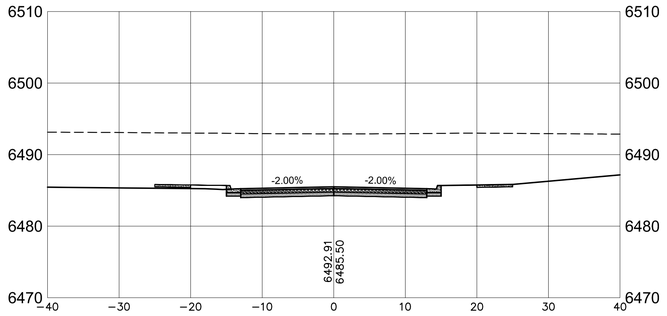
7+00



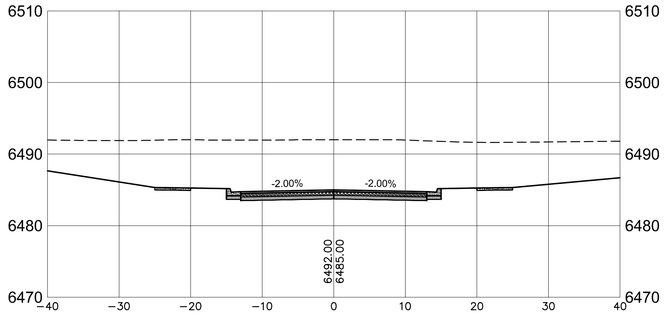
6+50



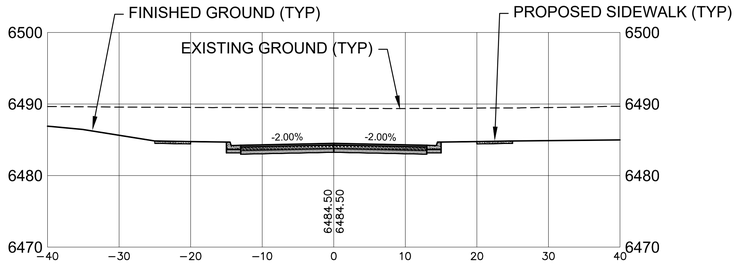
10+00



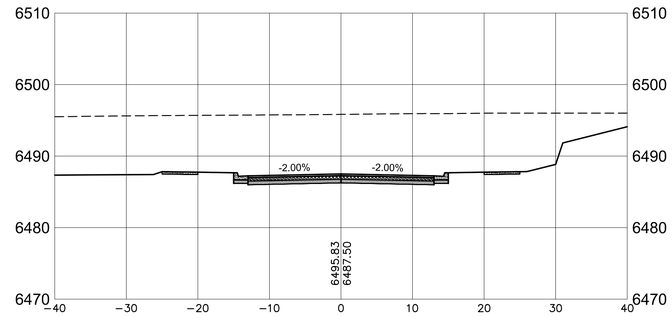
9+50



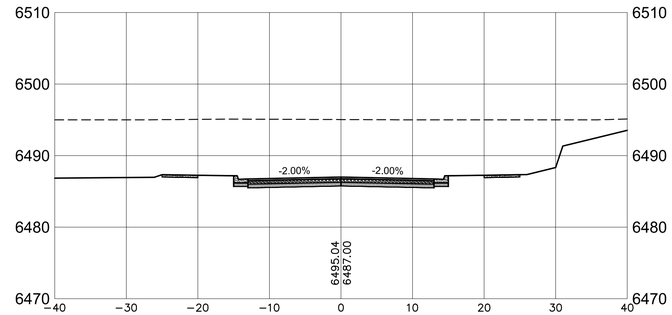
9+00



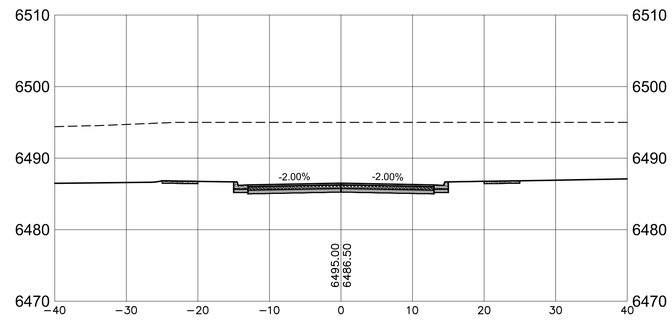
8+50



11+50



11+00



10+50

ENGINEERS SEAL

DATE

REVISIONS

0 5 10 20

SCALE: 1" = 10'

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO (CONT'D)

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

CASE # _____

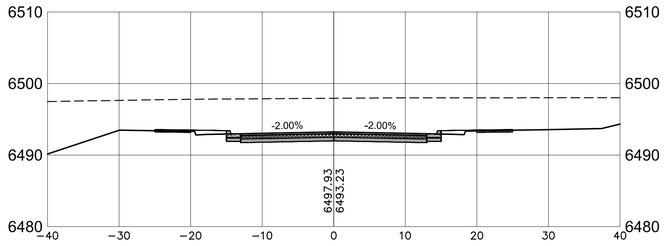
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

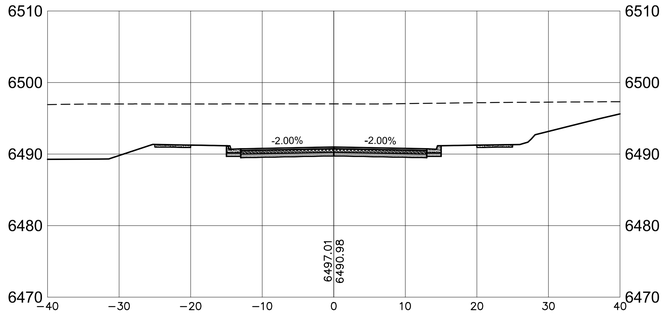
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO(CONT'D)

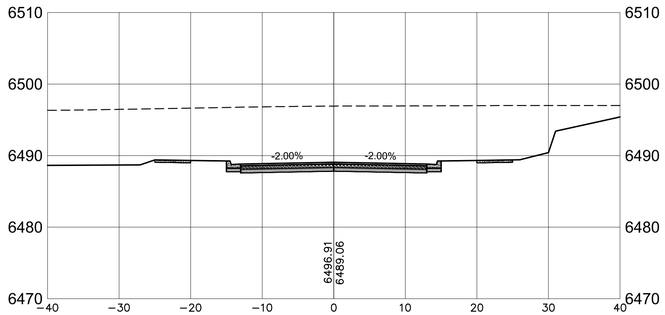
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-3



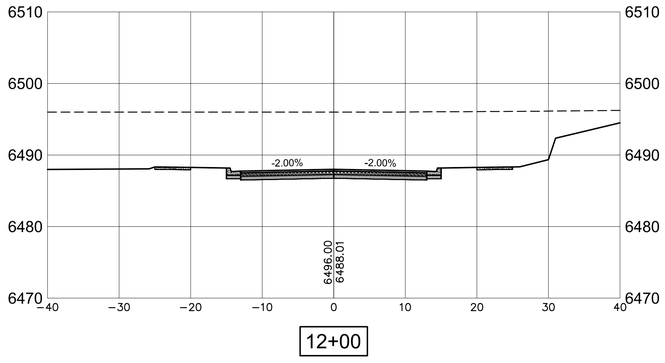
13+50



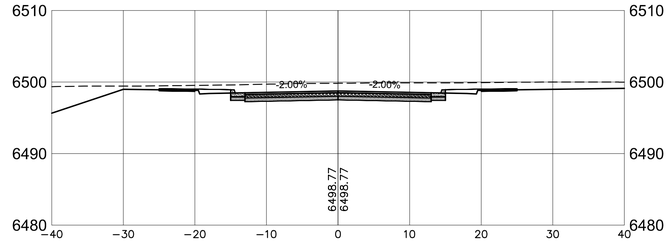
13+00



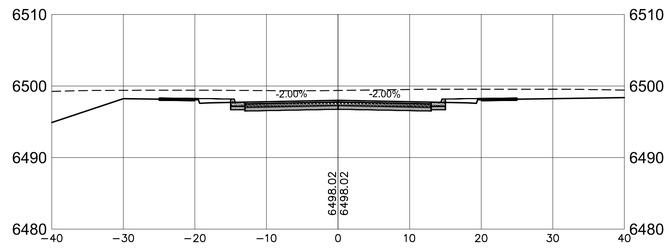
12+50



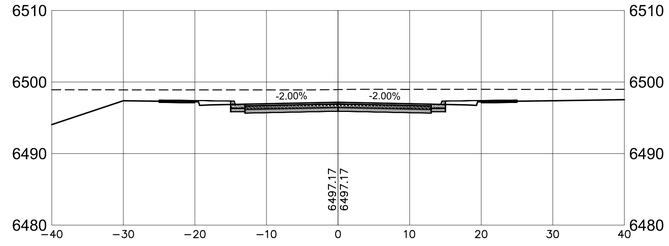
12+00



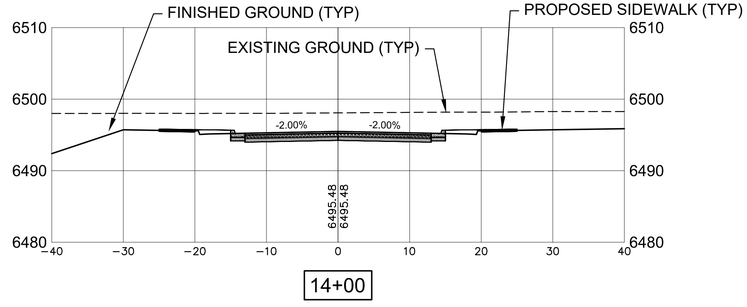
15+50



15+00



14+50



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 # _____

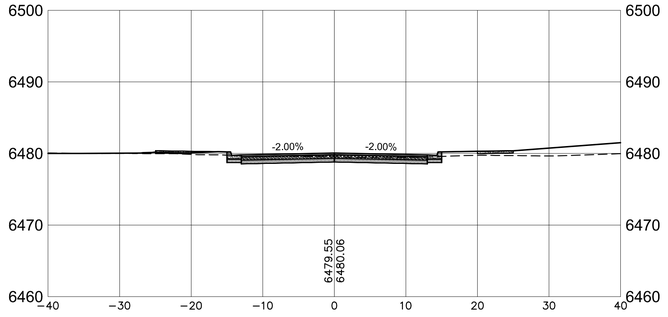
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

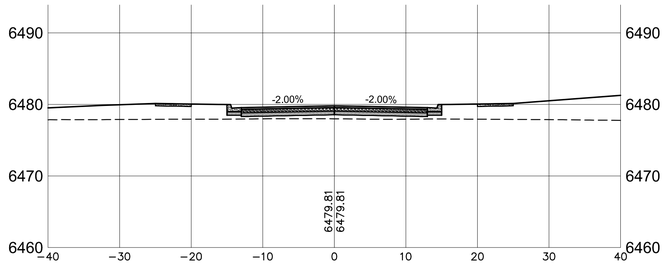
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO (CONT'D)

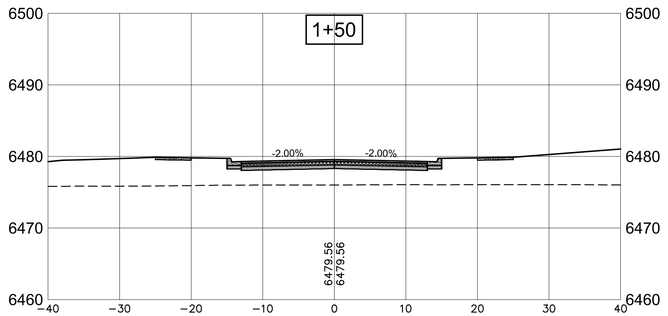
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-4



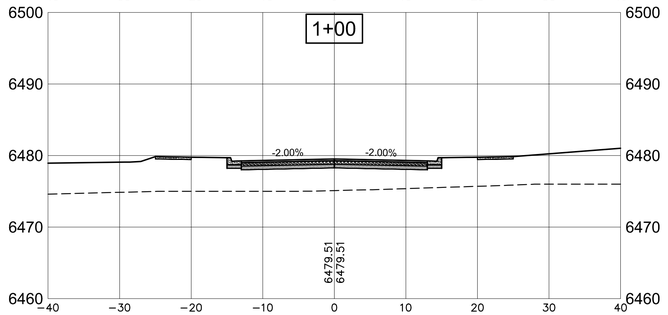
2+00



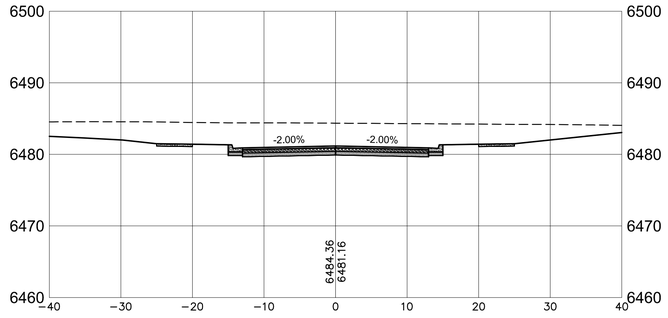
1+50



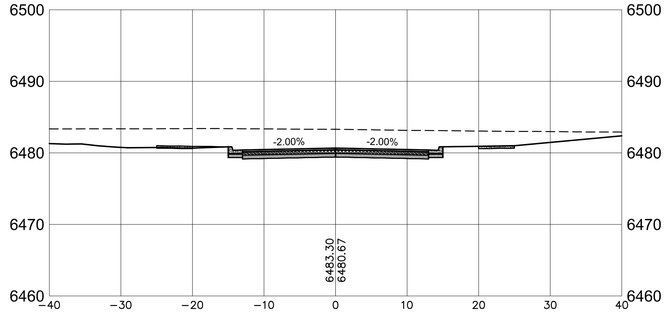
1+00



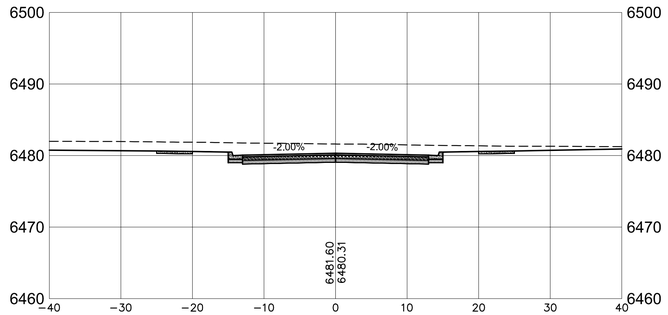
0+50



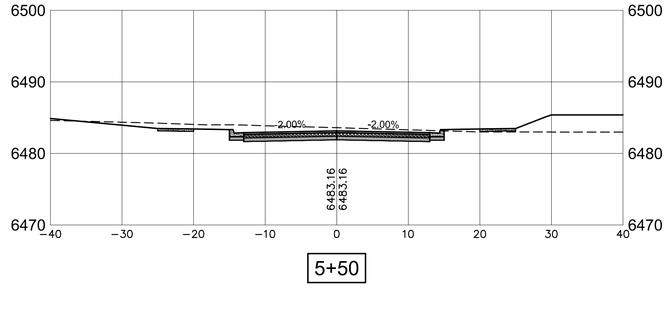
3+50



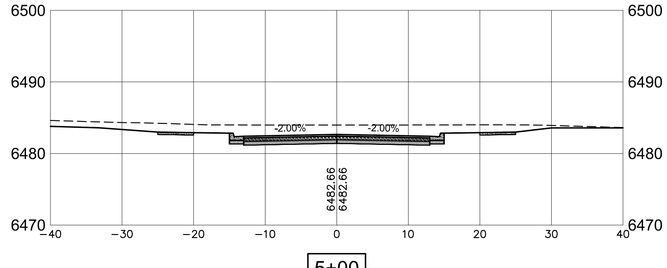
3+00



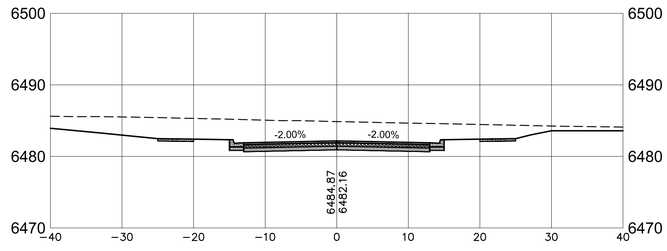
2+50



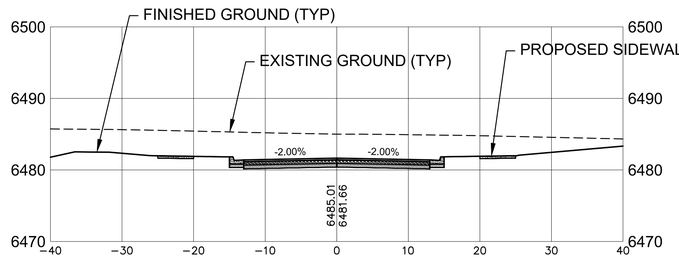
5+50



5+00



4+50



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		

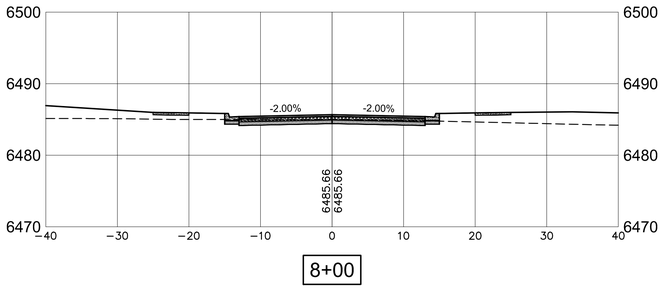
CITY USE ONLY

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

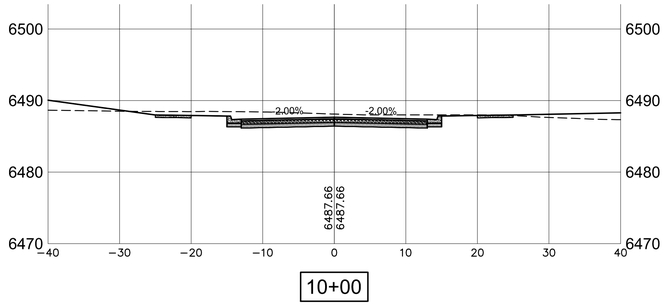
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO

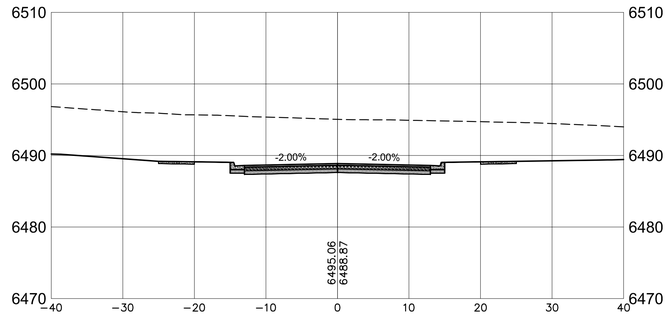
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-5



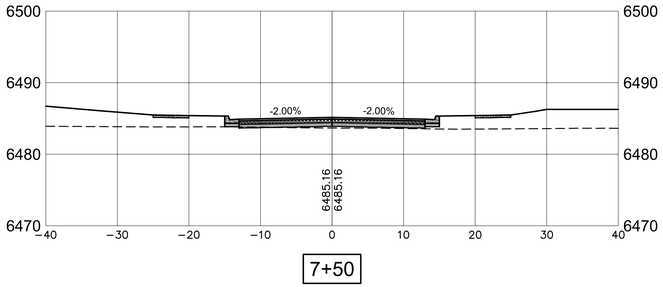
8+00



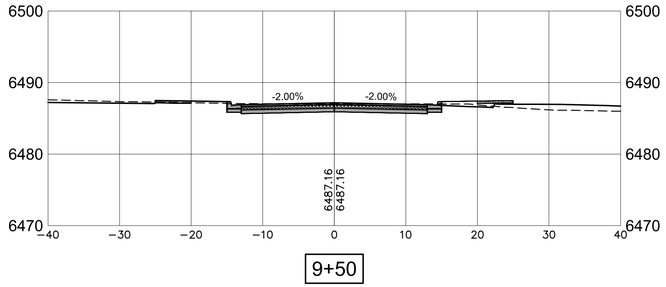
10+00



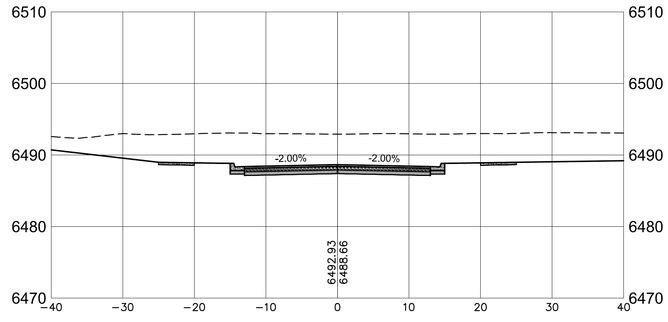
11+50



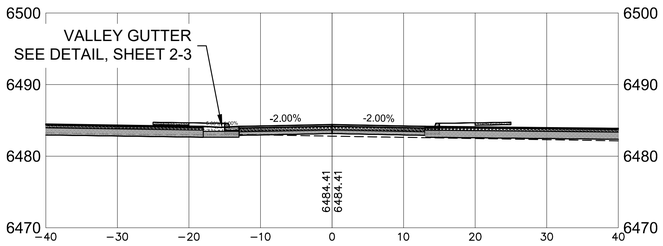
7+50



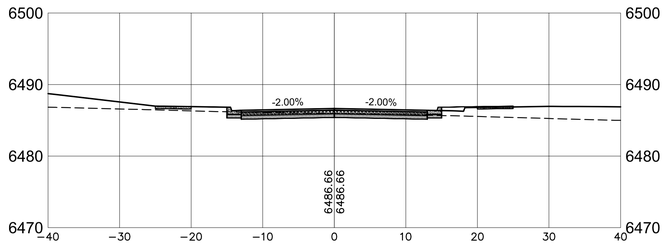
9+50



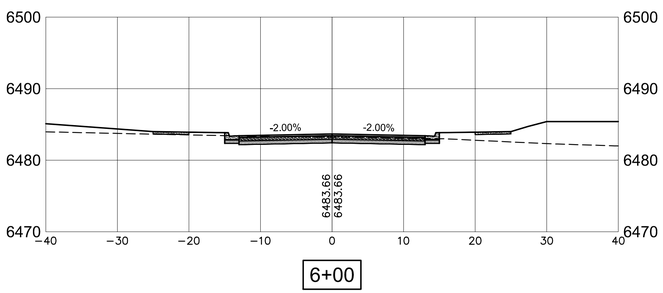
11+00



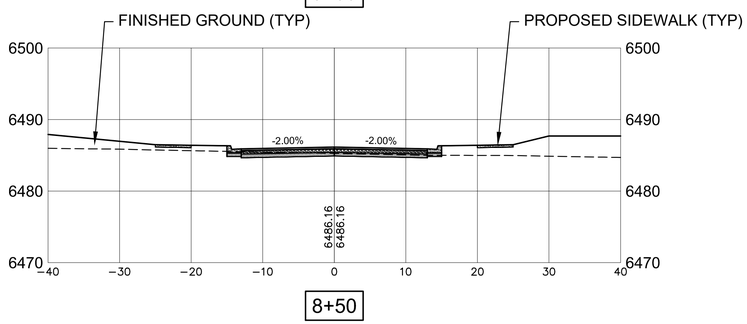
6+75



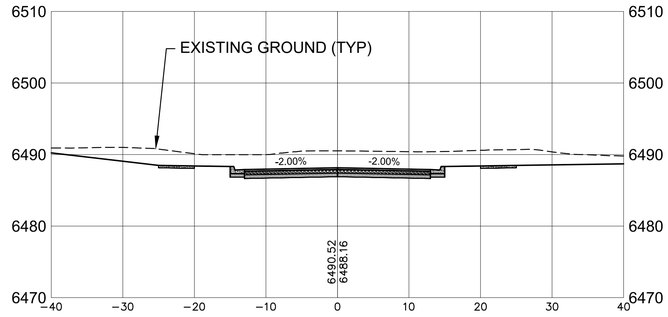
9+00



6+00



8+50



10+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 # _____

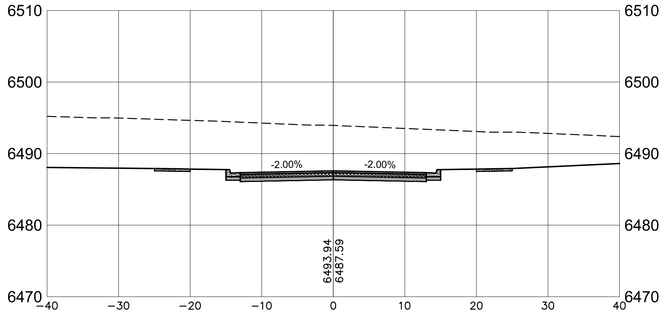
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

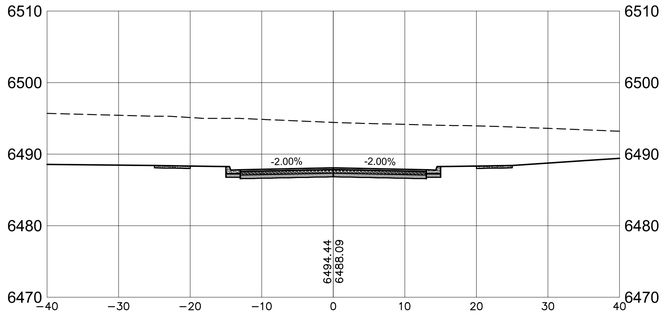
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

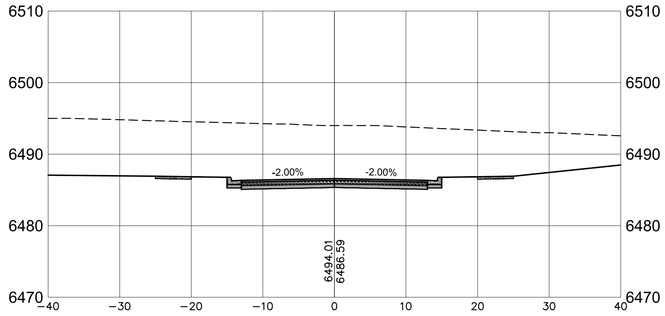
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-6



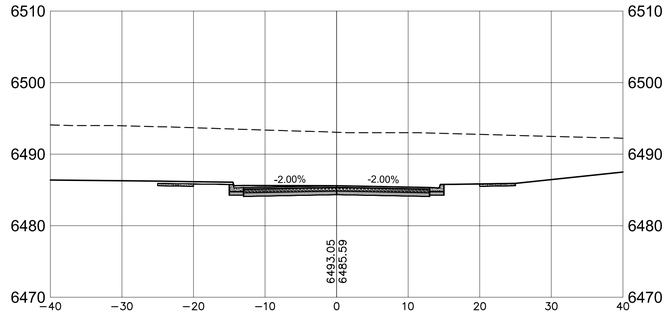
13+00



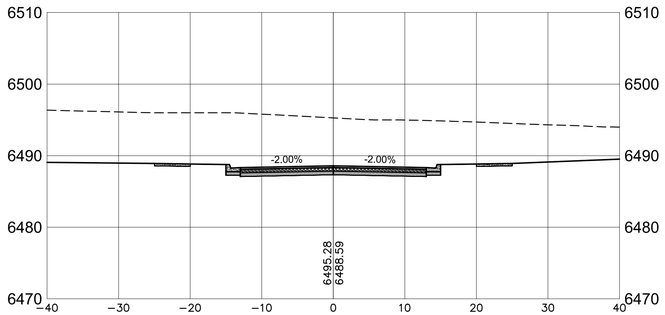
12+50



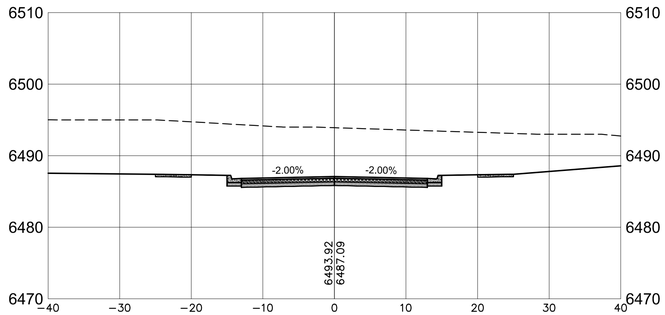
14+00



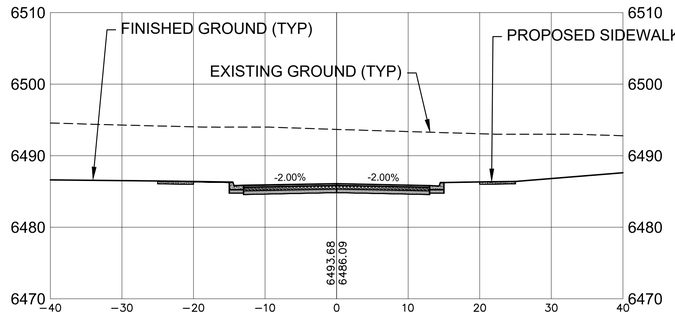
15+00



12+00



13+50



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

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

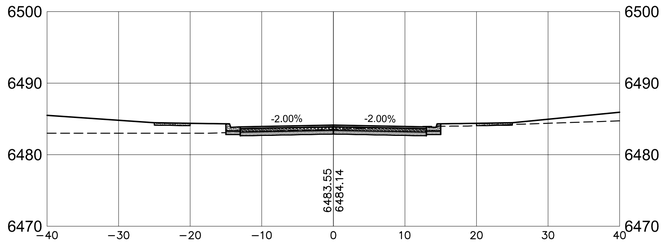
CASE # _____

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

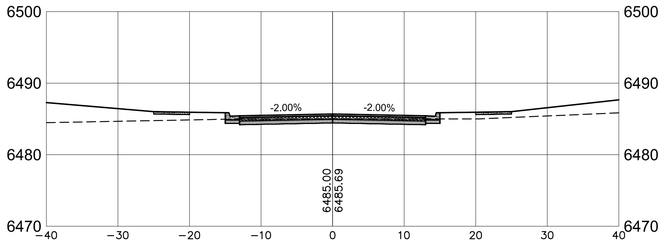
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

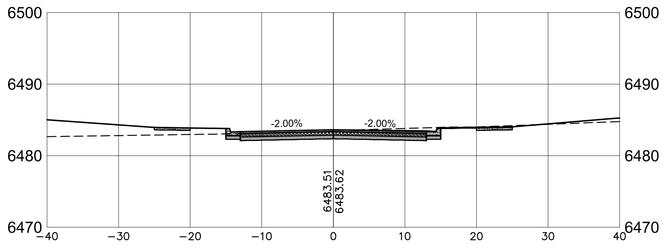
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-7



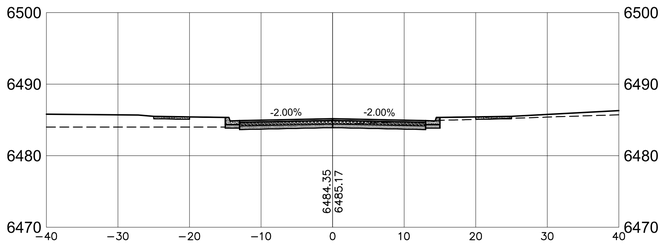
1+50



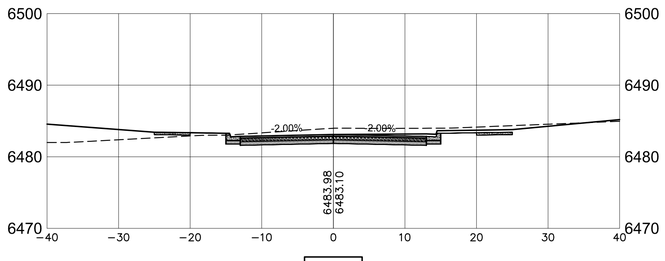
3+00



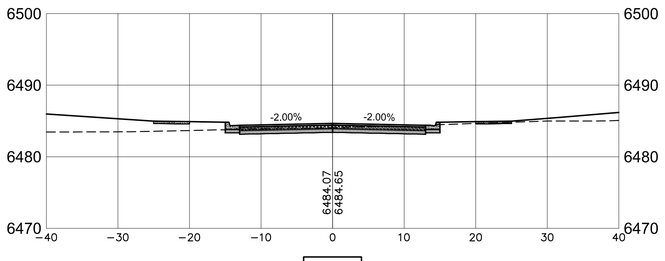
1+00



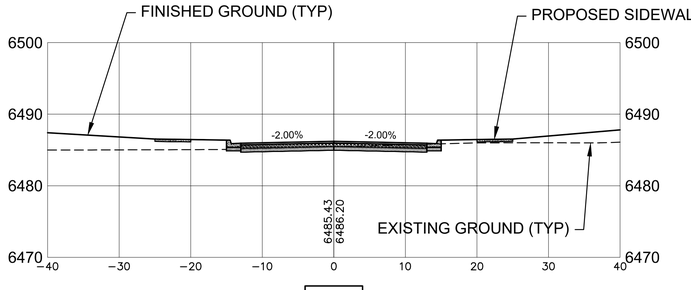
2+50



0+50



2+00



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		
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

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:

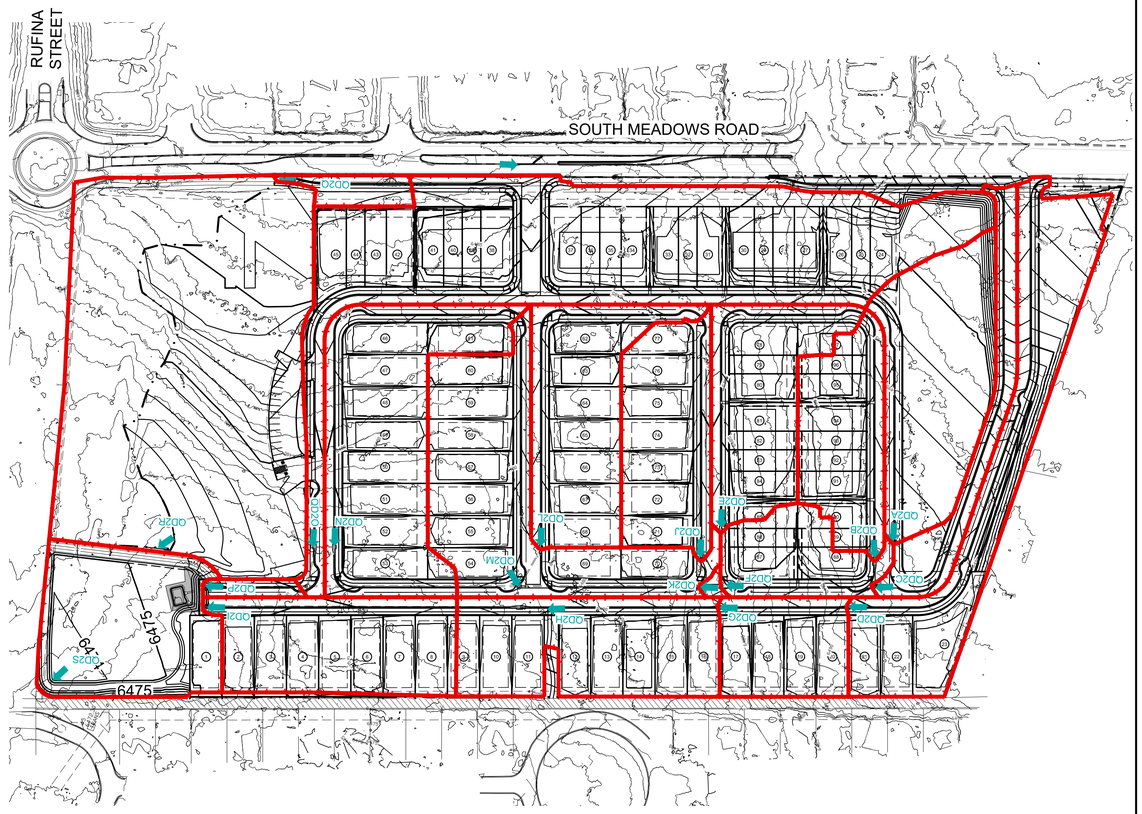
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage 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
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

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:

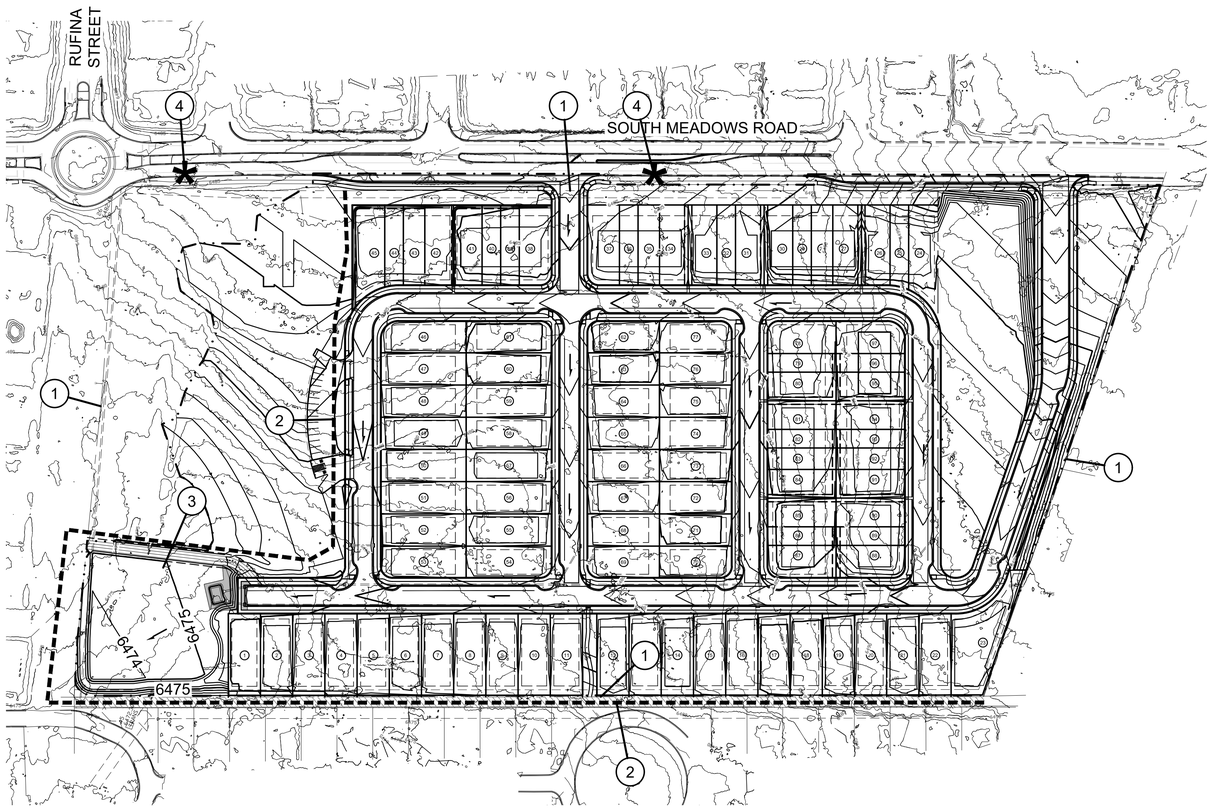
1. THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
2. THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR 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 # _____

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

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:

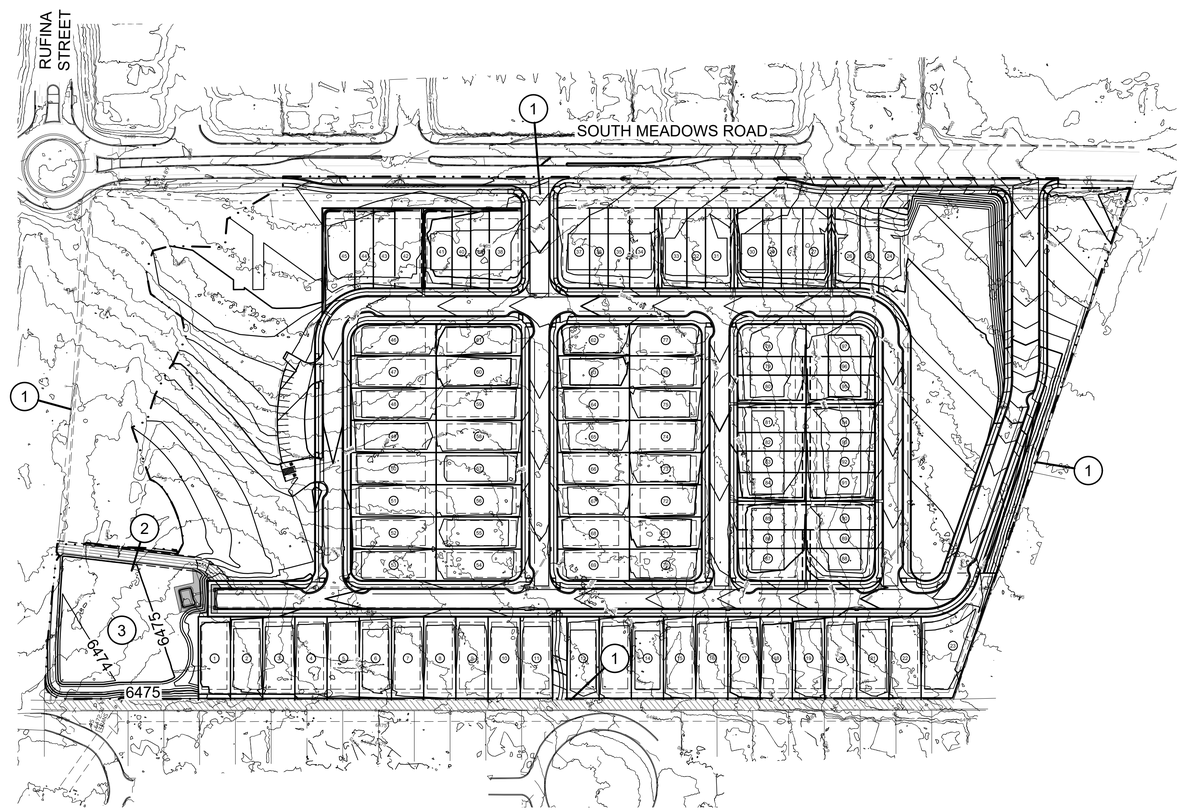
   ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. PROPERTY OWNERS SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

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

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

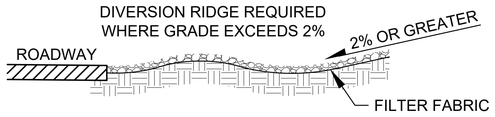
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

PERMANENT EROSION AND SEDIMENT CONTROL PLAN

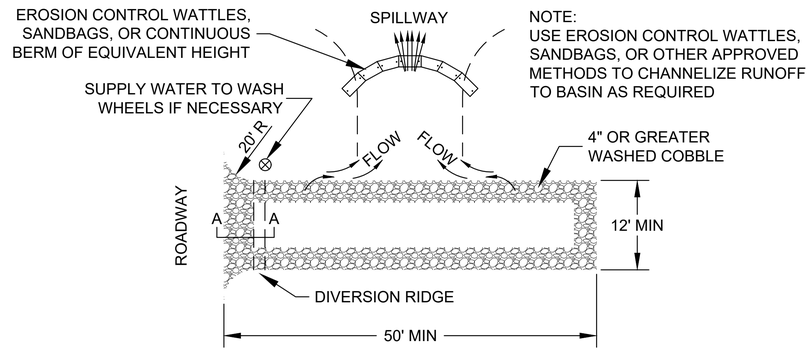
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 100'	10-3

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

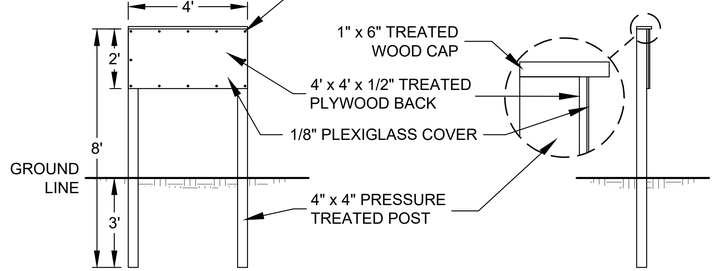


PLAN VIEW

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)

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

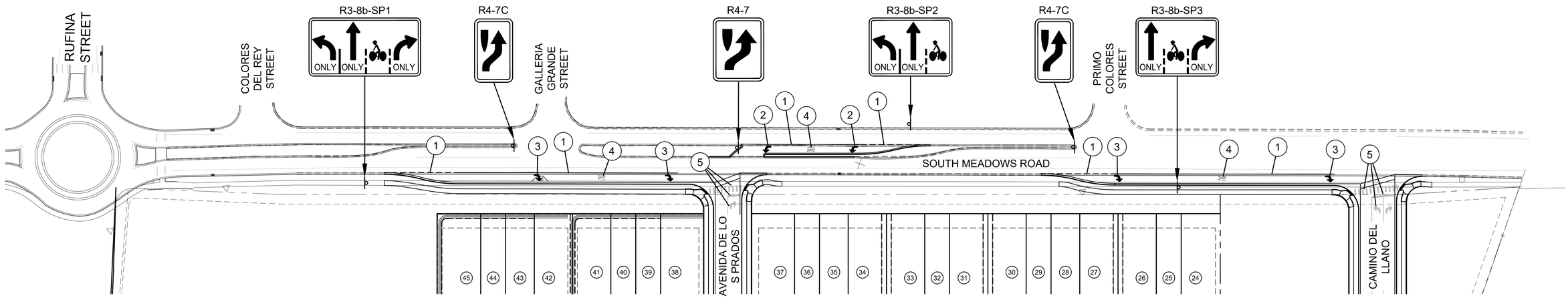
STORM WATER CONTROL DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	10-4

ENGINEERS SEAL

DATE

REVISIONS



OFFSITE SIGNING AND STRIPING PLAN

SCALE: 1" = 50'

CITY OF SANTA FE SIGNING AND STRIPING NOTES:

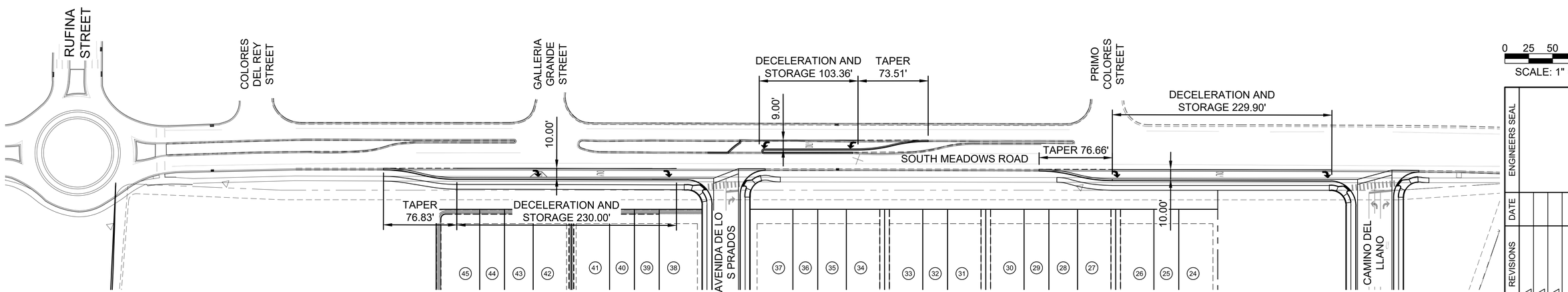
SIGN AND POST REQUIREMENTS

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 ⓧ	
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'

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		

ENGINEERS SEAL

DATE

REVISIONS

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

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

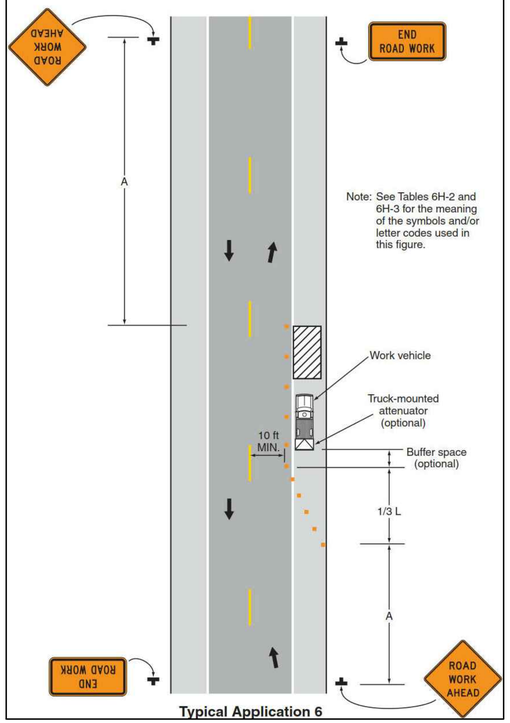
** The column headings A, B, and C are the dimensions shown in Figures 6H-1 through 6H-46. The A dimension is the distance from the transition or point of restriction to the first sign. The B dimension is the distance between the first and second signs. The C dimension is the distance between the second 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	$L = WS$

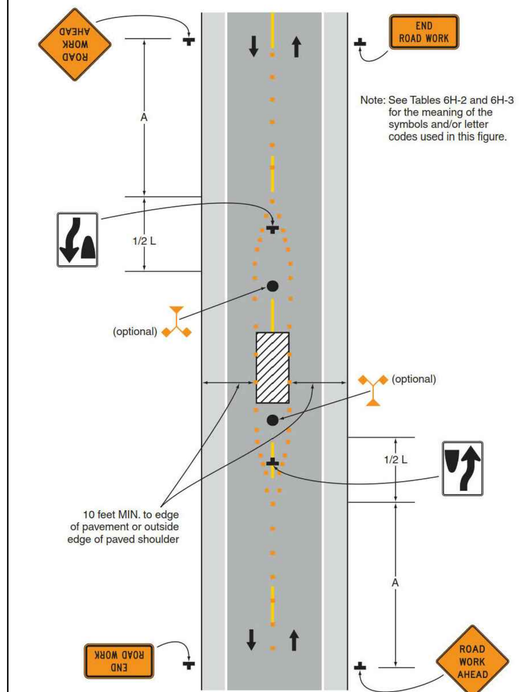
Where: L = taper length in feet
W = width of offset in feet
S = posted speed limit, or off-peak 85th-percentile speed prior to work starting, or the anticipated operating speed in mph

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.

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		

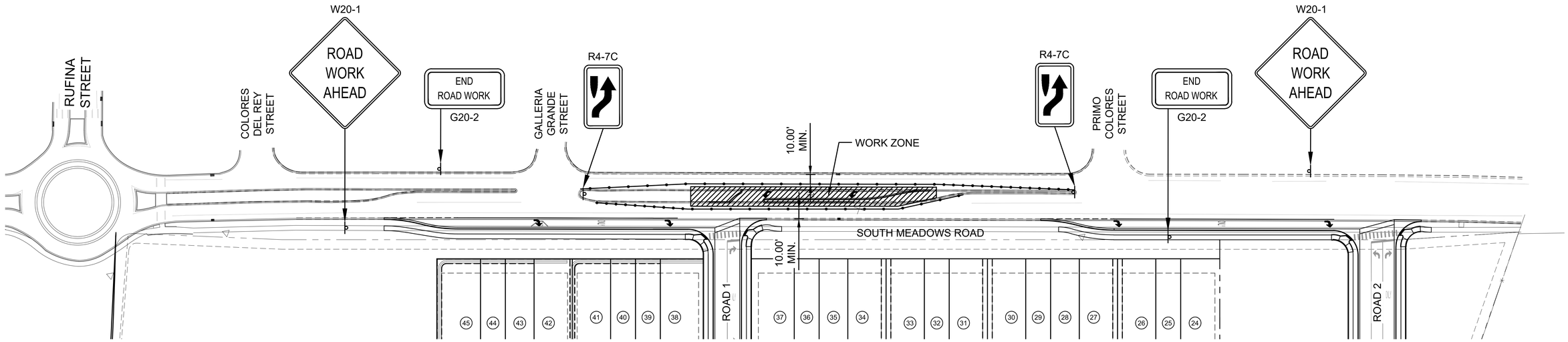
CITY USE ONLY

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

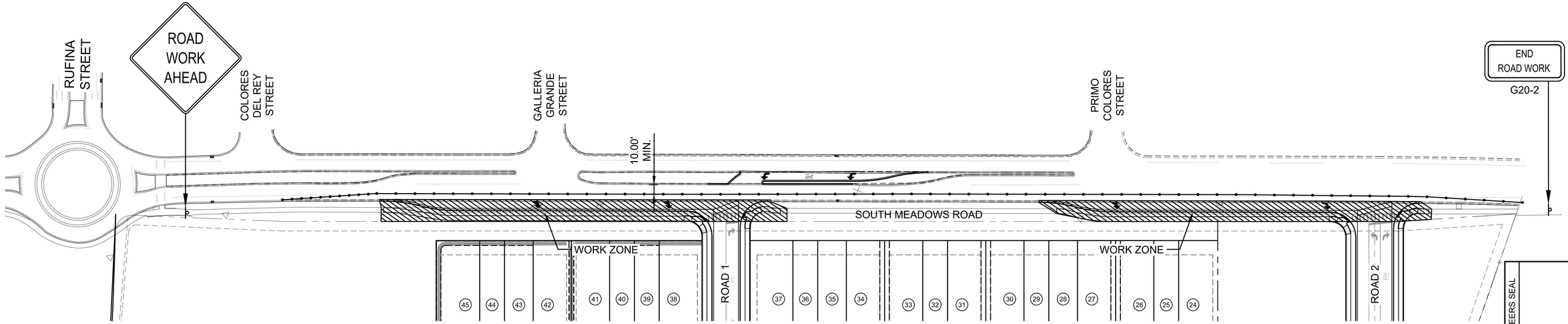
TRAFFIC CONTROL NOTES

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'

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

ENGINEERS SEAL

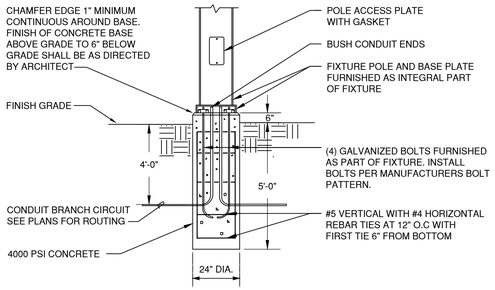
DATE

REVISIONS

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)
- 3 — 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

FREDERICK T. TELCK — STATE OF NEW MEXICO — 9297 — REGISTERED PROFESSIONAL ENGINEER

01/30/2024

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

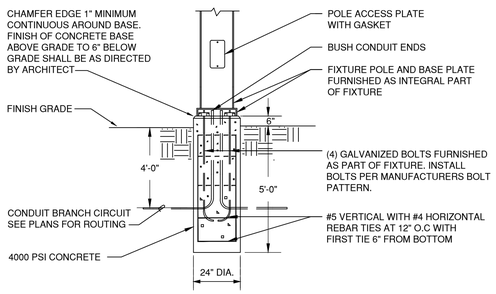
SUBDIVSION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

FIXTURE SCHEDULE
GENERAL NOTES

DATE:	SCALE:	SHEET:
MARCH 2024	NONE	E-001

SHEET KEYNOTES

POWER RISER DIAGRAM
SCALE: N.T.S.



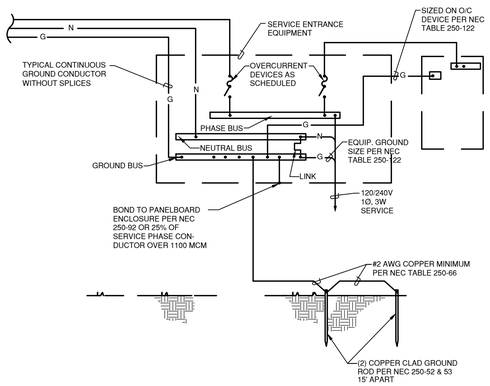
POLE MOUNT DETAIL
SCALE: N.T.S.

LOAD SUMMARY -- 120/240V - 1PH - 3W		
LOAD	CONNECTED LOAD	DEMAND LOAD
LIGHTS	3 KW	4 KW
TOTAL	3 KW	4 KW = 17 AMPERES

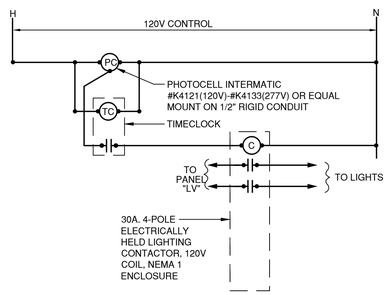
PROVIDE NEW 100A SERVICE ADEQUATELY RATED FOR THE PROPOSED DEMAND LOAD

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		

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

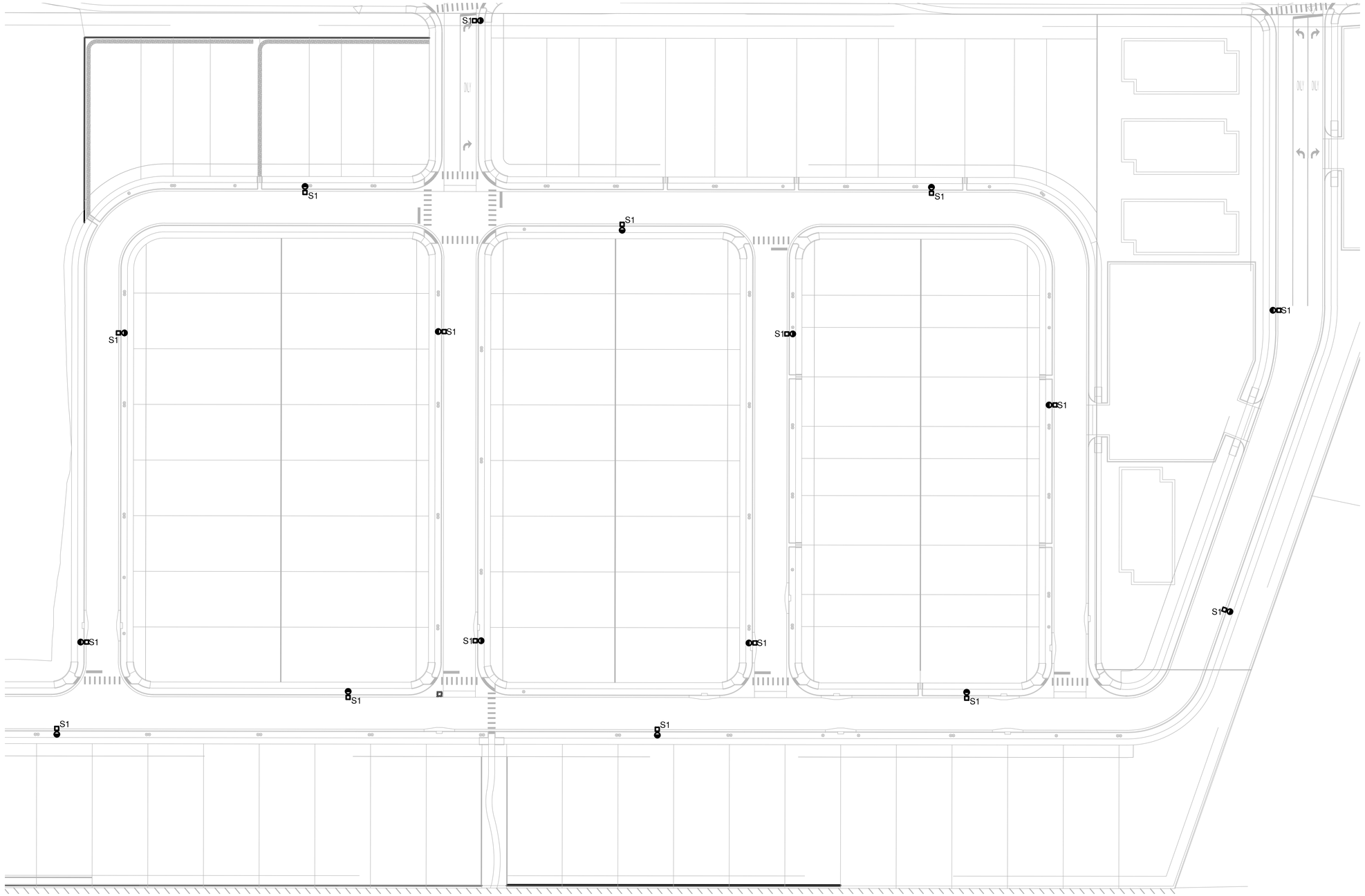
POWER RISER DIAGRAM
PANEL SCHEDULE

DATE:	SCALE:	SHEET:
MARCH 2024	NONE	E-501

ENGINEERS SEAL

DATE

REVISIONS



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	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

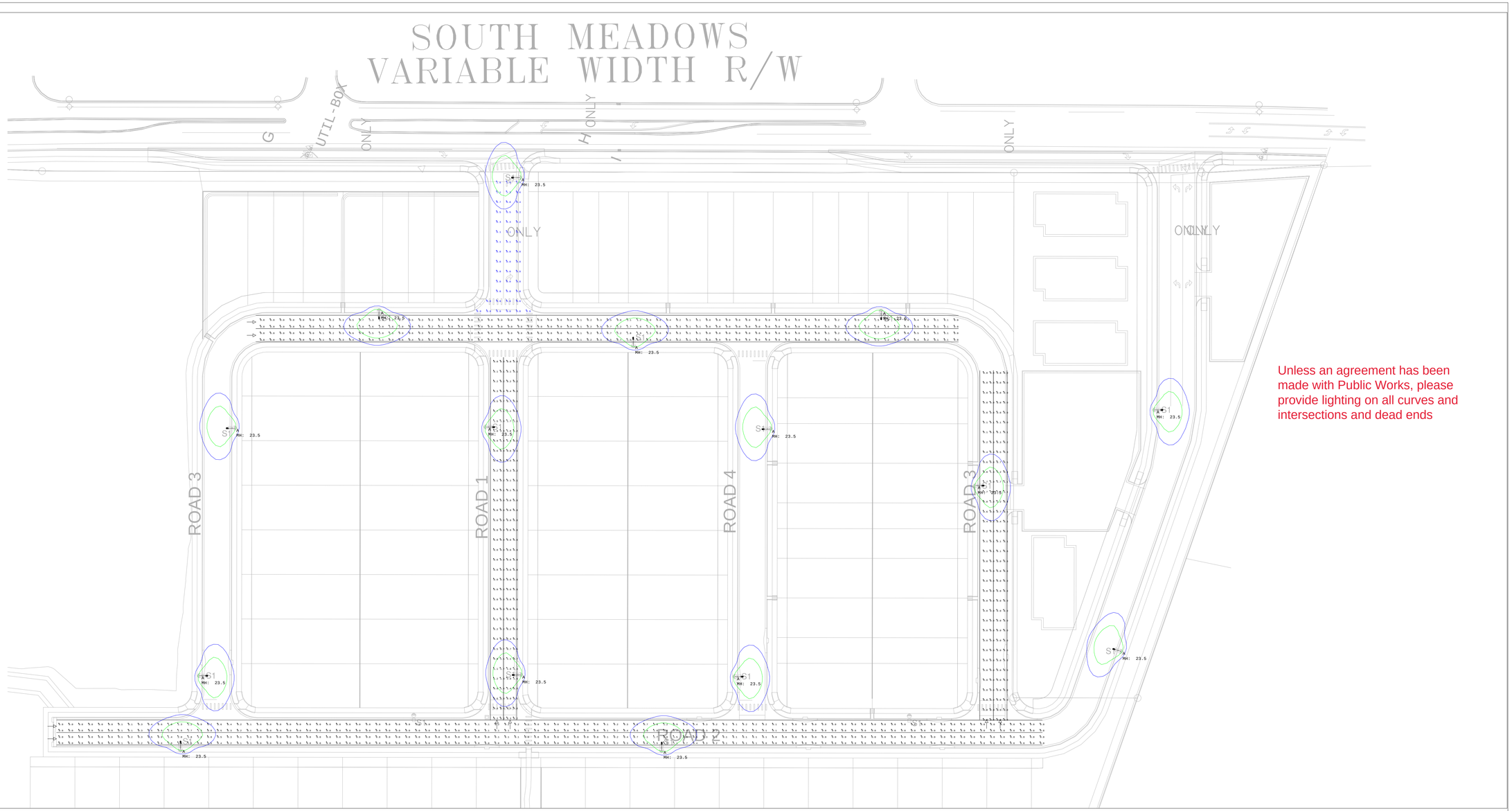
CASE # _____

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

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

ACUITY DESIGN SERVICES
LIGHTINGDESIGNSERVICES@ACUITYBRANDS.COM

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, express or implied, with respect to this submittal and 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 (if applicable), or if the customer or end-user (as applicable) fails to review and approve the accuracy of 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 request updated information and review and approve the accuracy of the submittal. The customer or end-user (as applicable) is responsible for determining the suitability of the luminaire for their 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.

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.

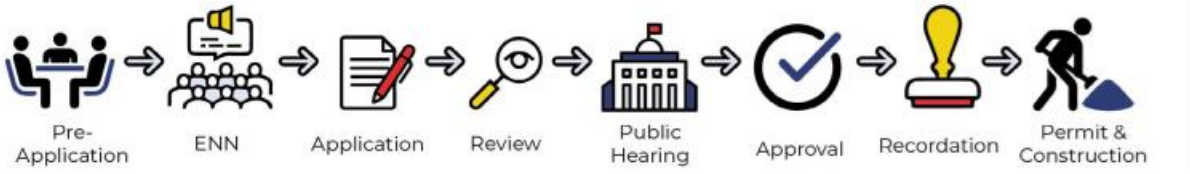


Timing of Conditions of Approval + Technical Corrections

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

---

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

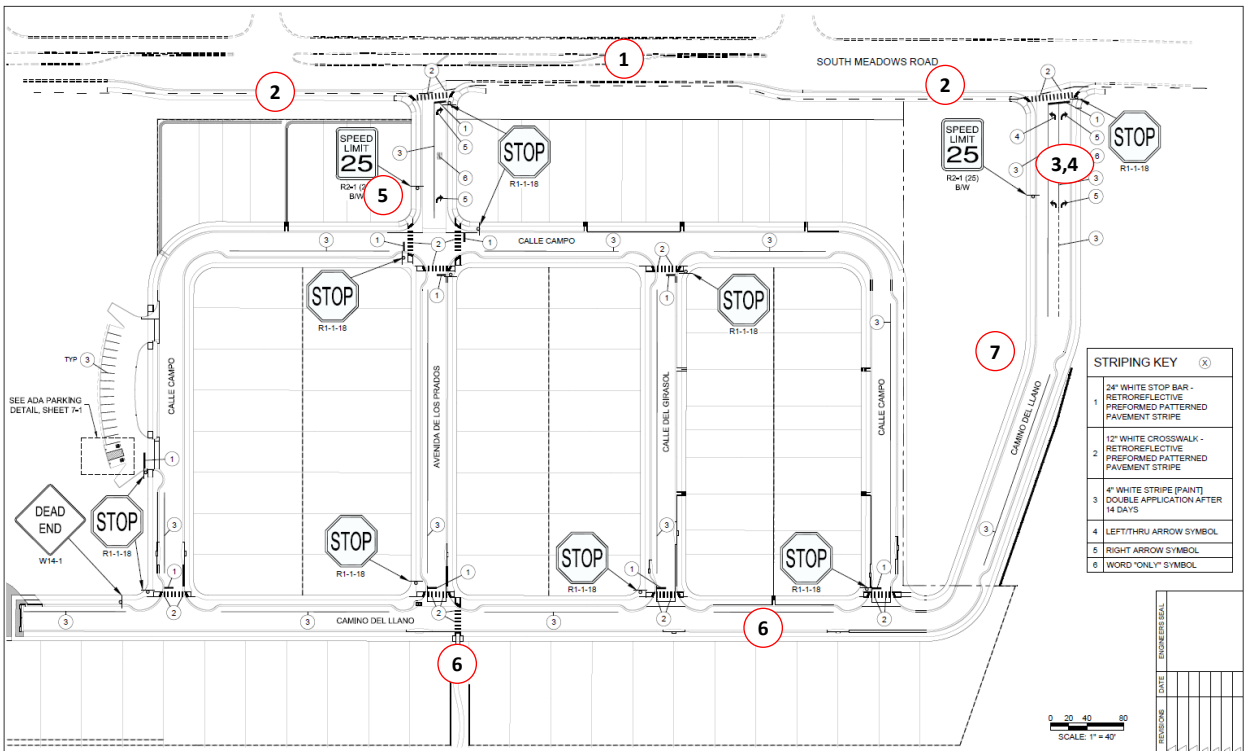
Conditions of Approval and Technical Corrections Tables

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.		

Form Updated: September 2023



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.

Form Updated: September 2023

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.

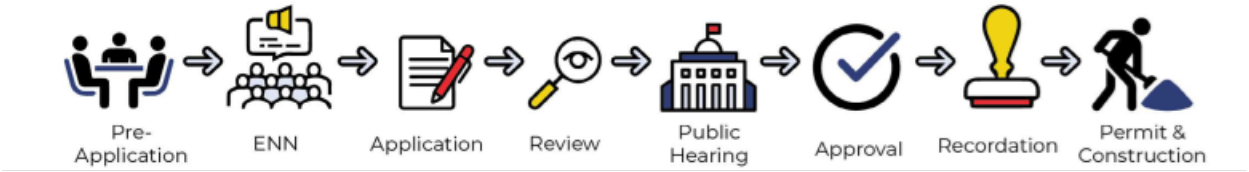


Timing of Conditions of Approval + Technical Corrections

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

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 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.

Form Updated: September 2023

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

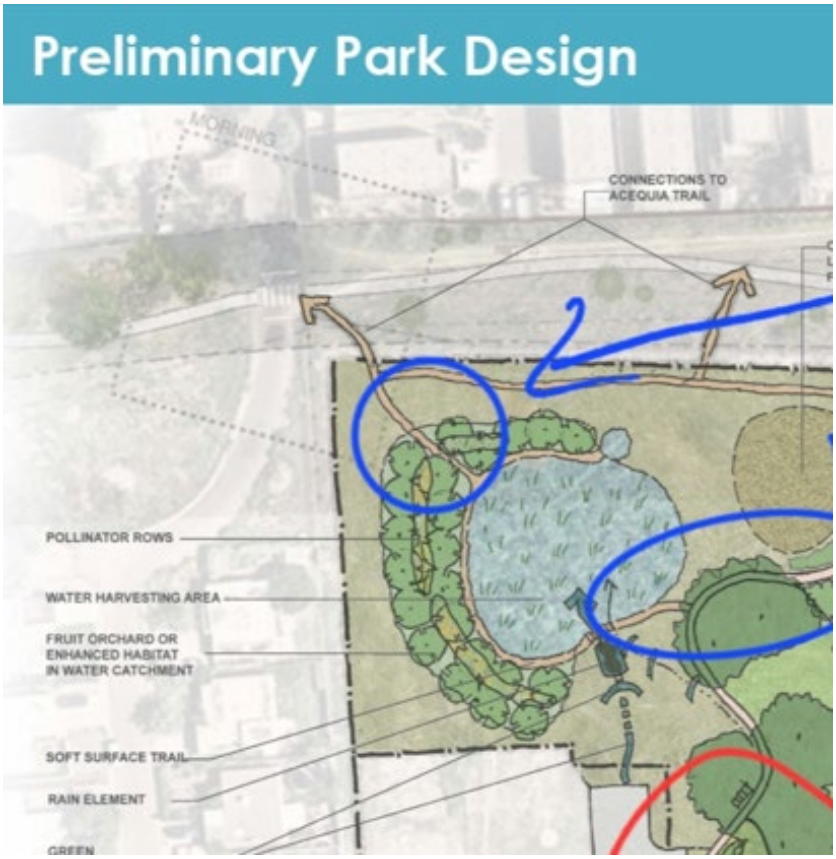
   The applicants engineering team discussed this at the second ENN.

   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

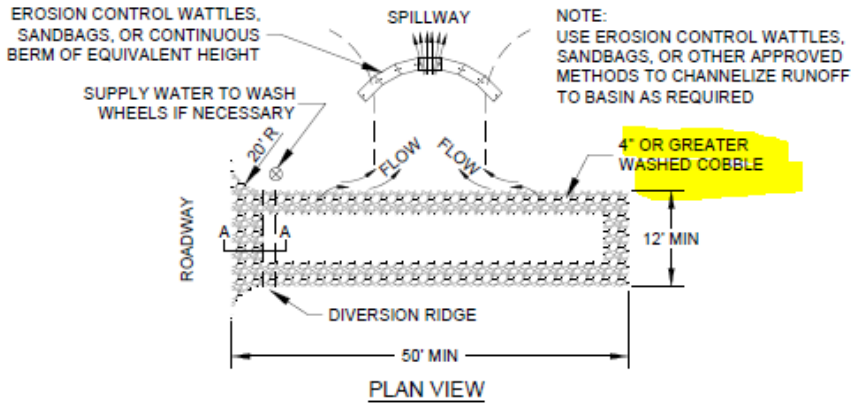
5. Provide detail of the subsurface drainage of the rain garden with specifications of the composition of the subsoil as it relates to soil sampling and boring.


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

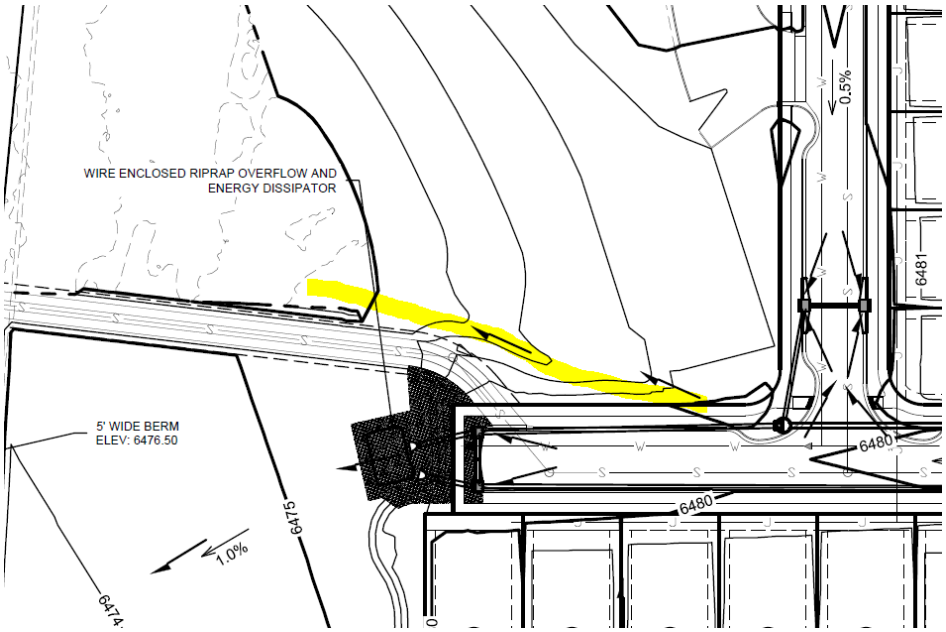

COMMUNITY PARK SITE PLAN
CITY OF SANTA FE, NEW MEXICO NOVEMBER, 2023
MORNING
CONNECTIONS TO ACEQUIA TRAIL
MAINTENANCE ROAD
EXISTING TREE TO REMAIN
BENCH
NATURE PLAY AREA
BOULDER ACCCESS CONTROL
FITNESS ALONG TRAIL
HABITAT / NATIVE PLANTS / SHRUBS
WATER HARVESTING AREA & NATIVE GRASSES
SOFT SURFACE TRAIL
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”

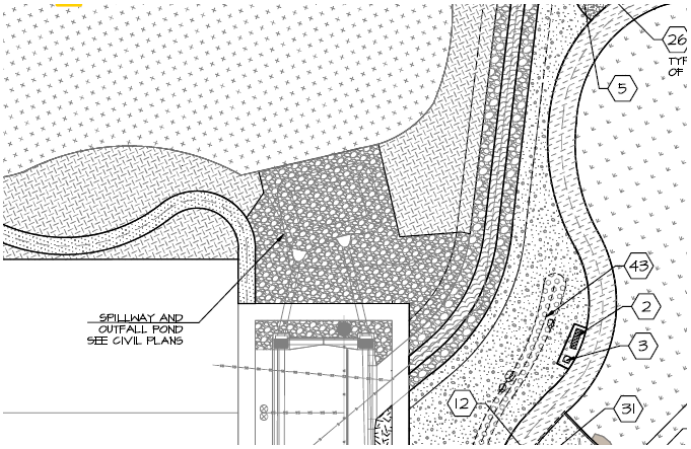


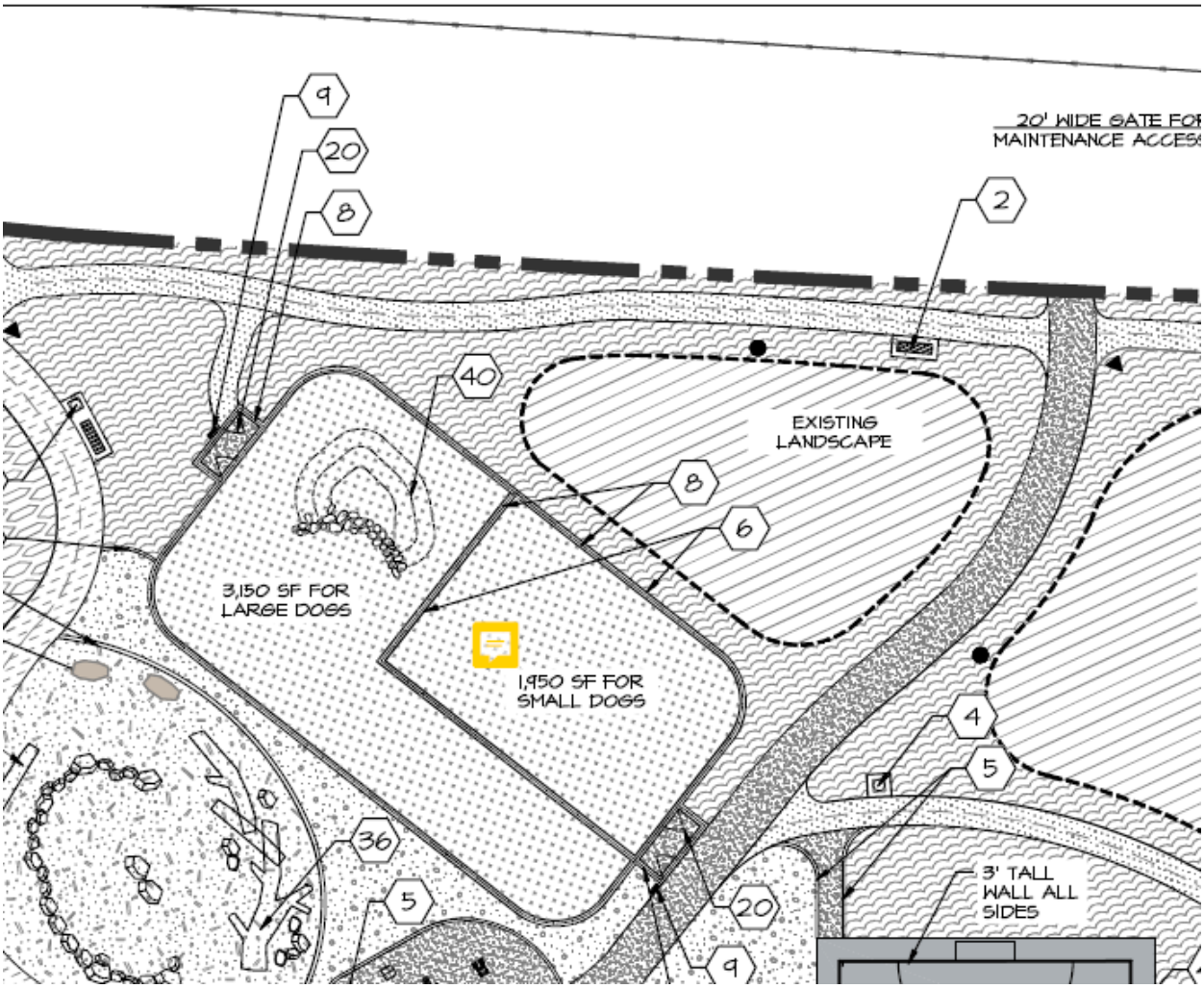
7. Provide more details on what happens to this water during high flows?



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

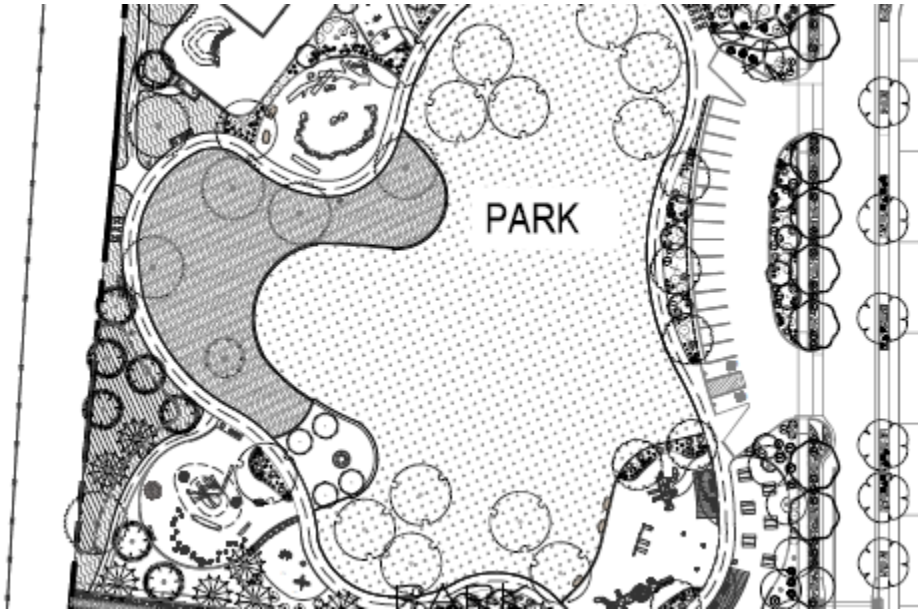
16. Teugrium Cossonii, Creeping Germander (page 14), is not acceptable. Plant has a low success rate and is inappropriate for Zone 6. Substitution required snow-in-summer (Cerastium) or provide other suggestions approved by Parks and Open Space Division Director
17. Mahonia Repens, creeping mahonia (page 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

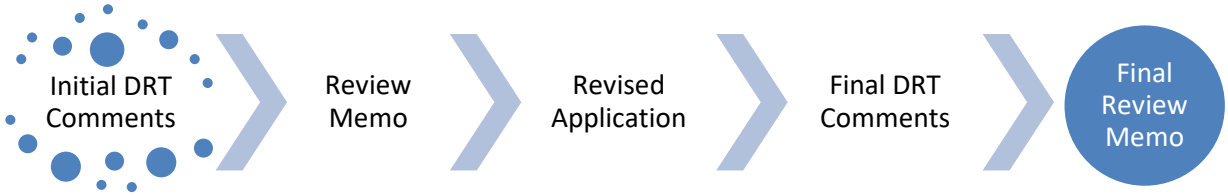
Dept/Div: Parks and Open Space

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.

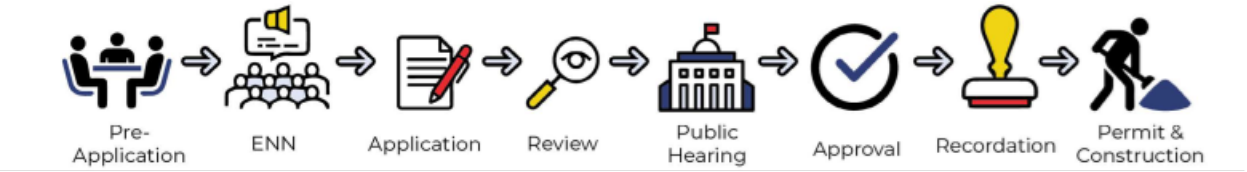


Timing of Conditions of Approval + Technical Corrections

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):

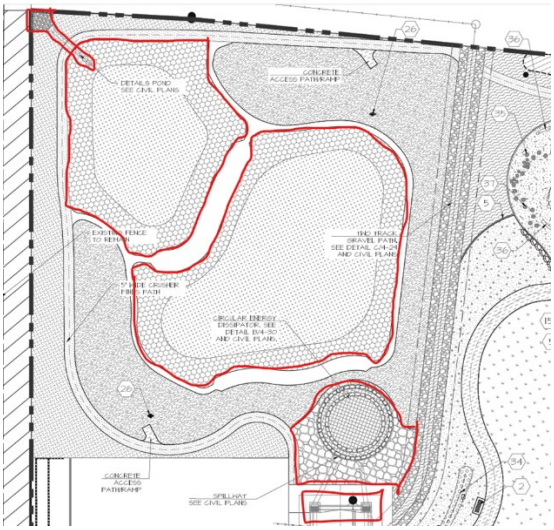
- Melissa McDonald, Parks & Open Space Division Director, mamacdonald@santafenm.gov ;
- Zoe Isaacson, River and Watershed Manager, zrisaacson@santafenm.gov ;
- Scott Overlie, Project Administrator, saoverlie@santafenm.gov
- Sean Moody, CIP Manager, sxmoody@santafenm.gov

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

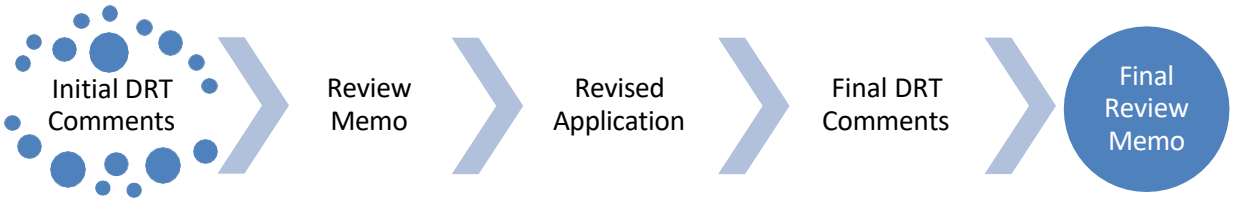
Dept/Div: Parks and Open Space

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.

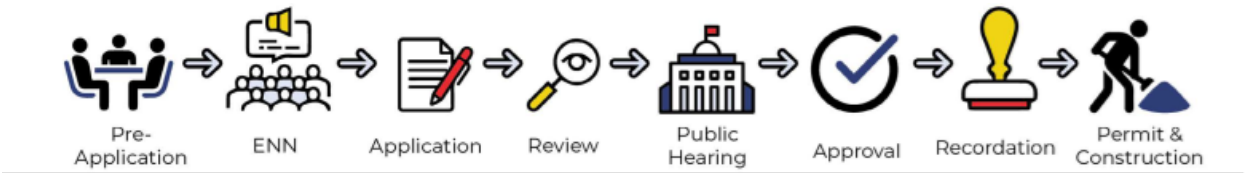


Timing of Conditions of Approval + Technical Corrections

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



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.

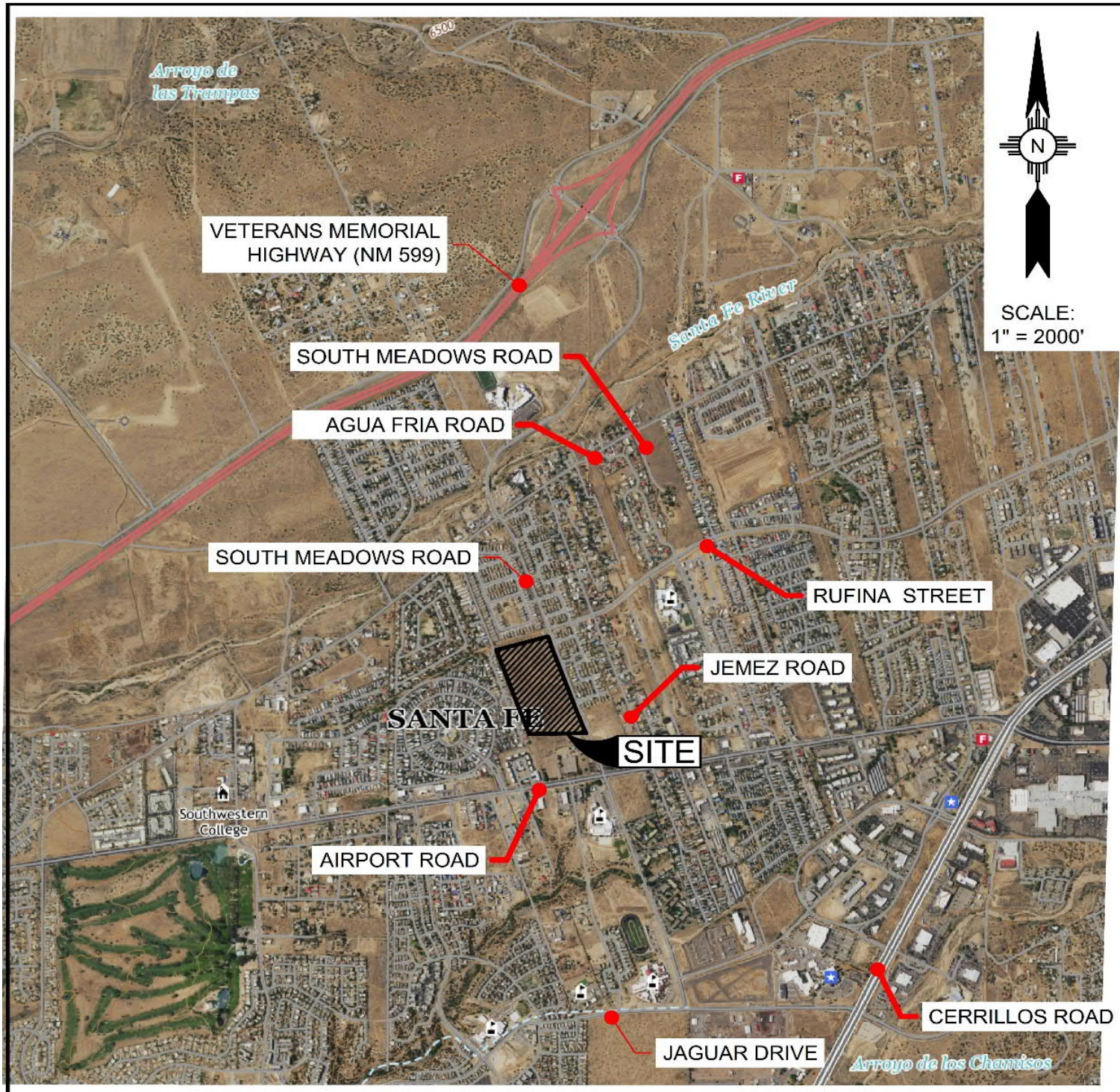
I. INTRODUCTION

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

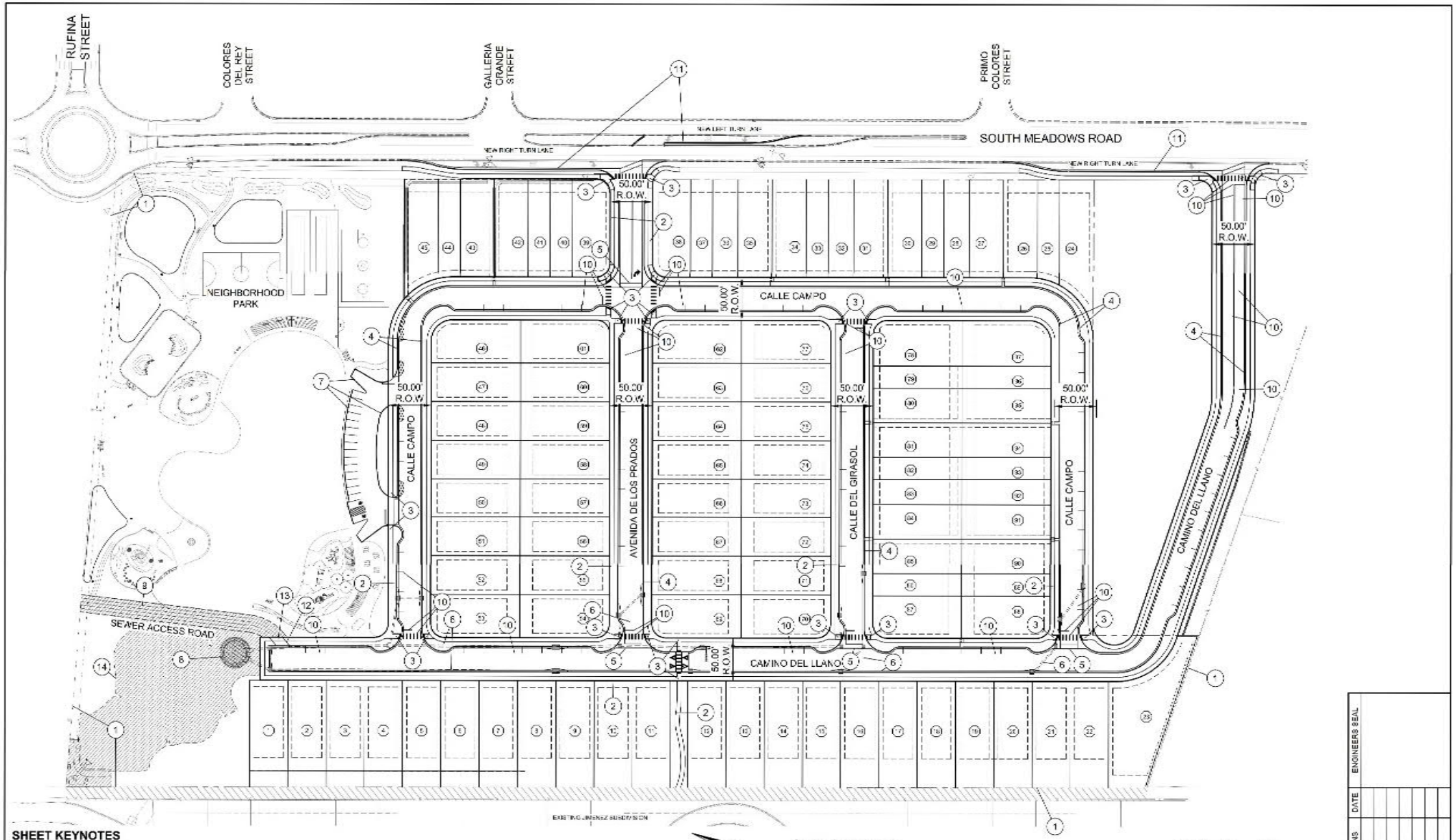
Several apartment projects were under construction or recently approved in the area but were not in operation when the traffic counts were conducted. Therefore, the counts were adjusted to add the traffic from these known developments.

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

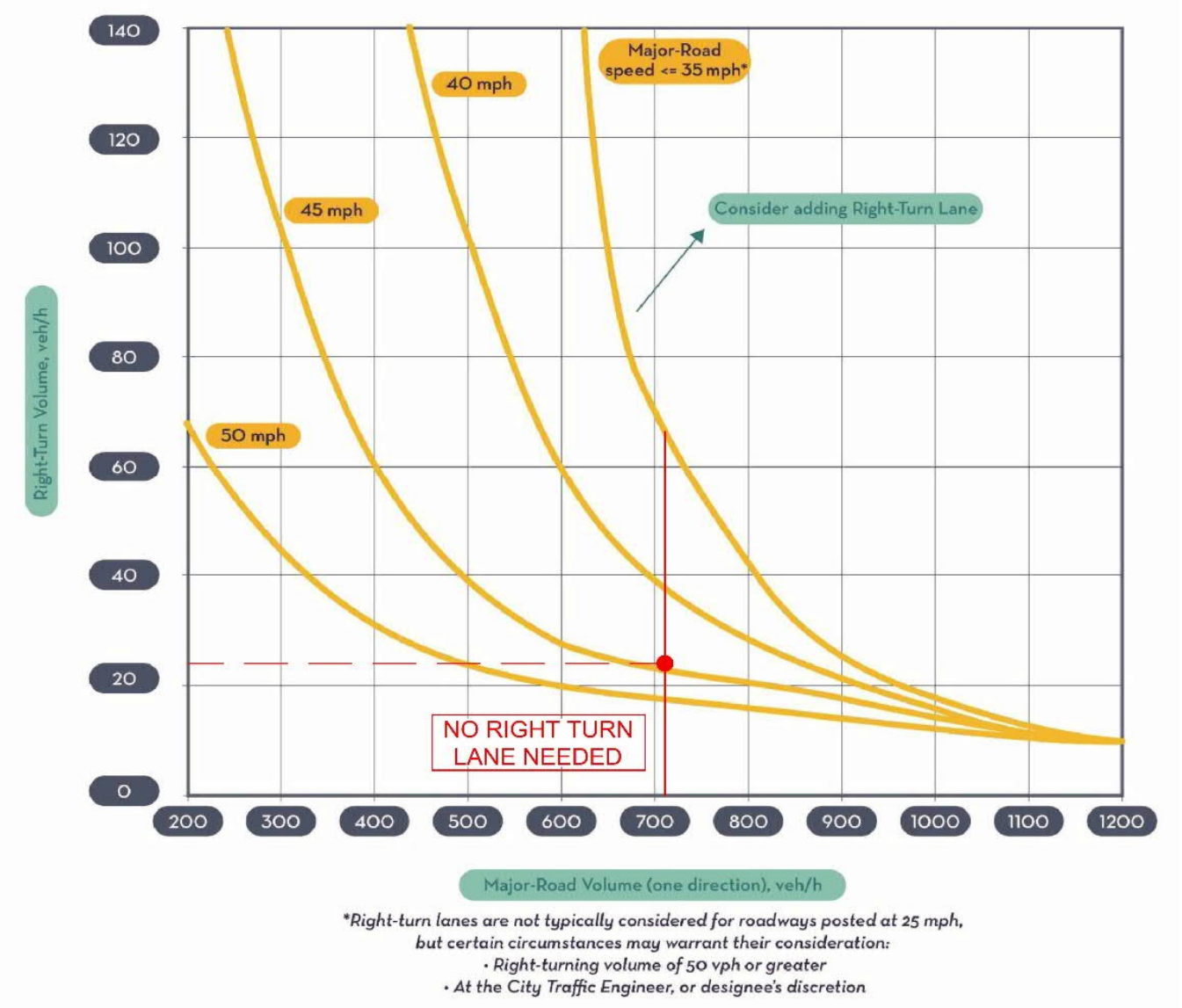
According to the TIAG-SF "Right Turn Lane Criteria for Two Lane Roadways," right turn lanes are not required. South Meadows Road is a minor arterial and a commuter route. According to the US Department of Transportation Federal Highway administration, dedicated left- and right turn lanes at intersections 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



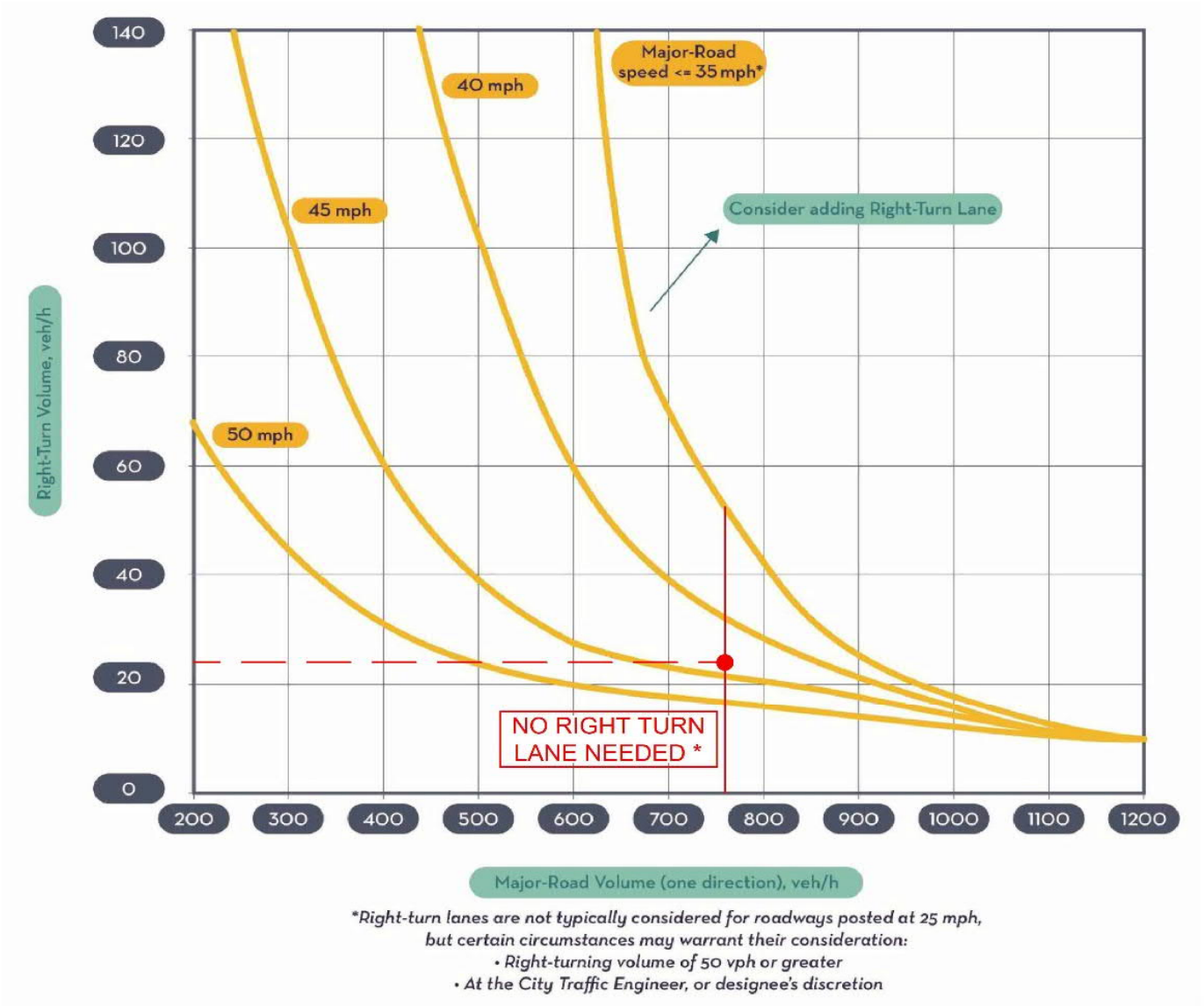
* SFEC NOTATION IN RED

17

FIGURE 3

SOUTH MEADOWS ROAD / CAMINO DEL LLANO
(SOUTH DRIVEWAY)
IMPLEMENTATION YEAR

FIGURE 2. RIGHT TURN LANE CRITERIA FOR TWO-LANE ROADWAY



* 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

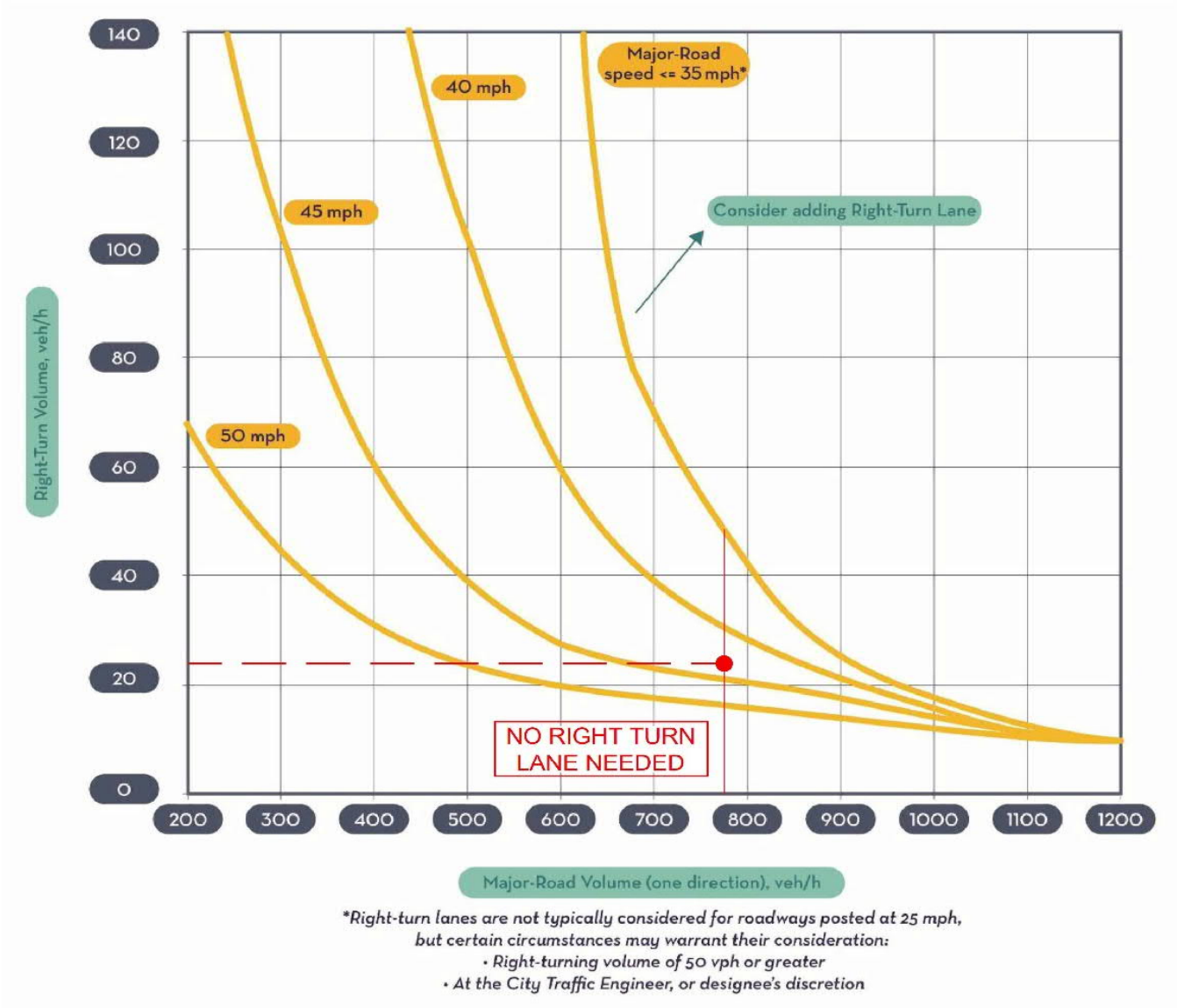
The criteria for speed change for the horizon year were checked. The results are presented in Table 6.

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



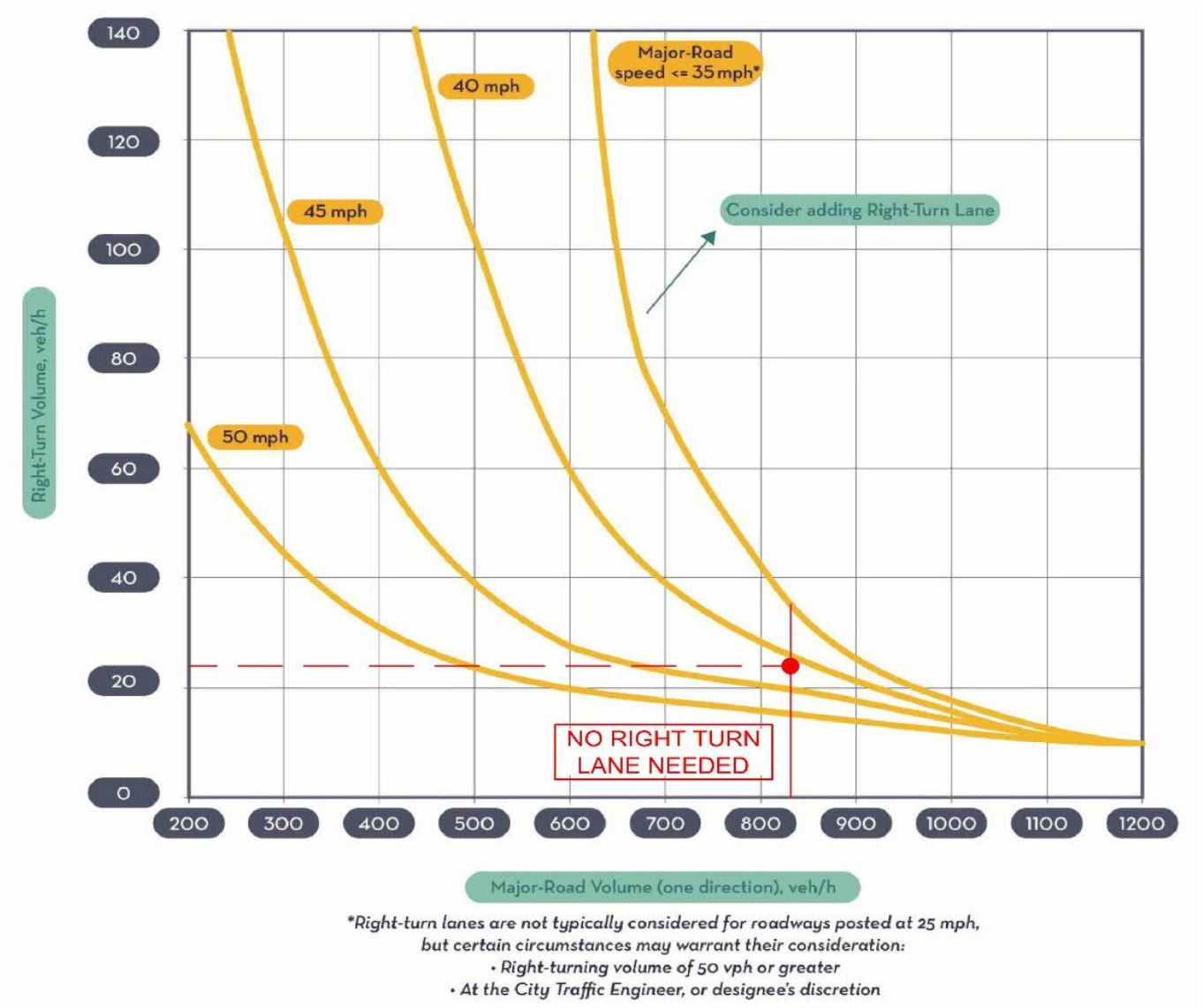
* SFEC NOTATION IN RED

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

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

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.

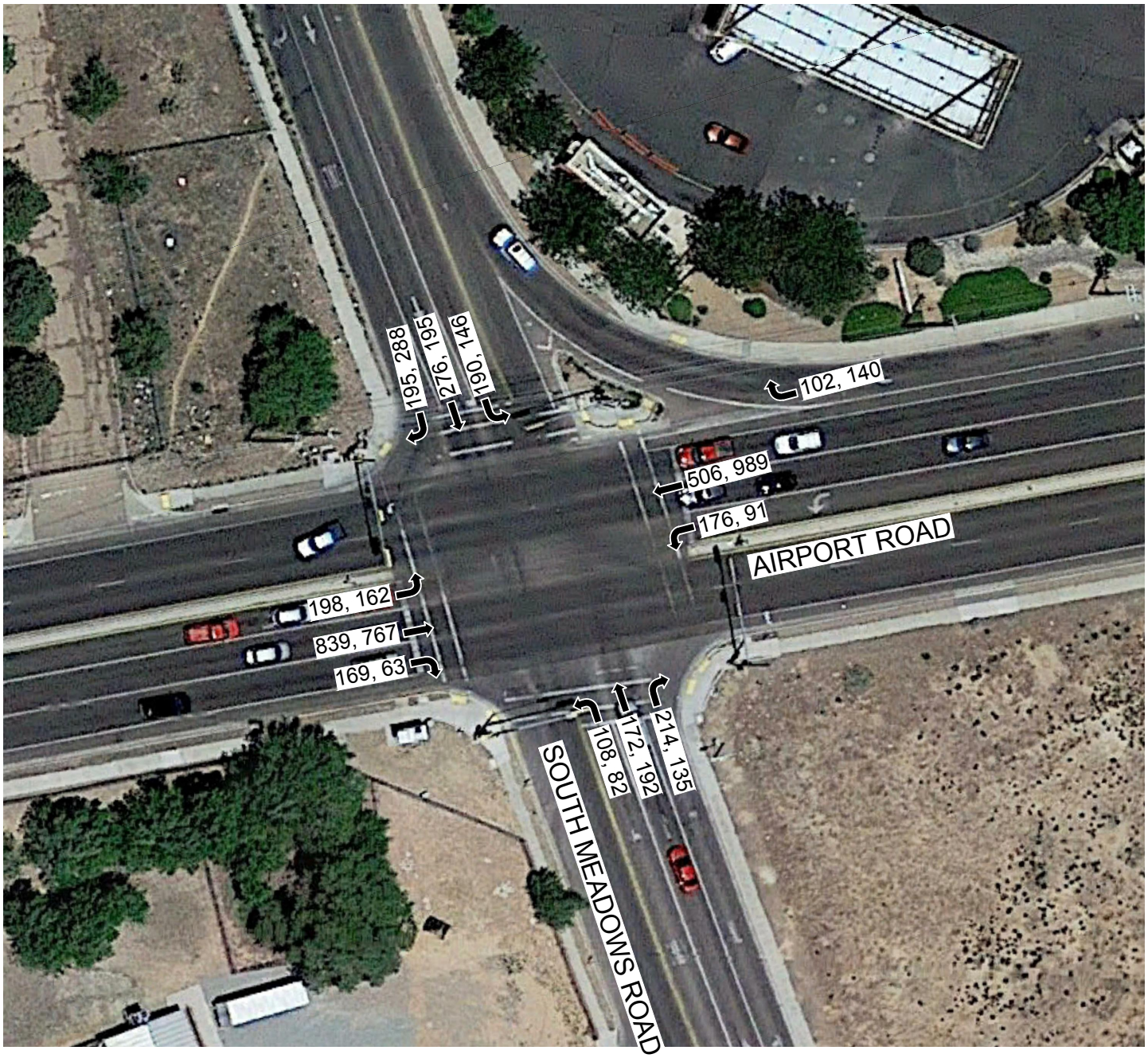
Signature: Regina Wheeler
Regina Wheeler (Aug 25, 2024 20:05 MDT)

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

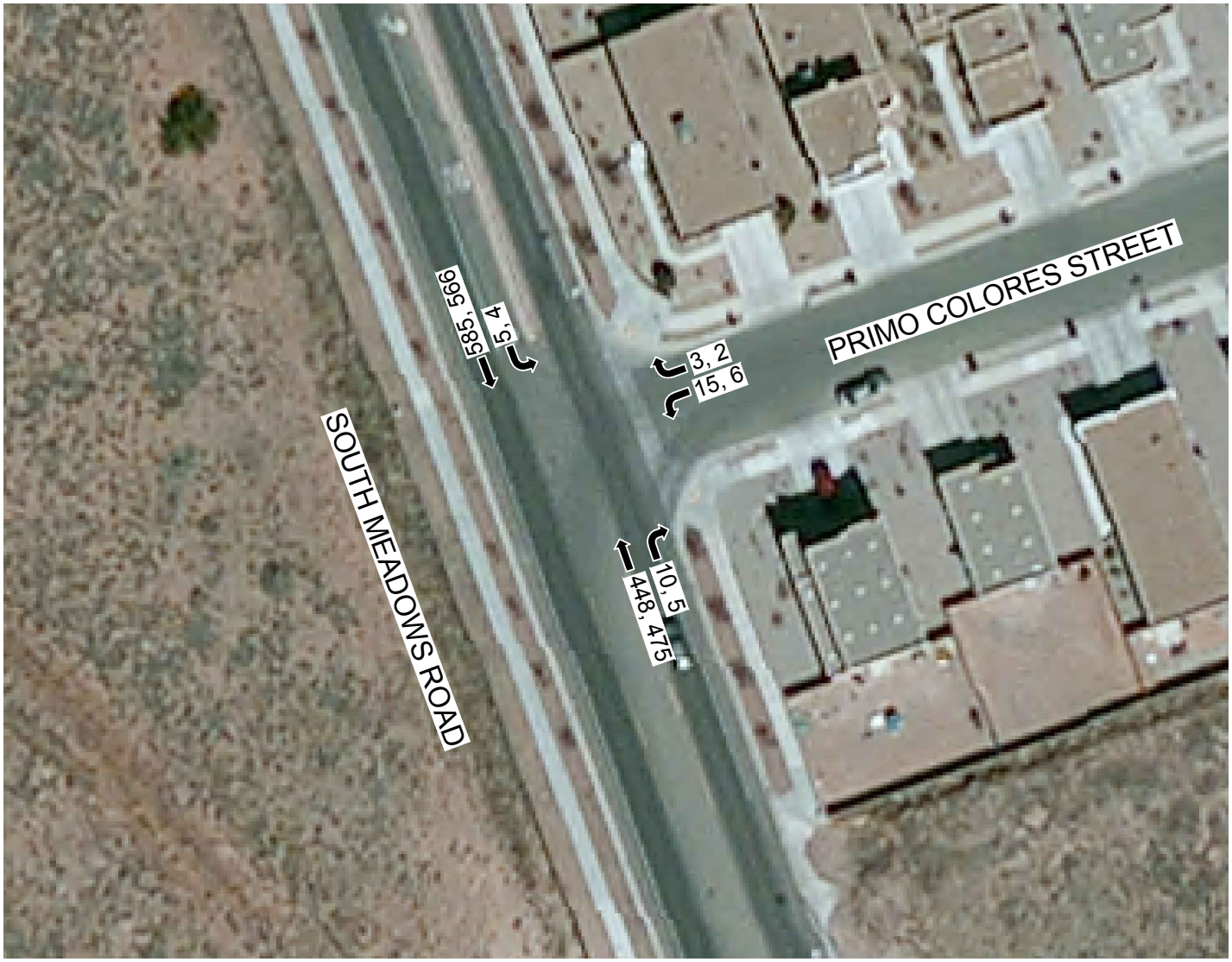
SCALE: 1" = 50'

LEGEND

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

DENOTES MOVEMENT ←

EXISTING TRAFFIC VOLUMES AIRPORT ROAD / SOUTH MEADOWS ROAD



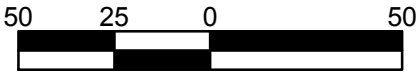
PEAK HOURS FOR TRAFFIC COUNT DATED Sept 30, 2021 (Thursday)	
AM	PM
7:45 AM to 8:45 AM	5:00 PM to 6:00 PM



LEGEND

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

DENOTES MOVEMENT ←



SCALE: 1" = 50'

EXISTING TRAFFIC VOLUMES SOUTH MEADOWS ROAD /PRIMO COLORES STREET



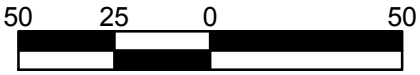
PEAK HOURS FOR TRAFFIC COUNT DATED Sept 30, 2021 (Thursday)	
AM	PM
7:30 AM to 8:30 AM	5:00 PM to 6:00 PM



LEGEND

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

DENOTES MOVEMENT — ←



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

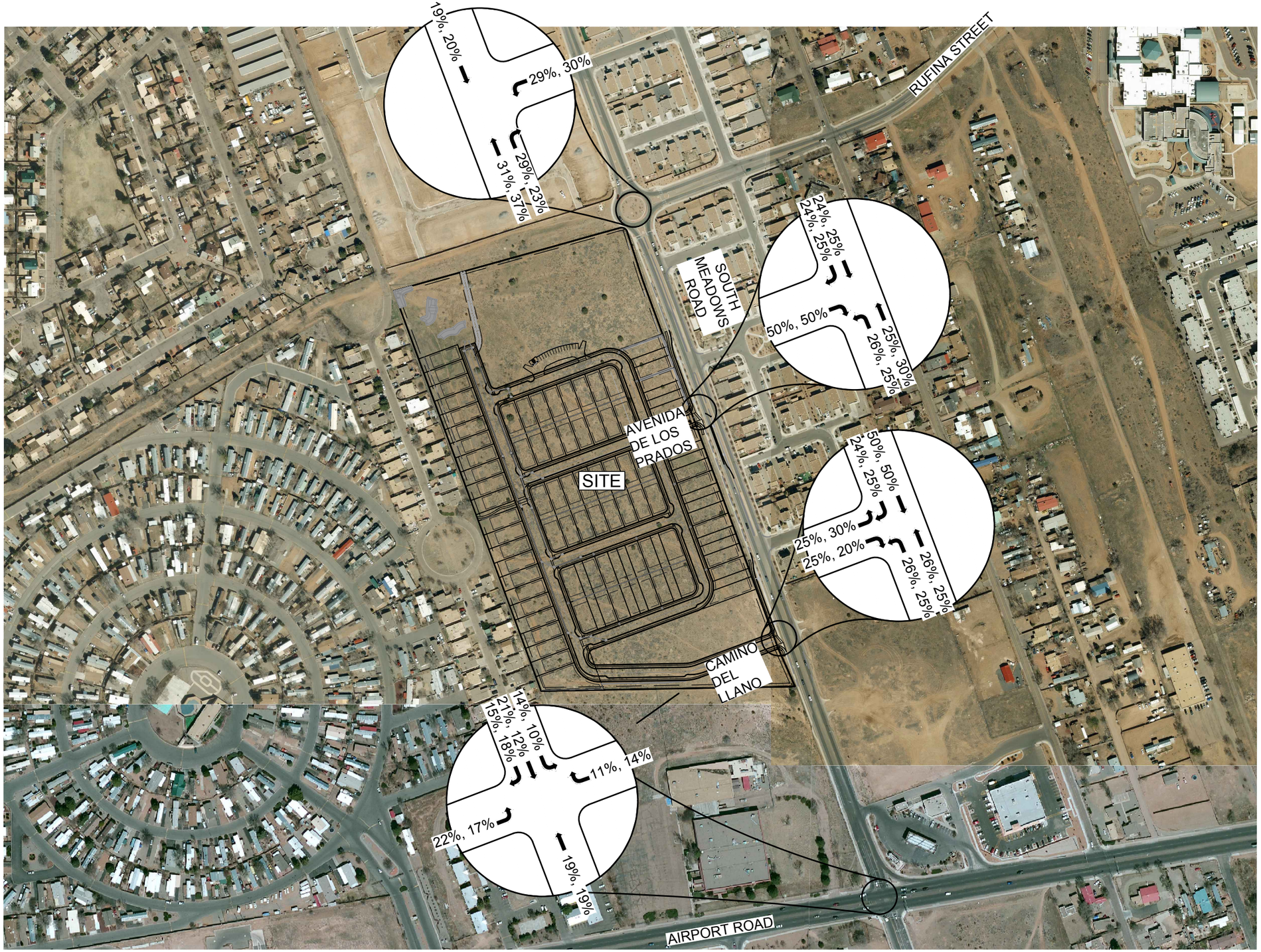
DENOTES PEAK HOUR TRAFFIC VOLUME AM, PM — 11, 23

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 ←

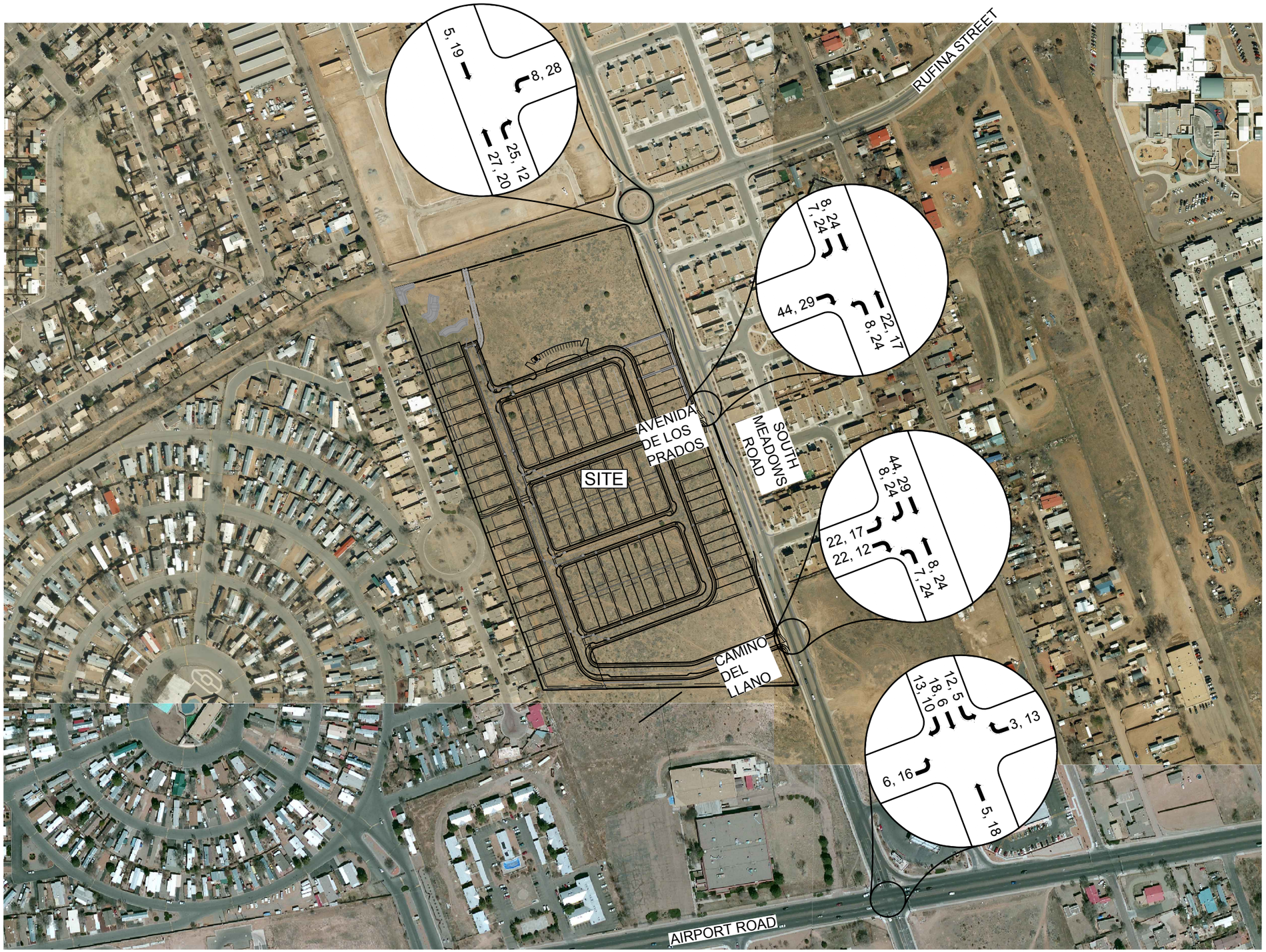
REFERENCE:
CITY OF SANTA FE INTERNET MAPPING SITE
GEOCORTEX INTERNET MAPPING
2019 AERIAL PHOTOGRAPHY

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

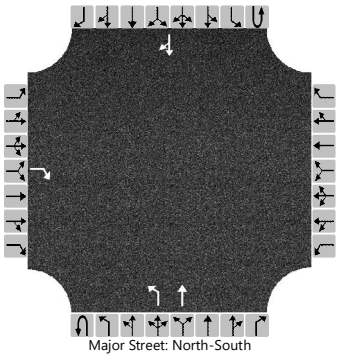
General Information

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							

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

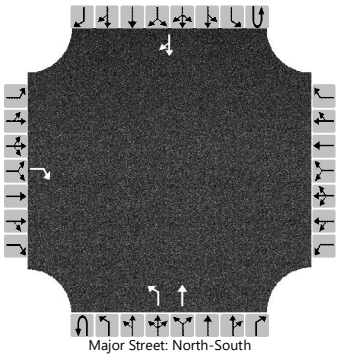
General Information

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						

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

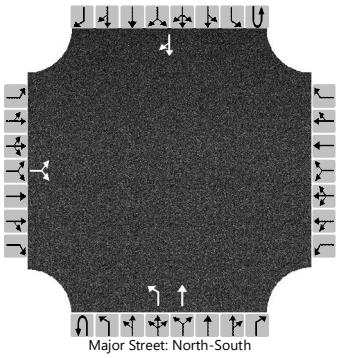
General Information

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						

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

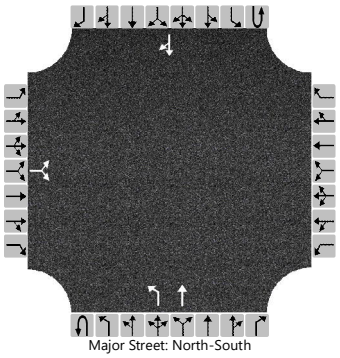
General Information

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						

Copyright © 2024 University of Florida. All Rights Reserved.

APPENDIX D

HORIZON YEAR – 2040 CALCULATIONS

HCS Two-Way Stop-Control Report

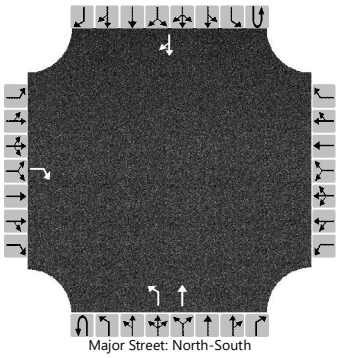
General Information

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


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	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						

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

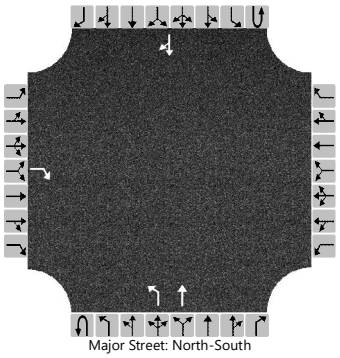
General Information

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						

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

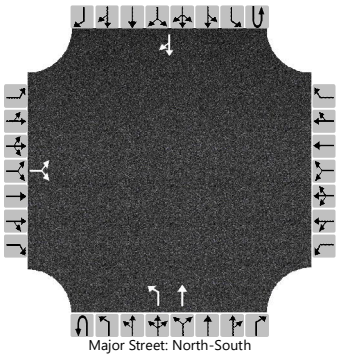
General Information

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


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	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						

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

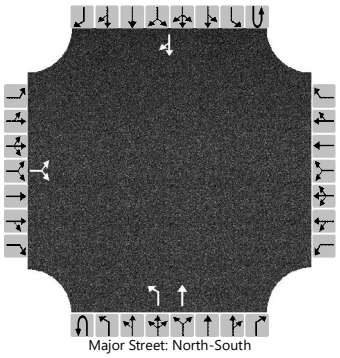
General Information

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						

Copyright © 2024 University of Florida. All Rights Reserved.

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.

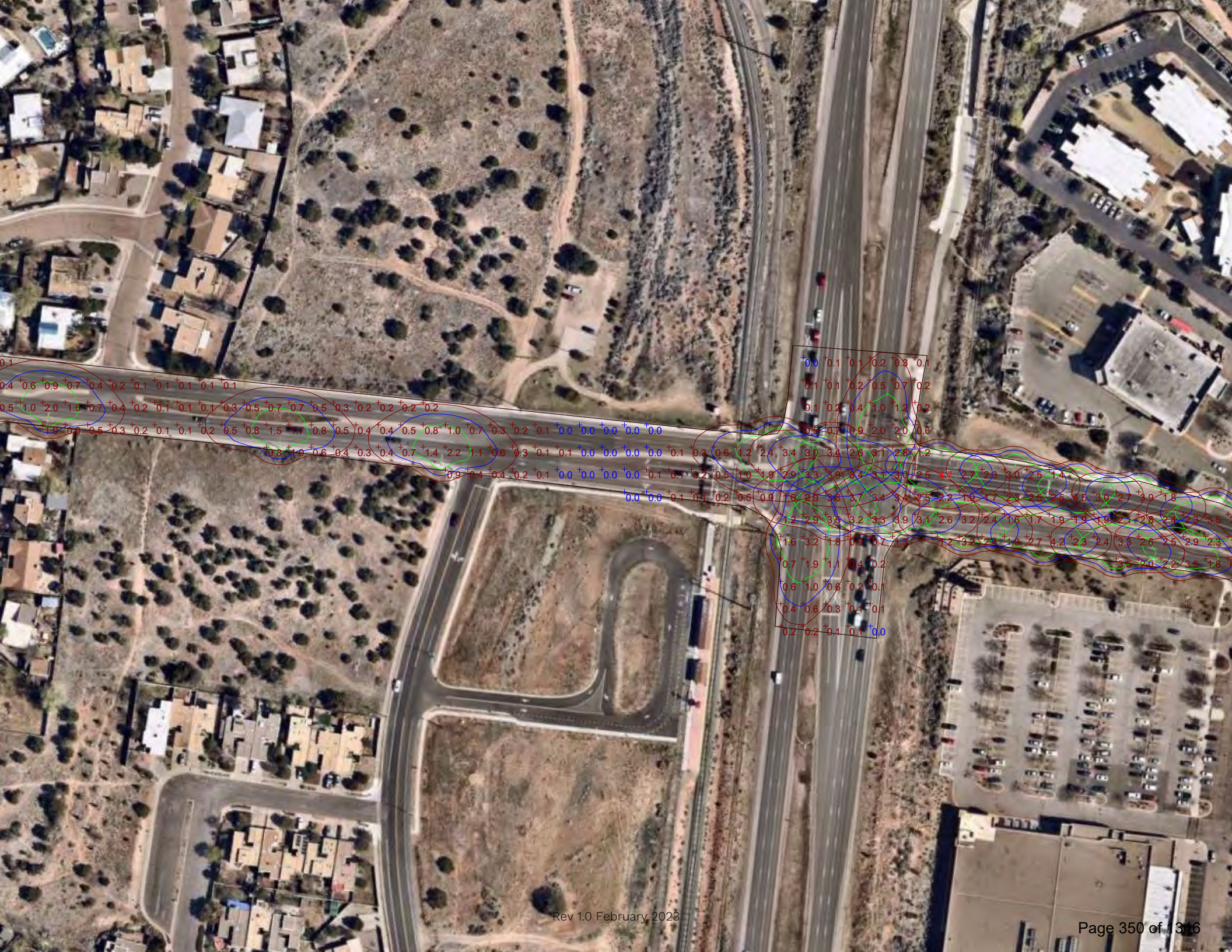
3. Submit a package with the following components
    a. Plans indicating the location, type, and height of both building and ground mounted luminaires; and
    b. Specification sheets for proposed luminaires, arms, poles, foundations, supports, shielding devices, and smart controls; and
    c. Photometric data: provide photometric showing footcandles on the ground or luminaire .ies files with .dwg of proposed layouts. (Examples included in Appendix A)

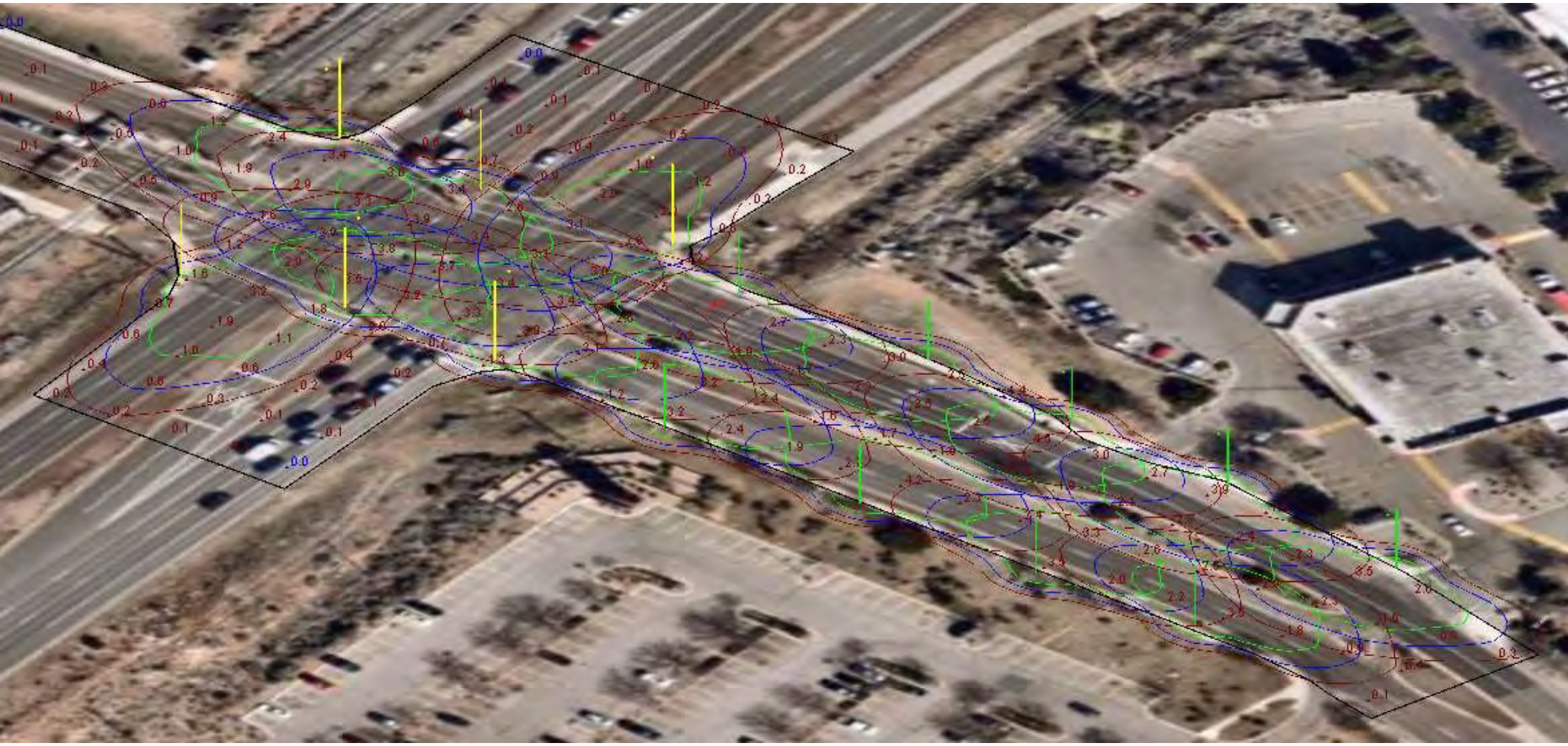
Submit package to City Traffic Engineer and the City's street lighting maintenance provider, Dalkia Energy Solutions. A response will be provided within five business days.

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.

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™

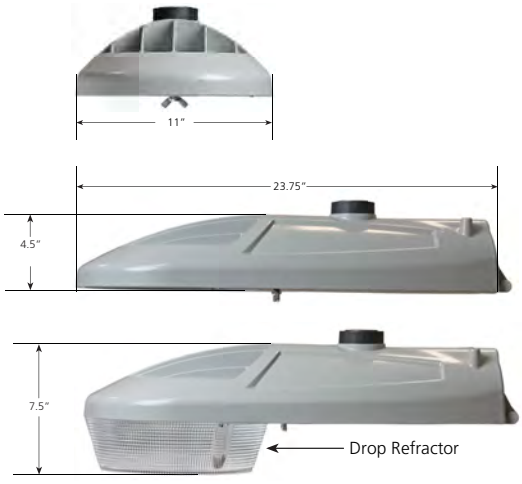
PRODUCT OVERVIEW



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.

© 2014-2021 Acuity Brands Lighting, Inc.

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.

American Electric Lighting
AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com
© 2014-2021 Acuity Brands Lighting, Inc. All Rights Reserved. Rev. 04/08/21 ATBS

Warranty Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions
Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

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.

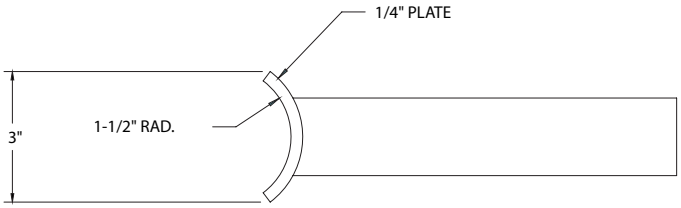
American Electric Lighting®
AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com
© 2014-2021 Acuity Brands Lighting, Inc. All Rights Reserved. Rev. 04/08/21 ATBS

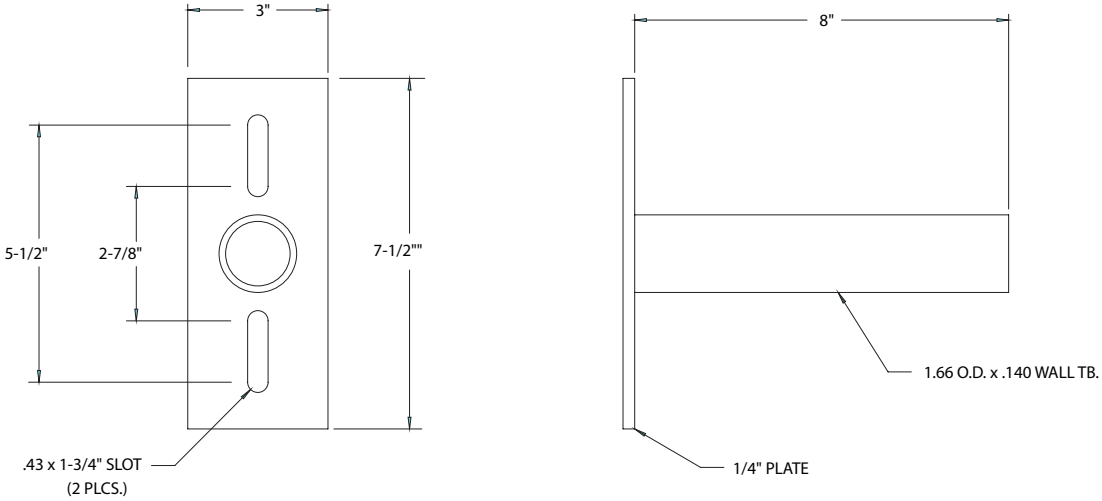
Warranty Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions
Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
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

© 2014-2021 Acuity Brands Lighting, Inc. All Rights Reserved.

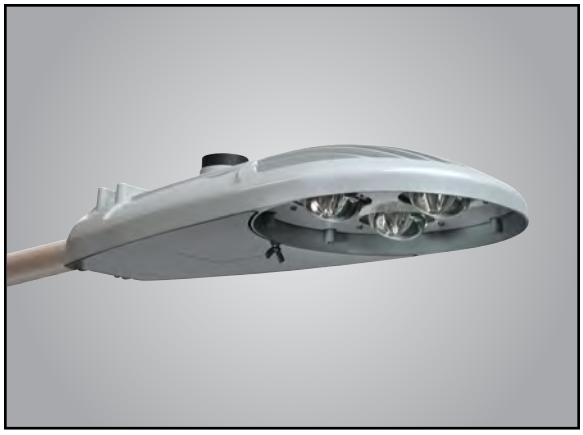
Warranty Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions
Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

Autobahn Series ATBM
Roadway

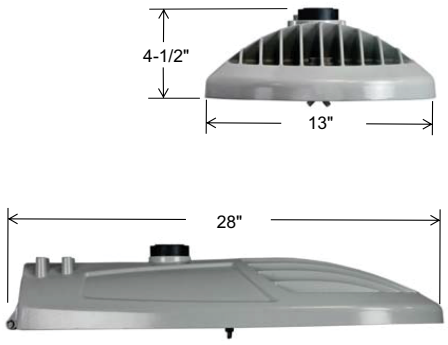
PRODUCT OVERVIEW



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.

American Electric Lighting®
AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com
© 2014-2021 Acuity Brands Lighting, Inc. All Rights Reserved. 03/10/21

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.

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.

© 2014-2021 Acuity Brands Lighting, Inc. All Rights Reserved. 03/10/21

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.

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			

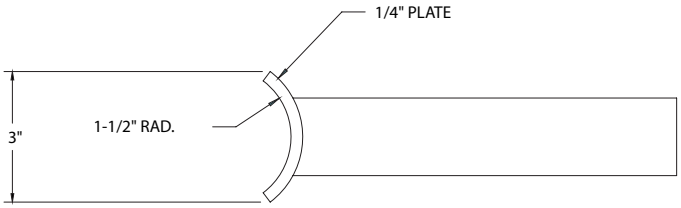
© 2014-2021 Acuity Brands Lighting, Inc. All Rights Reserved. 03/10/21

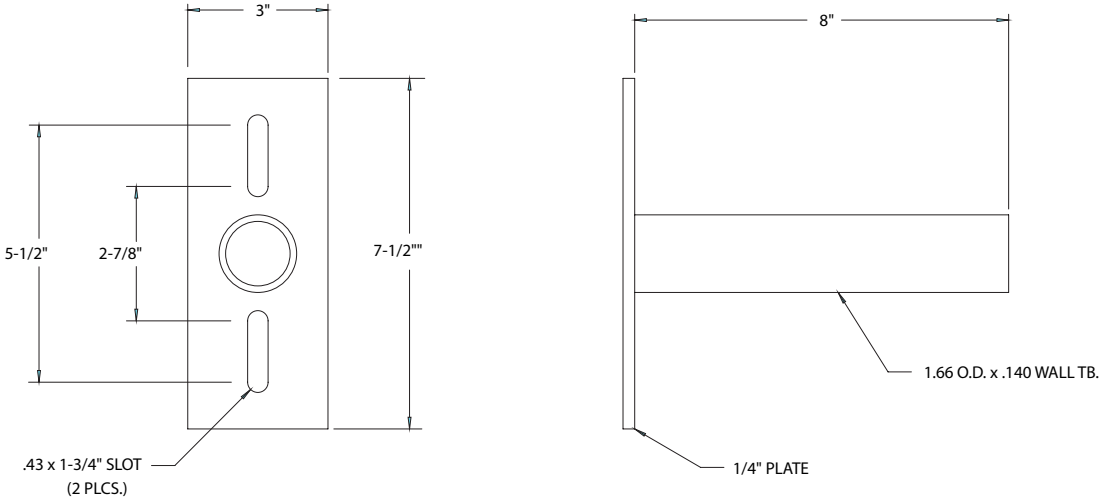
Warranty Five-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions
Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

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

© 2014-2021 Acuity Brands Lighting, Inc. All Rights Reserved. 03/10/21

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.

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

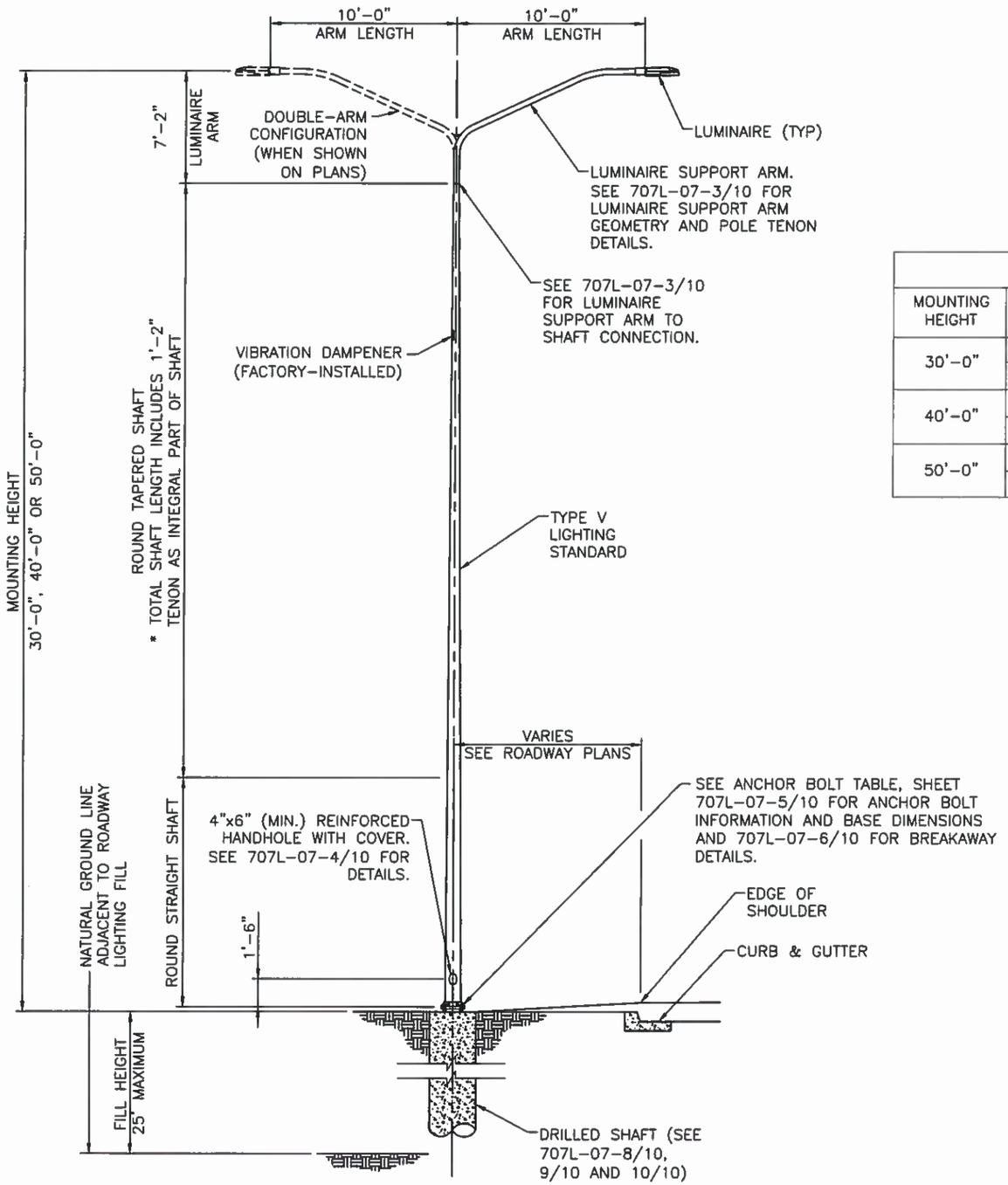
10-Year Optional Warranty

ubicquia

APPROVED FOR PUBLIC USE

Copyright © 2020 Ubicquia, LLC. All rights reserved. Patent pending.

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

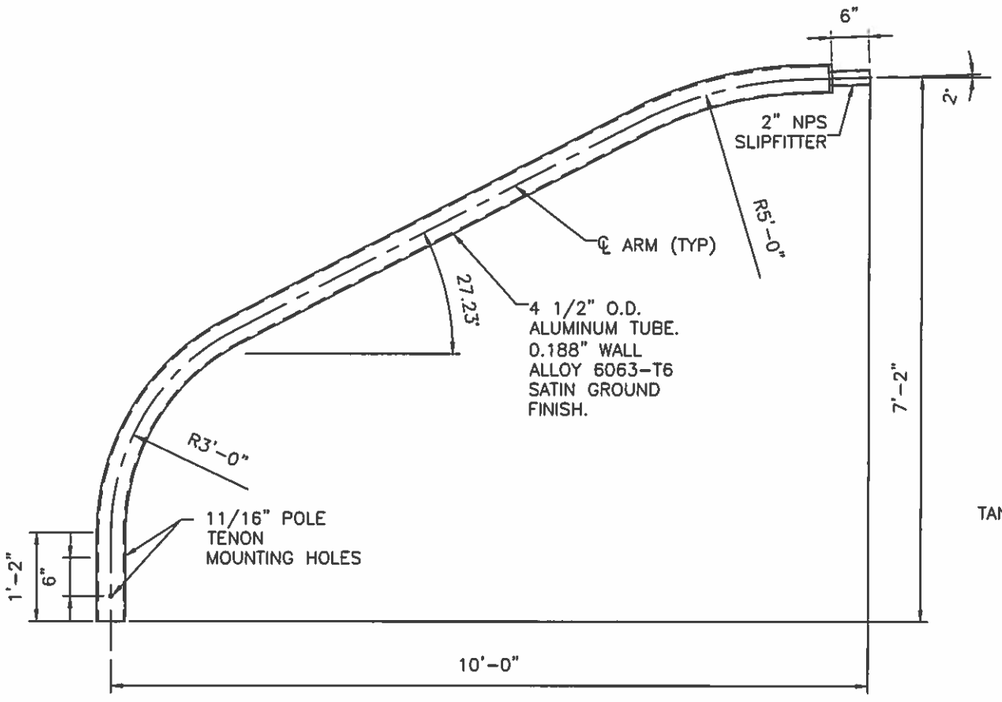
ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

POLE ELEVATION AND DIMENSIONS

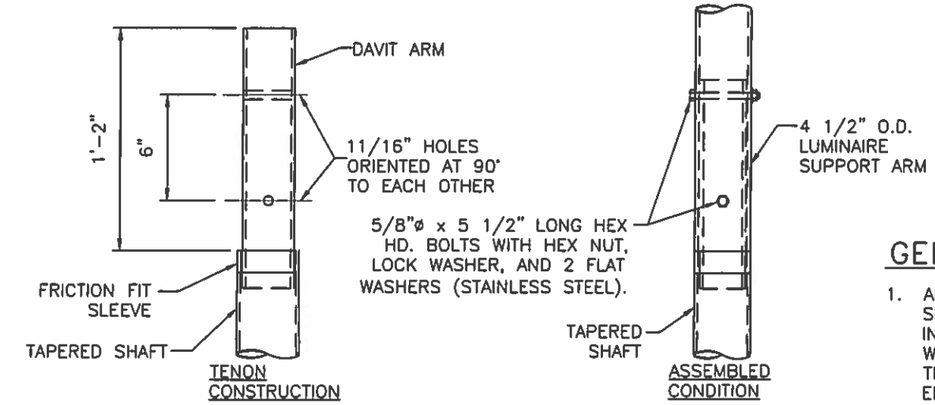
DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: Kathy Caudell DATE: 3/22/18

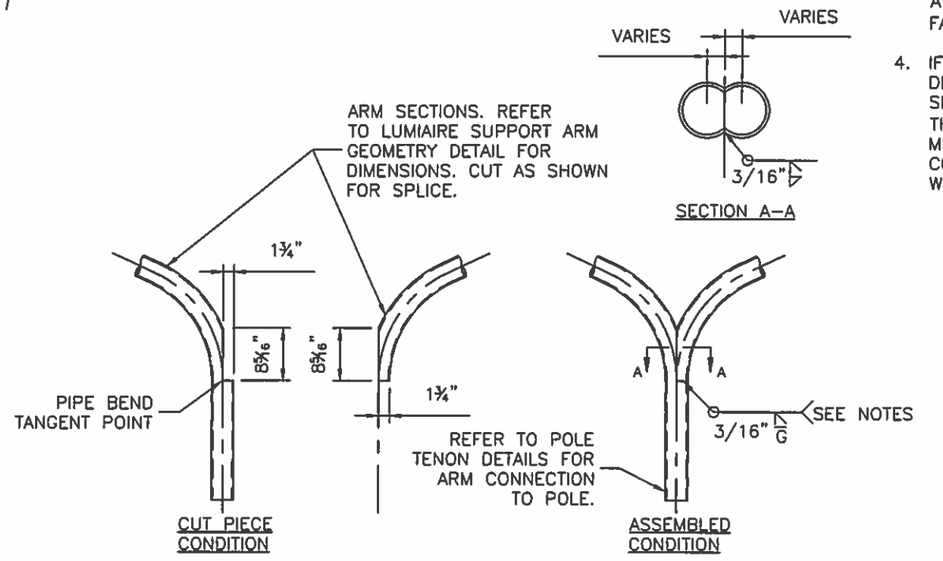
707L-07-2/10 2 OF 10



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.

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

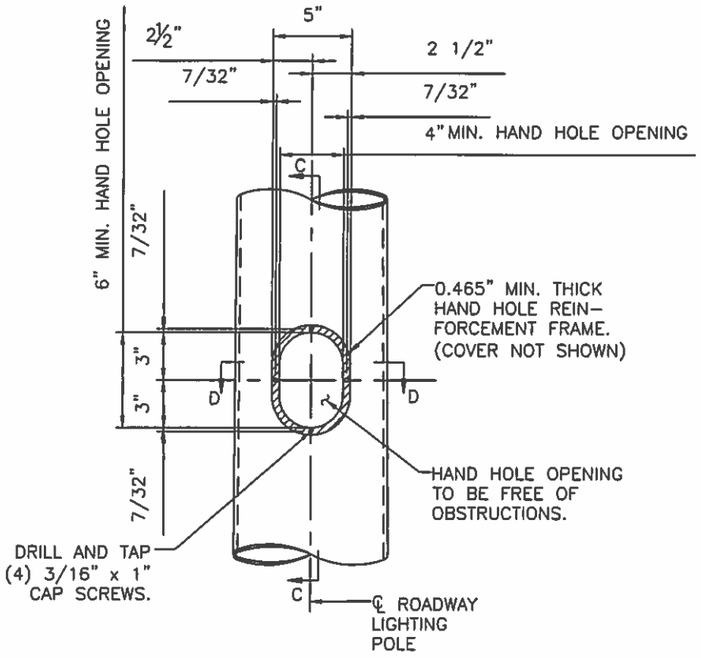
ARM AND TENON DETAILS

707L-07-3/10 3 of 10

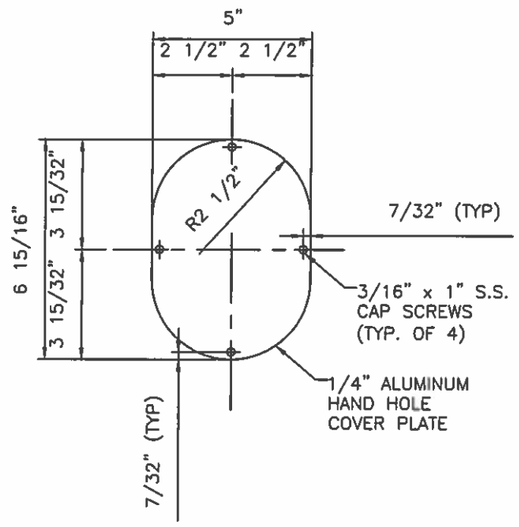
JOSEPH MIGLIACCIO NEW MEXICO 19258 03/19/18 PROFESSIONAL ENGINEER

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

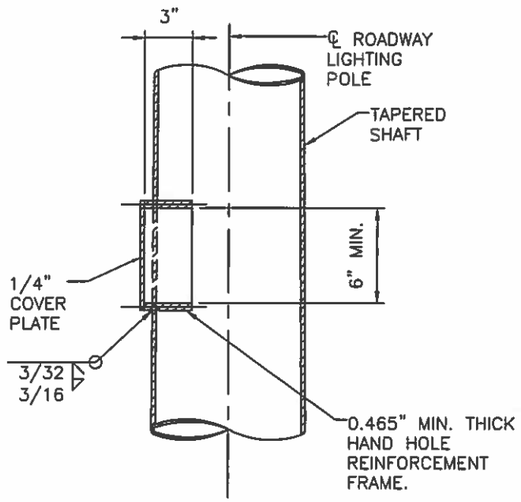
APPROVED FOR USE ON NMDOT PROJECTS: DATE: 3/22/18



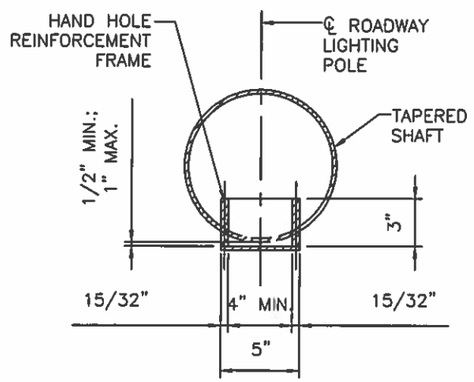
HAND HOLE DETAIL
NOT TO SCALE



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

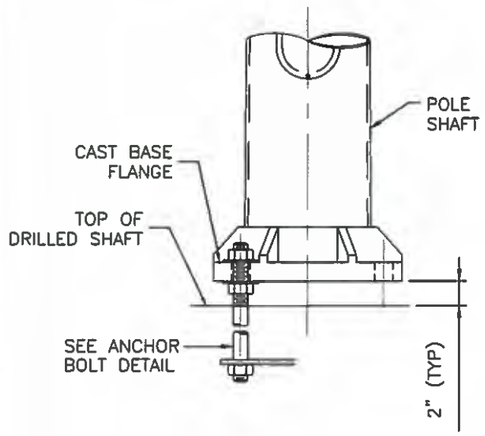
JOHN MIGLIACCIO — NEW MEXICO — 19258 — 03/19/18 — PROFESSIONAL ENGINEER

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

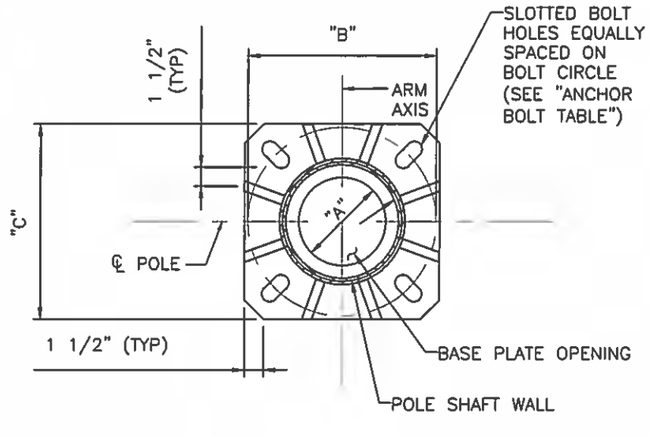
APPROVED FOR USE ON NMDOT PROJECTS: DATE: 3/22/18

ANCHOR BOLT TABLE

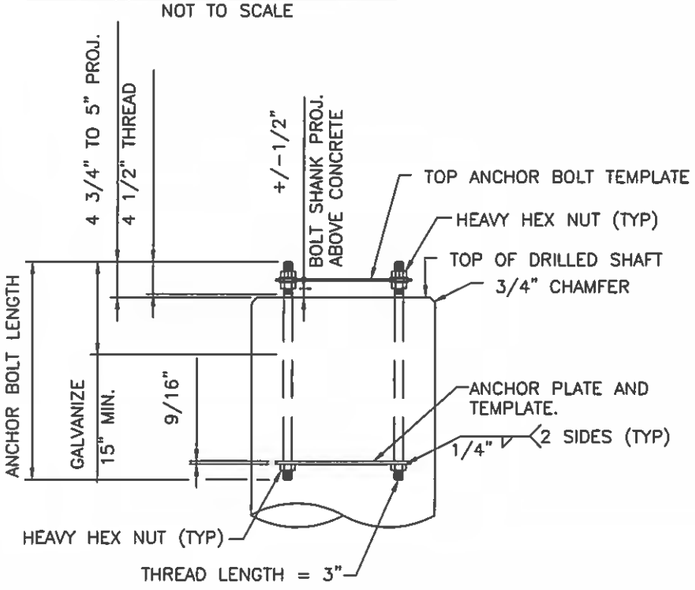
MOUNTING HEIGHT	BOLT DIAMETER	NUMBER OF BOLTS	SLOTTED HOLE SIZE	BOLT CIRCLE DIAMETER	BOLT TEMPLATE		BASE PLATE OPENING	BASE PLATE	
								WIDTH	THICKNESS
				"B"	O.D.	I.D.	"A"	"C"	"D"
(FT)	(IN)		(IN x IN)	(IN)	(IN)	(IN)	(IN)	(IN)	(IN)
50	1.0	4	1.25 x 2.25	15.0	18.0	12.0	7.0	16.0	1.0
40	1.0	4	1.25 x 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



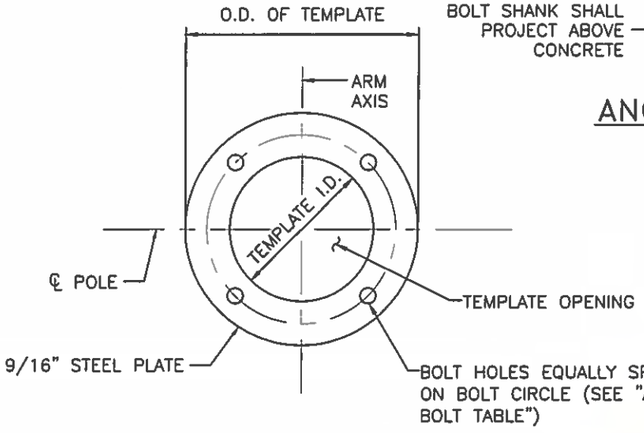
POLE BASE ELEVATION
NOT TO SCALE



POLE BASE PLAN
NOT TO SCALE



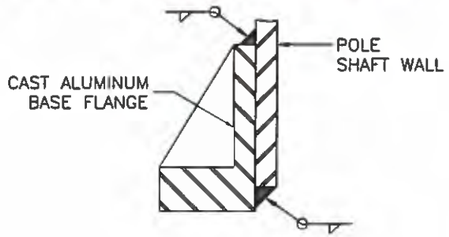
ANCHOR BOLT ASSEMBLY
NOT TO SCALE
(SEE ANCHOR BOLT TABLE)



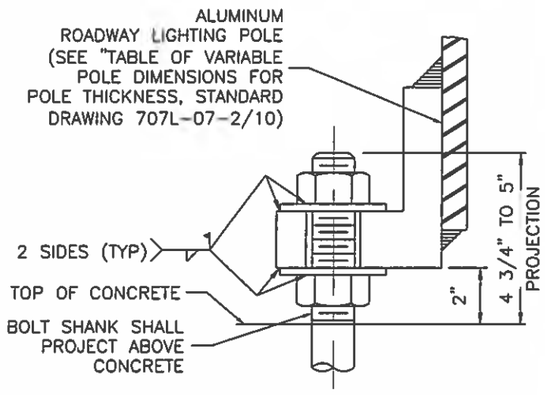
ANCHOR BOLT AND ANCHOR PLATE TEMPLATE
NOT TO SCALE

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.

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.

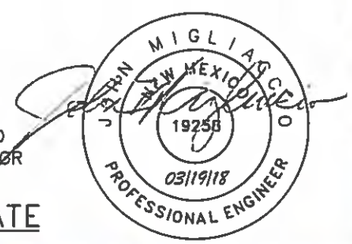
	DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

ROADWAY LIGHTING
SUPPORT STRUCTURES
TYPE V

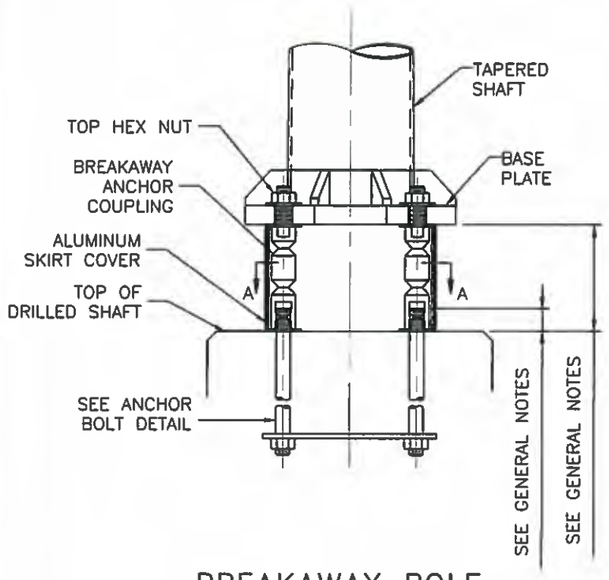
BASE PLATE & ANCHOR BOLT DETAILS



DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

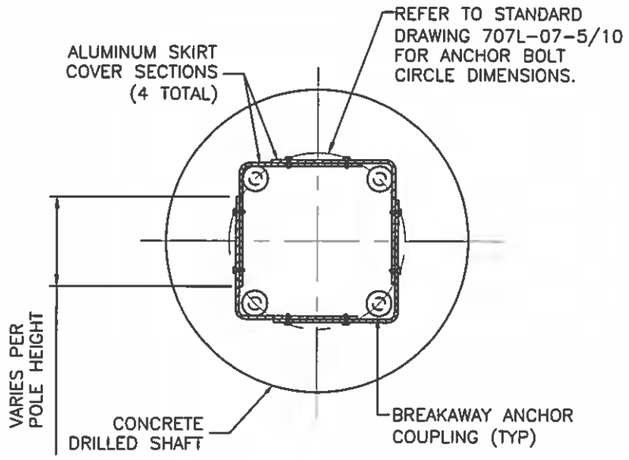
APPROVED FOR USE ON NMDOT PROJECTS: DATE: 3/22/18

707L-07-5/10 5 of 10



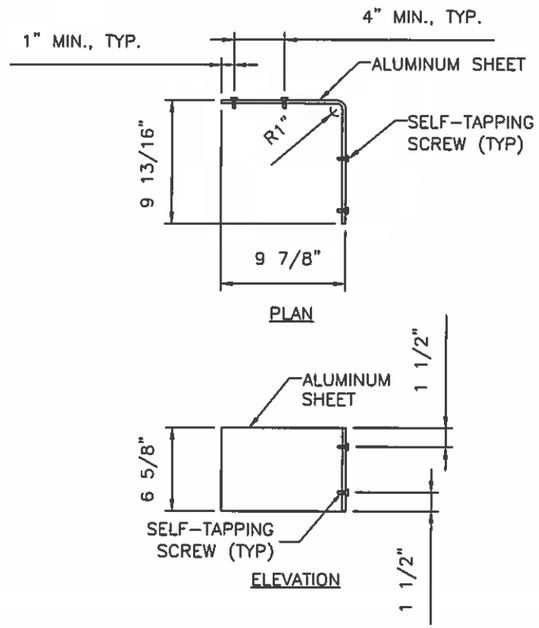
BREAKAWAY POLE BASE ELEVATION

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

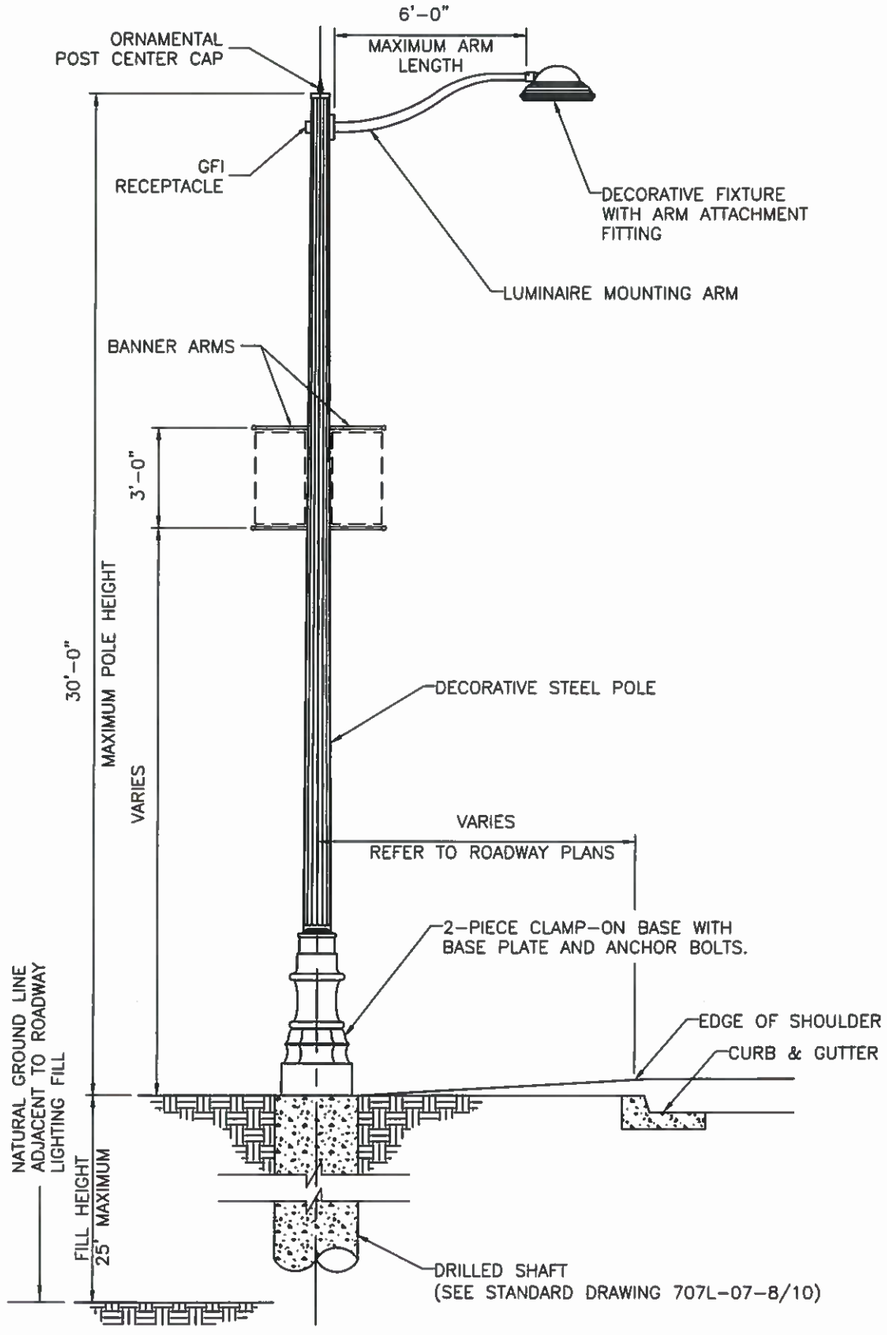
ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

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

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: Kathy Ward DATE: 3/22/18

707L-07-7/10 7 of 10

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.

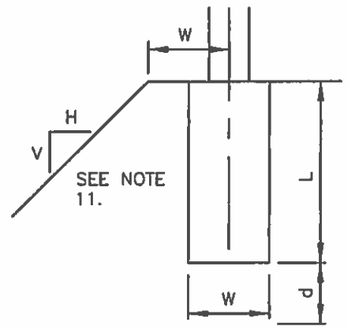
8. FOUNDATION DESIGN IS FOR THE ROADWAY LIGHTING SUPPORT STRUCTURES STANDARD DIAMETERS. IF A LARGER DIAMETER IS FURNISHED, THE CONTRACTOR SHALL BUILD A LARGER FOUNDATION AS DETERMINED NECESSARY BY THE PROJECT MANAGER AND NO ADDITIONAL PAYMENT OR COMPENSATION SHALL BE MADE.

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



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

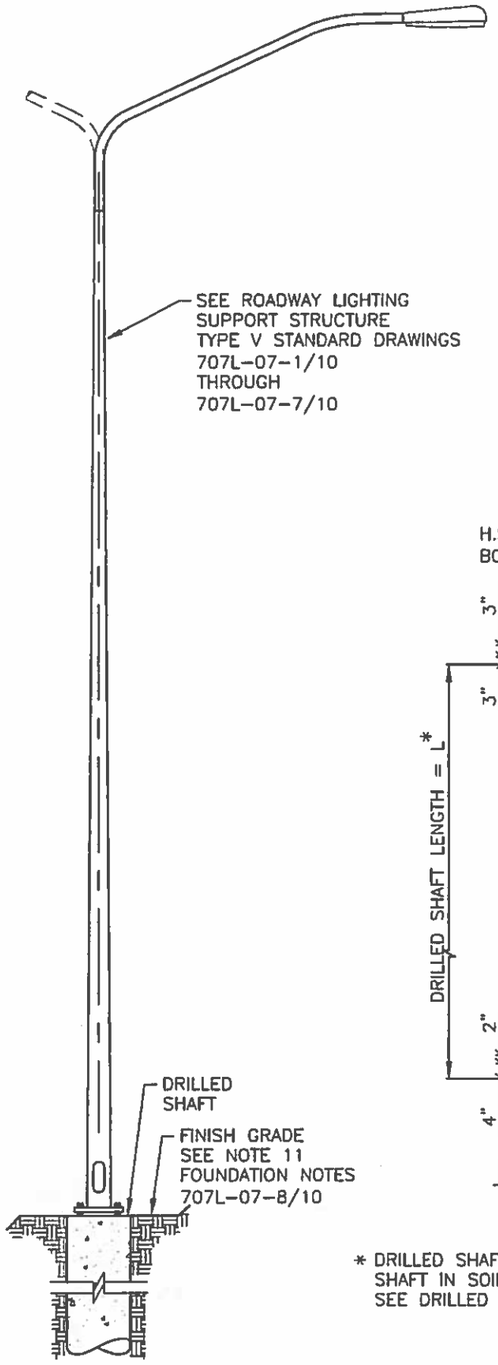
ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

FOUNDATION GENERAL NOTES

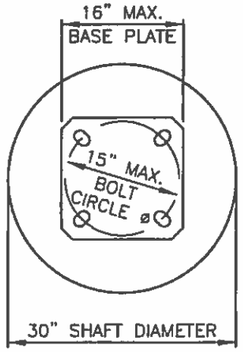
DESIGNED BY: ADA DRAWN BY: DLH CHECKED BY: NJB

APPROVED FOR USE ON NMDOT PROJECTS: Kathy Campbell DATE: 11/17/17

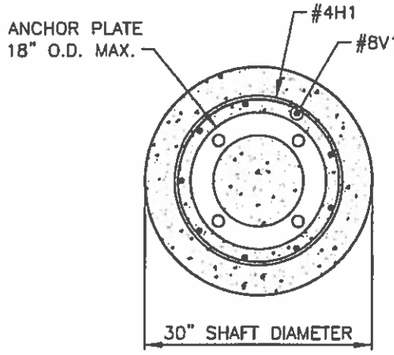
707L–07–8/10 8 of 10



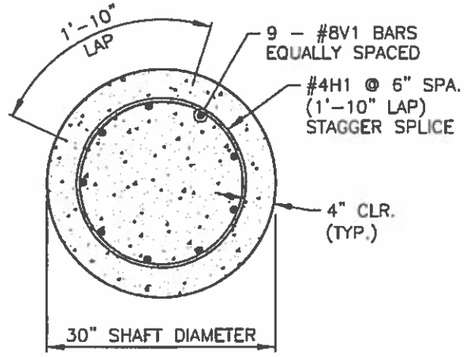
ROADWAY LIGHTING
POLE ELEVATION
NOT TO SCALE



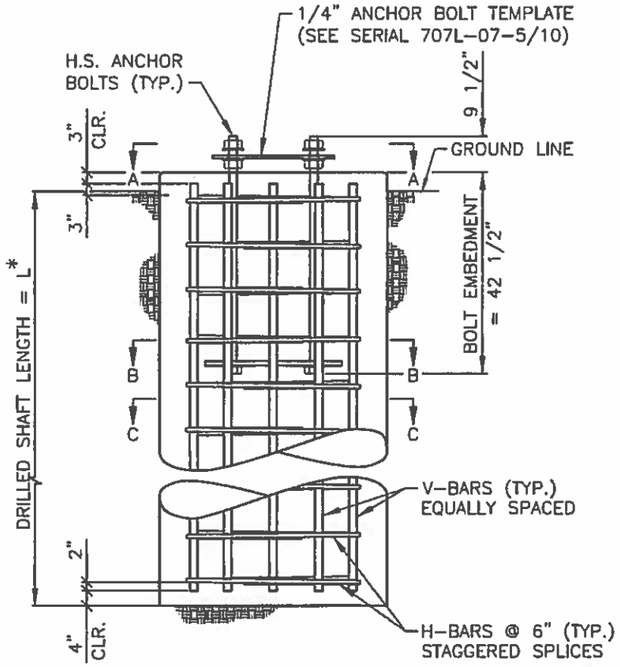
SECTION A–A
NOT TO SCALE



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

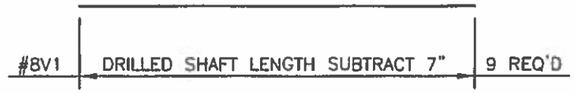
SEE NOTE 9 FOUNDATION NOTES 707-07-8/10

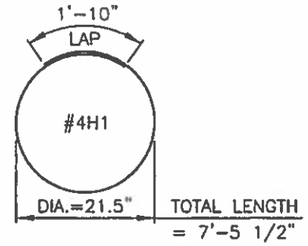
POLE HEIGHT (ft)	DRILLED SHAFT LENGTH (ft)
50	8.5
30 ORNAMENTAL	7.0
40	7.5
30	6.0

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

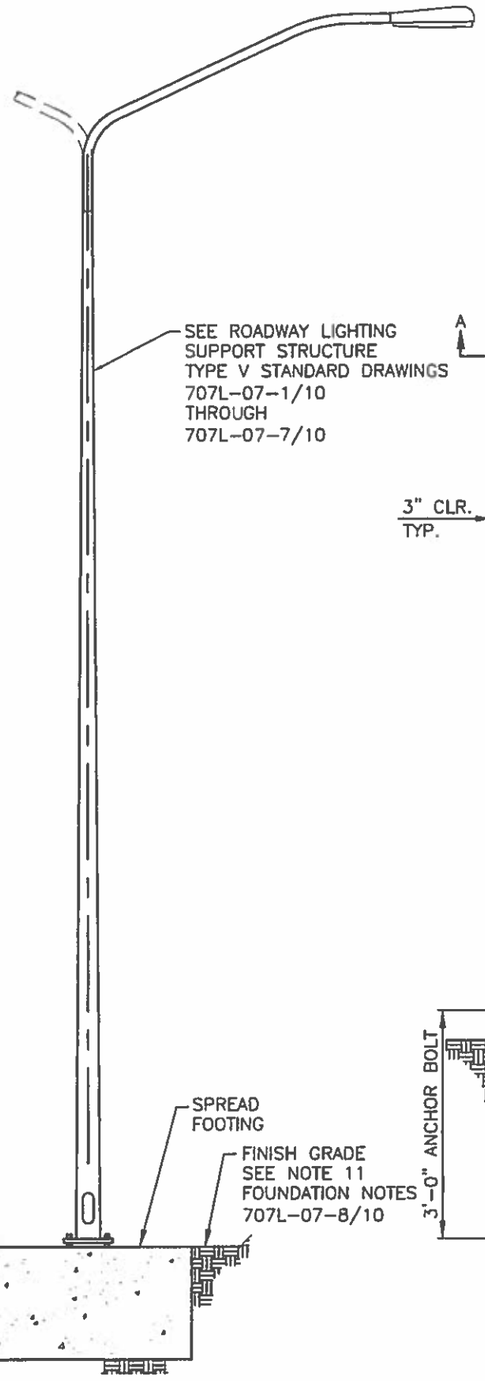
ROADWAY LIGHTING
SUPPORT STRUCTURES
TYPE V

DRILLED SHAFT DETAILS

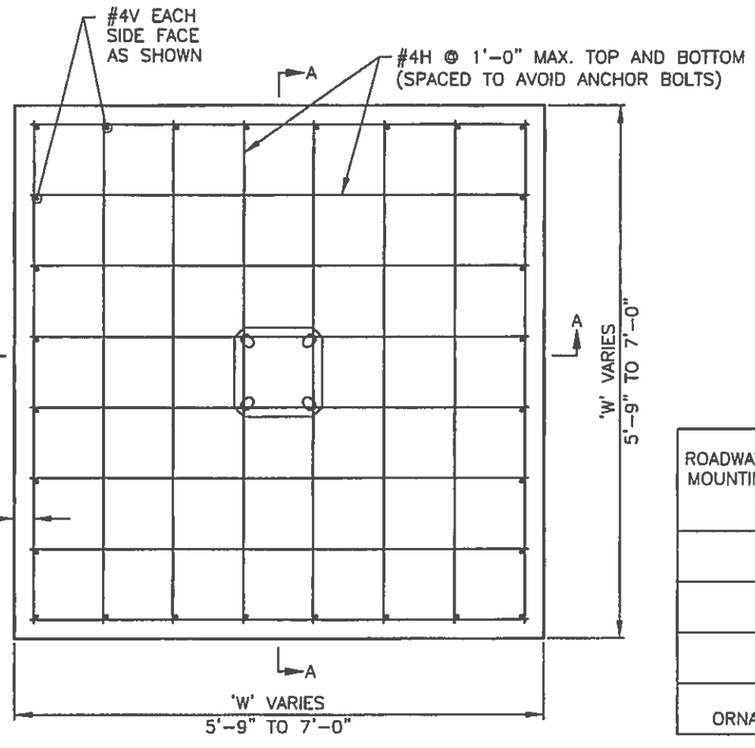
DESIGNED BY: ADA DRAWN BY: DLH CHECKED BY: NJB

APPROVED FOR USE ON NMDOT PROJECTS: Kathy Crabtree DATE: 11/17/17

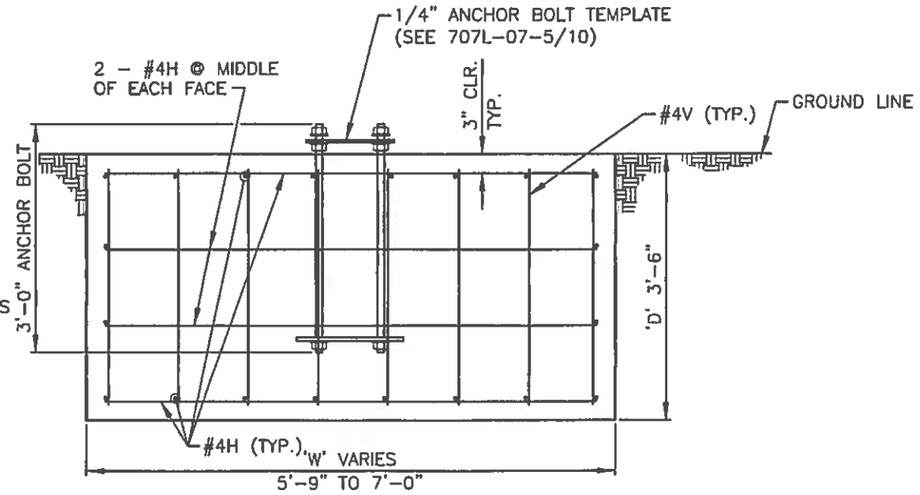
707L-07-9/10 9 of 10



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		

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)

ALYSSA J BEACH
NEW MEXICO
23675
5/19/2017
REGISTERED PROFESSIONAL ENGINEER

DESIGNED BY: ADA DRAWN BY: DLH CHECKED BY: NJB

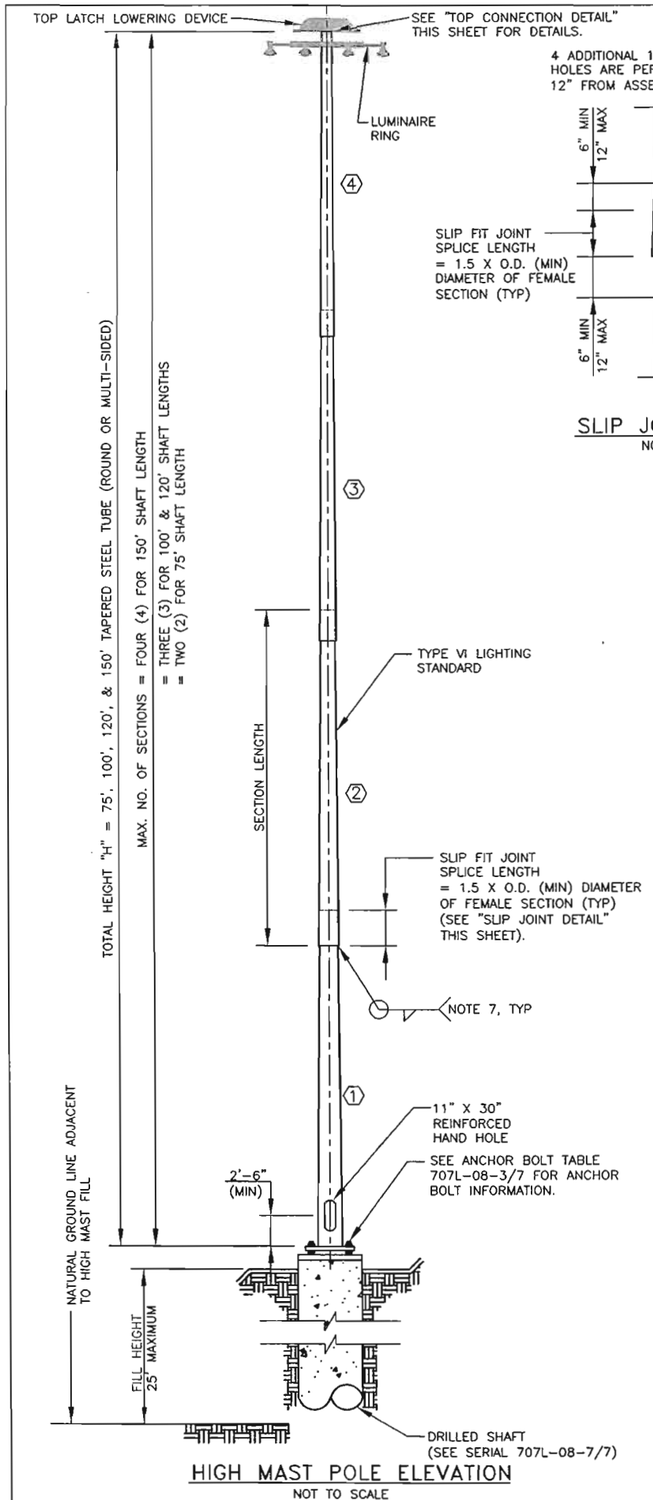
APPROVED FOR USE ON NMDOT PROJECTS: Kathy Campbell DATE: 11/17/17

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

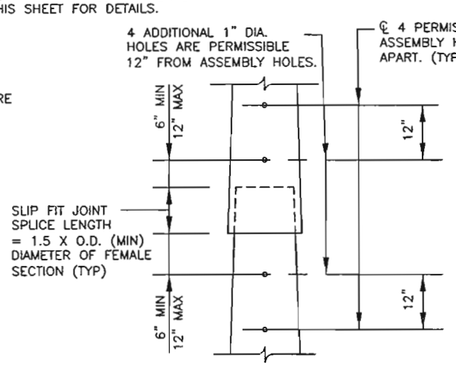
ROADWAY LIGHTING
SUPPORT STRUCTURES
TYPE V

SPREAD FOOTING DETAILS

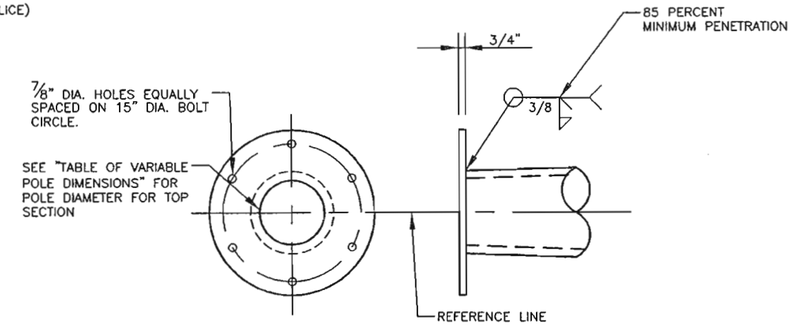
707L-07-10/10 10 of 10



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.

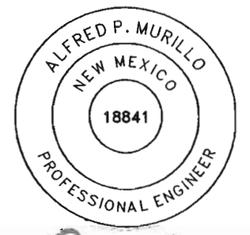
15. DURING THE ERECTION OF THE HIGH MAST LIGHTING POLES AND LOWERING DEVICES, A FACTORY REPRESENTATIVE SHALL BE PRESENT TO ENSURE CORRECT ERECTION.

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)

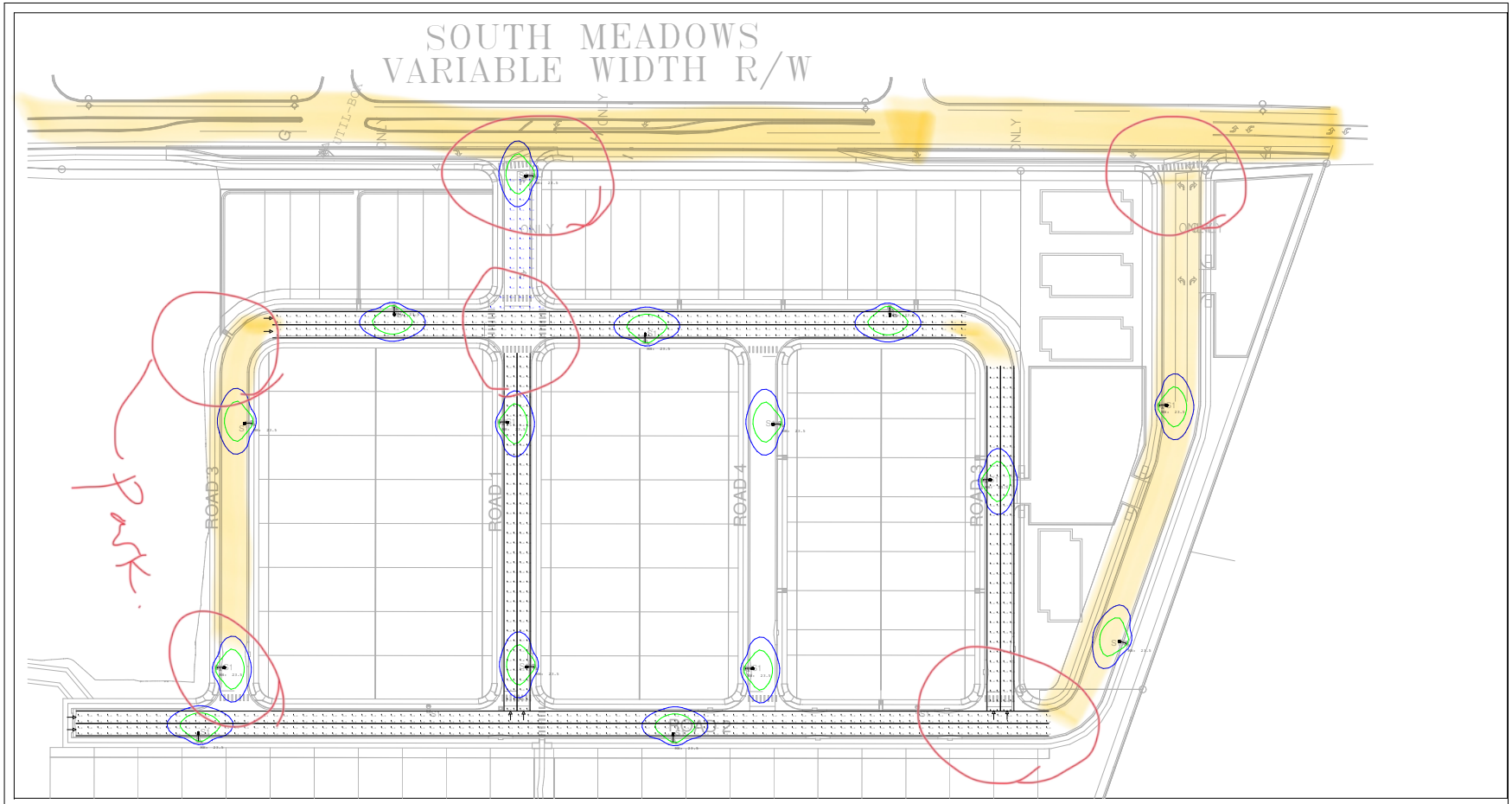
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

HIGH MAST LUMINAIRE
SUPPORT STRUCTURES
TYPE VI

DESIGNED BY NB/MS DRAWN BY CCS CHECKED BY APM

707L-08-1/7 1 of 7

12/15/2008 1:29:59 PM



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 by Acuity Brands Lighting, Inc. as an informational purpose and is the help the customer or end user in the selection of Acuity Brands products for a specific application. Acuity Brands is not responsible for any errors or omissions in this drawing. This lighting submittal is strictly based on the information provided to Acuity Brands, and is provided without warranty. Acuity Brands is not responsible for any errors or omissions in the information provided to Acuity Brands. Acuity Brands is not responsible for the installation of its products, whether or not installed in accordance with this submittal. Acuity Brands is not responsible for the failure of electrical products not manufactured by Acuity Brands, whether or not used in connection with Acuity Brands products. Acuity Brands is not responsible for the failure of its products if installed in conjunction with electrical products not manufactured by Acuity Brands. Acuity Brands is not responsible for the failure of its products if used in an application or environment that exceeds the recommendations of Acuity Brands. Acuity Brands is not responsible for the failure of its products if used in an application or environment for which they were not designed. Acuity Brands is not responsible for the failure of its products if used in an unsuitable application. Acuity Brands is not responsible for the failure of its products if used in an improper application. Acuity Brands is not responsible for the failure of its products if used in an improper environment. Acuity Brands is not responsible for the failure of its products if used in an

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.



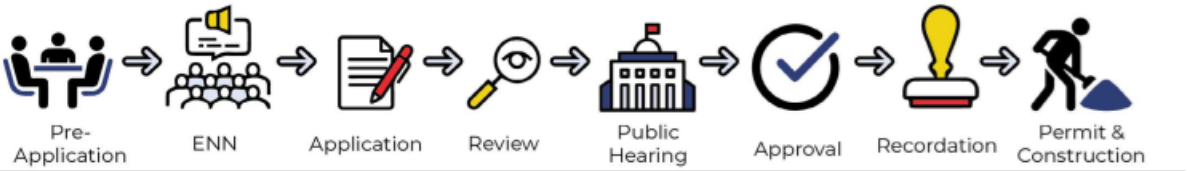
Timing of Conditions of Approval + Technical Corrections

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.

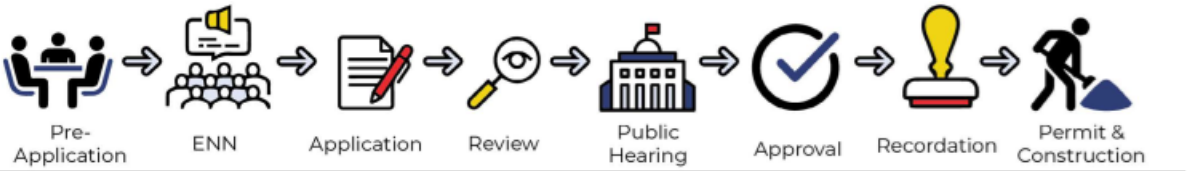


Timing of Conditions of Approval + Technical Corrections

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.

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)

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.

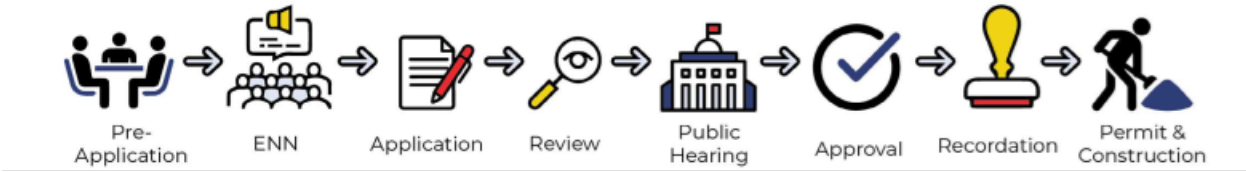


Timing of Conditions of Approval + Technical Corrections

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 27, 2025

DRT Member: Alan G. Hook

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

Case No.: 2024-7998

Case Planner: Rebekah Clouser

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. An approved Development Water Budget (DWB), including irrigation water demand, and a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.	Prior to Recordation of Final Subdivision Plat submittal with the Interim Water Division Director's signature of approval.	
2. An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services.	Prior to Recordation of Final Subdivision Plat submittal.	
3. Each lot shall be served by a separate water service at the time of development.	Prior to building permit approval.	
4. A separate irrigation meter(s) will be required given the total landscaped area is greater than 1,000 square feet. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service	During construction	

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

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

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

Form Updated: April 2024

1. If the approved, final Development Water Budget requires water rights to offset the expected water demand, then *water rights proposed to be transferred to the city's water system for dedication to a development shall be tendered to the city not later than sixty (60) days after the final land use approval of the final development plan by the planning and land use department, the planning commission or the governing body.*

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

LOS PRADOS SUBDIVISION
WATER BUDGET
March 26, 2025

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 LOT 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)	*0.08*	*AFY*
TOTAL WATER BUDGET		***14.65***	***AFY***
	SFHP 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		**7.24**	**AFY**
	9.8% LINE LOSS CONTINGENCY	0.71	AFY
TOTAL WATER DEMAND OFFSET		**7.95**	**AFY**

LANDSCAPE IRRIGATION BUDGET

	GPW	**GPY**	**AFY**
YEAR 1	687	37,801	0.12
YEAR 2	687	37,801	0.12
YEAR 3	0.0	0.0	0.00
3 YEAR AVERAGE IRRIGATION BUDGET	*458.0*	*25200.7*	*0.08*

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%

CITY SECTION ACCIDENT

March 6, 2000

38							0.07%
0.15	0.07	0.08	0.07	0.08	0.07	0.08	0.07
0.17	0.07	0.09	0.07	0.09	0.07	0.09	0.07
0.18	0.07	0.09	0.07	0.09	0.07	0.09	0.07
40	19	0.07	0.07	0.08	0.07	0.08	0.07
4	19	0.08	0.07	0.08	0.07	0.08	0.07
4	19	0.08	0.07	0.08	0.07	0.08	0.07
5	19	0.08	0.07	0.08	0.07	0.08	0.07
FULL	19			0.07	0.07		

Compatibility Report for 9_Water Budget_12.09.24.xls
Run on 3/26/2025 15:38

If the workbook is saved in an earlier file format or opened in an earlier version of Microsoft Excel, the listed features will not be available.

Minor loss of fidelity	# of occurrences
Some data in this workbook is filtered by more than two criteria. Rows that are hidden by the filter will remain hidden, but the filter itself will not display correctly in earlier versions of Excel.	2 REVISED LOT DETAIL'!A4:E60 Original LOT DETAIL'!A4:E60

Version

Excel 97-2003

Excel 97-2003

June 5, 2025

Planning Commission

ATTACHMENT C

February 6, 2025, Planning Commission Material

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

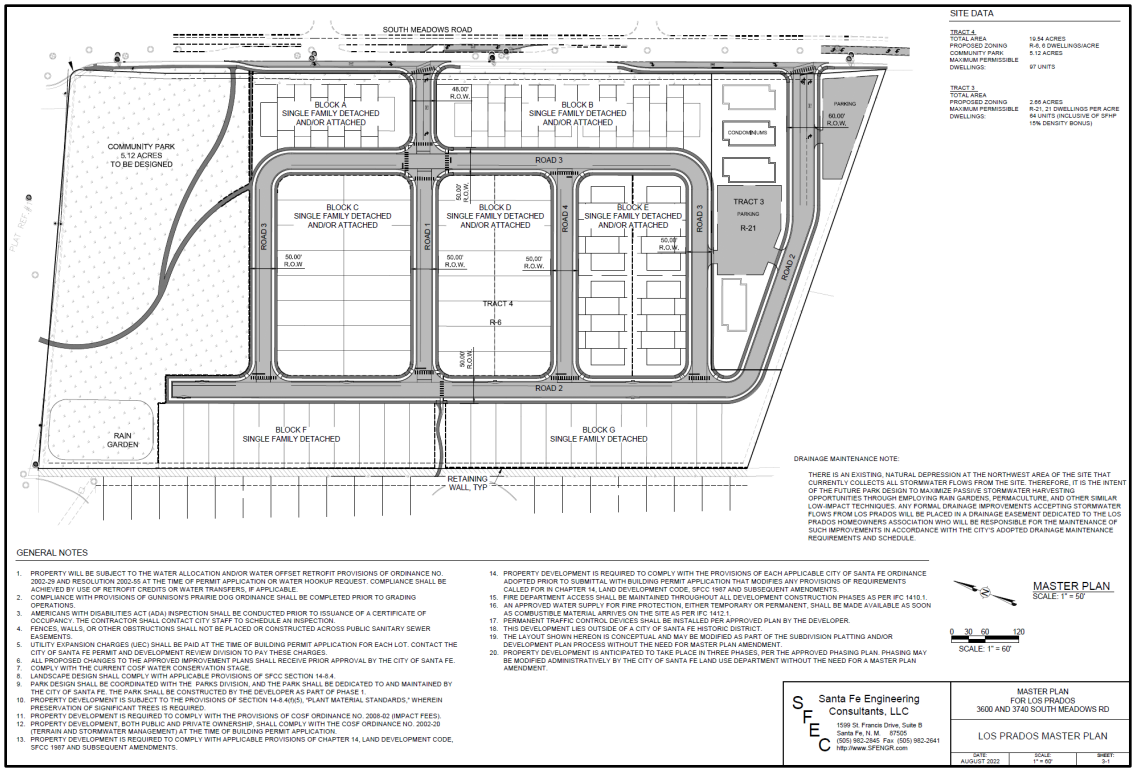


Figure 1b: Phasing Plan

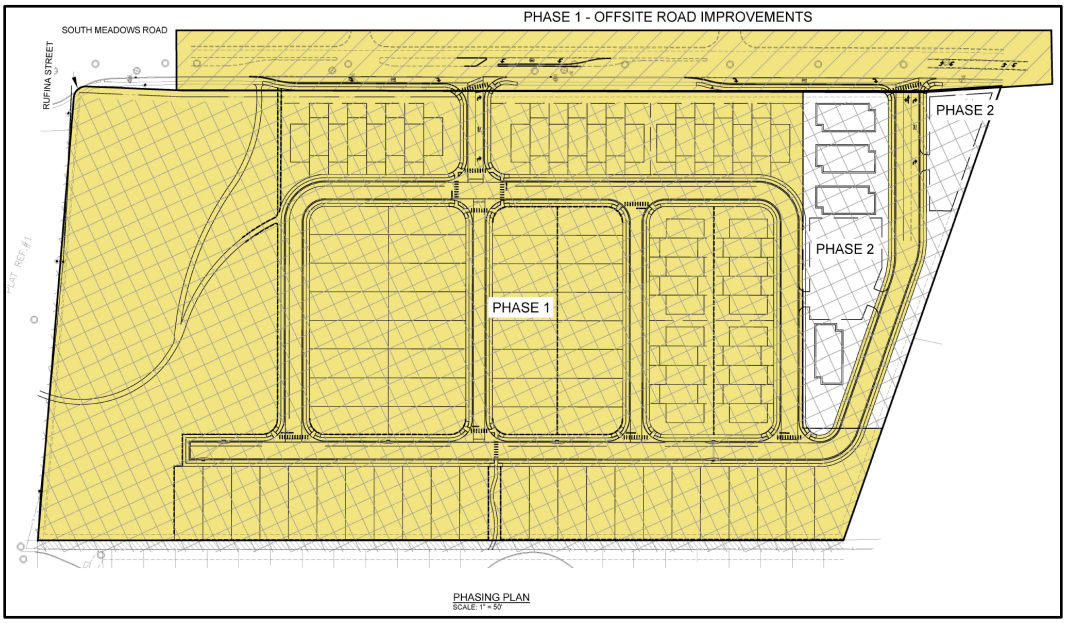


Figure 2: Lot Split and Dedication Plat

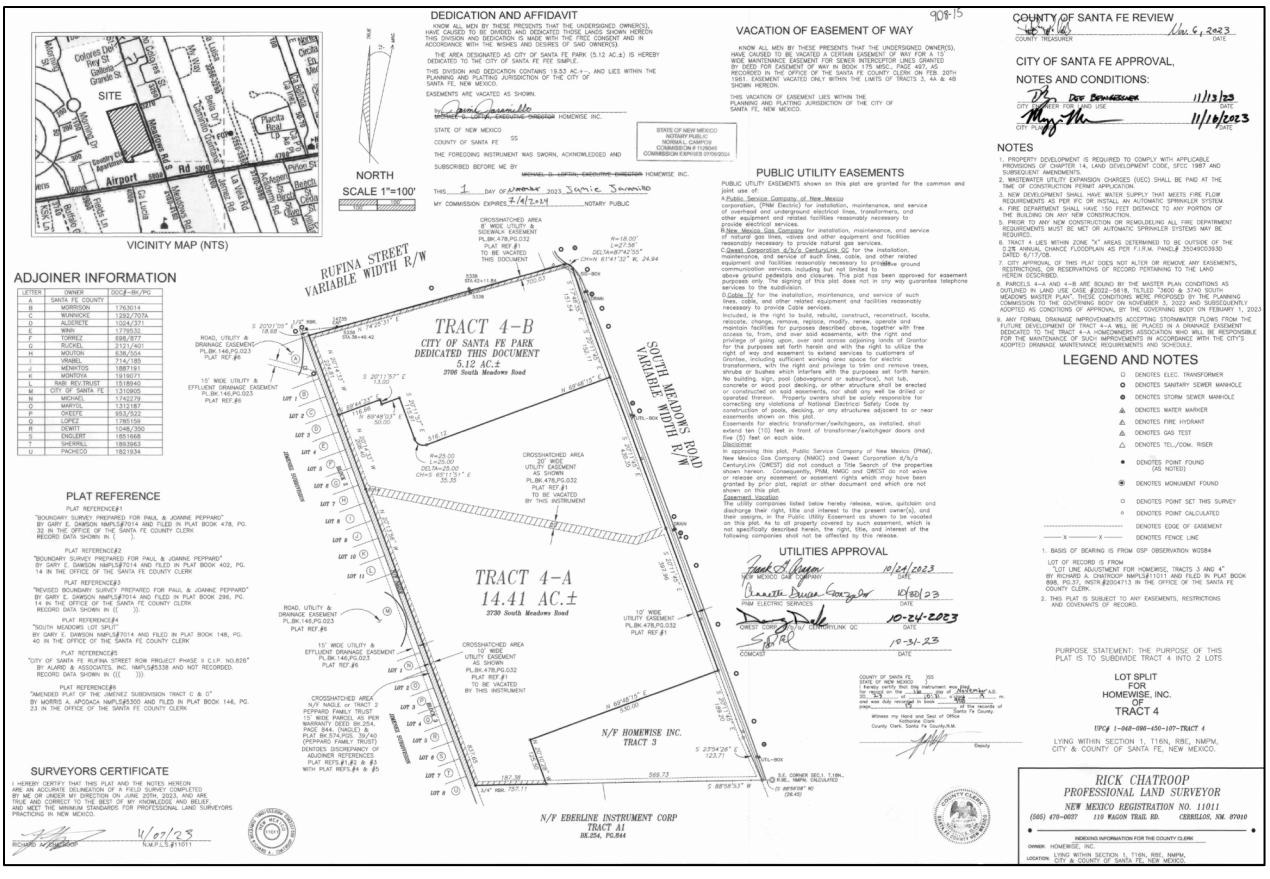
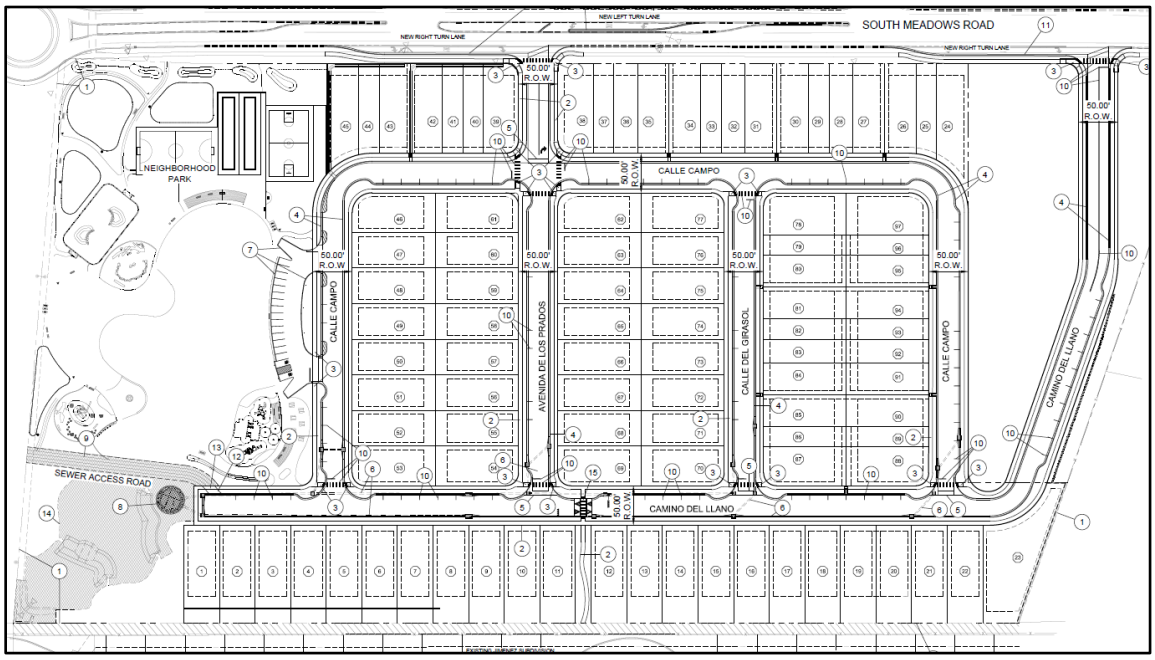


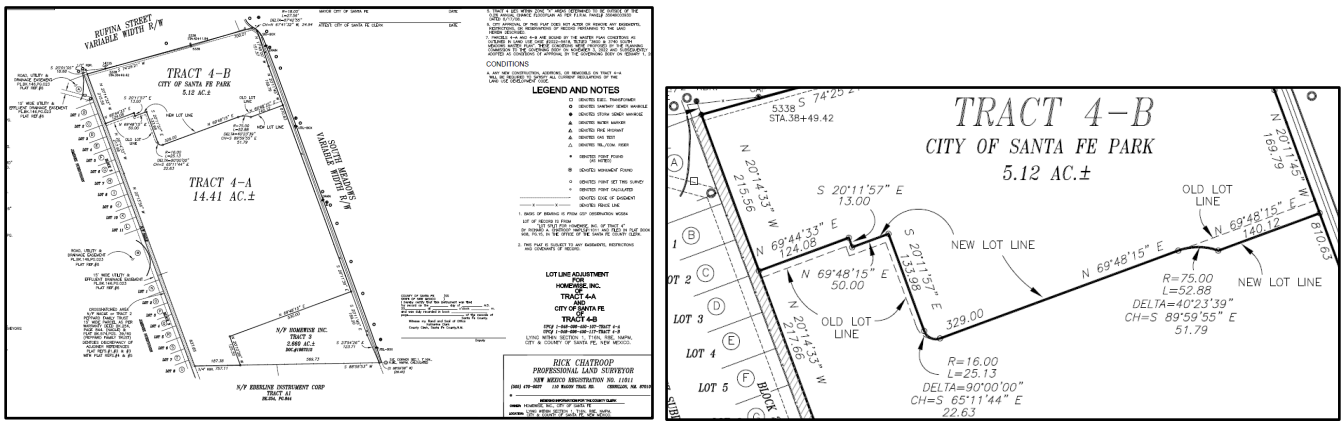
Figure 3: Civil Site Plan



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

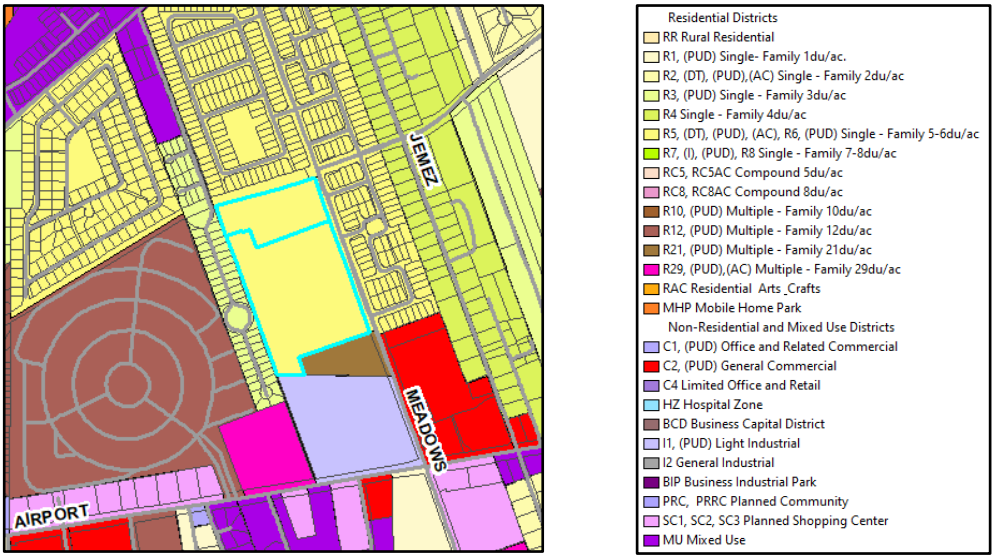
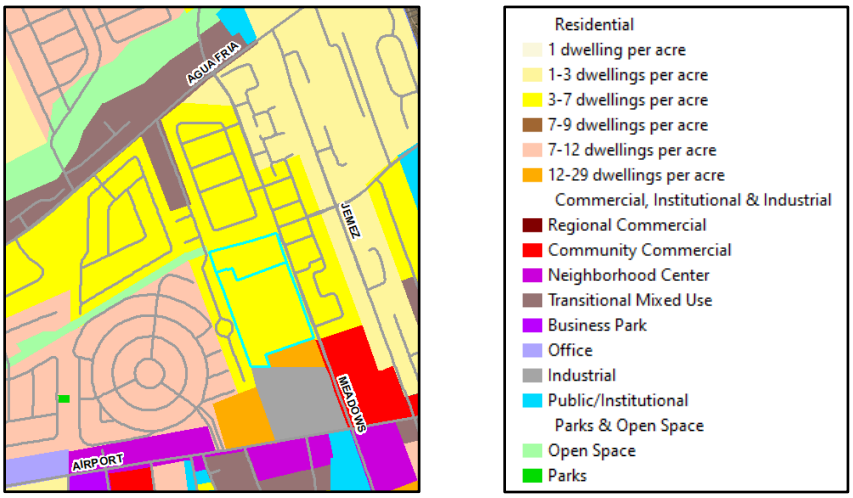


Figure 6: Future Land Use Map



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:

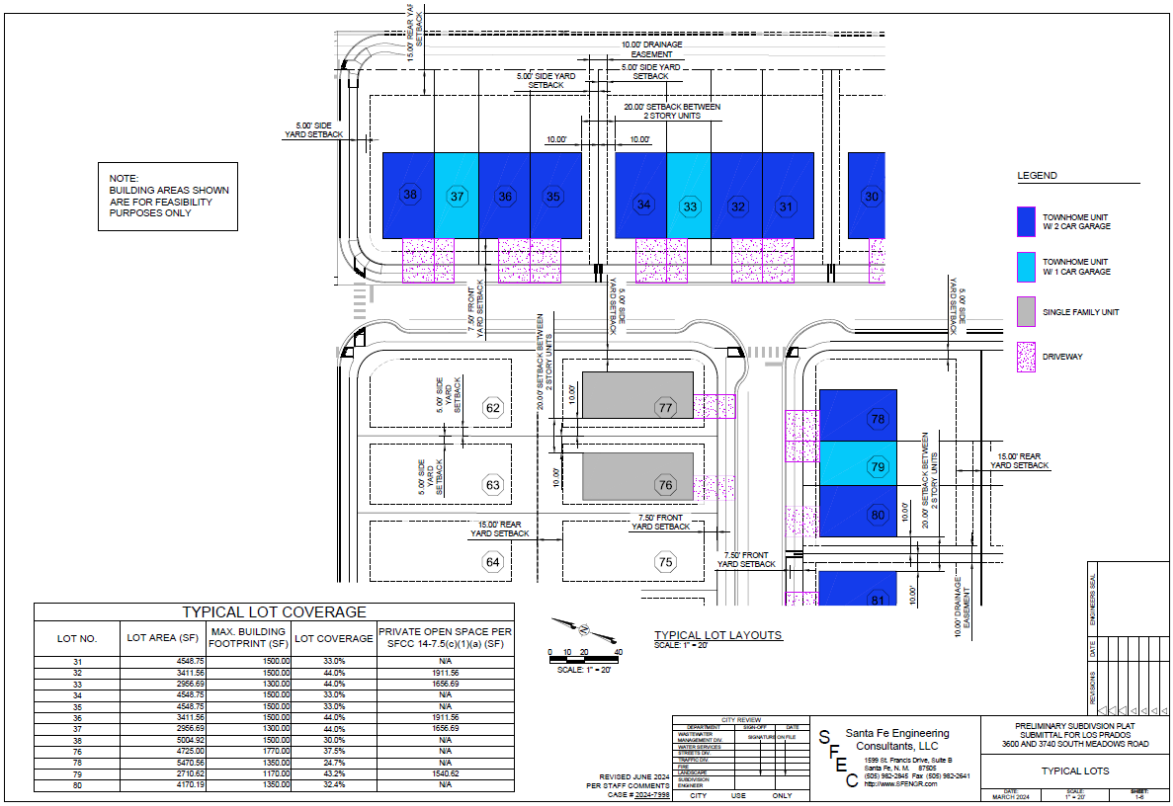
> *(a) Approval of the master plan may include approval of special development standards or design guidelines to be applied within the master plan area when such regulations are necessary to implement specific goals of the master plan.*

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

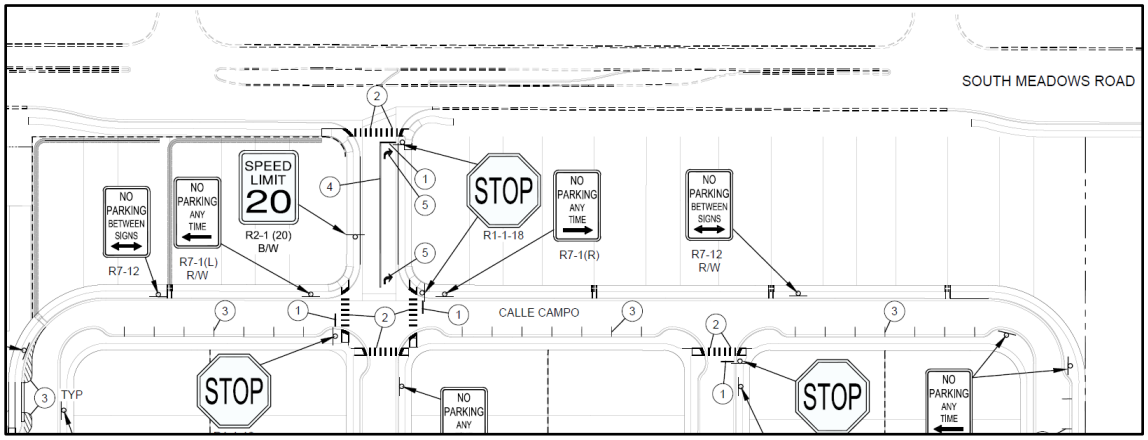
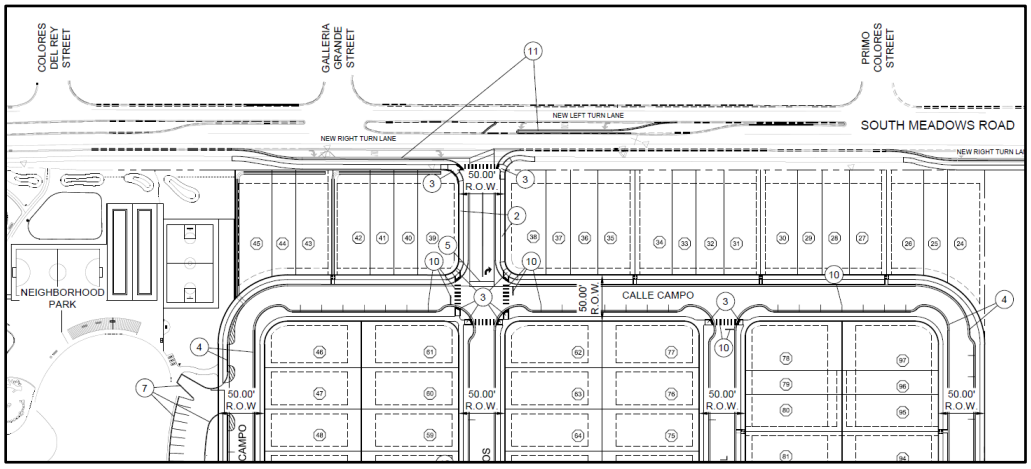


Figure 8b: Subdivision Access Off South Meadows Drive



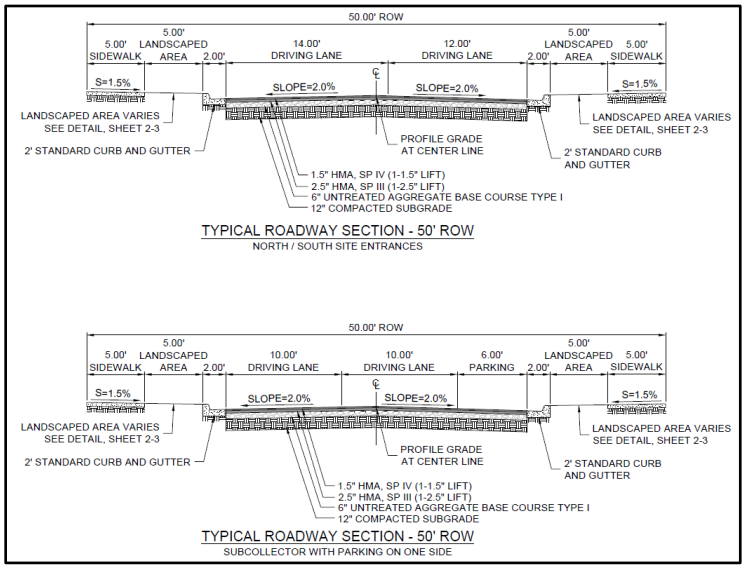
The Application also proposes two speed-change lanes along South Meadows Road, turning southwest into the subdivision: a left deceleration lane and a right deceleration lane. The Applicant's engineer stated that the anticipated volume of traffic warranted the right deceleration lane, based on Table 17.B-1 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

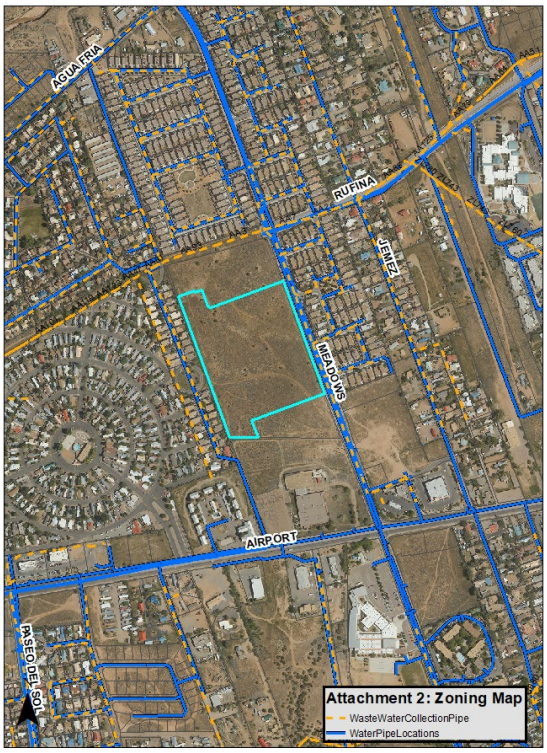
The Land Use Technical Review Division has reviewed the landscape plan for compliance with the City Code. Landscape comments and technical corrections included requirements for screening, buffers, species selection, irrigation, walls and fences, and the calculation of open space. These requirements can 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.*"

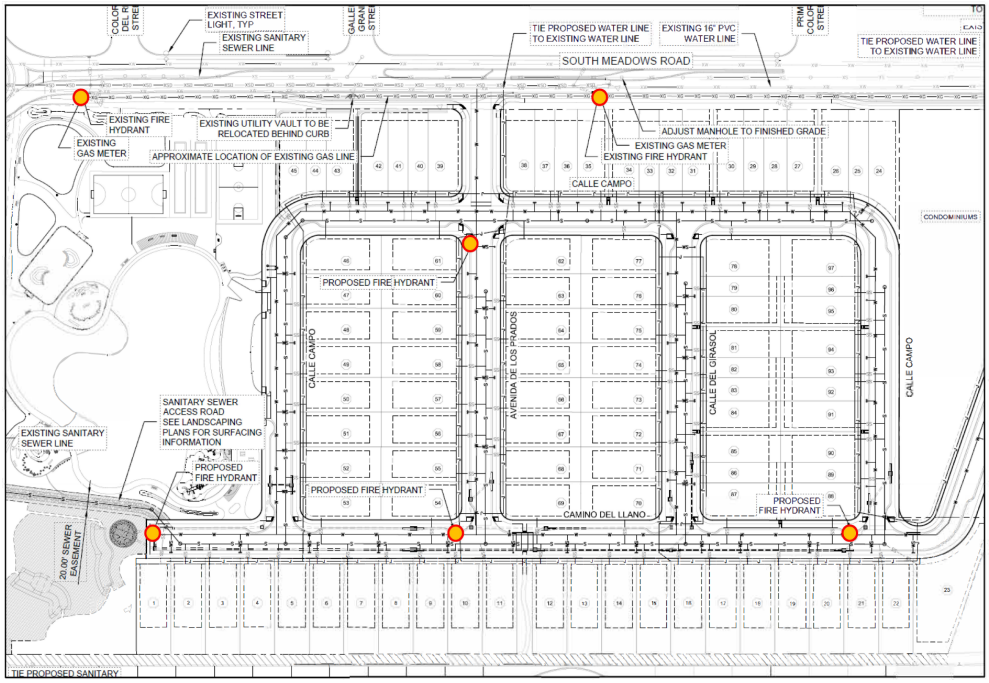
Figure 10: City Utilities



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*."

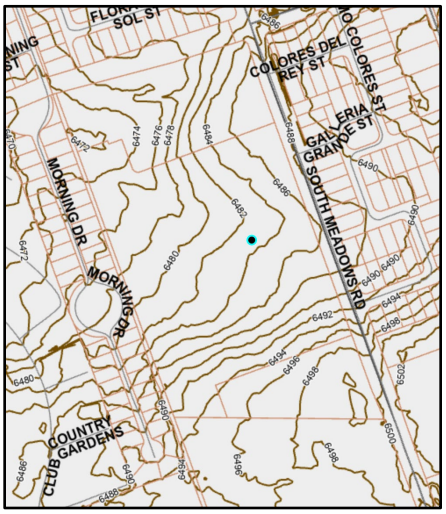
Figure 11: Fire Hydrants



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

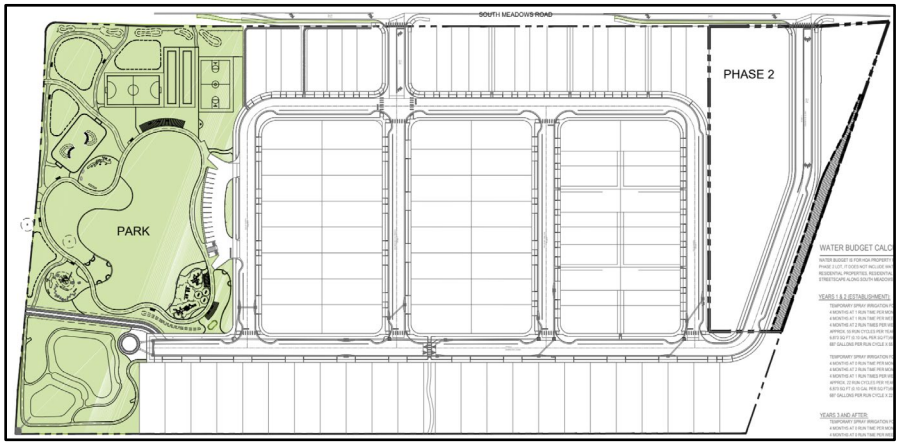
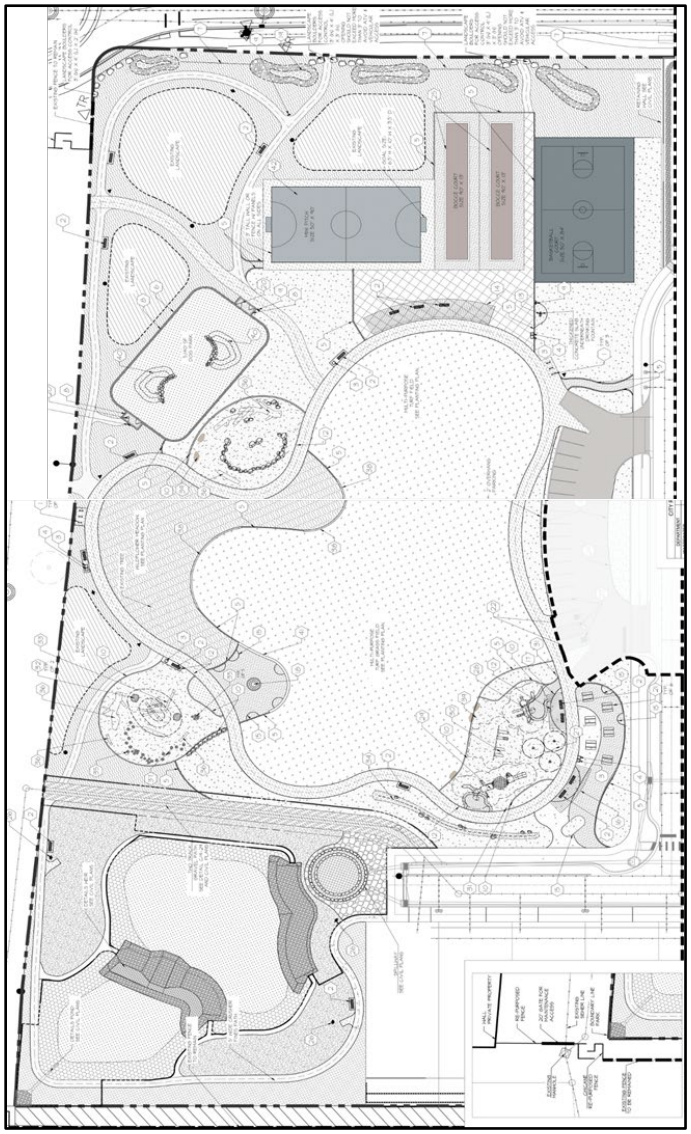


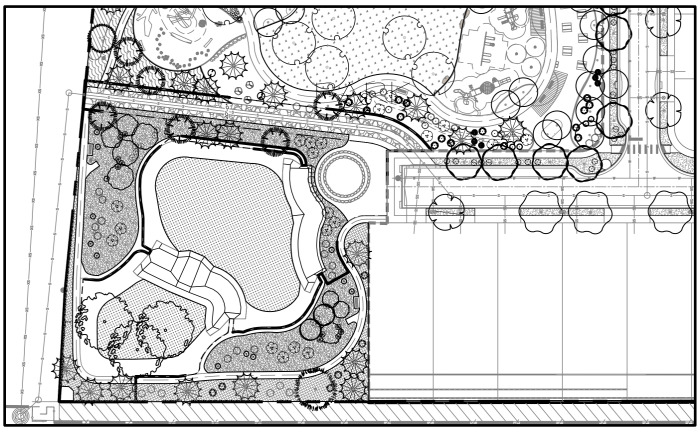
Figure 13b: Proposed Park Design



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

City of Santa Fe

MINUTES

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

A. ROLL CALL

Commissioners Present:
Chair Janet Clow
Vice Chair Jessica Eaton Lawrence
Commissioner Gurushabad Mirando
Commissioner Peter Smith
Commissioner Thomas (TJ) Rieland
Commissioner Sasha McGhee

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Commissioner Lawrence moved, seconded by Commissioner Mirando, to approve the agenda as presented.

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

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

Against: None

Abstain: None

D. Appointment of Officers

Chair Clow, appointed Commissioner Smith to Vice-Chair of the Planning Commission. Commissioner Smith accepted the position, relieving his duties as Secretary. Chair Clow appointed Commissioner Mirando to Secretary.

E. Consent of Agenda

1. 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.

   Commission approved the director's decision with no discussion.

F. APPROVAL OF MINUTES:

1. January 16, 2025

MOTION: Vice Chair Smith Motioned, seconded by Commissioner Lawrence, to approve the minutes with amendments presented by Chair Clow, to include "postponed to the February 6, 2025, Public Hearing" for projects, 2024-7900 RLS Cerillos Multifamily Development Plan and 2024-7998 Los Prados Preliminary Subdivision Plat

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

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

Against: None

Not present: None

G. APPROVAL OF FINDINGS/CONCLUSIONS

2. Case #2023-7752. 4000 and 4200 Beckner Road Preliminary Serial Subdivision Plat. Orion-West LLC, Agent, for Las Soleras Center LLC, Las Soleras Village LLC and Santa Fe Las Soleras Medical Development LLC, owners and applicants ("Applicant"), request approval of a Preliminary Serial Subdivision Plat per SFCC 1987 § 14-3.7 ("Subdivision of Land"), to further subdivide two existing parcels within the Las Soleras Master Plan into a total of six parcels. Parcel "18A" is 29.82 acres and is located at 4000 Beckner Road. Parcel "18B" 18.01 acres and is located at 4200 Beckner Road. Both parcels are zoned C-2 (General Commercial) and within Suburban Archaeological Review District. (Janice Biletnikoff, AICP, Case Manager, jibiletnikoff@santafenm.gov)

MOTION: Commissioner Mirando motioned, seconded by Commissioner Lawrence, to approve Findings for Case #2023-7752 without changes or corrections.

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

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

Against: None

Abstain: None

3. 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 dwellings per acre, Planned Unit Development) to R-29 (Residential Twenty-nine 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, jibiletnikoff@santafenm.gov)

MOTION: Commissioner Mirando Motioned, seconded by Vice Chair Smith, to approve Findings for Case #2024-8898 without changes or corrections**.**

VOTE: The motion was approved on the following Roll Call vote:
For: Vice Chair Peter Smith Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner Thomas (TJ) Rieland Yes

Against: None

Abstain: Commissioner Jessica Eaton Lawrence

4. Case #2024-8550. Fiesta 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) **(POSTPONED TO MARCH 6, 2025, PUBLIC HEARING)**

5. 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 6590 Cerillos Road. (Dan Esquibel, Case Manager) **(POSTPONED TO MARCH 6, 2025, PUBLIC HEARING)**

H. OLD BUSINESS

I. NEW BUSINES

1. 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)

MOTION: Commissioner Mirando motioned, seconded by Vice Chair Smith, to approve 2024-7909, RKSS Cerillos Multifamily Development Plan

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

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

Against: None

Abstain: None

2. 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, jbiletnikoff@santafenm.gov).

MOTION: Commissioner Lawrence motioned, seconded by Vice Chair Smith, to approve, 2024-7998. Los Prados Preliminary Subdivision Plat, subject to conditions of approval and technical corrections.

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

For: Commissioner Jessica Eaton Lawrence Yes
Vice Chair Peter Smith Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner (TJ) Rieland Yes

Against: None

Abstain: None

I. STAFF COMMUNICATIONS

a. Water budgets and water offsets presentation y Jesse Roach, Water Division Director, Public Utilities.

J. MATTERS FROM THE COMMISSION

K. ADJOURNMENT

8:28 P.M.

Geraldine Gurule
Liaison

Chair

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

Case #2024-7998: Los Prados Preliminary Subdivision Plat
3730 South Meadows Road
Owner/Applicant's Name - Homewise, Inc.
Agent's Name - JenkinsGavin, Inc.

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

The Applicant sought the Commission's approval of a preliminary subdivision plat for ninety-seven (97) single-family lots on approximately 14.41 acres (Project). The property is located at 3730 South Meadows Road (Property) and is zoned R-6 (Residential - six dwelling units per acre).

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

FINDINGS OF FACT

1. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by interested members of the public.
2. The Santa Fe City Code (SFCC) 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on July 07, 2021, in accordance with SFCC 1987 Section 14-3.l(E).
4. The Applicant effected notice by: mailing out notice via first-class mail to property owners within 300 feet of the subject property on December 30, 2024, and e-mailing neighborhood associations within 300 feet; and posting the required City sign on the property from December 30, 2024, to February 6, 2025.
5. The Applicant conducted one ENN on February 21, 2024. The ENN meeting was conducted virtually via Zoom. The meeting was attended by a representative of the Applicant and City staff. The meeting was well attended by the public.
6. SFCC 1987 Section 14-3.7(B)(3)(b) requires the Applicant to submit a preliminary plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material that demonstrates conformance with the standards of SFCC 1987 Section 14-9 (Submittal Requirements).

7. City staff reviewed the Application and all related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
8. Staff recommended that the Commission approve the preliminary subdivision plat, subject to conditions and technical corrections set out in the attachments to the Staff Report.
9. SFCC Section 14-3.7(B)(3) establishes certain procedures for preliminary subdivision plat approval including, without limitation, a public hearing by the Commission, review of the final plat, and a decision based on the criteria set out in SFCC Section 14-3.7(C).
10. SFCC 1987 Section 14-3.7(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a preliminary subdivision.
11. There are no significant natural features, water courses, or historical sites on the subject property, and natural areas of stormwater collection are to remain in their current location.
12. No portion of the proposed subdivision lots fall within the 100-year flood zone.
13. The plat does not create any nonconformities or increase any existing nonconformities, and no variances or exceptions are requested or needed.

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC Sections 14-2.3(C)(1) and 14-3.7(B)(3)(d), the Commission has the authority to review and approve or deny preliminary subdivision plats.
2. Pursuant to SFCC Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
3. The Applicant met the applicable Submittal Requirements of SFCC Sections 14-3.1(C), (G) and (L).
4. Pursuant to SFCC 1987 Section 14-3.7(C)(1), the Commission finds that due regard has been shown for all natural features.
5. Pursuant to SFCC Section 14-3.7(C)(2), the Commission finds that the land is suitable for platting and development purposes of the kind proposed.
6. Pursuant to SFCC Section 14-3.7(C)(3), the Commission finds that, subject to the conditions of approval and technical corrections included in the Staff Report, the plat complies with the infrastructure design, improvement and dedication standards set forth in SFCC Section 14-9. The proposed preliminary plat identifies the location of existing and proposed roadway improvements, wet and dry utilities, and other infrastructure elements such as stormwater management facilities. The street network layout, design of blocks and lots, roadway typologies, and the utility and storm drainage infrastructure meet the requirements of SFCC Section 14-9.

7. The plat complies with SFCC Section 14-3.7(C)(4)-(5) because it neither creates nor increases any nonconformities.
8. The preliminary subdivision plat should be approved, subject to the conditions of approval and technical corrections set forth in the Staff Report, because all applicable code requirements and criteria for preliminary subdivision plat approval have been met.

WHEREFORE, IT IS ORDERED ON THE 6TH DAY OF MARCH 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the preliminary subdivision plat for the Project, subject to the conditions of approval and technical corrections set forth in the exhibits to the Staff Report. Approval of the preliminary subdivision plat will expire on February 6, 2028, unless the plat is filed for record with the County Clerk, or an extension is granted under SFCC Section 14-3.19.

_____ _____

Janet Clow
Chairperson

Date:

FILED:

_____ _____

Andréa Salazar
City Clerk

Date:

APPROVED AS TO FORM:

_____ _____

Rebecca A. Mnuk-Herrmann
Assistant City Attorney

Date:

Table 1: Preliminary Subdivision Plat Conditions of Approval and Technical Corrections Met:

#	CONDITION OF APPROVAL	DEPARTMENT:	TO BE COMPLETED BY:
1	An approved Water Plan will be required for all new public water infrastructure and fire services.	City Water	Prior to Final Plat Hearing
2	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
3	Remove the right turn (deceleration) lane into the Los Prados subdivision from South Meadows Road.		Prior to Final Plat Hearing
4	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
5	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
6	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		Prior to Final Plat hearing as a note on the plat

	would also include anticipated on street parking, unobstructed parking is crucial to community life safety response.)		
7	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
8	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
9	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
10	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
11	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
12	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		Prior to Final Plat Hearing

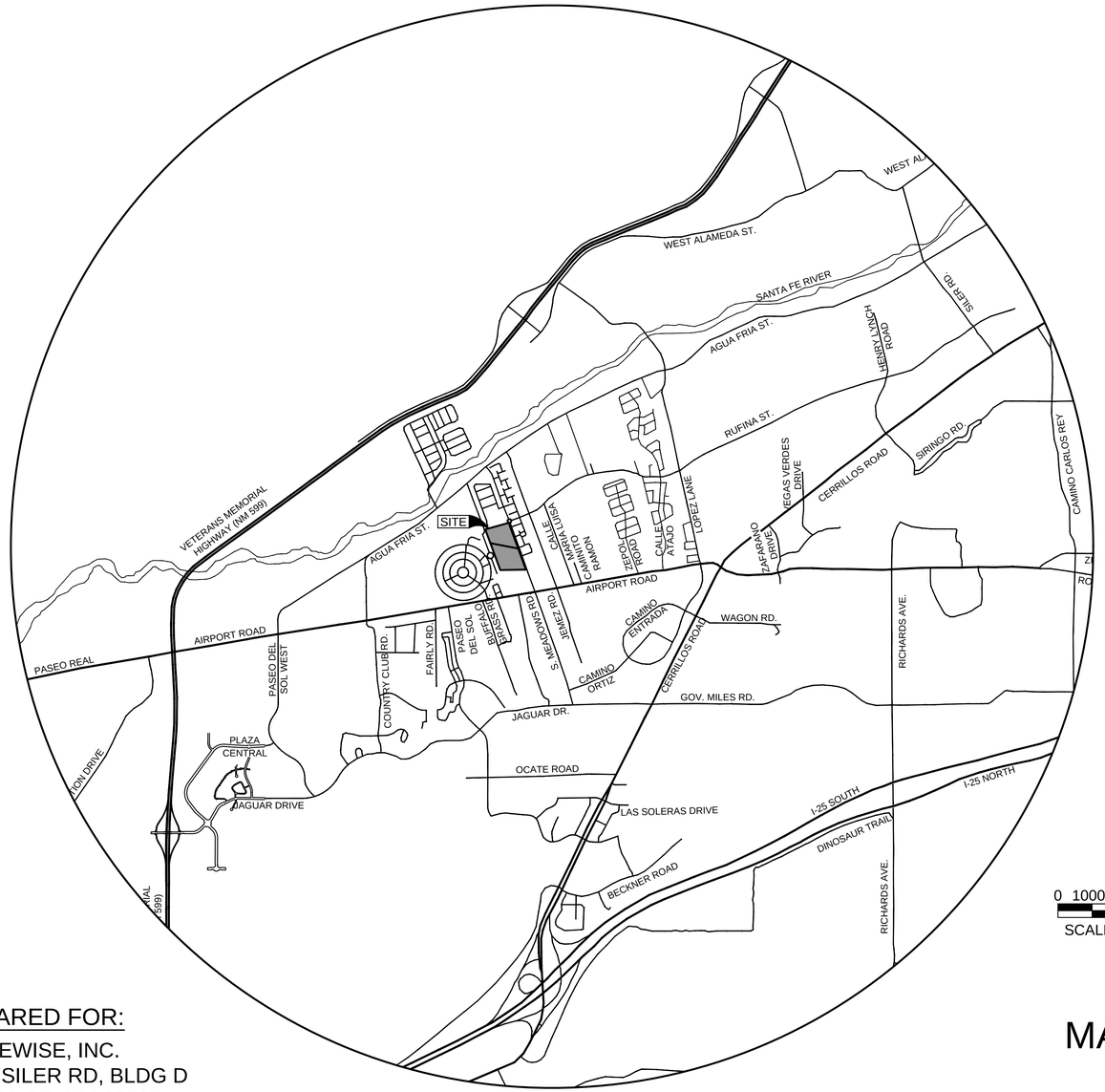
	buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief.		
13	Shall have water supply that meets fire flow requirements as per IFC 2021 (Appendix B).		Prior to Final Plat Hearing
14	Shall meet the requirements of IFC 2021, D102.1: Access and Loading (75,000 lbs. minimum weight-bearing requirement).		Prior to Final Plat hearing as a note on the plat
15	Shall meet the requirements of IFC 2021, D103.5 Fire apparatus access road gates.		Prior to Final Plat hearing
16	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
17	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
18	Shall comply with D105 Aerial Fire Apparatus Access Roads (width and proximity to building).		Prior to Final Plat Hearing
19	Shall comply with Section D106 Multiple-Family Residential Developments.		Prior to Final Plat hearing
20	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
21	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		Prior to Final Plat Hearing

	diagonal dimension of the property or area to be served measured in a straight line between accesses.		
22	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
23	The Applicant shall obtain final design approval for the park design from the City Parks Department prior to Final Plat.	City Parks	Prior to Final Plat Hearing
24	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
25	The Applicant shall obtain final design approval for the raingarden/stormwater detention facility from the Land Use Engineer.		Prior to Final Plat Hearing
26	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

PRELIMINARY SUBDIVISION PLAT

SUBMITTAL FOR LOS PRADOS

3600 AND 3740 SOUTH MEADOWS ROAD



0 1000 2000 4000

SCALE: 1" = 2000'

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

1-1	COVER SHEET
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
4-E1	LANDSCAPE PRELIMINARY LIGHTING PLAN - PARK
4-23 TO 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
7-3	ON-STREET PARKING LAYOUT
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
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		

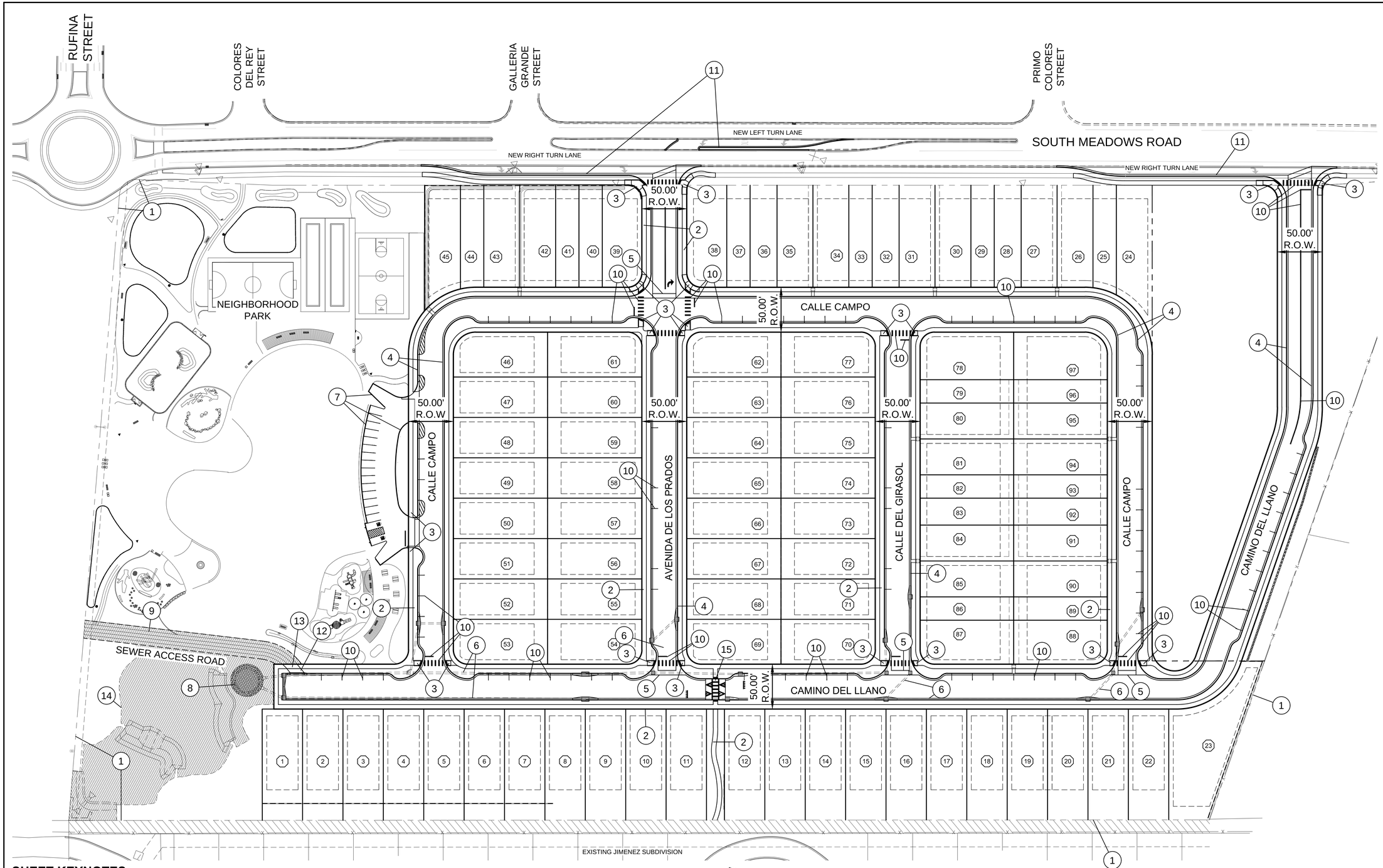
CITY USE ONLY

Santa Fe Engineering Consultants, LLC
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 2-6
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
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

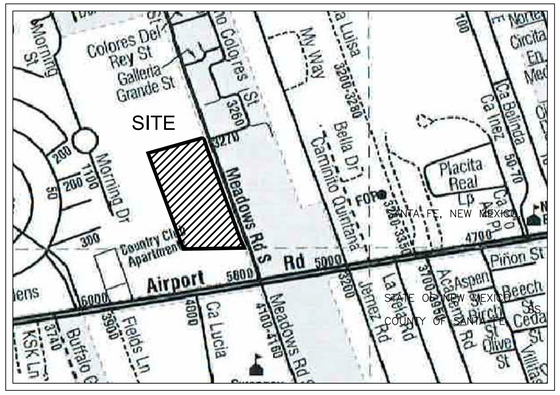
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

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

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
Country Club Apartments
Airport Rd
Ca Lucia
Meadows Rd
Jerez Rd
Calleja Rd
Aspen St
Pinon St
Beech St
Olive St
Fields Ln
Buffalo Grass Rd
Kisk Ln
Circle Dr
Mesa Verde
Ceda
Willa
Airport
Rd
5600
5000
4800
4700
4600
4400
4200
4000
3800
3600
3400
3200
3000
2800
2600
2400
2200
2000
1800
1600
1400
1200
1100
1000
900
800
700
600
500
400
300
200
100
50
5270
5070
4790
4790
4790

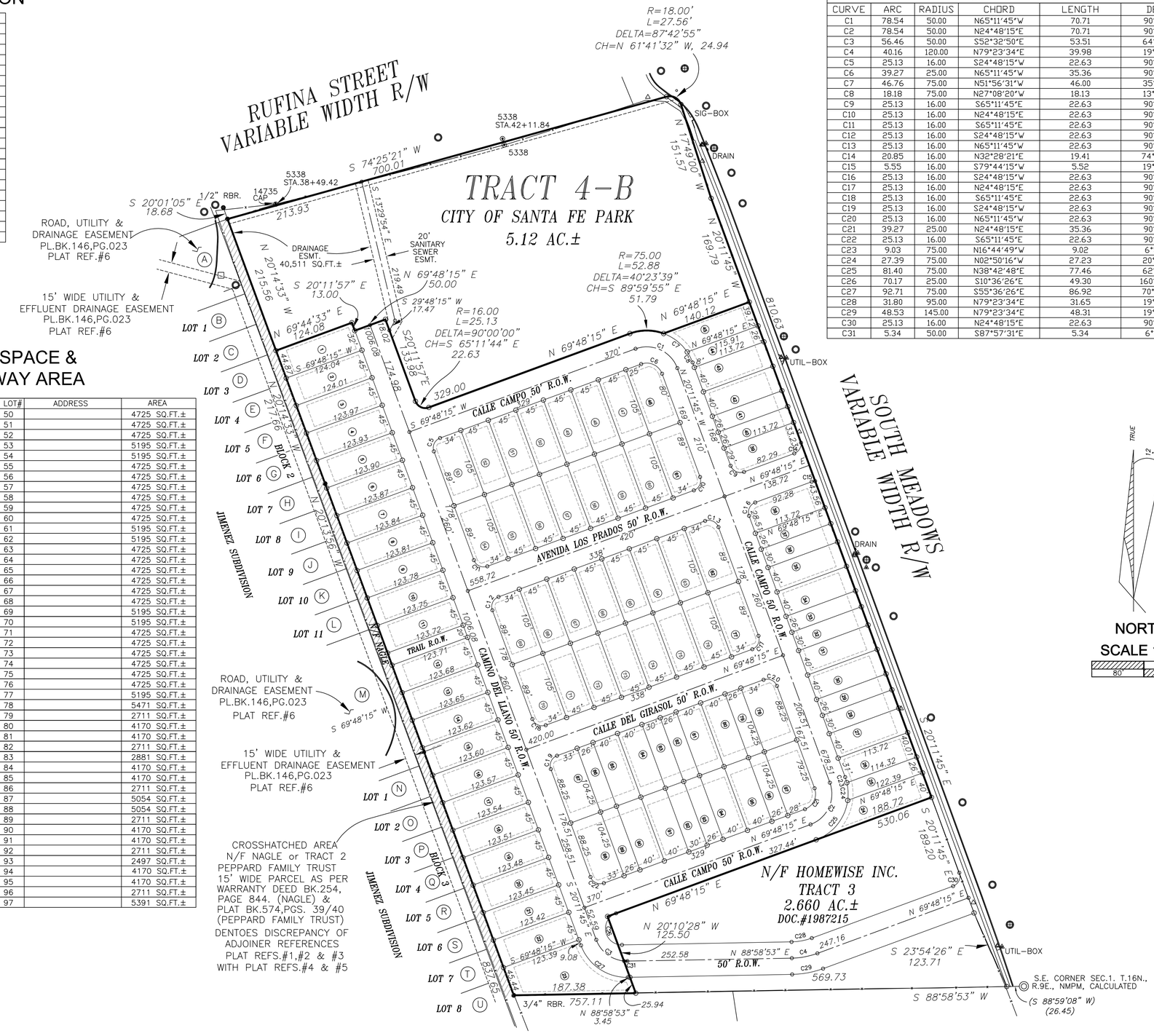
ADJOINER INFORMATION

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"

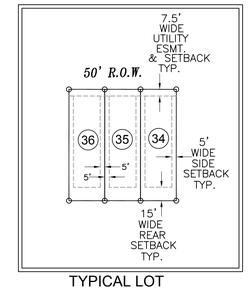
LEGEND AND NOTES

- □ 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

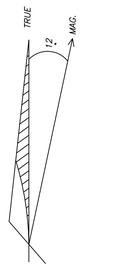
1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84

   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

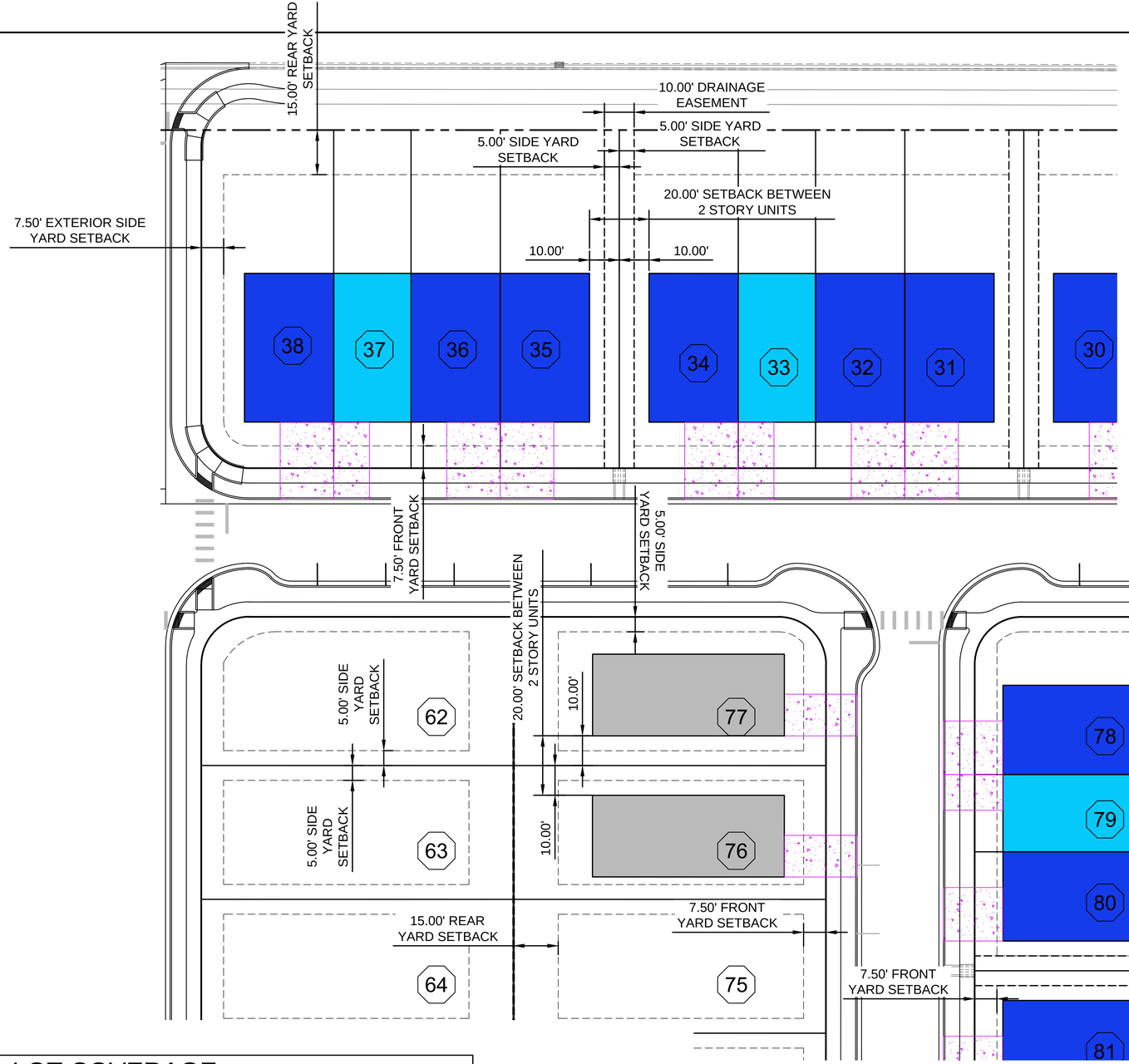
OWNER: HOMEWISE, INC.

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'

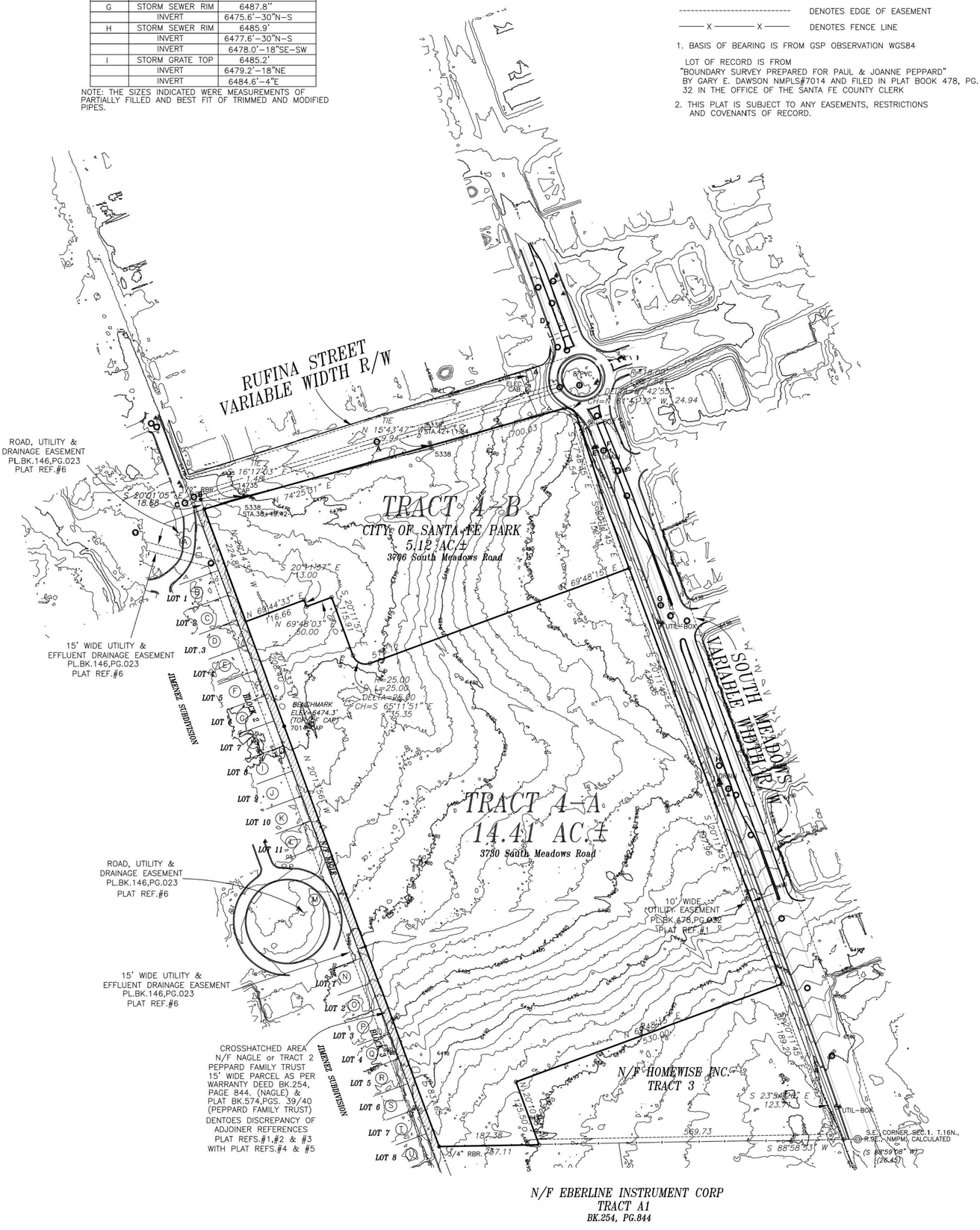
LEGEND AND NOTES

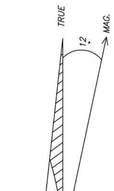
- DENOTES ELEC. TRANSFORMER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES WATER MARKER
- DENOTES FIRE HYDRANT
- DENOTES GAS TEST
- DENOTES TEL./COM. RISER
- DENOTES POINT FOUND (AS NOTED)
- DENOTES MONUMENT FOUND
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- ---------- 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

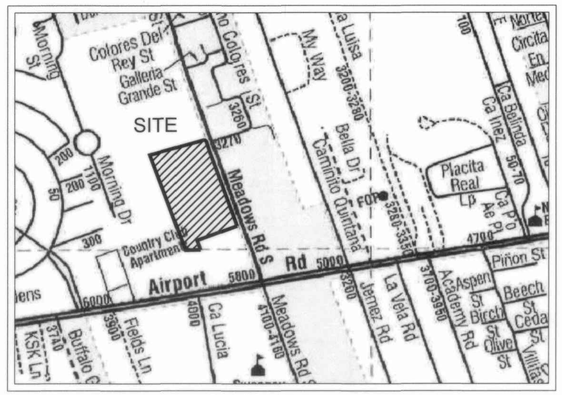
LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

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

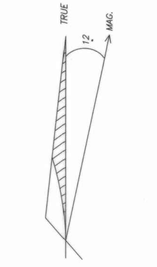
INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: HOMEWISE

LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.



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

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.

COUNTY OF SANTA FE REVIEW

COUNTY TREASURER — DATE: Dec. 6, 2023

CITY OF SANTA FE APPROVAL,

NOTES AND CONDITIONS:

CITY ENGINEER FOR LAND USE — Dee Beingessner — 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.

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.

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 ((( ))).

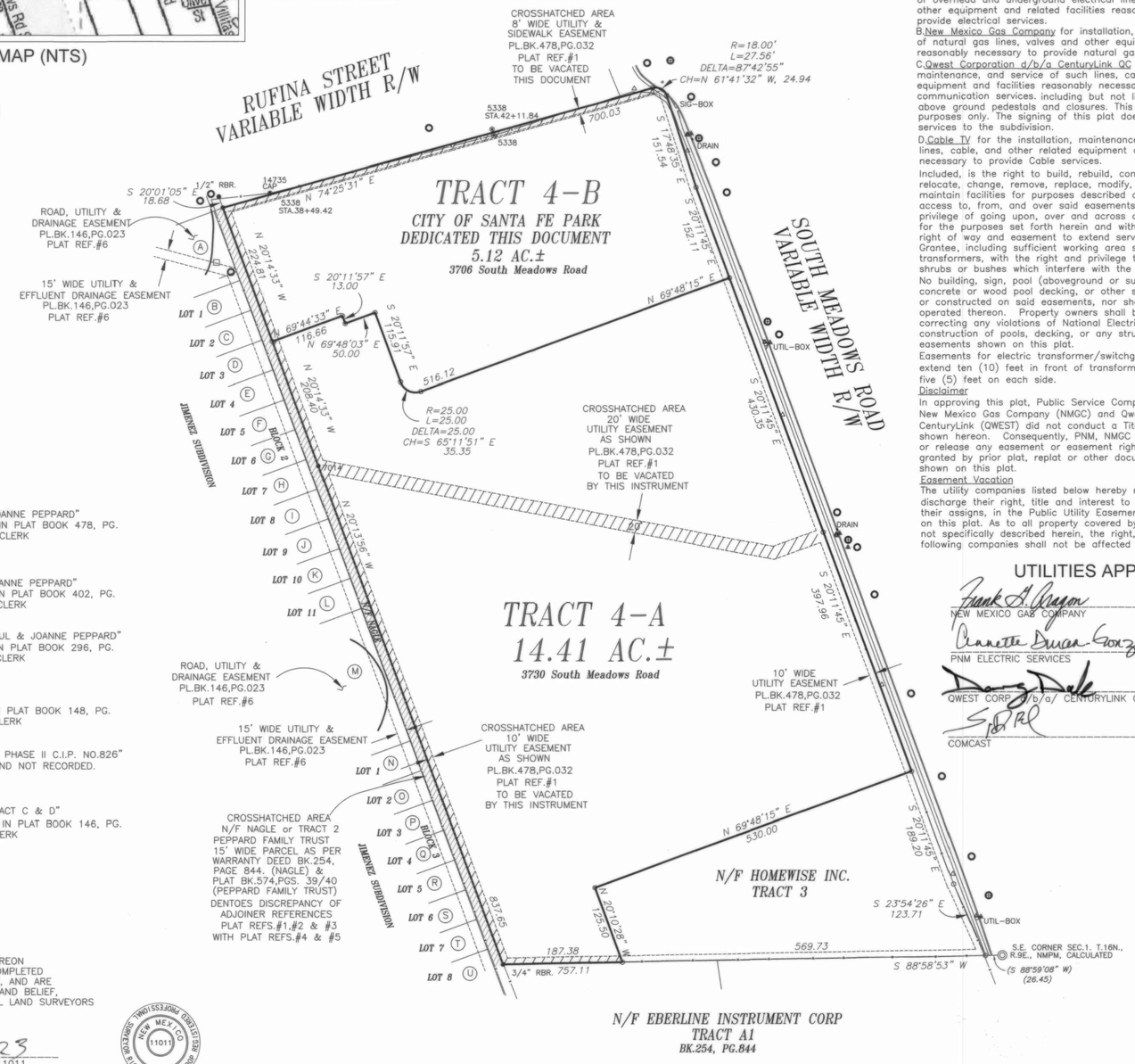
PLAT REFERENCE#6
"AMENDED PLAT OF THE JIMENEZ SUBDIVISION TRACT C & D" BY MORRIS A. APODACA NMPLS#5300 AND FILED IN PLAT BOOK 146, PG. 23 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

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 11011 REGISTERED PROFESSIONAL SURVEYOR RICHARD A. CHATROOP



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

NEW MEXICO GAS COMPANY — Frank A. Grayson — 10/24/2023 — DATE

PNM ELECTRIC SERVICES — Jeanette Duran-Gonzales — 10/30/23 — DATE

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. 20 23 at 10:31 o'clock A m. and was duly recorded in book A708 page 13 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County, N.M.
Deputy

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.

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

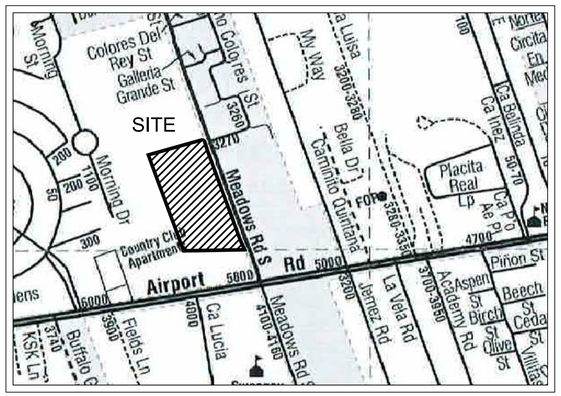
RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: HOMEWISE, INC.

LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

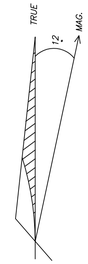
CASE# 2023- HOMEWISE SOUTH MEADOWS



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'

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

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.

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 (( )).

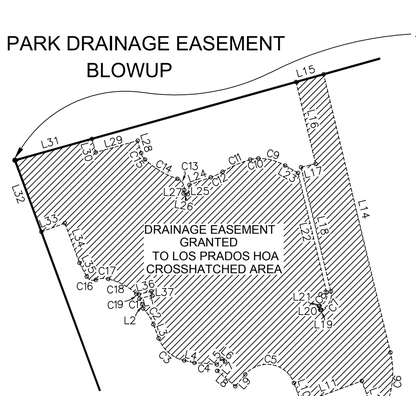
PLAT REFERENCE#4
"SOUTH MEADOWS LOT SPLIT" BY GARY E. DAWSON NMPLS#7014 AND FILED IN PLAT BOOK 148, PG. 40 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

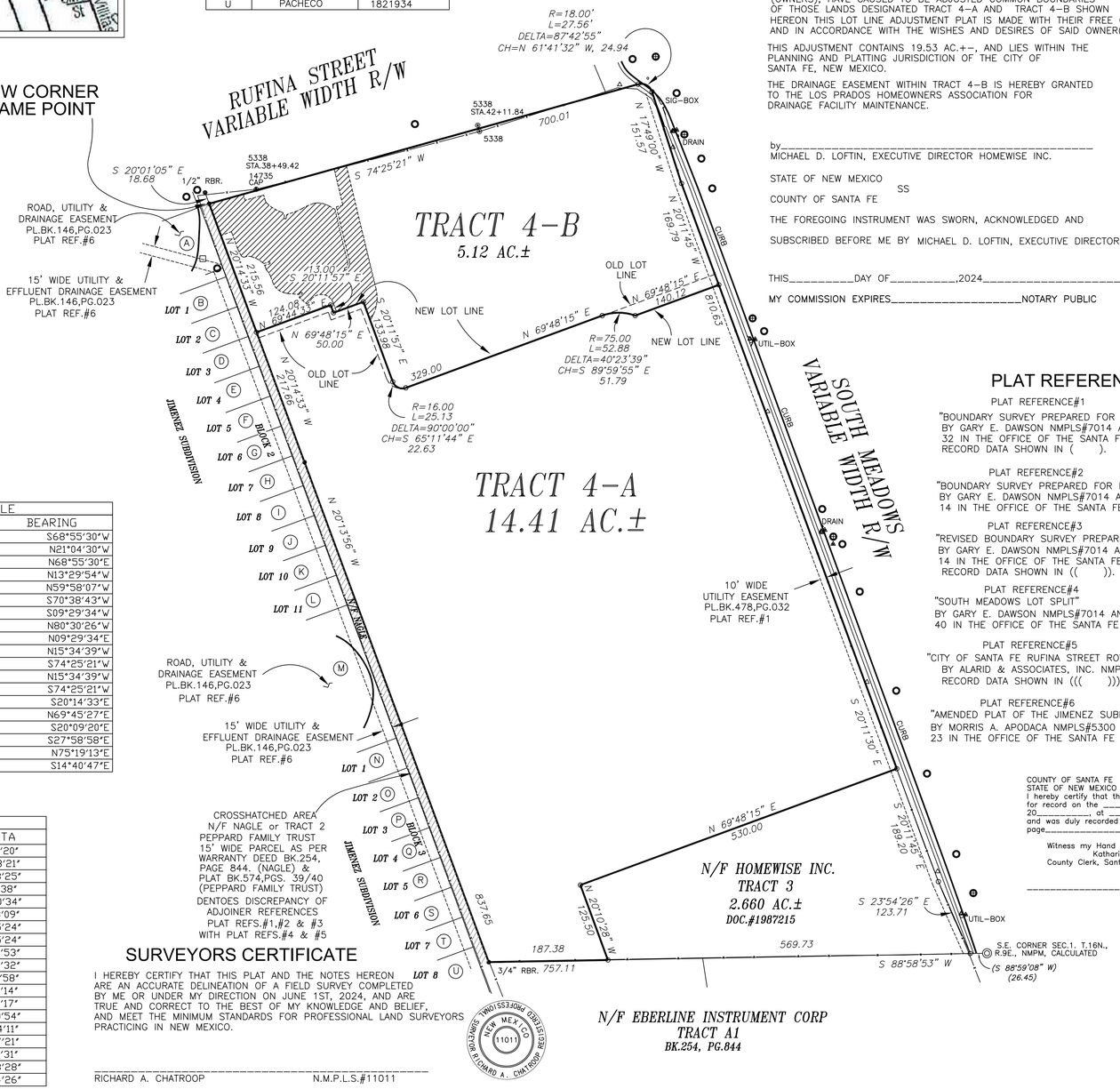
PLAT REFERENCE#5
"CITY OF SANTA FE RUFINA STREET ROW PROJECT PHASE II C.I.P. NO.826" BY ALARID & ASSOCIATES, INC. NMPLS#5300 AND NOT RECORDED. RECORD DATA SHOWN IN ((( ))).

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





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.

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

NEW MEXICO 11011 RICHARD A. CHATROOP SURVEYOR REGISTERED PROFESSIONAL

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"

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.

REVISIONS	DATE	ENGINEERS SEAL

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		

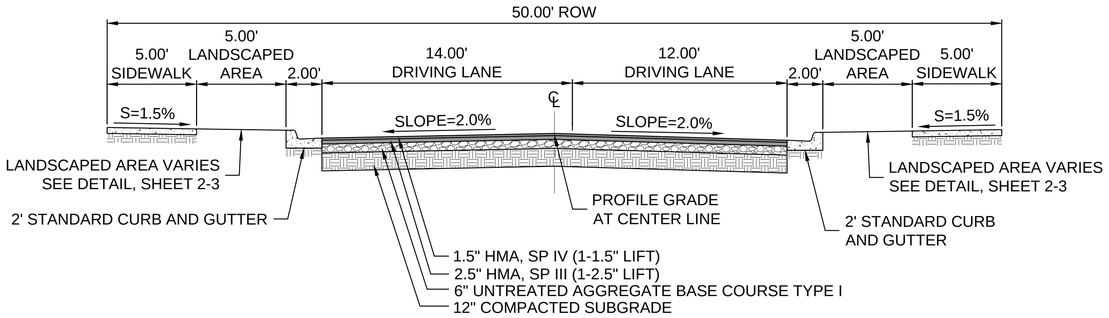
CITY USE ONLY

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

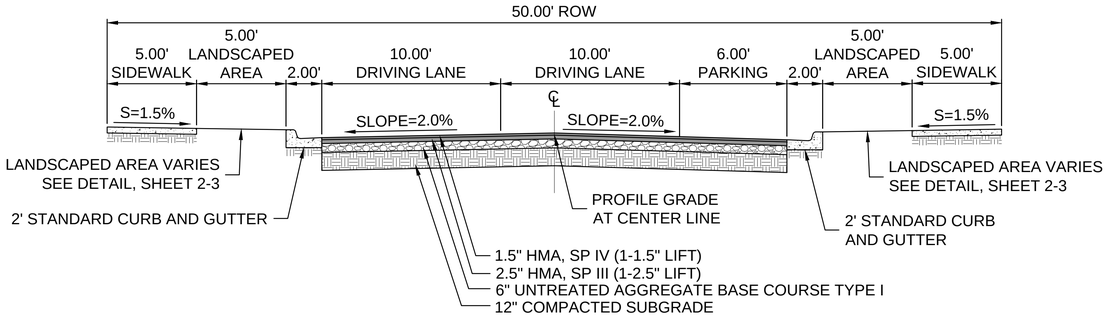
GENERAL NOTES

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	2-1



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
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

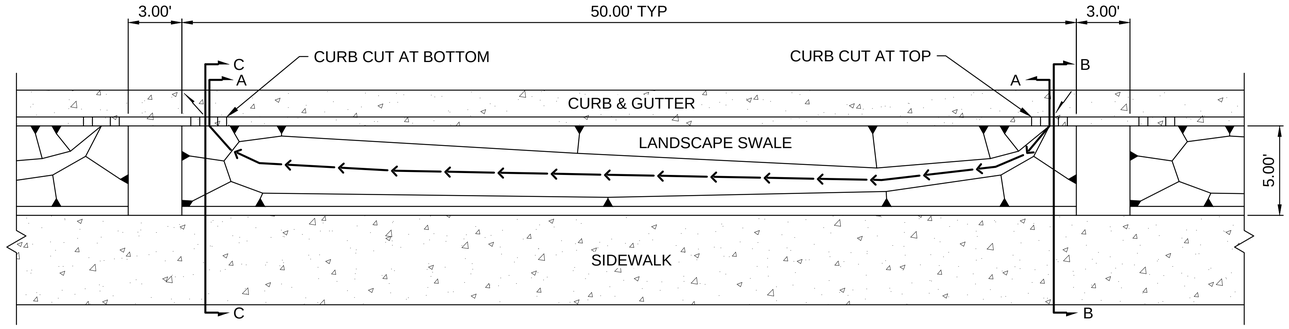
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

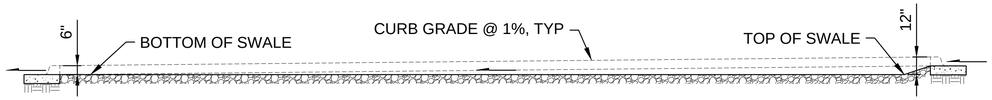
TYPICAL SECTIONS AND DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	2-2

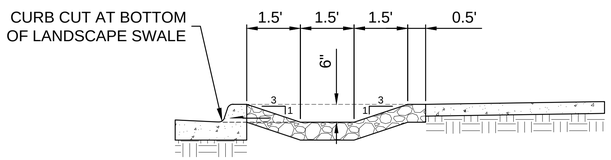
ENGINEERS SEAL
DATE
REVISIONS



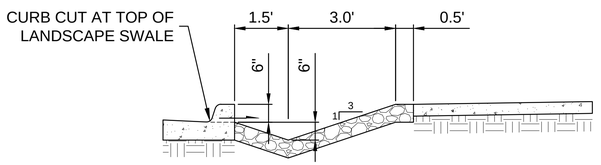
TYPICAL LANDSCAPE SWALE WITHOUT DRIVEWAY



SECTION A-A



BOTTOM SECTION C-C



TOP SECTION B-B

NOTE:
SEE LANDSCAPE PLANS FOR
ADDITIONAL DETAILS.

ENGINEERS SEAL

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		

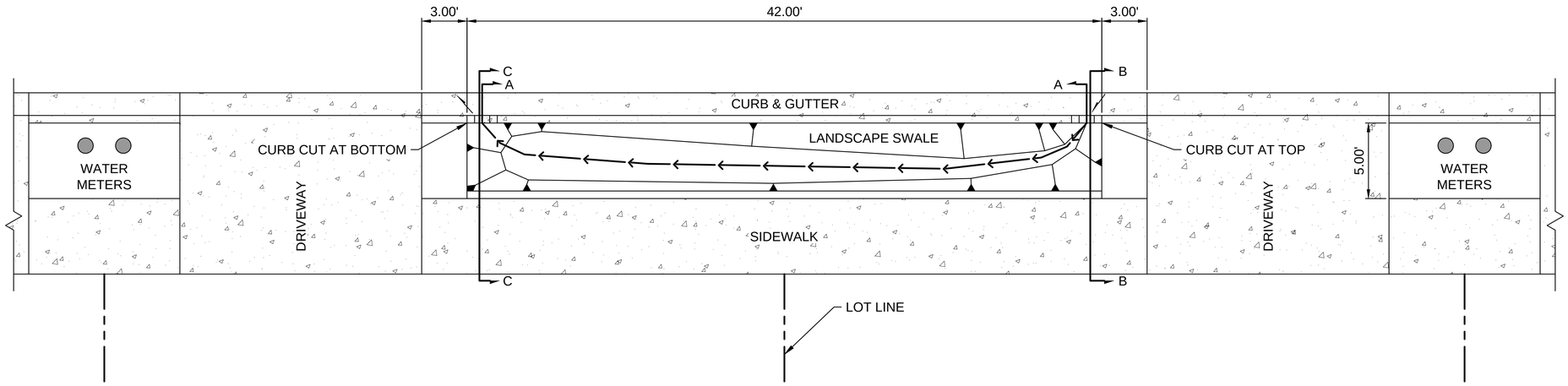
CITY USE ONLY

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

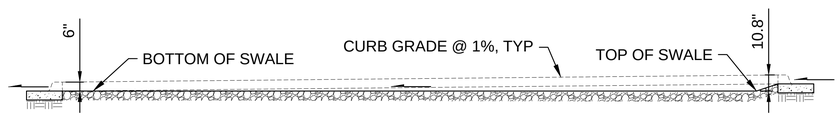
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

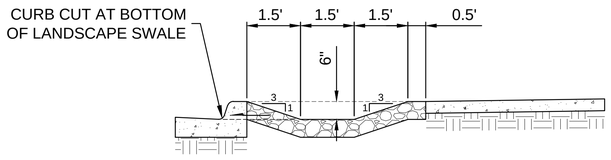
DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	2-3



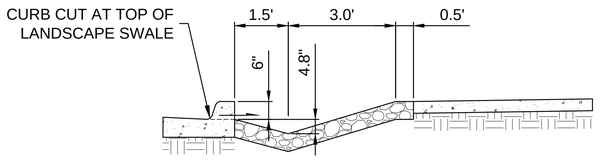
TYPICAL LANDSCAPE SWALE WITH OFFSET DRIVEWAYS



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

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		

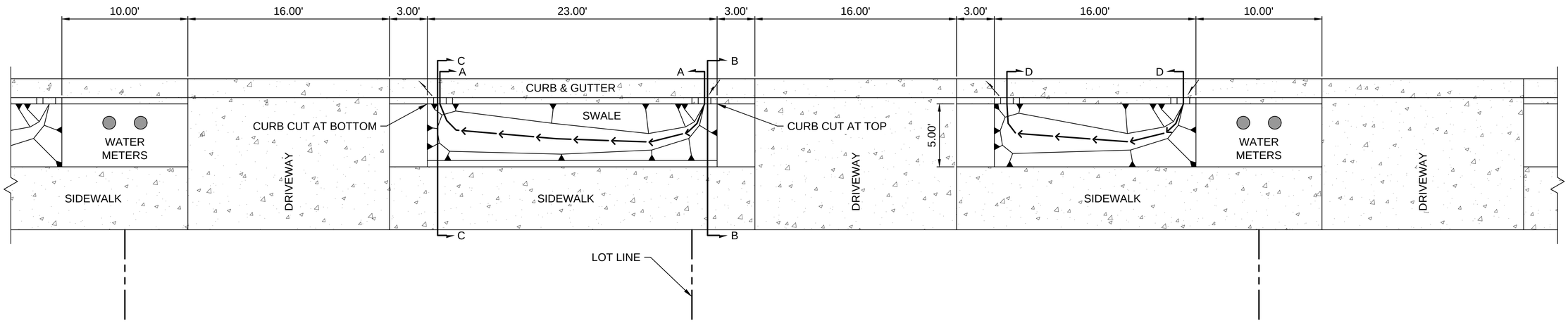
CITY USE ONLY

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

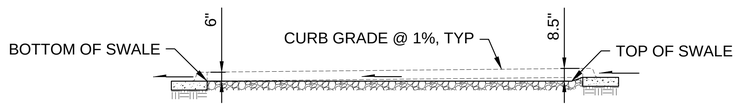
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	2-4



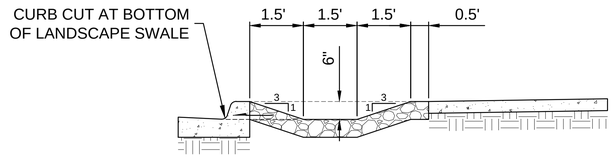
TYPICAL LANDSCAPE SWALE WITH UNIFORM DRIVEWAYS



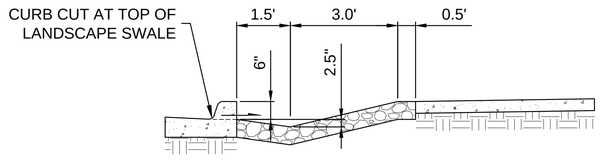
SECTION A-A



SECTION D-D



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

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		

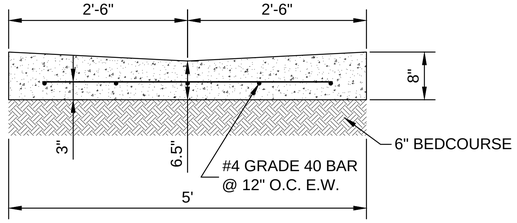
CITY USE ONLY

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

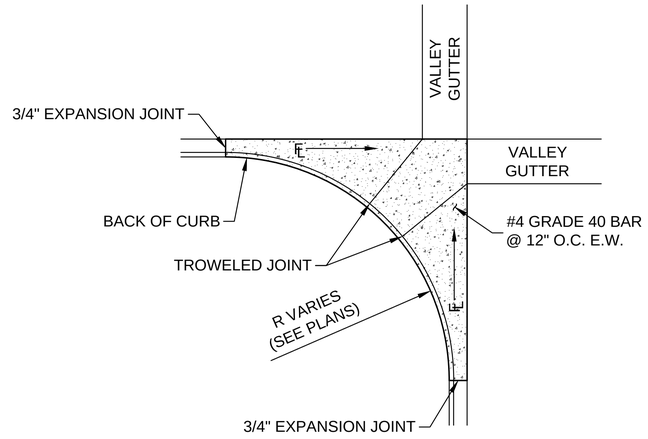
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	N.T.S.	2-5

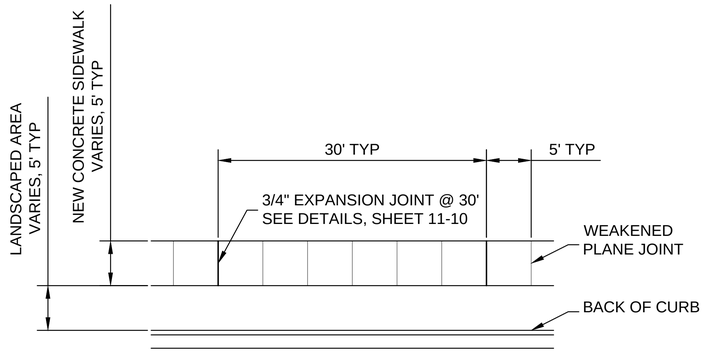


5' - TYPE II VALLEY GUTTER

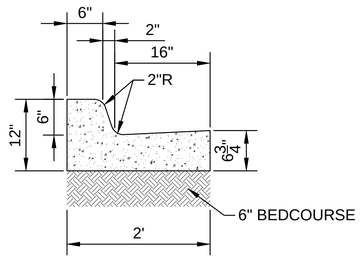


NOTES:
1. POUR FILLETS MONOLITHICALLY
2. PROVIDE A REINFORCING CONTINUATION BETWEEN FILLETS AND VALLEY GUTTERS WITH A 30" REBAR LAP BETWEEN FILLETS AND VALLEY GUTTERS BEING CAST WITHIN 30 CALENDAR DAYS.

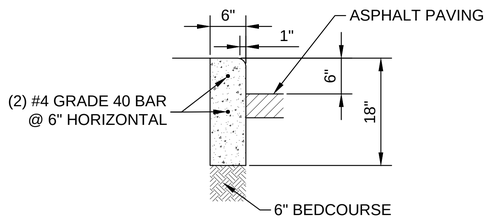
FILLET CURB RETURN



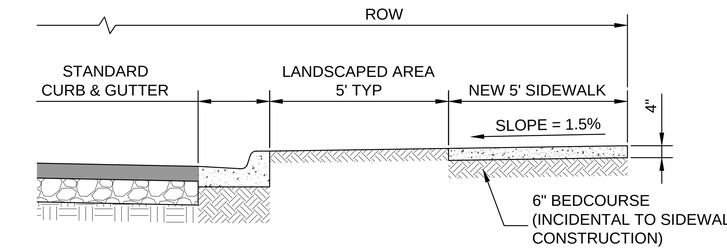
TYPICAL SIDEWALK PLAN



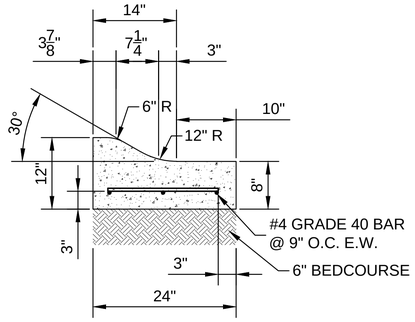
STANDARD 2' CURB AND GUTTER



6" STAND-UP CURB

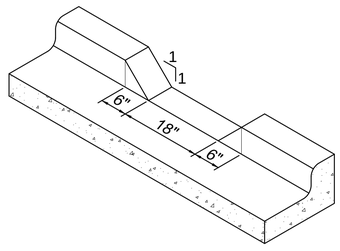


TYPICAL SIDEWALK SECTION

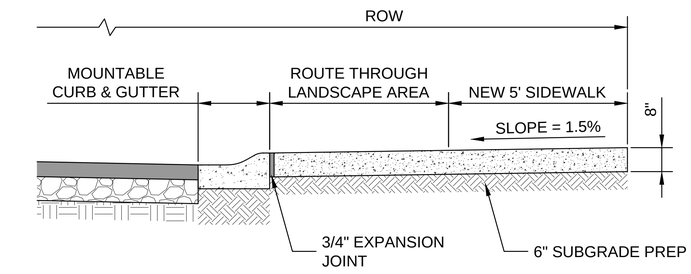


MOUNTABLE CURB AND GUTTER

LOCATE CURB CUTS AS SHOWN ON PLANS.
GRADE SWALES TO DRAIN.
SEE LANDSCAPE AND GRADING PLANS.



CURB CUT DETAIL



TYPICAL THICKENED SIDEWALK SECTION

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		

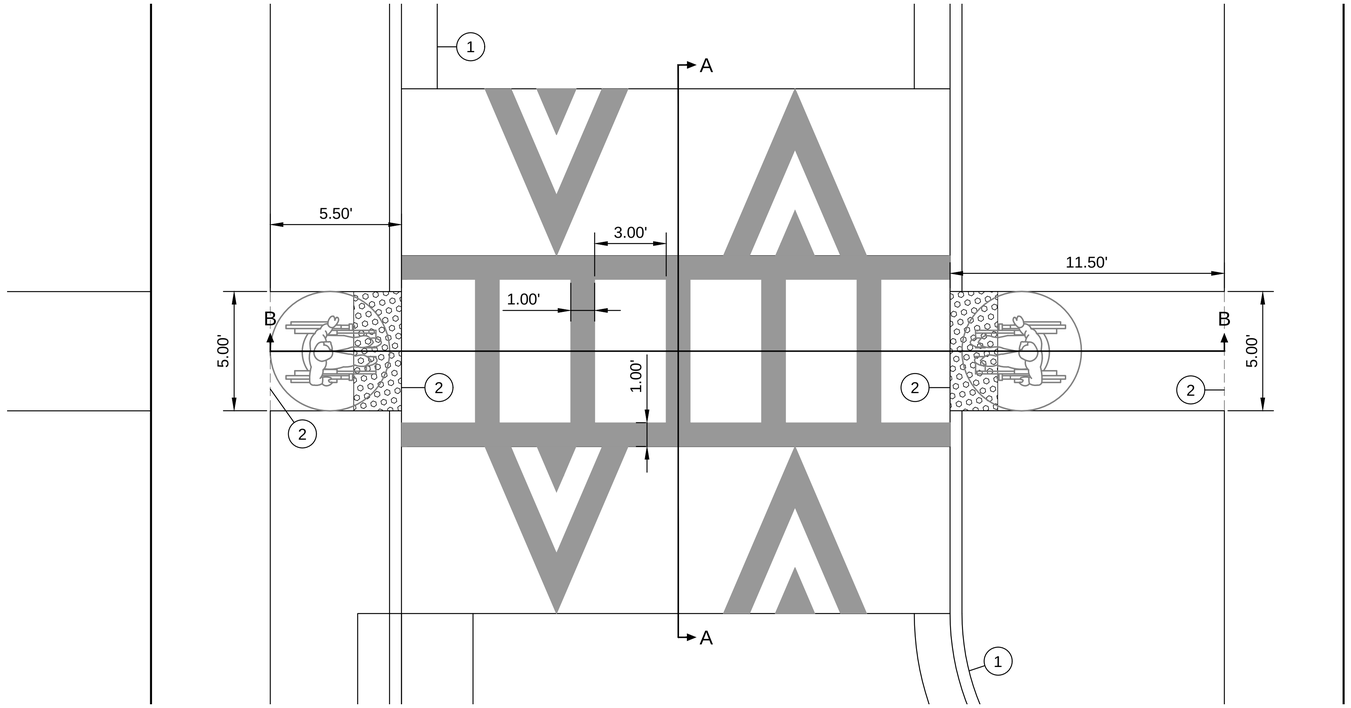
REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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	N.T.S.	2-6



STANDARD RAISED CROSSWALK
SCALE: N.T.S.

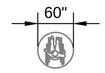
NOTES

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

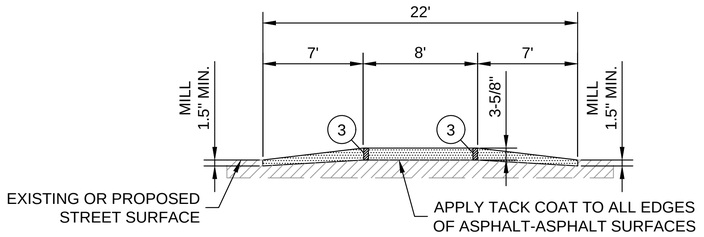
1. PROPOSED CURB AND GUTTER
2. 3/4" EXPANSION JOINT, SEE DETAILS SHEET 11-10
3. STANDARD CONCRETE BRICK PLACED ON SIDE TO FORM THE RAISED CROSSWALK (UNLESS CONTRACTOR CAN MAINTAIN PROPER SHAPE WITH LAYDOWN MACHINE OR ANOTHER MACHINE).
4. APPROVED DETECTABLE WARNING (LANDING WIDTH x 24") PER CITY OF SANTA FE STANDARDS.

LEGEND

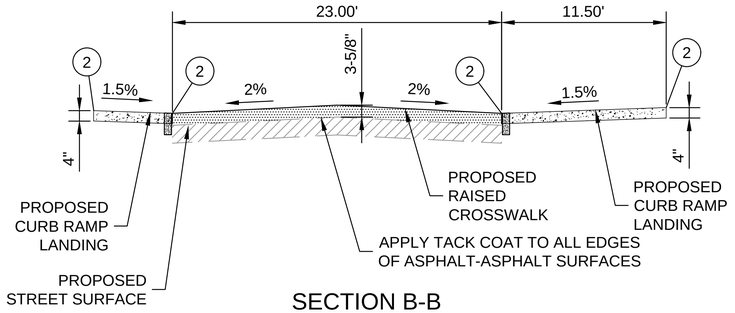


MAINTAIN A 60" TURNING RADIUS ON ALL CURB RAMP LANDINGS PER ADA

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

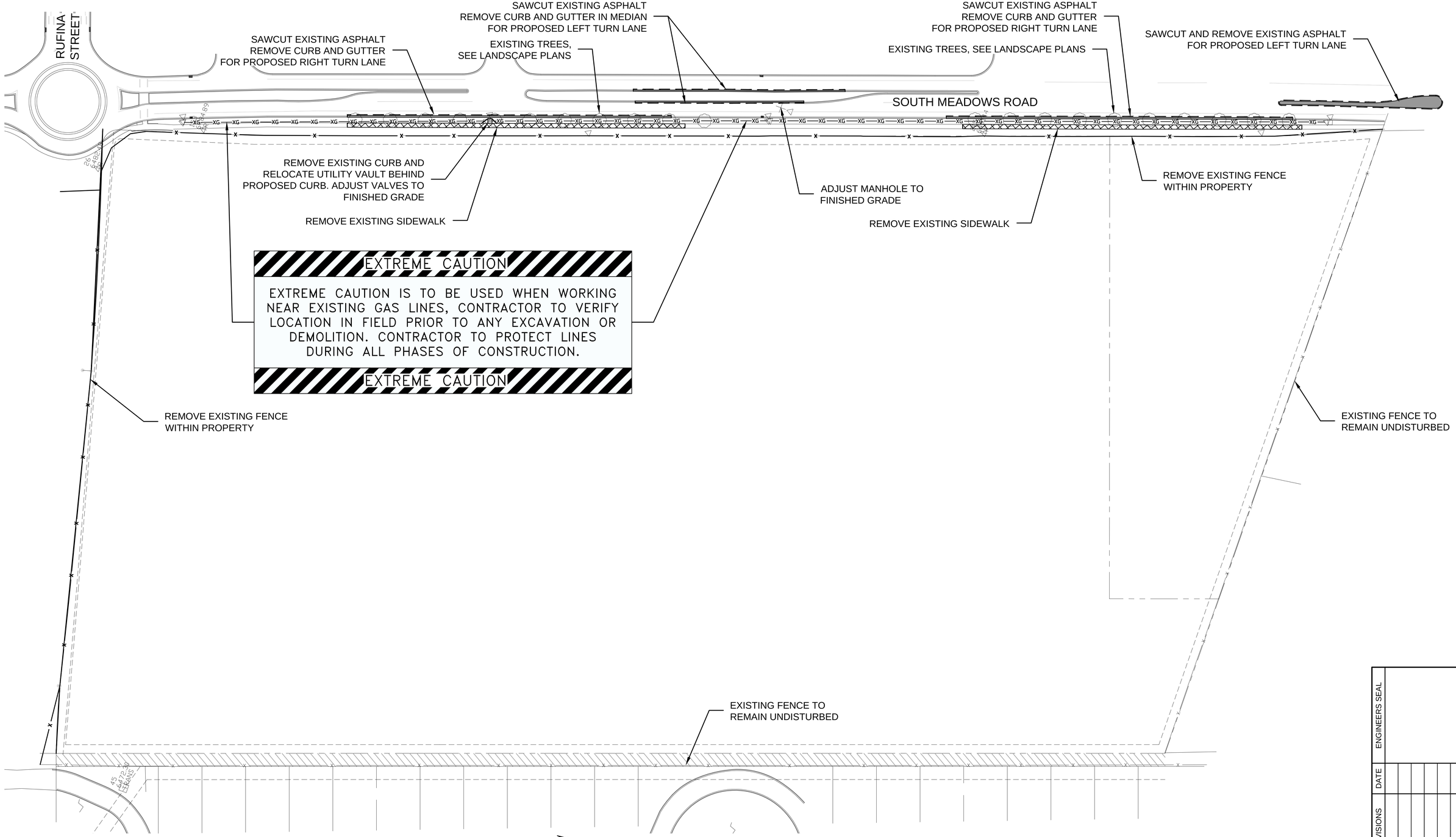
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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
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

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.

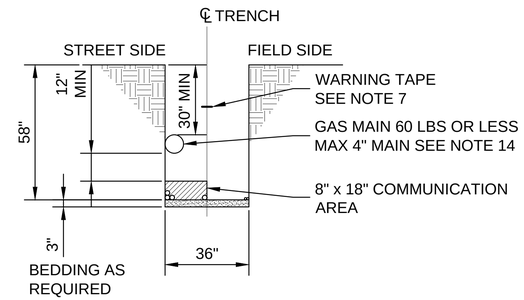
GENERAL NOTES:

GAS SERVICES AND METERS TO BE DESIGNED BY NEW MEXICO GAS COMPANY.

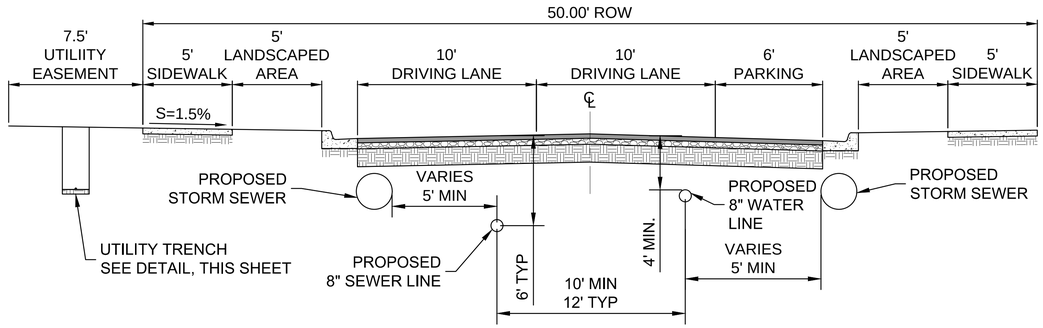
WATER SERVICES TO BE DESIGNED BY SANGRE DE CRISTO WATER COMPANY.

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

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

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

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

SITES SOUTHWEST

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
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/NEED 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	10% (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.

REVISIONS	DATE
△	
△	
△	
△	
△	
△	
△	

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

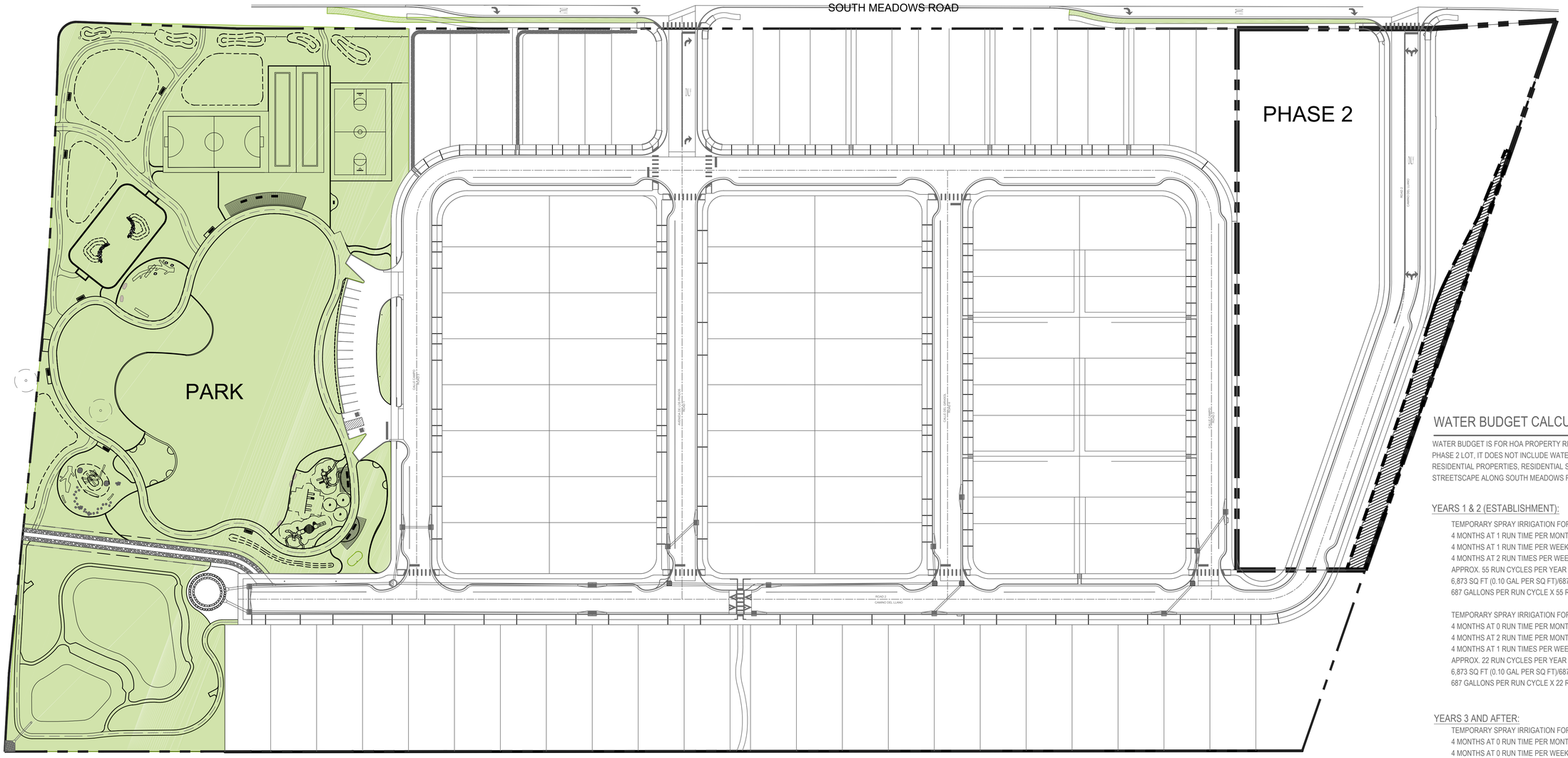
SPRAY IRRIGATION FOR TURF:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 88 RUN CYCLES PER YEAR
43,244 SQ FT (0.25 GAL PER SQ FT)/10,811 GALLONS PER RUN CYCLE
10,811 GALLONS PER RUN CYCLE X 88 RUN TIMES = 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'.

REVISIONS	DATE
△	
△	
△	
△	
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

SITES SOUTHWEST

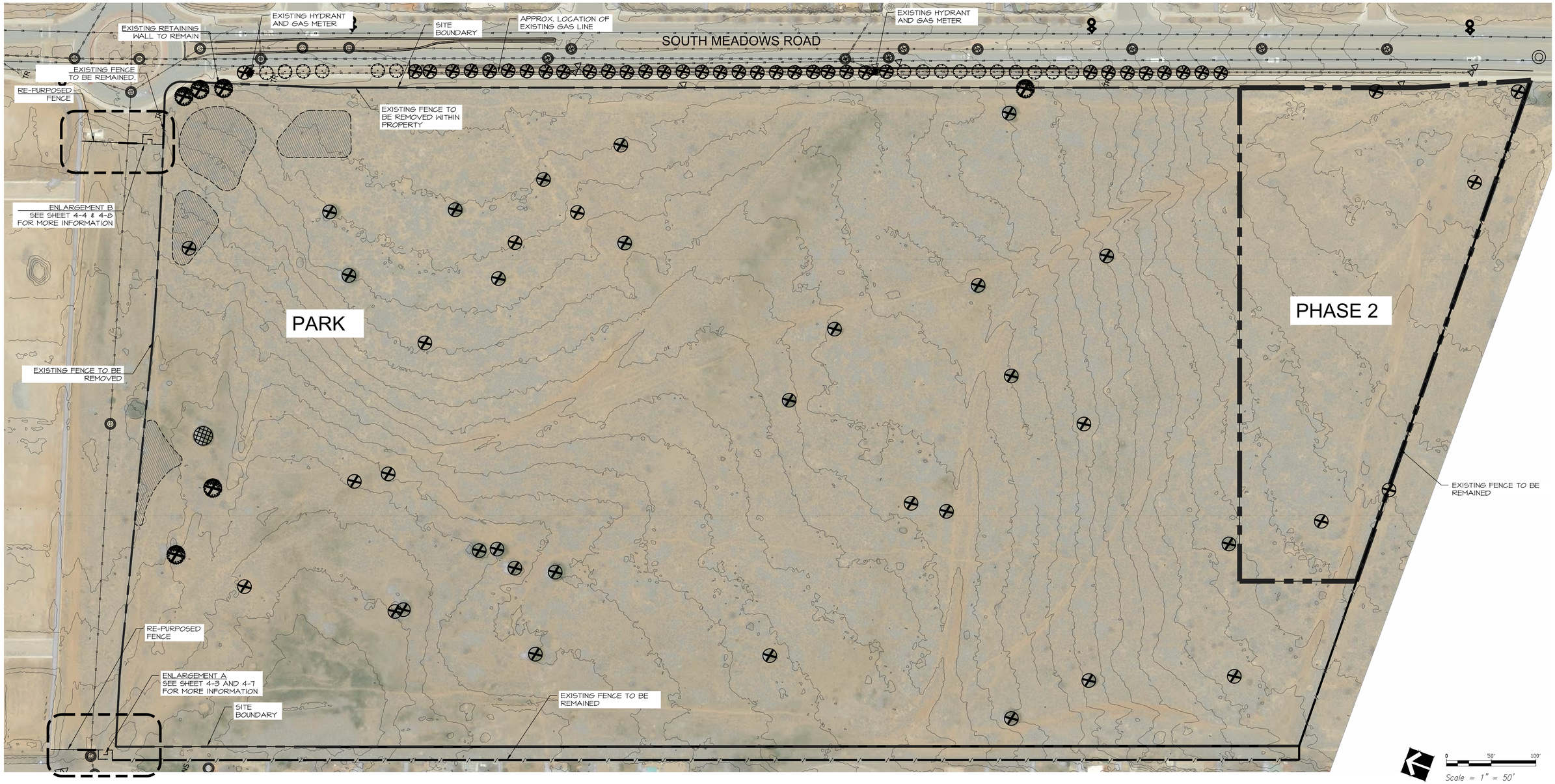
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

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

REVISIONS	DATE
△	
△	
△	
△	
△	
△	
△	

SEAL

CITY REVIEW

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

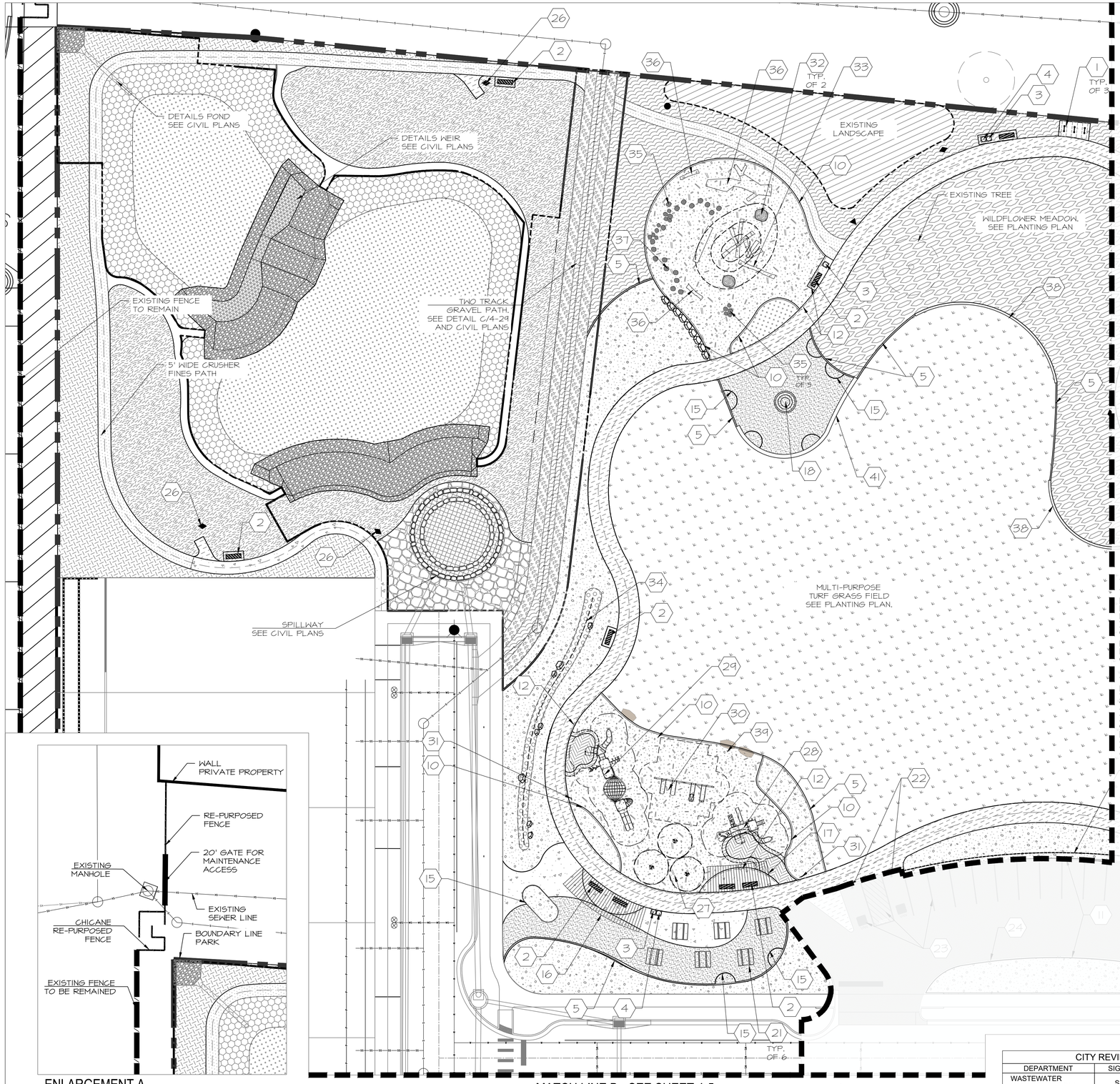
CITY USE ONLY

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 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#: 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
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
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

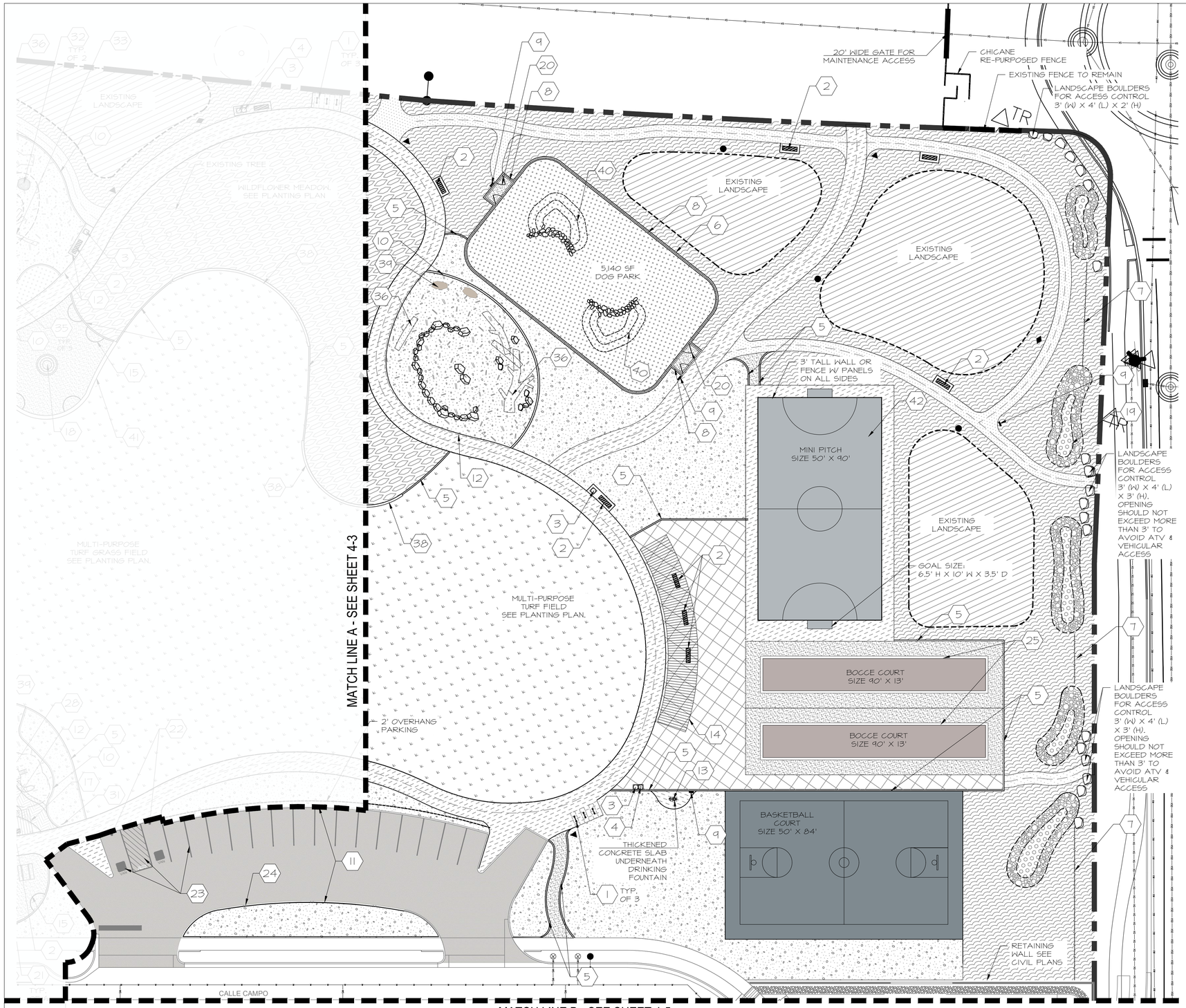
SEAL | DATE | REVISIONS

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 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/NEED 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.
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#: 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
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.
44. LANDSCAPE DESIGN SEE DETAIL A/4-26, 4-13 & 4-14.

	SYD ANGULAR GRAVEL SEEDED WITH REVEGETATION SEED MIX AS BERM ARMORING. SEE DETAIL D/4-29.
	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.

REVISIONS	DATE	SEAL
◁		
◁		
◁		
◁		
◁		
◁		
◁		

Scale = 1" = 20'

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		

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

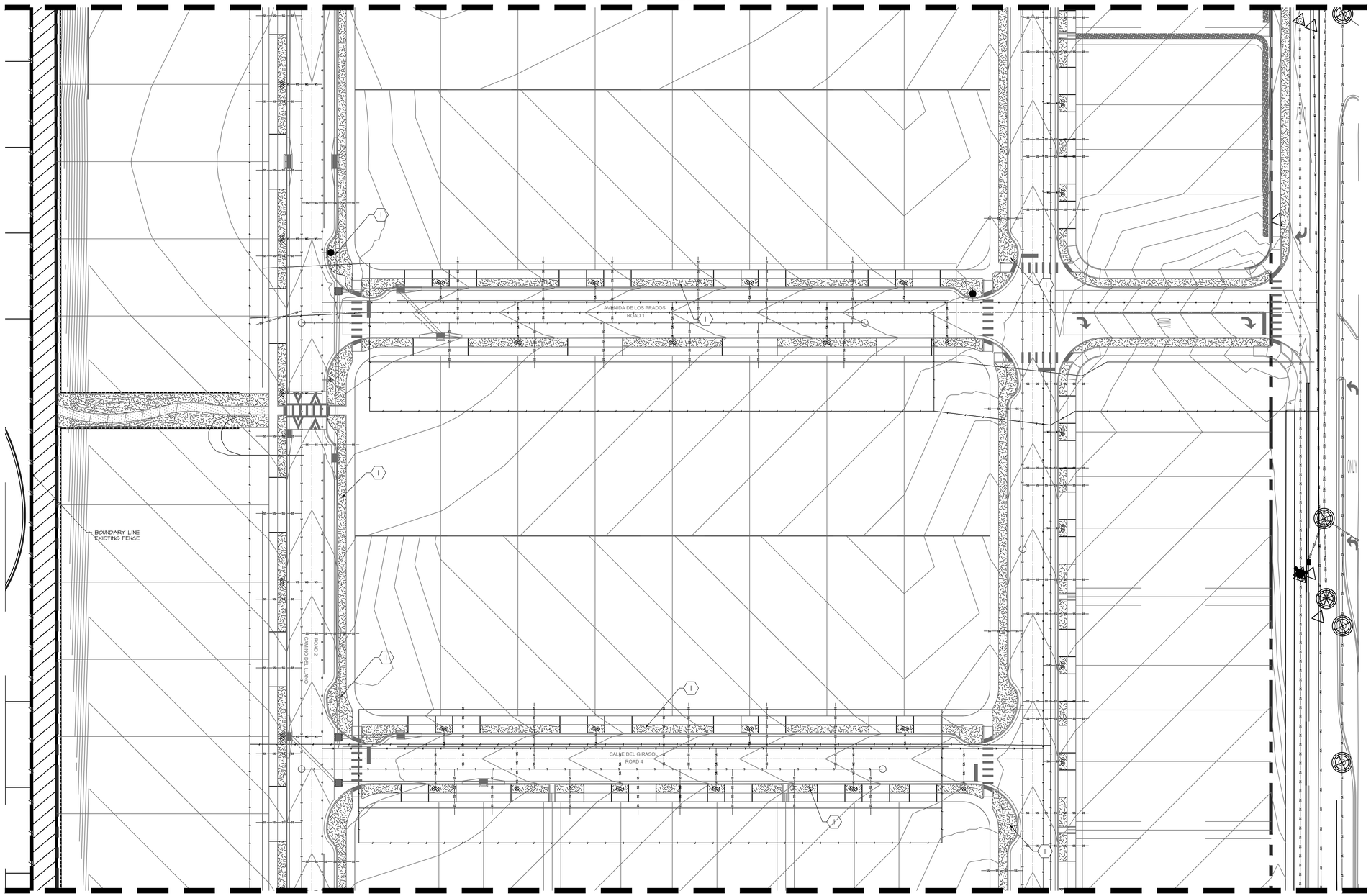
SITES SOUTHWEST

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE 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
△	
△	
△	
△	
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

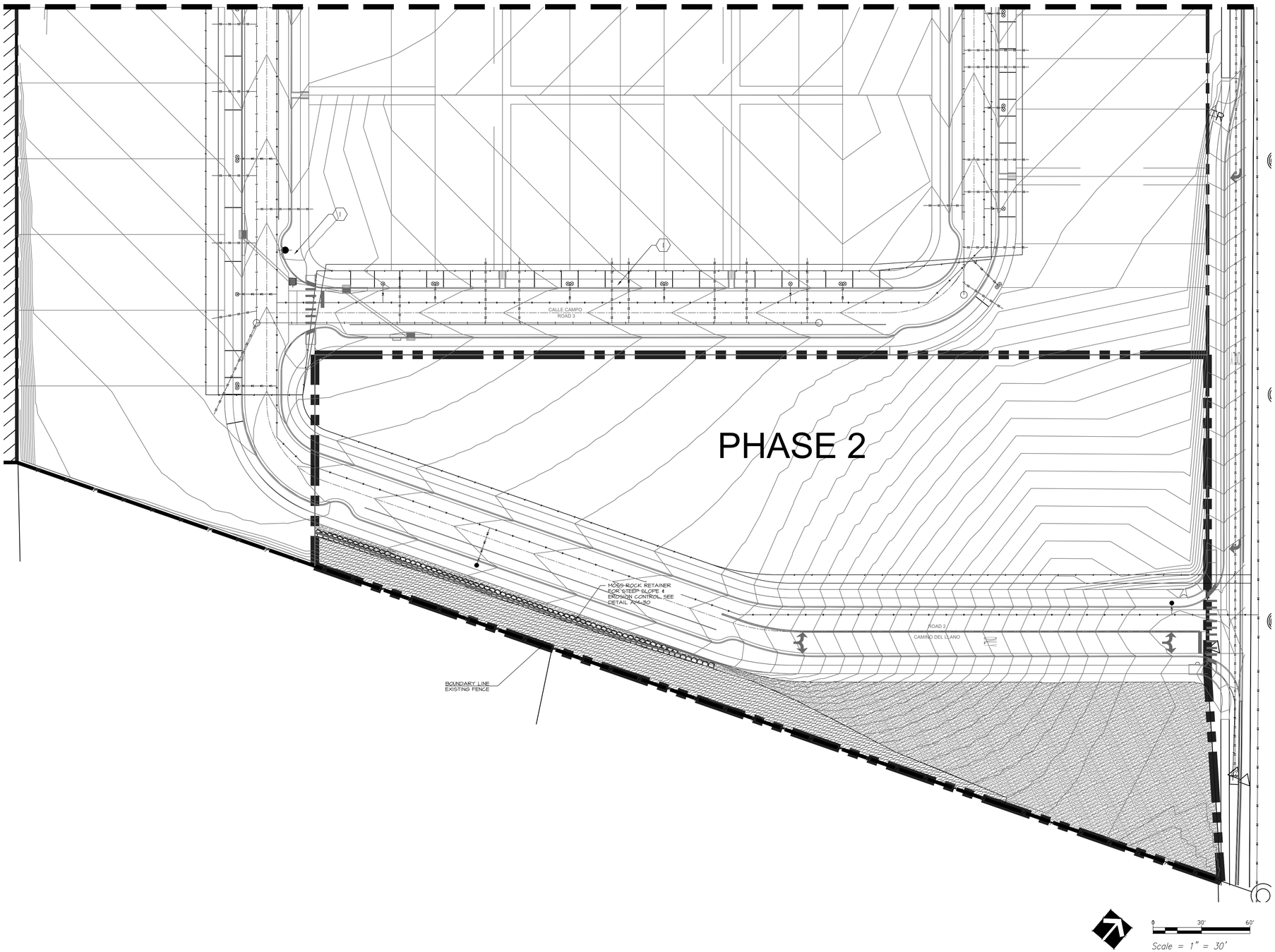
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE 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.

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
△	
△	
△	
△	
△	
△	
△	

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 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

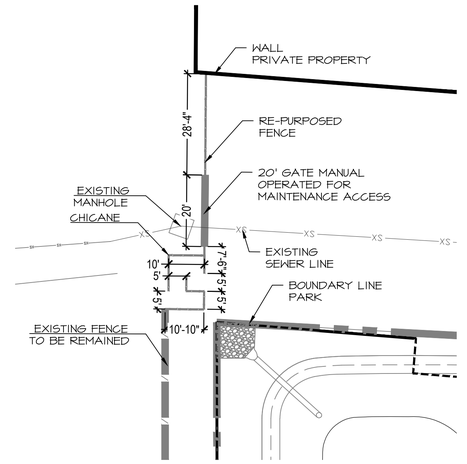
DIMENSIONS PARKING LOT BY CIVIL ENGINEERING

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
◁		
◁		
◁		
◁		
◁		
◁		
◁		

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

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

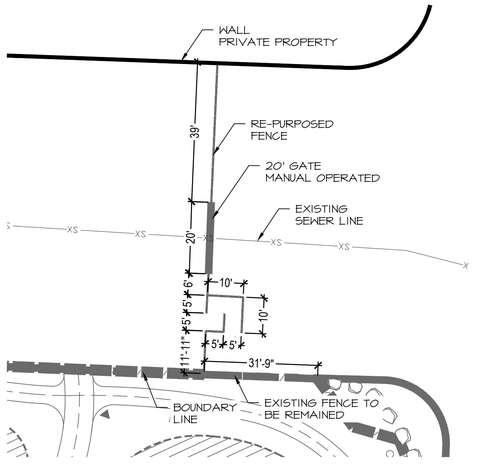
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE 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'

REVISIONS	DATE	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

REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

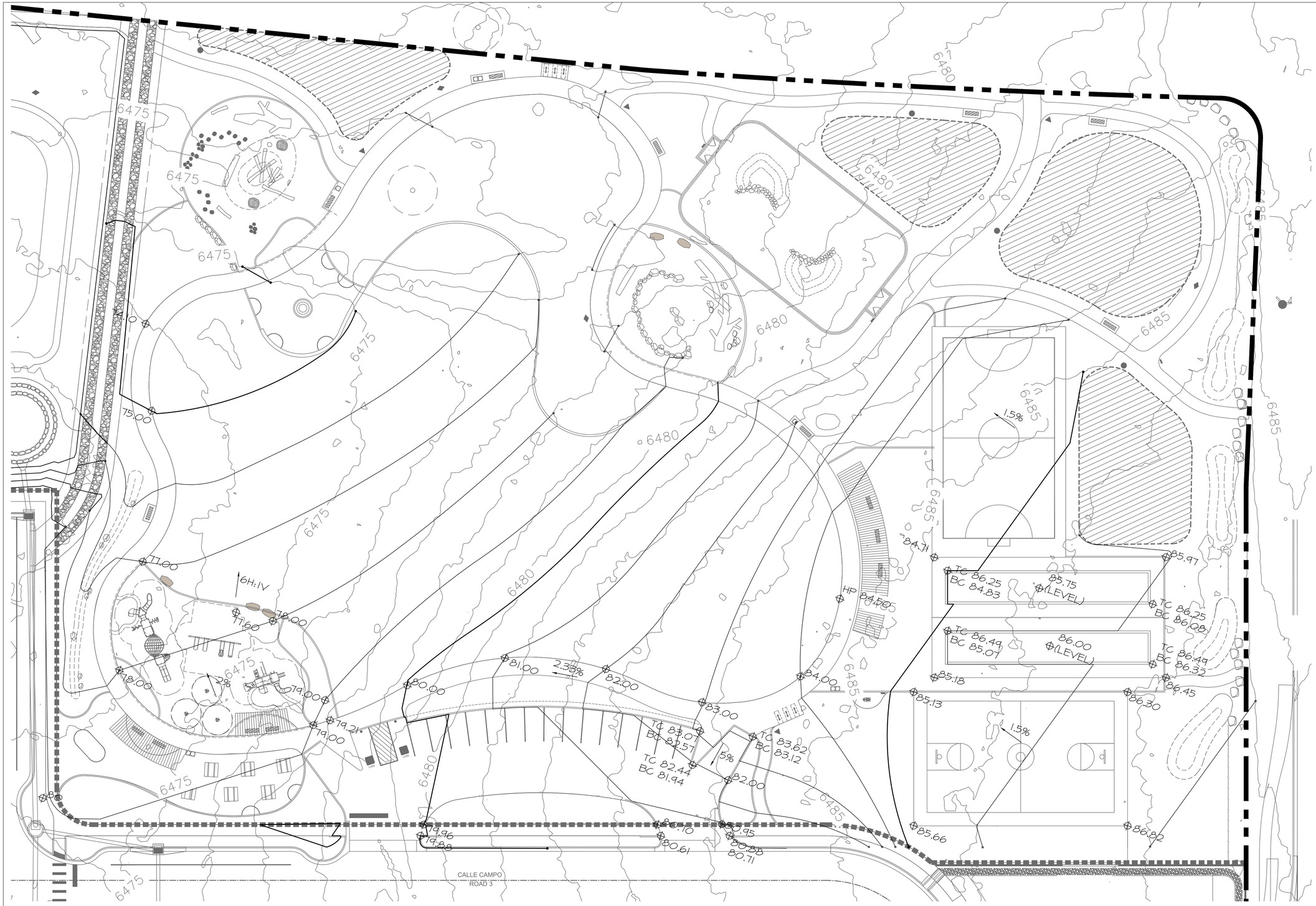
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

SITES SOUTHWEST

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DIMENSIONING PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 20'	4-8



REVISIONS	DATE
△	
△	
△	
△	
△	
△	
△	

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		

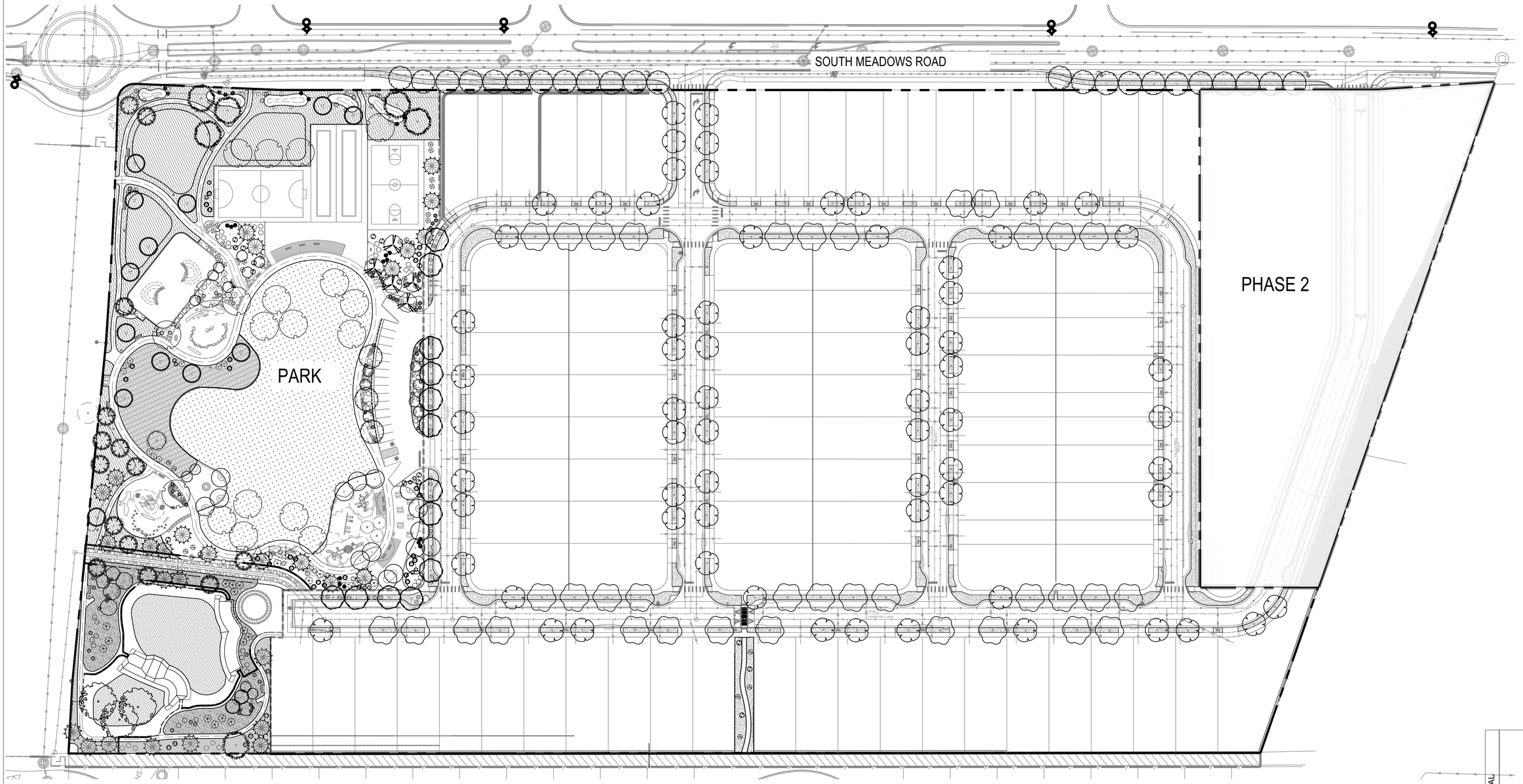
CITY USE ONLY

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:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

SEAL

DATE	REVISIONS
	◁
	◁
	◁
	◁
	◁
	◁
	◁
	◁

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

20'-0" SEWER LINE EASEMENT

20'-0"

MATCH LINE A - SEE SHEET 4-12

MATCH LINE B - SEE SHEET 4-13

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:

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 20' 40'

Scale = 1" = 20'

REVISIONS	DATE	SEAL

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		

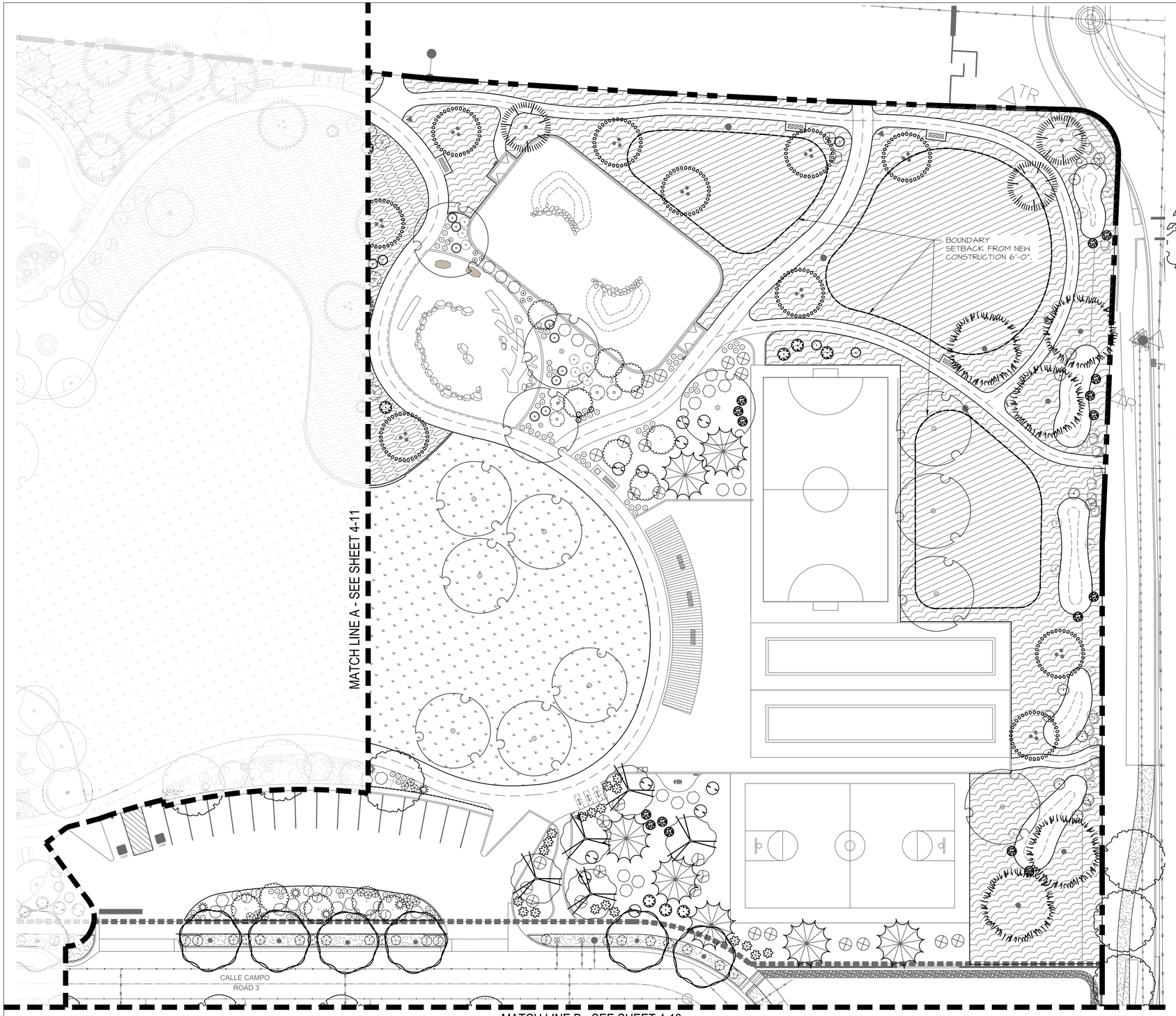
CITY USE ONLY

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 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
	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:

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 20' 40'
Scale = 1" = 20'

REVISIONS	DATE	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		

REVISED JUNE 2024
PER STAFF COMMENTS
CASE # 2024-7998

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

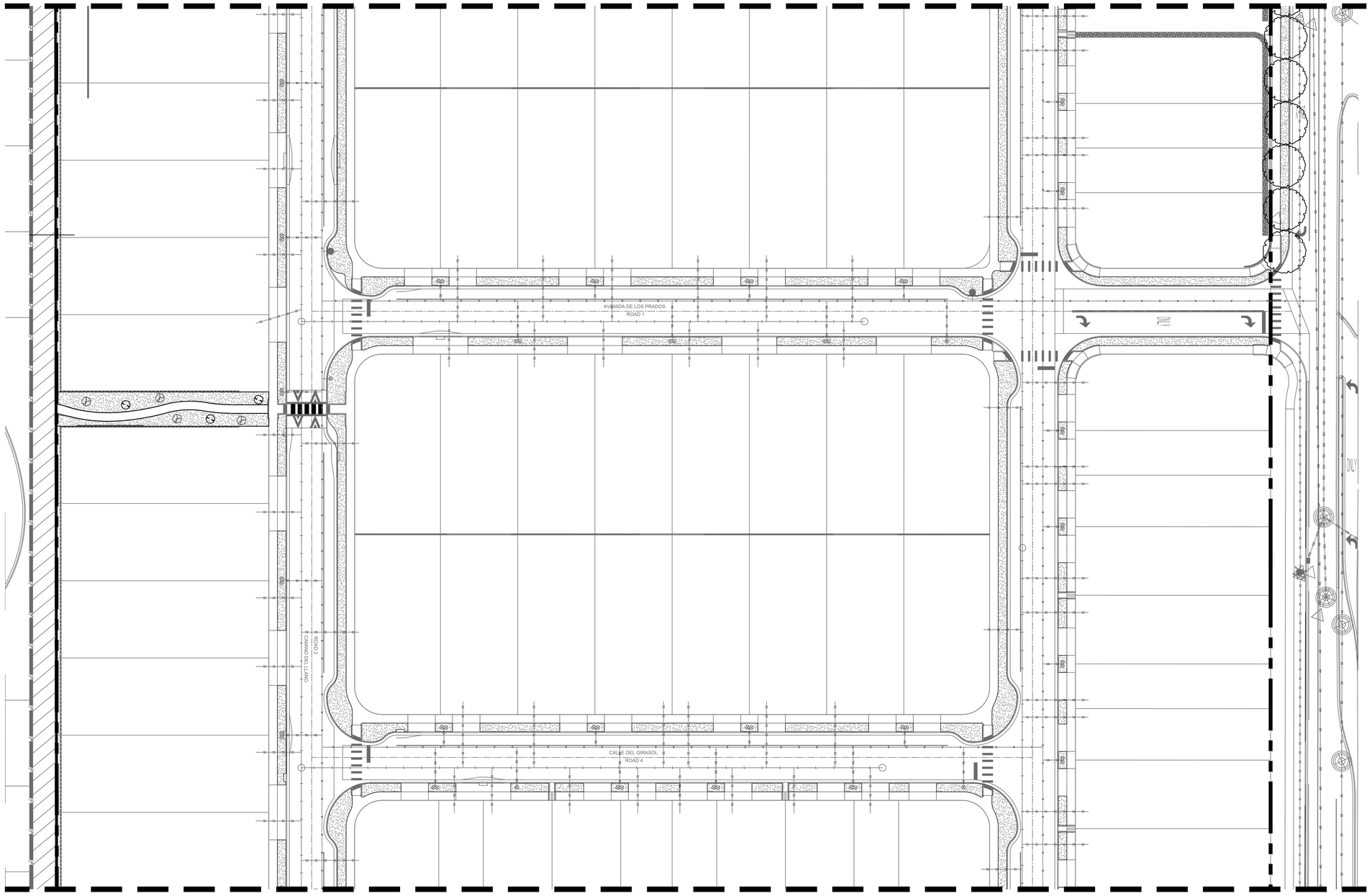
SITES SOUTHWEST

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



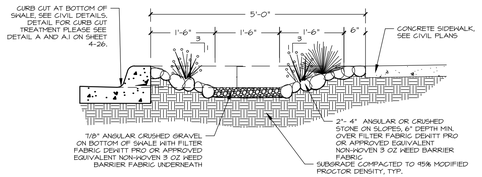
PLANT SCHEDULE

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:

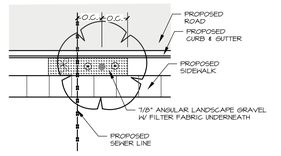
1. NO TREE & SHRUB PLANTING IN PHASE 2 AREA
2. GRADING & UTILITIES SEE CIVIL PLANS.
3. PRELIMINARY LAYOUT FOR DRIVE PADS FOR LOTS. LOCATION IS NOT FINALIZED.

TYPICAL PLANTING FOR SUBDIVISION LANDSCAPE



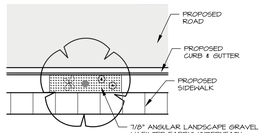
A COBBLESTONE SWALE @ SUBDIVISION (TYPICAL) CROSS SECTION

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.



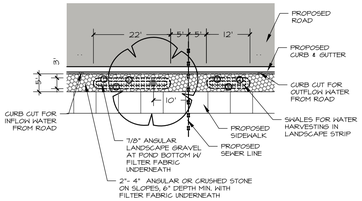
1 TYPICAL A: LANDSCAPE STRIP WITH UTILITIES UNDERNEATH

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

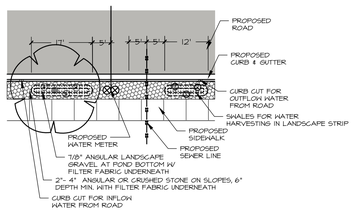
NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. LANDSCAPE PLANTING (1) ONE TREE AND (3) THREE SHRUBS



3 TYPICAL C: COBBLESTONE SWALE W/ UTILITES

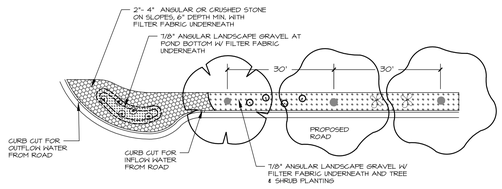
NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. SEE DETAIL A FOR TYPICAL CROSS SECTION OF SWALE.
3. TREE PLANTING SHALL BE MIN OF 5' AWAY OF ANY UTILITY LINES.

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
△	
△	
△	
△	
△	
△	
△	

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

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

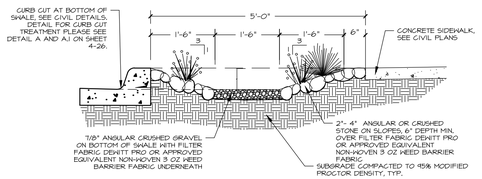
0 30' 60'
Scale = 1" = 30'

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	

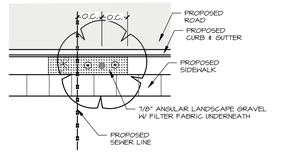
NOTE:
1. NO TREE & SHRUB PLANTING IN PHASE 2 AREA
2. GRADING & UTILITIES SEE CIVIL PLANS.
3. PRELIMINARY LAYOUT FOR DRIVE PADS FOR LOTS. LOCATION IS NOT FINALIZED.

TYPICAL PLANTING FOR SUBDIVISION LANDSCAPE



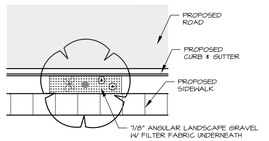
(A) COBBLESTONE SWALE @ SUBDIVISION (TYPICAL)
CROSS SECTION

NOTES:
1. SEE GIVIL AND GRADING PLAN FOR DEPTH OF SWALE.



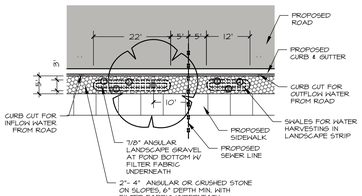
(1) TYPICAL A: LANDSCAPE STRIP
WITH UTILITIES UNDERNEATH

NOTES:
1. SEE GIVIL 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

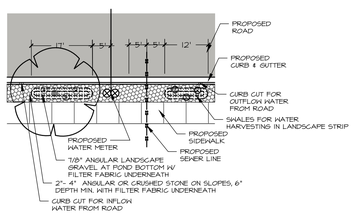
NOTES:
1. SEE GIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. LANDSCAPE PLANTING (1) ONE TREE AND (3) THREE SHRUBS



(3) TYPICAL C: COBBLESTONE SWALE W/ UTILITES

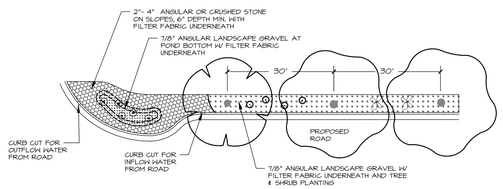
NOTES:
1. SEE GIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. SEE DETAIL A FOR TYPICAL CROSS SECTION OF SWALE.
3. TREE PLANTING SHALL BE MIN OF 5' AWAY OF ANY UTILITY LINES.

TYPICAL PLANTING FOR SUBDIVISION LANDSCAPE



(3) TYPICAL D: COBBLESTONE SWALE W/ UTILITES
WATER METER

NOTES:
1. SEE GIVIL 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 GIVIL 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
△	
△	
△	
△	
△	
△	
△	

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		

SITES SOUTHWEST

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 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.

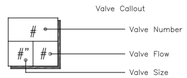
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAINBIRD PGA-PRS-D- GLOBE 1", 1-1/2", 2" ELECTRIC REMOTE CONTROL VALVE, GLOBE, WITH PRESSURE REGULATOR MODULE. INSTALL PER DETAIL B/L006
	ISOLATION VALVE CHAMPION BRASS MANUAL STRAIGHT INLINE VALVE, RS SERIES. SIZE TO MAIN LINE. SEE DETAIL F/L005.
MV2 MV3	RAIN BIRD 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"



REVISIONS	DATE
△	
△	
△	
△	
△	
△	
△	

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

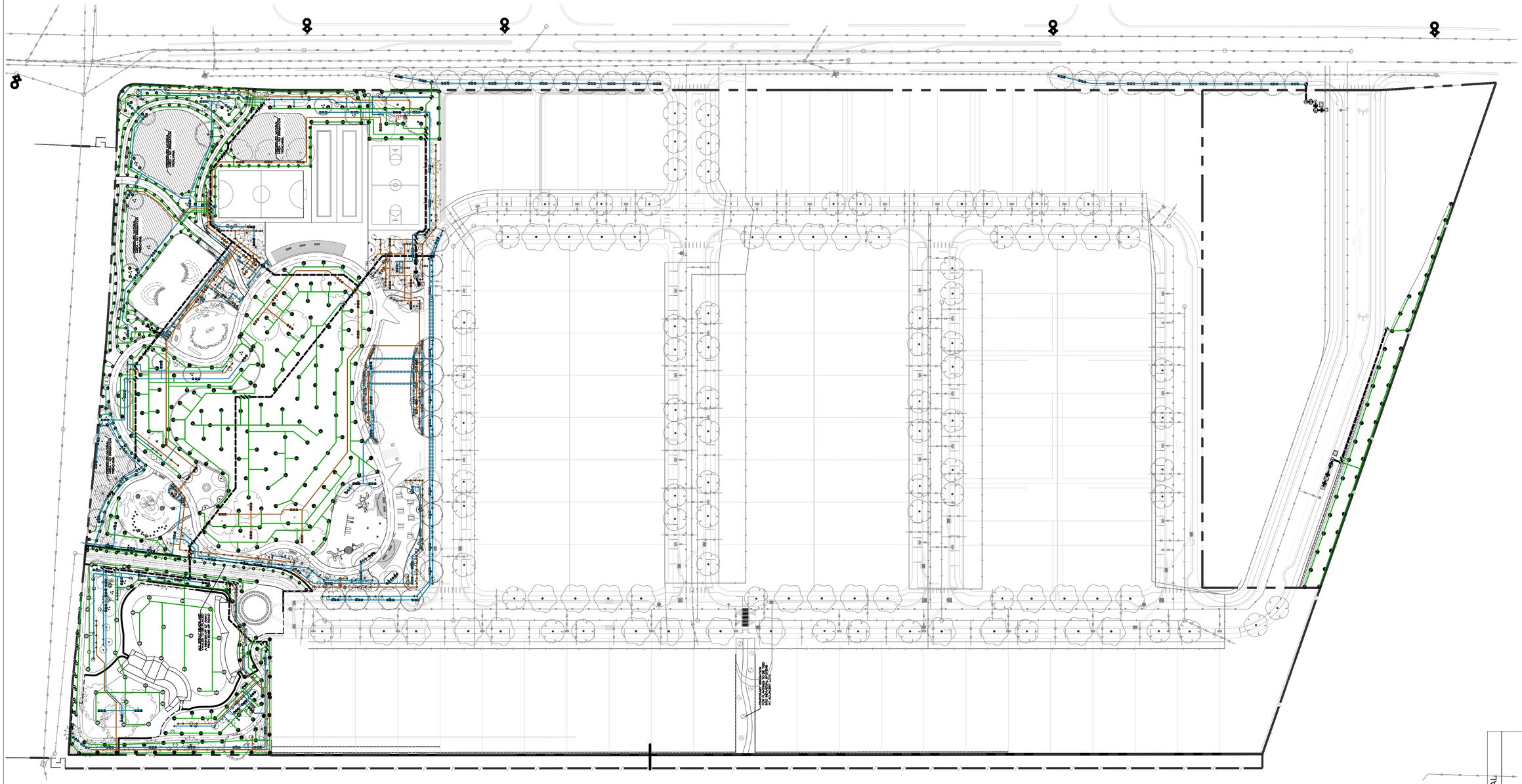
SITES SOUTHWEST

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 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'

REVISIONS	DATE	SEAL
◁		
◁		
◁		
◁		
◁		
◁		
◁		

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		

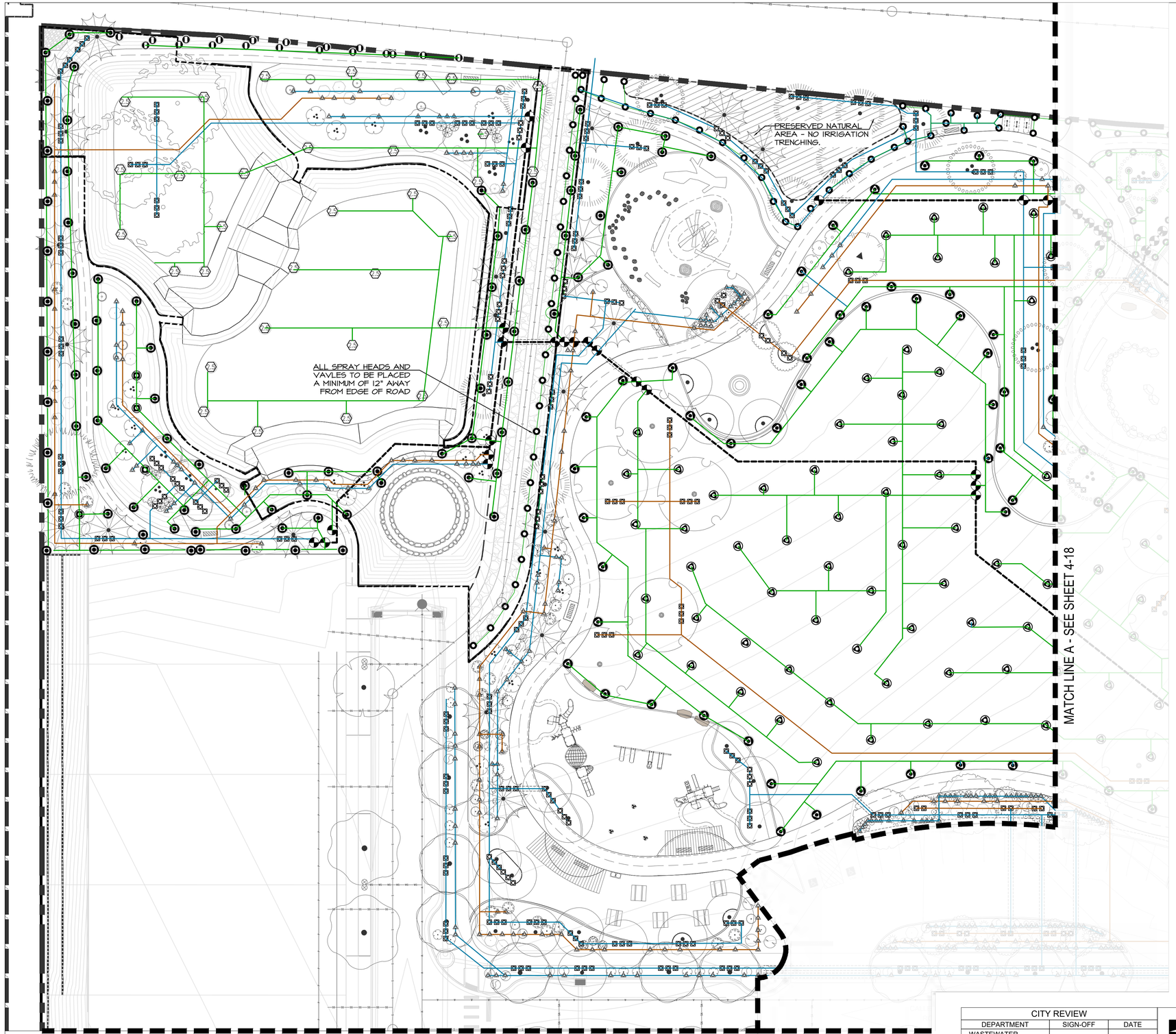
CITY USE ONLY

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 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

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 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

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
△	
△	
△	
△	
△	
△	
△	

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

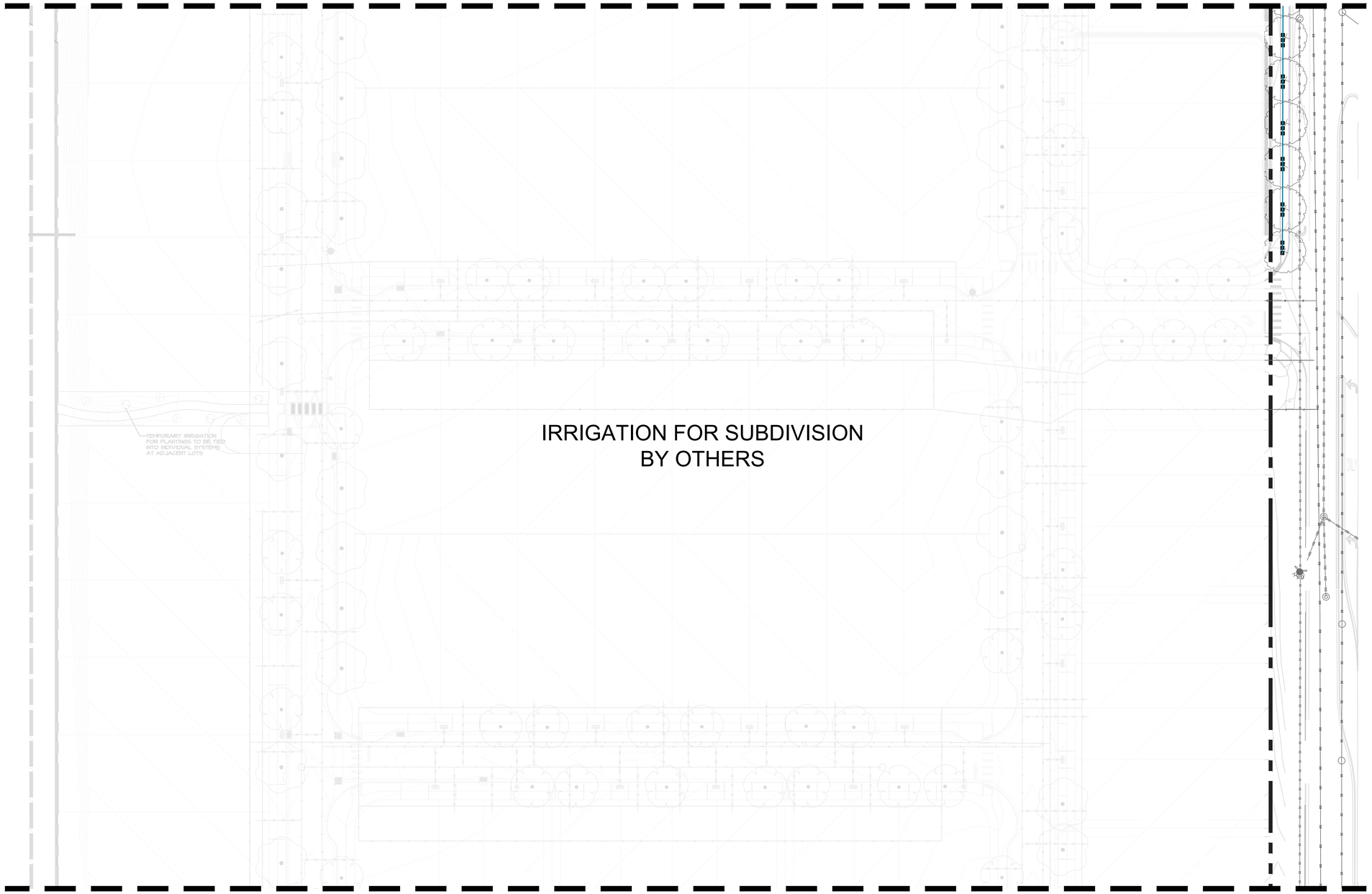
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION 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
△	
△	
△	
△	
△	
△	
△	

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

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
△	
△	
△	
△	
△	
△	
△	

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		

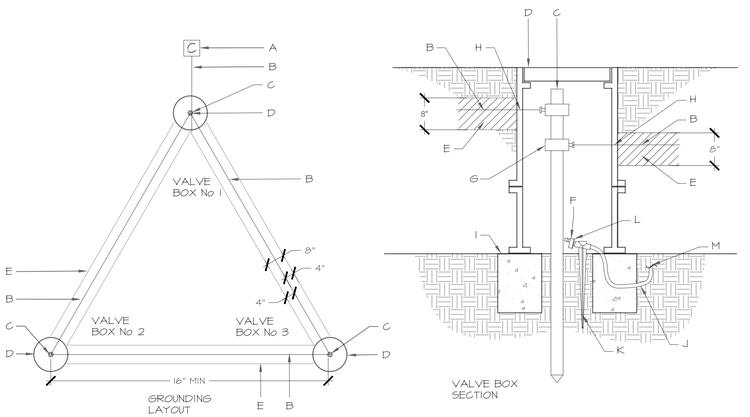
CITY USE ONLY

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 PLAN
SOUTH MEADOWS RD

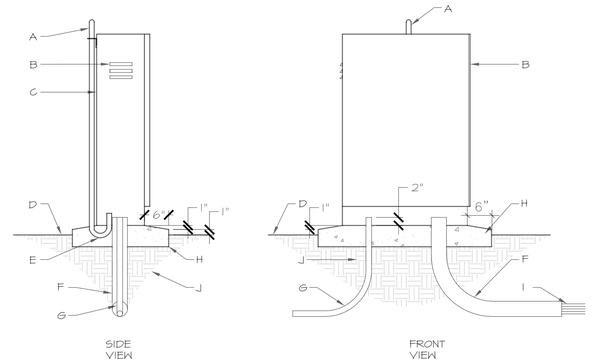
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 30'-0"	4-20



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

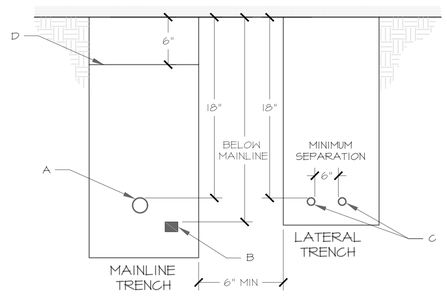
NOT TO SCALE



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.

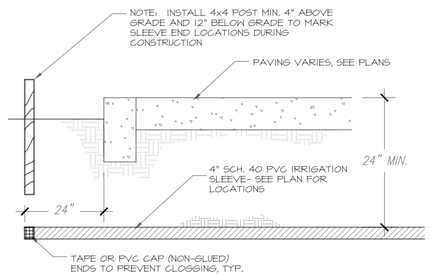
B CONTROLLER PEDESTAL

NOT TO SCALE



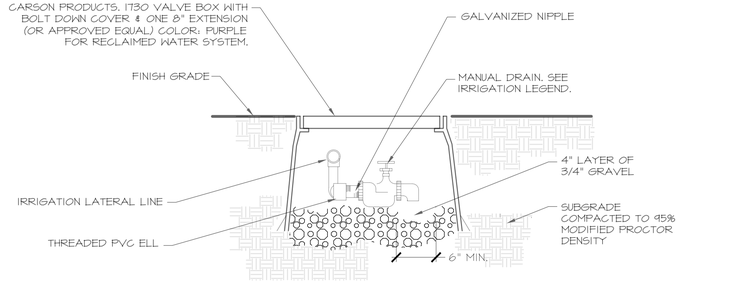
CONSTRUCTION NOTES:
A. MAINLINE PIPING- SEE PLAN FOR SIZE AND TYPE.
B. 24V DIRECT BURY ELECTRICAL WIRES, MIN 24" DEPTH OF BURY (WIRES CARRYING MORE THAN 30 VOLTS).
C. LATERAL PIPING- SEE PLAN FOR SIZE AND TYPE.
D. WARNING TAPE- 3" WIDE "IRRIGATION".

GENERAL NOTES:
1. BACKFILLL MAINLINE AND LATERAL LINE TRENCHES WITH CLEAN FILL. NO ROCKS LARGER THAN 1" DIAMETER.



D IRRIGATION SLEEVING

NOT TO SCALE

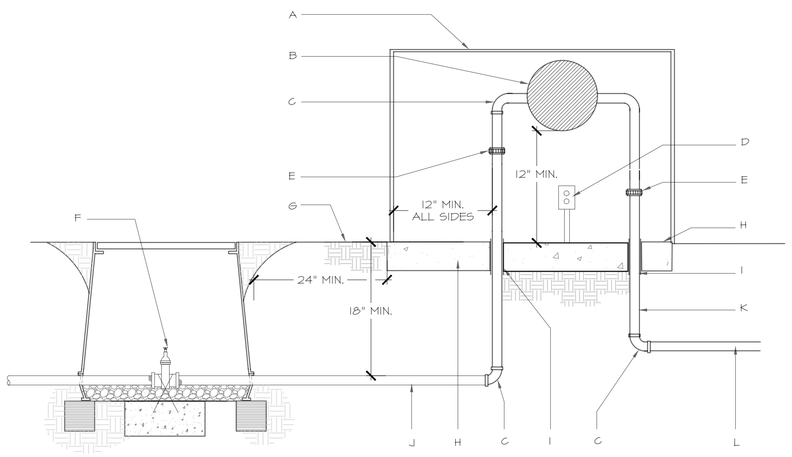


E MANUAL DRAIN

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.

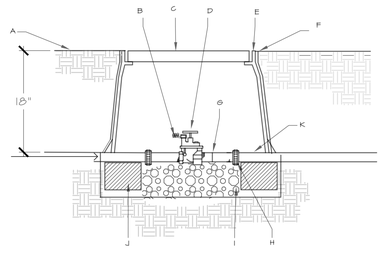
NOTE: ALL ASSEMBLIES SHOULD BE ACCESSIBLE FOR PERIODIC TESTING AND MAINTENANCE AS ESTABLISHED BY LOCAL CODES. SUGGESTED 16" MINIMUM CLEARANCE FROM TESTCOCK SIDE OF ASSEMBLY AND 12" MINIMUM CLEARANCE FROM VALVE BODY.

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

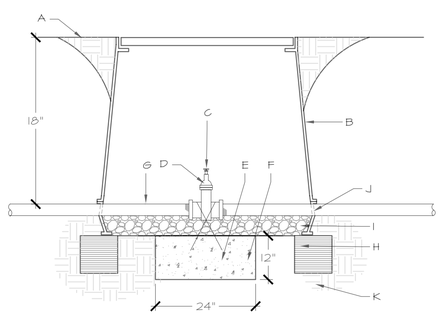
NOT TO SCALE

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
△	
△	
△	
△	
△	
△	
△	

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

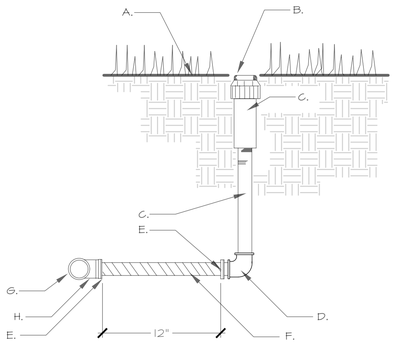
SITES SOUTHWEST

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:

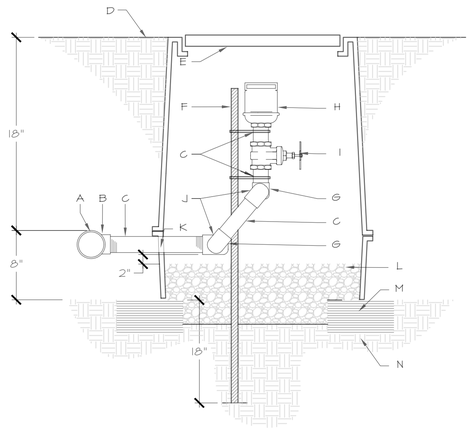
1. THIS DETAIL SHALL BE USED FOR POP-UP SHRUB SPRAY, POP-UP LAWN SPRAY, GEAR DRIVEN AND ROTARY SPRINKLER HEADS.
2. LATERAL LINE TESTING SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF THE FLEX PIPE ASSEMBLY. LATERAL TESTING SHALL BE ACCOMPLISHED BY INSTALLING A PLUG IN THE OUTLET OF LATERAL LINE TEES 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:

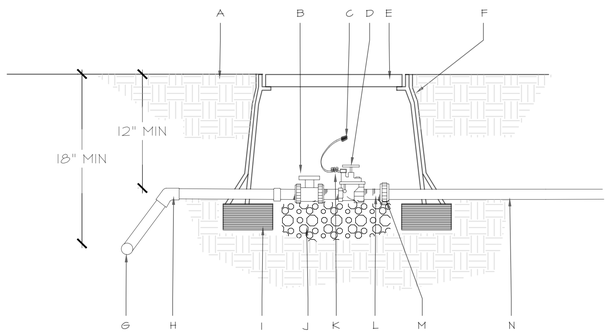
A. IRRIGATION MAINLINE.
B. IRRIGATION MAINLINE TEE.
C. SCH 80 PVC NIPPLE.
D. FINISH GRADE (FLUSH WITH VALVE BOX IN TURF, 1/2" BELOW TOP OF VALVE BOX IN MULCH).
E. CARSON, OR APPROVED EQUAL, 1730-18 VALVE BOX WITH 1730-3B BOLT DOWN COVER AND ONE 8" EXTENSION. COLOR: PURPLE FOR RECLAIMED WATER SYSTEM.
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

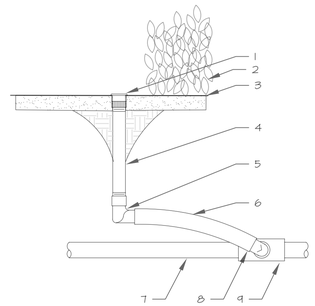


CONSTRUCTION NOTES

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

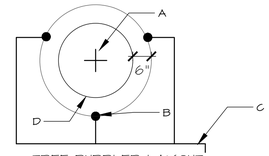
NOT TO SCALE



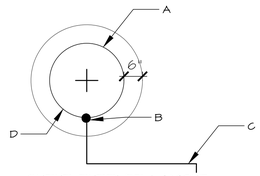
BUBBLER ASSEMBLY

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 1/4" SCH 80 NIPPLE. LENGTH AS REQUIRED.
5. 1/4" 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. 1/4" 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

REVISIONS	DATE
△	
△	
△	
△	
△	
△	
△	

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	4-22



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
△	
△	
△	
△	
△	
△	
△	

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

SITES SOUTHWEST

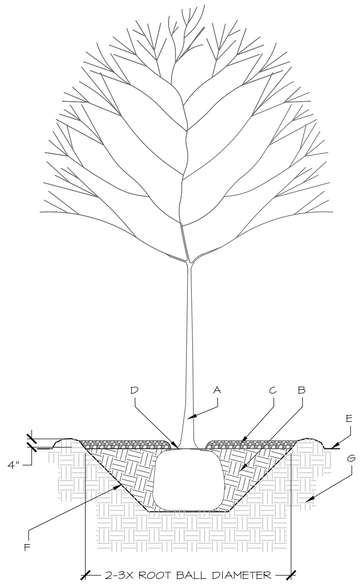
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

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:

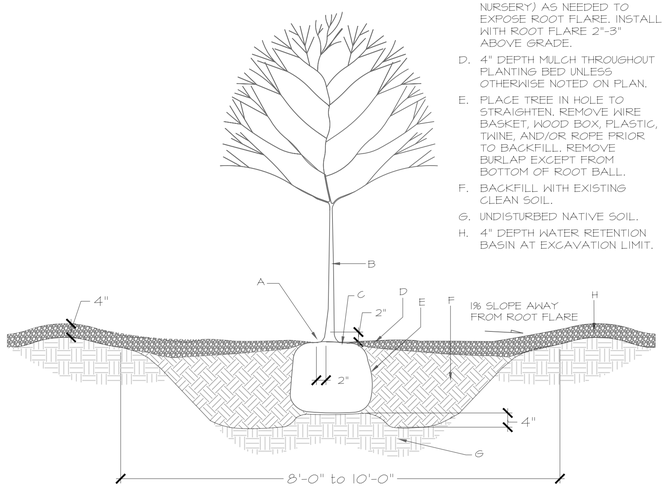
A. TREE.
B. BACKFILL WITH EXISTING SOIL.
C. 4" DEPTH OF MULCH PER PLANS.
D. 4" SPACE BETWEEN MULCH AND TREE
E. FINISH GRADE.
F. SLOPE ON SIDES OF PLANTING HOLE.
G. UNDISTURBED SOIL.

A TREE PLANTING, BALL & BURLAP

NOT TO SCALE

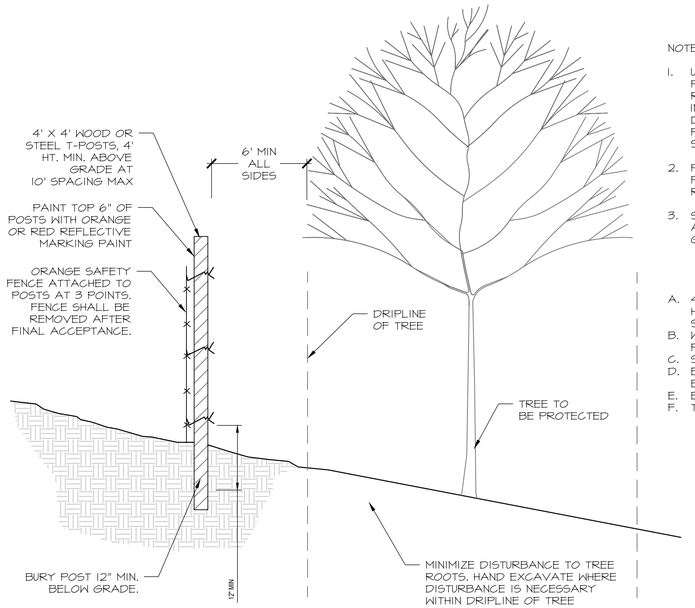
CONSTRUCTION NOTES:

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.

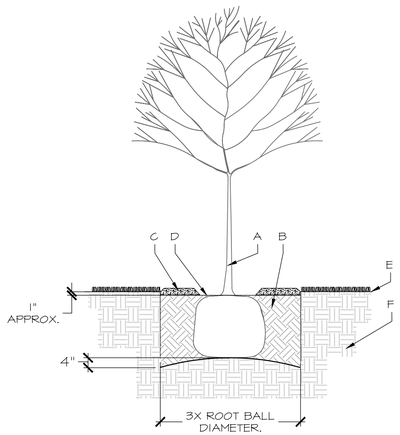
A. 4' x 4' WOOD OR STEEL T-POSTS, 4" HT. MIN. ABOVE GRADE AT 1' SPACING MAX.
B. WELDED WIRE PANELS FASTENED TO POSTS.
C. SILT FENCE.
D. BOTTOM 12" MIN. OF SILT FENCE BURIED AT 6" DEPTH MIN.
E. BURY POST 12" MIN. BELOW GRADE.
F. TREE TO BE PROTECTED.

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.

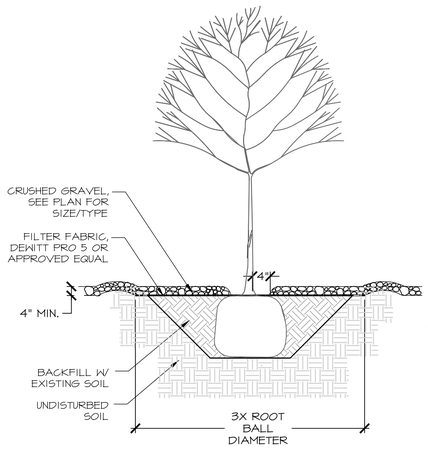


GENERAL NOTES:

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:

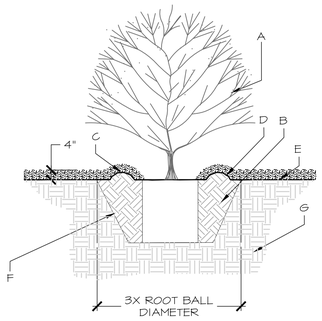
1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
3. REMOVE CONTAINER AND CUT 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

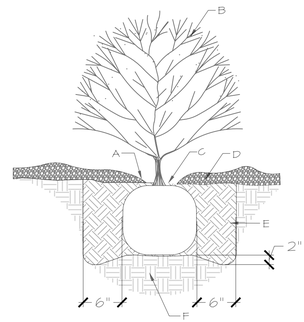
CONSTRUCTION NOTES:

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
△	
△	
△	
△	
△	
△	
△	

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

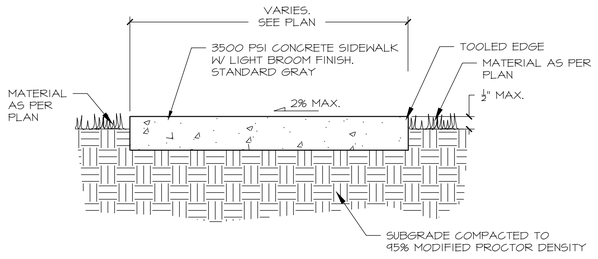
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

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.

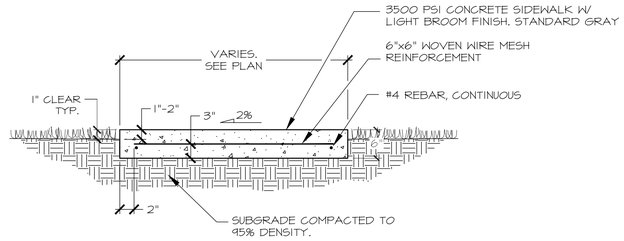


A 4" CONCRETE MATERIALS

NOT TO SCALE

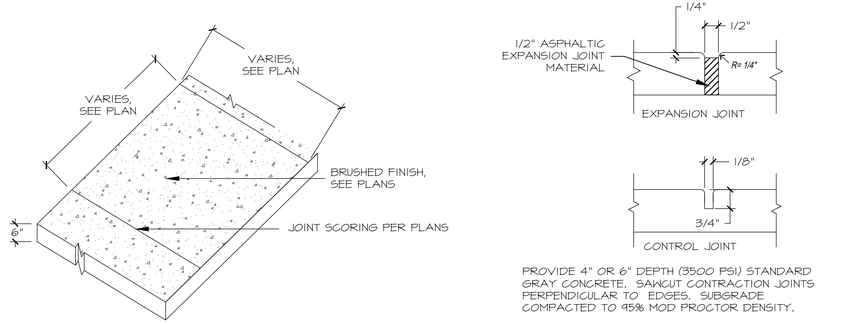
CONSTRUCTION NOTES:

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



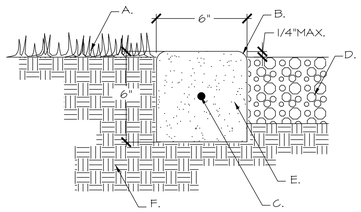
PROVIDE 4" OR 6" DEPTH (3500 PSI) STANDARD GRAY CONCRETE. SAWCUT CONTRACTION JOINTS PERPENDICULAR TO EDGES. SUBGRADE COMPACTED TO 95% MOD PROCTOR DENSITY.

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.

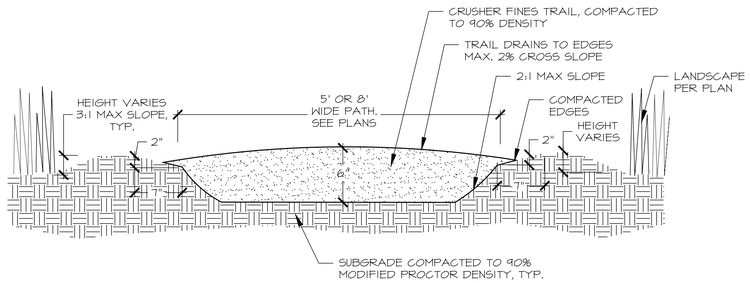
CONSTRUCTION NOTES
A. FINISH GRADE TURF
B. TOOLED EDGE.
C. #3 REBAR, HORIZONTAL AND CONTINUOUS.
D. MATERIAL VARIES, SEE PLAN.
E. 3500 PSI CONCRETE EDGER.
F. 6" SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY, TYP.

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

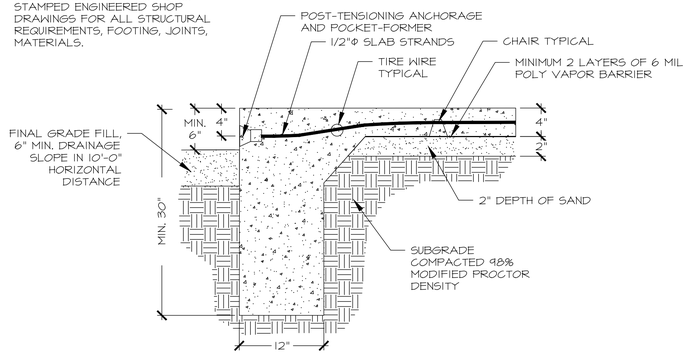


E CRUSHER FINES TRAIL (OPEN SPACE TRAIL)

NOT TO SCALE

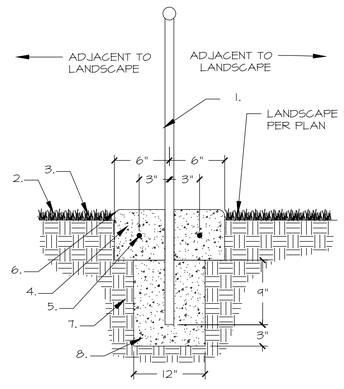
NOTES:

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:

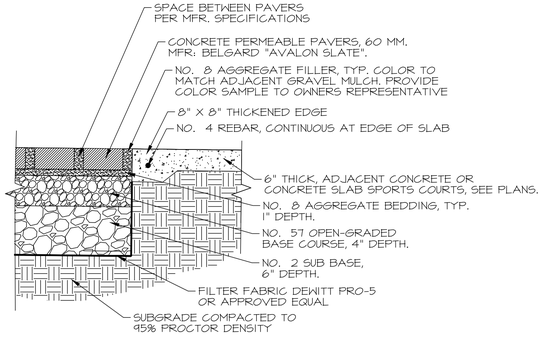
A. TOP OF EDGER SHALL FOLLOW FINISH GRADE OR MATCH GRADES SHOWN ON PLANS

G CONCRETE EDGER AT FENCE

NOT TO SCALE

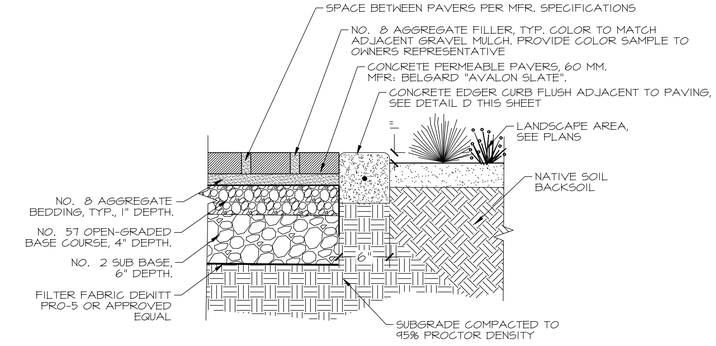
NOTES APPLY FOR DETAILS H & I ON THIS SHEET

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
△	
△	
△	
△	
△	
△	
△	

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		

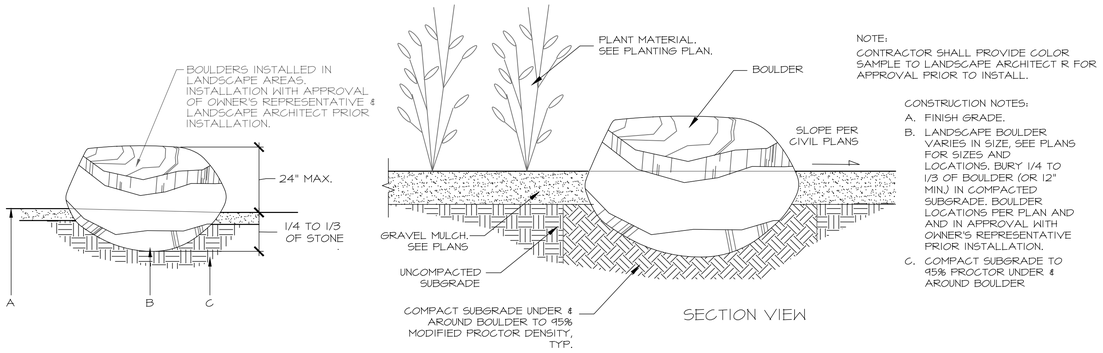
CITY USE ONLY

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	4-24

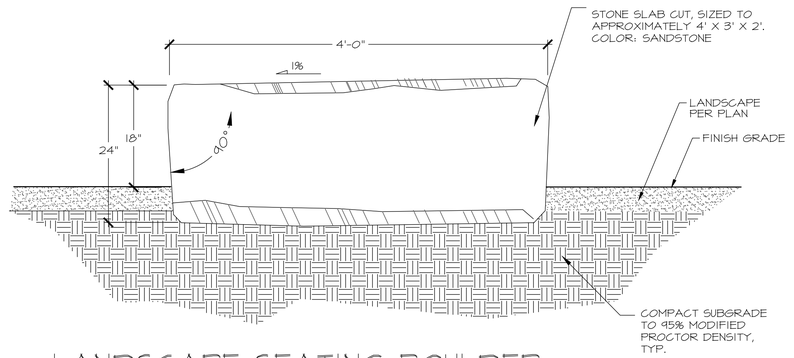


NOTE:
CONTRACTOR SHALL PROVIDE COLOR SAMPLE TO LANDSCAPE ARCHITECT R FOR APPROVAL PRIOR TO INSTALL.

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

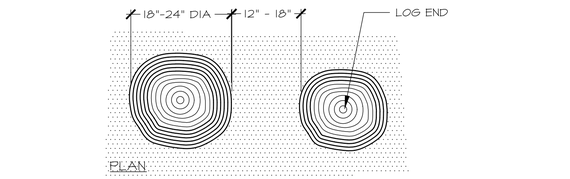
NOT TO SCALE

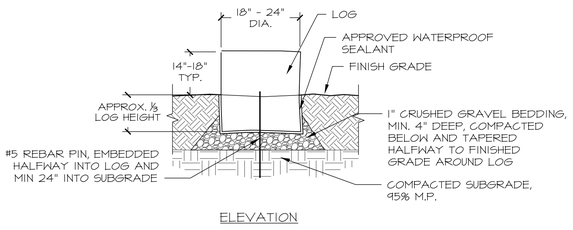


NOTES:
1. LOCATIONS TO BE FIELD VERIFIED BY OWNER'S REPRESENTATIVE. BURY 1/4 OF SLAB IN COMPACTED SUBGRADE.
2. TOP SURFACE OF STONE SHALL BE HORIZONTAL AND UNIFORM.

B LANDSCAPE SEATING BOULDER

NOT TO SCALE



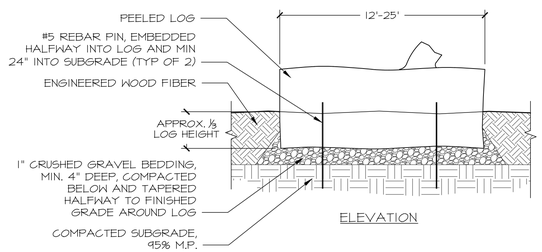


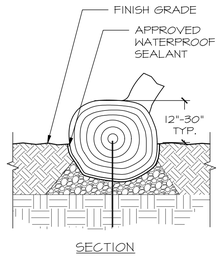
C WOOD LOG SEATING @ NATURAL PLAYGROUND

NOT TO SCALE

GENERAL NOTES APPLY FOR DETAILS E & F & G/LC-502:

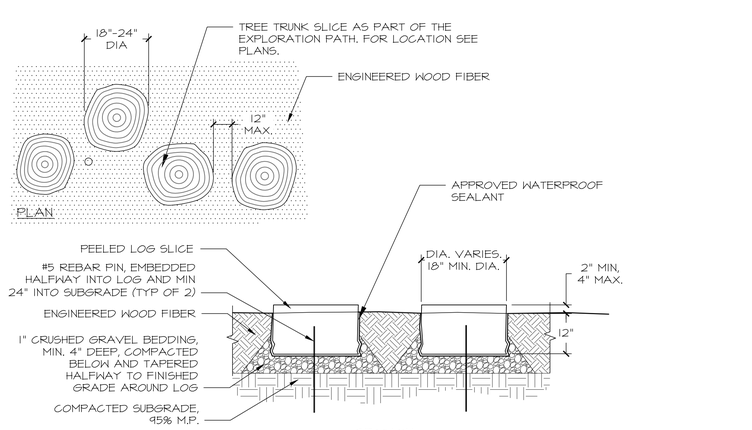
1. WOOD PRESERVATIVE APPLICATION: ALL EXPOSED WOOD TO BE TREATED WITH SOLUTION OF 1/2 BOILED LINSEED OIL, 1/2 MINERAL SPIRITS. SPRAY OR BRUSH UNTIL WOOD REACHES SATURATION. ALLOW CUT LOGS TO DRY FOR AT LEAST 30 DAYS PRIOR TO APPLICATION OF PRESERVATIVES.
2. BURIED PORTION OF LOGS TO BE COATED WITH APPROVED 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

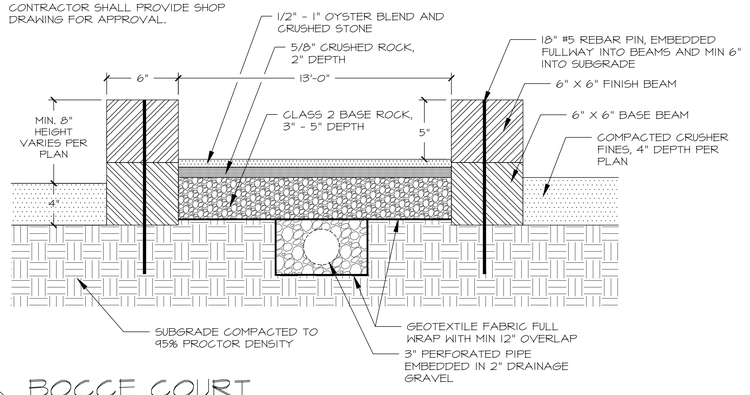
NOT TO SCALE



E WOOD SLICE STEPPING STONES @ NATURAL PLAYGROUND

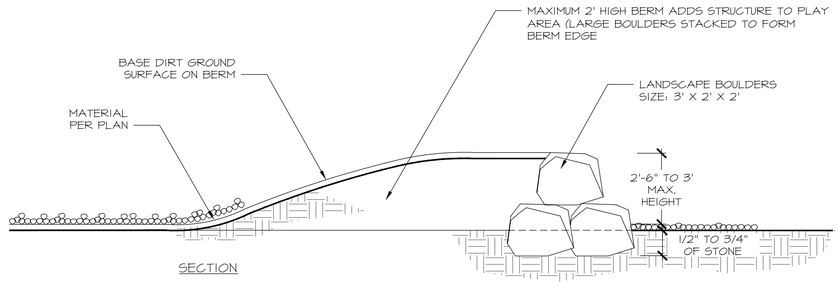
NOT TO SCALE

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.



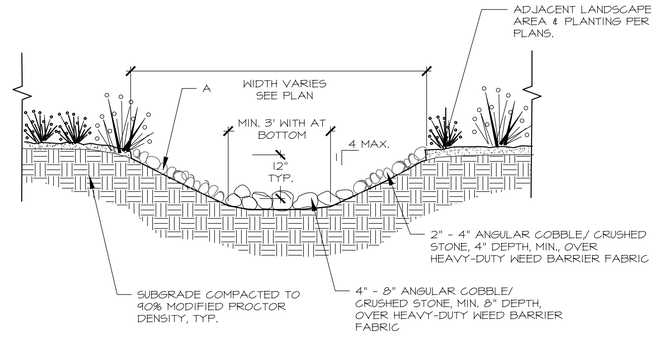
F BOCCE COURT

NOT TO SCALE



G PLAY BERM @ DOG PARK

NOT TO SCALE



H COBBLESTONE SWALE

NOT TO SCALE

REVISIONS	DATE
△	
△	
△	
△	
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

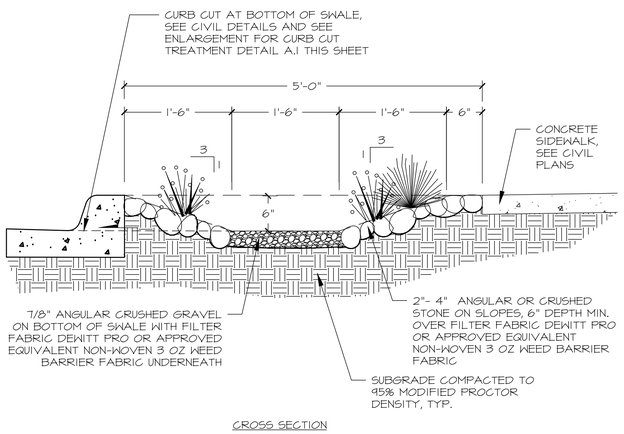
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

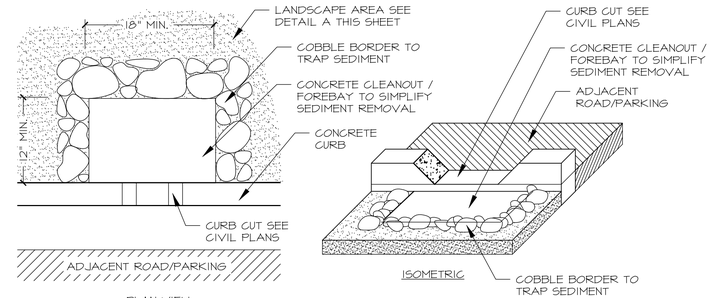
LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-25

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.

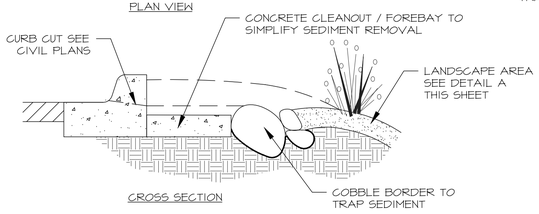


CROSS SECTION



PLAN VIEW

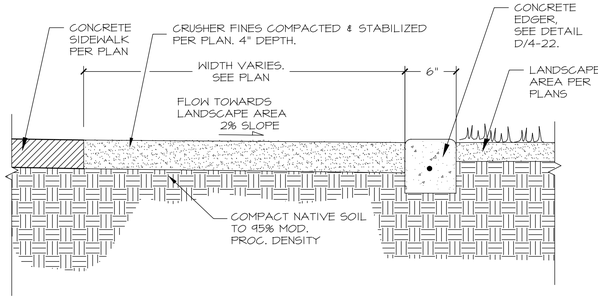
ISOMETRIC



CROSS SECTION

DETAIL A.1 CURB CUT TREATMENT

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



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.

A COBBLESTONE SWALE @ LANDSCAPE IN SUBDIVISION (TYP.) ALONG SIDEWALKS & BUMP-OUTS

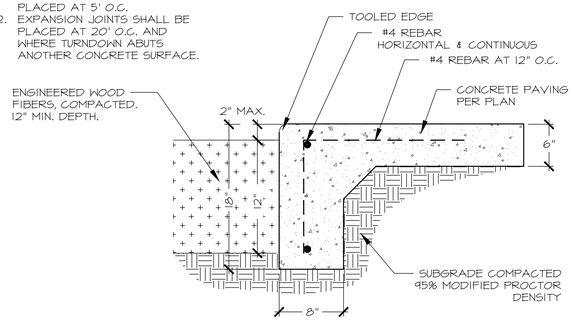
SCALE: NTS

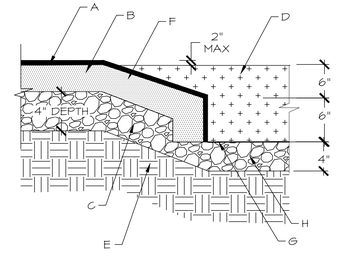
B COMPACTED & STABILIZED CRUSHER FINES W/ CONCRETE EDGER

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 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.

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.





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

C EDGER WALL @ PLAYGROUND

NOT TO SCALE

D TURN DOWN SLAB @ PLAYGROUND

NOT TO SCALE

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
△	
△	
△	
△	
△	
△	
△	

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

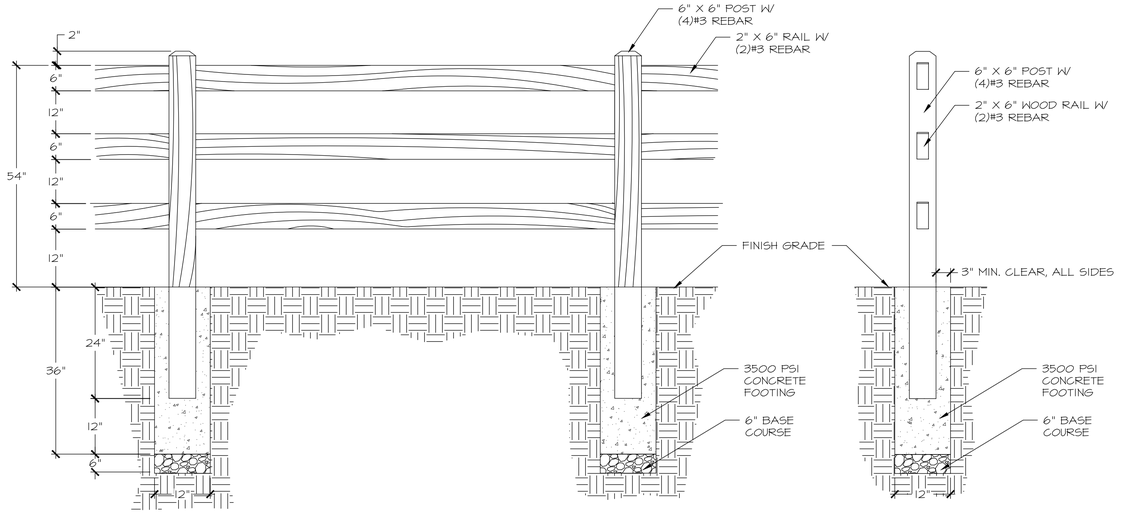
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

SITES SOUTHWEST

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

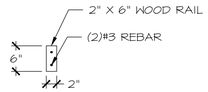
LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-26

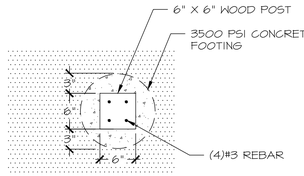


ELEVATION

SECTION



RAIL SECTION

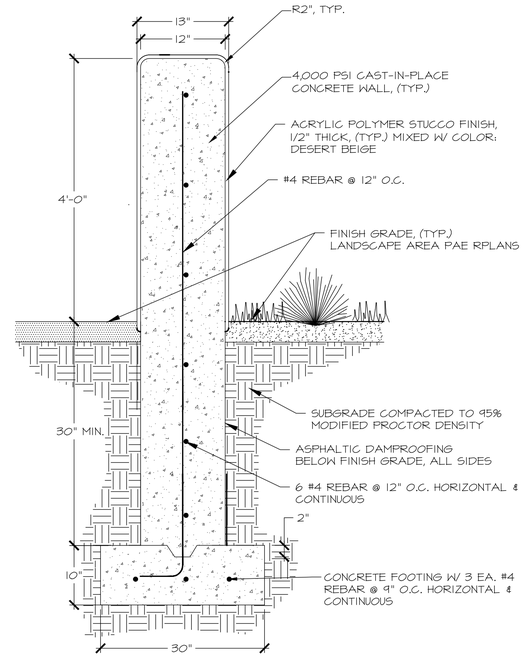


FOOTING DETAIL

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

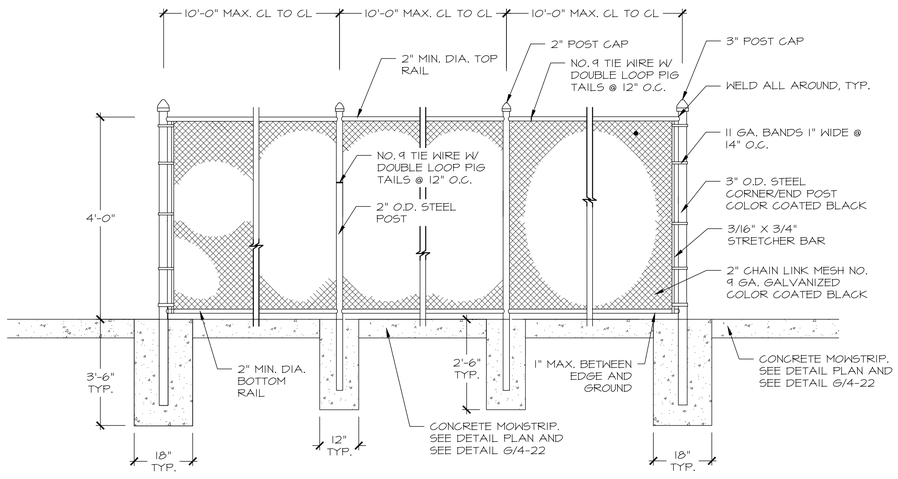
NOT TO SCALE



WALL SECTION

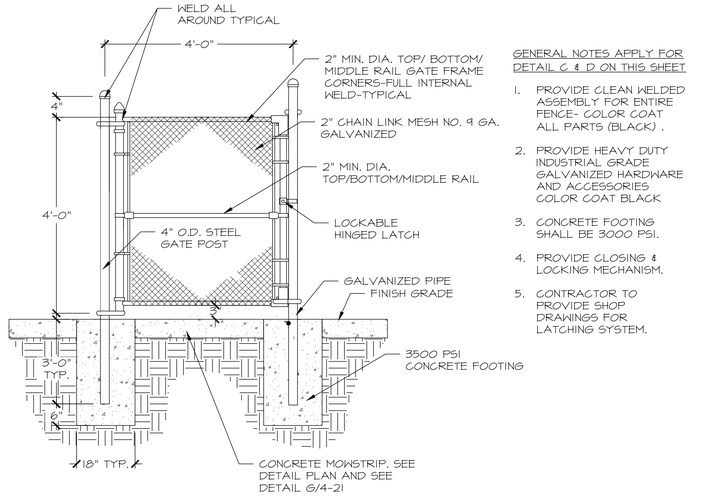
B CAST-IN-PLACE CONCRETE WALL WITH STUCCO

NOT TO SCALE



C 4' HIGH CHAINLINK FENCE

NOT TO SCALE



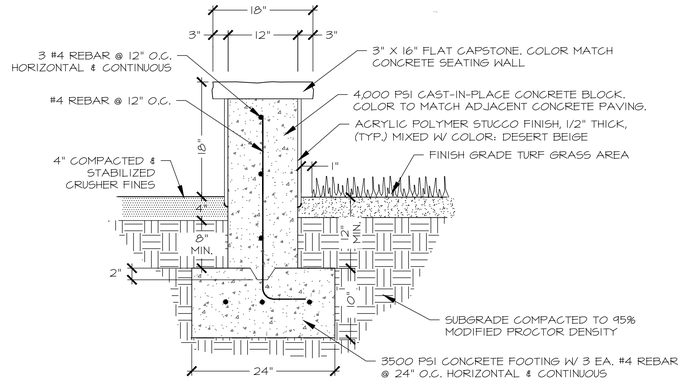
GENERAL NOTES APPLY FOR DETAIL C & D ON THIS SHEET

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

REVISIONS	DATE
△	
△	
△	
△	
△	
△	
△	

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	4-27

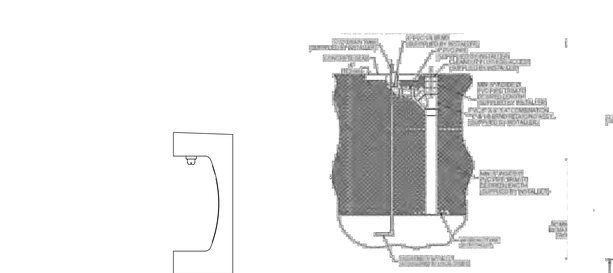


NOTES:

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

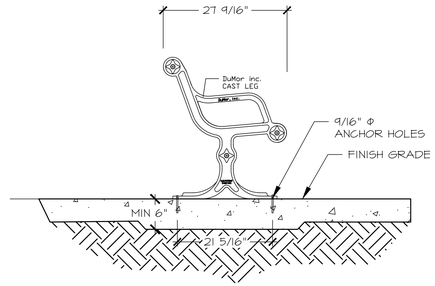


NOTES:

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.

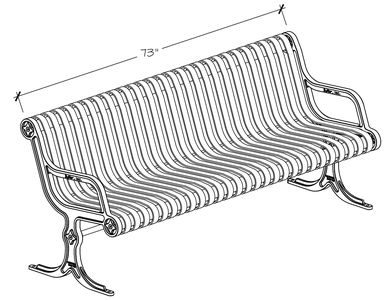
B DRINKING FOUNTAIN

NOT TO SCALE



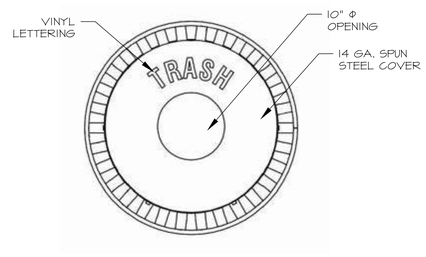
NOTES:

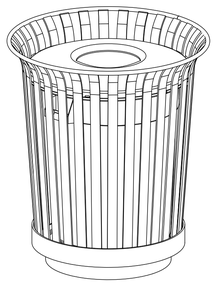
1. MFR. DUMOR, MODEL: 140-60 W END ARMRESTS.
2. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING. COLOR: ARGENTO W/ ANTI-GRAFFITI PROTECTION.
3. SURFACE MOUNTED.
4. USE 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED BY MFR.
5. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.

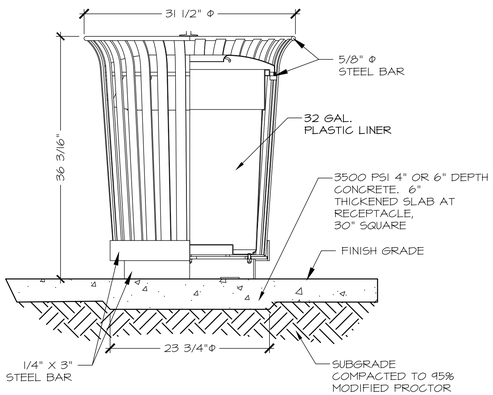


C 6' BENCH INSTALLATION

NOT TO SCALE





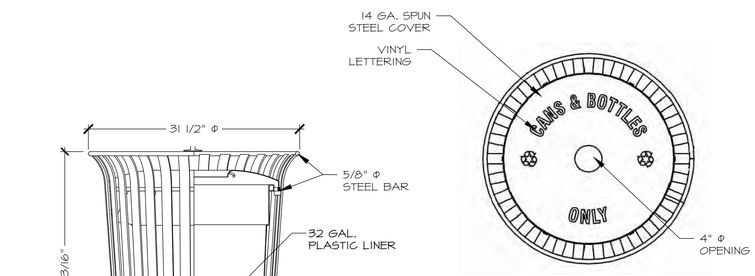


NOTES:

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

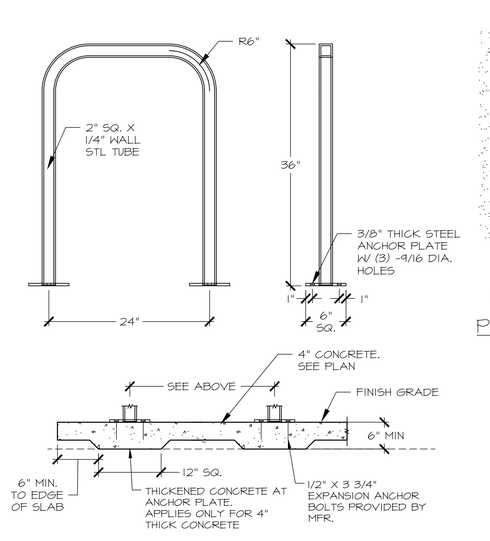


NOTES:

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



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

REVISIONS	DATE
△	
△	
△	
△	
△	
△	
△	

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		

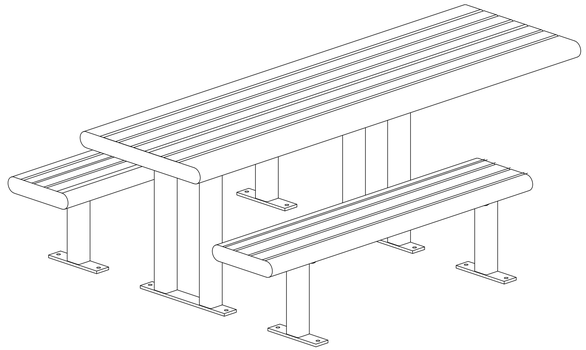
CITY USE ONLY

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

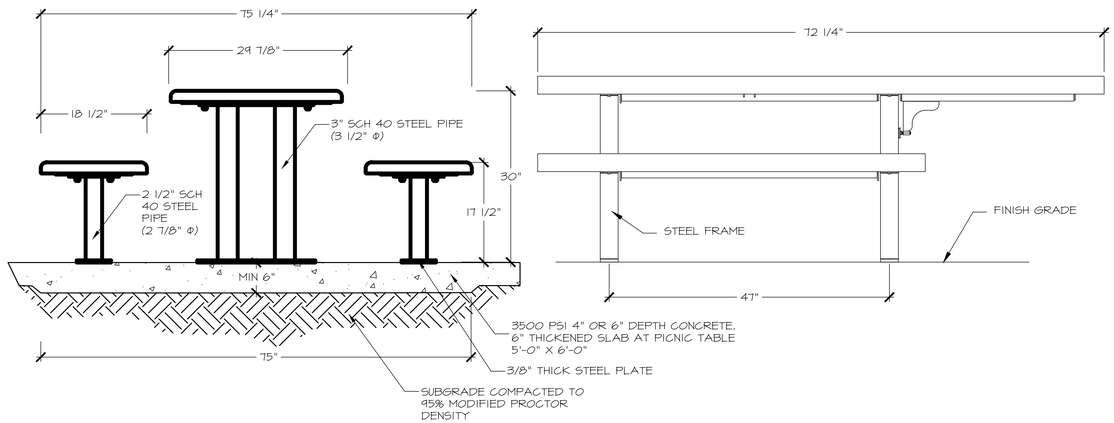
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-28

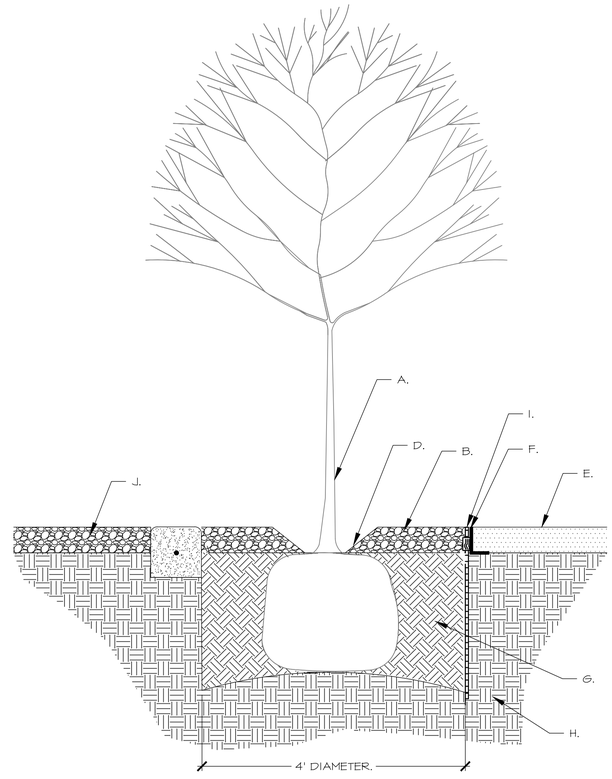


NOTES:
1. MFR: DuMOR
2. MODEL: 298-60-2H5, ADA ACCESSIBLE, HORIZONTAL STEEL STRAP
3. SURFACE MOUNT
   COLOR: ARGENTO W/ ANTI-GRAFFITI PROTECTION COAT.
4. BOLT TO THICKENED CONCRETE SLAB PER MFR. SPECIFICATIONS.
5. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POWDER COATING.
   COLOR: 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

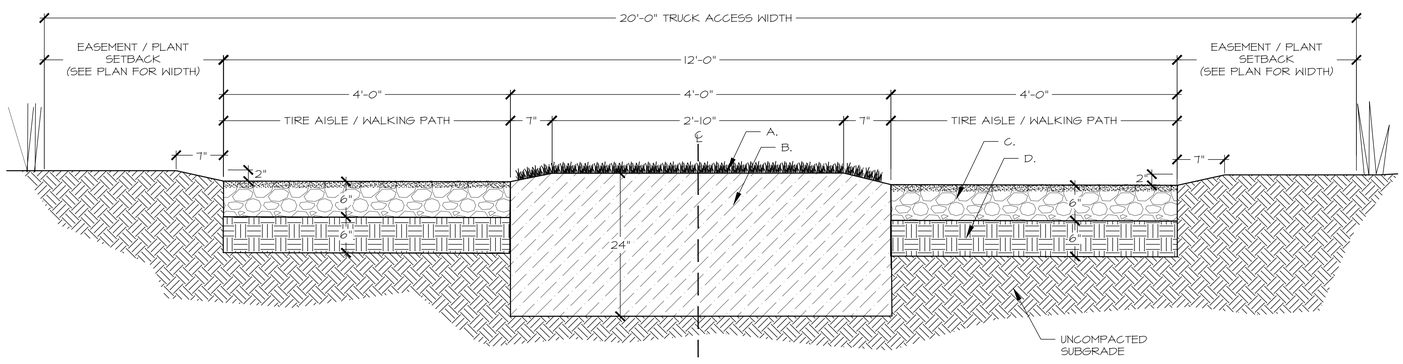
J. 4" DEPTH LANDSCAPE GRAVEL MULCH WITH PLANTING PER PLANTING PLANS.

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.

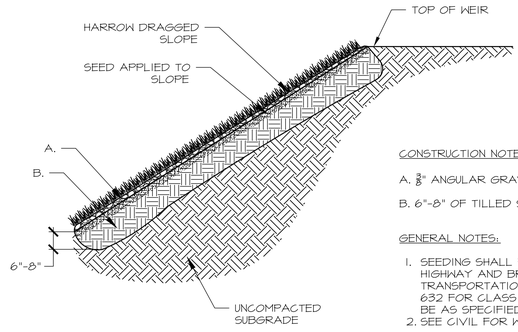
B. SOIL MIXTURE.

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
△	
△	
△	
△	
△	
△	
△	

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

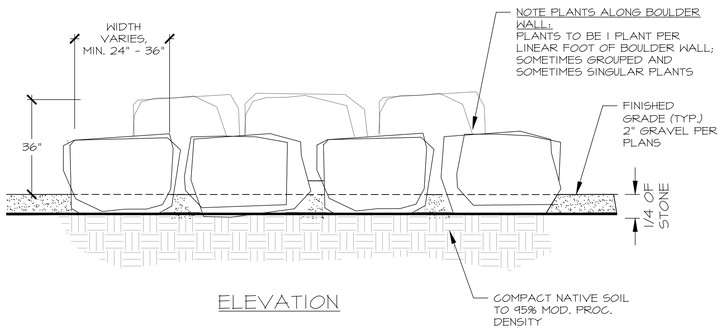
PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

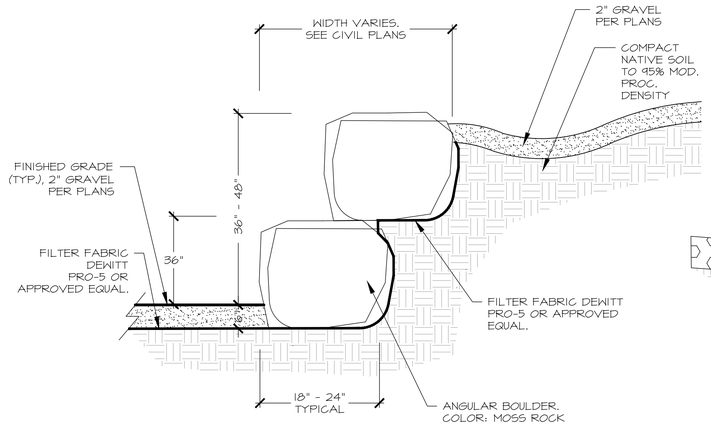
DATE:	SCALE:	SHEET:
MARCH 2024	NTS	4-29

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



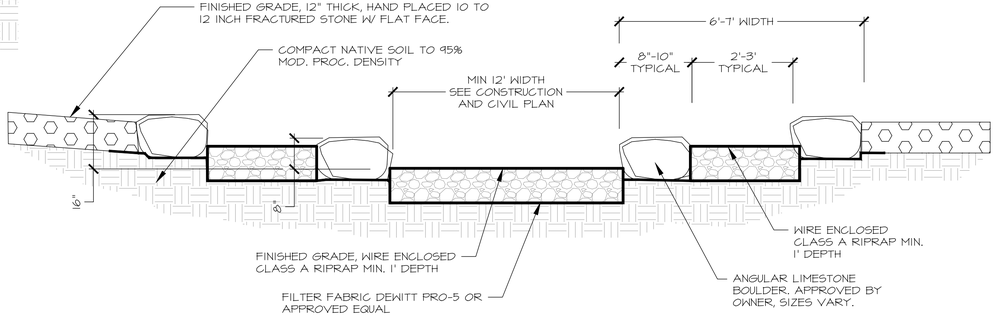
SECTION

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.

REVISIONS	DATE
△	
△	
△	
△	
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

SITES SOUTHWEST

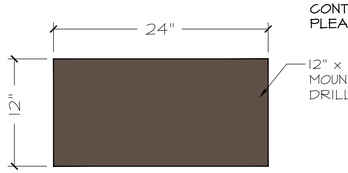
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

PRELIMINARY SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2024		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.

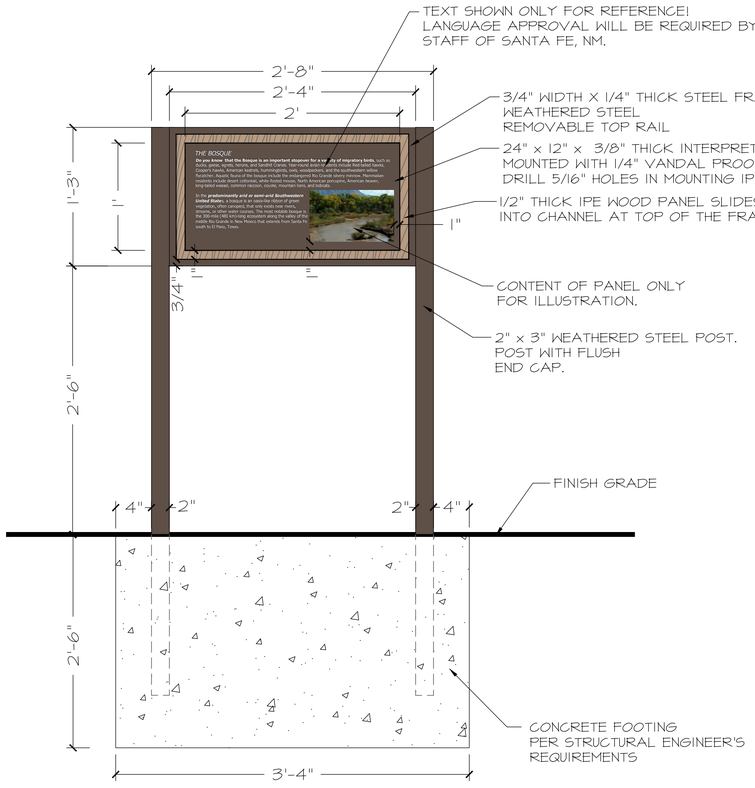
LANGUAGE ON SIGNAGE SHALL BE APPROVED BY CITY STAFF BEFORE INSTALLATION.



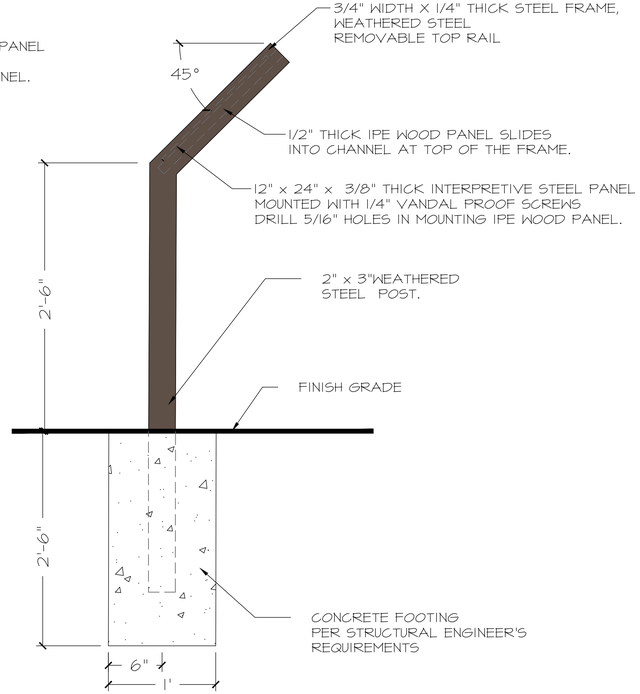
ALTERNATE: IMAGE FOR REFERENCE ONLY



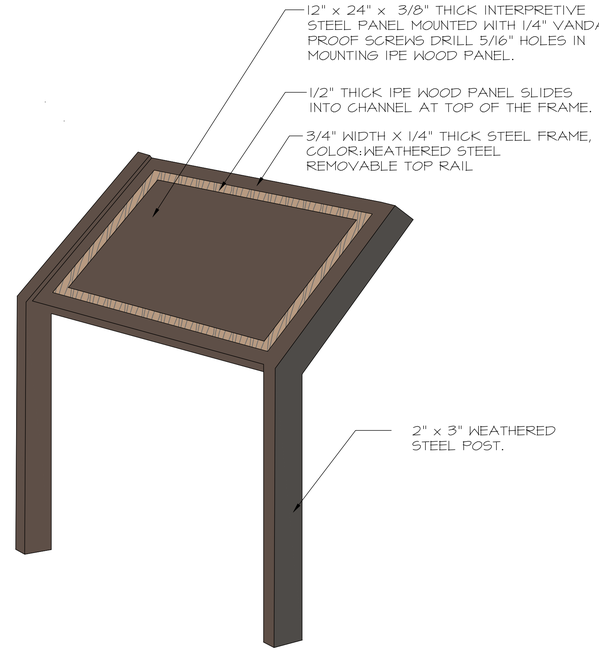
ALTERNATE: IMAGE FOR REFERENCE ONLY
BACHECHI PARK, ALBUQUERQUE



FRONT VIEW



SIDE VIEW



PERSPECTIVE - N.T.S.

REVISIONS	DATE
△	
△	
△	
△	
△	
△	
△	

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

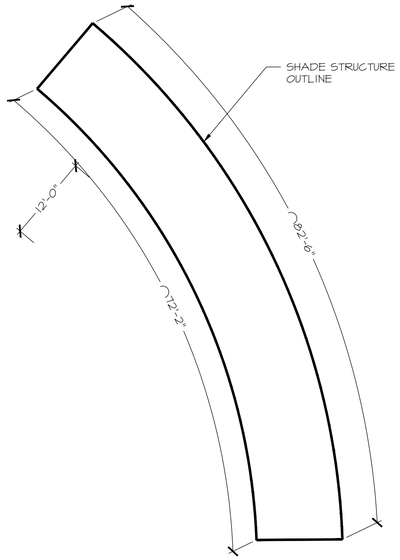
SITES SOUTHWEST

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

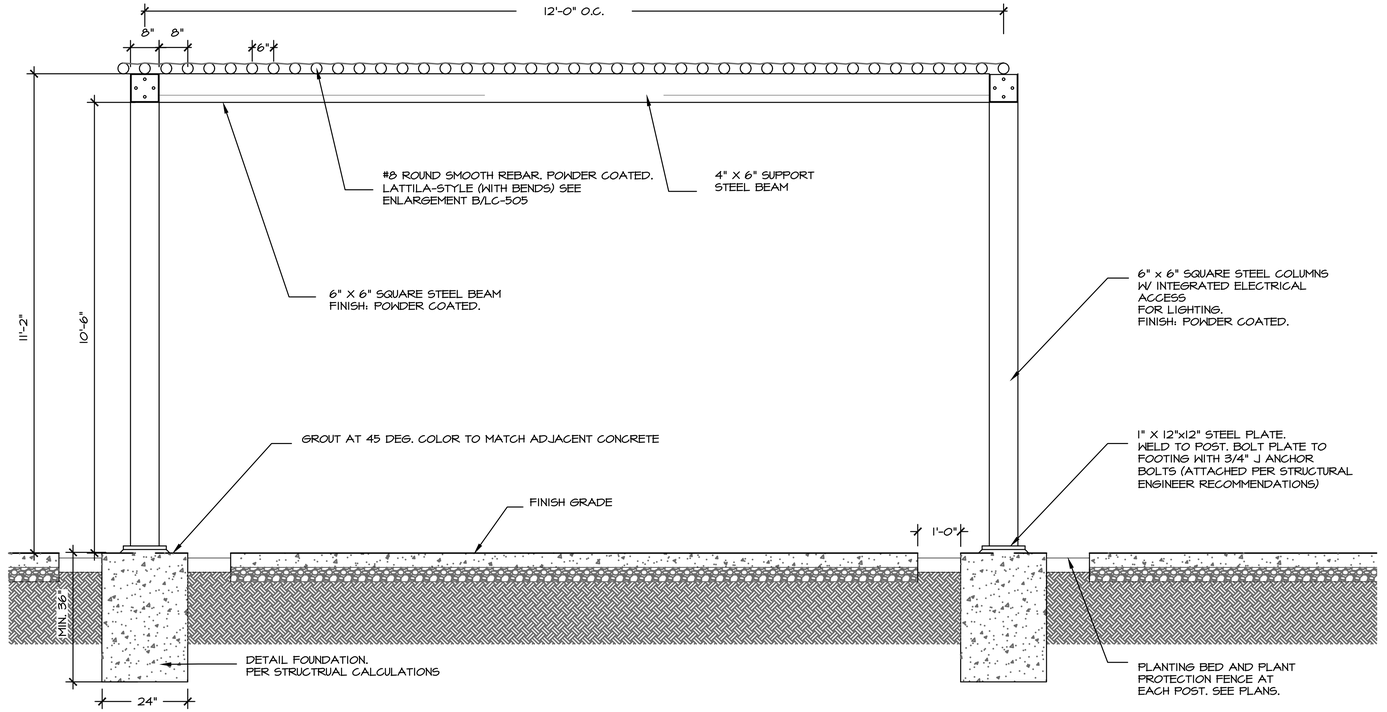
LANDSCAPE DETAILS

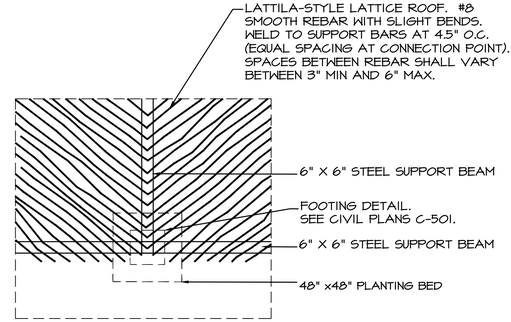
DATE:	SCALE:	SHEET:
MARCH 2024		4-31



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.

REVISIONS	DATE
△	
△	
△	
△	
△	
△	
△	

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

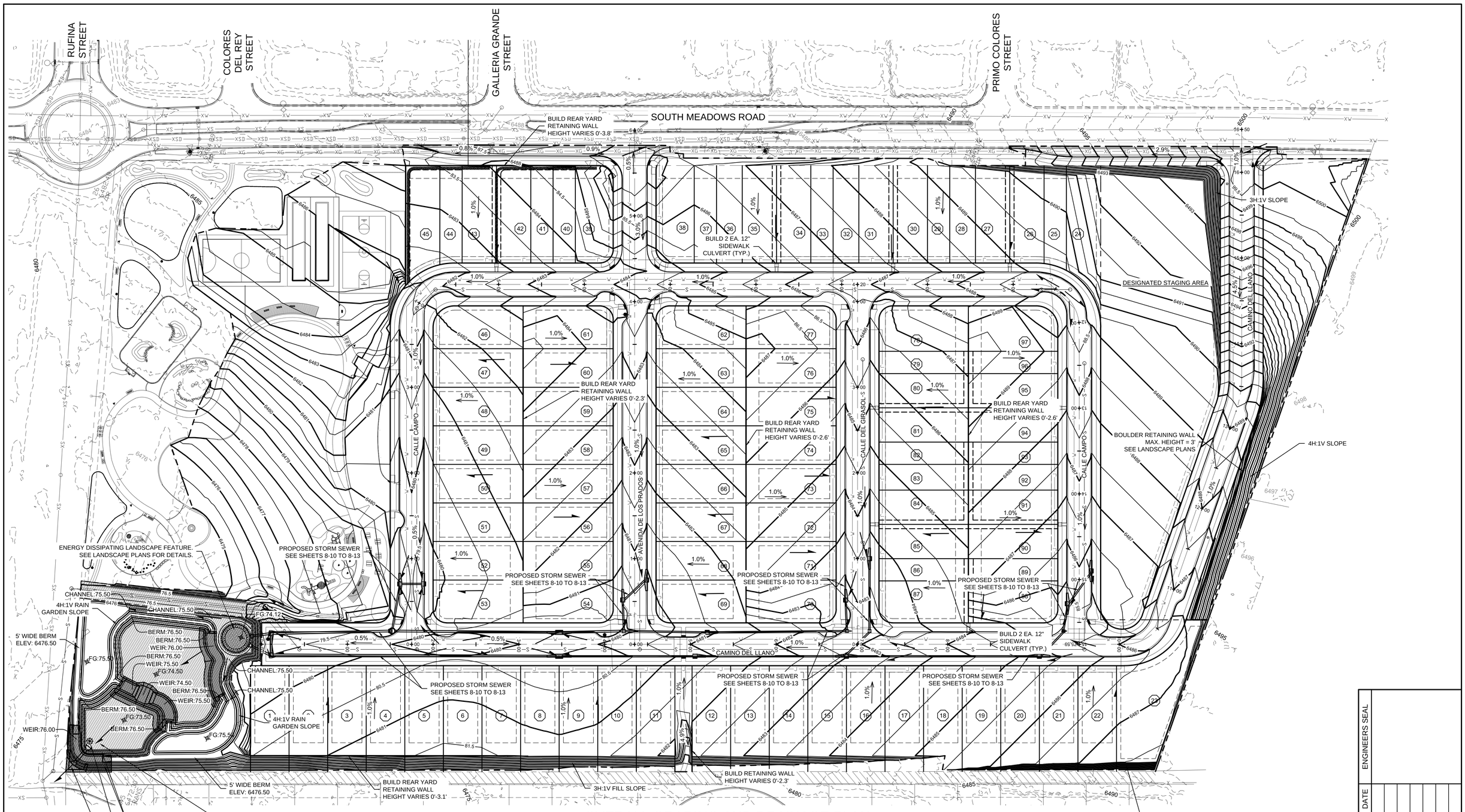
SITES SOUTHWEST

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		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

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		

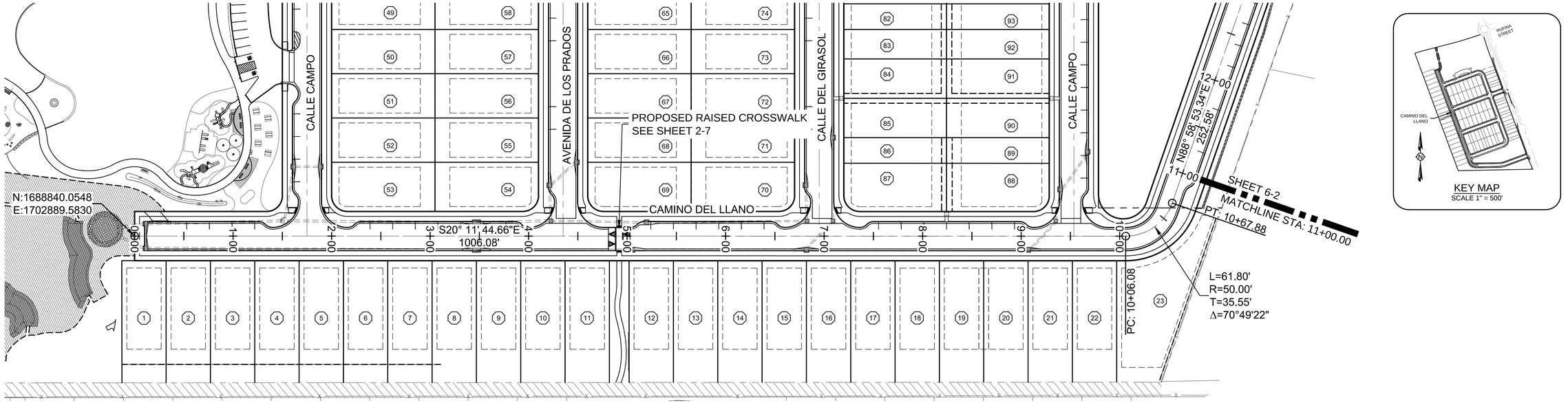
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

OVERALL GRADING AND DRAINAGE PLAN

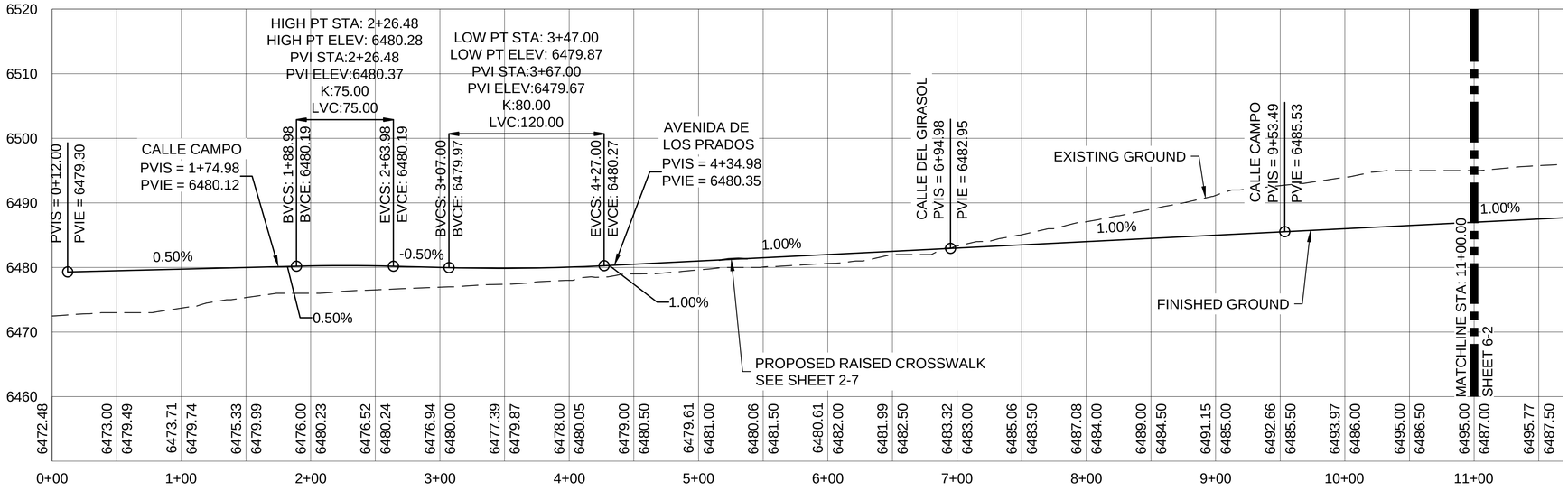
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	5-2

ENGINEERS SEAL
DATE
REVISIONS



CAMINO DEL LLANO - PLAN VIEW

SCALE: 1" = 50'



0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CAMINO DEL LLANO - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

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

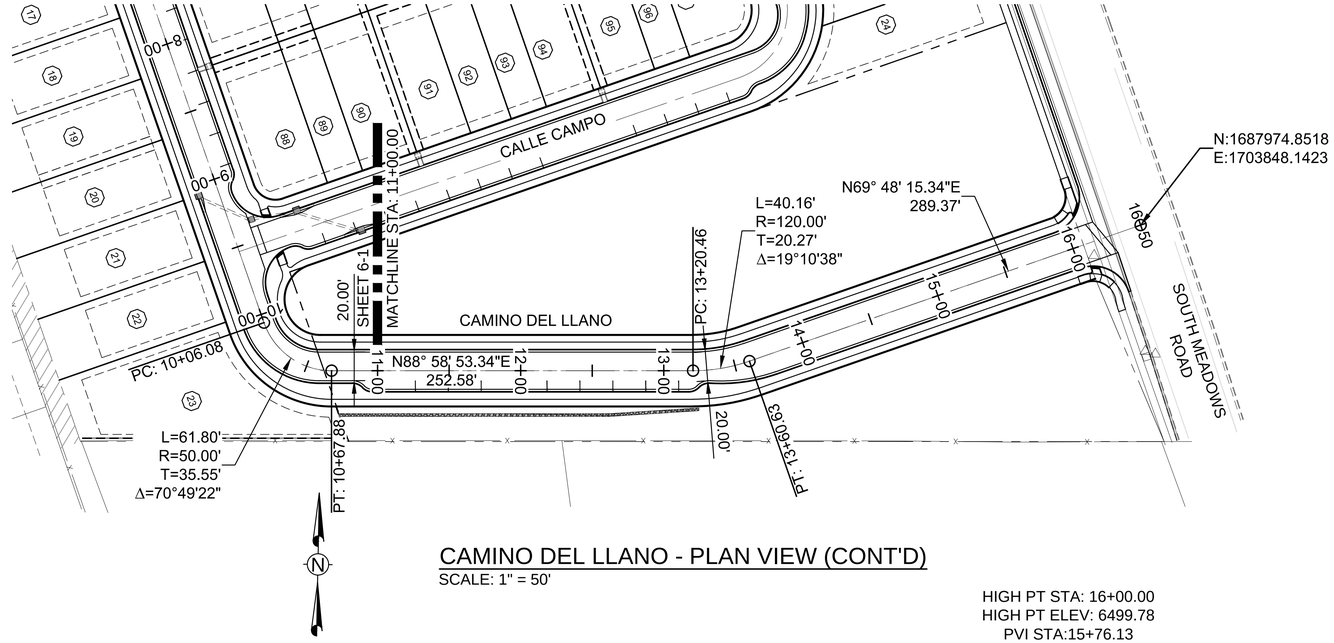
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY PLAN AND PROFILE

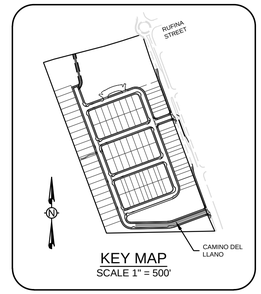
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-1

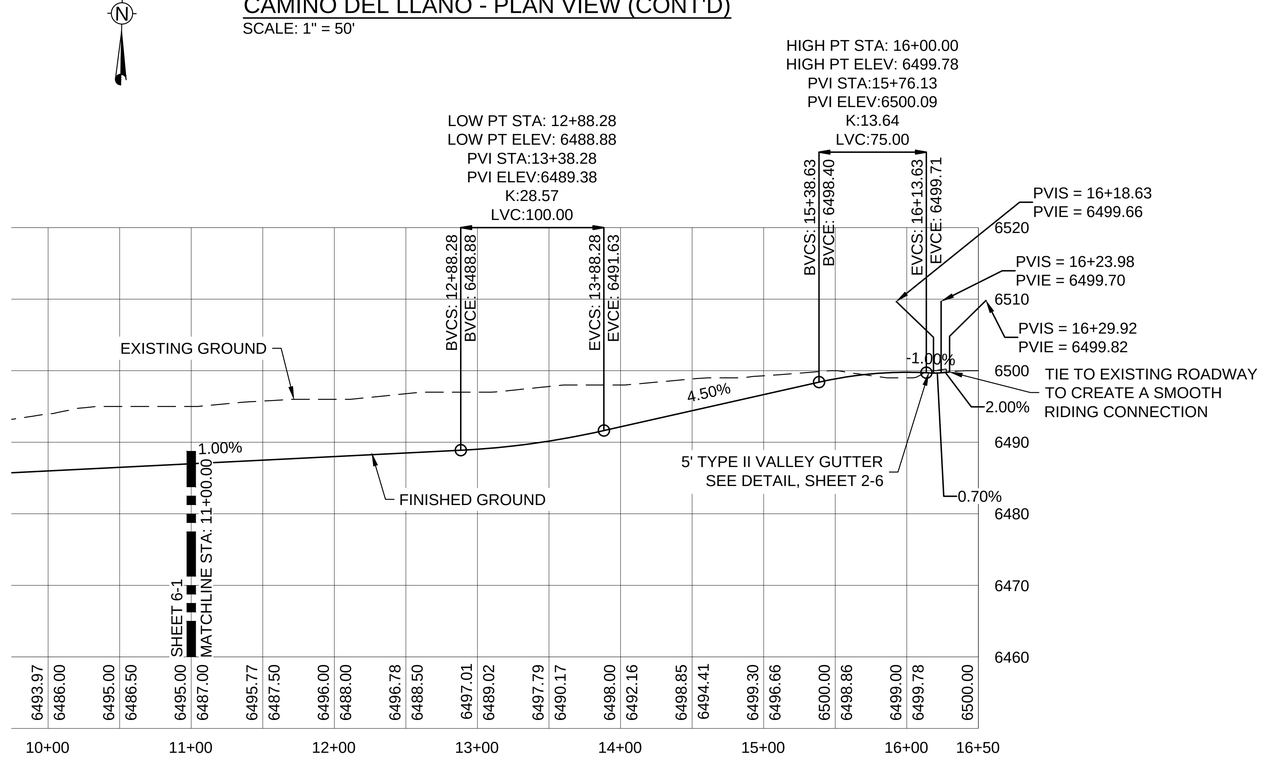
ENGINEERS SEAL
DATE
REVISIONS



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

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

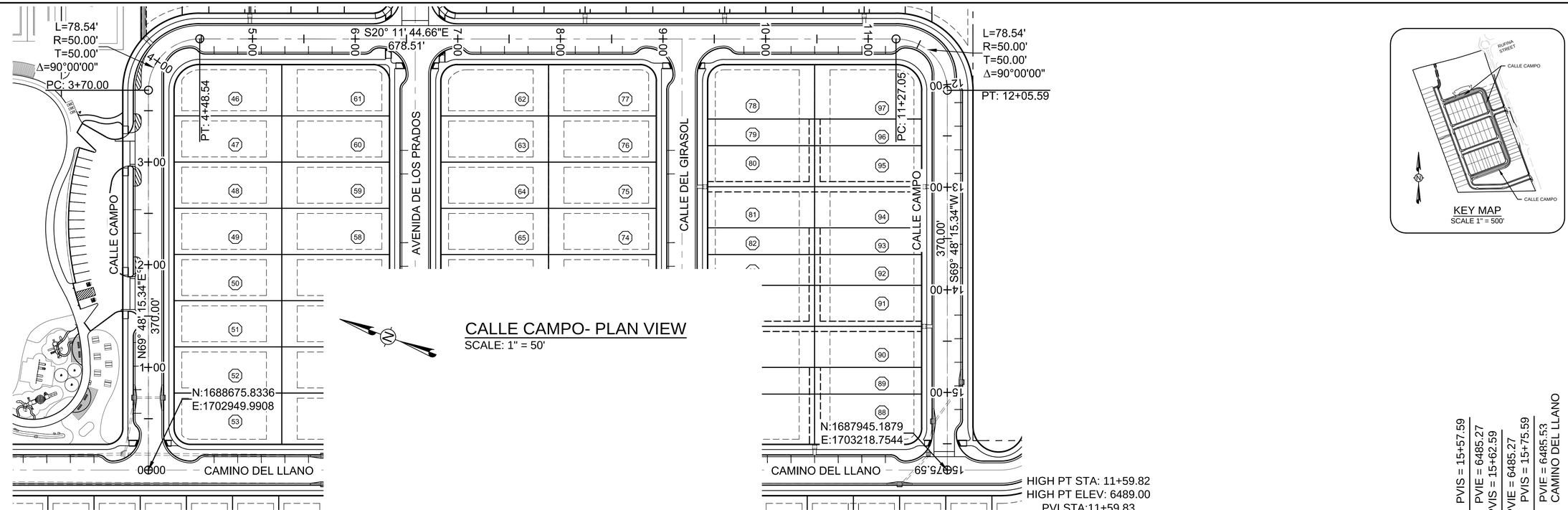
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY	USE	ONLY

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

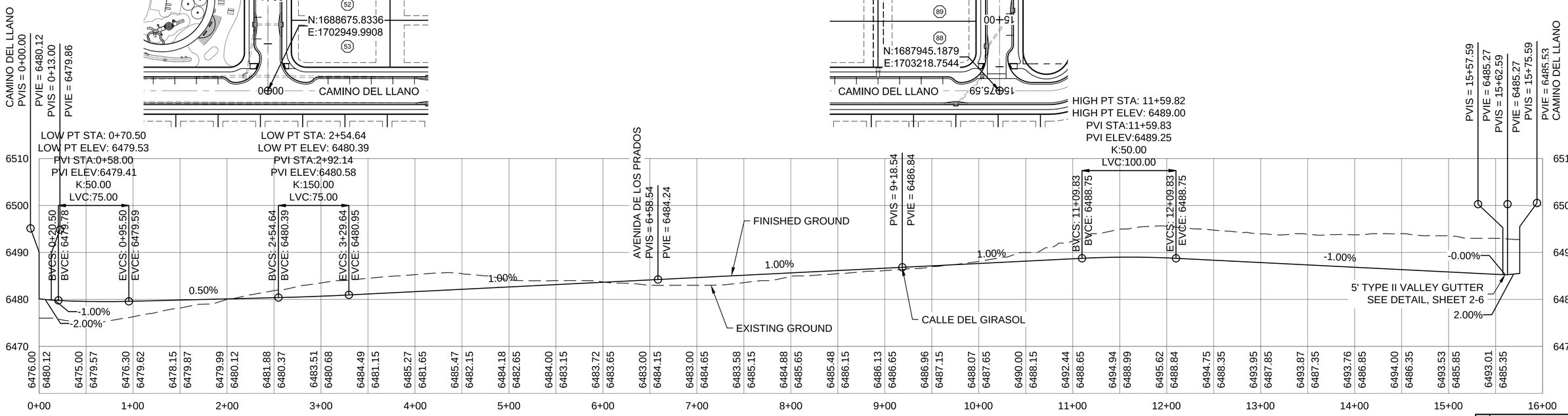
ROADWAY PLAN AND PROFILE
(CONT'D)

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

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

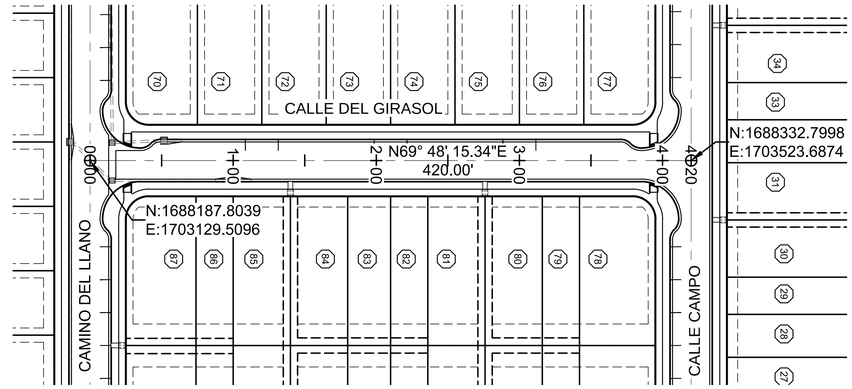
ROADWAY PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-3



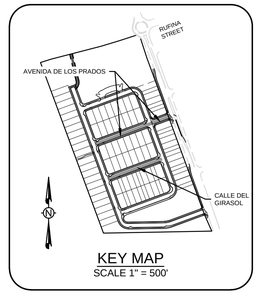
AVENIDA DE LOS PRADOS - PLAN VIEW

SCALE: 1" = 50'



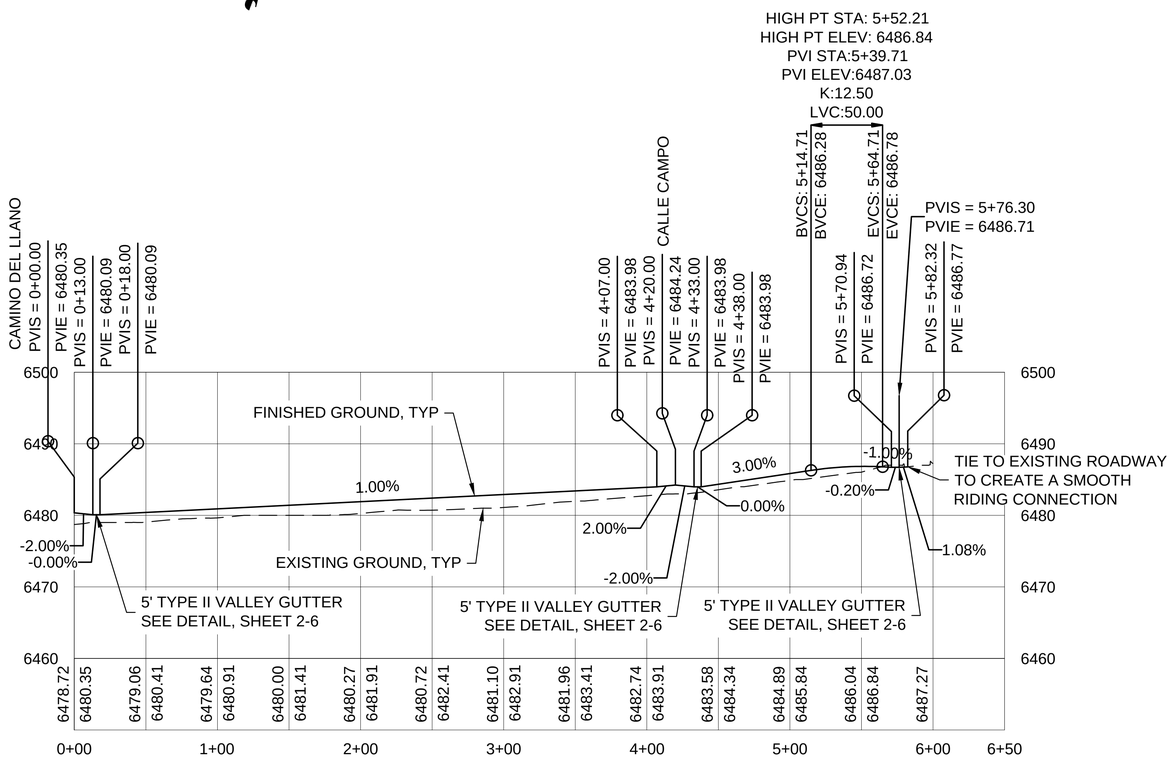
CALLE DEL GIRASOL - PLAN VIEW

SCALE: 1" = 50'



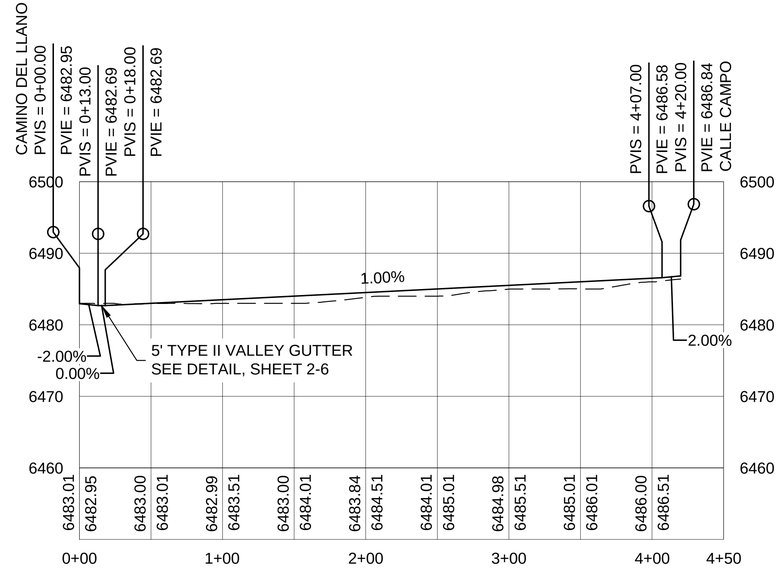
KEY MAP
SCALE 1" = 500'

HIGH PT STA: 5+52.21
HIGH PT ELEV: 6486.84
PVI STA:5+39.71
PVI ELEV:6487.03
K:12.50
LVC:50.00



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

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

ROADWAY PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	6-4

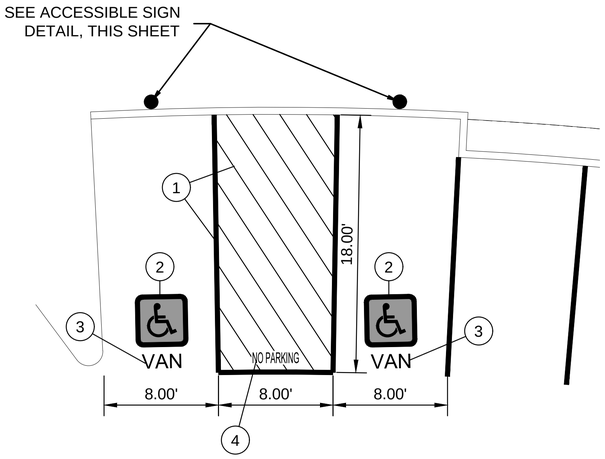
CITY OF SANTA FE SIGNING AND STRIPING NOTES:

SIGN AND POST REQUIREMENTS

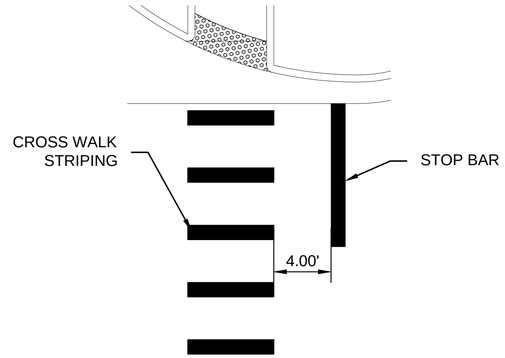
1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); *CURRENT* EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - *CURRENT* 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.

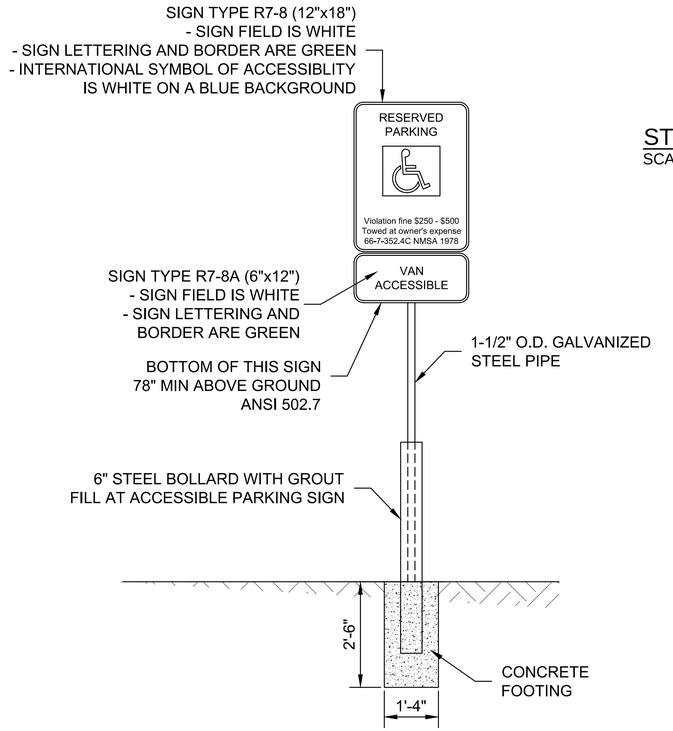


ADA PARKING DETAIL
SCALE: 1" = 5'

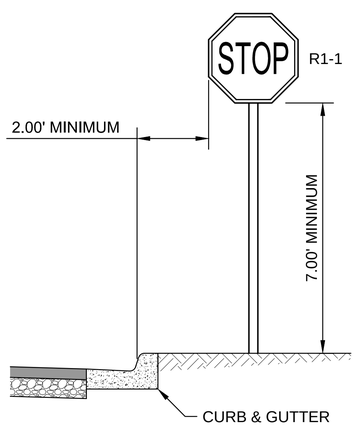


STOP BAR PLACEMENT DETAIL
SCALE: 1" = 5'

# 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)

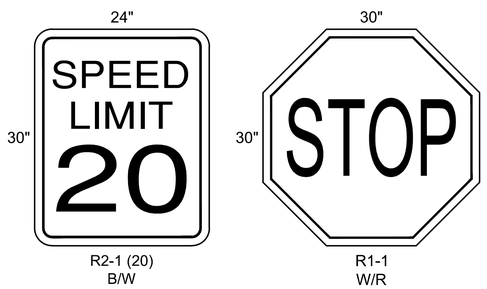


ACCESSIBLE SIGN DETAIL
SCALE: N.T.S.



TYPICAL SIGN PLACEMENT
SCALE: N.T.S.

R1-5
B/W
(36" X 36")



SIGN FACE DETAILS
SCALE: N.T.S.

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

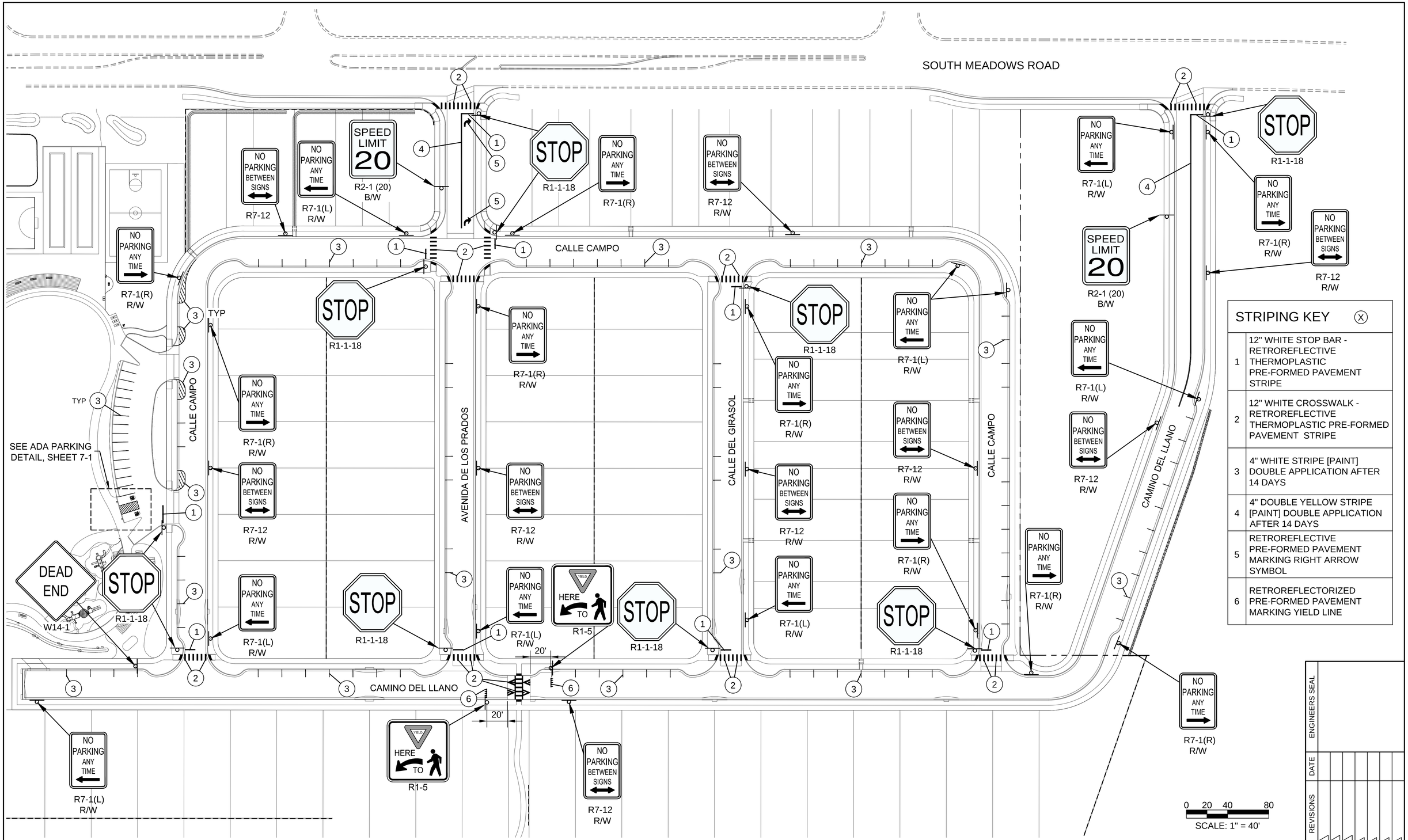
ENGINEERS SEAL | DATE | REVISIONS

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

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

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

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

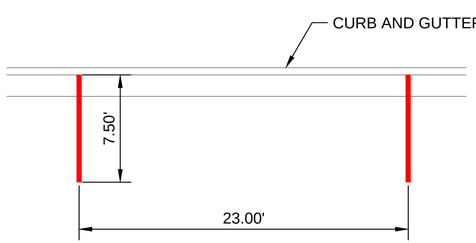
NOTE:
DRIVEWAYS SHOWN HEREON ARE CONCEPTUAL AND, THEREFORE THE PARKING LAYOUT IS SUBJECT TO CHANGE BASED ON FINAL DRIVEWAY LOCATIONS. HOWEVER, A MINIMUM OF 70 ON-STREET PARKING SPACES WILL BE PROVIDED.

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
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

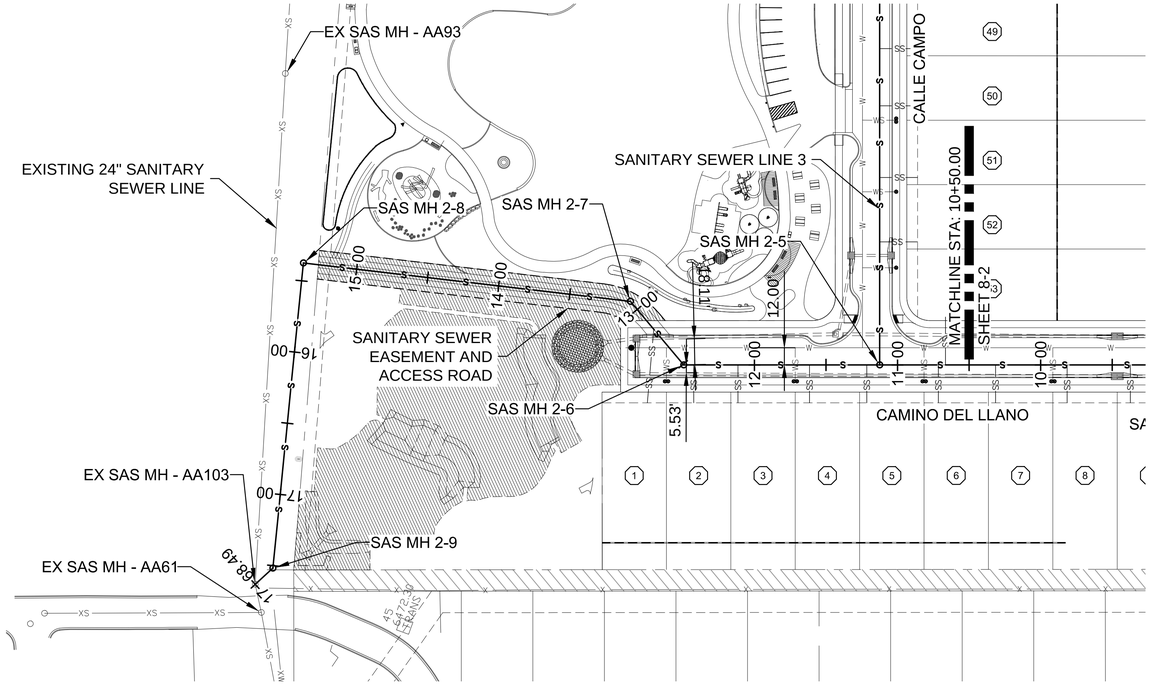
ENGINEERS SEAL | DATE | REVISIONS

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

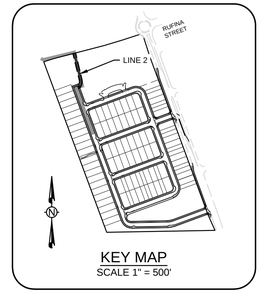
ON-STREET PARKING LAYOUT

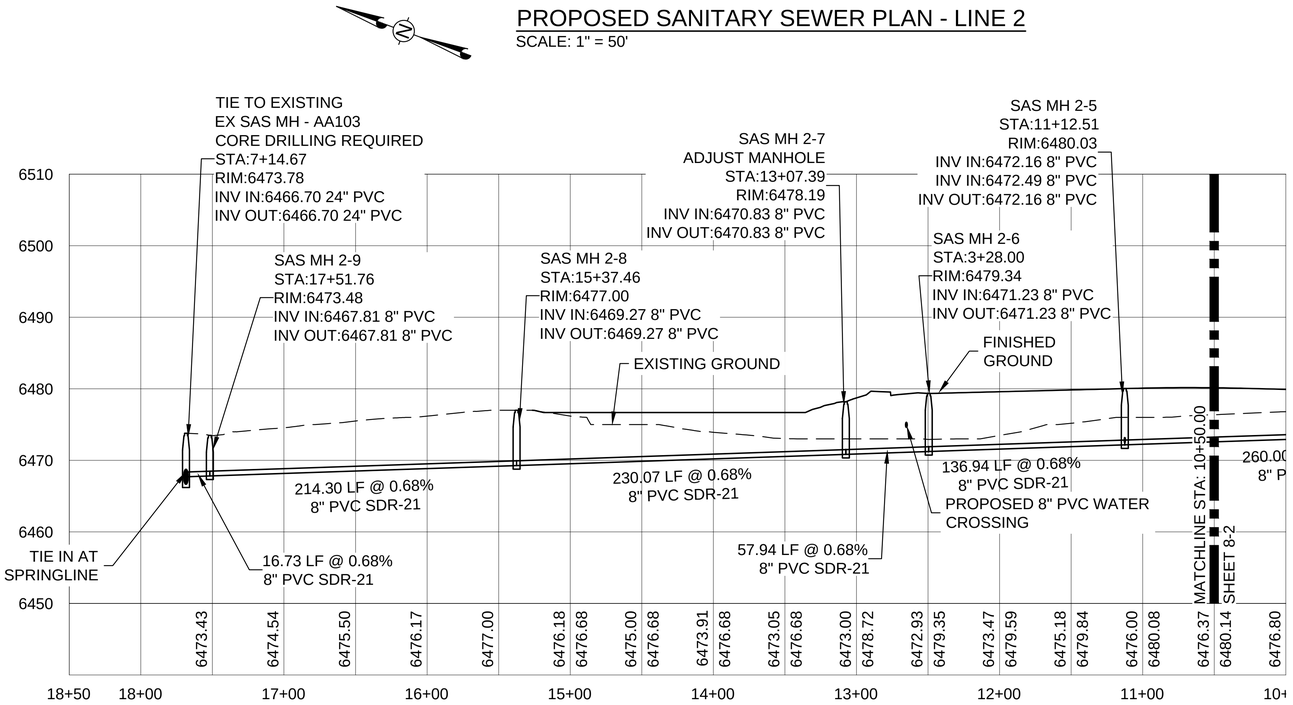
DATE:	SCALE:	SHEET:
MARCH 2024	AS NOTED	7-3



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
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		

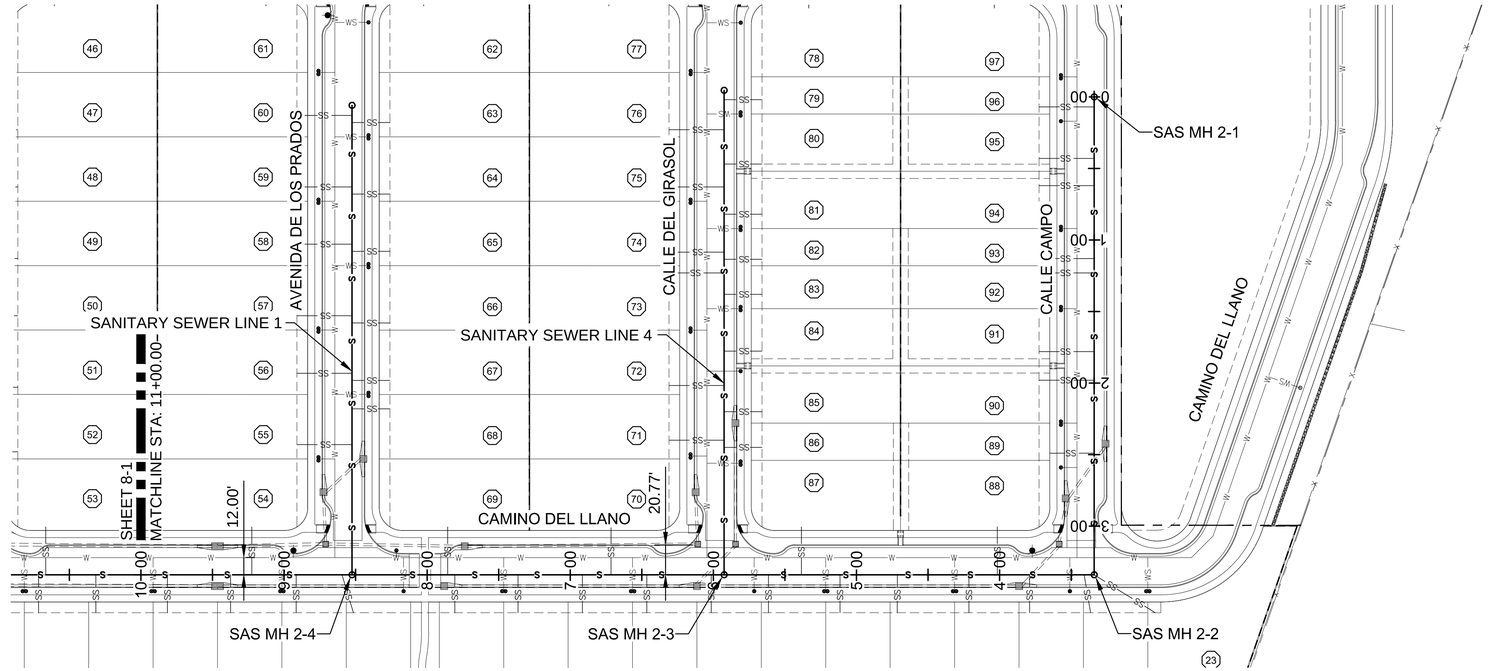
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

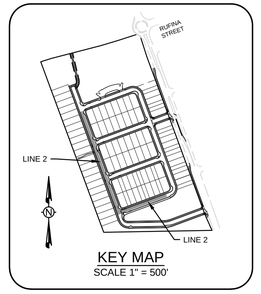
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SANITARY SEWER PLAN AND PROFILE

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	8-1

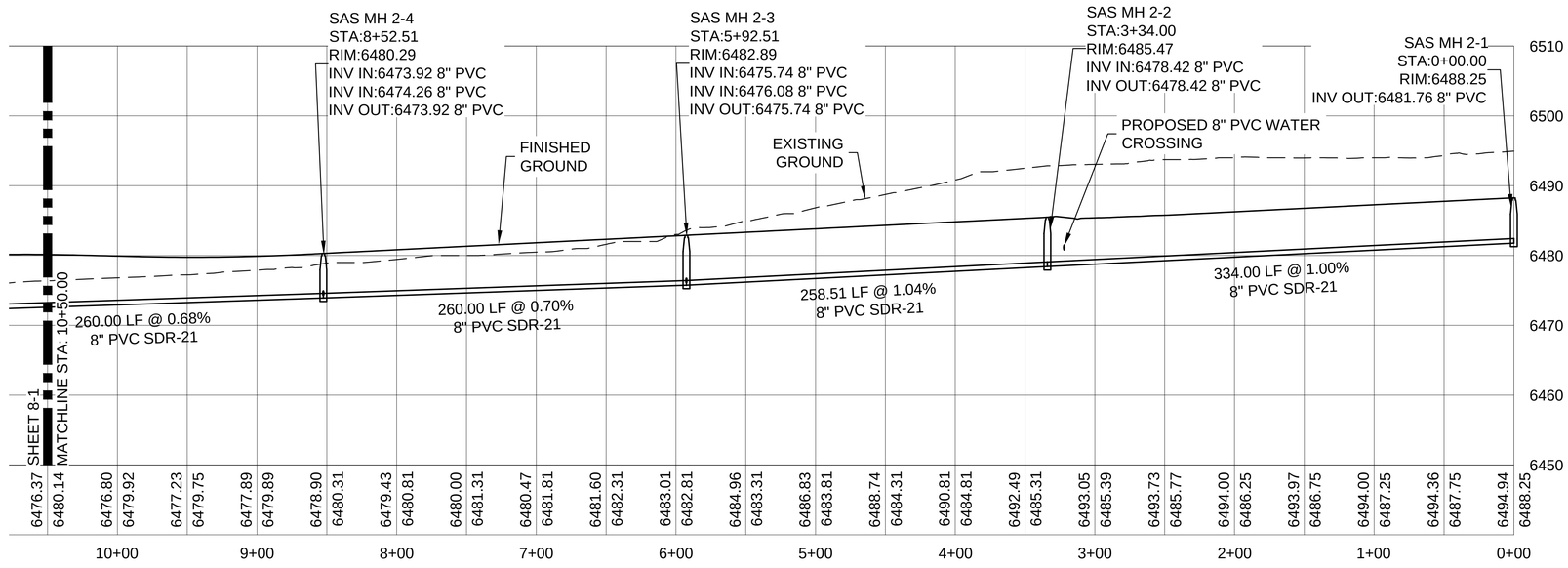
ENGINEERS SEAL
DATE
REVISIONS





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'

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

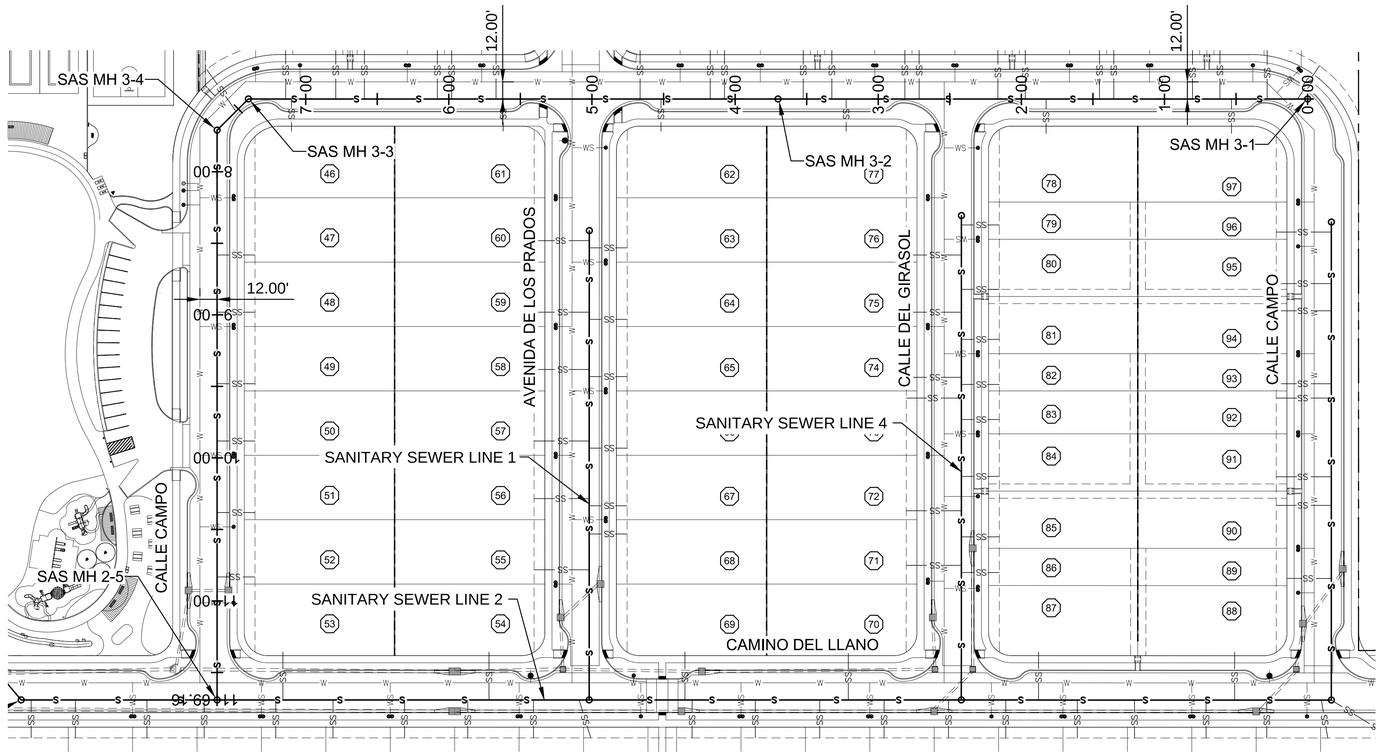
ENGINEERS SEAL
DATE
REVISIONS

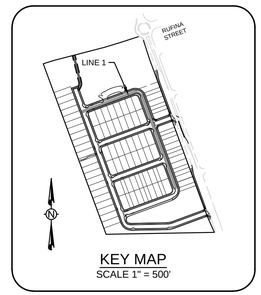
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SANITARY SEWER PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	8-2

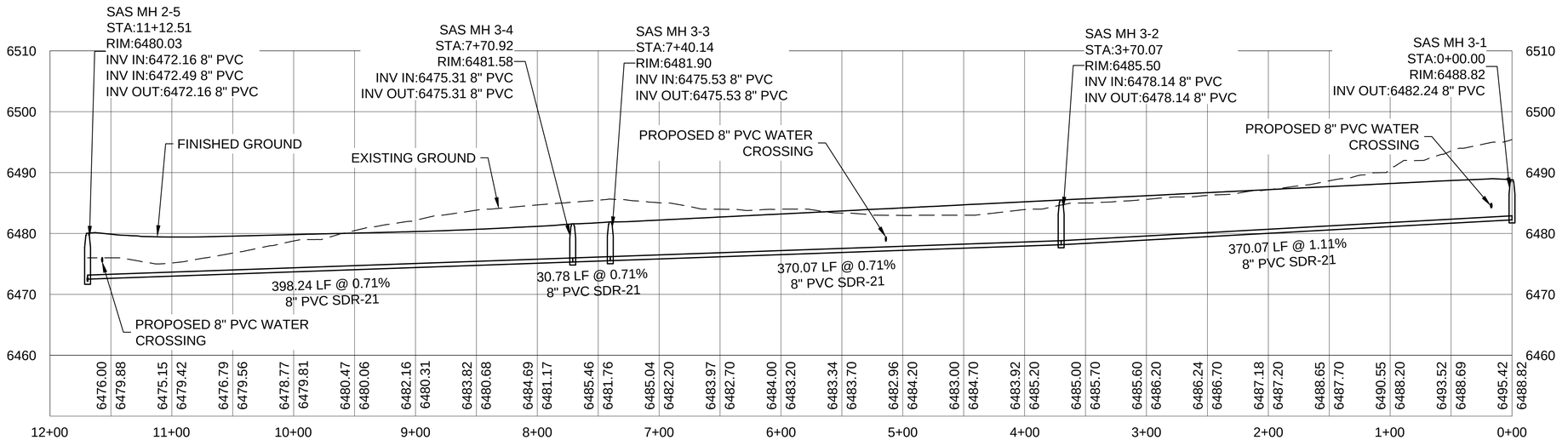




KEY MAP
SCALE 1" = 500'

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'

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

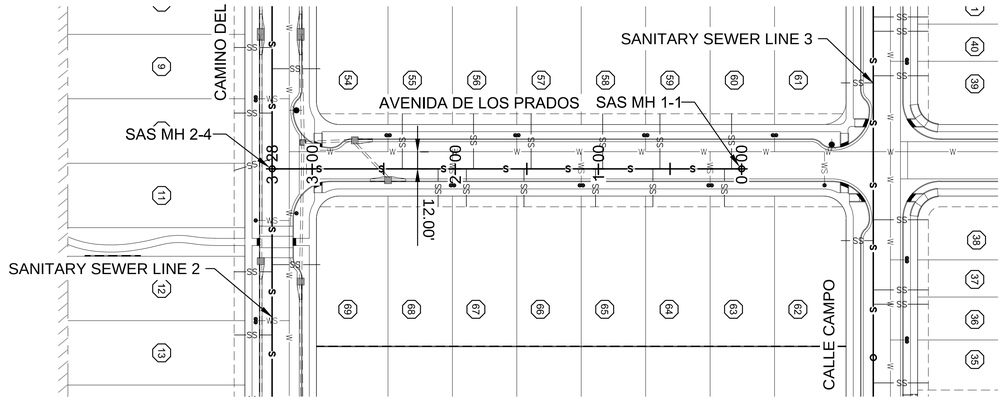
ENGINEERS SEAL
DATE
REVISIONS

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

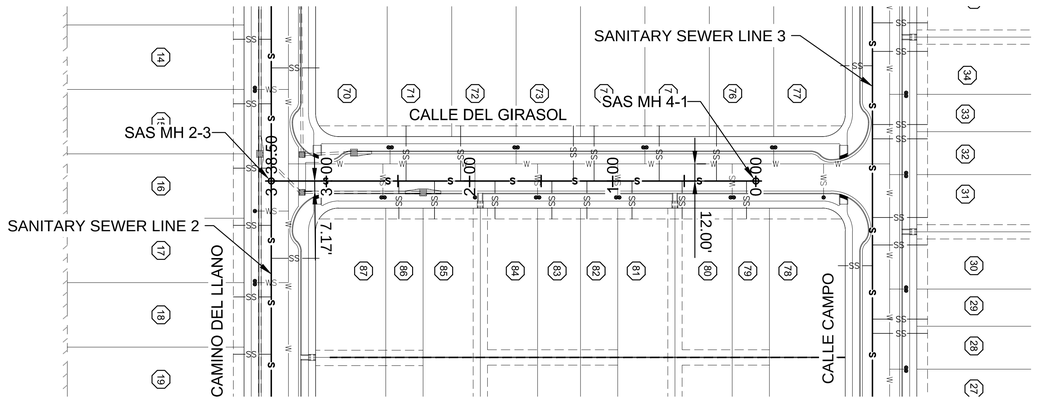
SANITARY SEWER PLAN AND PROFILE

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	8-3



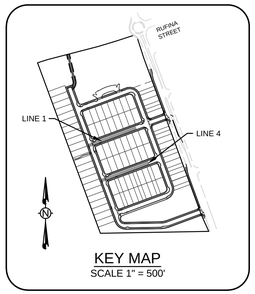
PROPOSED SANITARY SEWER PLAN - LINE 1

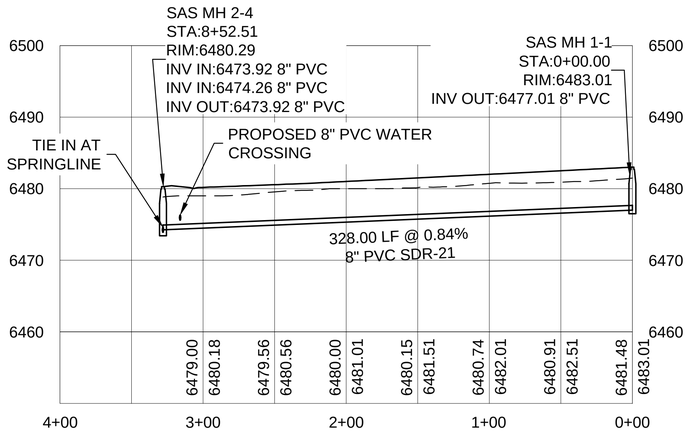
SCALE: 1" = 50'



PROPOSED SANITARY SEWER PLAN - LINE 4

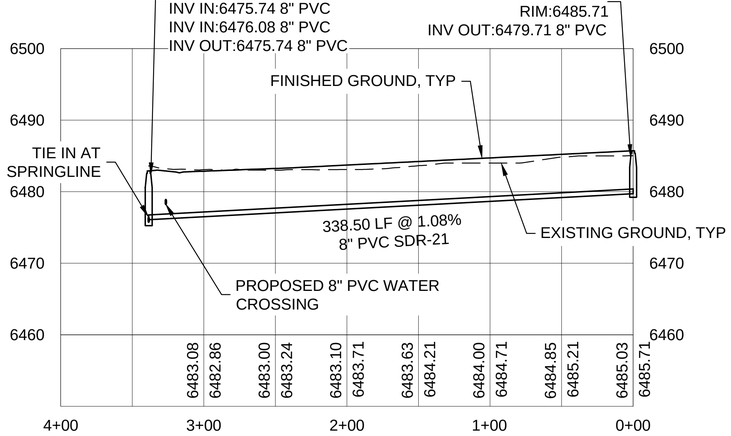
SCALE: 1" = 50'





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'

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		

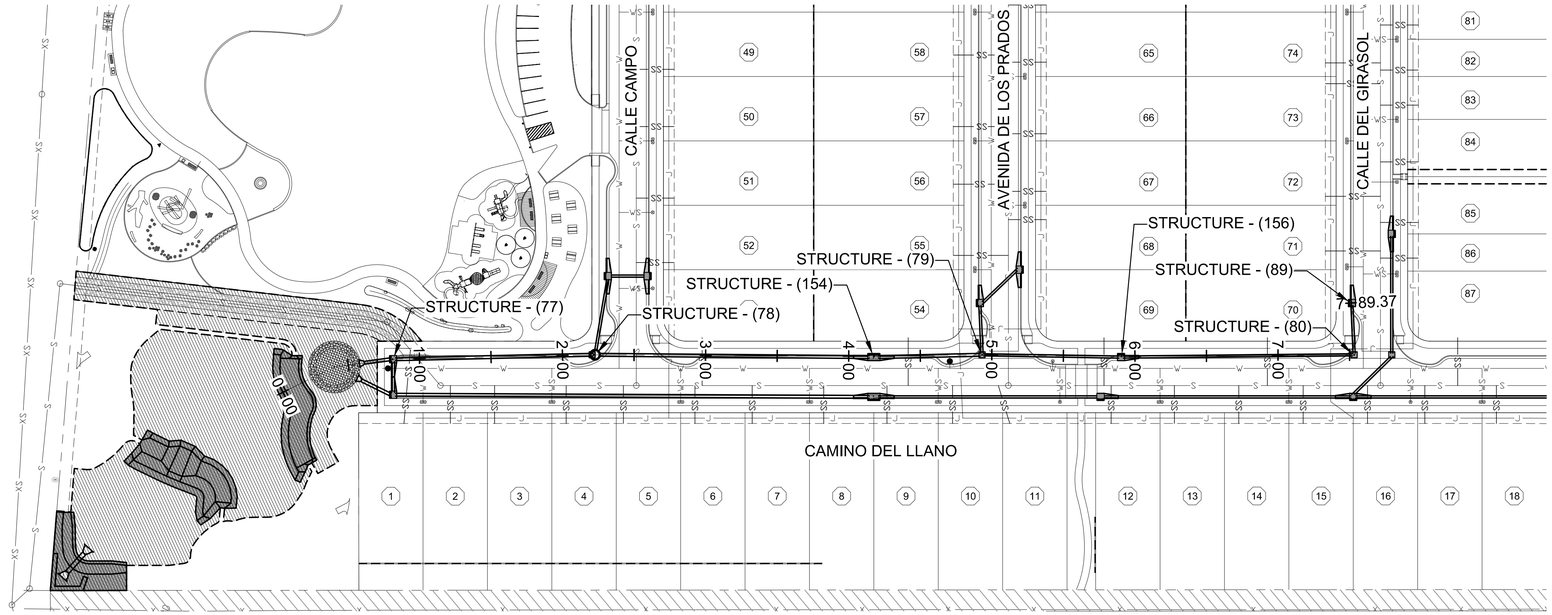
CITY USE ONLY

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

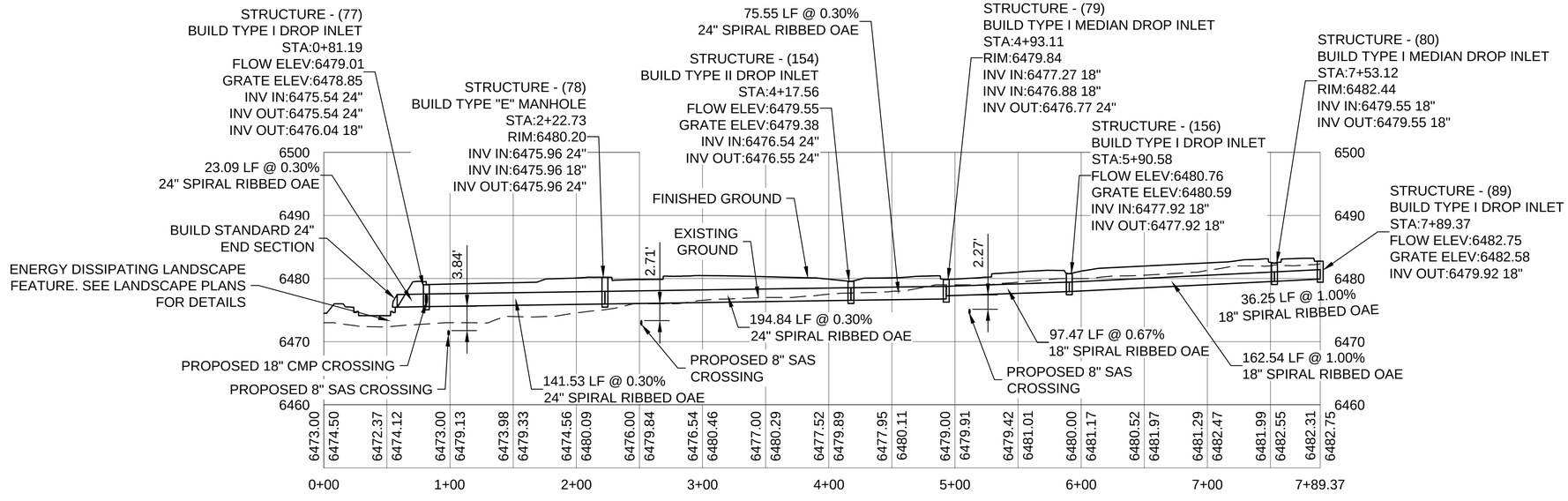
SANITARY SEWER PLAN AND PROFILE

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'

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		

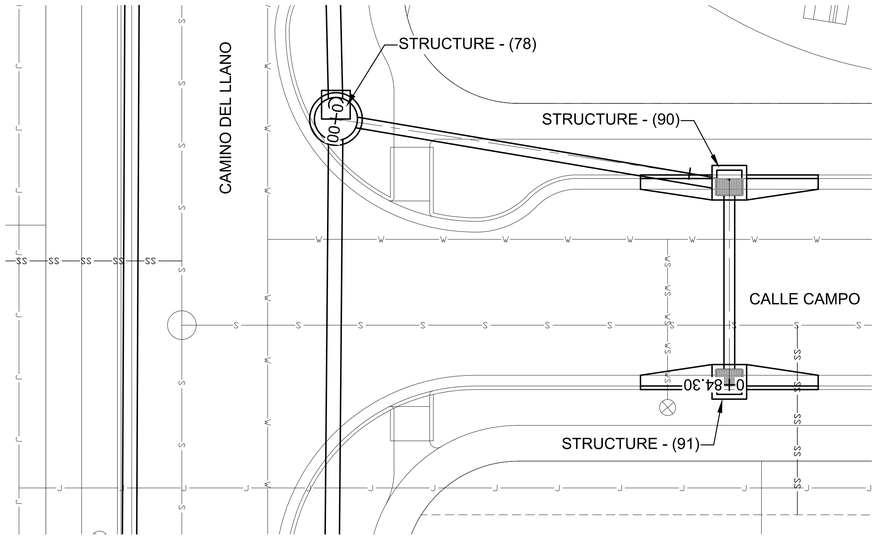
REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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

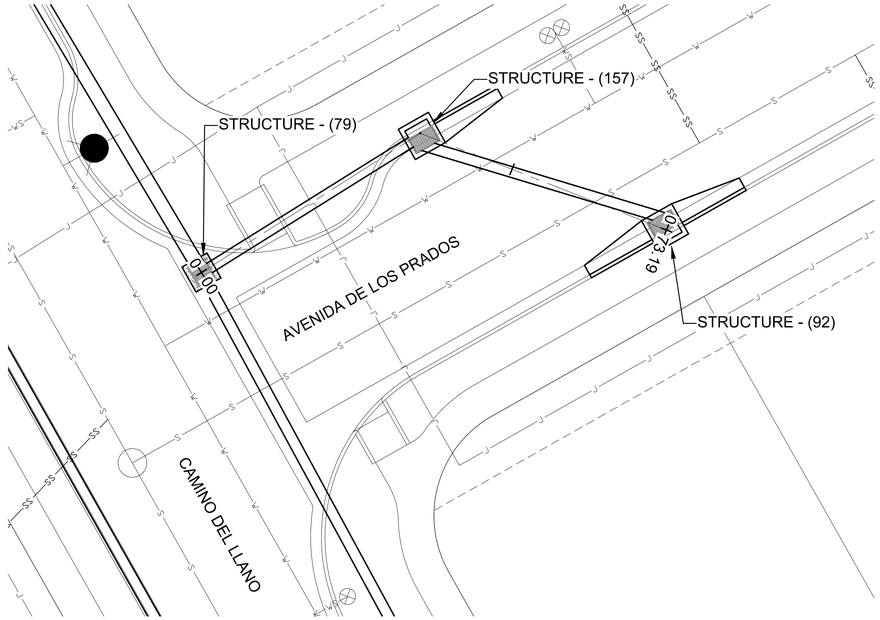
STRUCTURE SECTIONS - STS 1

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 50'	8-10



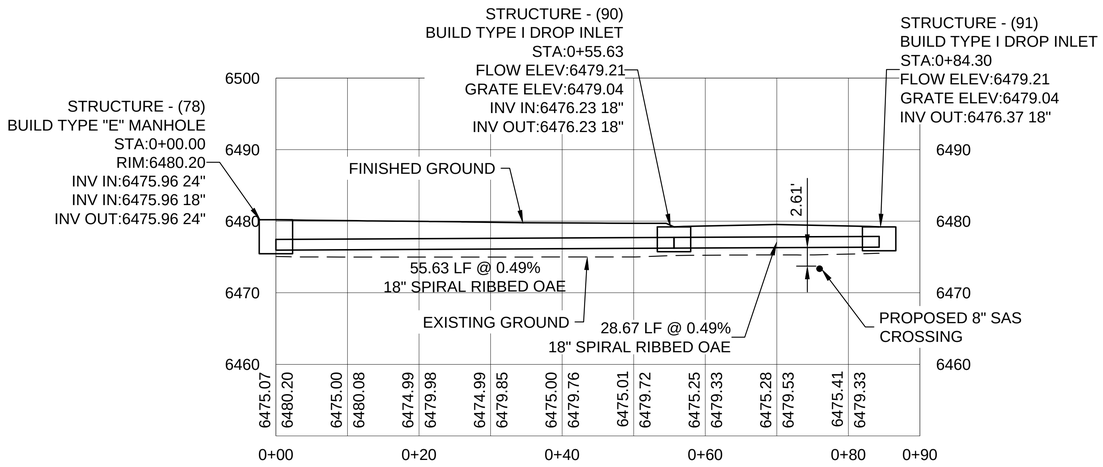
PROPOSED STORM SEWER STS 1.1 - PLAN VIEW

SCALE: 1" = 10'



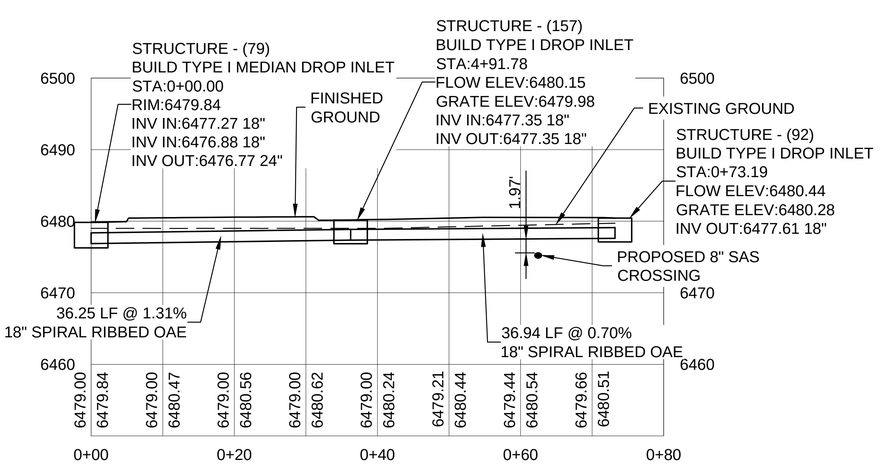
PROPOSED STORM SEWER STS 1.2 - PLAN VIEW

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

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		

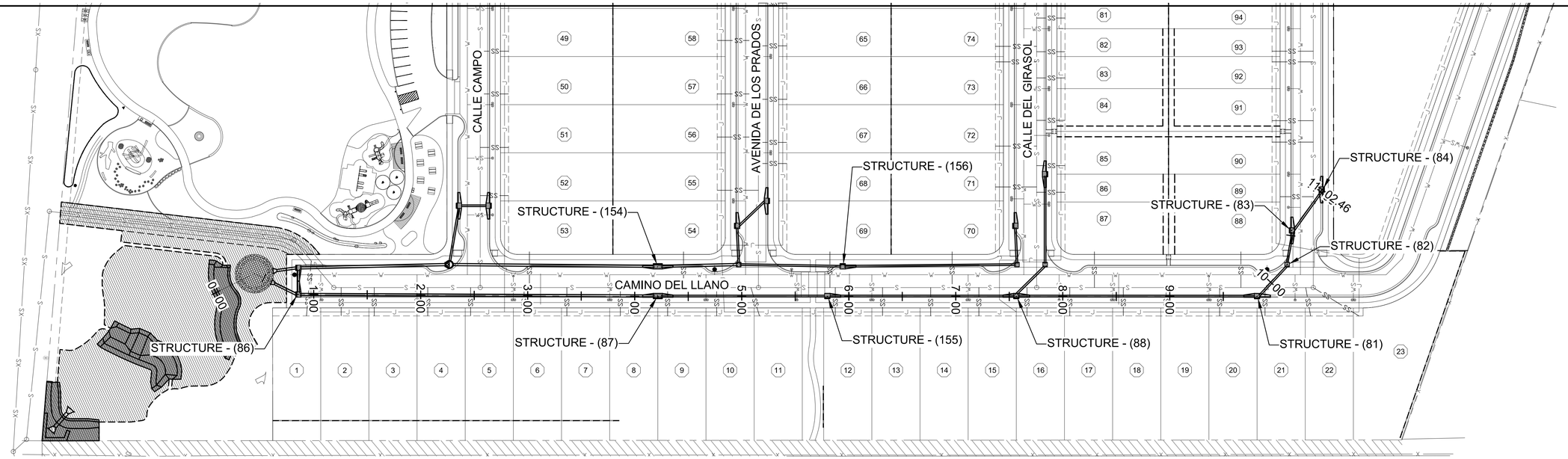
REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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

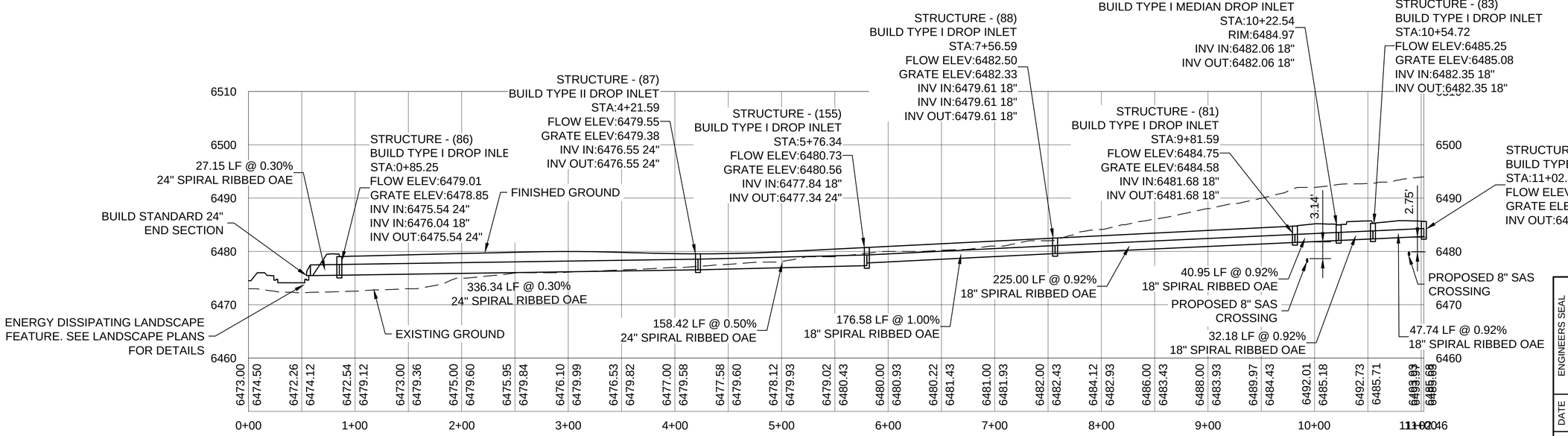
STRUCTURE SECTIONS - STS 1.1 & 1.2

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

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		

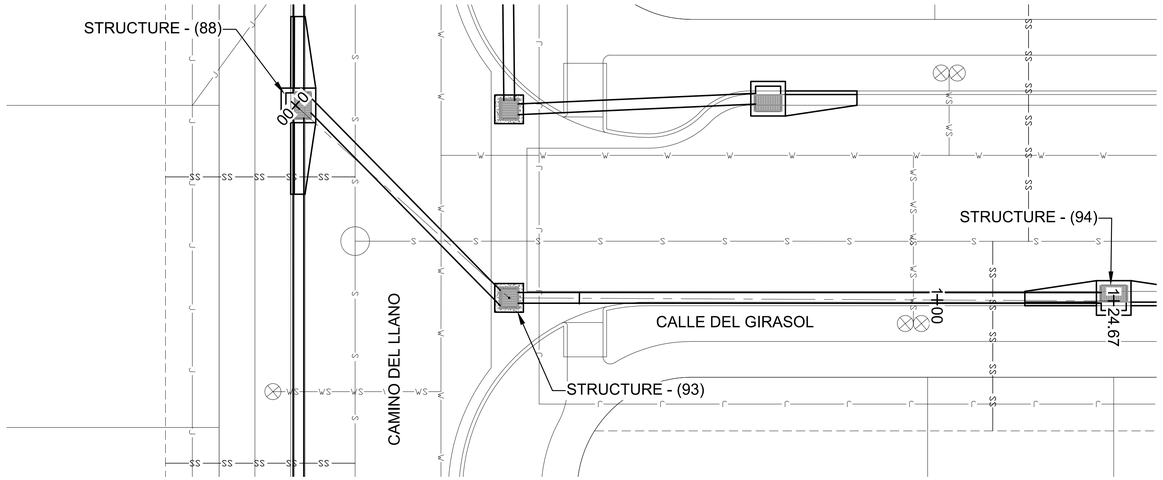
CITY USE ONLY

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

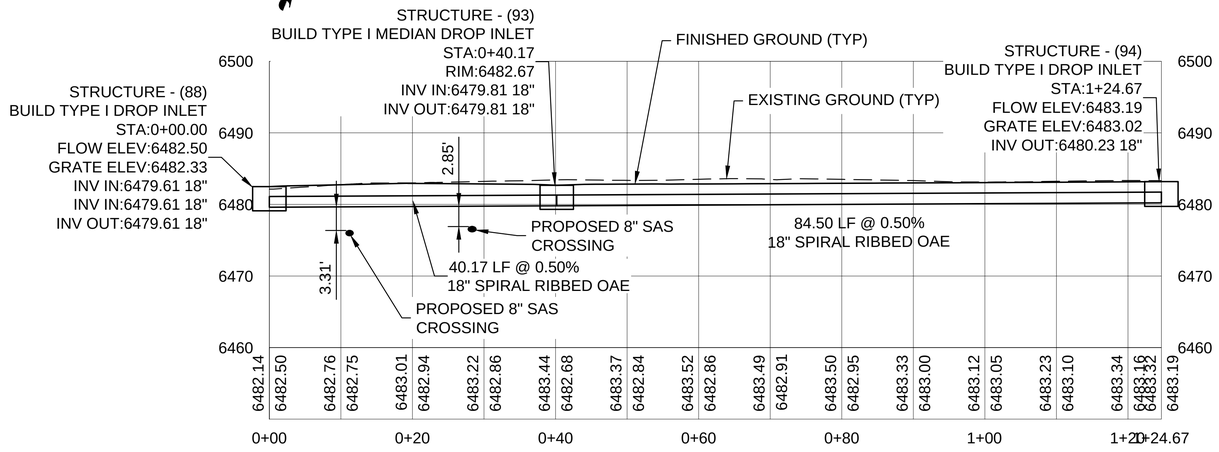
STRUCTURE SECTIONS - STS 2

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	8-12



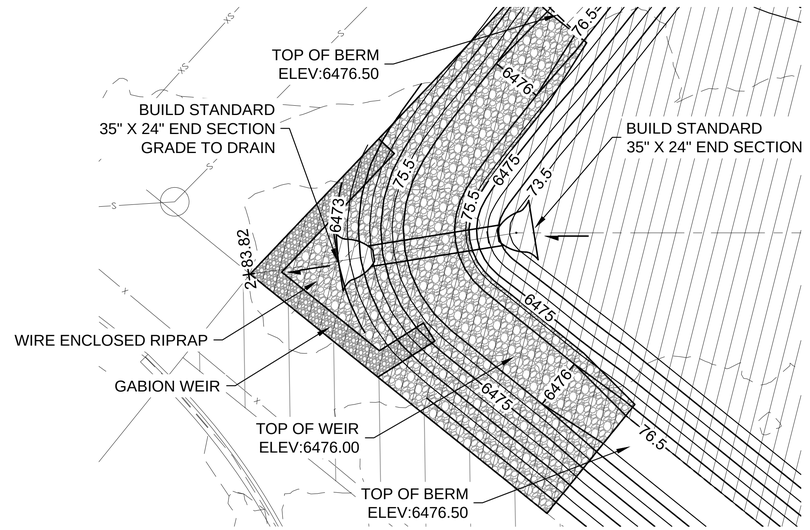
PROPOSED STORM SEWER STS 2.1 - PLAN VIEW

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

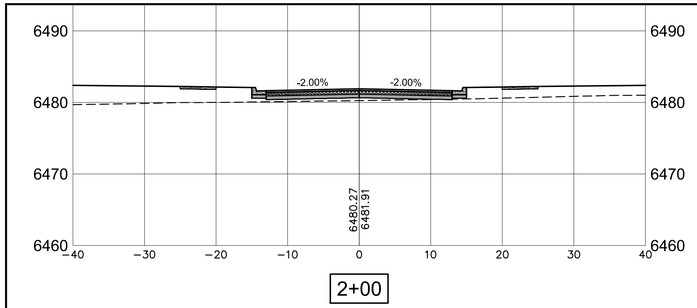
CITY USE ONLY

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

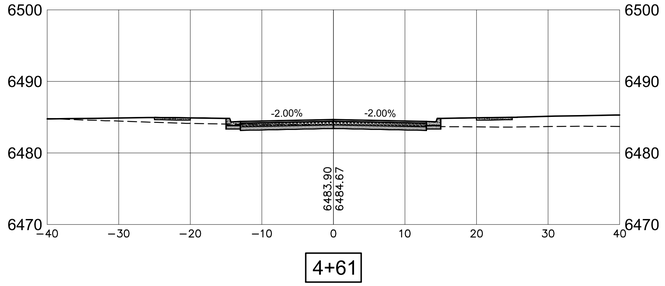
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

STRUCTURE SECTIONS - STS 2.1 & WATER CATCHMENT OUTFALL

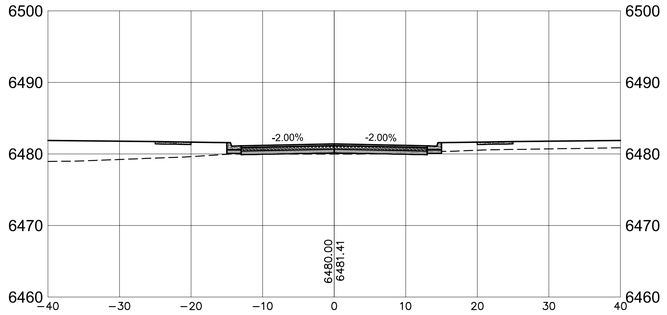
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	8-13



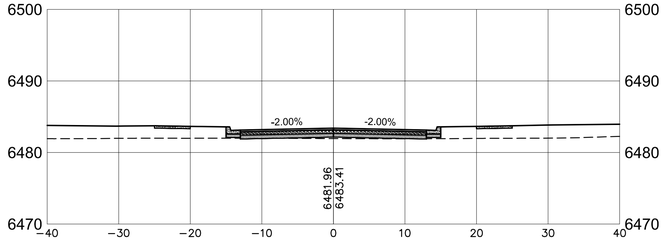
2+00



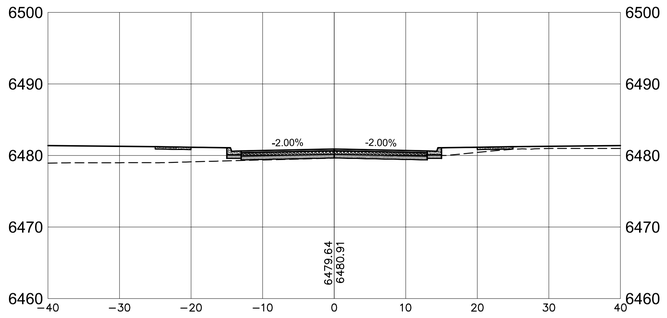
4+61



1+50



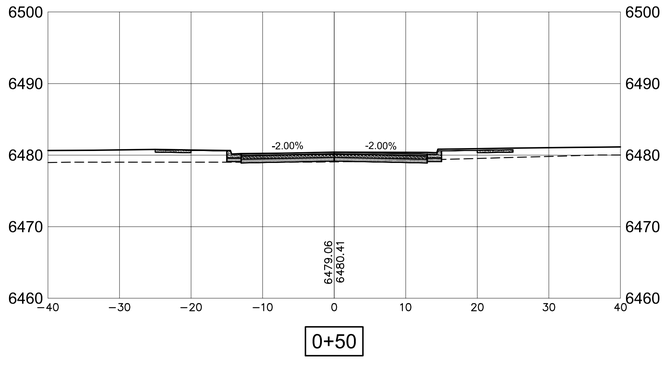
3+50



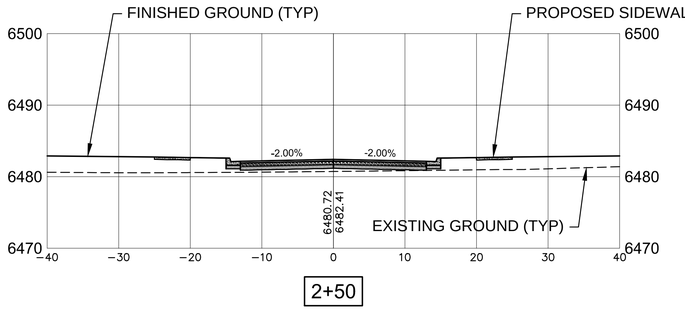
1+00

3+00

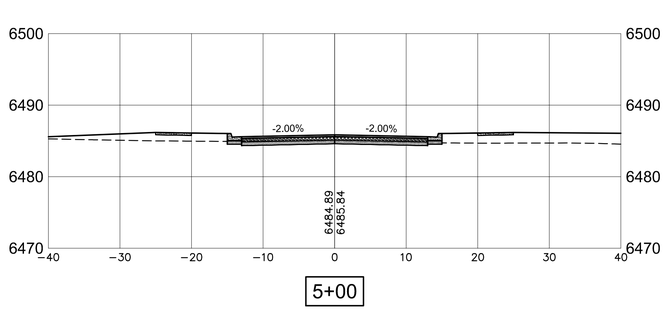
5+40.74



0+50



2+50



5+00

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

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

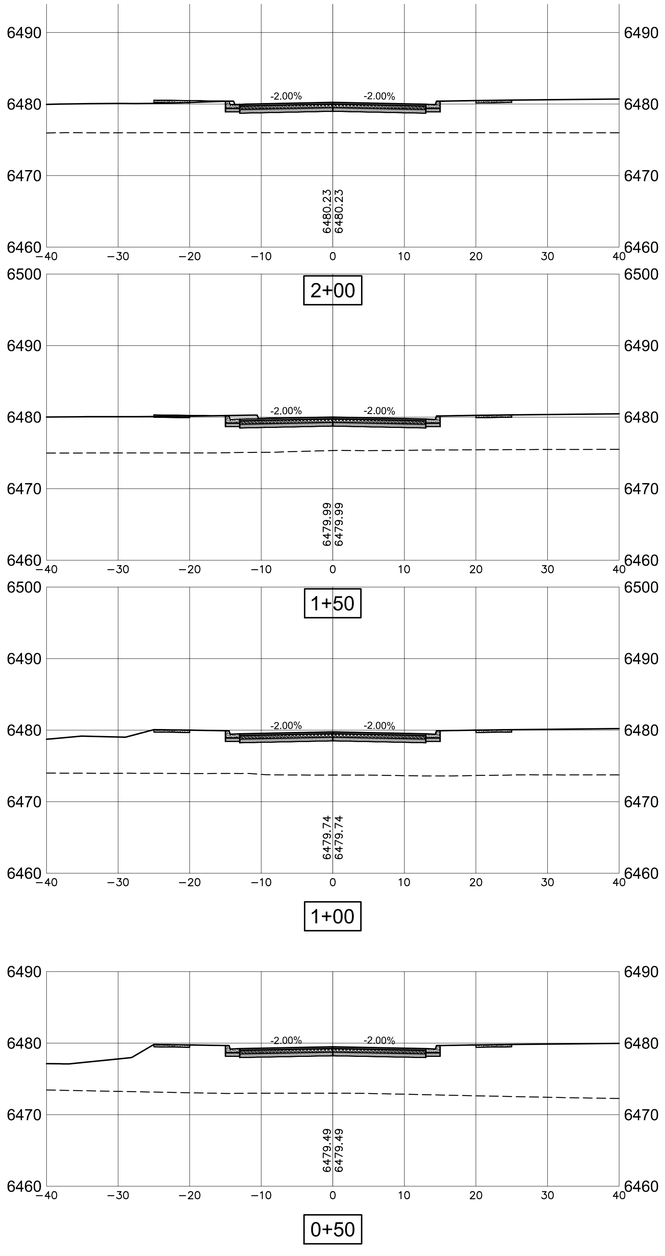
ROADWAY CROSS SECTIONS - AVENIDA DE LOS PRADOS

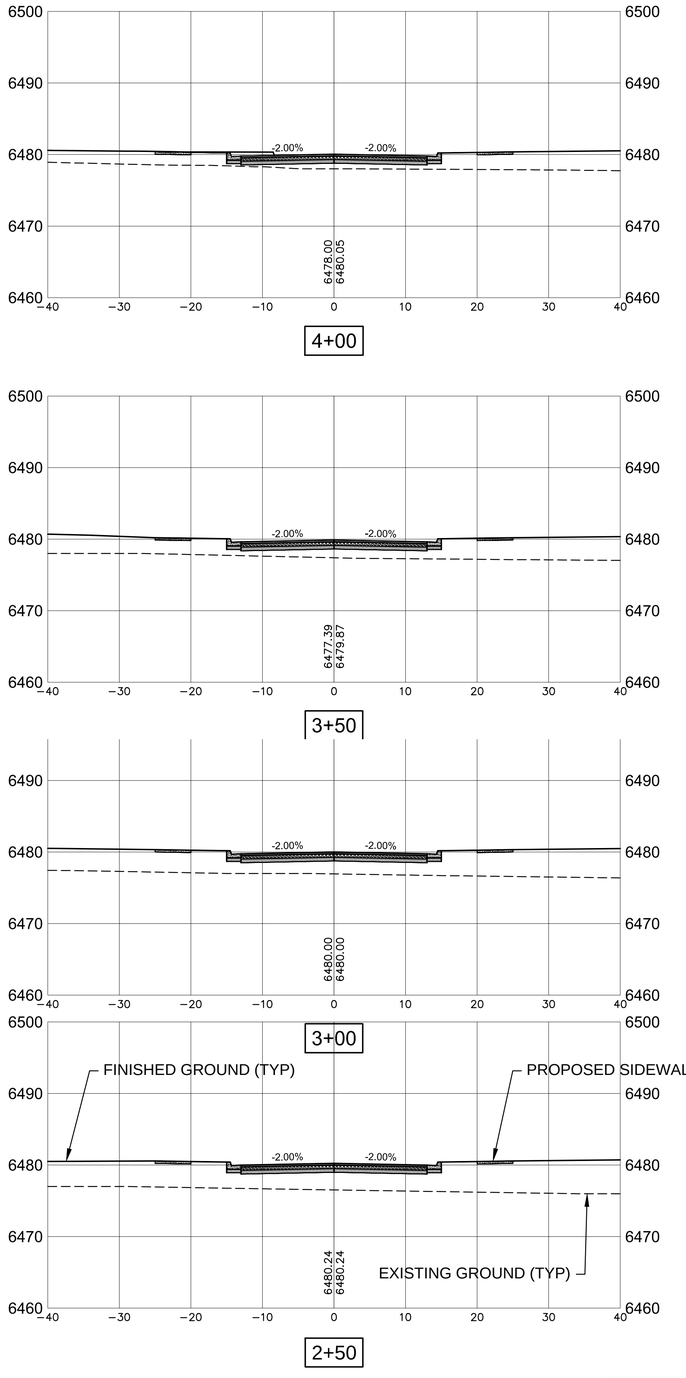
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-1

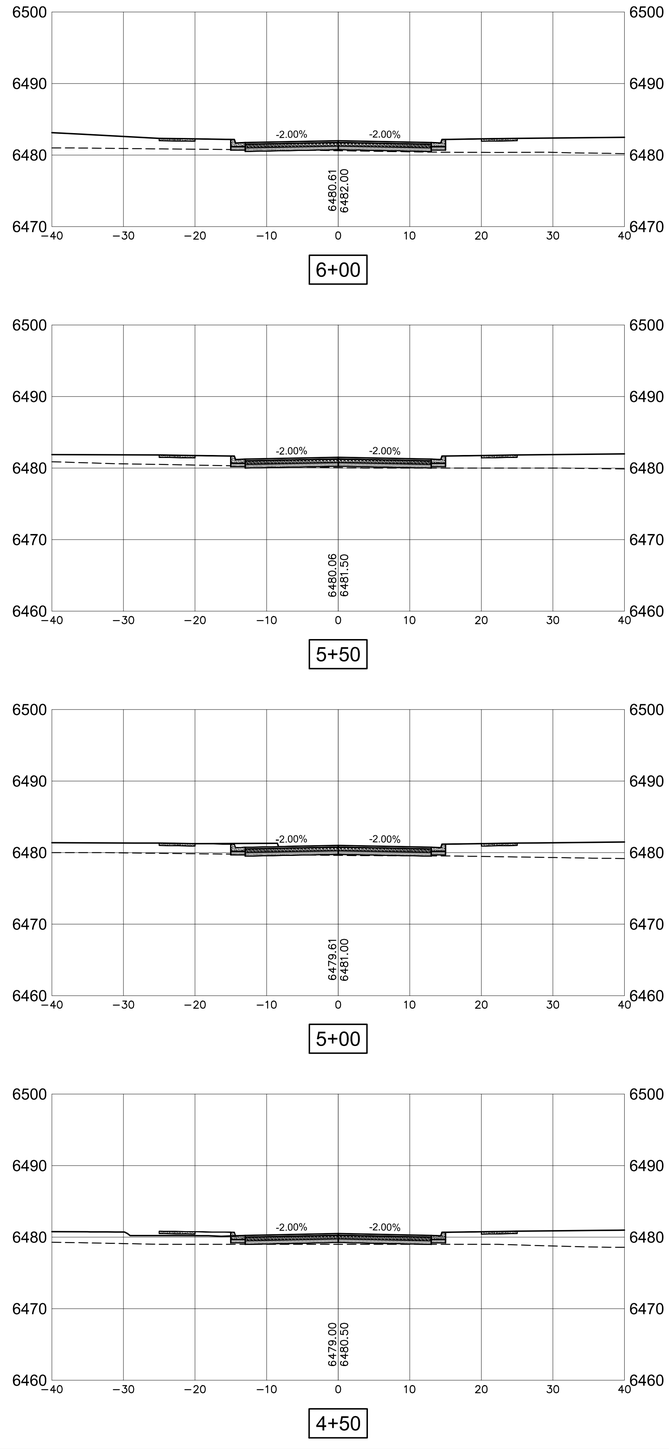
ENGINEERS SEAL

DATE

REVISIONS







0 5 10 20

SCALE: 1" = 10'

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

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

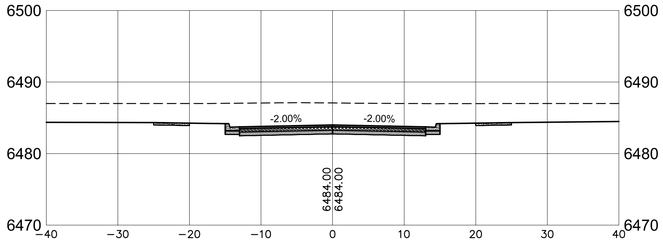
ROADWAY CROSS SECTIONS - CAMINO DEL LLANO

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-2

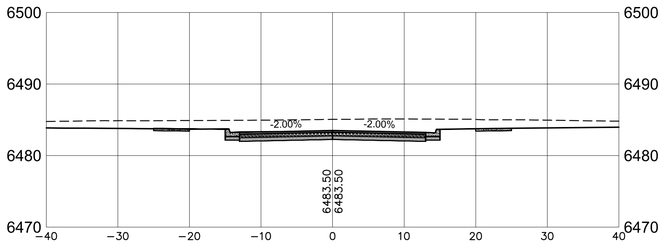
ENGINEERS SEAL

DATE

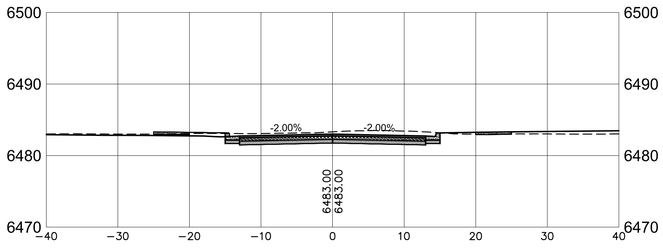
REVISIONS



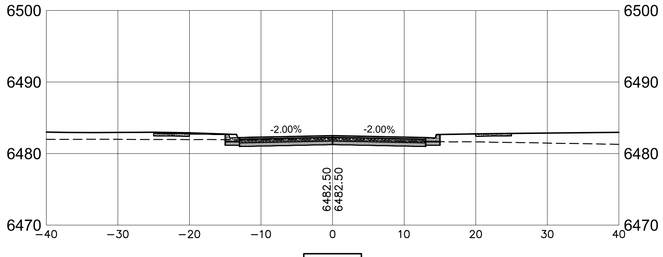
8+00



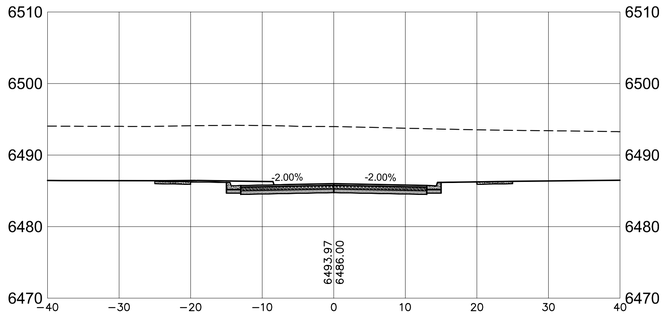
7+50



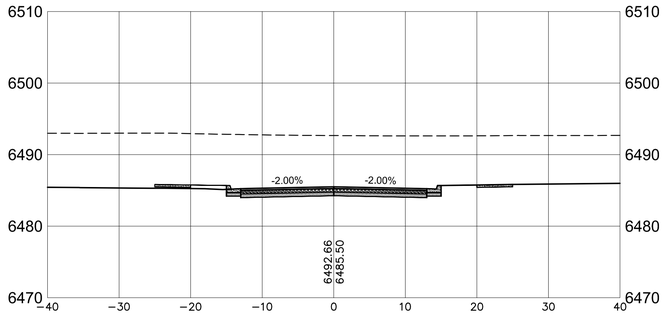
7+00



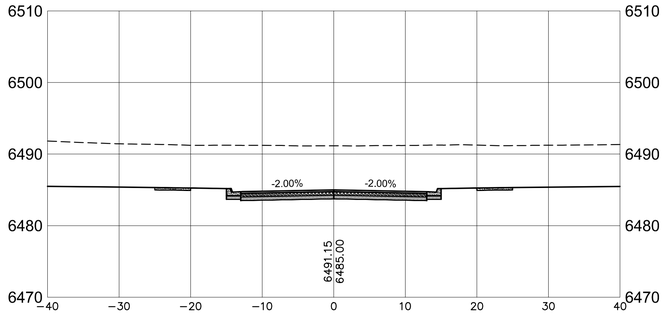
6+50



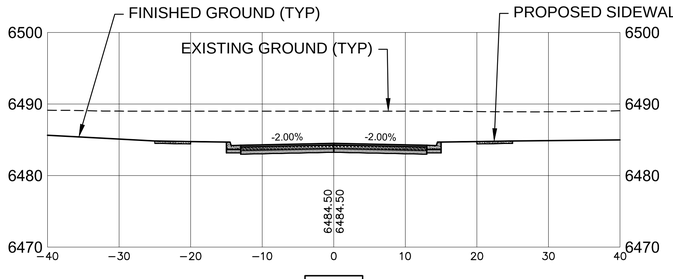
10+00



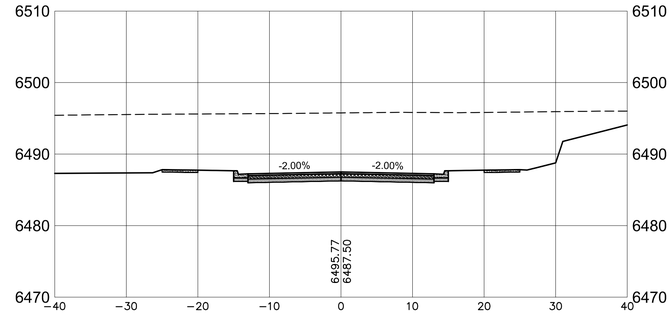
9+50



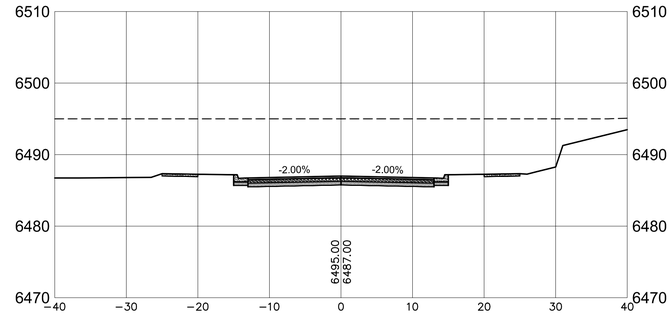
9+00



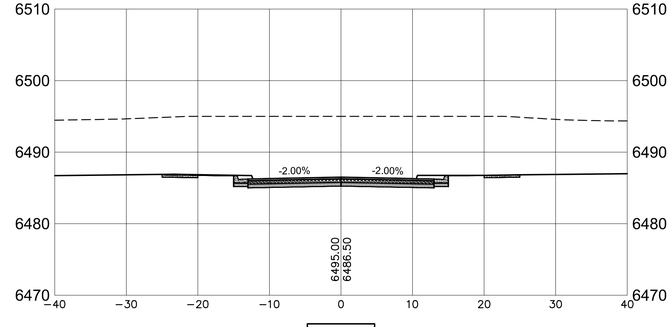
8+50



11+50



11+00



10+50

0 5 10 20

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

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

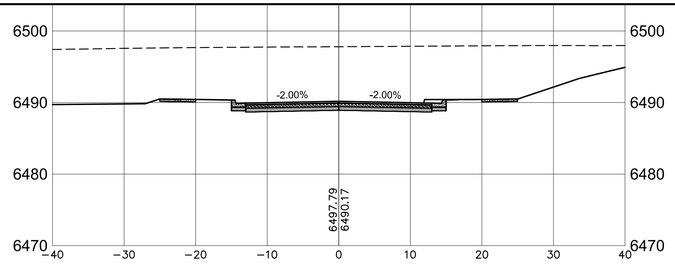
ROADWAY CROSS SECTIONS - CAMINO DEL LLANO(CONT'D)

DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-3

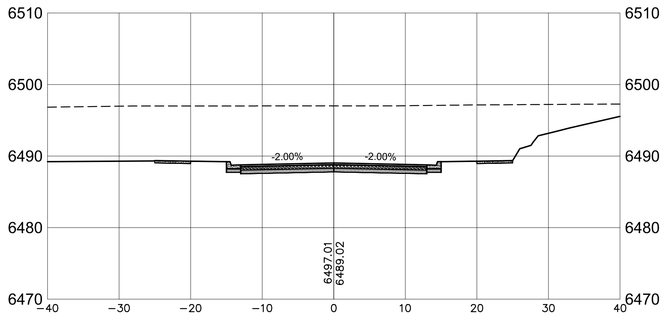
ENGINEERS SEAL

DATE

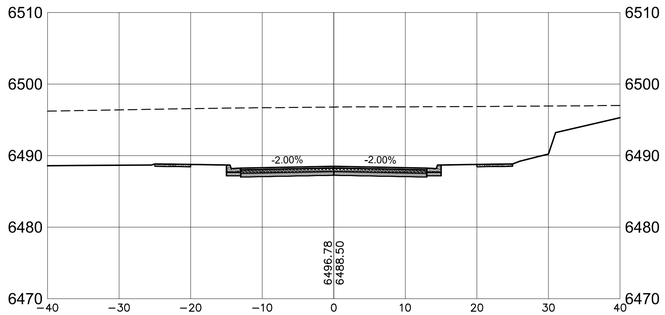
REVISIONS



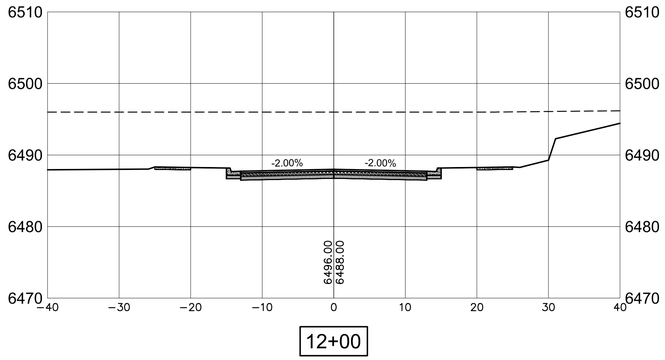
13+50



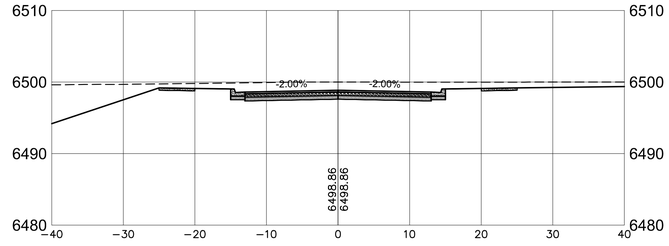
13+00



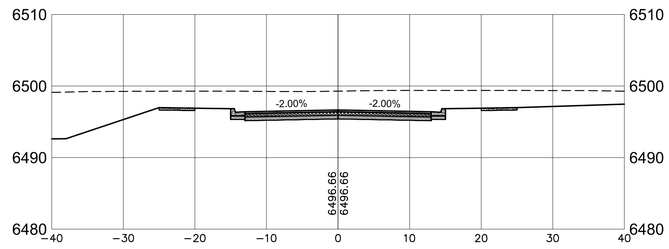
12+50



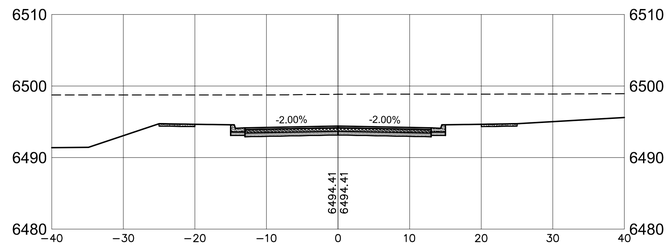
12+00



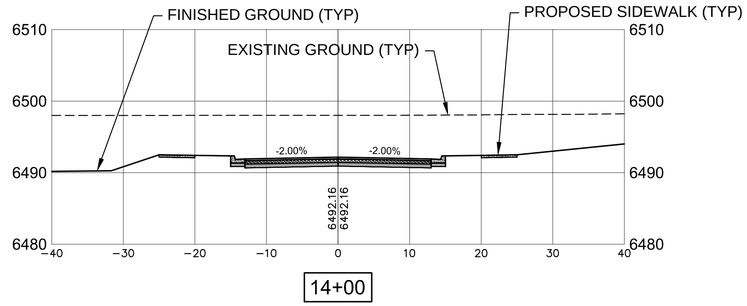
15+50



15+00



14+50



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'

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		

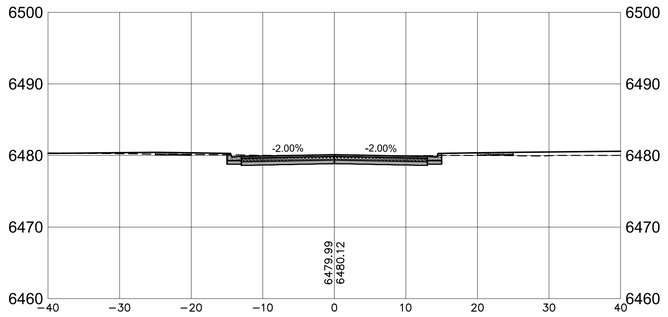
CITY USE ONLY

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

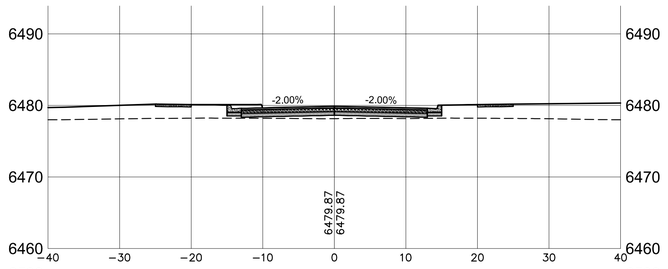
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO (CONT'D)

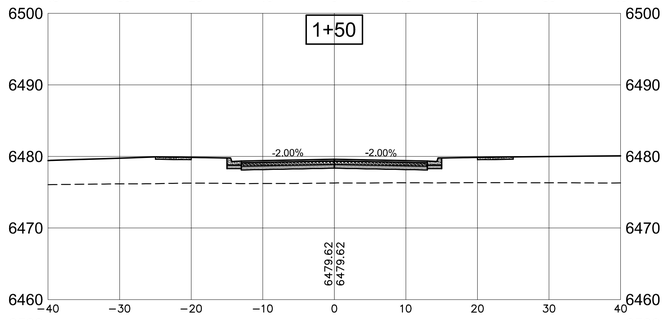
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-4



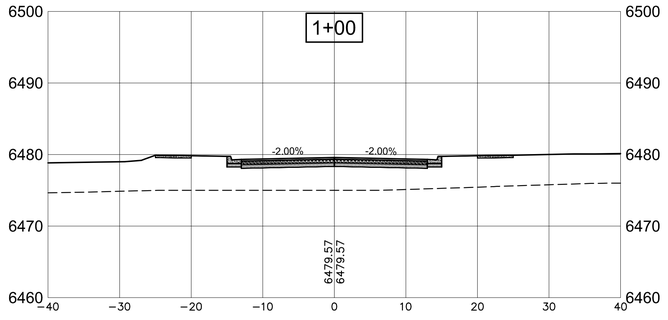
2+00



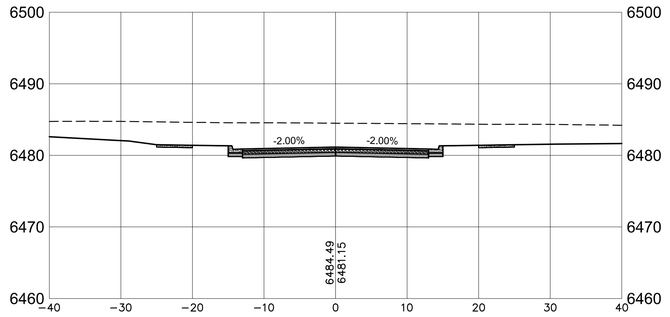
1+50



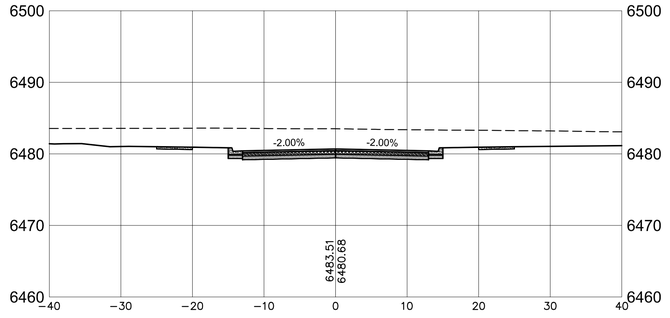
1+00



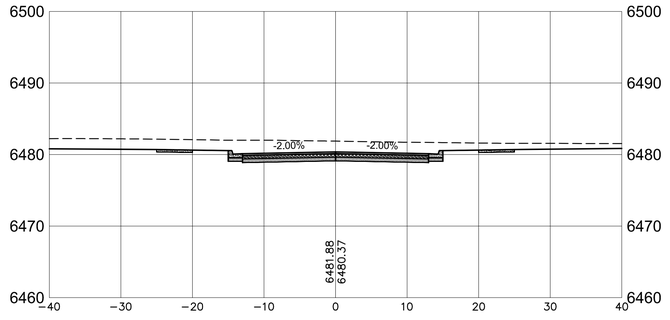
0+50



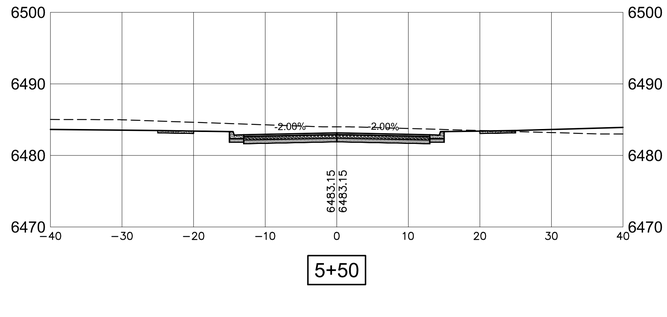
3+50



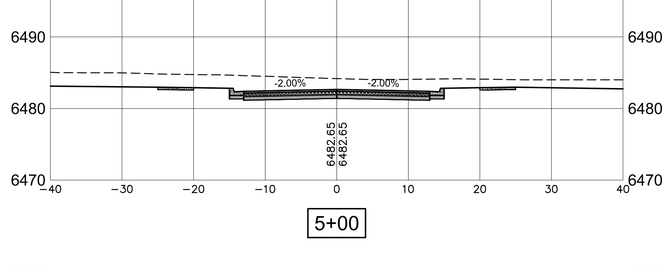
3+00



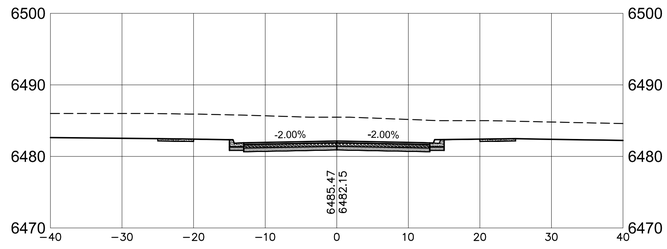
2+50



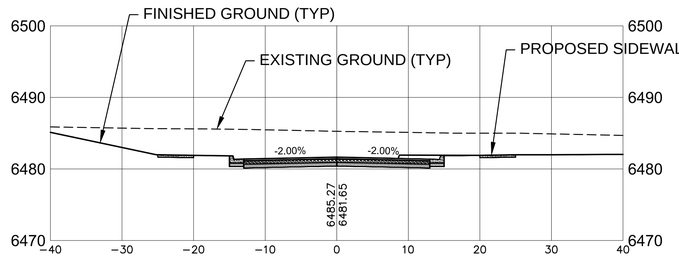
5+50



5+00



4+50



4+00

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

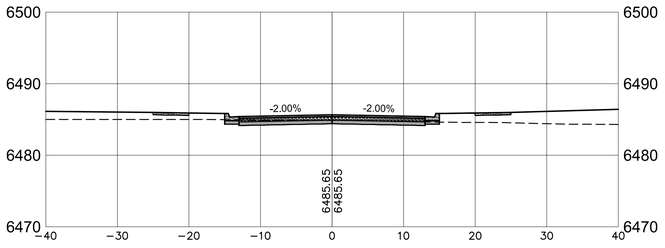
CITY USE ONLY

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

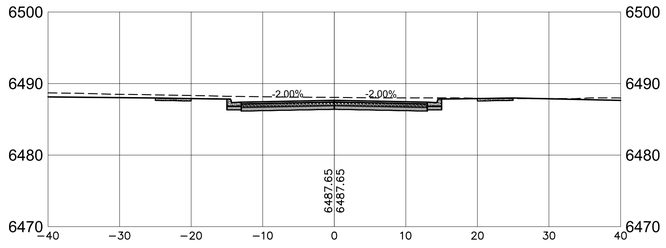
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO

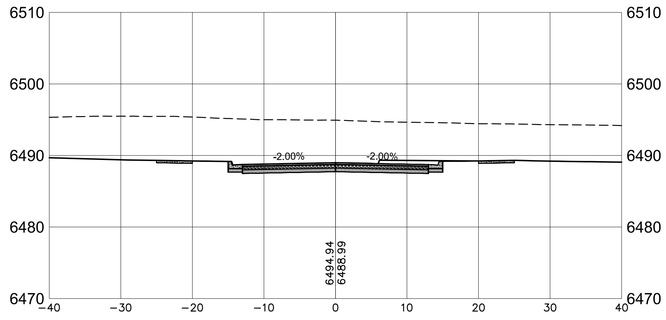
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-5



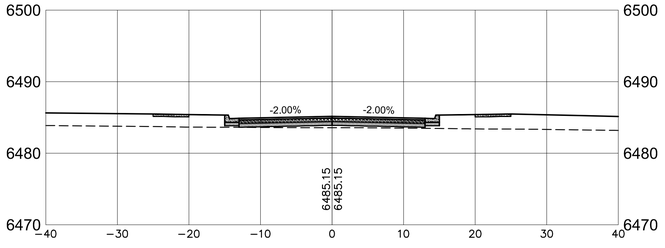
8+00



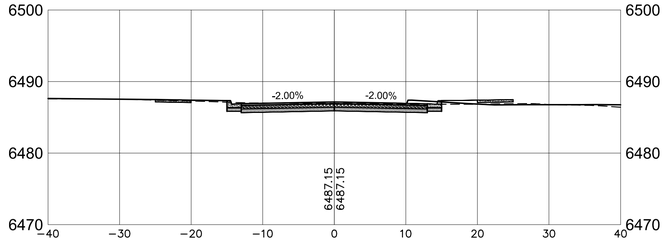
10+00



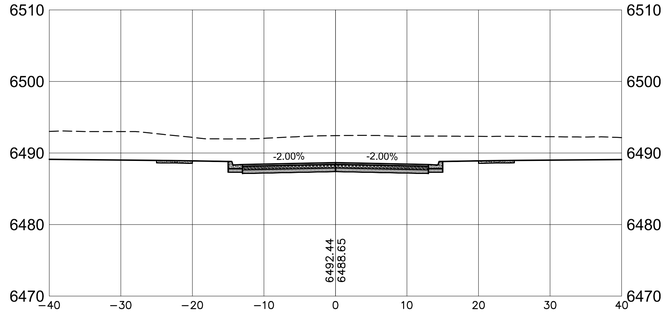
11+50



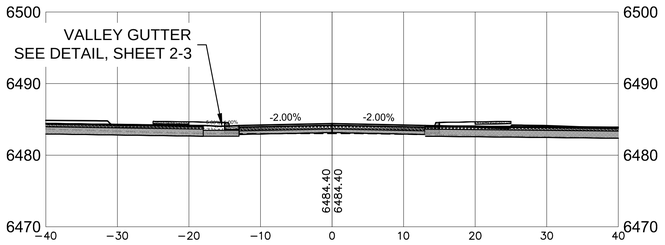
7+50



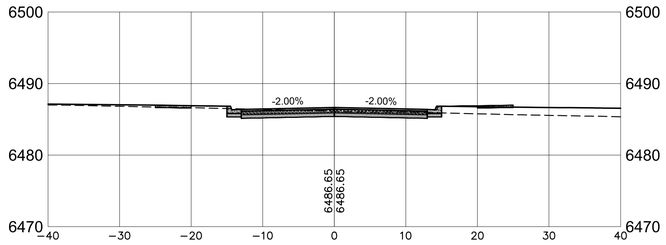
9+50



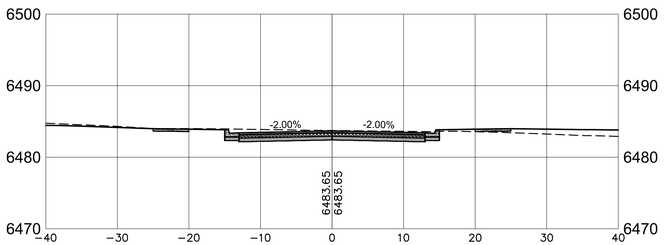
11+00



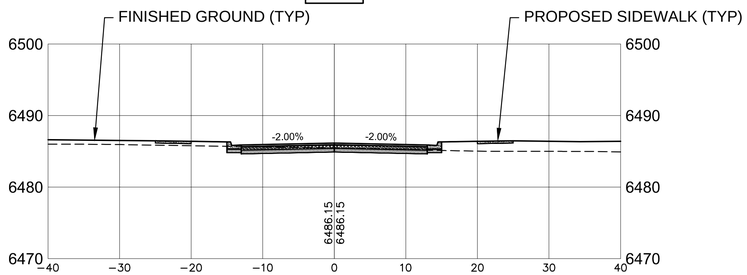
6+75



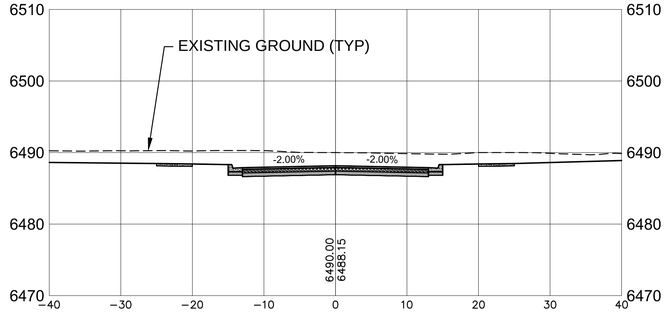
9+00



6+00



8+50



10+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

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		

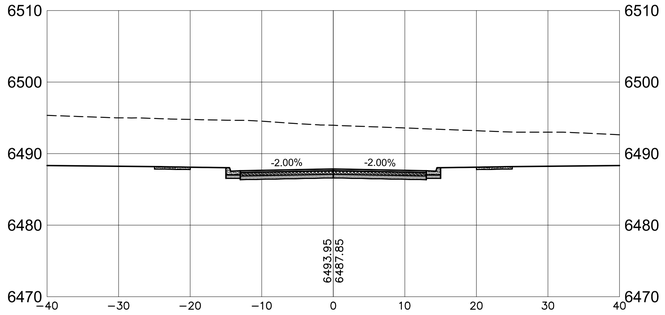
REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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

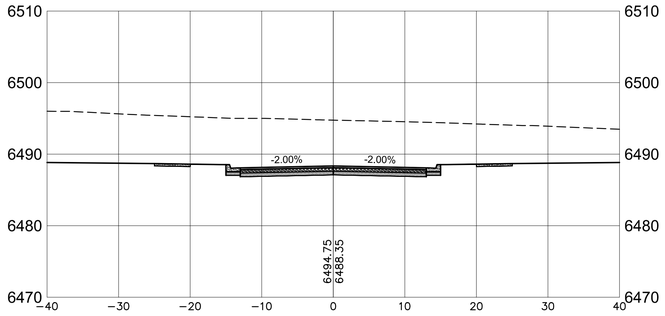
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

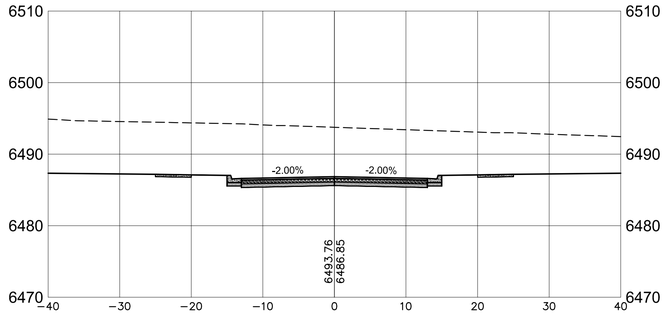
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-6



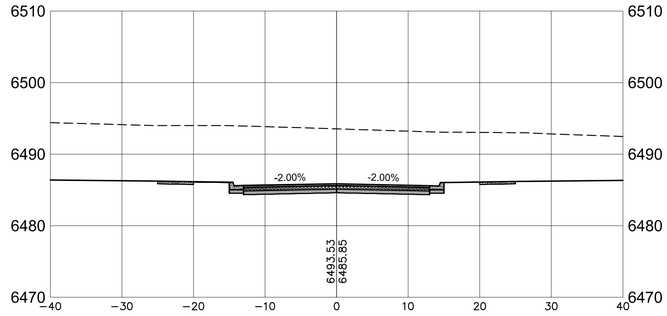
13+00



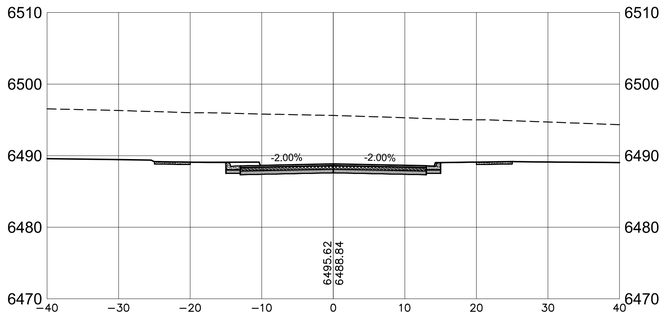
12+50



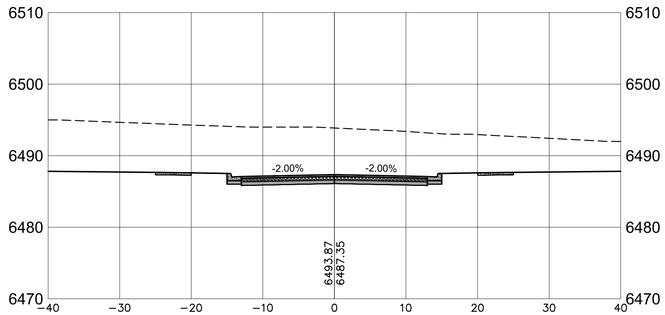
14+00



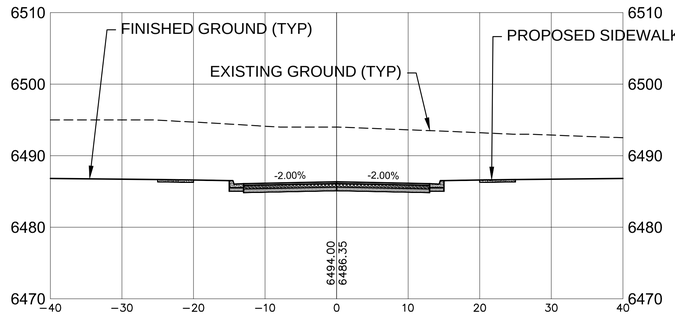
15+00



12+00



13+50



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

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		

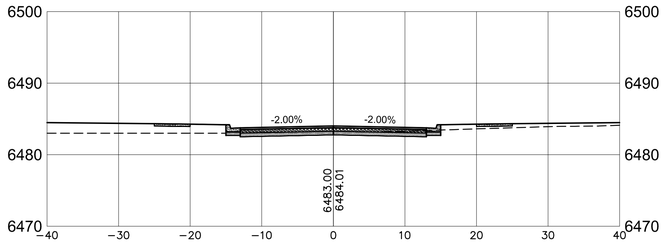
CITY USE ONLY

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

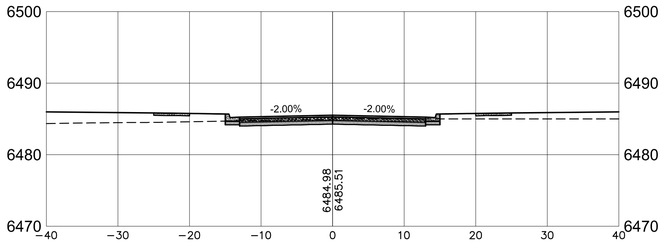
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

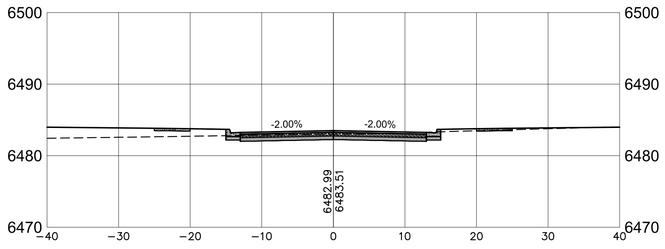
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 10'	9-7



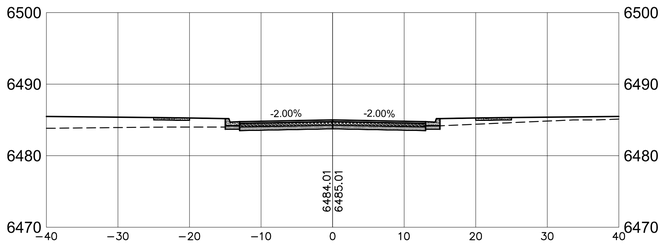
1+50



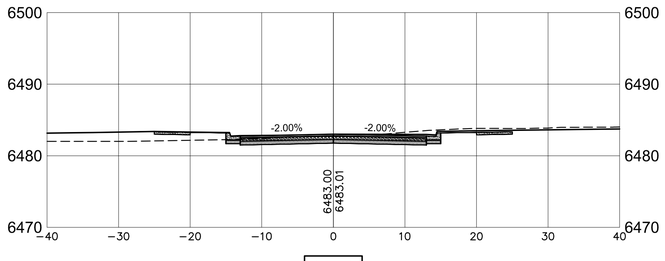
3+00



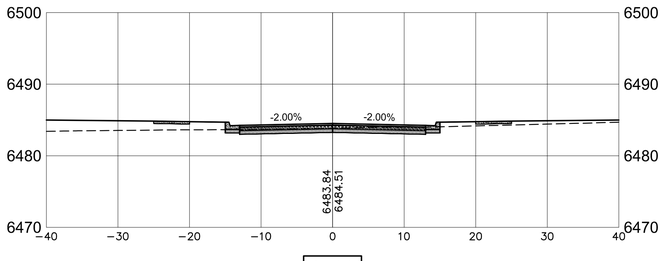
1+00



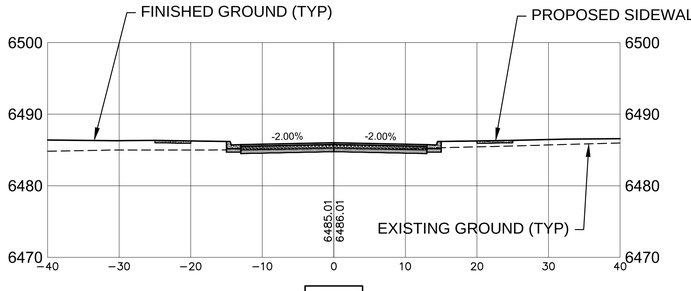
2+50



0+50



2+00



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

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

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:

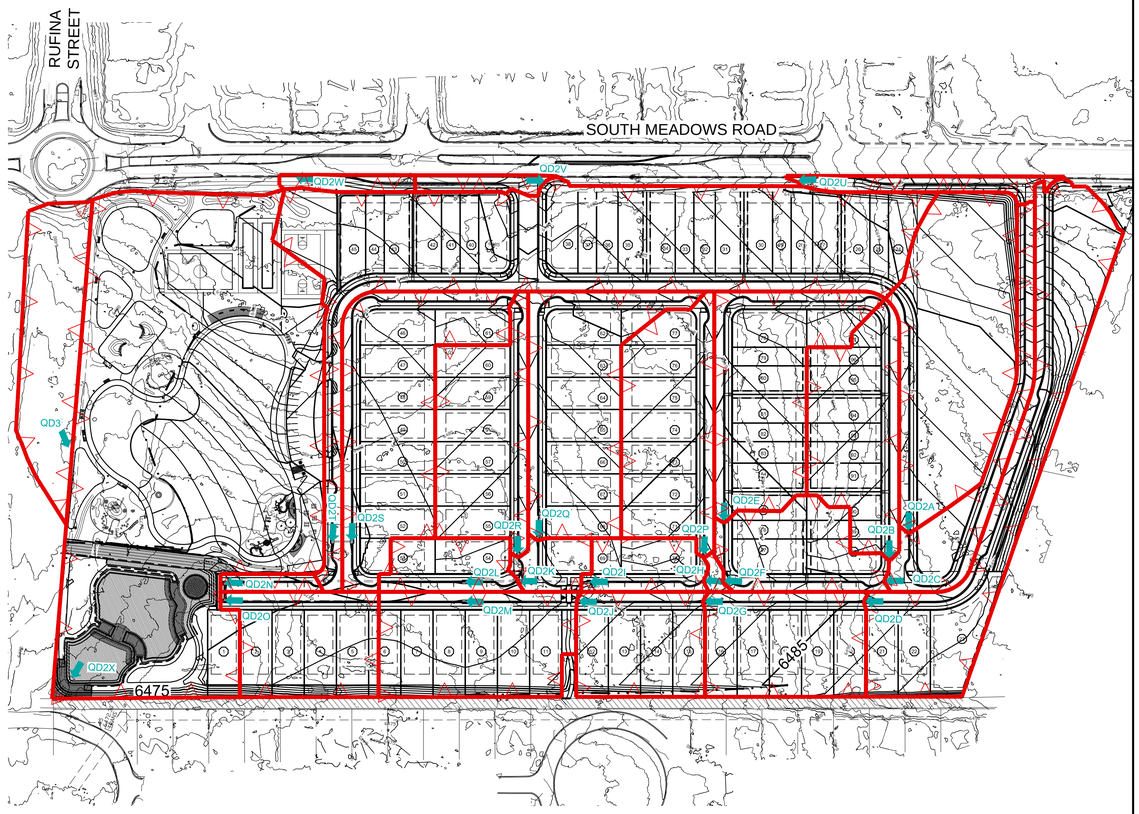
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage 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		

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

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:

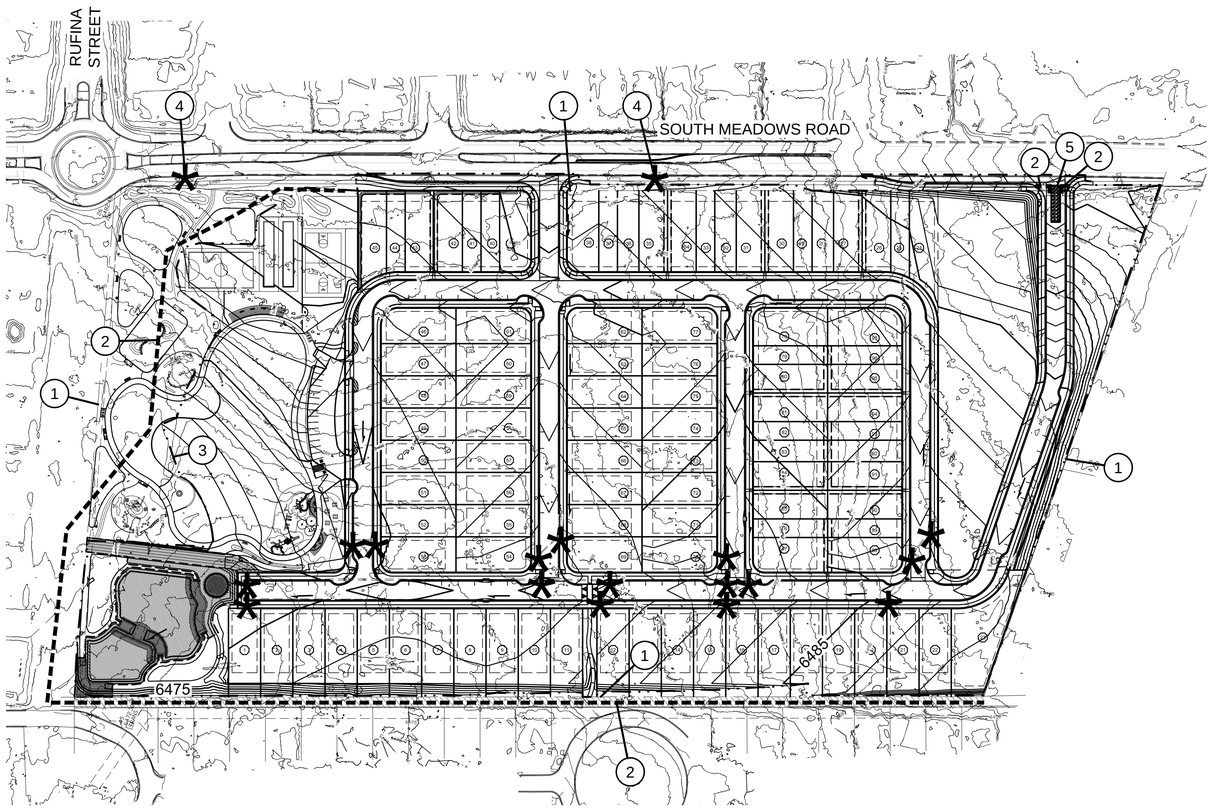
1. THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
2. THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR 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. 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
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

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

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.

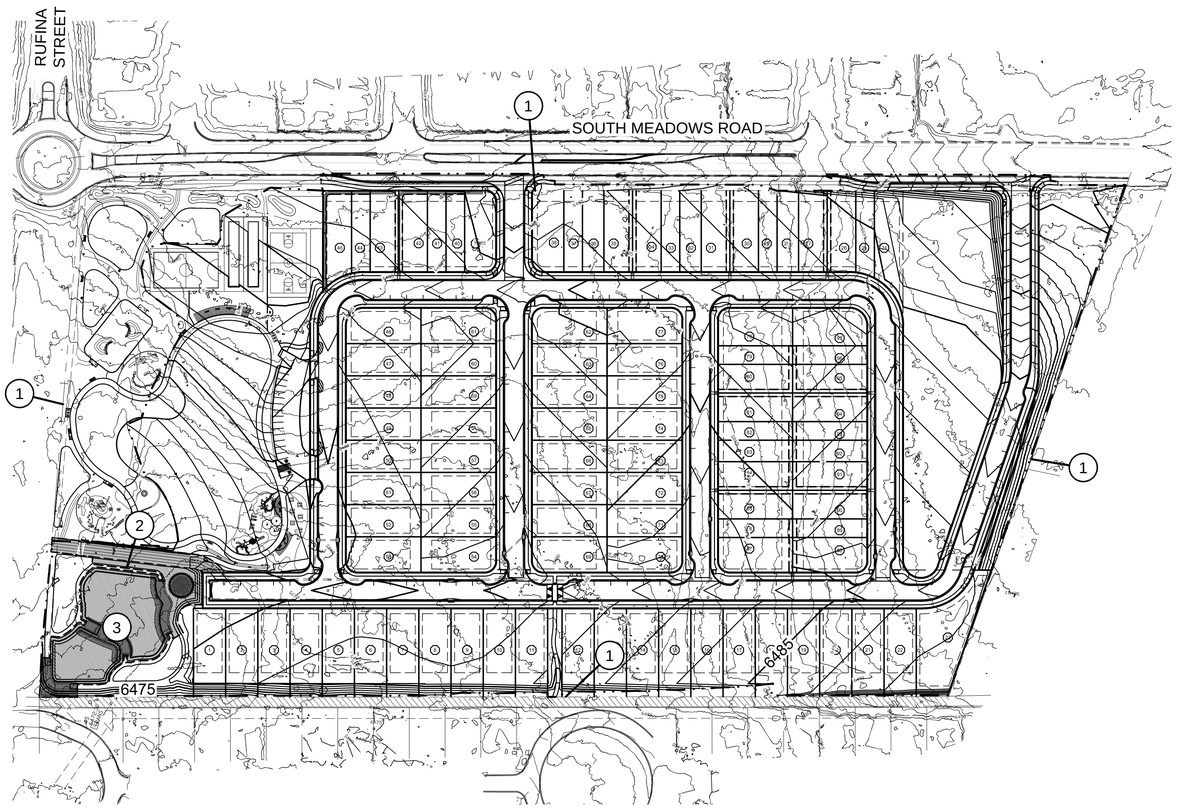
INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
ON OR ABOUT MARCH 15TH, ON OR ABOUT SEPTEMBER 15TH, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. THE MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE 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

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

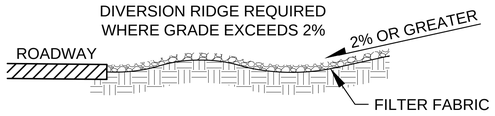
PRELIMINARY SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

PERMANENT EROSION AND SEDIMENT CONTROL PLAN

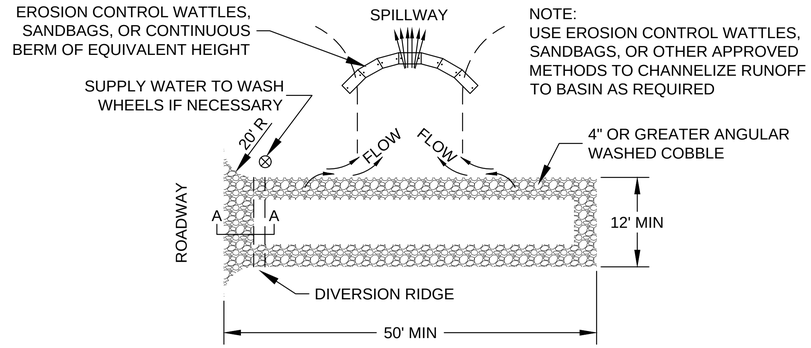
DATE:	SCALE:	SHEET:
MARCH 2024	1" = 100'	10-3

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

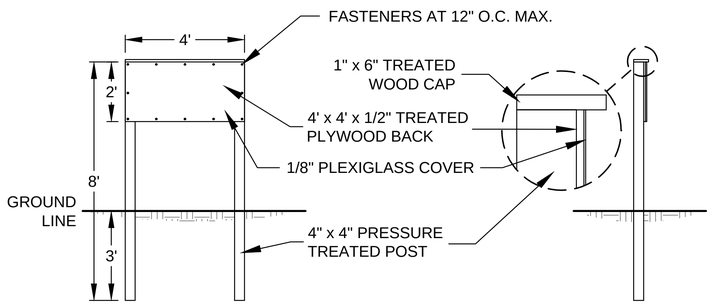


PLAN VIEW

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

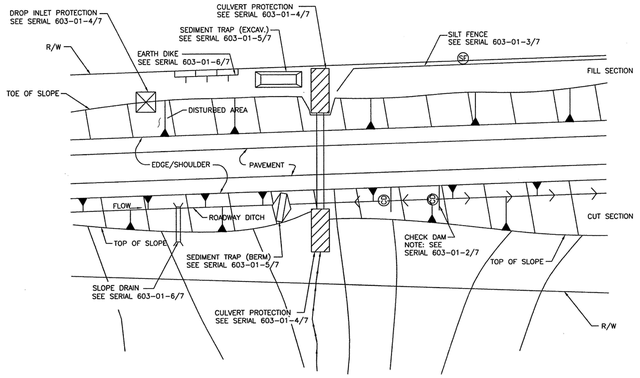
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

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 (SB)

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)

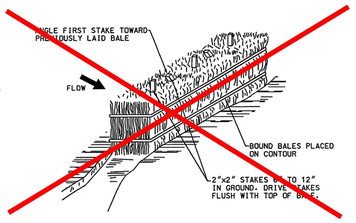
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES

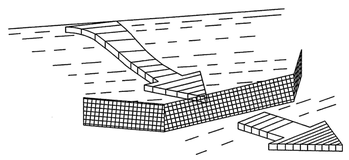
APPROVED Raymunda Van Haven 11/29/04
DESIGN ENGINEER DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

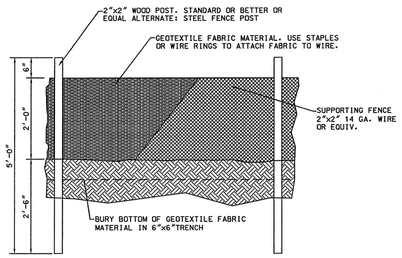
603-01-1/7 SERIAL 1 OF 7

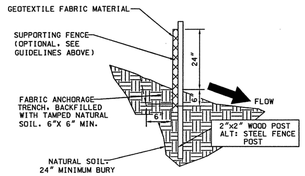


TYPE II
STRAW BALE OPTION



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.

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

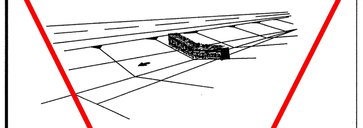
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

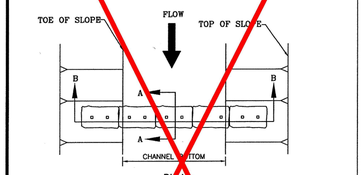
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SILT FENCE

APPROVED Raymunda Van Haven 11/29/04
DESIGN ENGINEER DATE

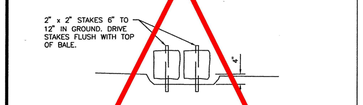
DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-3/7

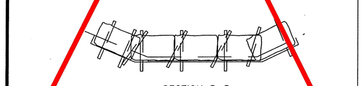




PLAN

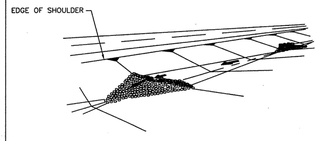


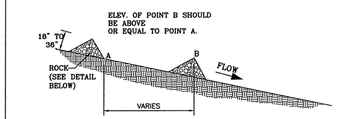
SECTION A-A

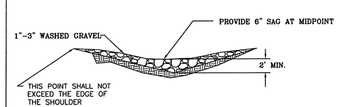


SECTION B-B

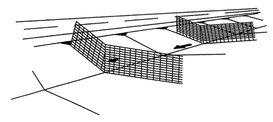
TYPE III
(STRAW BALE)

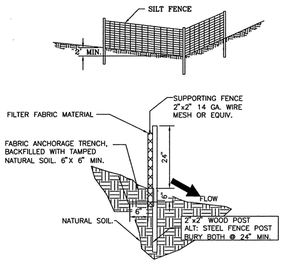






TYPE II
STONE DAM





TYPE I SILT FENCE

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

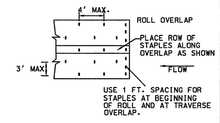
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CHECK DAMS

APPROVED Raymunda Van Haven 11/29/04
DESIGN ENGINEER DATE

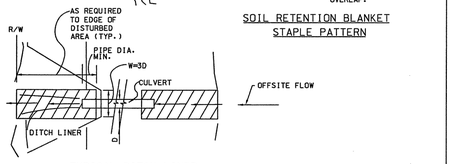
DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-2/7 SHEET 2 OF 7

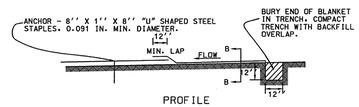




SOIL RETENTION BLANKET
STAPLE PATTERN



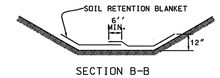
TYPICAL DITCH LINER
INSTALLATIONS AT CULVERTS



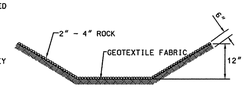
PROFILE
DITCH LINER

NOTES: CULVERT PROTECTION

1. WHEN CULVERT PROTECTION IS SPECIFIED. EITHER SOIL RETENTION BLANKETS OR SOIL RETENTION ROCK MAY BE PROVIDED.
2. THE CULVERT PROTECTION WIDTH REQUIRED SHALL BE IN ACCORDANCE WITH THESE DETAILS UNLESS SPECIFIED OTHERWISE.
3. THE SOIL RETENTION BLANKET INSTALLATION SHOWN OUTLINES MINIMUM REQUIREMENTS. MANUFACTURER'S RECOMMENDATIONS SHALL BE USED IF THEY ARE MORE STRINGENT.

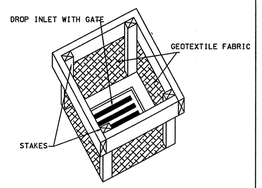


SECTION B-B



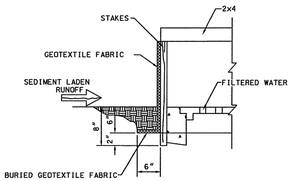
SECTION B-B

CULVERT PROTECTION

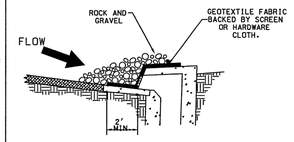


TYPE I

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



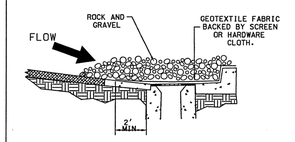
DROP INLET PROTECTION



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)

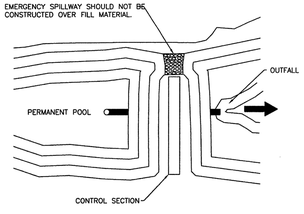
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CULVERT & DROP INLET PROTECTION

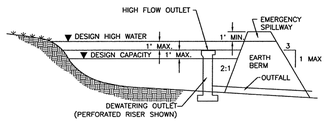
APPROVED Raymunda Van Haven 11/29/04
DESIGN ENGINEER DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-4/7

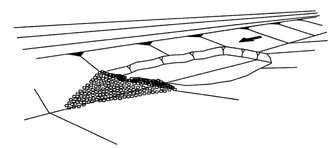


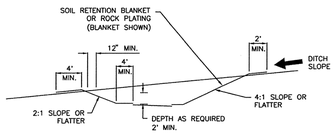
PLAN VIEW



CROSS SECTION

SEDIMENT BASIN



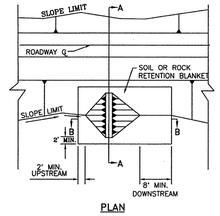


SEDIMENT BASIN, EXCAVATED

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.

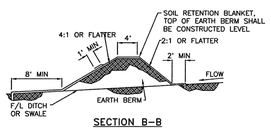
SEDIMENT TRAP



PLAN



SECTION A–A



SECTION B–B

EARTH DIKE (BERM)

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

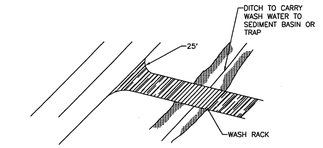
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

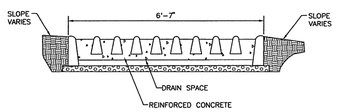
T.E.S.C.M. SEDIMENT BASIN, SEDIMENT TRAP & EARTH DIKE

APPROVED Raymunde Van Hoya 11/29/06
(DESIGN ENGINEER) DATE

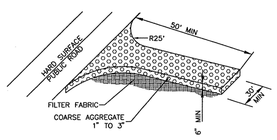
DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

603-01-5/7 SHEET 5 OF 7

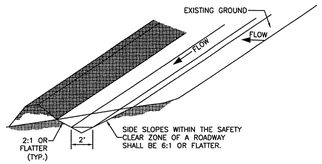




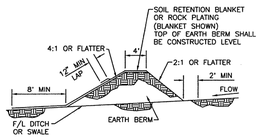
WASH RACK



OFFSITE TRACKING PREVENTION



TYPICAL SWALE CONFIGURATION



FILTER FABRIC DIVERSION DIKE

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

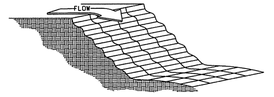
T.E.S.C.M. OFFSITE TRACKING PREVENTION & DIVERSION DIKE

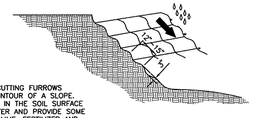
APPROVED Raymunde Van Hoya 11/29/06
(DESIGN ENGINEER) DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

603-01-7/7 SHEET 7 OF 7

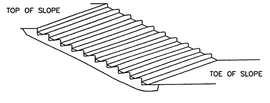
DIVERSION DIKE

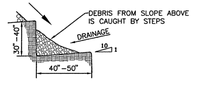




GROOVING IS CUTTING FURROWS ALONG THE CONTOUR OF A SLOPE. IRREGULARITIES IN THE SOIL SURFACE CATCH RAINWATER AND PROVIDE SOME RETENTION OF LIME, FERTILIZER AND SEED.

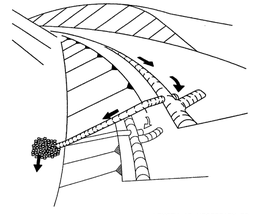
GROOVING SLOPES

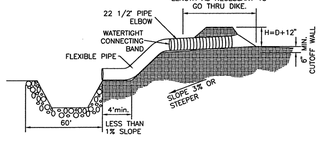


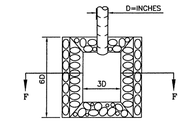


STAIR STEPPING CUT SLOPE

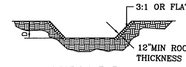
SURFACE ROUGHENING







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

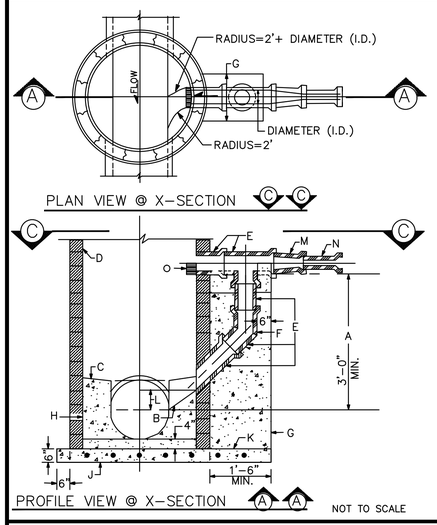
APPROVED Raymunde Van Hoya 11/29/06
(DESIGN ENGINEER) DATE

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



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.

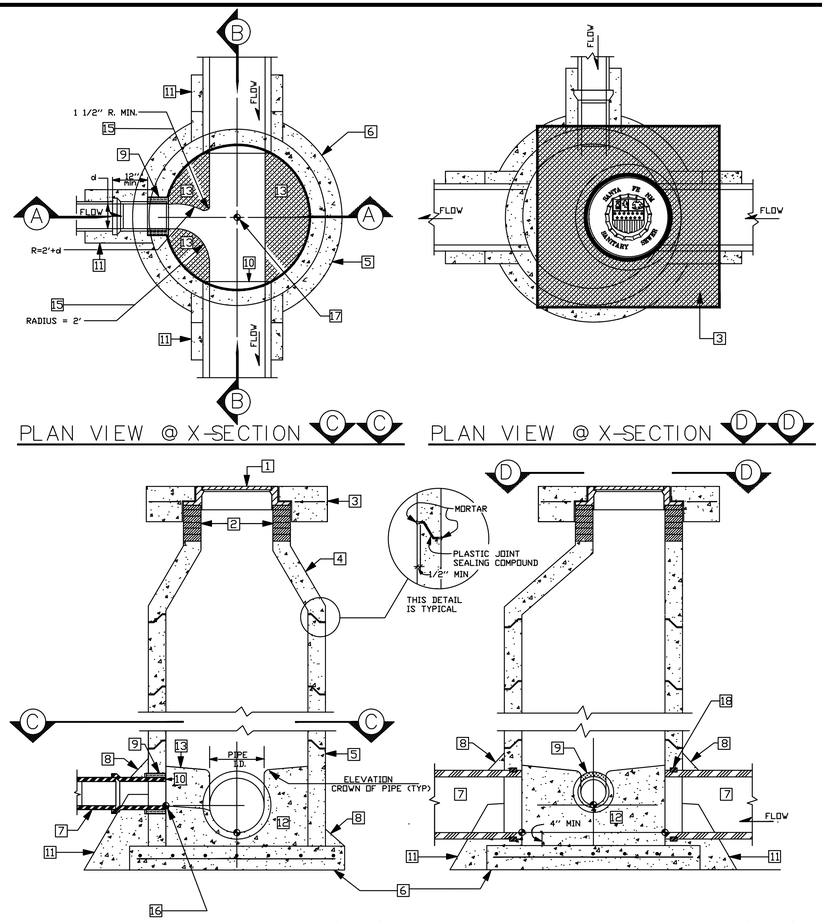
L. MINIMUM 2"(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.

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



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.

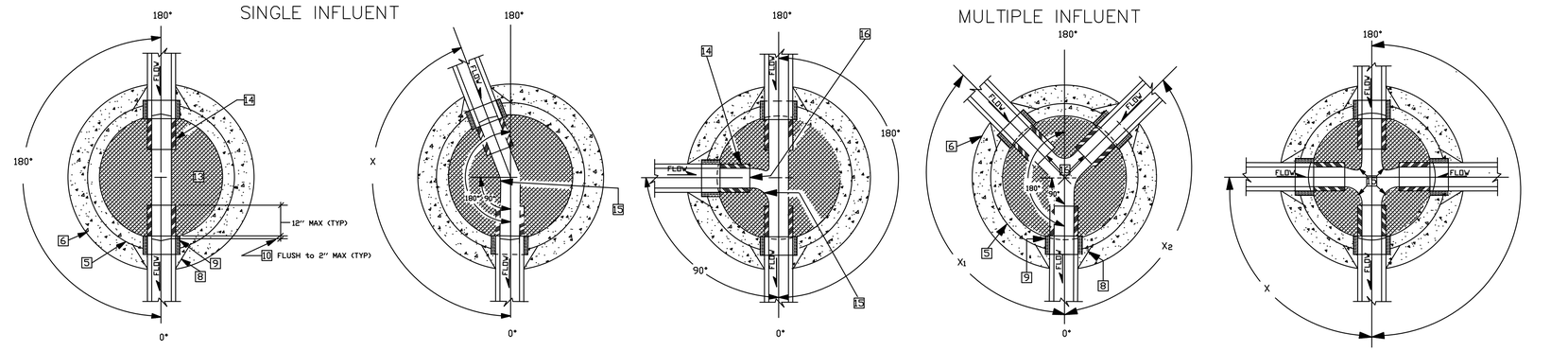
FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN;
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

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.



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

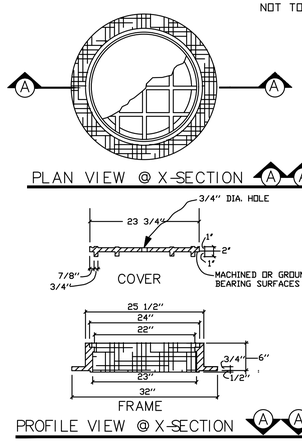
TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

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	

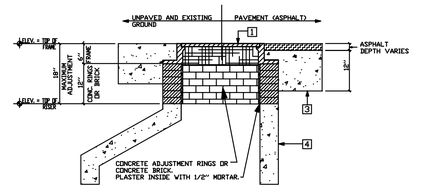
LEGEND

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

CONSTRUCTION REQUIREMENTS

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

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

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

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 9'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA; SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (inch) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE. MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1390 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS; SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; FOWLER "QUICKWAY" GENECO, HERSEY "PIONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL; 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM, APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 365 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHEN VITRIFIED CLAY CROSSES AN ARROYO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

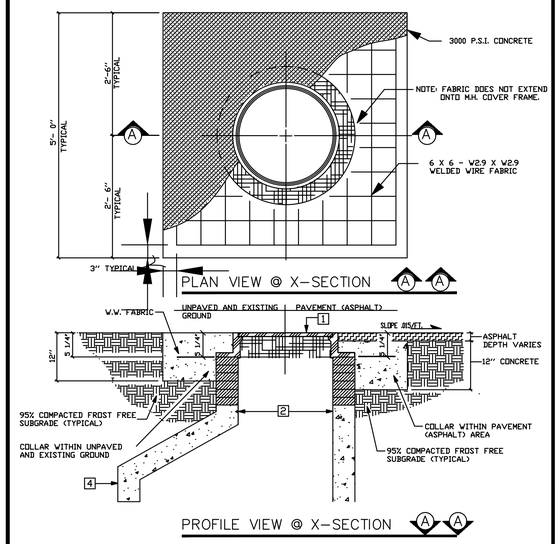
FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

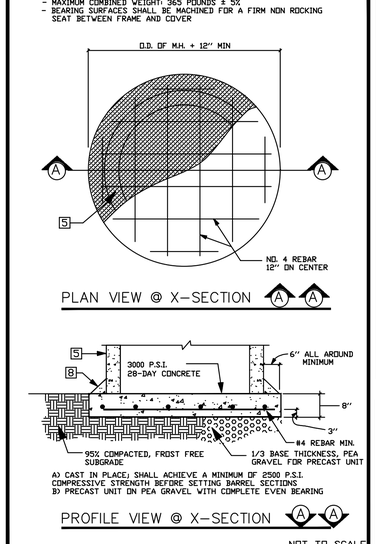
FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

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

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

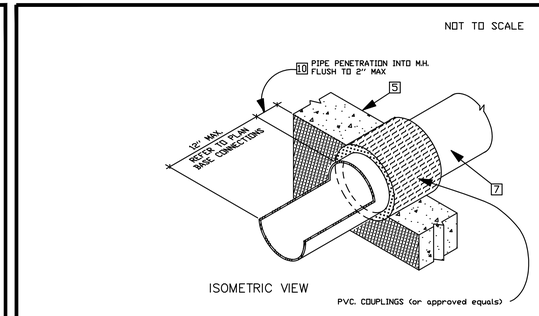


CONCRETE COLLAR DETAIL/DWG. # SAS-6 NOT TO SCALE

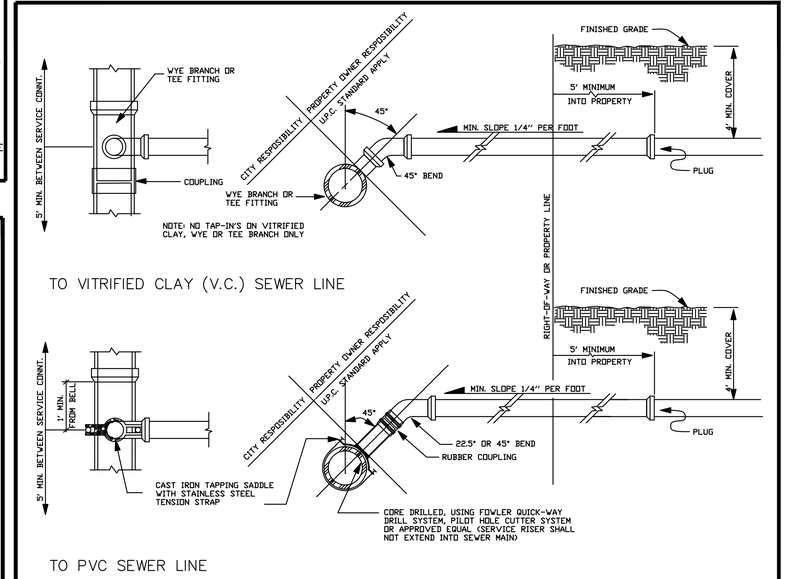


NOT TO SCALE

CONCRETE BASE DETAIL/DWG. # SAS-7

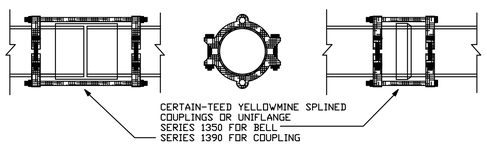


MANHOLE ADAPTER DETAIL/DWG. # SAS-8



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

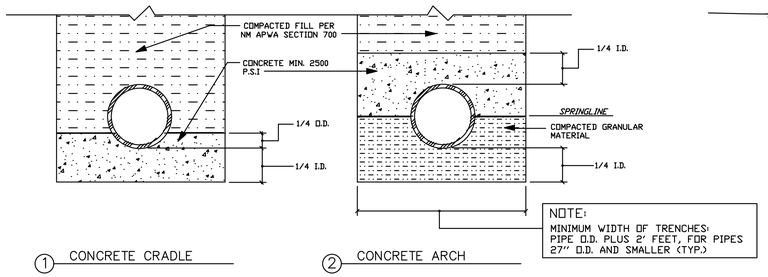
TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

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

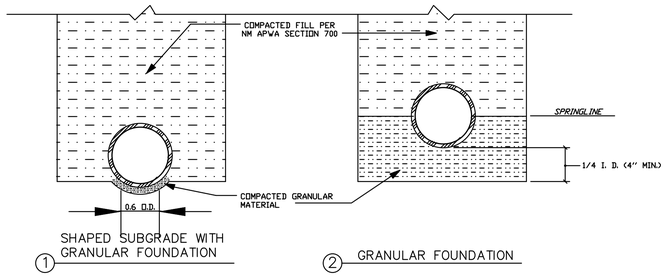
NOT TO SCALE

CLASS "A"



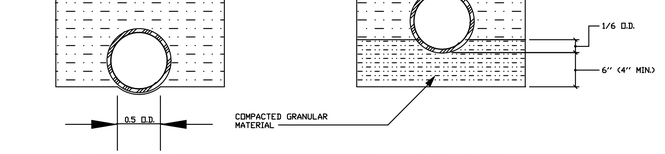
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

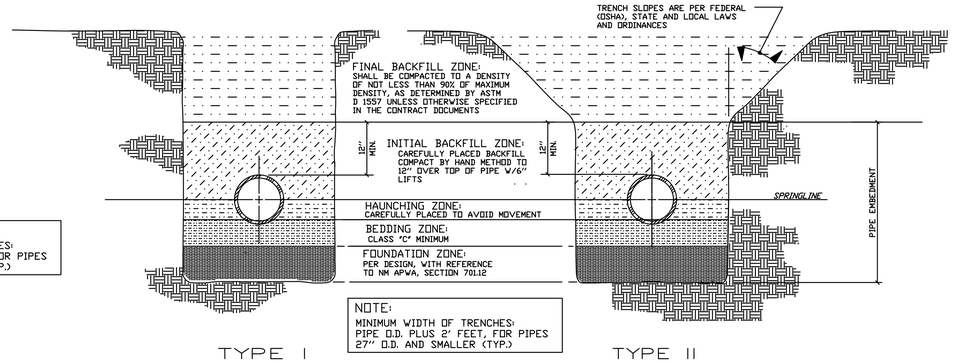


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

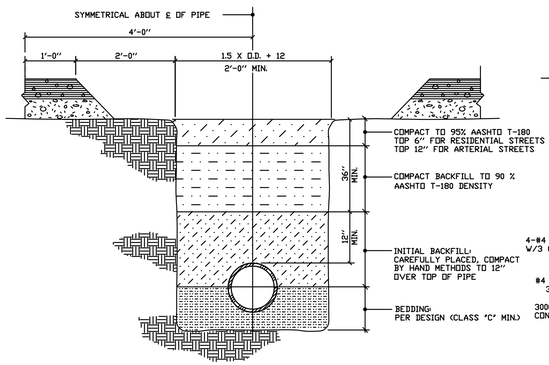
CLASS "C"



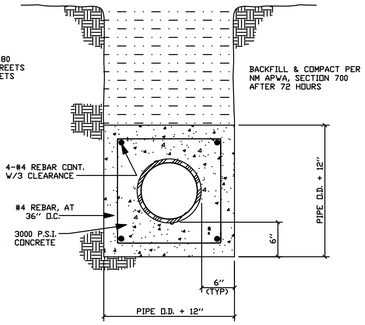
① SHAPED SUBGRADE ② GRANULAR FOUNDATION



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 "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.

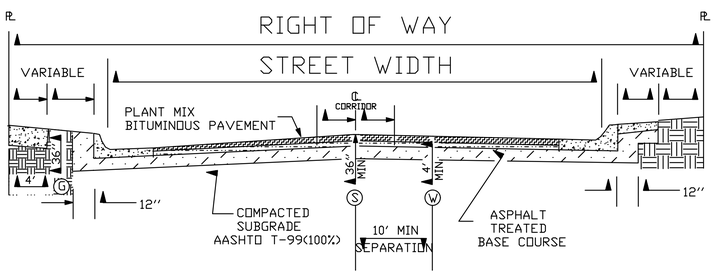
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

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.

TYPICAL UTILITIES SEPARATION DETAIL/DWG. # SAS-12



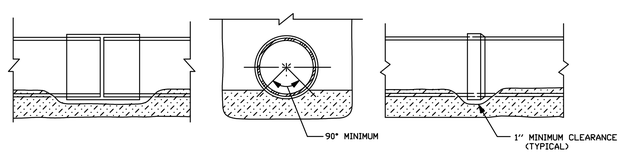
LEGEND

- Ⓢ 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		

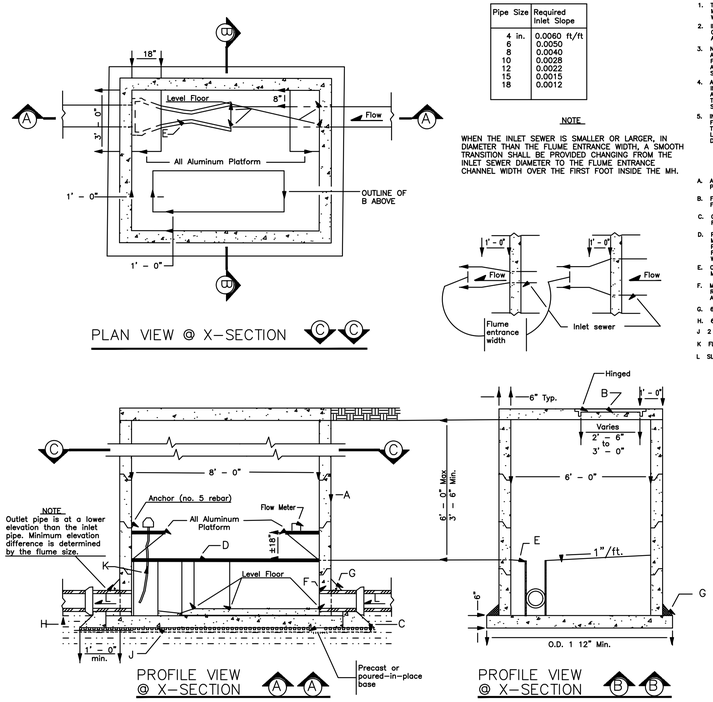


TABLE 1

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

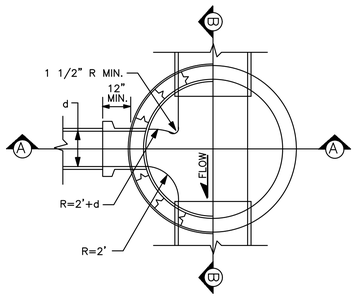
1. THIS DESIGN IS APPLICABLE FOR MANHOLES 6.0 FT. & LESS IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS GREATER THAN 6.0 FT. WILL REQUIRE THE 8' DIAMETER, ROUND MANHOLE PER DWG NO. IP-1.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL 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.

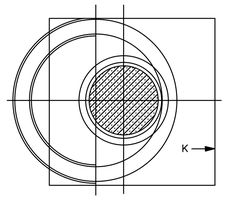
CONSTRUCTION NOTES

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



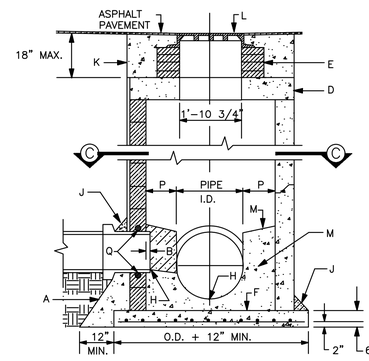


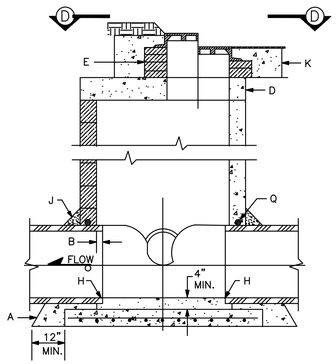
GENERAL NOTES

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

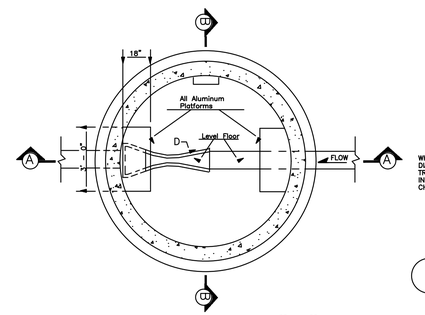


TABLE 1

Pipe Size	Required Inlet Slope
4 in.	0.0060 ft/ft
6	0.0050
8	0.0040
10	0.0028
12	0.0022
15	0.0015
18	0.0012

NOTE

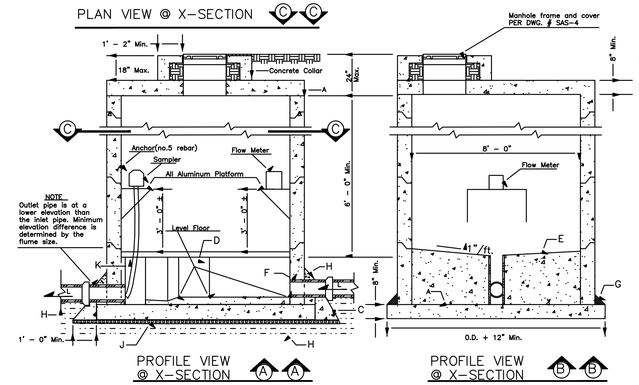
WHEN THE INLET SEWER IS SMALLER OR LARGER, IN DIAMETER THAN THE FLUME ENTRANCE WIDTH, A SMOOTH TRANSITION SHALL BE PROVIDED CHANGING FROM THE INLET SEWER DIAMETER TO THE FLUME ENTRANCE CHANNEL WIDTH OVER THE FIRST FOOT INSIDE THE MH.

GENERAL NOTES

1. THIS DESIGN IS APPLICABLE FOR MANHOLES 6.0 FT. & GREATER IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS LESS THAN 6.0 FT. WILL REQUIRE THE 6' DIAMETER, ROUND MANHOLE PER DWG. # IP-2.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL DECISIONS RELATIVE TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME 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

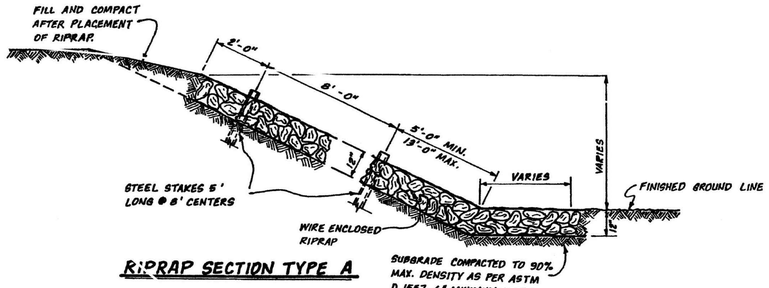
SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (8 FT. DIA.)/DWG. # IP-1

SCDT4-4X - 6/7/00

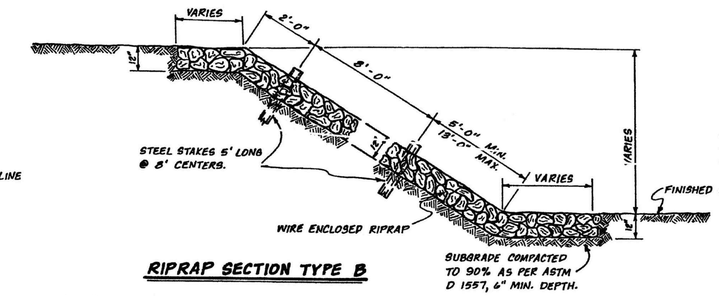
CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

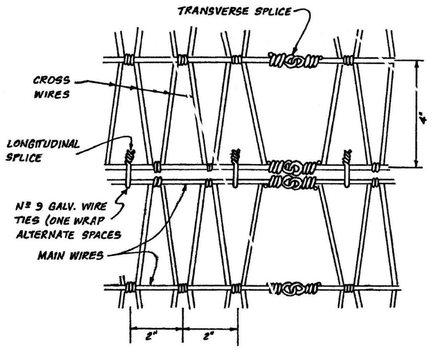
DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT4-4
DRAWN BY: G. CHAVEZ	8-4-92	
CADD RENDITION BY: G. CHAVEZ		SHEET 11-4
APPROVED BY: E. BROWN		



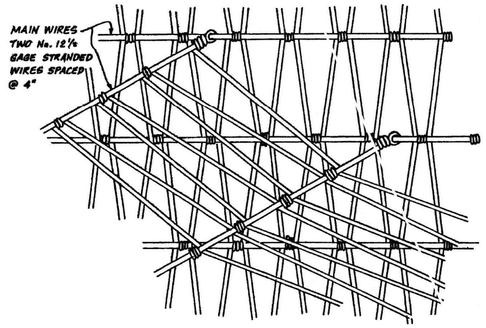
RIPRAP SECTION TYPE A



RIPRAP SECTION TYPE B



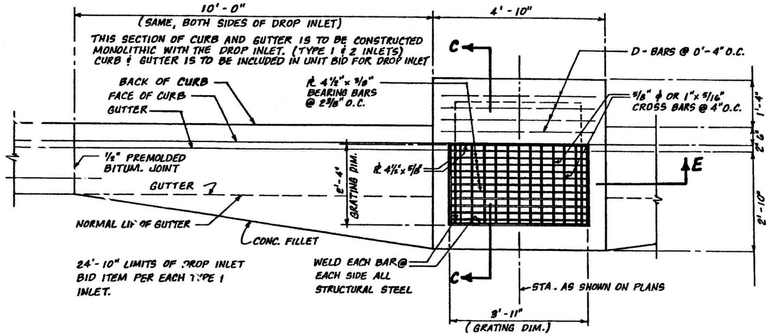
DETAIL OF WIRE FABRIC AND NORMAL SPLICE



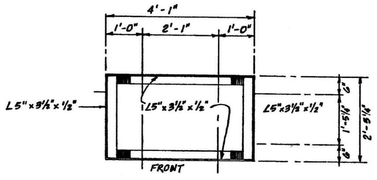
DETAIL OF SPLICE @ SKEWED INTERSECTION

RIPRAP - GENERAL NOTES:

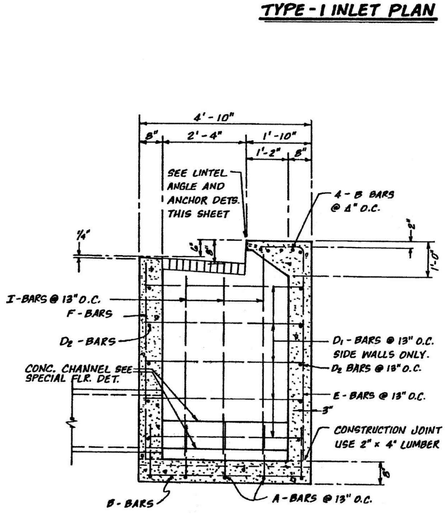
1. WIRE FABRIC IS TO BE GALVANIZED "V" MESH OF THE FOLLOWING CONSTRUCTION: MAIN WIRES ; TWO No. 12½ GAGE STRANDED WIRES SPACED AT 4". CROSS WIRES; SINGLE No. 12½ GAGE WIRES SPACED AT 2" WITH NOT LESS THAN TWO TURNS AROUND THE MAIN WIRES. APPROXIMATE WEIGHT; 48 POUNDS PER 100 SQUARE FEET.
2. STEEL STAKES 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.



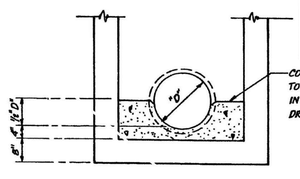
TYPE - I INLET PLAN



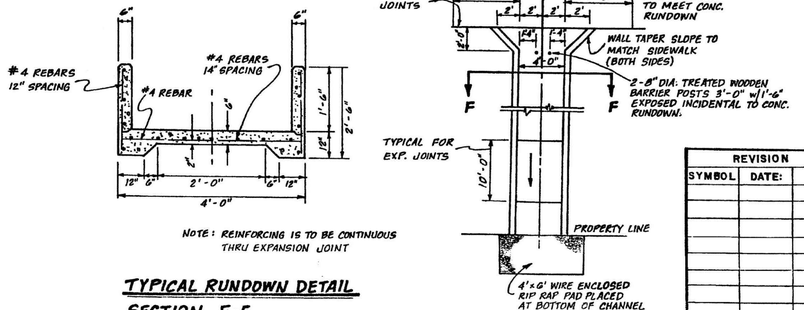
GRATING FRAME DETAIL



SECTION C-C



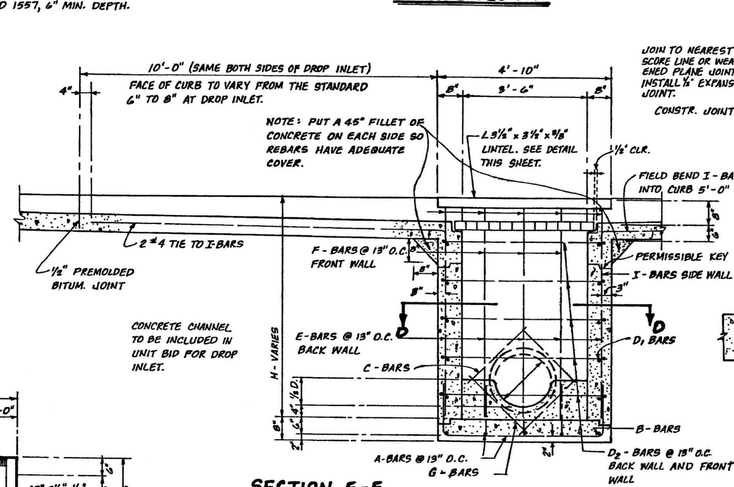
SPECIAL FLOOR DETAIL



NOTE: REINFORCING IS TO BE CONTINUOUS THRU EXPANSION JOINT

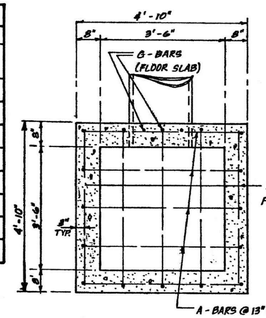
TYPICAL RUNDOWN DETAIL

SECTION F-F

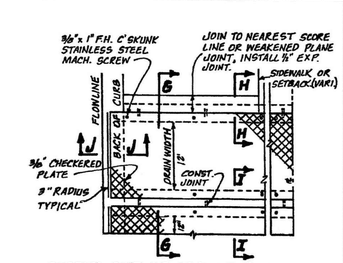


SECTION E-E

RE - BAR SCHEDULE			
BAR TYPE	SIZE & SHAPE	BAR No.	BAR TYPE & QUANTITY
A	R 1'6" 4'-6" 5'-6"	#4	TYPE -1 - 8 REQUIRED TYPE 2 - 12 REQUIRED TYPE - 2 - 4 REQUIRED
B	4'-6" 5'-6"	#4	TYPE -1 - 6 REQUIRED TYPE - 2 - 6 REQUIRED
C	5'-6"	#4	TYPE -1-2 REQ'D PER OUTLET TYPE-2-2 REQ'D PER OUTLET
D_1	4'-6"	#4	TYPE -1-2 REQ'D PER FT. HT. TYPE-2-2 REQ'D PER FT. HT.
D_2	R 1'6" 21'-2" 2'-6"	#4	TYPE -1-2 REQ'D PER 1'9" HT. TYPE-2-2 REQ'D PER 1'9" HT.
E	1'-4" 12'-2" 2'-6"	#4	TYPE -1-6 REQUIRED TYPE-2-9 REQUIRED
F	2" 1'-6" 8'-0" 5'-6"	#3	TYPE -1-8 REQUIRED TYPE-2-7 REQUIRED
G	2'-6"	#4	TYPE -1-2 REQ'D PER OUTLET TYPE-2-2 REQ'D PER OUTLET
H	#4 @ 6" R 1'6" 2" 1'-6" 8'-0" 11"	#4	TYPE -1-8 REQ'D FIELD BEND TYPE-2-8 REQ'D INTO CURB

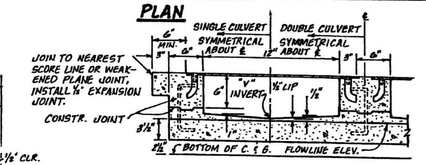


SECTION D-D

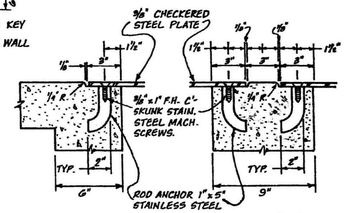


TYPICAL SECTION

SINGLE AND DR MULTIPLE CULVERT PLAN

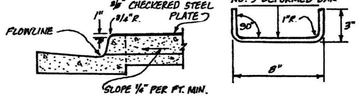


SECTION G-G



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.

CONCRETE DRAINAGE @ INDOWN!

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.*

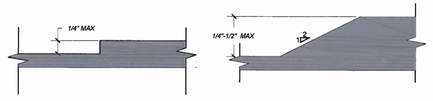
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

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.

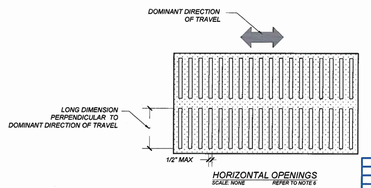
31. *EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE. THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OR FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF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

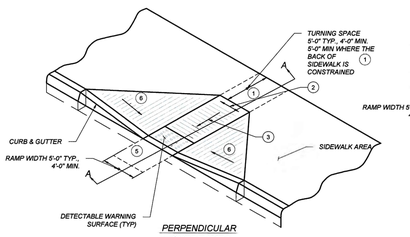
APPROVED: DESIGN ENGINEER — DATE: 1-13-15

608-001- 1 | 608-1 of 12

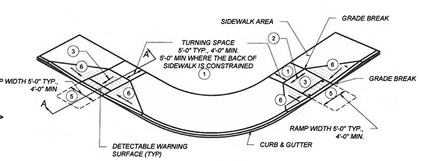
file path

DRAWING SCALE = NOT TO SCALE

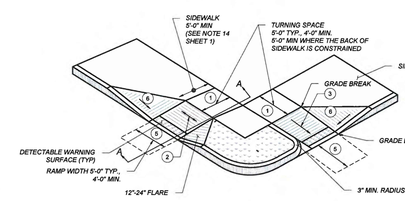
SUMMARY
FILENAME



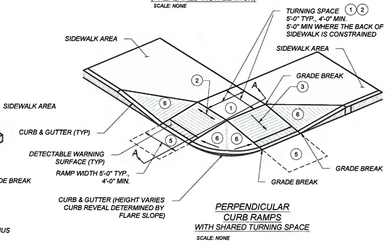
PERPENDICULAR CURB RAMP
SCALE: NONE



DUAL PERPENDICULAR CURB RAMP
(PREFERRED INSTALLATION)
SCALE: NONE



DUAL PERPENDICULAR CURB RAMP
(ALTERNATE INSTALLATION)
SCALE: NONE



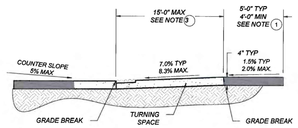
PERPENDICULAR CURB RAMPS WITH SHARED TURNING SPACE
SCALE: NONE

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.*



SECTION A-A
SCALE: NONE



NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PERPENDICULAR
CURB RAMPS

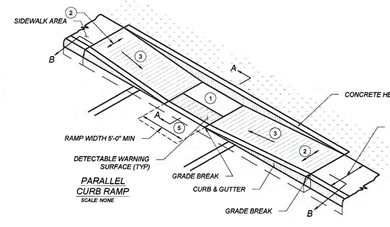
APPROVED: DESIGN ENGINEER — DATE: 1-13-15

608-001-2 | 608- 2 of 12

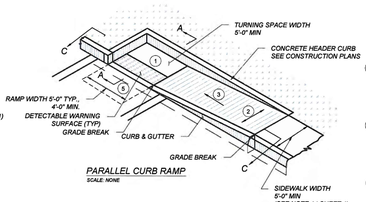
file path

DRAWING SCALE = NOT TO SCALE

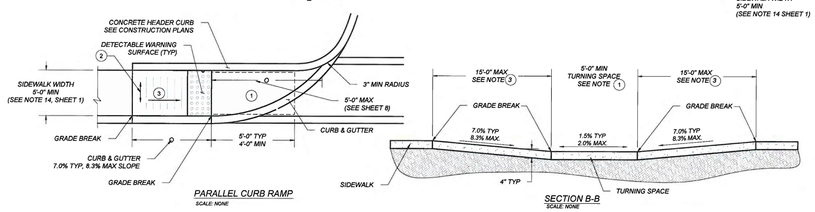
SUMMARY
FILENAME



PARALLEL CURB RAMP
SCALE: NONE

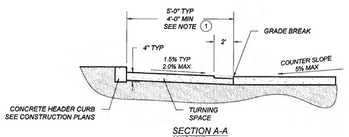


PARALLEL CURB RAMP
SCALE: NONE

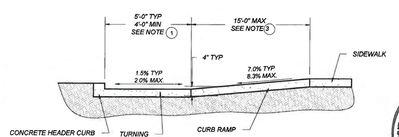


PARALLEL CURB RAMP
SCALE: NONE

SECTION B-B
SCALE: NONE



SECTION A-A
SCALE: NONE



SECTION C-C
SCALE: NONE



KEYED NOTES

1. *TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.*
2. *CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT 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

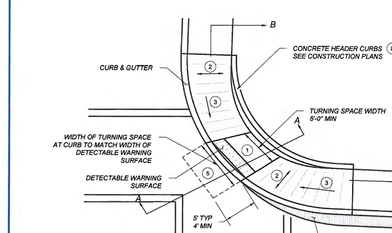
PARALLEL
CURB RAMPS

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

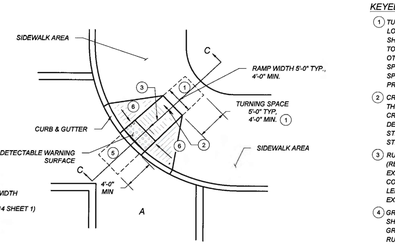
608-001-3 | 608- 3 of 12

file path

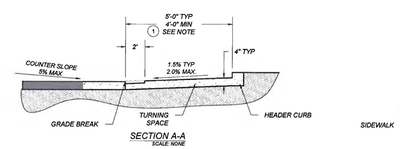
DRAWING SCALE = NOT TO SCALE



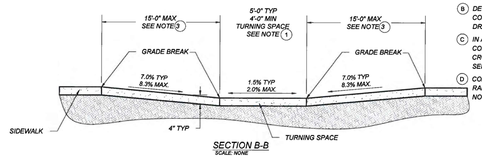
SINGLE DIAGONAL PARALLEL CURB RAMP
SCALE: NONE



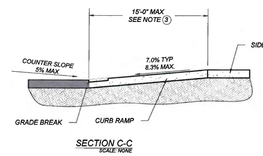
SINGLE DIAGONAL PERPENDICULAR CURB RAMP
SCALE: NONE



SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE



SECTION C-C
SCALE: NONE



KEYED NOTES

1. *TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.*
2. *CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT 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

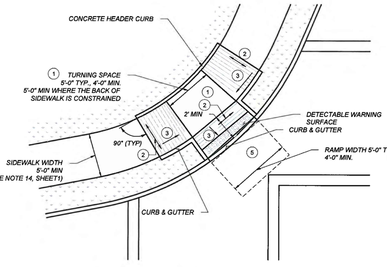
DIAGONAL
CURB RAMPS

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

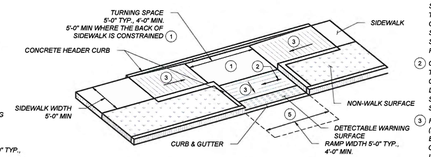
608-001-4 | 608- 4 of 12

file path

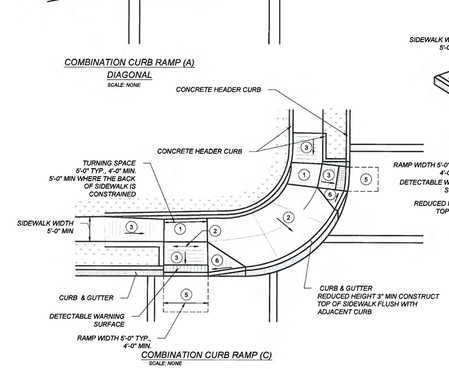
DRAWING SCALE = NOT TO SCALE



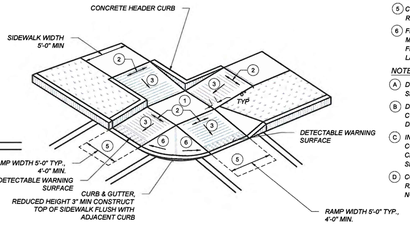
COMBINATION CURB RAMP (A) DIAGONAL
SCALE: NONE



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:

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 608604 AND NO SEPARATE PAYMENT WILL BE MADE.



NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

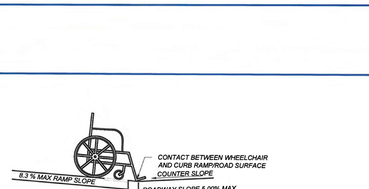
COMBINATION CURB RAMPS

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

608-001-5

file path

DRAWING SCALE = NOT TO SCALE



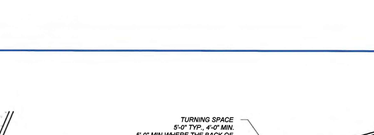
CHANGE OF GRADE LIMITATIONS
SCALE: NONE



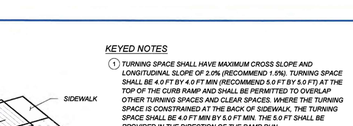
RAMP CROSS SLOPE TRANSITION TO MATCH ROADWAY PROFILE SLOPE

* 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



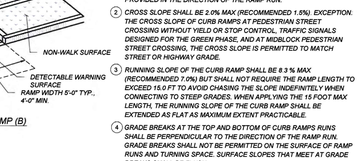
TRANSITION TO EXISTING SIDEWALK DETAIL
SCALE: NONE

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.

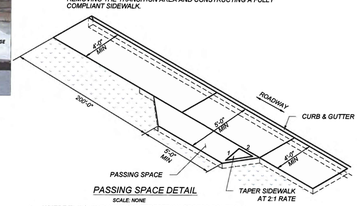
THE MINIMUM WIDTH TRANSITION SHALL BE CALCULATED USING THE FOLLOWING FORMULA CHANGE IN WIDTH X 2.

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
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

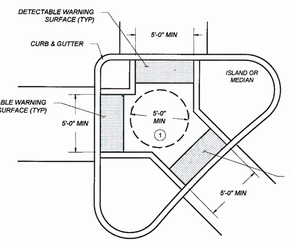
CURB RAMP AND SIDEWALK TRANSITION DETAILS

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

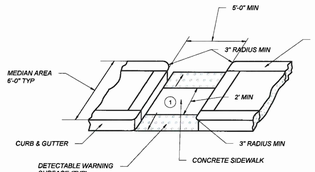
608-001-7

file path

DRAWING SCALE = NOT TO SCALE



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.
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 608604 AND NO SEPARATE PAYMENT WILL BE MADE.



NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

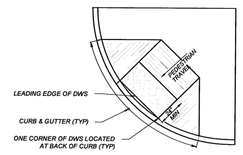
PEDESTRIAN REFUGE ISLAND

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

608-001-6

file path

DRAWING SCALE = NOT TO SCALE



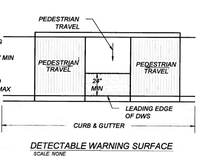
PLAN

SECTION D-D

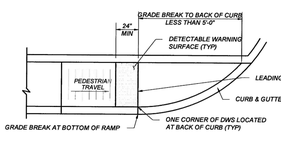
DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS
SCALE: NONE

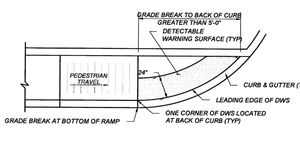
DOME SPACING
A: CENTER TO CENTER SPACING 1.6" MIN TO 2.4" MAX
B: BASE TO BASE SPACING 0.65" MIN

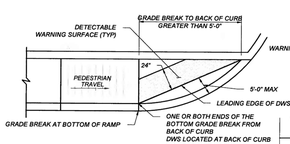
DOME SECTION
A: TOP DIAMETER 50%-65% OF D
B: BASE DIAMETER 0.9" TO 1.4" MAX



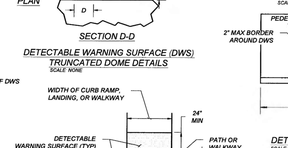
DETECTABLE WARNING SURFACE
SCALE: NONE



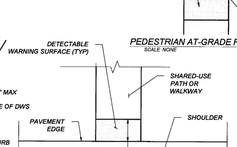




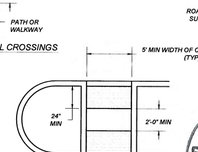
DETECTABLE WARNING SURFACE (DWS)ON CURVED SURFACES
SCALE: NONE



PEDESTRIAN AT-GRADE RAIL CROSSINGS
SCALE: NONE

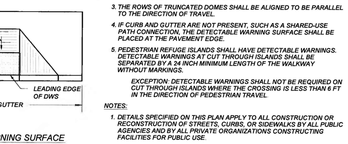


SHARED-USE PATH CONNECTION
SCALE: NONE



MEDIAN CUT-THROUGH
SCALE: NONE

EXCEPTION: IF THE LENGTH BETWEEN TWO DWS SURFACE IS LESS THAN 2' THEN DETECTABLE WARNING SURFACE WILL NOT BE INSTALLED



DETECTABLE WARNING SURFACE
SCALE: NONE



DETECTABLE WARNING SURFACE
SCALE: NONE

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.

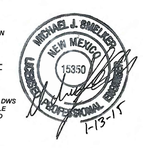
LOCATION:

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.



NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

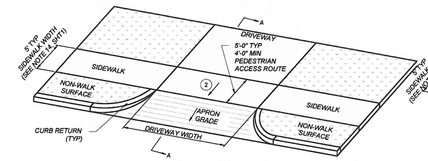
DETECTABLE WARNING SURFACE

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

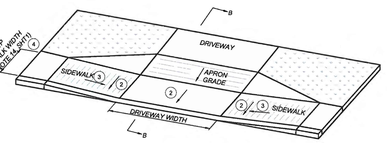
608-001-8

file path

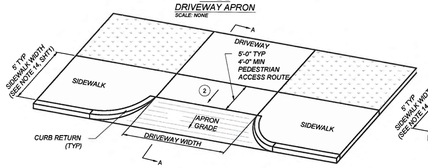
DRAWING SCALE = NOT TO SCALE



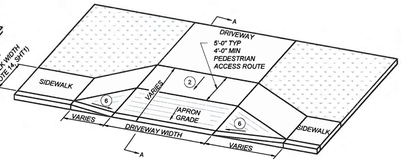
TYPE 2
DRIVEWAY APRON
SCALE: NONE



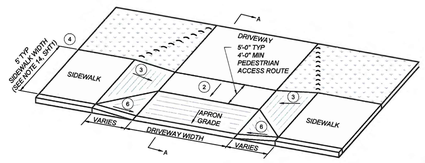
TYPE 3A
DRIVEWAY APRON
SCALE: NONE



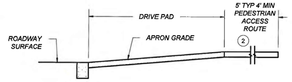
TYPE 2A
DRIVEWAY APRON
SCALE: NONE



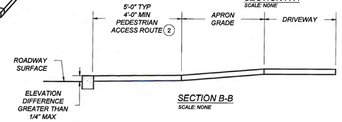
TYPE 2C
DRIVEWAY APRON
SCALE: NONE



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

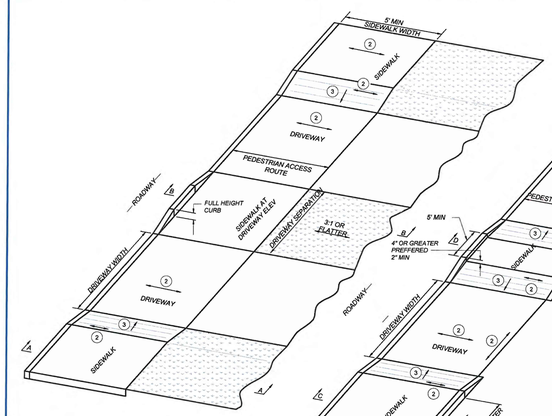
608-001-9

608- 9 of 12

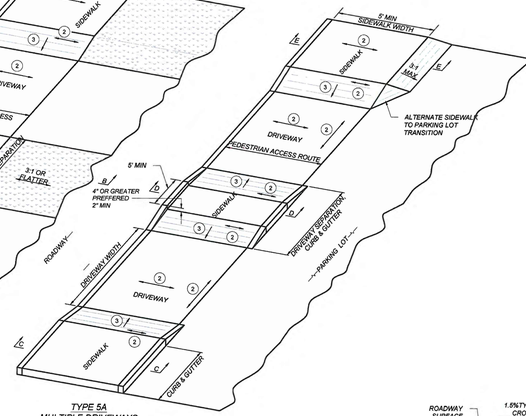
MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

file path

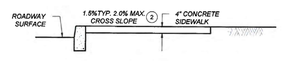
DRAWING SCALE = NOT TO SCALE



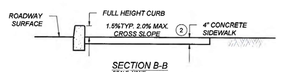
TYPE 5
MULTIPLE DRIVEWAYS
SCALE: NONE



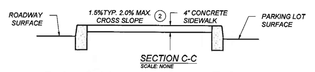
TYPE 5A
MULTIPLE DRIVEWAYS
SCALE: NONE



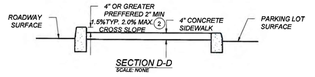
SECTION A-A
SCALE: NONE



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.

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

608-001-10

608- 10 of 12

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

file path

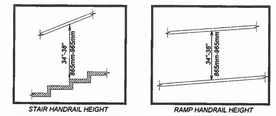
DRAWING SCALE = NOT TO SCALE

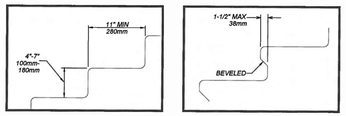
STAIRWAY REQUIREMENTS

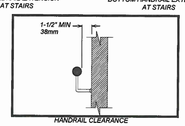
1. STAIRWAYS SHALL BE 4 FT WIDE MINIMUM BETWEEN HANDRAILS.
2. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTH. RISERS SHALL BE 4 INCHES (100mm) HIGH MINIMUM AND 7 INCHES (180mm) MAXIMUM. TREADS SHALL BE 11 INCHES (280mm) DEEP MINIMUM MEASURED FROM RISER TO RISER.
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 (32MM) 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
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS DETAILS
STAIRWAY AND HANDRAILS

APPROVED _____ 1-13-15
DESIGN ENGINEER DATE

608-001-11

608- 11 of 12

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

file path

DRAWING SCALE = NOT TO SCALE

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:

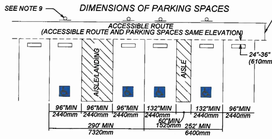
NUMBER OF ACCESSIBLE PARKING SPACES

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, 5.0:1 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.

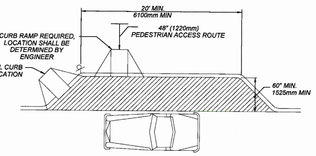
SEE NOTE 9

DIMENSIONS OF PARKING SPACES



ACCESSIBLE PASSENGER LOADING ZONE REQUIREMENTS:

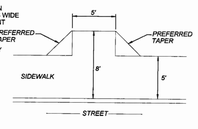
1. PASSENGER LOADING ZONES SHALL PROVIDE A 60 INCH (1525mm) WIDE ACCESS AISLE ADJACENT AND PARALLEL TO A VEHICLE PULL-UP SPACE. ACCESS AISLES SHALL BE 20 FEET (6100mm) LONG MINIMUM.
2. ACCESS AISLES SHALL BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE, AND MARKED TO DISCOURAGE PARKING.
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.



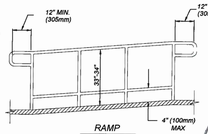
ACCESSIBLE PASSENGER LOADING ZONE
PLAN VIEW

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

608- 12 of 12

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

file path

DRAWING SCALE = NOT TO SCALE

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	0.064	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)

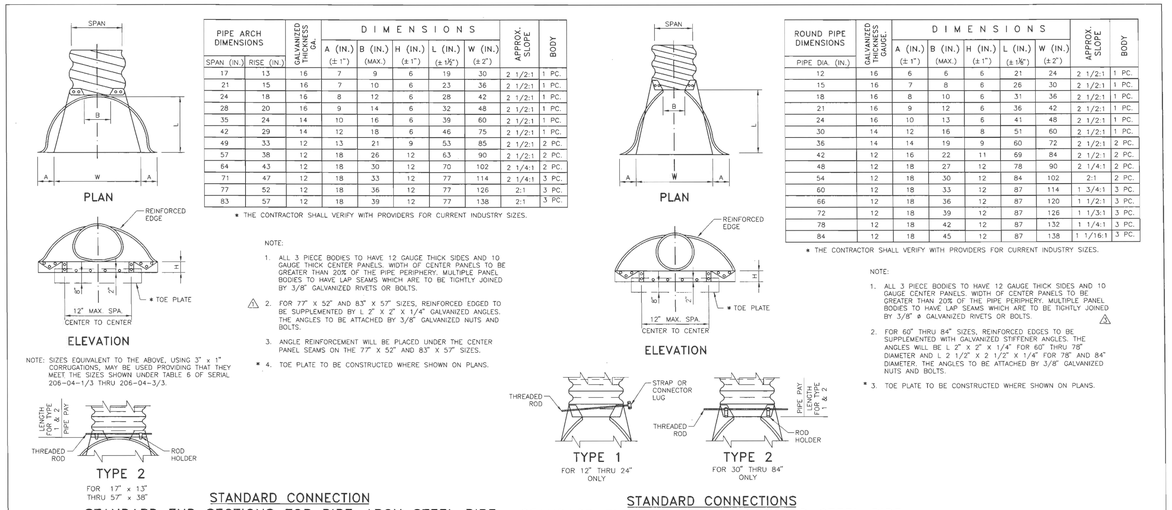
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

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.

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.

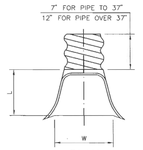
NOTE:
1. ALL 3 PIECE BODIES TO HAVE 12 GAUGE THICK SIDES AND 10 GAUGE CENTER PANELS. WIDTH OF CENTER PANELS TO BE GREATER THAN 20% OF THE PIPE PERIPHERY. MULTIPLE PANEL BODIES TO HAVE LAP SEAMS WHICH ARE TO BE TIGHTLY JOINED BY 3/8" ø GALVANIZED RIVETS OR BOLTS. ⚠
2. FOR 60" THRU 84" SIZES, REINFORCED 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 CONNECTION
STANDARD END SECTIONS FOR PIPE–ARCH STEEL PIPE

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, 10314, REGISTERED PROFESSIONAL ENGINEER, 4-29-08

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)

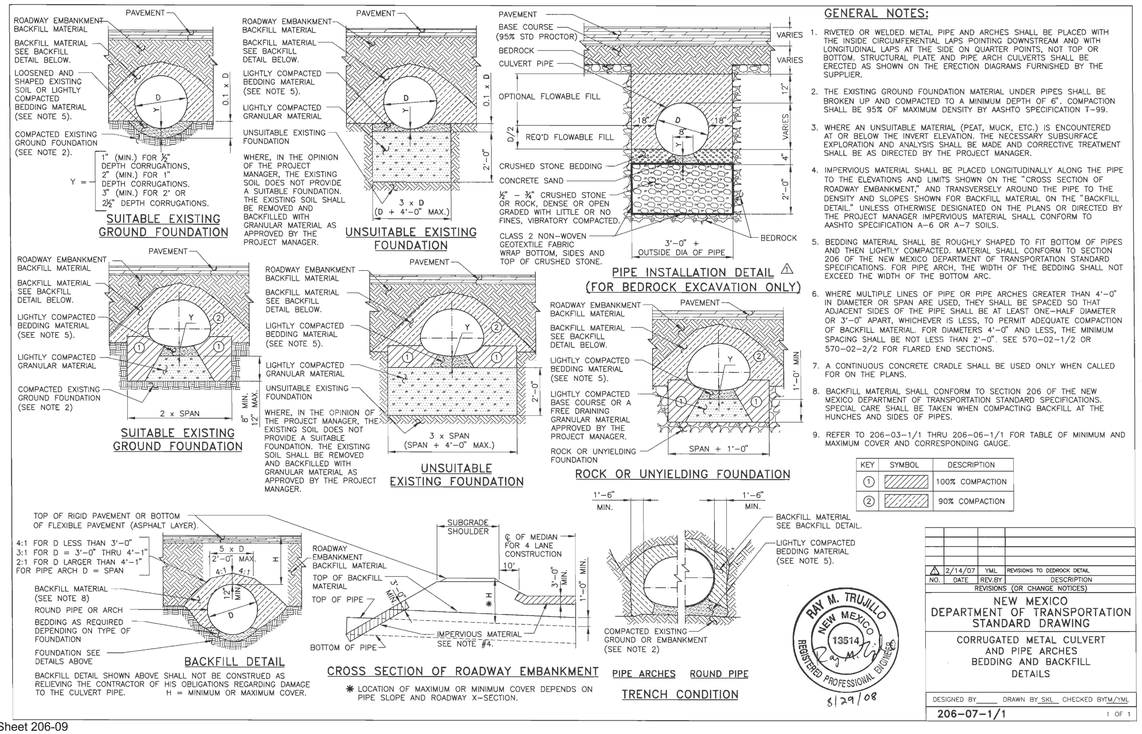
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

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 OR QUARTER POINTS, NOT TOP OR BOTTOM. STRUCTURAL PLATE PIPE 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

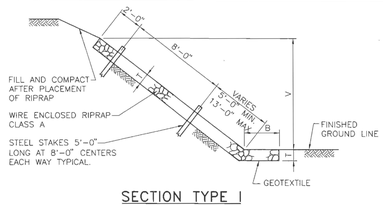
CORRUGATED METAL CULVERT
AND PIPE ARCHES
BEDDING AND BACKFILL
DETAILS

RAY M. TRUJILLO, NEW MEXICO, 13514, REGISTERED PROFESSIONAL ENGINEER, 5/29/08

DESIGNED BY____ DRAWN BY SKL CHECKED BY TM/YML

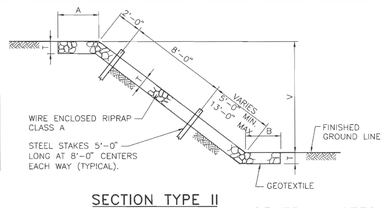
206–07–1/1 1 OF 1

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)

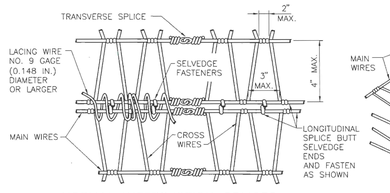


SECTION TYPE II

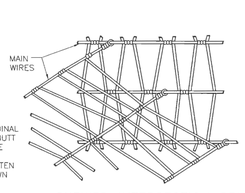
QUANTITIES PER LINEAR FOOT	
SLOPE	RIPRAP (CU. YDS.)
1 : 1	$\frac{T}{27}$ (A + B + 1.414V)
1.5 : 1	$\frac{T}{27}$ (A + B + 1.803V)
1.75 : 1	$\frac{T}{27}$ (A + B + 2.016V)
2 : 1	$\frac{T}{27}$ (A + B + 2.236V)
3 : 1	$\frac{T}{27}$ (A + B + 3.162V)
4 : 1	$\frac{T}{27}$ (A + B + 4.123V)

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.

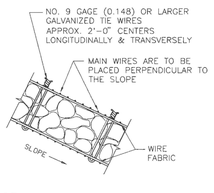


NORMAL INTERSECTION SPLICES

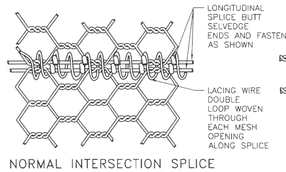


SKEWED INTERSECTION SPLICE

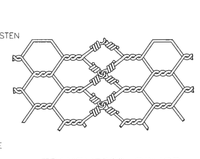
"W" MESH



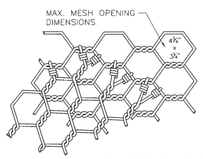
TYPICAL SECTION



NORMAL INTERSECTION SPLICE



TRANSVERSE SPLICE



SKEWED INTERSECTION SPLICE

HEXAGONAL MESH



NO.	DATE	REV.BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

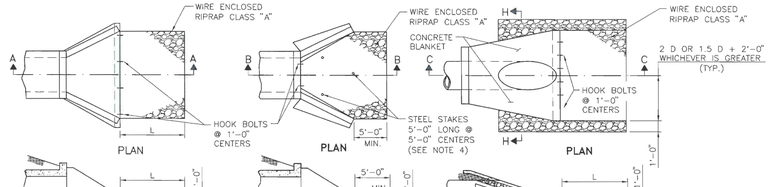
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

WIRE ENCLOSE RIPRAP CLASS "A"

DESIGNED BY ____ DRAWN BY SKL CHECKED BY YML

602-01-1/1 1 of 1

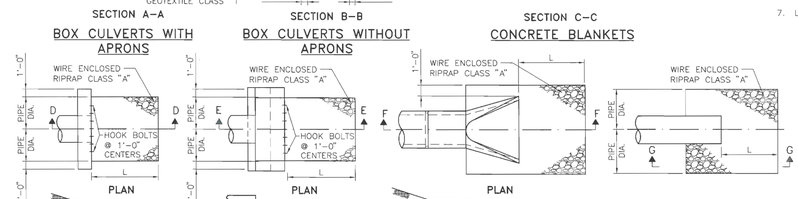
Sheet 602-01



BOX CULVERTS WITH APRONS

BOX CULVERTS WITHOUT APRONS

CONCRETE BLANKETS

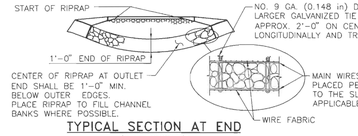


H-1 HEADWALL

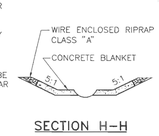
H-2 HEADWALL

PIPE WITH END SECTIONS

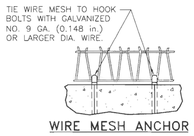
PIPE WITHOUT HEADWALLS



TYPICAL SECTION AT END OF RIPRAP



SECTION H-H

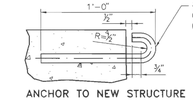


WIRE MESH ANCHOR

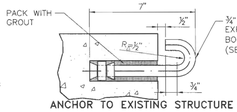
NOTE: SEE SHEET 602-01-1/1 FOR WIRE MESH SPLICE DETAILS.

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.



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.

NO.	DATE	REV.BY	DESCRIPTION
1	8/09/09	YML	GENERAL REVISIONS
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

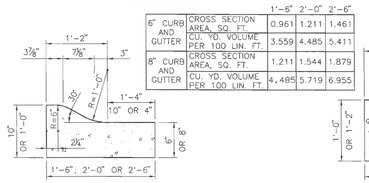
EROSION CONTROL AT CULVERT OUTLETS

DESIGNED BY TM DRAWN BY SKL CHECKED BY YML

602-02-1/1 1 of 1

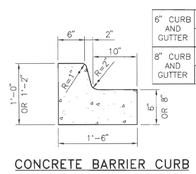
Sheet 602-02

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



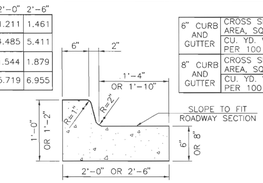
CONCRETE MOUNTABLE CURB AND GUTTER TYPE "A"

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



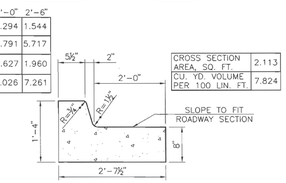
CONCRETE BARRIER CURB AND GUTTER TYPE "D"

6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1'-6"	2'-0"	2'-6"
	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



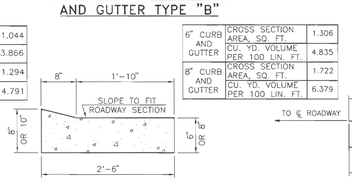
CONCRETE BARRIER CURB AND GUTTER TYPE "B"

6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	2'-0"	2'-6"
	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



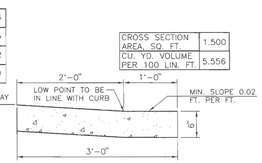
CONCRETE BARRIER CURB AND GUTTER TYPE "C"

6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.306
	CU. YD. VOLUME PER 100 LIN. FT.	4.835
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.722
	CU. YD. VOLUME PER 100 LIN. FT.	6.379

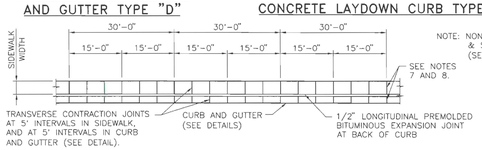


CONCRETE LAYDOWN CURB TYPE "E"

CROSS SECTION AREA, SQ. FT.	1.500
CU. YD. VOLUME PER 100 LIN. FT.	5.556

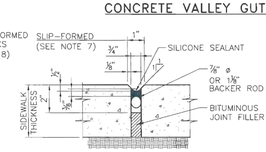


CONCRETE VALLEY GUTTER

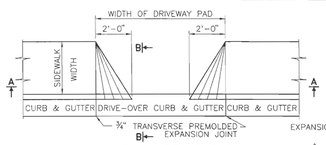


PLAN CURB AND GUTTER AND SIDEWALK

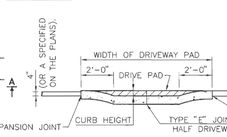
NOTE: NON-SLIP FORMED & SIDEWALKS (SEE NOTE 8)



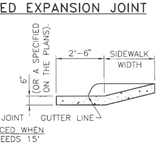
SEALED EXPANSION JOINT



PLAN DRIVE PAD



SECTION A-A

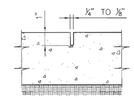


SECTION B-B



GENERAL NOTES

1. CONCRETE SHALL BE STRUCTURAL CONCRETE CLASS "A."
2. END OF DAYS POUR, 30 MINUTE INTERRUPTIONS, COLD JOINTS AND DROP INLETS SHALL DETERMINE THE LOCATION OF A CONSTRUCTION JOINT AND A 3/4" PREMOLDED BITUMINOUS JOINT IS REQUIRED.
3. PLACE TRANSVERSE CONTRACTION JOINTS AT 5'-0" INTERVALS AND AT THE END OF RADIUS POINTS OR ISLAND NOSES.
4. BED COURSE MATERIAL ON WHICH SIDEWALK IS TO BE PLACED SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T 99, METHOD C.
5. EXCAVATION AND PREMOLDED BITUMINOUS EXPANSION JOINTS TO BE INCLUDED IN THE UNIT PRICE BID FOR SIDEWALKS.
6. THE SILICONE SEALED JOINTS SHALL BE SEALED IN ACCORDANCE WITH SECTION 452 OF THE STANDARD SPECIFICATIONS.
7. FOR SLIP-FORMED CURB AND GUTTER, FURNISH 1" SEALED EXPANSION JOINTS AT 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)			

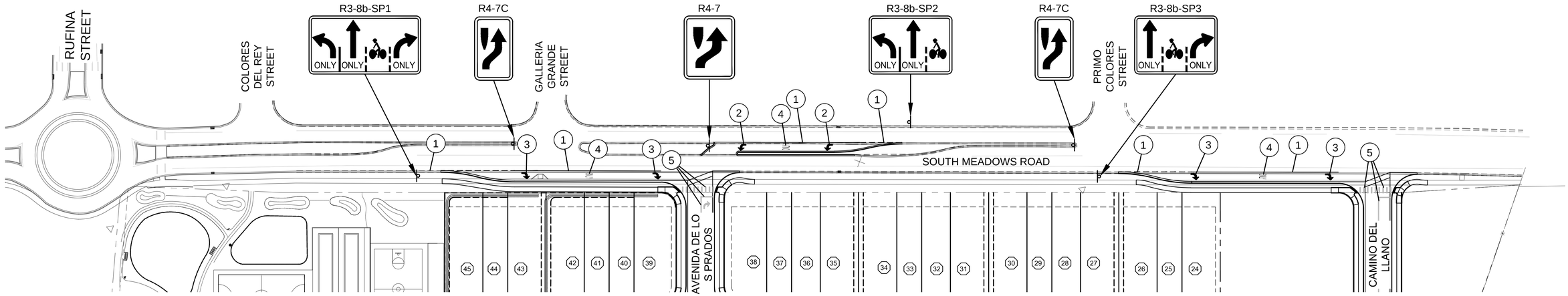
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

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'

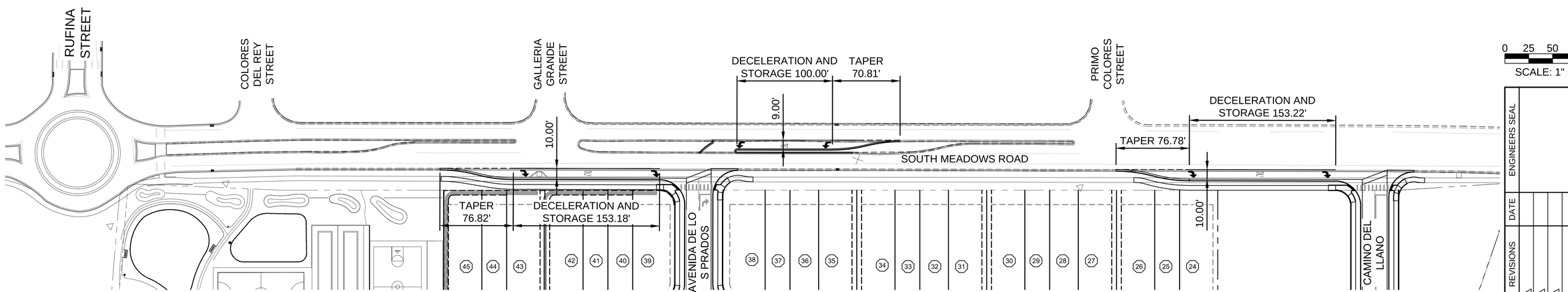
SIGN AND POST REQUIREMENTS

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		
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

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

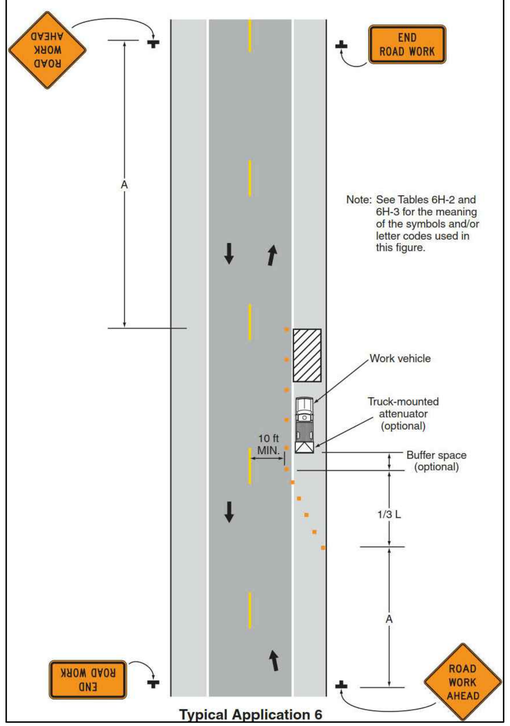
** The column headings A, B, and C are the dimensions shown in Figures 6H-1 through 6H-46. The A dimension is the distance from the transition or point of restriction to the first sign. The B dimension is the distance between the first and second signs. The C dimension is the distance between the second 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	$L = WS$

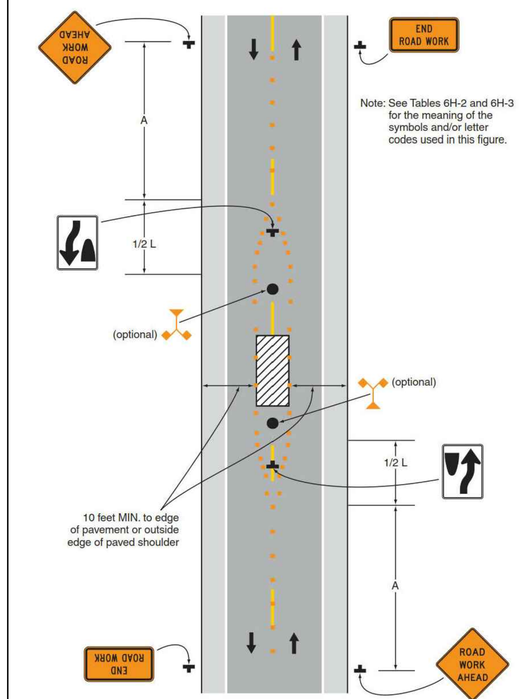
Where: L = taper length in feet
W = width of offset in feet
S = posted speed limit, or off-peak 85th-percentile speed prior to work starting, or the anticipated operating speed in mph

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.

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

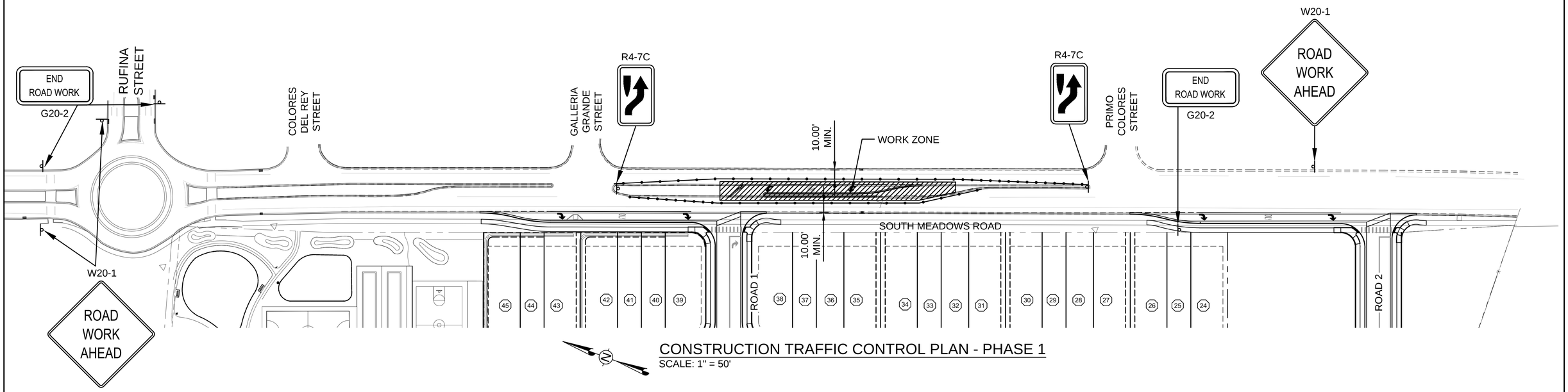
REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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

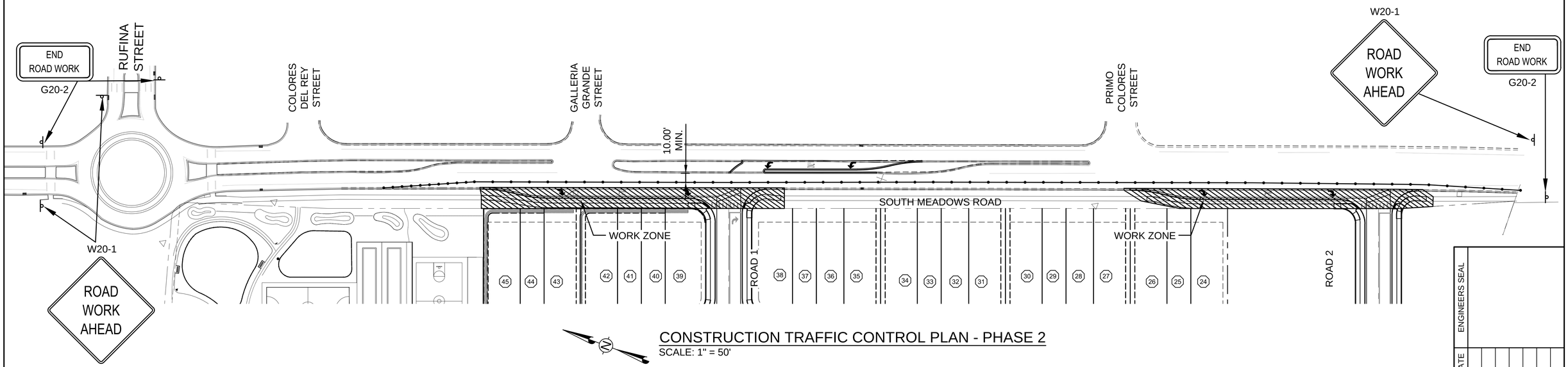
TRAFFIC CONTROL NOTES

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		

REVISED SEPTEMBER 2024
PER STAFF COMMENTS
CASE # 2024-7998

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	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.

ENGINEER'S 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		

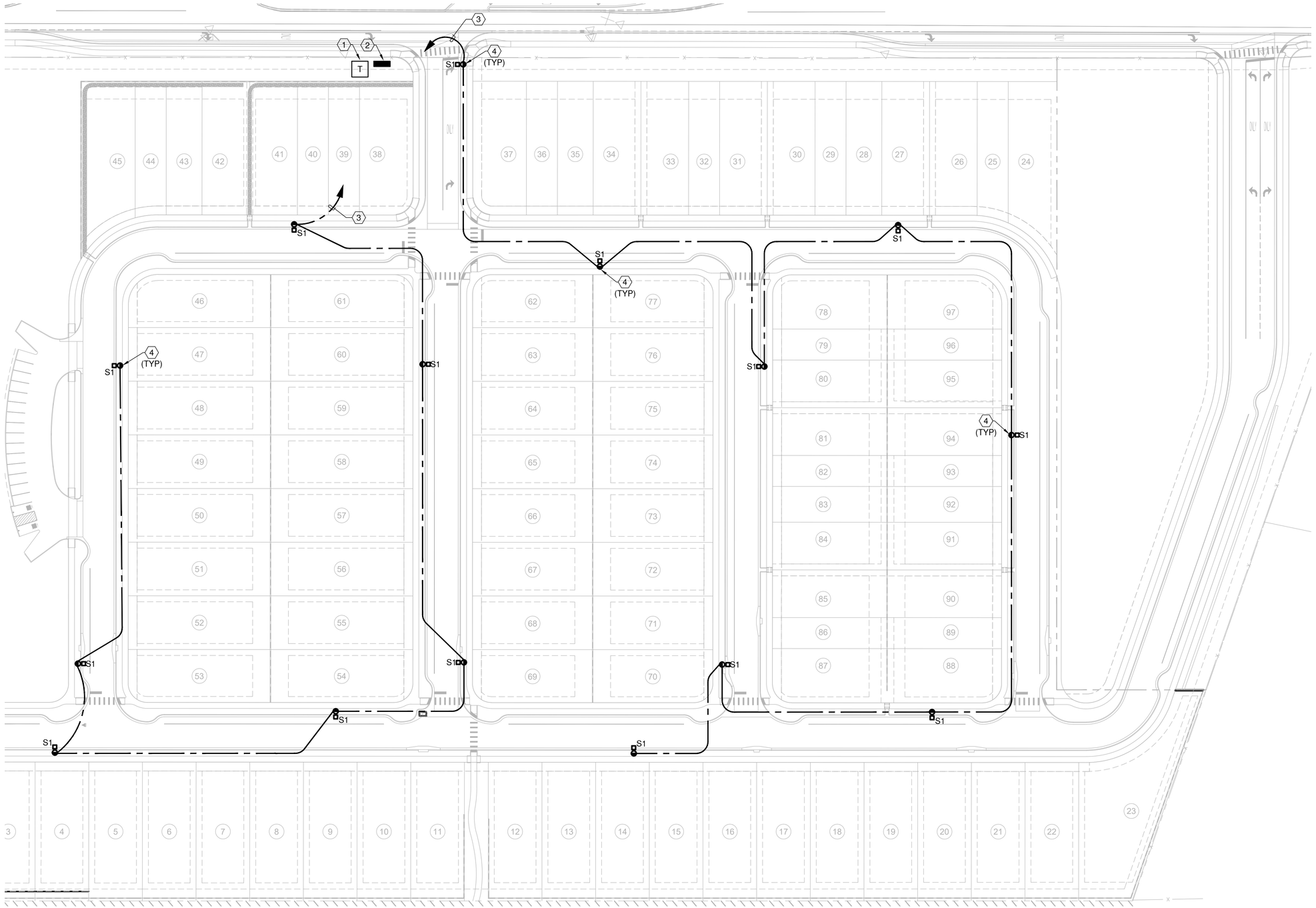
CITY USE ONLY

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

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

FREDERICK D. 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		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

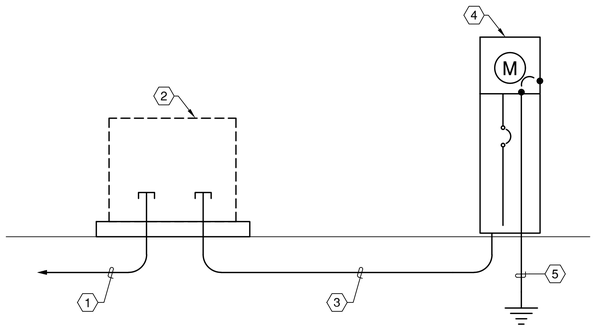
CASE # _____

A C Engineering Enterprises, LLC
141 E. Palace Ave Garden Level
Santa Fe, New Mexico 87501
Phone - 505.842.5787

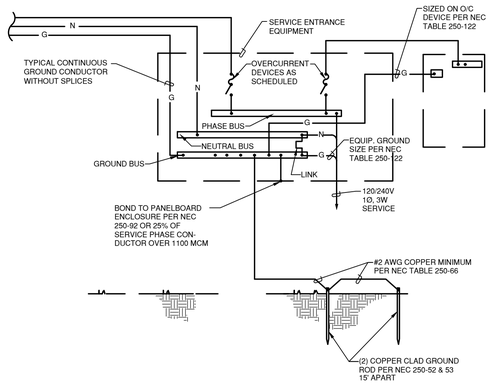
SUBDIVSION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

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.
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.

(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 # _____

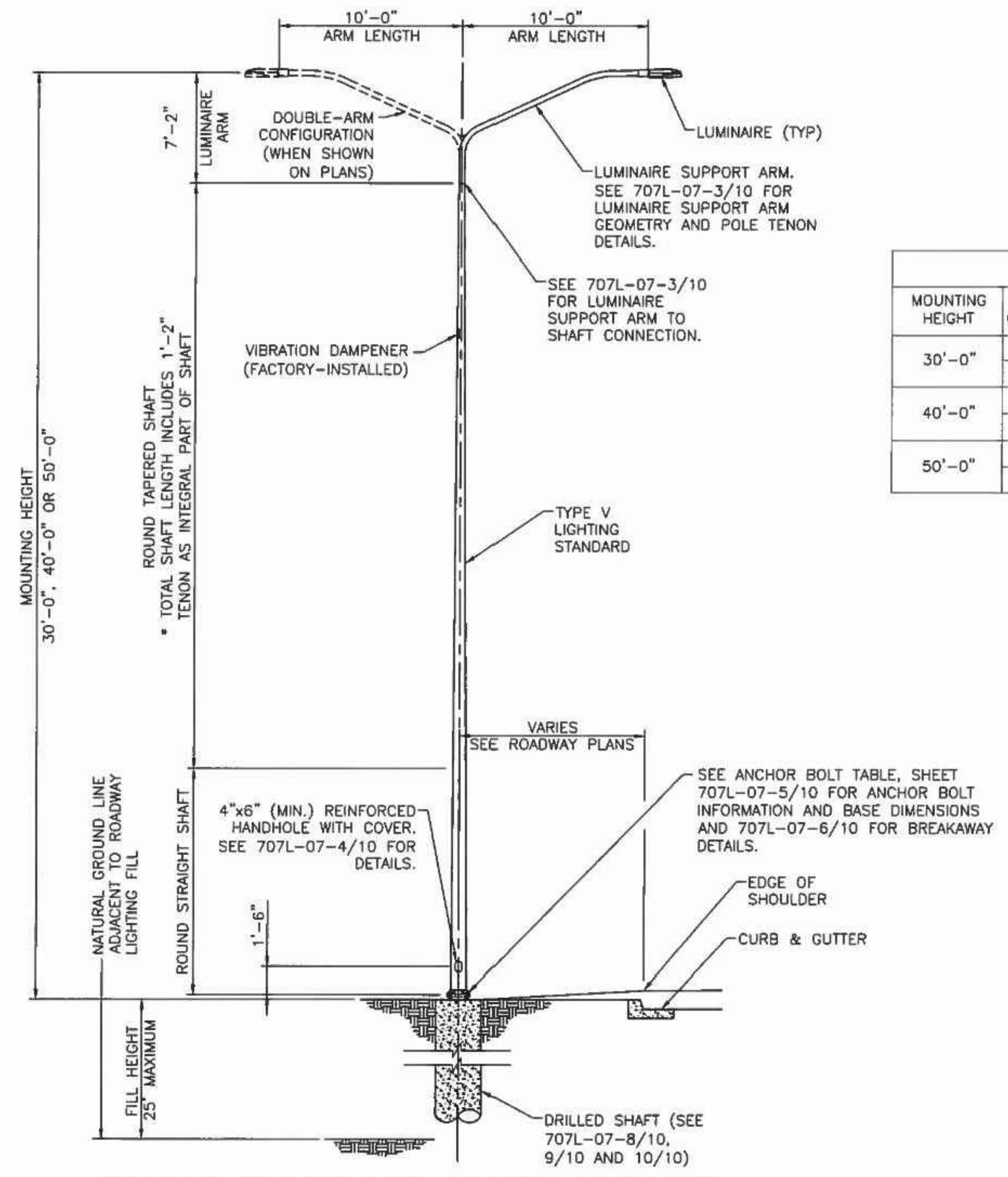
A C ENGINEERING ENTERPRISES, LLC
141 E. Palace Ave Garden Level
Santa Fe, New Mexico 87501
Phone - 505.842.5787

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

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: [signature] DATE: 3/22/18

707L-07-2/10 2 OF 10

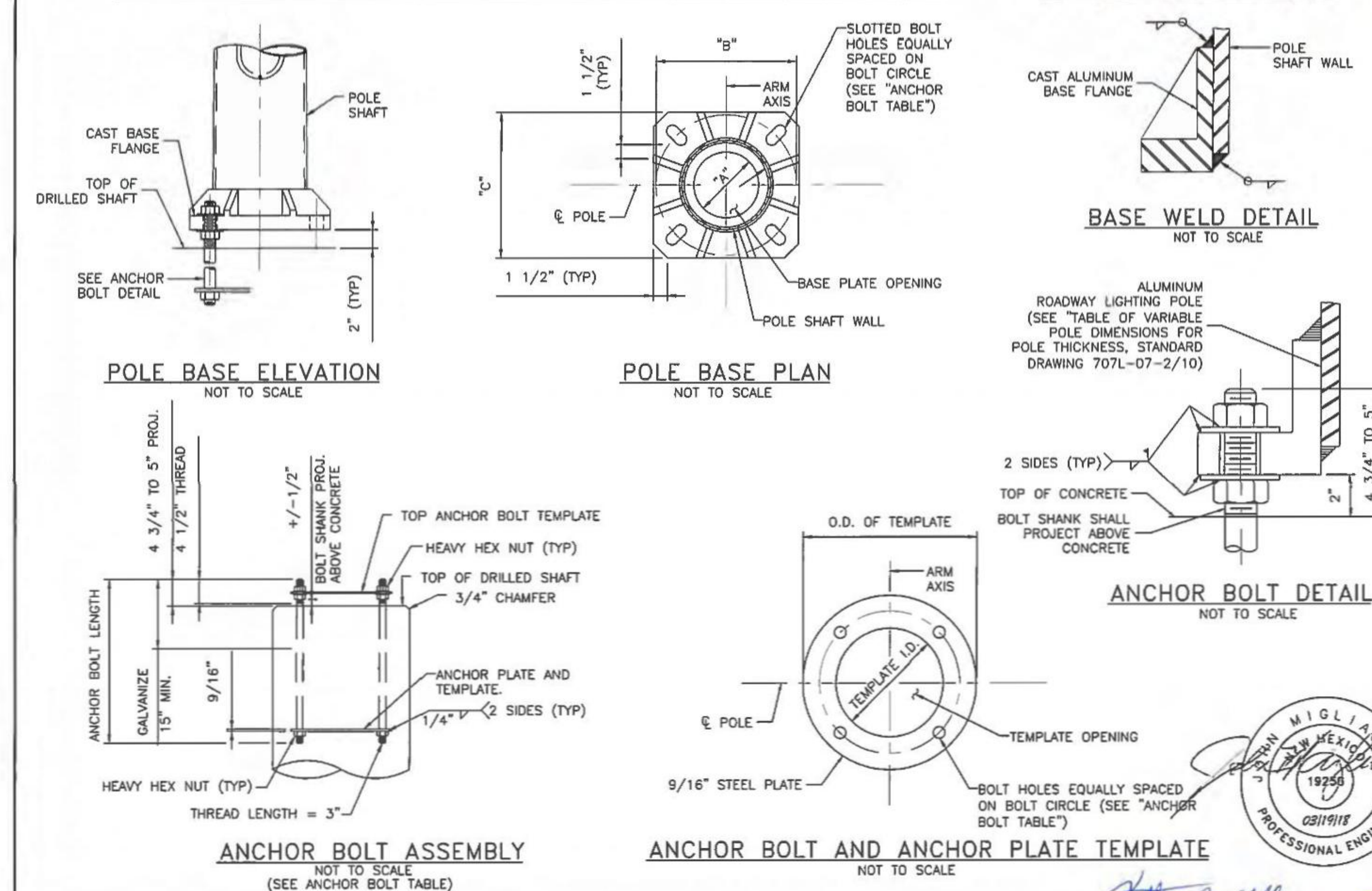
Rev 1.0 February 2023

ANCHOR BOLT TABLE

MOUNTING HEIGHT	BOLT DIAMETER	NUMBER OF BOLTS	SLOTTED HOLE SIZE	BOLT CIRCLE DIAMETER	BOLT TEMPLATE O.D.	BOLT TEMPLATE I.D.	BASE PLATE OPENING	BASE PLATE WIDTH	BASE PLATE THICKNESS
				"B"			"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

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.

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

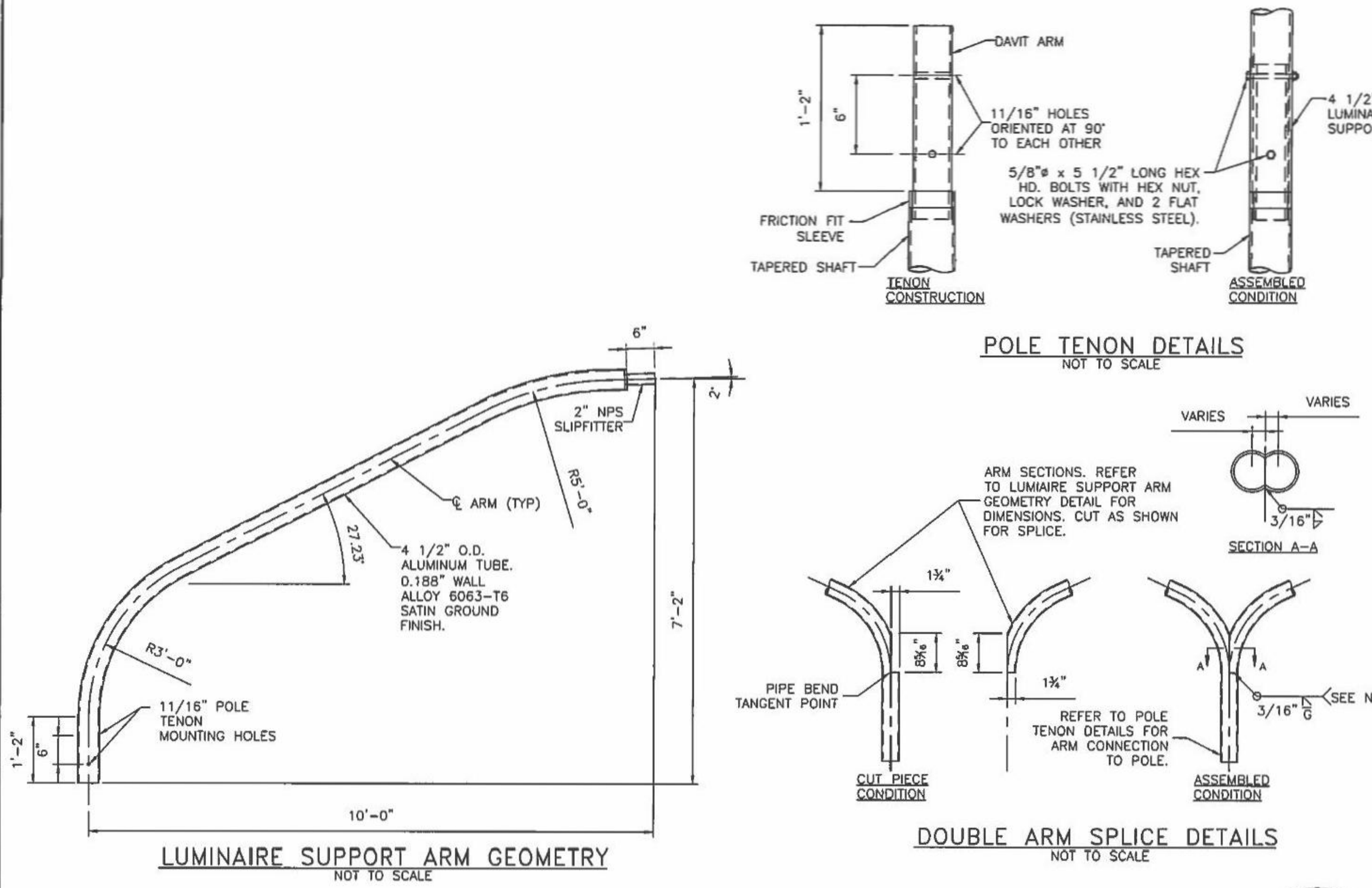
BASE PLATE & ANCHOR BOLT DETAILS

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: [signature] DATE: 3/22/18

707L-07-5/10 5 of 10

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.

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

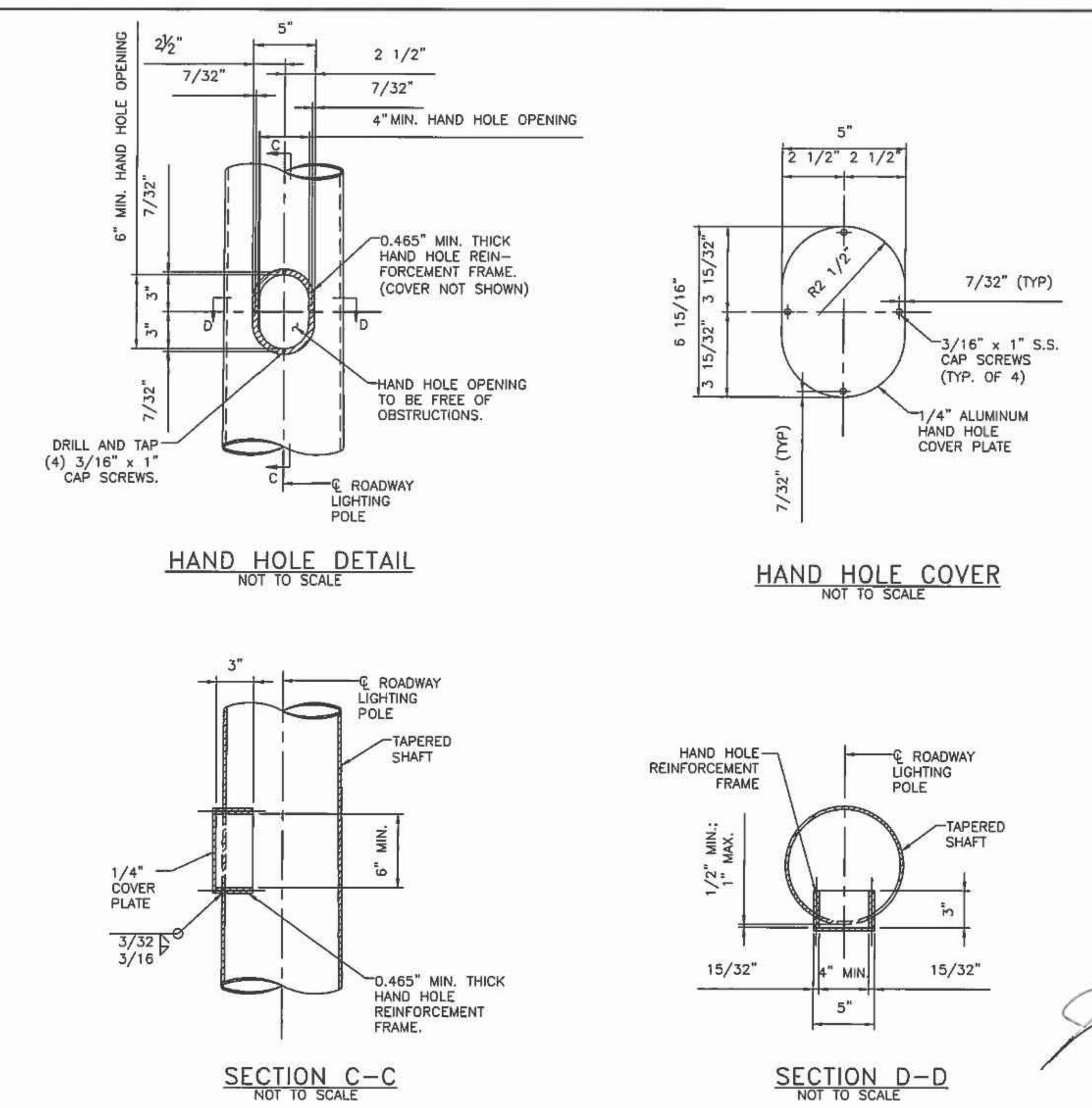
ARM AND TENON DETAILS

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: [signature] DATE: 3/22/18

707L-07-3/10 3 of 10

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.

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

HAND HOLE DETAILS

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: [signature] DATE: 3/22/18

707L-07-4/10 4 of 10

Rev 1.0 February 2023

ENGINEERS SEAL: FREDERICK J. TELCK, STATE OF NEW MEXICO, 6297, REGISTERED PROFESSIONAL ENGINEER — 03/14/2024

REVISIONS	DATE

CASE # ________

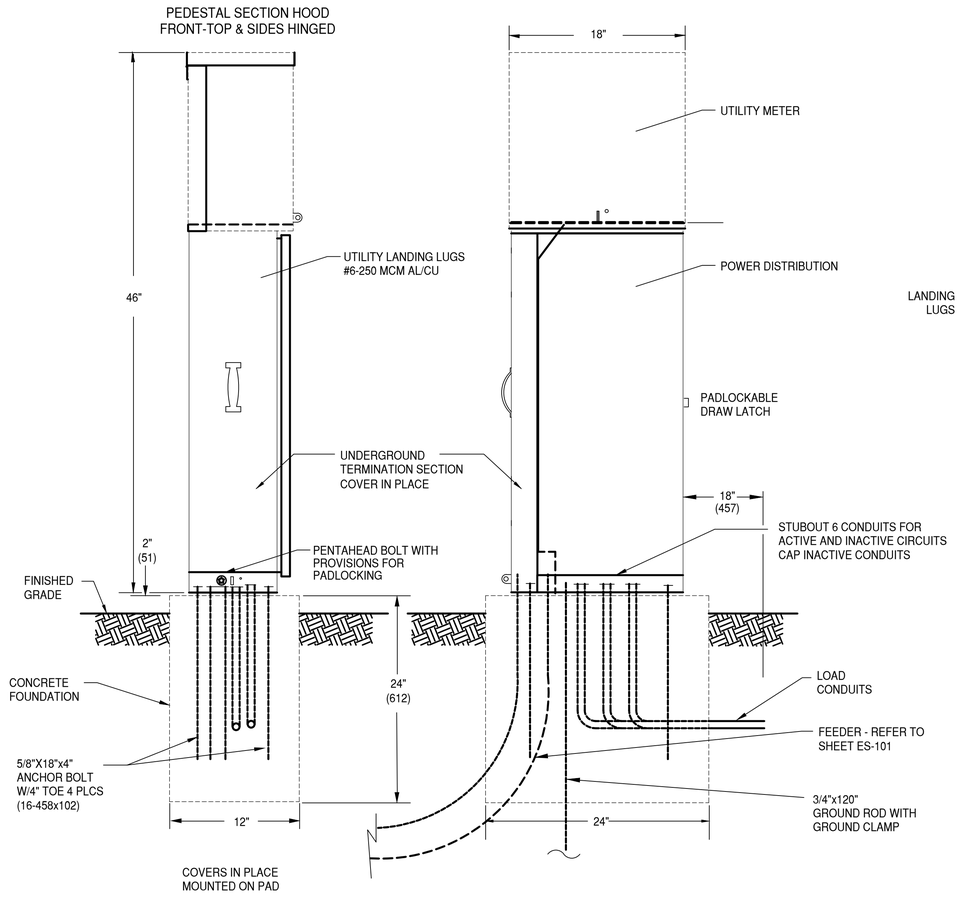
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY	USE	ONLY

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

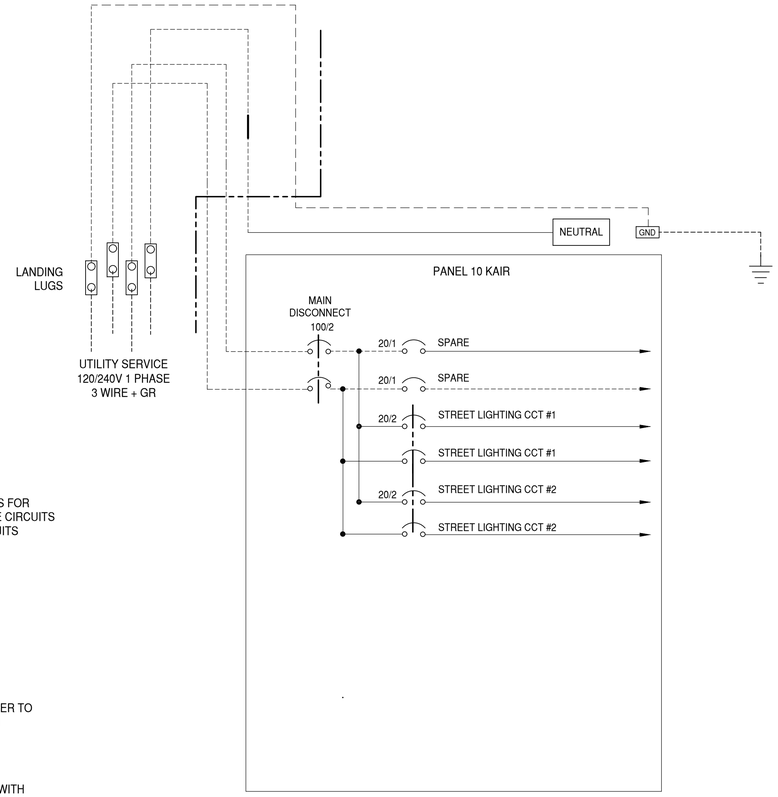
ELECTRICAL DETAILS

DATE: MARCH 14, 2024 | SCALE: NONE | SHEET: E-601



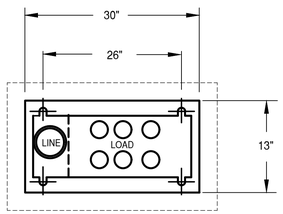
LEFT SIDE

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		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY	USE	ONLY

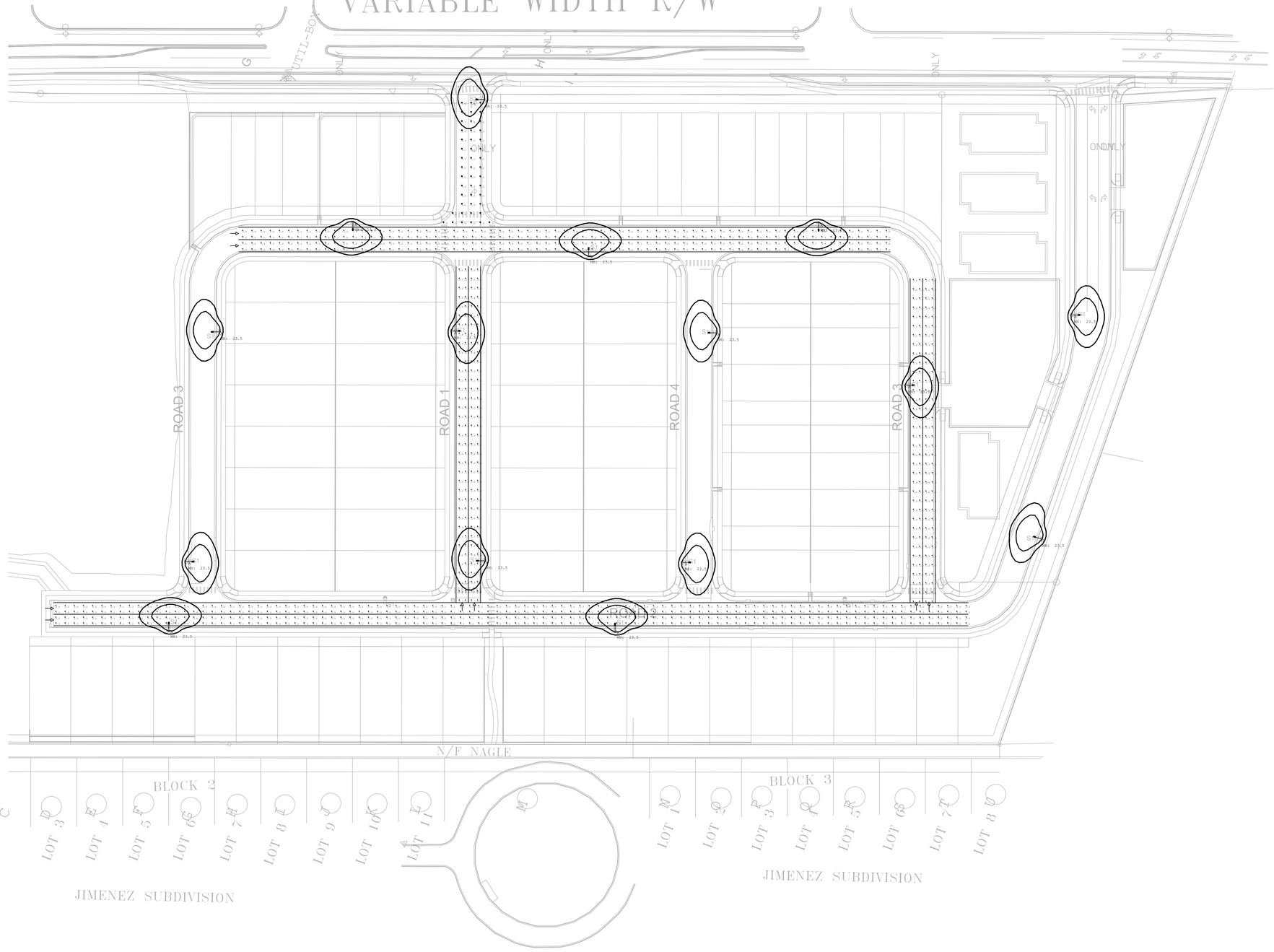
CASE # _____

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

METER PEDESTAL DETAIL

DATE:	SCALE:	SHEET:
MARCH 14, 2024		E-602



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

CASE # _____

CITY USE ONLY

ENGINEERS SEAL

FREDERICK R. TELCK — STATE OF NEW MEXICO — 6297 — REGISTERED PROFESSIONAL ENGINEER

03/14/2024

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

SITE LIGHTIING PHOTOMETRICS

DATE:	SCALE:	SHEET:
MARCH 14, 2024		E-603

June 5, 2025

Planning Commission

Case 2025-10420: Los Prados Final Subdivision Plat

ATTACHMENT D

Applicant Materials

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

December 9, 2024
Revised: March 26, 2025

Janice Biletnikoff, Senior Planner
Current Planning Division
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

RE: Los Prados, Phase 1 – Final Subdivision Plat Application
3730 South Meadows Road

Dear Janice:

This letter is respectfully submitted on behalf of Homewise, Inc. in application for Final Subdivision Plat approval for the Los Prados Subdivision for consideration by the Planning Commission at their meeting of February 6, 2025. The 14.41-acre subject property is located at 3730 South Meadows Road and is zoned R-6 (six 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). The Preliminary Subdivision Plat Application was submitted on March 11, 2024, with revisions delivered on June 25 and October 7, 2024 addressing staff comments. The Preliminary Plat application is scheduled to be heard at the January 16, 2025 Planning Commission meeting.

Project Description

Phase 1 of Los Prados will be developed on Tract 4-A totaling 14.41 acres and will comprise 42 townhomes and 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 as part of Phase 1, which will be dedicated to the City of Santa Fe.

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 on Tract 4-B 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, a 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 as part of Phase 1, 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 of 48 affordable homes will be provided, comprising 20% Santa Fe Homes Program units and an additional 30% Low Priced Dwelling Units. Please see the attached recorded SFHP Affordable Housing Agreement for more details.

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.

A median will be constructed in South Meadows to accommodate the northbound left-turn lane at the north entrance, which will prevent left-turns exiting the subdivision at this access point.

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 Master Plan note below:

> *"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."*

Stormwater collection is also provided in the landscape strips along the subdivision streets, with larger cobble swales at the intersections providing additional catchment. Please refer to the Terrain Management Plans for further information.

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, a 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.

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:

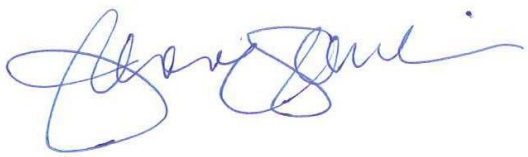
49 Market Rate Lots X $150.00 =	$7,350.00
Posters	$ 0.00 *(will re-use prelim plat posters)*
TOTAL:	$7,350.00

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. Legal Lot of Record
5. Approved Master Plan
6. ENN Meeting Notes
7. ENN Participants
8. SFHP Agreement
9. Water Budget
10. Terrain Management Report
11. Geotechnical Report
12. Utility Service Application
13. Final Subdivision Plans

Please let me know if you have any questions or need additional information. Thank you.

Sincerely,



Jennifer Jenkins

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: (505) 469-6195 E-mail Address: LHuval@homewise.org

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGavin Inc.

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

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

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

Phone: (505) 820-7444 E-mail Address: jennifer@jenkinsgavin.com / angelica@jenkinsgavin.com

Correspondence Directed to: ☐ Owner ☑ Applicant ☐ Both

Agent Authorization (if applicable)

I am are the owner and record title holder of the property located at: << See 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: 12.09.24 Revised: 3.26.25

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)

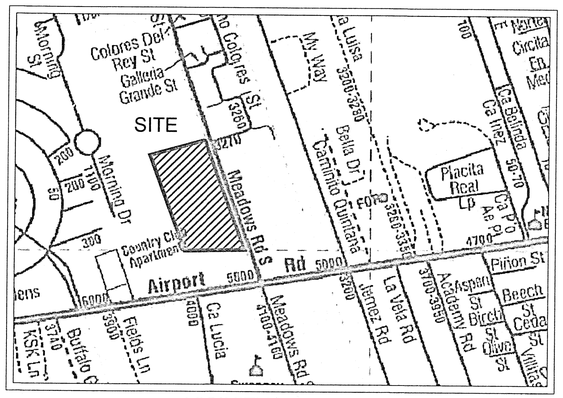
This instrument was acknowledged before me on April 29, 2022, by Katherine Miller as Santa Fe County Manager of the County of Santa Fe, a political subdivision of the State of New Mexico, on behalf thereof.

My commission expires: Notary Public

(Seal)

STATE OF NEW MEXICO
NOTARY PUBLIC
JAMES P. LUCERO
COMMISSION #1013504
COMMISSION EXPIRES 08/21/2022

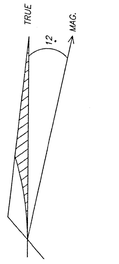
924-36



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

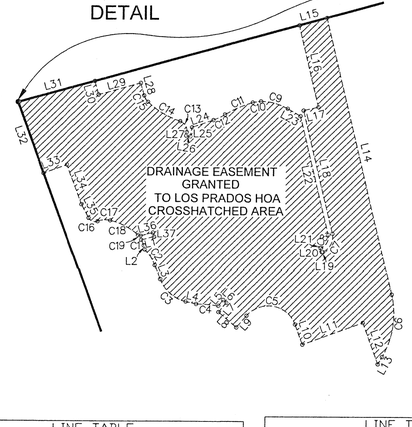


NORTH

SCALE 1"=100'

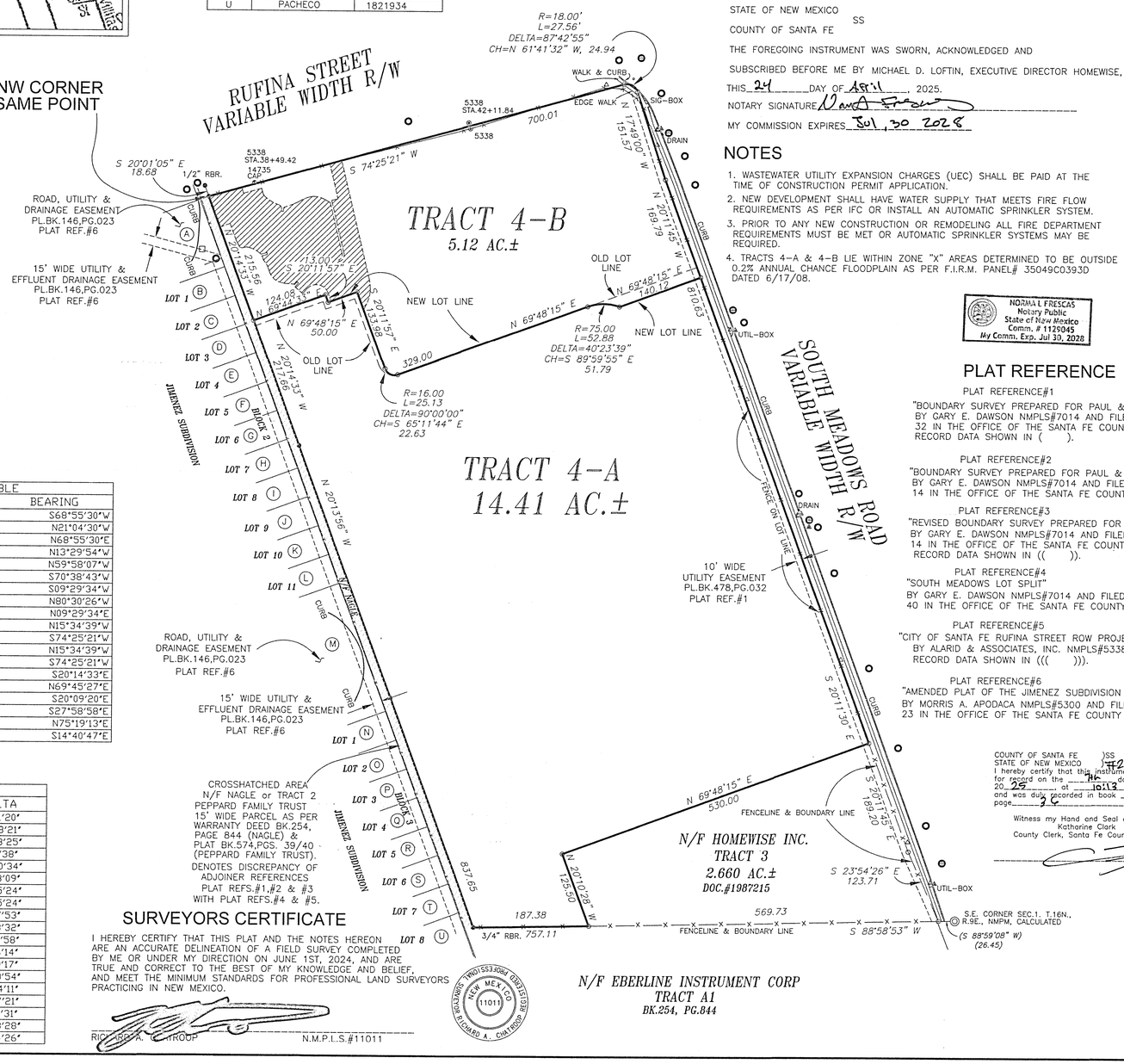
100' 100'

PARK DRAINAGE EASEMENT DETAIL



NW CORNER SAME POINT

RUFINA STREET VARIABLE WIDTH R/W



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.

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

NEW MEXICO REGISTERED SURVEYOR 11011 RICHARD A. CHATROOP

APPROVED BY THE CITY OF SANTA FE LAND USE DEPARTMENT AS CASE #2024-008764

CITY ENGINEER FOR LAND USE — DATE 5/6/25

CITY PLANNER Daniel A. Esquivel — DATE 5-6-2025

CONSENT 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 24 DAY OF April, 2025.

NOTARY SIGNATURE Norma Frescas

MY COMMISSION EXPIRES Jul 30 2028

NOTES

1. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF CONSTRUCTION PERMIT APPLICATION.
2. NEW DEVELOPMENT SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC OR INSTALL AN AUTOMATIC SPRINKLER SYSTEM.
3. PRIOR TO ANY NEW CONSTRUCTION OR REMODELING ALL FIRE DEPARTMENT REQUIREMENTS MUST BE MET OR AUTOMATIC SPRINKLER SYSTEMS MAY BE REQUIRED.
4. 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.

NORMA L FRESCAS Notary Public State of New Mexico Comm. # 1129045 My Comm. Exp. Jul 30, 2028

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

NOTES-CONTINUED

5. CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED.
6. TRACT 4-A AND 4-B ARE BOUND BY THE MASTER PLAN CONDITIONS AS OUTLINED IN LAND USE CASE #2022-5618, TITLED "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 FEBRUARY 1, 2023.
7. 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 IMPROVEMENTS ACCEPTING STORMWATER IN THIS LOCATION ARE PLACED IN AN EASEMENT GRANTED TO THE LOS PRADOS HOMEOWNERS ASSOCIATION FOR MAINTENANCE OF THE IMPROVEMENTS.
8. THE PARK SHALL BE BUILT AS PART OF PHASE 1.
9. 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.
10. 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 DEVELOPERS PRESENCE, APPROVAL COORDINATION, PROGRESS OR COMPLETION OF THE ADJACENT DEVELOPMENT.
11. 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.
12. 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.

CONDITIONS

A. ANY NEW CONSTRUCTION, ADDITIONS, OR REMODELS ON TRACT 3 AND TRACT 4-A WILL BE REQUIRED TO SATISFY ALL CURRENT REGULATIONS OF THE LAND USE DEVELOPMENT CODE.

B. THE AREAS OF LAND EXCHANGED HEREIN WITH HOMEWISE, INC. SHALL BE SUBJECT TO ALL CONDITIONS OF APPROVAL THAT APPLY TO THE RECEIVING PARCEL WHICH THE EXCHANGED AREA IS JOINING. CONDITIONS OF APPROVAL THAT APPLY TO THE EXCHANGED AREAS' PREVIOUS PARCELS ARE NO LONGER APPLICABLE TO THE EXCHANGED AREAS ONCE THOSE AREAS ARE REMOVED FROM THE PREVIOUS PARCEL.

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

CROSSHATCHED AREA DENOTES N/F NAGLE or TRACT 2 PEPPARD FAMILY TRUST 15' WIDE PARCEL AS PER WARRANTY DEED BK.254, PAGE 844 (NAGLE) & PLAT BK.574,PGS. 39/40 (PEPPARD FAMILY TRUST). DENOTES DISCREPANCY OF ADJOINER REFERENCES PLAT REFS.#1,#2 & #3 WITH PLAT REFS.#4 & #5.

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.

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO) I#2058435
I hereby certify that this instrument was filed for record on the 7th day of May A.D. 20 25 at 10:13 o'clock A m. and was duly recorded in book 924 page 36 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

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.

911 1

MASTER PLAN
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS RD



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

TABLE OF CONTENTS

1-1	COVER SHEET AND INDEX OF SHEETS
2-1	LEGAL LOT OF RECORD
3-1	MASTER PLAN
3-2	PHASING PLAN
3-3	MASTER PLAN CONDITIONS OF APPROVAL AND TECHNICAL CORRECTIONS
3-4	MASTER PLAN CONDITIONS OF APPROVAL AND TECHNICAL CORRECTIONS

NOTE:
INFRASTRUCTURE PLANS ARE FILED IN THE CITY OF SANTA FE PLAT ROOM

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 18 day of March, 2024 A.D. at 9:10 o'clock A.M. and was duly recorded in book 911, page (s) 1-6 of the records of Santa Fe County.

Witness my Hand and Seal of office
Katharine E. Clark
County Clerk, Santa Fe County, N.M.

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
505.820.7444

by Lisa Howal
HOMEWISE INC.
STATE OF NEW MEXICO
COUNTY OF SANTA FE SS
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY

STATE OF NEW MEXICO
NOTARY PUBLIC
SARAI ARENAS
COMMISSION # 1115732
EXPIRES AUGUST 19, 2024

THIS 7 DAY OF March, 2024 Lisa Howal
MY COMMISSION EXPIRES August 19, 2024 NOTARY PUBLIC

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

CITY OF SANTA FE APPROVALS

GOVERNING BODY APPROVAL, CASE NO. 2022-5618
APPROVED BY THE GOVERNING BODY AT THEIR MEETING OF FEBRUARY 8, 2023.

MAYOR — DATE 3/13/2024
ATTEST: CITY CLERK — DATE 3/18/2024
CITY OF SANTA FE LAND USE APPROVAL
CITY PLANNER — DATE 3/12/24
CITY ENGINEER FOR LAND USE — DATE 3/12/24

CITY OF SANTA FE ORGANIZED JULY 10, A.D. 1891 SEAL NEW MEXICO

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

SHEET 1-1

2024-62

908-15

911 2

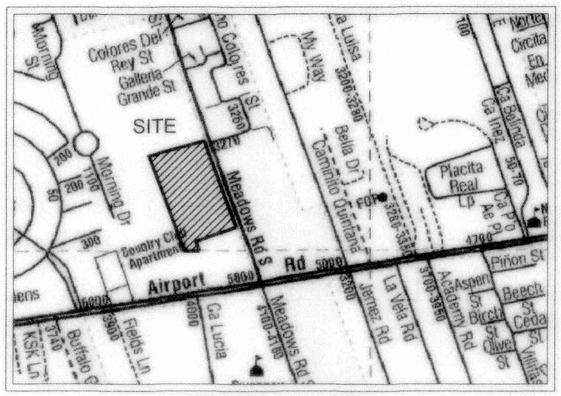
COUNTY OF SANTA FE REVIEW

COUNTY TREASURER — DATE: Nov. 6, 2023

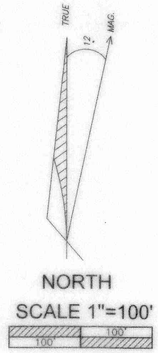
CITY OF SANTA FE APPROVAL, NOTES AND CONDITIONS:

CITY ENGINEER FOR LAND USE — Dee Beingessner — DATE: 11/13/23

CITY PLANNER — DATE: 11/10/2023



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 Jaime 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

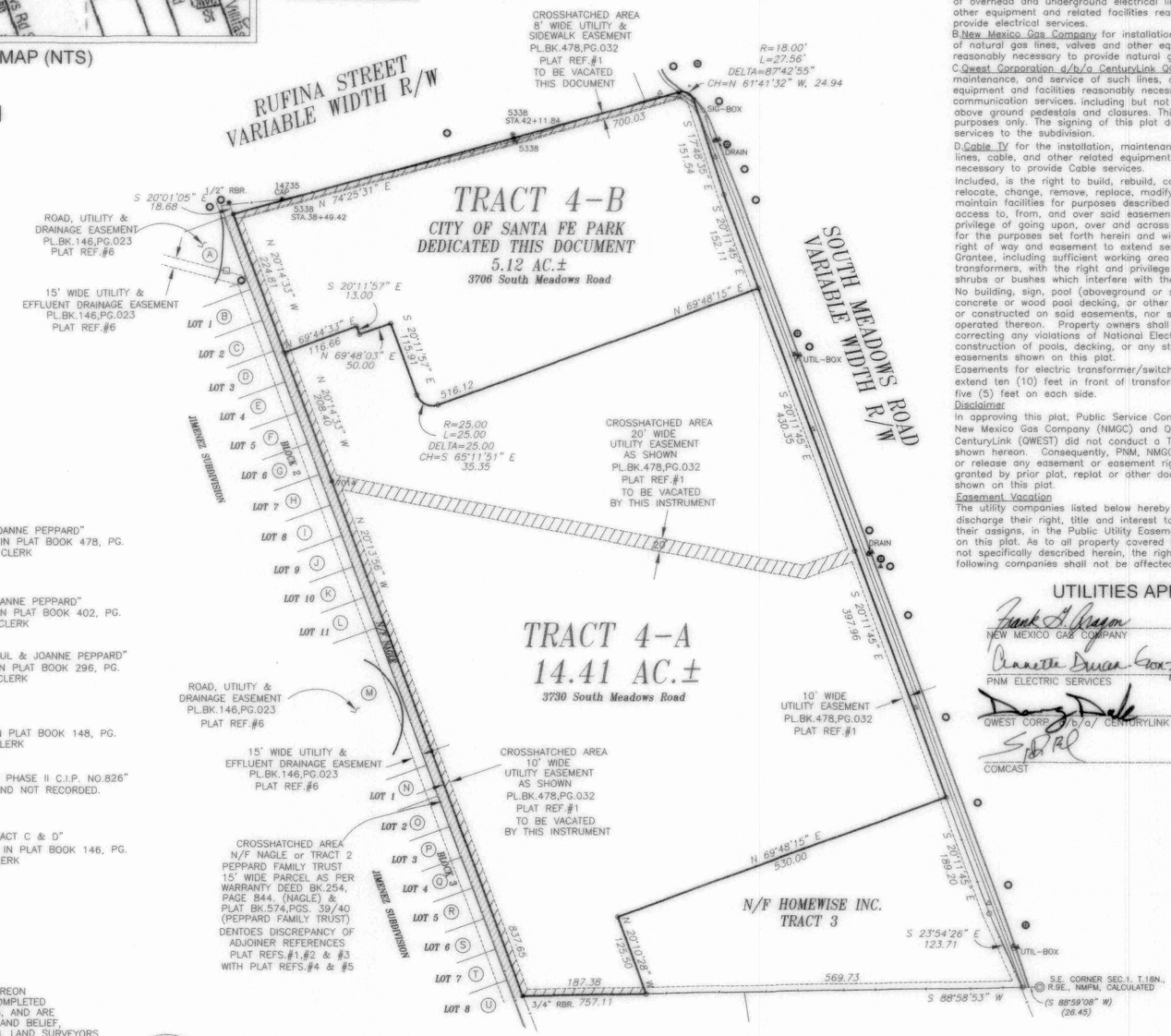
VACATION OF EASEMENT OF WAY

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.

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

NEW MEXICO GAS COMPANY — DATE: 10/24/2023

PNM ELECTRIC SERVICES — DATE: 10/30/23

QWEST CORP. d/b/a/ CENTURYLINK QC — DATE: 10-24-2023

COMCAST — DATE: 10-31-23

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.

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

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

RICHARD A. CHATROOP NEW MEXICO 11011 REGISTERED PROFESSIONAL LAND SURVEYOR

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 10:33 o'clock A m. and was duly recorded in book ___ page 13 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

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

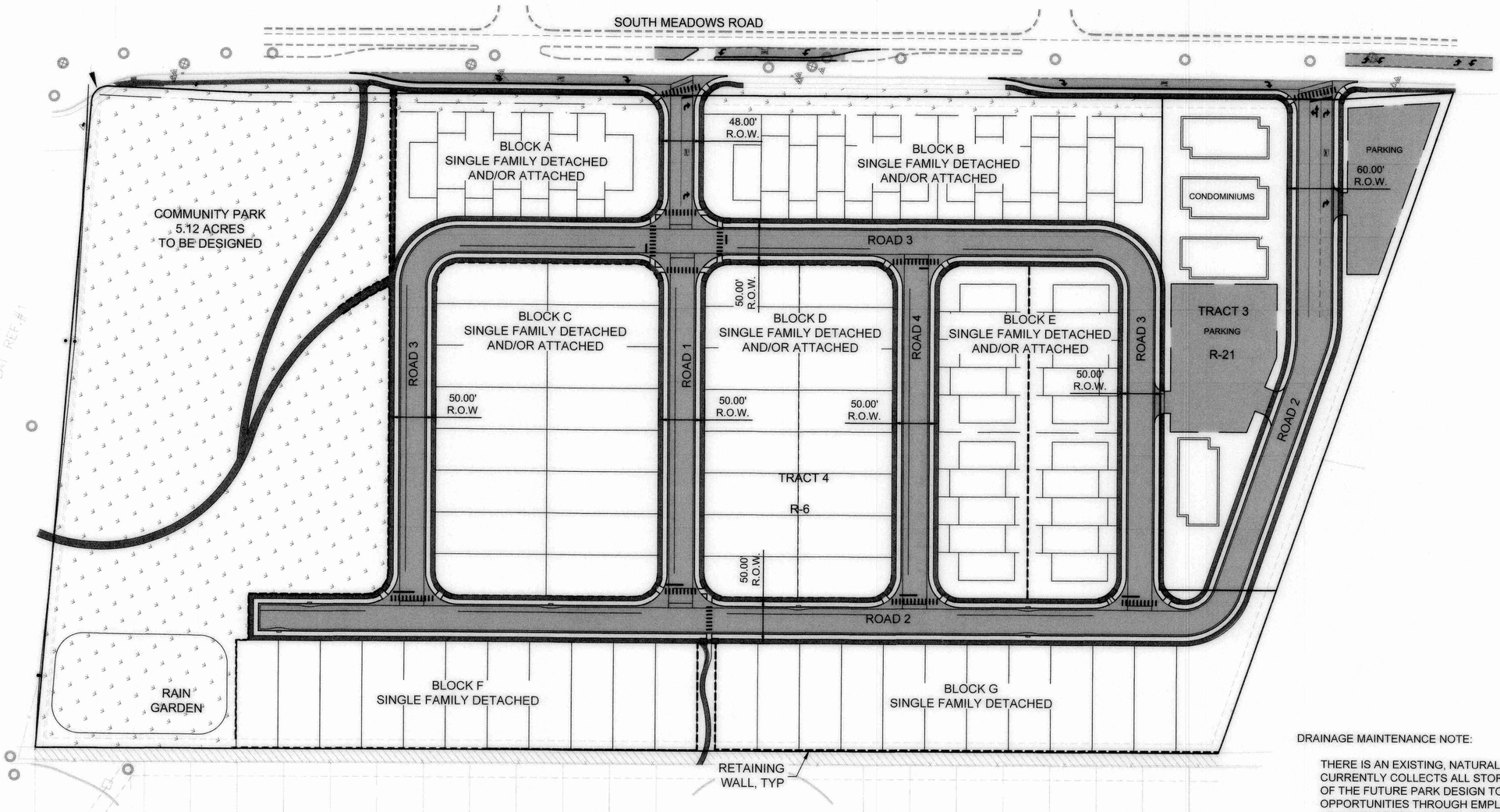
OWNER: HOMEWISE, INC.

LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

CASE# 2023- HOMEWISE SOUTH MEADOWS

2024-62 SHEET 2-1

911 3



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

2021-42

PHASE 1 - OFFSITE ROAD IMPROVEMENTS

911 4

SOUTH MEADOWS ROAD

RUFINA STREET

PHASE 1

PHASE 2

PHASE 2

PLAT REF.#1

PHASING PLAN
SCALE: 1" = 50'

0 25 50 100
SCALE: 1" = 50'

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

PHASING PLAN

DATE:	SCALE:	SHEET:
AUGUST 2022	1" = 50'	3-2

2024-62

CONDITIONS OF APPROVAL AND TECHNICAL CORRECTIONS

(No variances have been adopted as part of the Los Prados Master Plan)

FIRE PREVENTION [Fire Marshal conditions and Technical corrections to be completed at the time of any new construction or remodel.]

1) 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. (Verifying widths will maintain 20' width with on street parking)
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. (Verifying widths will maintain 20' width with on street parking)
3) 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. (Verifying widths will maintain 20' width with on street parking)
4) Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1)
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) Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)
7) Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)
8) Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 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.
9) Shall have water supply that meets fire flow requirements as per IFC (Appendix B)
10) Shall comply with Section D102.1 Access and Loading (75,000 lbs).
11) Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)
12) Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.
13) Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.
14) Shall comply with D105 Aerial Fire Apparatus Access Roads. (width and proximity to building)
15) Shall comply with D105 Aerial Fire Apparatus Access Roads. (width and proximity to building)
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.

LAND USE / Technical Review Division (Terrain Management & Landscape - Conditions and Technical Corections)

19) The grading plan states that 67,644 Cu Ft of water must be ponded. The calculations do not state how much impervious surface is assumed on each lot or if a minimum amount of water must be retained on each lot. The pond calculations do not state that roadways are included. No ponding area is shown on the grading plan. [Prior to recording plat]
20) The park should be built as part of phase 1. All required ponding for phase one should be complete with phase one. [Shown prior to planning commission for phased project review]
21) Provide a landscape, Irrigation and Outdoor lighting designs. [Shown prior to planning commission for phased project review]
22) Complete construction plans will be required as part of the development plan and prior to recordation. Comments on those drawings will be provided and corrections required to be completed. [prior to recordation]
23) 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. Provide a count of the boulders. [Prior to permit review]
24) 14-8.4(H) Open Space Planting Requirements (Ord. No. 2014-31 § 32) (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. (2) In addition to required trees and shrubs, open space areas shall be landscaped with ground cover plants or decorative mulch or naturally occurring ground cover plants shall be maintained. (3) Street trees and landscaping required for parking lots may be counted toward meeting the minimum planting requirements for open space. (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. [Prior to permit review]
25) 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. [Prior to permit review]
26) 14-8.4(F)(5)(d) During Construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five (5) feet outside the dripline. In no case shall vehicles be parked or materials or equipment be stored or stockpiled within the enclosed area. 14- 8.4(F)(5)(f) Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation. [Prior to permit review]
27) 14-8.4(F)(5)(f) Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation [Prior to permit review]
28) 14-8.4(E)(1) The landscaping plan shall include water harvesting for landscape irrigation purposes as a minimum requirement. Water harvesting that is a primary component of stormwater management may qualify for open space reduction as provided in Section 14- 7.5(D)(6). Provide strategic curb cuts at islands and planter stripes for water harvesting. 14- 8.4(E)(4)(g) planting beds shall be swaled, sloped or recessed below grade prevent fugitive water.[Prior to permit review]
29) 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 permit review]
30) 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. [Prior to permit review]
31) 14-8.4(G)(3)(e) street trees shall be located at least fifteen (15) feet from fire hydrants so as not to interfere with hydrant operation. [Prior to permit review]
32) Weed fabric under all Gravel Mulches and Cobble is requested. Weed fabric is required at all drainage ways and all planter strips next to City streets. City staff respectfully request the use of a gravel mulch that is washed and screened. [Prior to permit review]
33) Provide an irrigation design that meet Chapter 14-8.4€ Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards. 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. COSF Code 3.19.1 requires landscape irrigation plans for large projects not to exceed 20 scale, 1 inch equals 20 feet. [Prior to permit review]
34) 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. [Prior to permit review]
35) Provide a dedicated irrigation meter. [Prior to permit review]
36) Irrigation water lines shall not cross city water mains. [Prior to permit review]
37) 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 permit review]
38) A water level measuring device with zero set at finish grade located at the center of each pond is required. [Prior to permit review]
39) A security fence around ponds deeper than three feet with a maintenance gate is required. [Prior to permit review]
40) 14-8.4(F)(5)(d) During Construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five (5) feet outside the dripline. In no case shall vehicles be parked or materials or equipment be stored or stockpiled within the enclosed area. 14- 8.4(F)(5)(f) Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation. [Prior to permit review]
41) 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 permit review]
42) 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. [Prior to permit review]
43) Provide irrigation to all revegetation native seed areas. (Per COSF Code 14-8.2 (D)(5)(c) Seeded areas shall be graded two inches (2") below top of concrete curbs and sidewalks. Add a heat treated compost material one inch (1") depth to all seeded areas. Disk or rototill soil and amendments 4-6" depth. Grade prepared soil level removing all stones ¾" and larger. Sowing shall be accomplished by drill seeding or by hand raking into the soil. Mulch is to be used at the rate of two tons per acre and tucked with a disk or anchored with a tackifier or by Hydro-seed, the slurry is to contain mulch and tackifier as recommended by the manufacturer. Slopes of 3:1 and greater shall be seeded by hand raking into soil or by the use of a hydro-seeder. Install erosion control fabric on all slopes 3:1 and greater. All seeding shall be done between May 15 and August 15. A one year Warrantee shall be provided by the contractor. A 70% germination rate equal to the surrounding native pristine landscape is required. [Prior to permit review]
44) Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. [Prior to permit review]

PUBLIC WORKS/Parks Division (Conditions and Technical Corrections)

44) The developer is proposing a pedestrian network of sidewalks and trail connections and a 5.12-acre (+/-) park that will be open to the public. Typically, developed neighborhood parks include amenities such as pedestrian paths, picnic tables, benches, play equipment, fitness/gym equipment, a multi- use open field for youth soccer and baseball, sport courts or multipurpose paved areas, landscaping and irrigation. [Prior to filing the Subdivision and Development Plan]
44) The developer is required to hold a minimum of two (2) ENN public hearings to gather community feedback on the amenities proposed seeking alignment with the neighborhood needs. Parks and Open Space staff must be present at these meetings. The developer shall seek to provide community driven programming, while simultaneously seeking to increase water conservation and best management practices for weed control. [Prior to filing the Subdivision and Development Plan]
45) The developer is required to hold a minimum of two (2) ENN public hearings to gather community feedback on the amenities proposed seeking alignment with the neighborhood needs. Parks and Open Space staff must be present at these meetings. The developer shall seek to provide community driven programming, while simultaneously seeking to increase water conservation and best management practices for weed control. [Prior to filing the Subdivision and Development Plan]
46) The developer shall provide an estimate by a landscape architect or engineer detailing the costs for all amenities as part of the development plan application packet. This will be reviewed and confirmed by the Parks and Open Space Division. [Prior to filing the Subdivision and Development Plan]
47) Detailed landscaping/irrigation/lighting/stormwater-use plans shall be submitted as part of the development plan for review. The park plan shall include materials, sizing, and spacing. The project shall comply with the City of Santa Fe Landscape Irrigation Design Standards for Water Efficiency and is required to select plant species that are drought tolerant and/or native will be on an irrigation system that maximizes water conservation and a grading plan that infiltrates and/or uses stormwater throughout the park. The applicant is encouraged to utilize the City of Santa Fe Municipal Tree Board plant list and use shade trees and screen trees for the benefit of park users and neighbors. [Prior to filing the Subdivision and Development Plan]
48) Backflow-prevention devices shall be required. All such devices will be required to be insulated and have vandal-proof casing. The location of all backflow-prevention devices, ground irrigation controls, and irrigation meters shall be subject to the review and approval of the Parks and Open Space Division Director or designated staff. [Prior to filing the Subdivision and Development Plan]
49) The irrigation controller must be an IRRInet M 24 station controller or IRRInet Ace 32 with the Arad type meter or be compatible with the City's master controller system and approved by the Parks and Open Space Division Director or designated staff. [Prior to filing the Subdivision and Development Plan]

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

MASTER PLAN CONDITIONS OF APPROVAL AND TECHNICAL CORRECTIONS

DATE:	SCALE:	SHEET:
AUGUST 2022	N.T.S.	3-3

CONDITIONS OF APPROVAL AND TECHNICAL CORRECTIONS

PUBLIC WORKS/Parks Division (Conditions and Technical Corrections Continued)

50) The developer is required to provide park amenities for all ages but must include play activities that serves children ranging from 2-yrs to 15-yrs. [Prior to filing the Subdivision and Development Plan]
51) The park shall be constructed to prevent vehicular and ATV access. Measures such as bollards, post and cable, fencing, hedges, boulders, or similar features are required to prevent access. [Prior to filing the Subdivision and Development Plan]
52) The park shall provide a shaded area for sitting with at least three (3) picnic tables. Additionally, a minimum of six (6) benches shall be sited throughout the park. [Prior to filing the Subdivision and Development Plan]
53) LED lighting is required within parking areas and along trails for easy navigation through the park. [Prior to filing the Subdivision and Development Plan]
54) One potable water fountain with water-bottle-refill option is required. [Prior to filing the Subdivision and Development Plan]
55) At least three (3) doggie pot waste-stations will be provided and minimum of five (5) garbage bins and three (3) recycling bins with a min. capacity of 32 gallons are required. Style must be approved by the Parks and Open Space Division. [Prior to filing the Subdivision and Development Plan]
56) Vehicle parking is required as per city code. [Prior to filing the Subdivision and Development Plan]
57) Bike parking/racks must be provided as per City standards found in Exhibit C Off-Street Bicycle Parking Tables 14-8.6-3, 14-8.6-4,14-8.6-5 and 14- 8.6-6. (tables are located in the Land Development Appendix following Section 14-12.) [Prior to filing the Subdivision and Development Plan]
58) 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 city staff. [Prior to filing the Subdivision and Development Plan]
59) Complete construction plans will be required as part of the development plan and prior to recording. Comments on those drawings will be provided and corrections required to be completed prior to recording. [Prior to recordation]
60) Maintenance schedules and requirements must be included in the final documents. [Prior to recordation]

PUBLIC WORKS/Traffic (Conditions and Technical Corrections)

61) Road 1 to be changed to partial access (Right- in/Right-out/Left-in) in consideration of the full access points on east side of the roadway (Galleria Grande and Primo Colores). [Prior to filing the Subdivision and Development Plan]

PUBLIC UTILITIES/Water (Conditions)

62) An approved Water Plan will be required. Water Plan to be submitted to the City Water Division for review. [Prior to constructions]
63) An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure. [Prior to constructions]
64) Any re-grading of site over existing water main to maintain a minimum 4-feet cover, not to exceed 5- feet of cover. Depth of existing main to be adjusted to maintain a minimum 4-feet cover, not to exceed 5-feet of cover if site grading impacts these depth requirements. [Prior to constructions]
65) An agreement for metered service (AMS) will be required to install new service [Prior to constructions]

PUBLIC UTILITIES/Wastewater (Conditions)

66) A plan and profile sewer plan set is required for this project. The plan set shall show the items required by the Wastewater Division such as pipe material, size of pipe, elevations and slope. In addition, if the sewer system is to be constructed in phases, plan and profile plan sets for the completed project and the individual phases shall be provided. [Plans shall be part of the Preliminary Submittal and Development Plan submittal]

Land Use/Current Planning (Conditions)

67) Parking for the proposed project shall comply with Chapter 14, SFCC 1987, Table 14-8.6-1 "Parking and Loading Requirements", for "Household Living." [At the time of Preliminary Plat and or Development Plan submittal.]
68) Bicycle parking shall be included for the Development Plan and park use as required by. [At the time of Preliminary Plat and or Development Plan submittal.]

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

MASTER PLAN CONDITIONS OF APPROVAL AND TECHNICAL CORRECTIONS

DATE:	SCALE:	SHEET:
AUGUST 2022	N.T.S.	3-4

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
	87	Yes
	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

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

May 21, 2024

Greetings,

Attached for recordation with the Santa Fe County, you will find the originally signed City of Santa Fe Homes Program Agreement concerning *Los Prados Phase 1, 3600 South Meadows Road, Santa Fe, New Mexico.*

Please ensure you return the original fully executed, recorded agreement to Office of Affordable Housing. Office of Affordable Housing will file the agreement at the City of Santa Fe Clerk's Office.

I'm happy to email a copy to you.

Thank you,

Toniette Candelaria Martinez
Office of Affordable Housing
123 E. Marcy Suite 205, Santa Fe, NM 87501
tocandelariamartinez@santafenm.gov
505-955-6607 | 505-316-4634

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

AGREEMENT
PAGES: 14

I Hereby Certify That This Instrument Was Filed for
Record On The 21ST Day Of May, 2024 at 04:21:08 PM
And Was Duly Recorded as Instrument # 2034222
Of The Records Of Santa Fe County

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

COUNTY CLERK
SANTA FE COUNTY NEW MEXICO
KATHARINE E. CLARK
CRESCIT EUNDO

SFC CLERK RECORDED 05/21/2024

RE-RECORDED FOR
CORRECTIVE PURPOSES

ITEM # 24-0339

CITY OF SANTA FE
SANTA FE HOMES PROGRAM AGREEMENT
for 19 SFHP Home(s) and 29 LPDU 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 21st day of May, 2024 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

SFC CERTIFIED 5/21/24 13:52:52

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.

SFC CLERK RECORDED 09/20/2024

2.3 SFHP Plan. 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. The SFHP Developer/Successor in Interest agrees to construct a total of **19 SFHP Homes and 29 Low Priced Dwelling Units** (LPDU) 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 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.

Electronically Recorded 05/27/2015 03:36:24 PM

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.

CLERK RECORDED 09/30/2013 02:15:58 PM
REC FEE

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"):

SFC CLERK RECORDED 03/30/2021 REQUESTED BY 2021-0054

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 <u>City's Exercise of Right of First Refusal</u>. 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 <u>Duration of Right of First Refusal.</u> 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

SFC CLERK RECORDED 05/20/2024

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

SFC CLERK RECORDED 09/20/2024

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.

SFC CLERK RECORDED 05/21/2021

WHEREFORE, the parties set their hands and seals this 21st day of May, 2024.

ATTEST:

GERALYN CARDENAS
INTERIM CITY CLERK

CITY OF SANTA FE:

JOHN W. BLAIR
CITY MANAGER

APPROVED AS TO FORM:

PATRICIA FEGHALI
ASSISTANT CITY ATTORNEY

APPROVED:

5/20/24

EMILY OSTER
FINANCE DIRECTOR

SFC CLERK RECORDED 05/23/2024

SFHP DEVELOPER/SUCCESSOR IN INTEREST:

By: Lisa Huval
Signature

Lisa Huval
Printed Name

Its: Senior Director of RED
Title

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

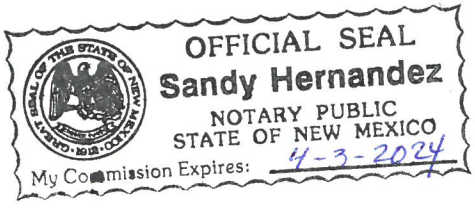
The foregoing instrument was acknowledged before me this 27 day of March, 2024, by Lisa Huval.

Sandy Hernandez
NOTARY PUBLIC

My Commission Expires:

4-3-2024

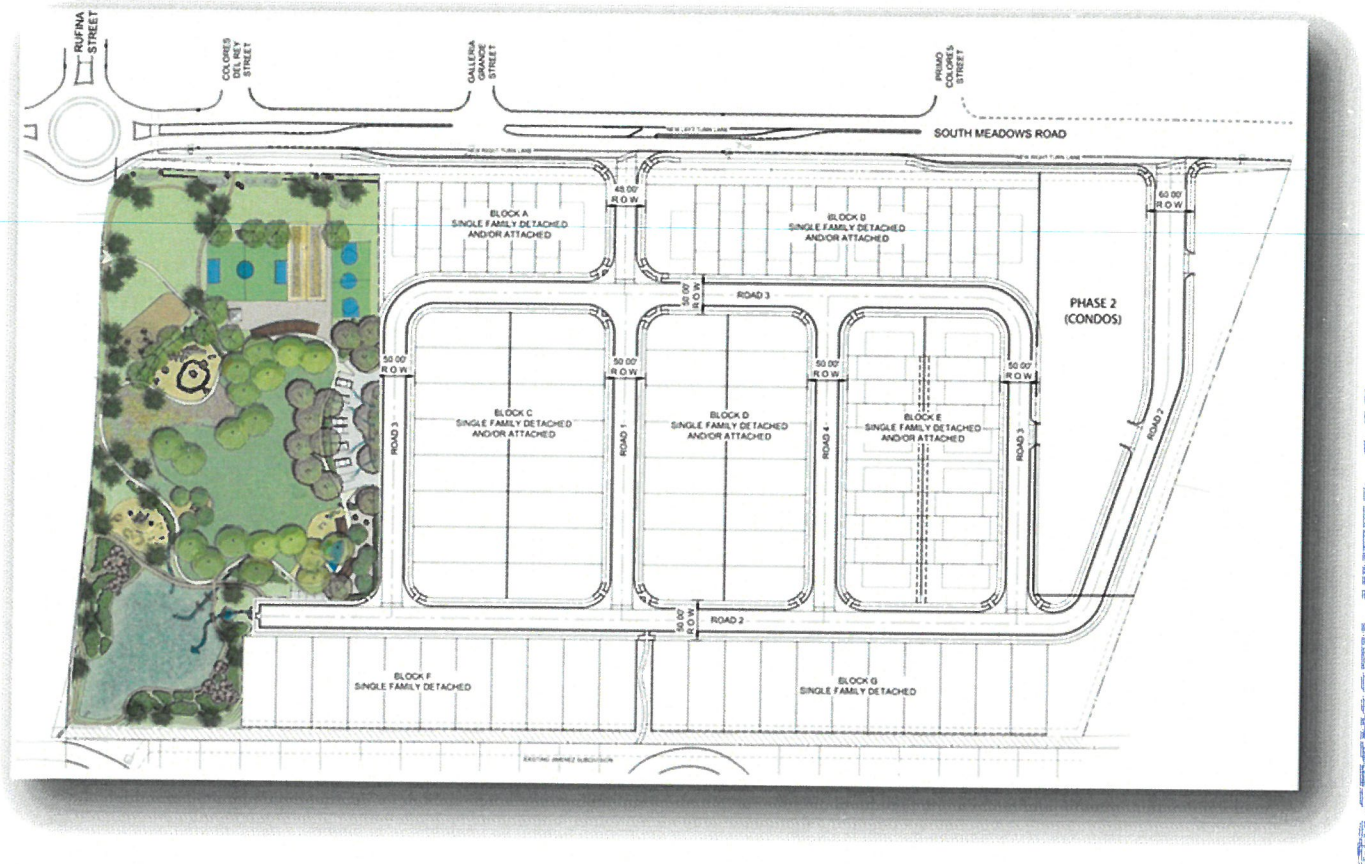
OFFICIAL SEAL
Sandy Hernandez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4-3-2024



Attachments: Exhibit A: The Property
Exhibit B: SFHP Plan

SFC CLERK RECORDED 03/29/2024

EXHIBIT A



AGREEMENT
PAGES: 15

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

I Hereby Certify That This Instrument Was Filed for Record On The 20TH Day Of September, 2024 at 04:11:10 PM And Was Duly Recorded as Instrument # 2042250 Of The Records Of Santa Fe County

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

COUNTY CLERK
SANTA FE COUNTY NEW MEXICO
KATHARINE E. CLARK

SFC CLERK RECORDED 09/23/2024

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.

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**

Unit Size - BR	HH size	% Median Income Limit	Income per year	Total Price (100%AMI)
2	3	120%	$92,150	$376,083
3	4	120%	$102,350	$403,083
4	5	120%	$110,650	$430,083

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.

SFC CLERK RECORDED 09/20/2024

LOS PRADOS SUBDIVISION
WATER BUDGET
March 26, 2025

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 LOT 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)	*0.08*	*AFY*
TOTAL WATER BUDGET		***14.65***	***AFY***
	SFHP 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		**7.24**	**AFY**
	9.8% LINE LOSS CONTINGENCY	0.71	AFY
TOTAL WATER DEMAND OFFSET		**7.95**	**AFY**

LANDSCAPE IRRIGATION BUDGET

	GPW	**GPY**	**AFY**
YEAR 1	687	37,801	0.12
YEAR 2	687	37,801	0.12
YEAR 3	0.0	0.0	0.00
3 YEAR AVERAGE IRRIGATION BUDGET	*458.0*	*25200.7*	*0.08*

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%

CITY SECTION ACCIDENT

March 6, 2000

38							LOCAL
0.15							UNKNOWN
0.17							UNKNOWN
0.18							UNKNOWN
45	19	0	0	0	7.98		UNKNOWN
0	19	0	0	0	0.02		UNKNOWN
0	19	0	0	0	0.02		UNKNOWN
0	19	0	0	0	0.02		UNKNOWN
FULL	19				8.04		UNKNOWN

Compatibility Report for 9_Water Budget_12.09.24.xls
Run on 3/26/2025 15:38

If the workbook is saved in an earlier file format or opened in an earlier version of Microsoft Excel, the listed features will not be available.

Minor loss of fidelity	# of occurrences
Some data in this workbook is filtered by more than two criteria. Rows that are hidden by the filter will remain hidden, but the filter itself will not display correctly in earlier versions of Excel.	2 REVISED LOT DETAIL'!A4:E60 Original LOT DETAIL'!A4:E60

Version

Excel 97-2003

Excel 97-2003

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 March 2025

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 March 2025

TERRAIN MANAGEMENT REPORT
SOILS, GRADING, AND DRAINAGE
SUBDIVISION PLAT SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD
SANTA FE, NEW MEXICO

TABLE OF CONTENTS

I. INTRODUCTION I-1

II. EXISTING CONDITIONS II-1

III. SOILS III-1

IV. DRAINAGE IV-1

V. GRADING AND EROSION CONTROL PLAN V-1

TABLE OF APPENDICES

APPENDIX A FIGURES

APPENDIX B EXISTING CONDITIONS DRAINAGE CALCULATIONS

APPENDIX C DEVELOPED CONDITIONS DRAINAGE CALCULATIONS

APPENDIX D ENERGY DISSIPATOR CALCULATIONS

APPENDIX E FLOW ROUTING CALCULATIONS

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 on Tract 3.

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 Final 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

Apart from 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.

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. Rain gardens

The Water Catchment Area has an overall hydraulic capacity of 43,588 CF. To achieve the above routed flows, the total volume of ponding needed to attenuate the 100-year storm is 28,727 CF resulting in a surplus of 14,861 CF. This excess capacity, combined with the series of rain gardens along the roadways, can benefit the subdivision as detailed in the following paragraphs.

As noted in section "IV-B - Developed Conditions", the majority of the developed land use for this project is "Residential Districts (1/8 acre)" with hydrologic soil group C resulted in a runoff curve number of 90. This number provides an appropriate runoff estimate based on roadways, sidewalks, driveways, and other on-lot improvements typically found in developments of this density.

At the request of the City Engineer, the averaged runoff curve number of 90 was applied to a typical lot measuring 105' deep and 45' wide within the subdivision to verify the impervious area accounted for in this averaged curve number. The analysis area includes public improvements up to the roadway centerline along the lot's frontage to include impervious areas from the street, curbing, and sidewalk. This ensures we are accounting for the roads within the subdivision as these are included in the averaged curve number calculation. When performing this calculation, the averaged runoff curve number of 90 resulted in 47% impervious coverage within the lot.

The rain gardens provided throughout the subdivision not only slow down the water as it is flowing in and out of the gutter along the roadway, but they also provide areas for micro-ponding throughout the subdivision. The rain gardens will be located at strategic locations within the landscape buffer between the curbs and sidewalks. The Conceptual Landscape Buffer Swale Locations are shown as Figure 12, Appendix A. Different swale configurations will be required based on their location and proximity to driveways and utilities as detailed in Figures 13-15, Appendix A.

The total volume provided by the rain gardens that in areas without driveways is 1,110 CF. The townhouse lots have tighter driveway and utility spacing resulting in only 54 CF of rain gardens that can be installed along their frontages. The remainder of the single family lots were analyzed based on different possible driveway configurations. It was determined that regardless of the driveway configuration used, the overall amount of ponding provided was the same when averaged over all of the single family lots. These rain gardens provide an additional 432 CF of volume, for a total of 1,596 CF added from the rain gardens.

When we combine the surplus capacity of the Water Catchment Area with the additional volume provided from the rain gardens, we get an additional ponding capacity of 16,457 CF for a 100-year storm. This surplus capacity was then divided by 0.16 CF/SF to convert this volume to 102,856 SF of additional impervious surfacing allowed on the lots. This square footage was then added as an area-weighted value to each lot's allowable impervious surfacing to bring the total to 69.7% for each lot before additional ponding is required. To be conservative, the City has asked that a value of 65% allowable impervious surfacing per lot be added to the plat to help determine when future

minor developments on each lot would trigger the need for additional on-lot ponding. The value of 0.16 CF/SF is taken from the current City Code Article 14-8.2(E)(2) for stormwater standards for minor development.

D. 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 16, 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

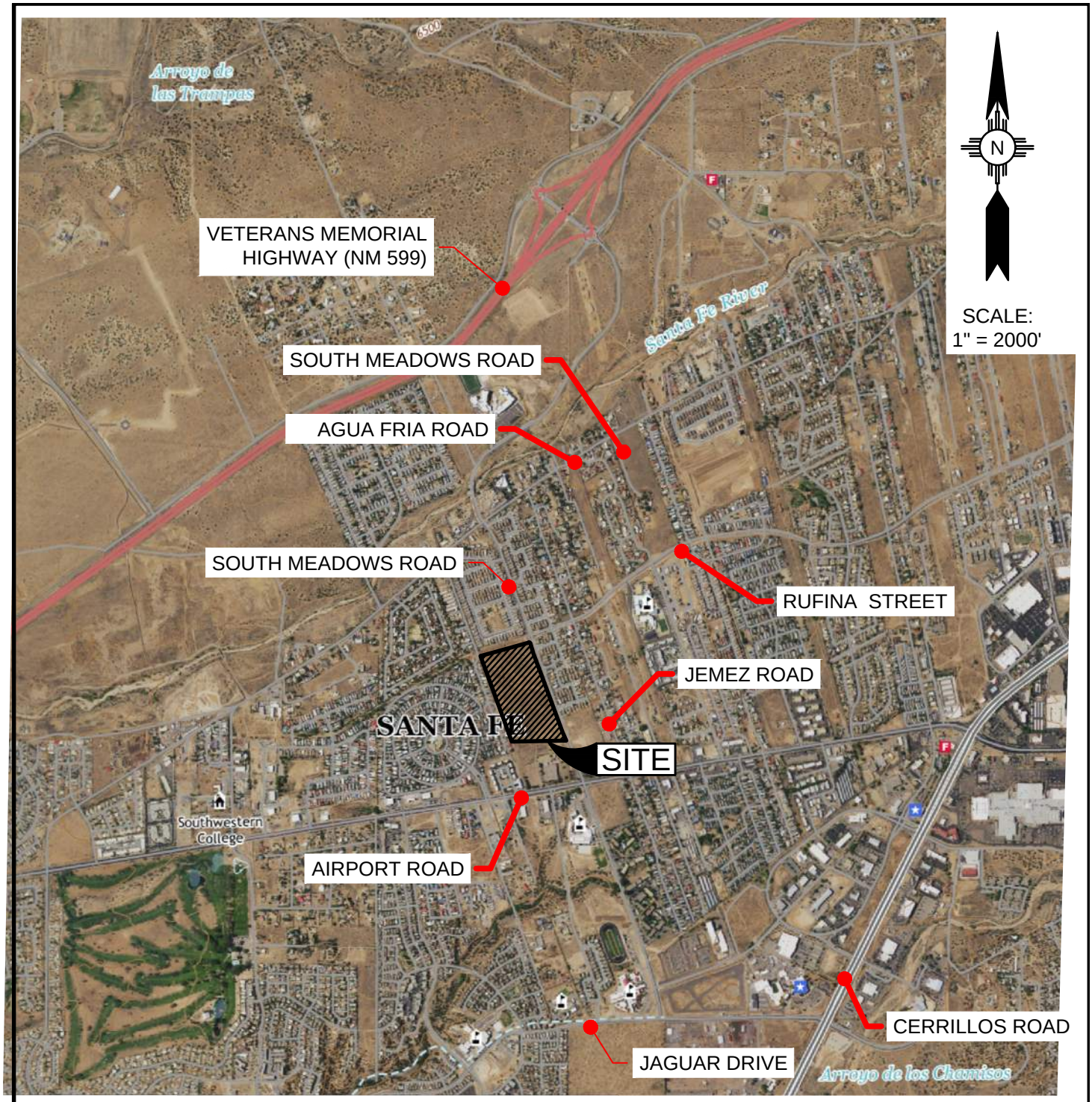
C. Roadway drainage structures (culverts, rain gardens, ponds, check dams, and repairs to existing structures) will be constructed in conjunction with grading. No changes in the drainage ways or floodplain will be permitted except as shown on the drainage plans.

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.

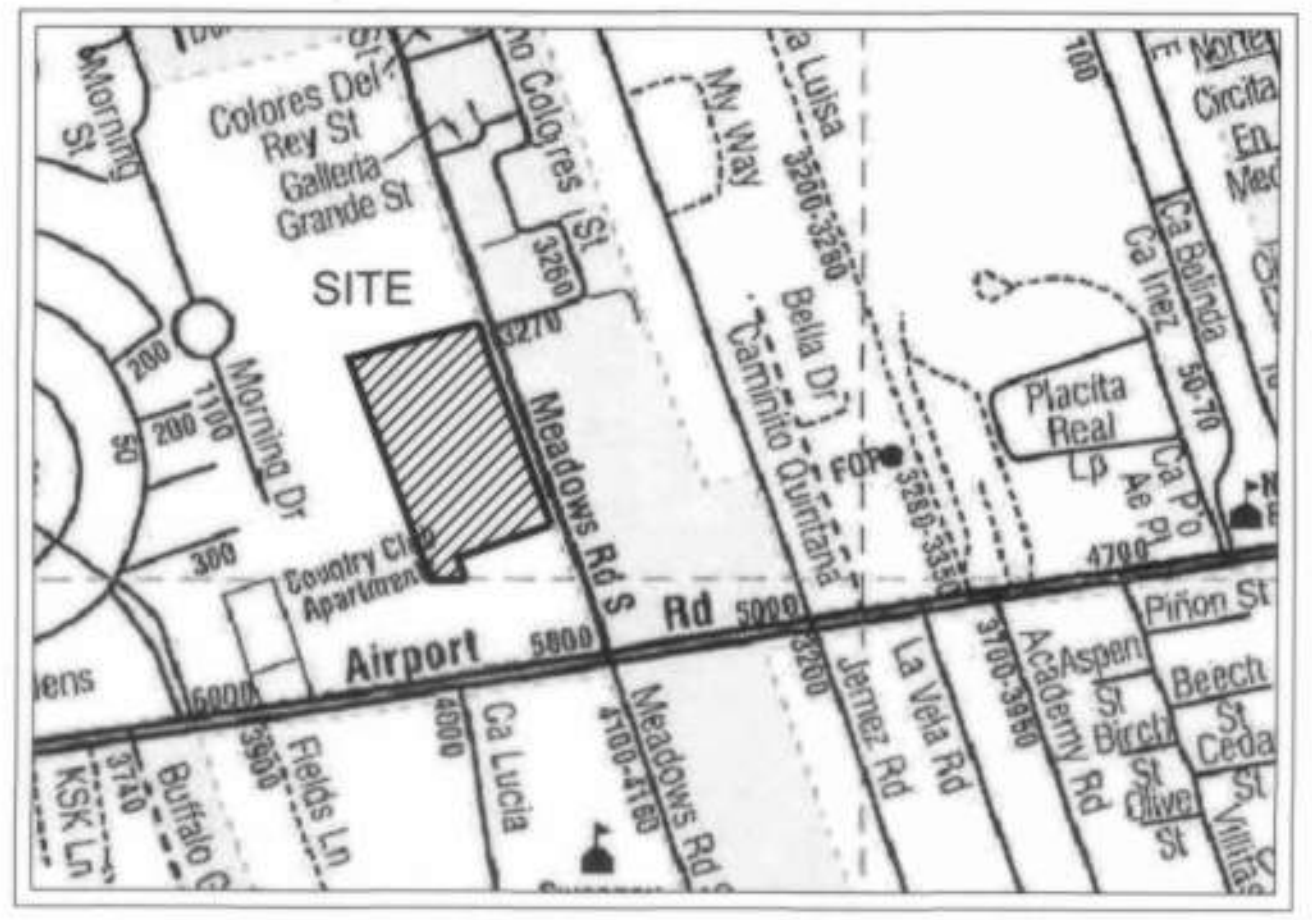
APPENDIX A

FIGURES

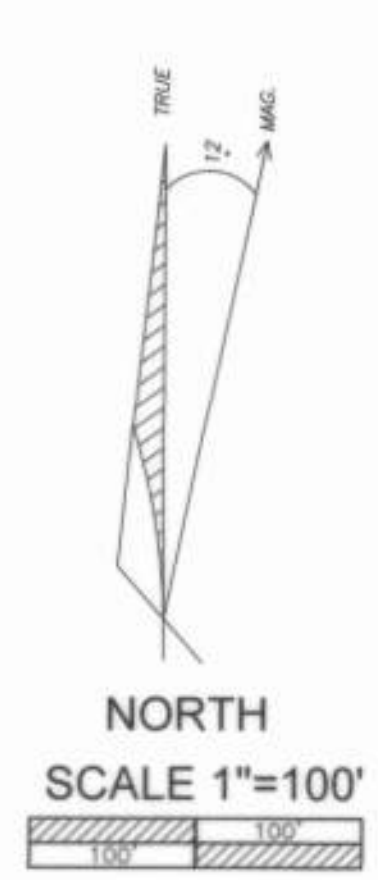


REFERENCE:
U.S.G.S. QUADRANGLE MAPS ENTITLED
"AGUA FRIA, NM" DATED 2020

VICINITY MAP
FIGURE 1



VICINITY MAP (NTS)



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

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.

COUNTY OF SANTA FE REVIEW

[signature] Nov. 6, 2023
COUNTY TREASURER DATE

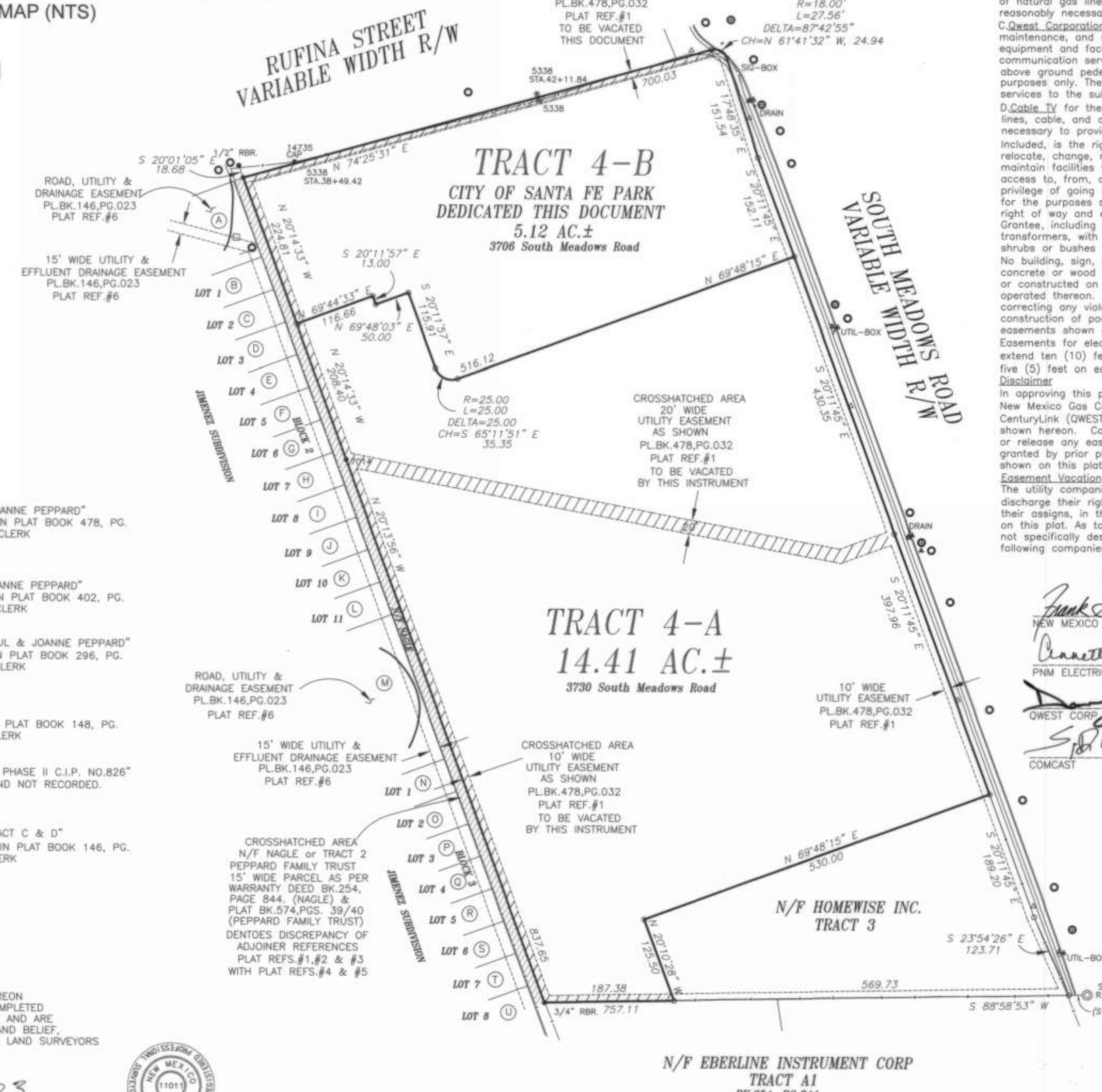
CITY OF SANTA FE APPROVAL, NOTES AND CONDITIONS:

[signature] DEE BEINGESSNER 11/13/23
CITY ENGINEER FOR LAND USE DATE

[signature] 11/16/2023
CITY PLANNER DATE

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



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.

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 10/24/2023
NEW MEXICO GAS COMPANY DATE

Annette Duran-Gonzales 10/30/23
PNM ELECTRIC SERVICES DATE

[signature] 10-24-2023
QWEST CORP d/b/a/ CENTURYLINK QC DATE

[signature] 10-31-23
COMCAST DATE

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.

[signature] 11/07/23
RICHARD A. CHATROOP 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.
[signature] Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 4 INTO 2 LOTS

LOT SPLIT FOR HOMEWISE, INC. OF TRACT 4

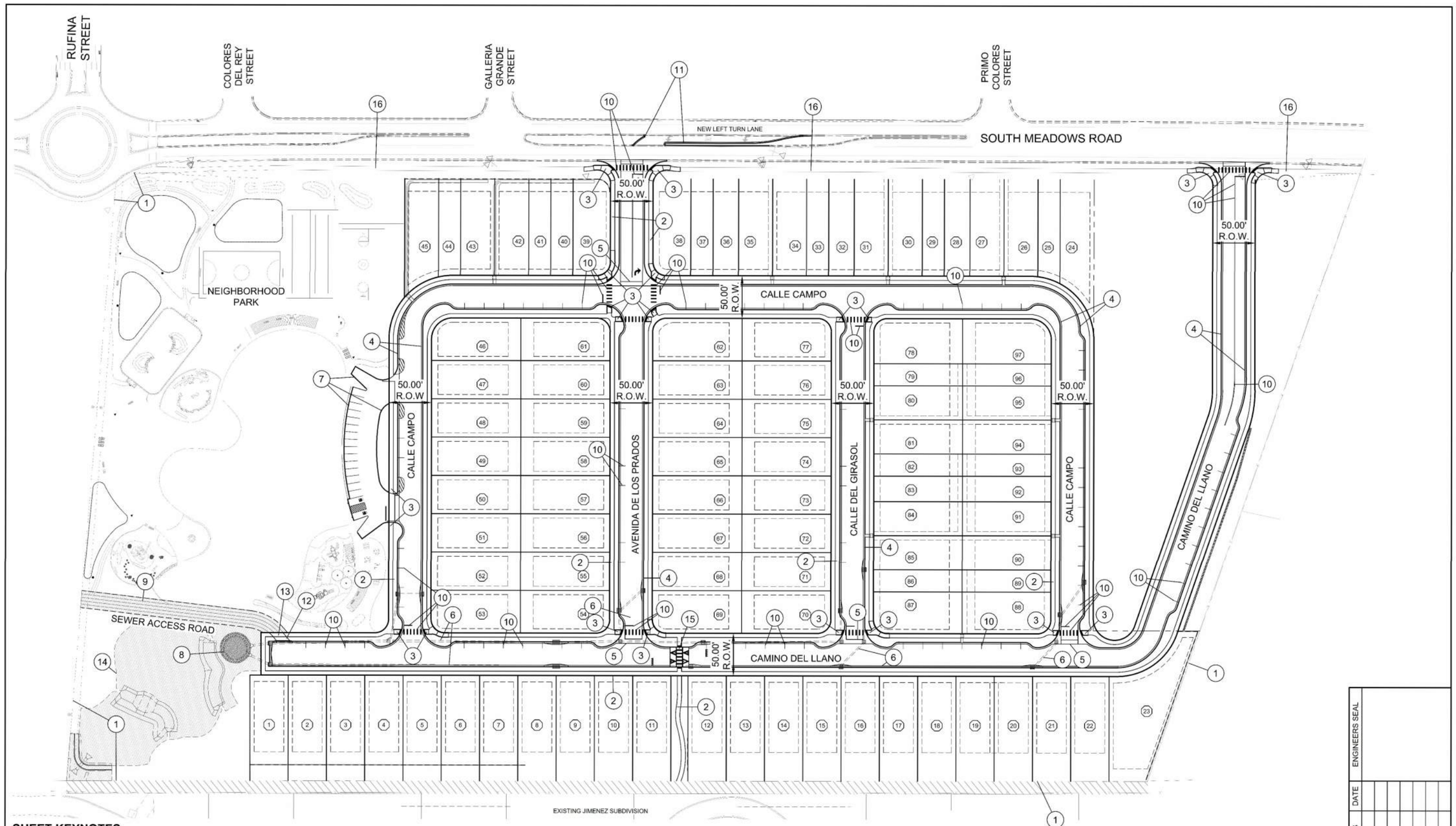
UPC# 1-048-096-450-107-TRACT 4

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.

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
14. DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA
15. RAISED CROSSWALK SEE SHEET 2-7
16. REPLACE BROKEN AND MISALIGNED PORTIONS OF EXISTING SIDEWALK ALONG PROPERTY FRONTAGE AS DIRECTED BY THE PROJECT MANAGER

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

CIVIL SITE PLAN
SCALE: 1" = 50'

0 25 50 100
SCALE: 1" = 50'

FIGURE 3

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

FINAL SUBDIVISION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

CIVIL SITE PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	1-3

ENGINEERS SEAL
DATE
REVISIONS

PARK DRAINAGE EASEMENT DATA

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

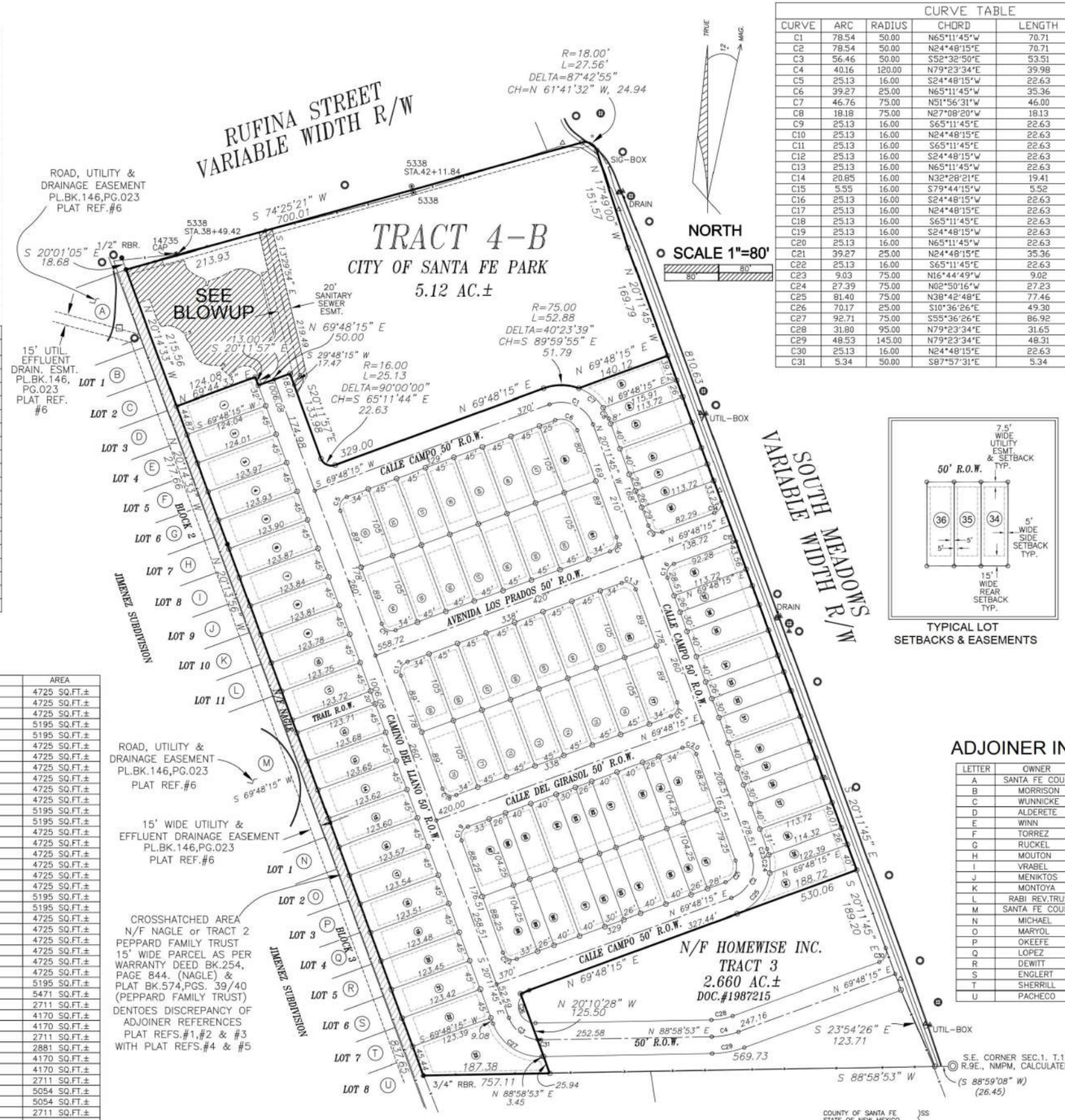
LINE TABLE		
LINE	LENGTH	BEARING
L19	0.60	S68°55'30"W
L20	3.00	N21°04'30"W
L21	0.60	N68°55'30"E
L22	85.89	N13°29'54"W
L23	10.39	N59°58'07"W
L24	15.83	S70°38'43"W
L25	6.66	S09°29'34"W
L26	3.00	N80°30'26"W
L27	2.49	N09°29'34"E
L28	8.92	N15°34'39"W
L29	30.50	S74°25'21"W
L30	9.83	N15°34'39"W
L31	55.82	S74°25'21"W
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"

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"

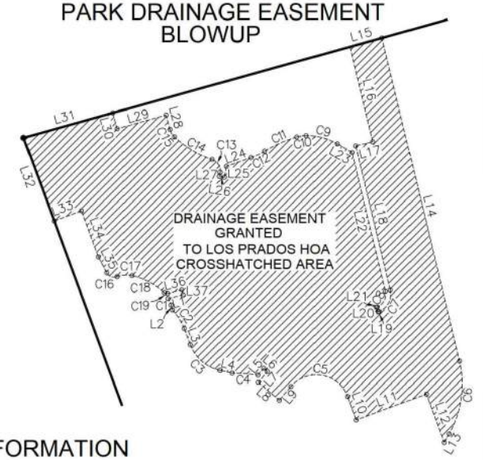
LEGEND AND NOTES

- 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
- 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

PARK DRAINAGE EASEMENT BLOWUP



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

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

FINAL 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.

FIGURE 4

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

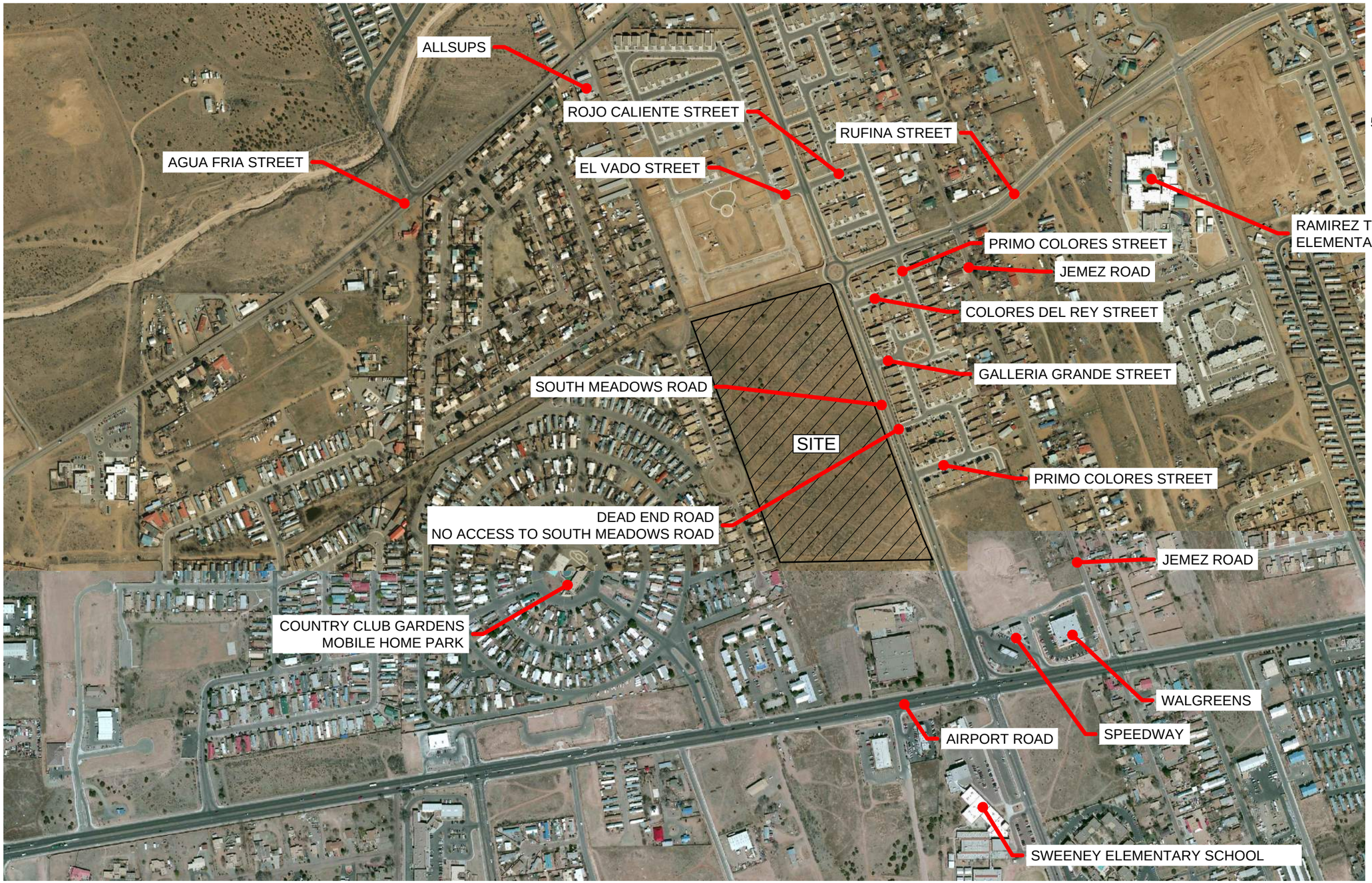
INDEXING INFORMATION FOR THE COUNTY CLERK

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



N

500 250 0 500

SCALE: 1" = 500'

REFERENCE:
CITY OF SANTA FE GIS
IMAGE DATE 2014

EXISTING CONDITIONS MAP
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.

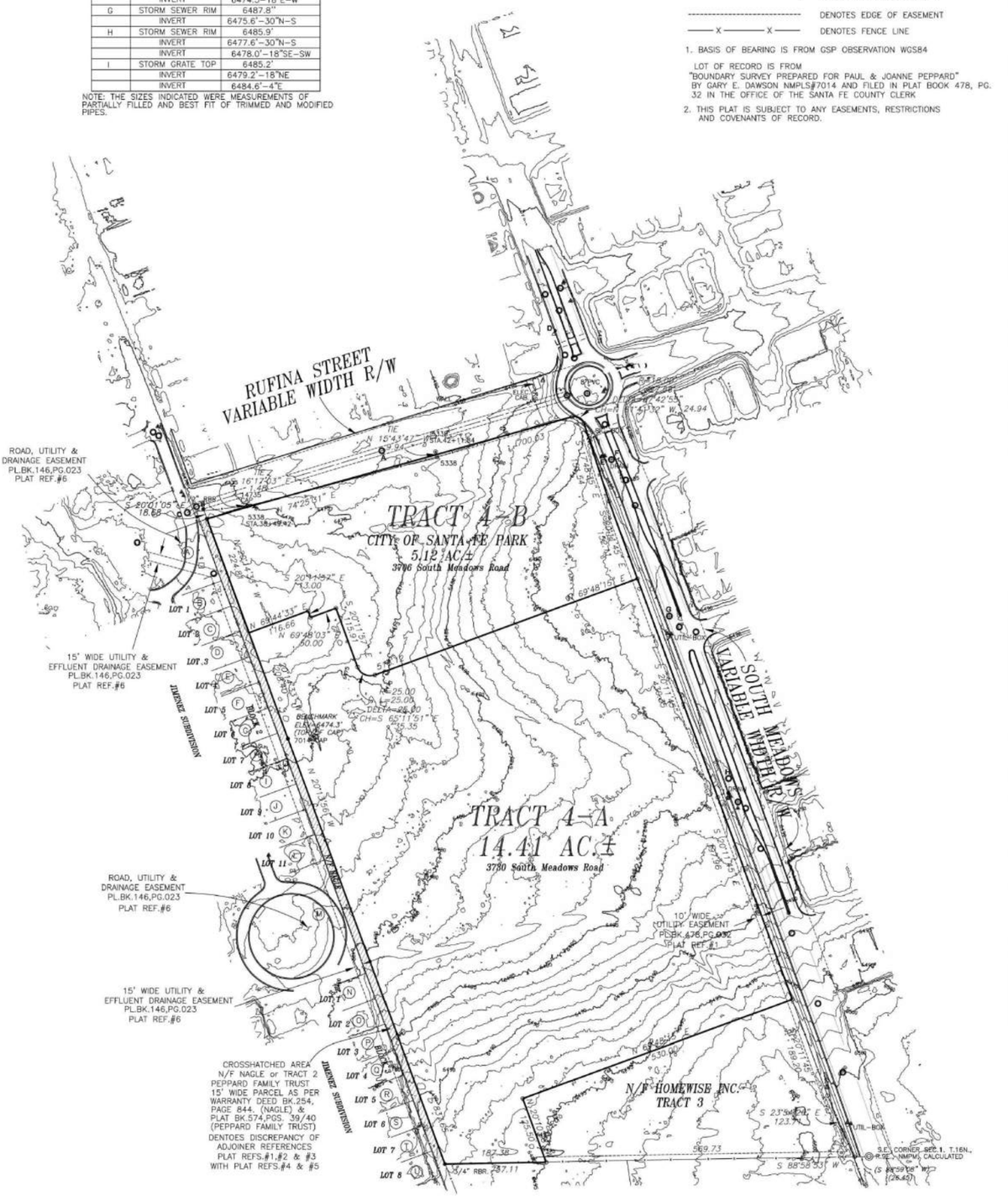
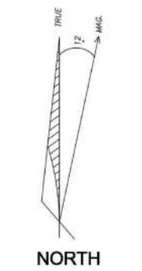


FIGURE 6



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 REGISTRATION NUMBER 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.

SHEET: 14

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

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

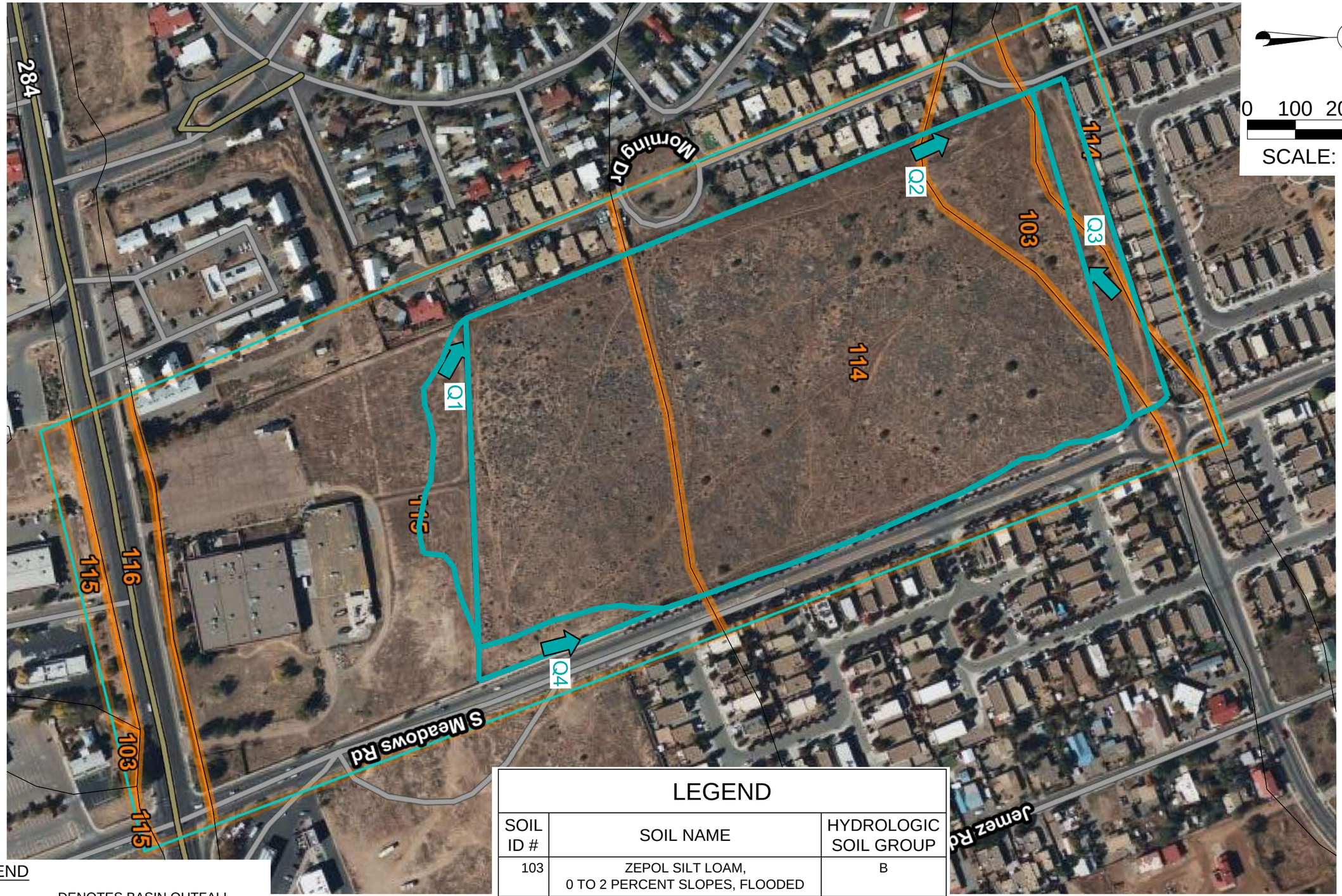
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SLOPE ANALYSIS MAP

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	1-10



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

N

0 100 200 400

SCALE: 1" = 200'

Q1

Q2

Q3

Q4

6472

6475

6480

6485

6490

6495

6500

AIRPORT ROAD

SOUTH MEADOWS ROAD

RUFINA STREET

LEGEND

⇨ DENOTES BASIN OUTFALL

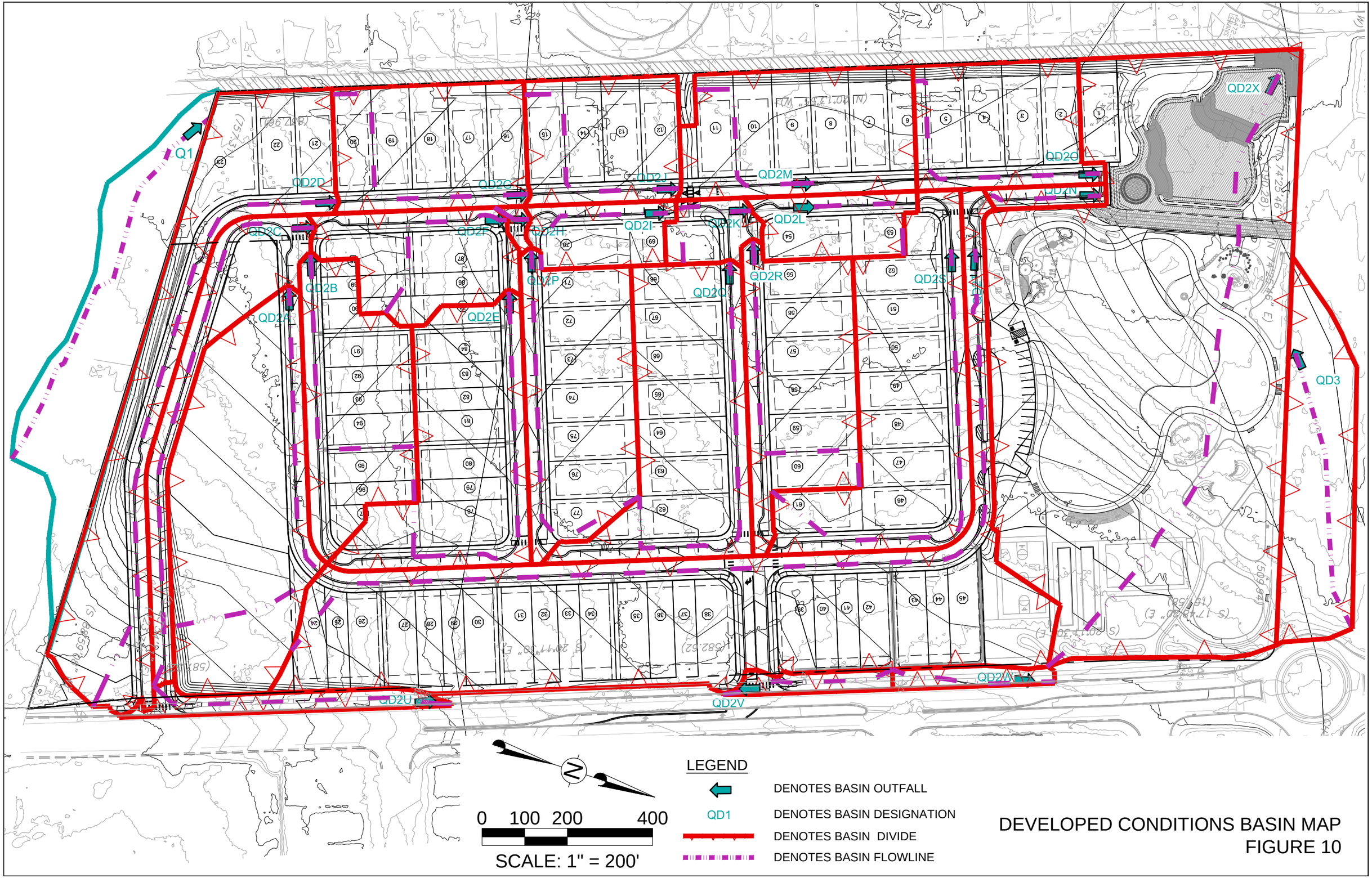
Q1 DENOTES BASIN DESIGNATION

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

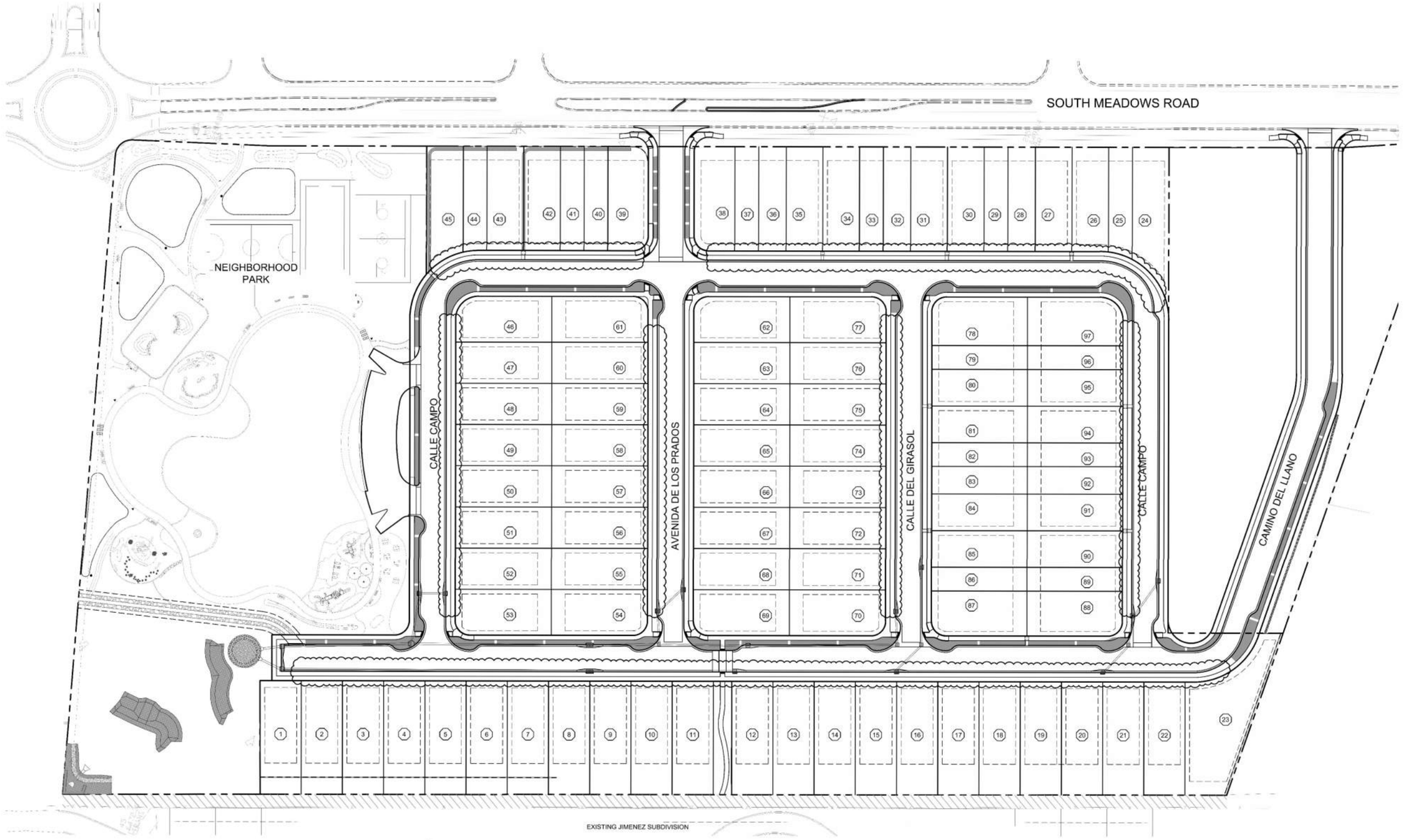
PLANT SCHEDULE

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



CONCEPTUAL LANDSCAPE BUFFER SWALE LOCATIONS

SCALE: 1" = 50'

FIGURE 12

0 25 50 100

SCALE: 1" = 50'

NOTES:

1. LANDSCAPE SWALES TO BE FIELD FIT AS DIRECTED BY THE PROJECT MANAGER.
2. SEE SHEET 2-3 FOR SWALE DETAILS ALONG PORTIONS OF ROADWAY WITHOUT DRIVEWAYS.
3. SEE SHEETS 2-4 & 2-5 FOR SWALE DETAILS ALONG LOT FRONTAGE.

LEGEND

SWALE ALONG PORTION OF ROADWAY WITHOUT DRIVEWAY (NOTE 2, THIS SHEET)

SWALE ALONG LOT FRONTAGE (NOTE 3, THIS SHEET)

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

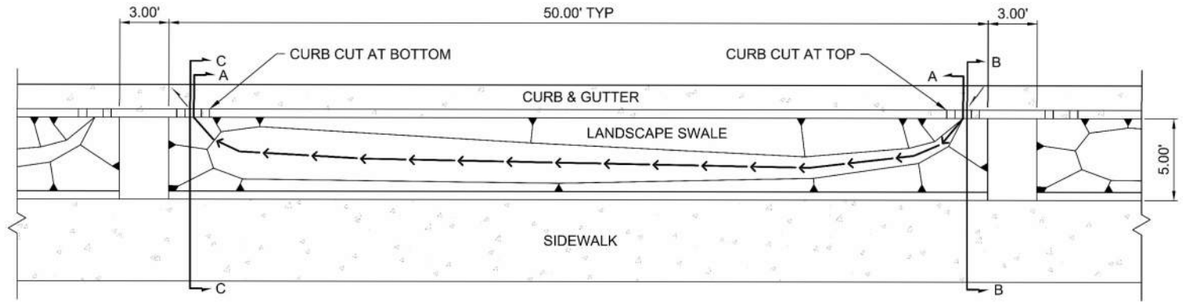
CONCEPTUAL LANDSCAPE BUFFER SWALE LOCATIONS

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	5-3

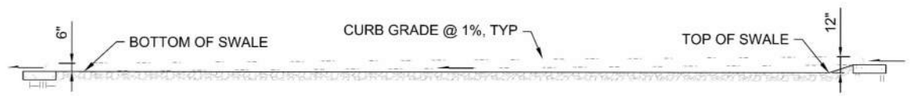
ENGINEERS SEAL

DATE

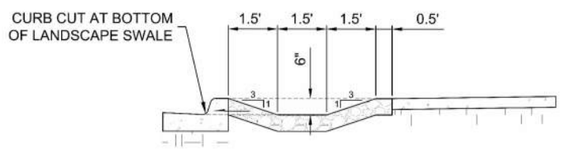
REVISIONS



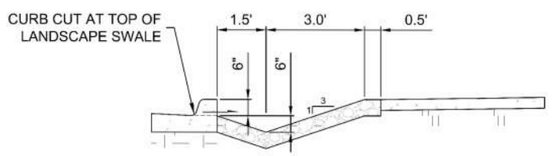
TYPICAL LANDSCAPE SWALE WITHOUT DRIVEWAY



SECTION A-A



BOTTOM SECTION C-C



TOP SECTION B-B

NOTE:
SEE LANDSCAPE PLANS FOR
ADDITIONAL DETAILS.

FIGURE 13

ENGINEERS SEAL	DATE	REVISIONS

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

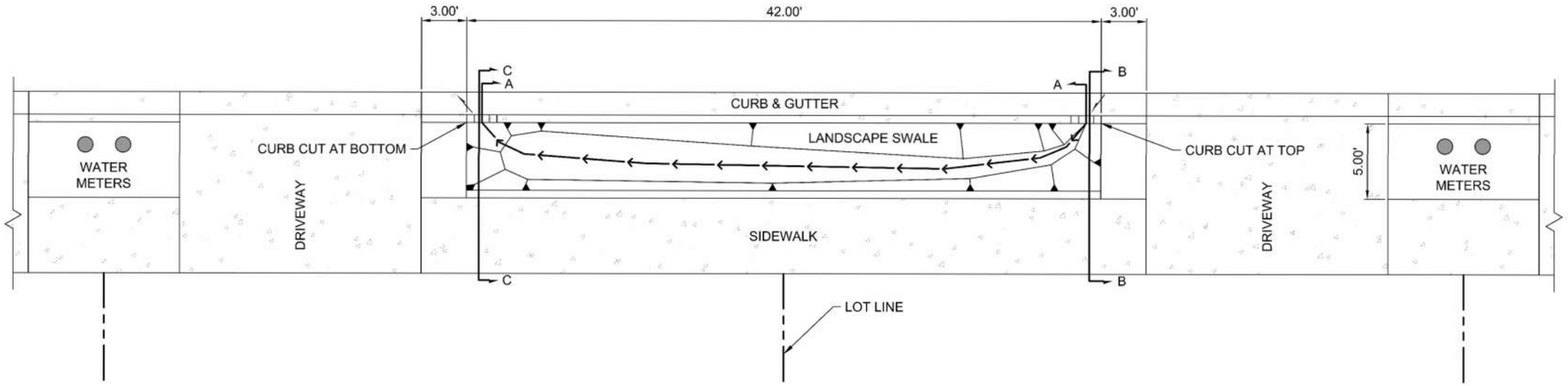
CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

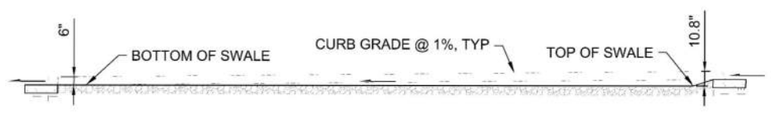
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND
DETAILS (CONT'D)

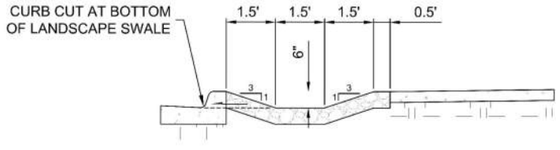
DATE:	SCALE:	SHEET:
DECEMBER 2024	N.T.S.	2-3



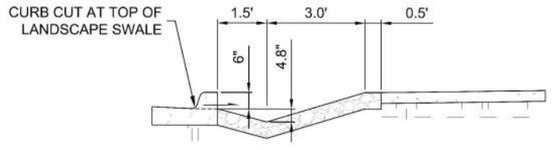
TYPICAL LANDSCAPE SWALE WITH OFFSET DRIVEWAYS



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.

FIGURE 14

ENGINEERS SEAL | DATE | REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

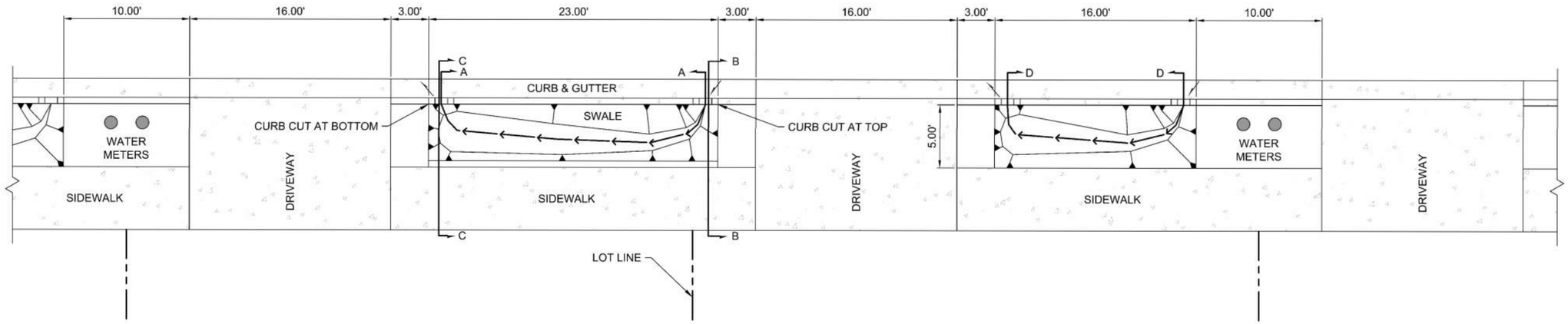
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

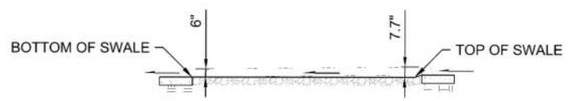
DATE:	SCALE:	SHEET:
DECEMBER 2024	N.T.S.	2-4



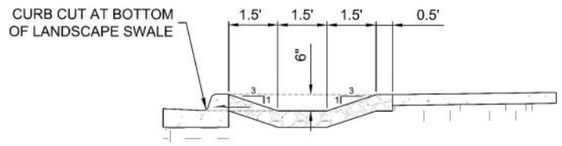
TYPICAL LANDSCAPE SWALE WITH UNIFORM DRIVEWAYS



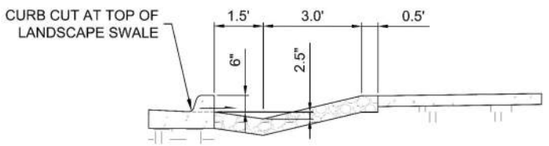
SECTION A-A



SECTION D-D



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.

FIGURE 15

ENGINEERS SEAL	
DATE	
REVISIONS	

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 2024	N.T.S.	2-5

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.

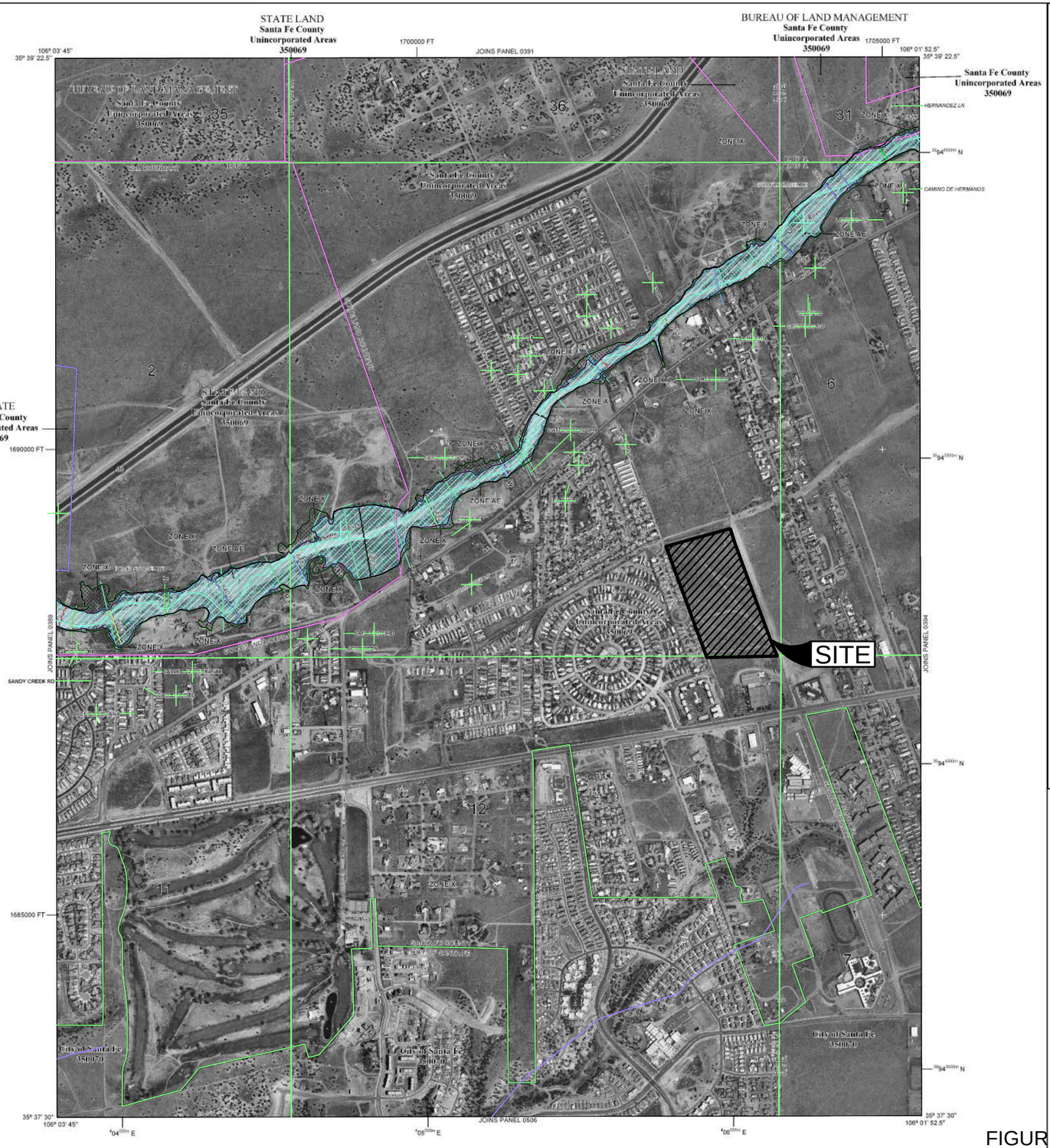
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

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) — Cross section line
- (23) — Transect line
- 97° 07' 30", 32° 22' 30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 13
- 6000000 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 16

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

Hydraflow Table of Contents

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

Hydrograph Return Period Recap..... 1

25 - Year

Summary Report..... 3
Hydrograph Reports..... 5
Hydrograph No. 1, SCS Runoff, QD2A..... 5
Hydrograph No. 2, Reach, FLOW FROM QD2A..... 6
Hydrograph No. 3, SCS Runoff, QD2B..... 7
Hydrograph No. 4, Combine, FLOW FROM QD2B..... 8
Hydrograph No. 5, Reach, FLOW FROM QD2B..... 9
Hydrograph No. 6, SCS Runoff, QD2C..... 10
Hydrograph No. 7, Combine, FLOW FROM QD2C..... 11
Hydrograph No. 8, Reach, FLOW FROM QD2C..... 12
Hydrograph No. 9, SCS Runoff, QD2D..... 13
Hydrograph No. 10, Combine, FLOW FROM QD2D..... 14
Hydrograph No. 11, Reach, FLOW FROM QD2D..... 15
Hydrograph No. 12, SCS Runoff, QD2E..... 16
Hydrograph No. 13, Reach, FLOW FROM QD2E..... 17
Hydrograph No. 14, SCS Runoff, QD2F..... 18
Hydrograph No. 15, Combine, FLOW FROM QD2F..... 19
Hydrograph No. 16, Reach, FLOW FROM QD2F..... 20
Hydrograph No. 18, SCS Runoff, QD2G..... 21
Hydrograph No. 19, Combine, FLOW FROM QD2G..... 22
Hydrograph No. 20, Reach, FLOW FROM QD2G..... 23
Hydrograph No. 21, SCS Runoff, QD2J..... 24
Hydrograph No. 22, Combine, FLOW FROM QD2J..... 25
Hydrograph No. 23, Reach, FLOW FROM QD2J..... 26
Hydrograph No. 24, SCS Runoff, QD2M..... 27
Hydrograph No. 25, Combine, FLOW FROM QD2M..... 28
Hydrograph No. 26, Reach, FLOW FROM QD2M..... 29
Hydrograph No. 27, SCS Runoff, QD2O..... 30
Hydrograph No. 28, Combine, FLOW FROM QD2O..... 31
Hydrograph No. 29, Reach, FLOW TO POND FROM WEST PIPE..... 32
Hydrograph No. 31, SCS Runoff, QD2P..... 33
Hydrograph No. 32, Reach, FLOW FROM QD2P..... 34
Hydrograph No. 33, SCS Runoff, QD2H..... 35
Hydrograph No. 34, Combine, FLOW FROM QD2H..... 36
Hydrograph No. 35, Reach, FLOW FROM QD2H..... 37
Hydrograph No. 36, SCS Runoff, QD2I..... 38
Hydrograph No. 37, Combine, FLOW FROM QD2I..... 39
Hydrograph No. 38, Reach, FLOW FROM QD2I..... 40
Hydrograph No. 40, SCS Runoff, QD2Q..... 41
Hydrograph No. 41, Reach, FLOW FROM QD2Q..... 42
Hydrograph No. 42, SCS Runoff, QD2R..... 43
Hydrograph No. 43, Combine, FLOW FROM QD2R..... 44
Hydrograph No. 44, Reach, FLOW FROM QD2R..... 45
Hydrograph No. 46, SCS Runoff, QD2K..... 46
Hydrograph No. 47, Combine, FLOW FROM QD2K..... 47
Hydrograph No. 48, Reach, FLOW FROM QD2K..... 48

Hydrograph No. 49, SCS Runoff, QD2L..... 49
Hydrograph No. 50, Combine, FLOW FROM QD2L..... 50
Hydrograph No. 51, Reach, FLOW FROM QD2L..... 51
Hydrograph No. 53, SCS Runoff, QD2S..... 52
Hydrograph No. 54, Reach, FLOW FROM QD2S..... 53
Hydrograph No. 55, SCS Runoff, QD2T..... 54
Hydrograph No. 56, Combine, FLOW FROM QD2T..... 55
Hydrograph No. 57, Reach, FLOW FROM QD2T..... 56
Hydrograph No. 58, Combine, FLOW AT MANHOLE..... 57
Hydrograph No. 59, Reach, FLOW FROM MANHOLE..... 58
Hydrograph No. 60, SCS Runoff, QD2N..... 59
Hydrograph No. 61, Combine, FLOW FROM QD2N..... 60
Hydrograph No. 62, Reach, FLOW TO POND FROM EAST PIPE..... 61
Hydrograph No. 64, SCS Runoff, QD2X FLOW FROM PARK AREA..... 62
Hydrograph No. 65, SCS Runoff, QD3..... 63
Hydrograph No. 67, Combine, TOTAL FLOW TO POND..... 64
Hydrograph No. 69, Reservoir, Stage 3..... 65
Pond Report - Stage 3..... 66
Pond Report - outfall..... 68

50 - Year

Summary Report..... 70
Hydrograph Reports..... 72
Hydrograph No. 1, SCS Runoff, QD2A..... 72
Hydrograph No. 2, Reach, FLOW FROM QD2A..... 73
Hydrograph No. 3, SCS Runoff, QD2B..... 74
Hydrograph No. 4, Combine, FLOW FROM QD2B..... 75
Hydrograph No. 5, Reach, FLOW FROM QD2B..... 76
Hydrograph No. 6, SCS Runoff, QD2C..... 77
Hydrograph No. 7, Combine, FLOW FROM QD2C..... 78
Hydrograph No. 8, Reach, FLOW FROM QD2C..... 79
Hydrograph No. 9, SCS Runoff, QD2D..... 80
Hydrograph No. 10, Combine, FLOW FROM QD2D..... 81
Hydrograph No. 11, Reach, FLOW FROM QD2D..... 82
Hydrograph No. 12, SCS Runoff, QD2E..... 83
Hydrograph No. 13, Reach, FLOW FROM QD2E..... 84
Hydrograph No. 14, SCS Runoff, QD2F..... 85
Hydrograph No. 15, Combine, FLOW FROM QD2F..... 86
Hydrograph No. 16, Reach, FLOW FROM QD2F..... 87
Hydrograph No. 18, SCS Runoff, QD2G..... 88
Hydrograph No. 19, Combine, FLOW FROM QD2G..... 89
Hydrograph No. 20, Reach, FLOW FROM QD2G..... 90
Hydrograph No. 21, SCS Runoff, QD2J..... 91
Hydrograph No. 22, Combine, FLOW FROM QD2J..... 92
Hydrograph No. 23, Reach, FLOW FROM QD2J..... 93
Hydrograph No. 24, SCS Runoff, QD2M..... 94
Hydrograph No. 25, Combine, FLOW FROM QD2M..... 95
Hydrograph No. 26, Reach, FLOW FROM QD2M..... 96
Hydrograph No. 27, SCS Runoff, QD2O..... 97
Hydrograph No. 28, Combine, FLOW FROM QD2O..... 98
Hydrograph No. 29, Reach, FLOW TO POND FROM WEST PIPE..... 99

Hydrograph No. 31, SCS Runoff, QD2P..... 100
Hydrograph No. 32, Reach, FLOW FROM QD2P..... 101
Hydrograph No. 33, SCS Runoff, QD2H..... 102
Hydrograph No. 34, Combine, FLOW FROM QD2H..... 103
Hydrograph No. 35, Reach, FLOW FROM QD2H..... 104
Hydrograph No. 36, SCS Runoff, QD2I..... 105
Hydrograph No. 37, Combine, FLOW FROM QD2I..... 106
Hydrograph No. 38, Reach, FLOW FROM QD2I..... 107
Hydrograph No. 40, SCS Runoff, QD2Q..... 108
Hydrograph No. 41, Reach, FLOW FROM QD2Q..... 109
Hydrograph No. 42, SCS Runoff, QD2R..... 110
Hydrograph No. 43, Combine, FLOW FROM QD2R..... 111
Hydrograph No. 44, Reach, FLOW FROM QD2R..... 112
Hydrograph No. 46, SCS Runoff, QD2K..... 113
Hydrograph No. 47, Combine, FLOW FROM QD2K..... 114
Hydrograph No. 48, Reach, FLOW FROM QD2K..... 115
Hydrograph No. 49, SCS Runoff, QD2L..... 116
Hydrograph No. 50, Combine, FLOW FROM QD2L..... 117
Hydrograph No. 51, Reach, FLOW FROM QD2L..... 118
Hydrograph No. 53, SCS Runoff, QD2S..... 119
Hydrograph No. 54, Reach, FLOW FROM QD2S..... 120
Hydrograph No. 55, SCS Runoff, QD2T..... 121
Hydrograph No. 56, Combine, FLOW FROM QD2T..... 122
Hydrograph No. 57, Reach, FLOW FROM QD2T..... 123
Hydrograph No. 58, Combine, FLOW AT MANHOLE..... 124
Hydrograph No. 59, Reach, FLOW FROM MANHOLE..... 125
Hydrograph No. 60, SCS Runoff, QD2N..... 126
Hydrograph No. 61, Combine, FLOW FROM QD2N..... 127
Hydrograph No. 62, Reach, FLOW TO POND FROM EAST PIPE..... 128
Hydrograph No. 64, SCS Runoff, QD2X FLOW FROM PARK AREA..... 129
Hydrograph No. 65, SCS Runoff, QD3..... 130
Hydrograph No. 67, Combine, TOTAL FLOW TO POND..... 131
Hydrograph No. 69, Reservoir, Stage 3..... 132

100 - Year

Summary Report..... 133
Hydrograph Reports..... 135
Hydrograph No. 1, SCS Runoff, QD2A..... 135
Hydrograph No. 2, Reach, FLOW FROM QD2A..... 136
Hydrograph No. 3, SCS Runoff, QD2B..... 137
Hydrograph No. 4, Combine, FLOW FROM QD2B..... 138
Hydrograph No. 5, Reach, FLOW FROM QD2B..... 139
Hydrograph No. 6, SCS Runoff, QD2C..... 140
Hydrograph No. 7, Combine, FLOW FROM QD2C..... 141
Hydrograph No. 8, Reach, FLOW FROM QD2C..... 142
Hydrograph No. 9, SCS Runoff, QD2D..... 143
Hydrograph No. 10, Combine, FLOW FROM QD2D..... 144
Hydrograph No. 11, Reach, FLOW FROM QD2D..... 145
Hydrograph No. 12, SCS Runoff, QD2E..... 146
Hydrograph No. 13, Reach, FLOW FROM QD2E..... 147
Hydrograph No. 14, SCS Runoff, QD2F..... 148

Hydrograph No. 15, Combine, FLOW FROM QD2F..... 149
Hydrograph No. 16, Reach, FLOW FROM QD2F..... 150
Hydrograph No. 18, SCS Runoff, QD2G..... 151
Hydrograph No. 19, Combine, FLOW FROM QD2G..... 152
Hydrograph No. 20, Reach, FLOW FROM QD2G..... 153
Hydrograph No. 21, SCS Runoff, QD2J..... 154
Hydrograph No. 22, Combine, FLOW FROM QD2J..... 155
Hydrograph No. 23, Reach, FLOW FROM QD2J..... 156
Hydrograph No. 24, SCS Runoff, QD2M..... 157
Hydrograph No. 25, Combine, FLOW FROM QD2M..... 158
Hydrograph No. 26, Reach, FLOW FROM QD2M..... 159
Hydrograph No. 27, SCS Runoff, QD2O..... 160
Hydrograph No. 28, Combine, FLOW FROM QD2O..... 161
Hydrograph No. 29, Reach, FLOW TO POND FROM WEST PIPE..... 162
Hydrograph No. 31, SCS Runoff, QD2P..... 163
Hydrograph No. 32, Reach, FLOW FROM QD2P..... 164
Hydrograph No. 33, SCS Runoff, QD2H..... 165
Hydrograph No. 34, Combine, FLOW FROM QD2H..... 166
Hydrograph No. 35, Reach, FLOW FROM QD2H..... 167
Hydrograph No. 36, SCS Runoff, QD2I..... 168
Hydrograph No. 37, Combine, FLOW FROM QD2I..... 169
Hydrograph No. 38, Reach, FLOW FROM QD2I..... 170
Hydrograph No. 40, SCS Runoff, QD2Q..... 171
Hydrograph No. 41, Reach, FLOW FROM QD2Q..... 172
Hydrograph No. 42, SCS Runoff, QD2R..... 173
Hydrograph No. 43, Combine, FLOW FROM QD2R..... 174
Hydrograph No. 44, Reach, FLOW FROM QD2R..... 175
Hydrograph No. 46, SCS Runoff, QD2K..... 176
Hydrograph No. 47, Combine, FLOW FROM QD2K..... 177
Hydrograph No. 48, Reach, FLOW FROM QD2K..... 178
Hydrograph No. 49, SCS Runoff, QD2L..... 179
Hydrograph No. 50, Combine, FLOW FROM QD2L..... 180
Hydrograph No. 51, Reach, FLOW FROM QD2L..... 181
Hydrograph No. 53, SCS Runoff, QD2S..... 182
Hydrograph No. 54, Reach, FLOW FROM QD2S..... 183
Hydrograph No. 55, SCS Runoff, QD2T..... 184
Hydrograph No. 56, Combine, FLOW FROM QD2T..... 185
Hydrograph No. 57, Reach, FLOW FROM QD2T..... 186
Hydrograph No. 58, Combine, FLOW AT MANHOLE..... 187
Hydrograph No. 59, Reach, FLOW FROM MANHOLE..... 188
Hydrograph No. 60, SCS Runoff, QD2N..... 189
Hydrograph No. 61, Combine, FLOW FROM QD2N..... 190
Hydrograph No. 62, Reach, FLOW TO POND FROM EAST PIPE..... 191
Hydrograph No. 64, SCS Runoff, QD2X FLOW FROM PARK AREA..... 192
Hydrograph No. 65, SCS Runoff, QD3..... 193
Hydrograph No. 67, Combine, TOTAL FLOW TO POND..... 194
Hydrograph No. 69, Reservoir, Stage 3..... 195

IDF Report..... 196

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

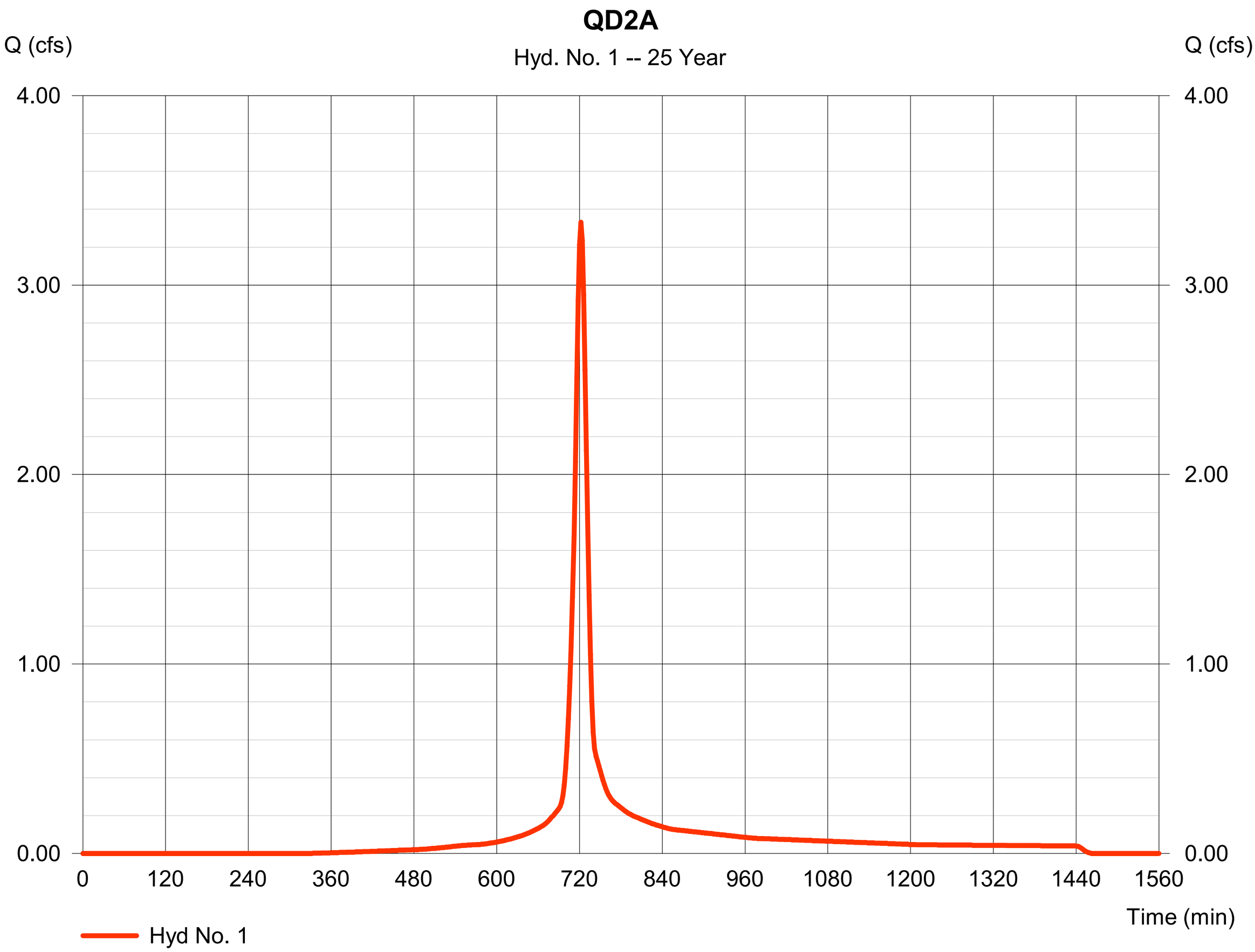
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

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



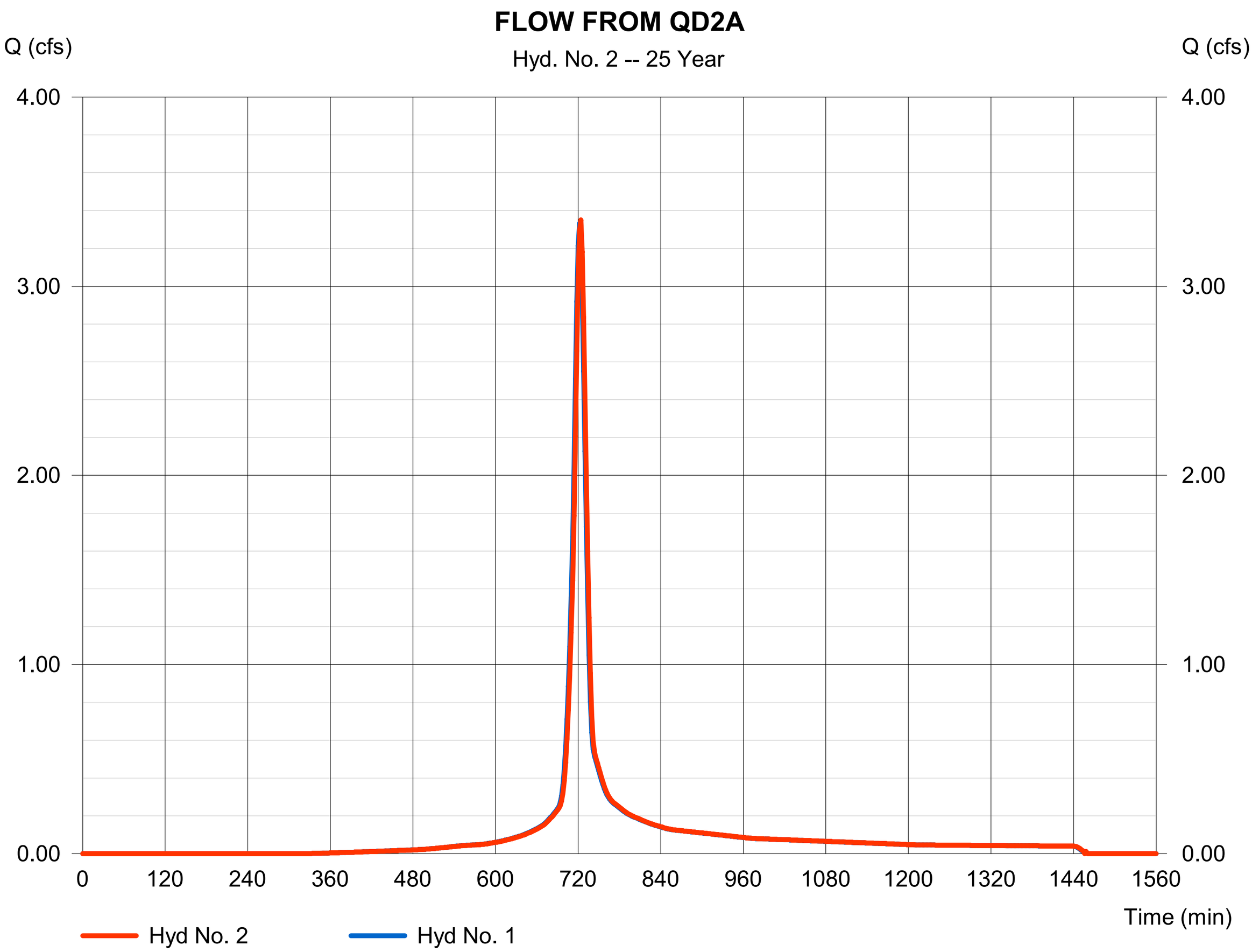
Hydrograph Report

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.

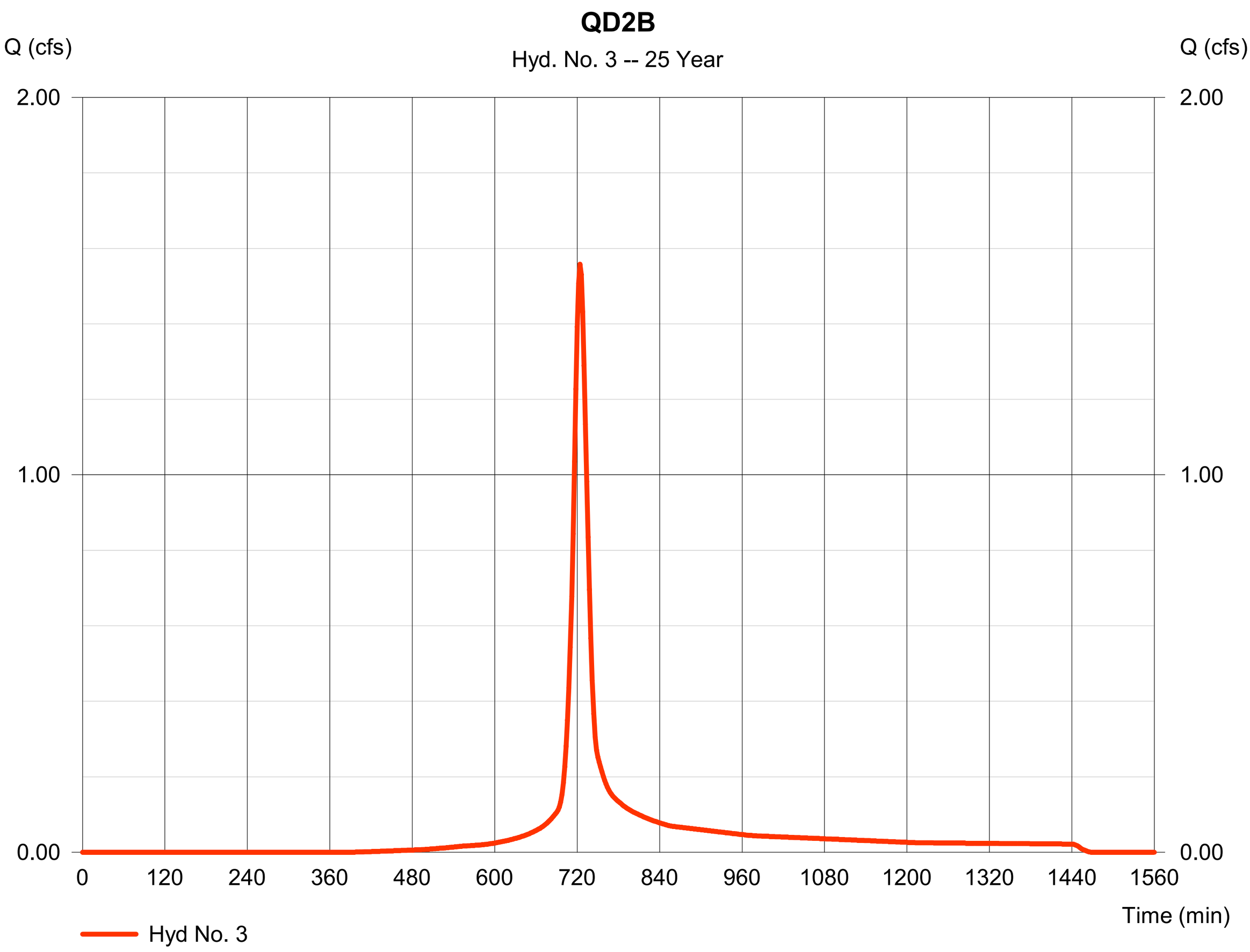


Hydrograph Report

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

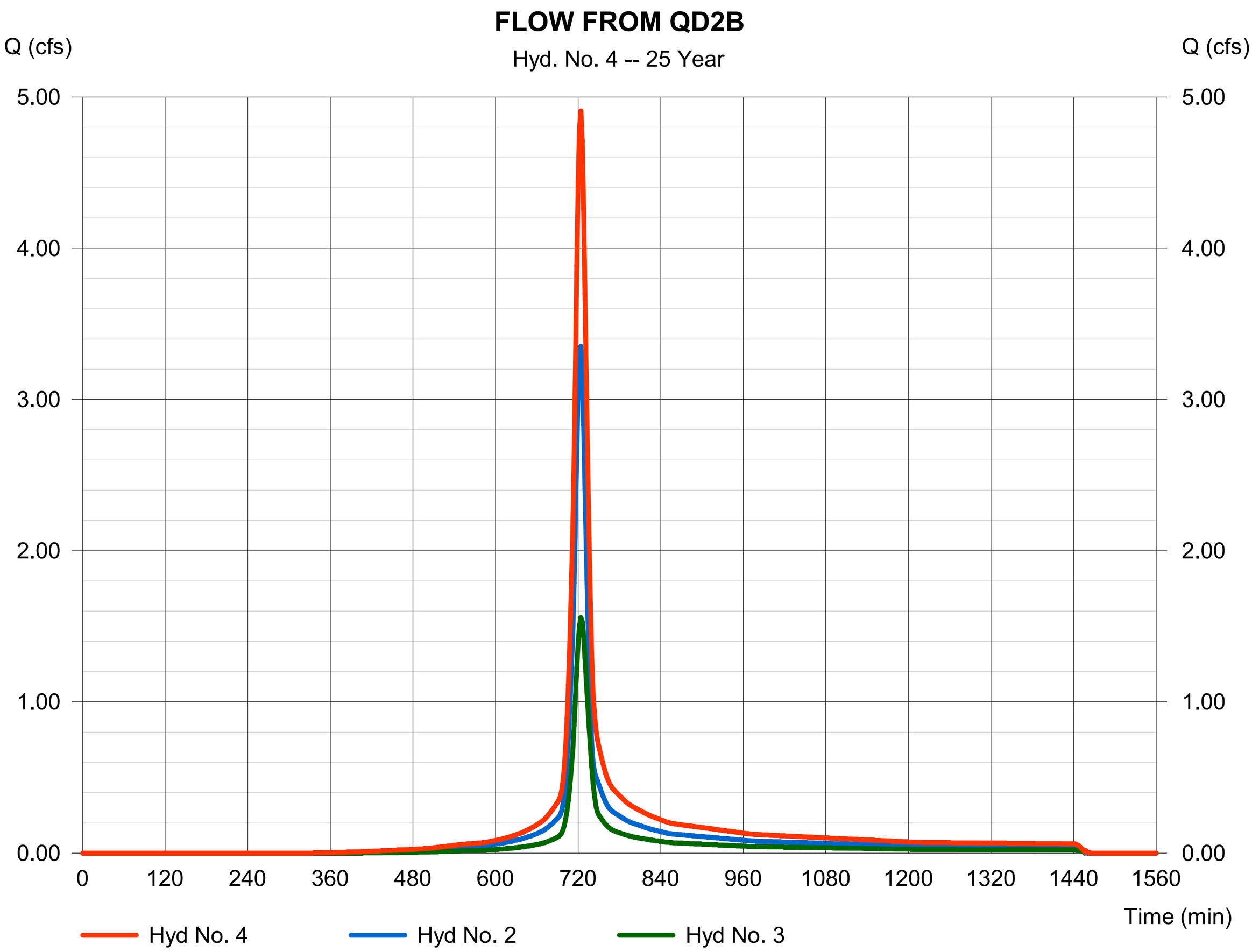


Hydrograph Report

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



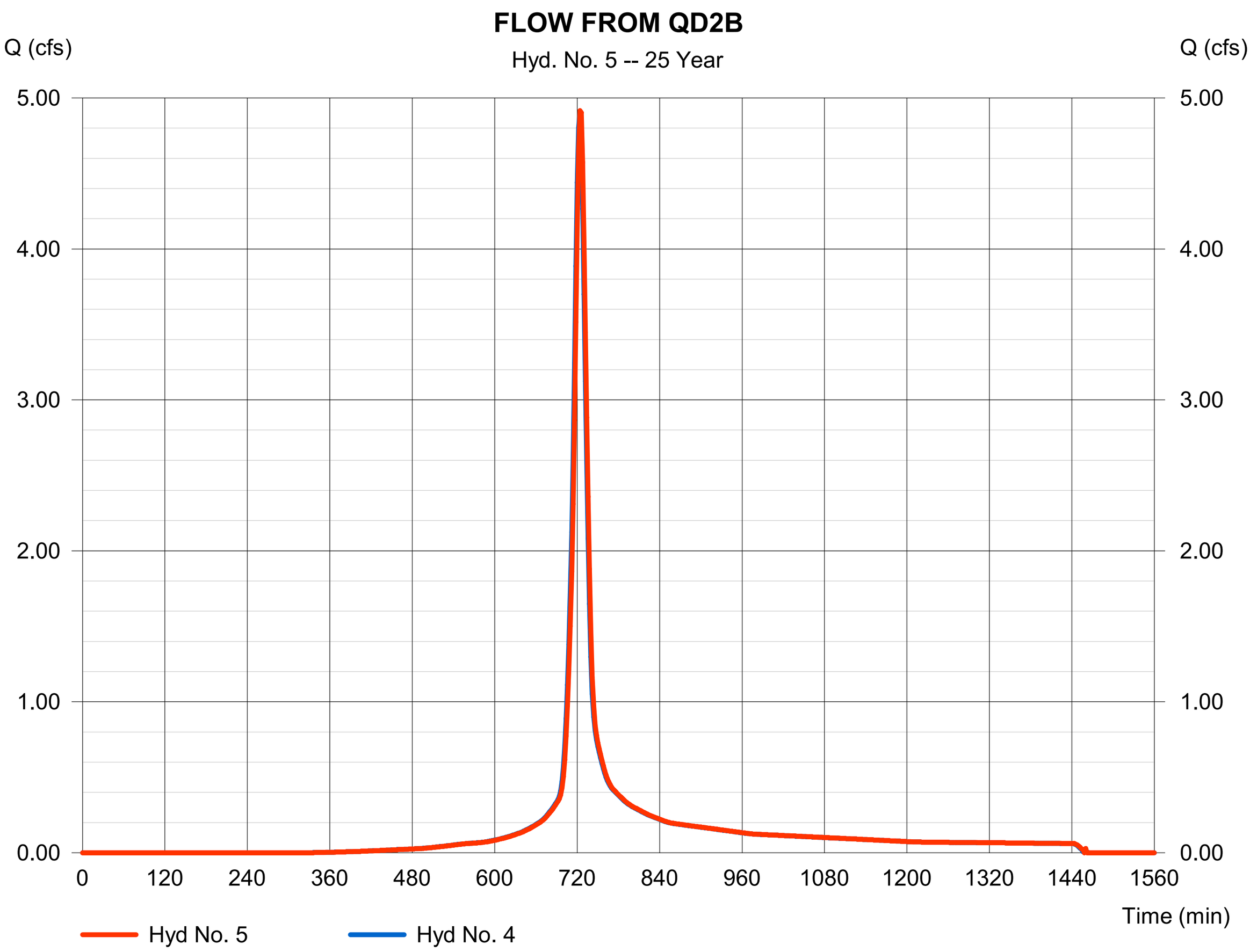
Hydrograph Report

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.

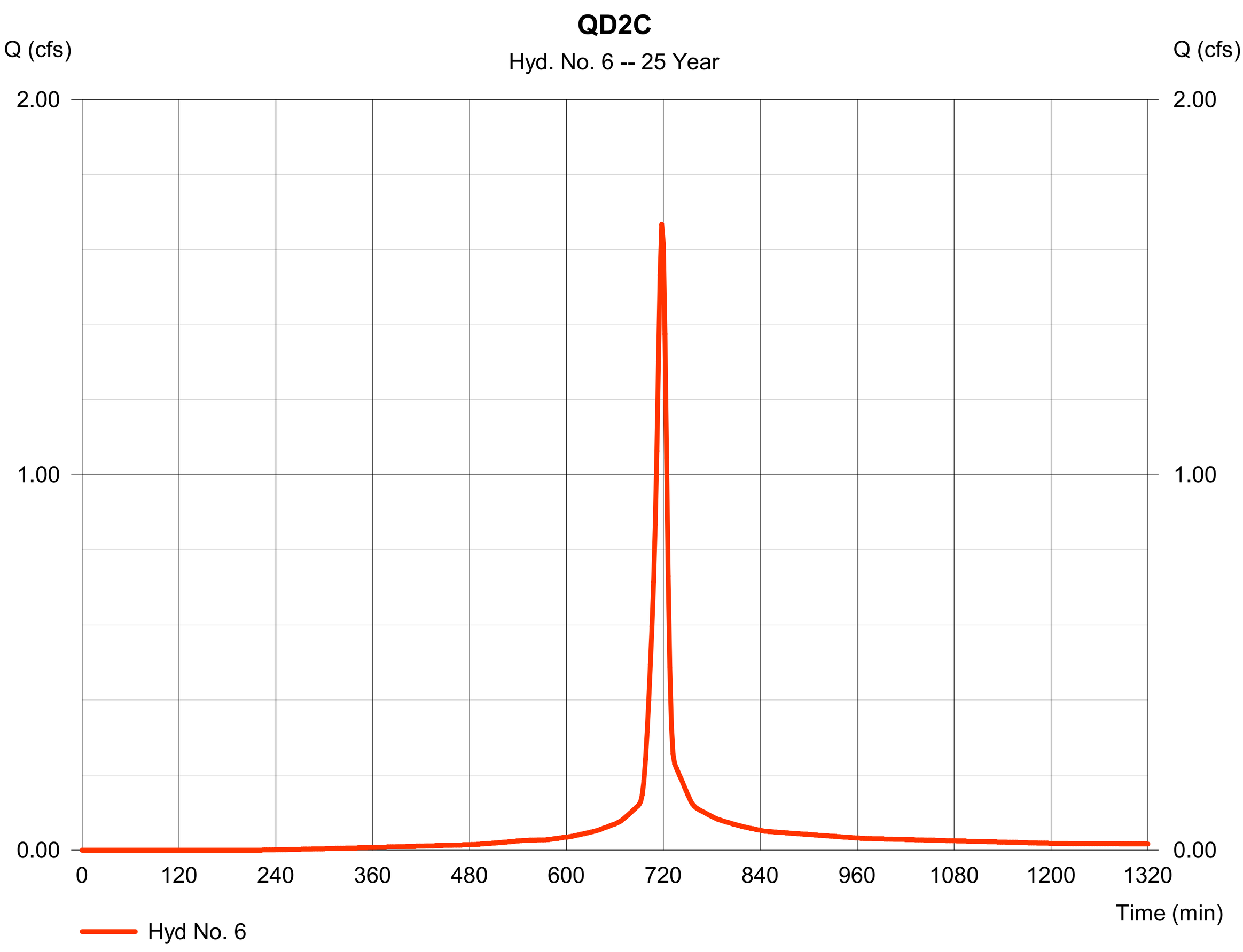


Hydrograph Report

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

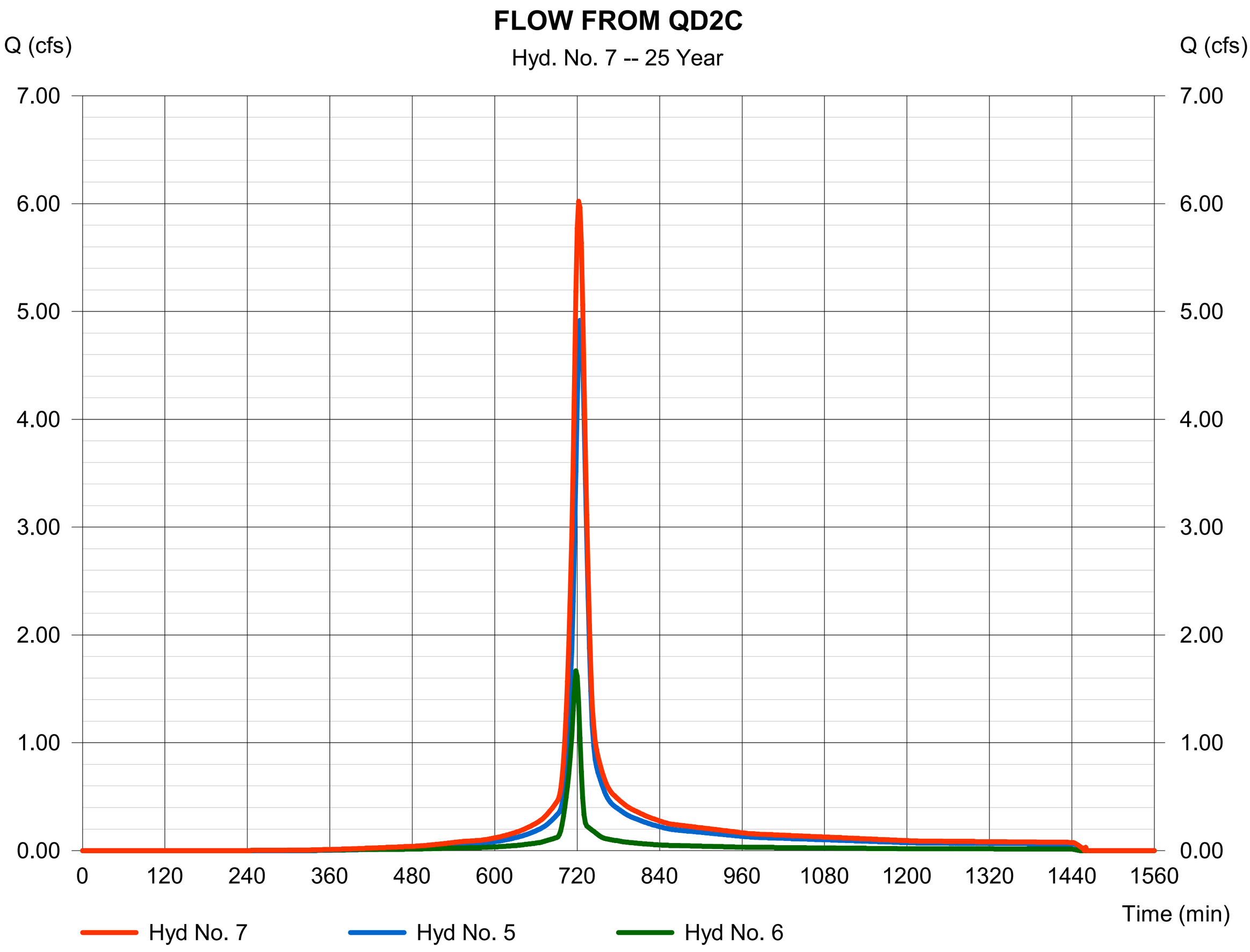


Hydrograph Report

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



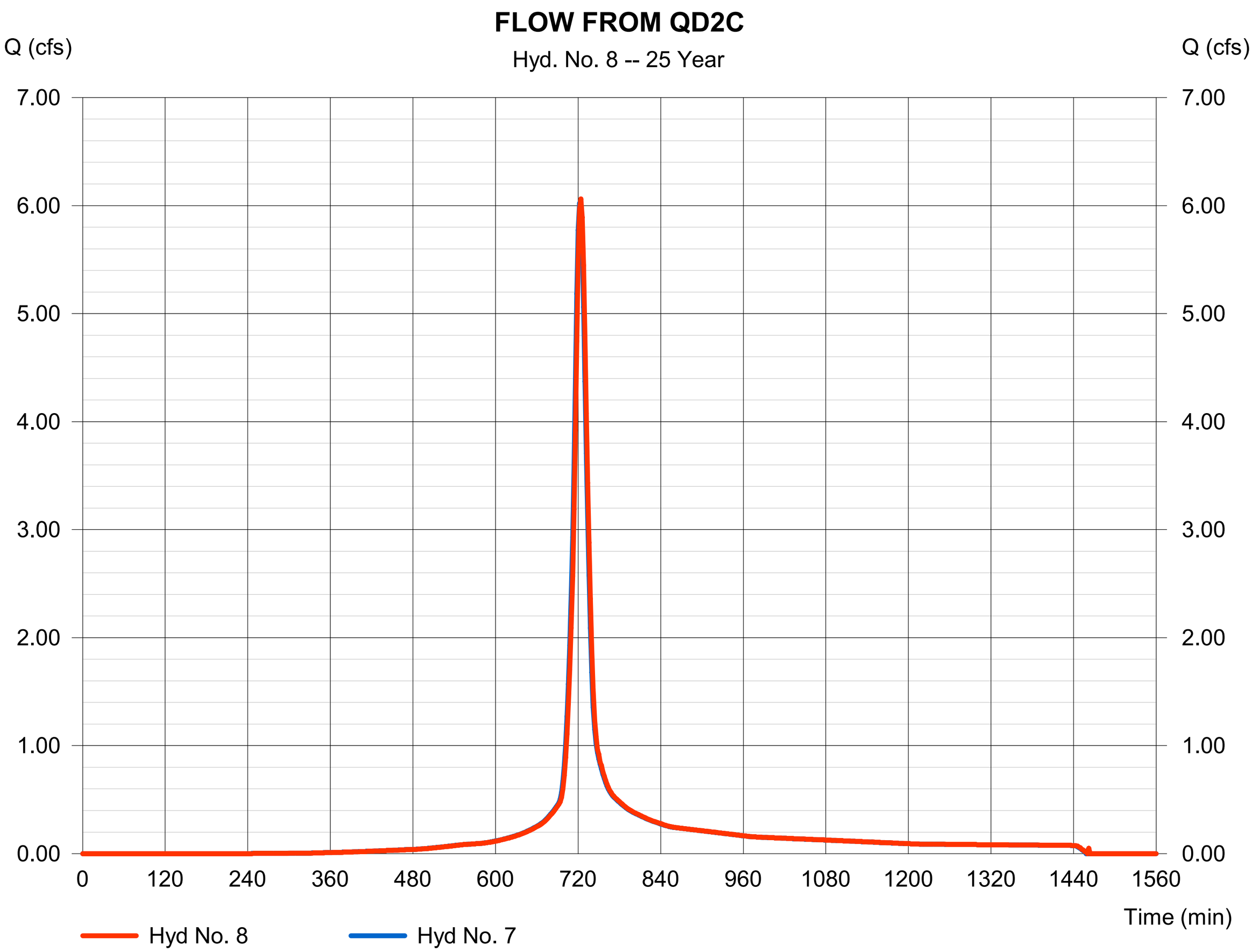
Hydrograph Report

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.

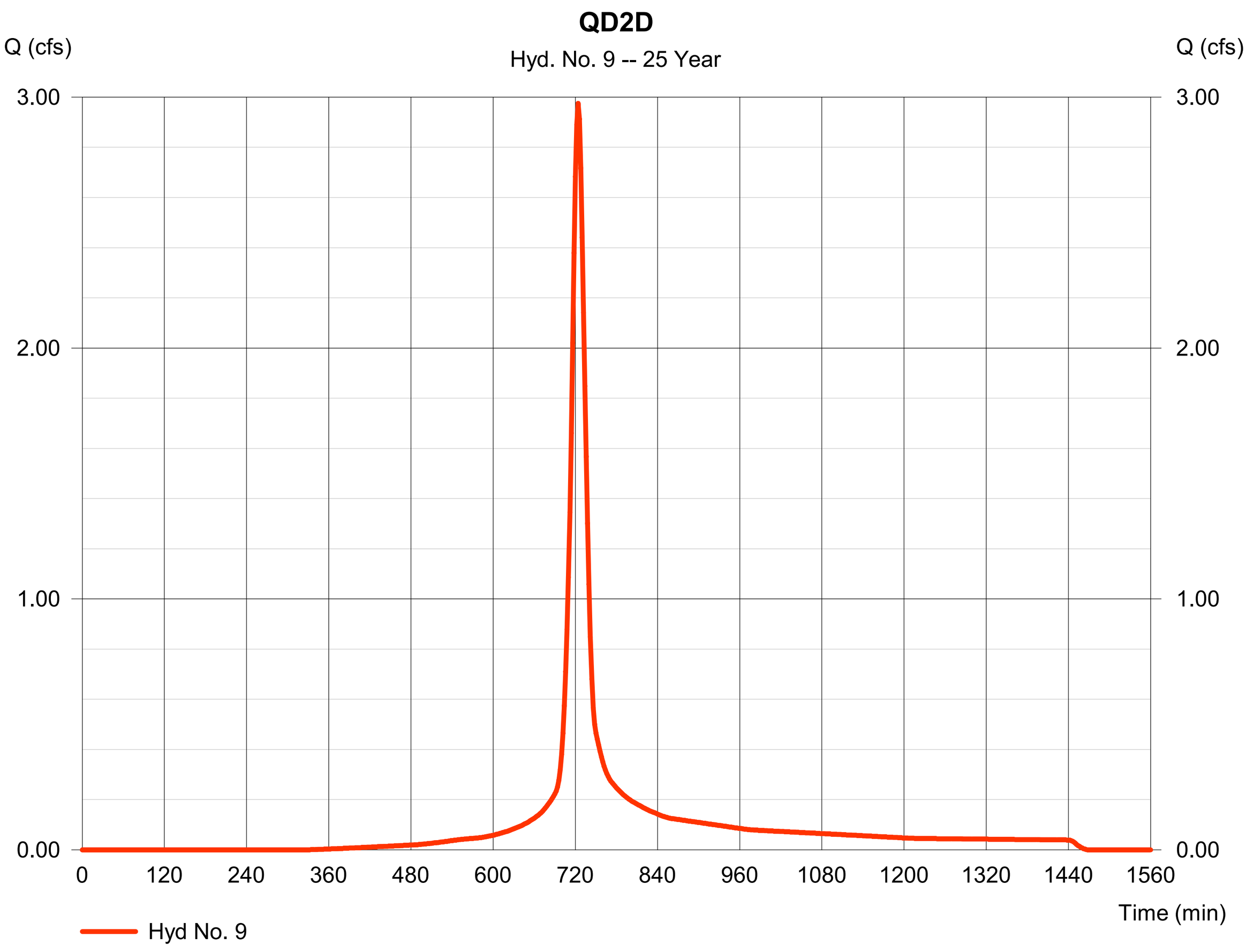


Hydrograph Report

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

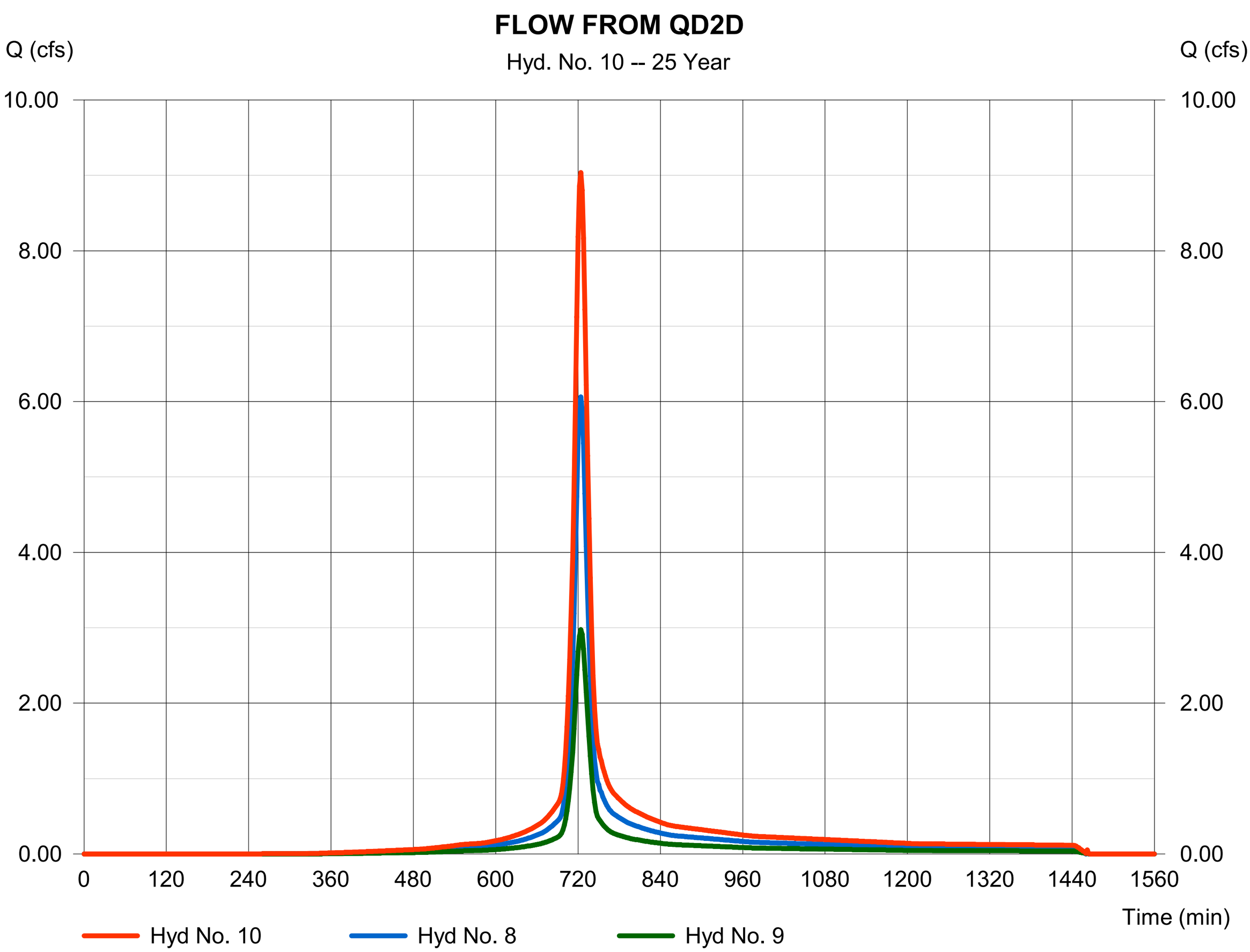


Hydrograph Report

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



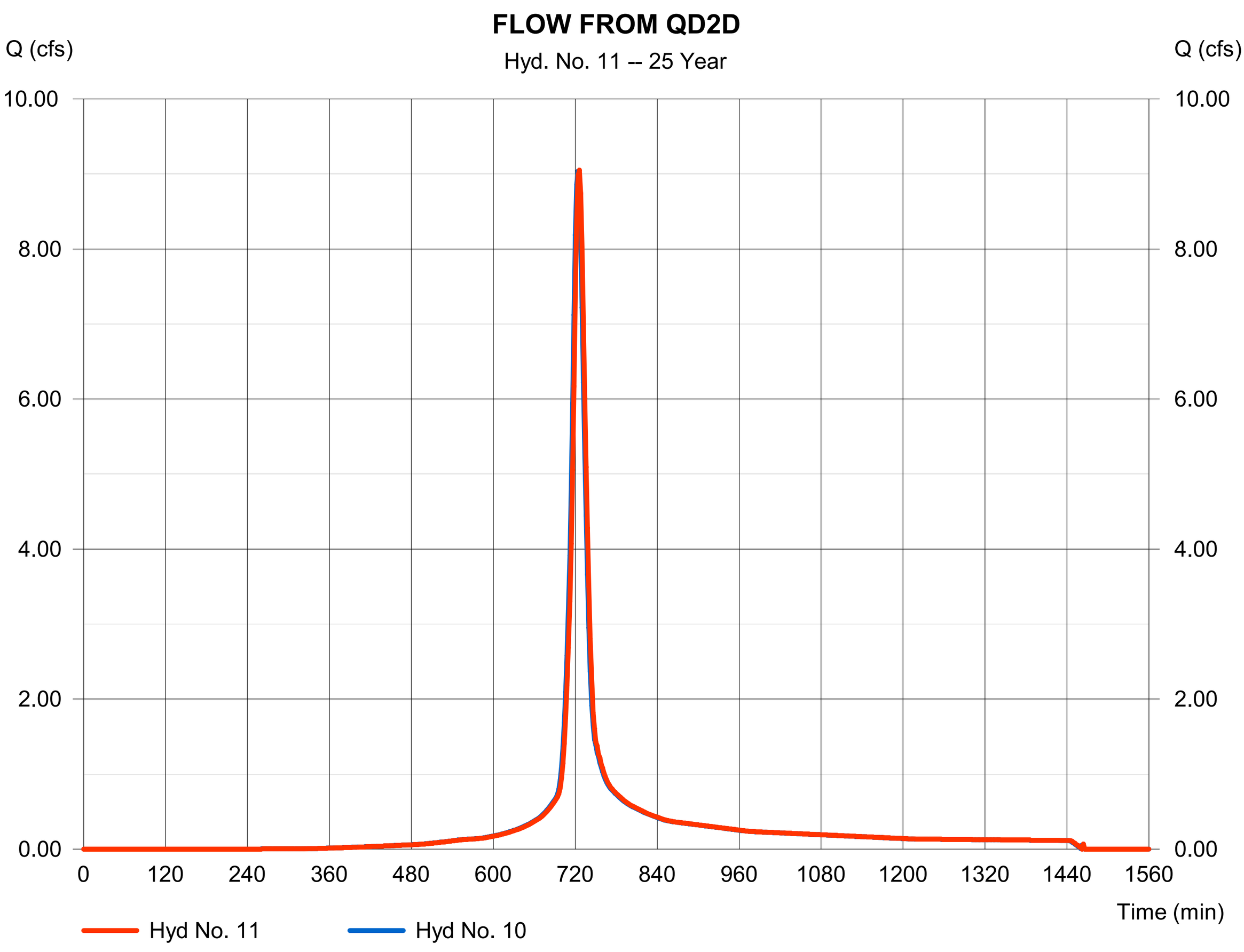
Hydrograph Report

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.

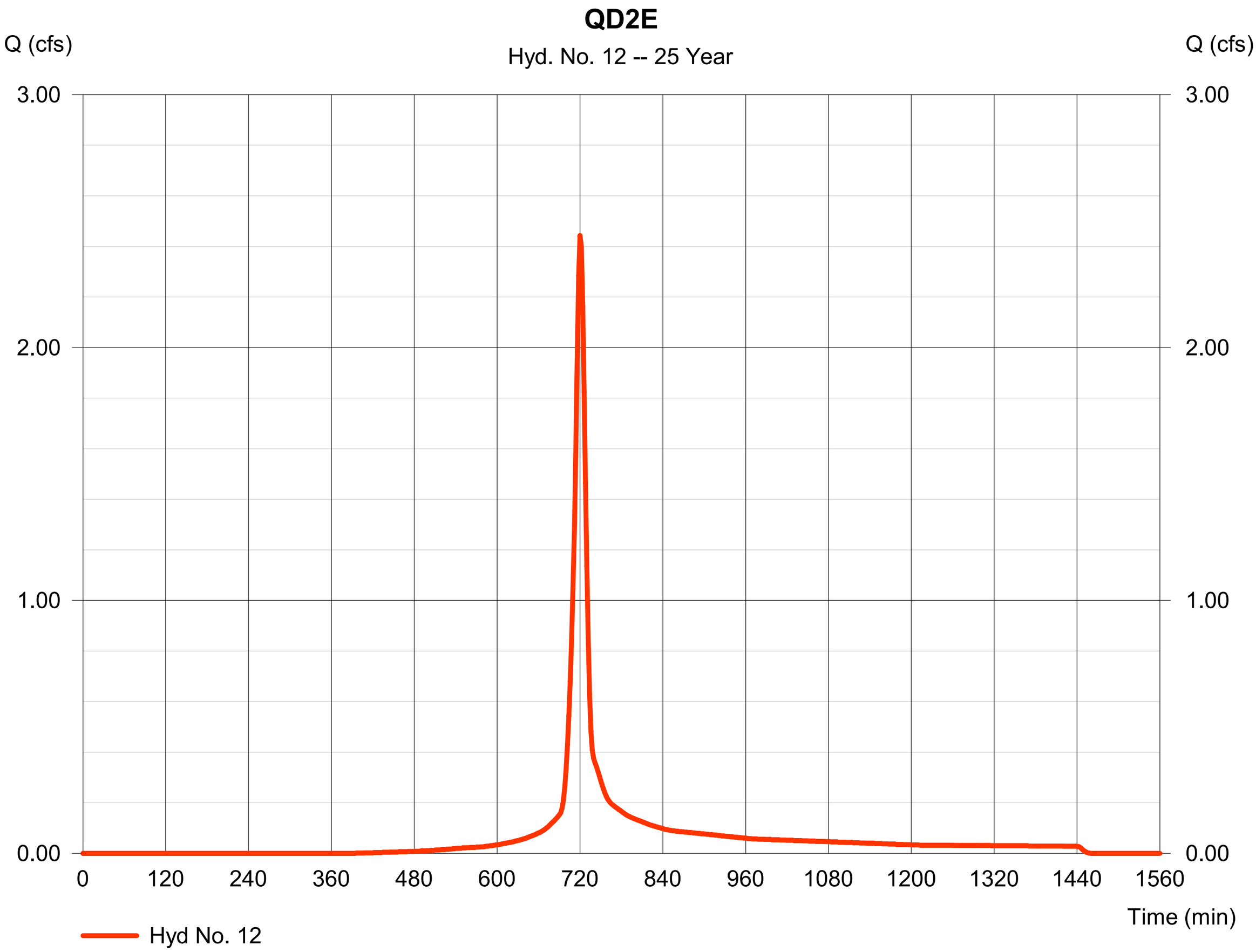


Hydrograph Report

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



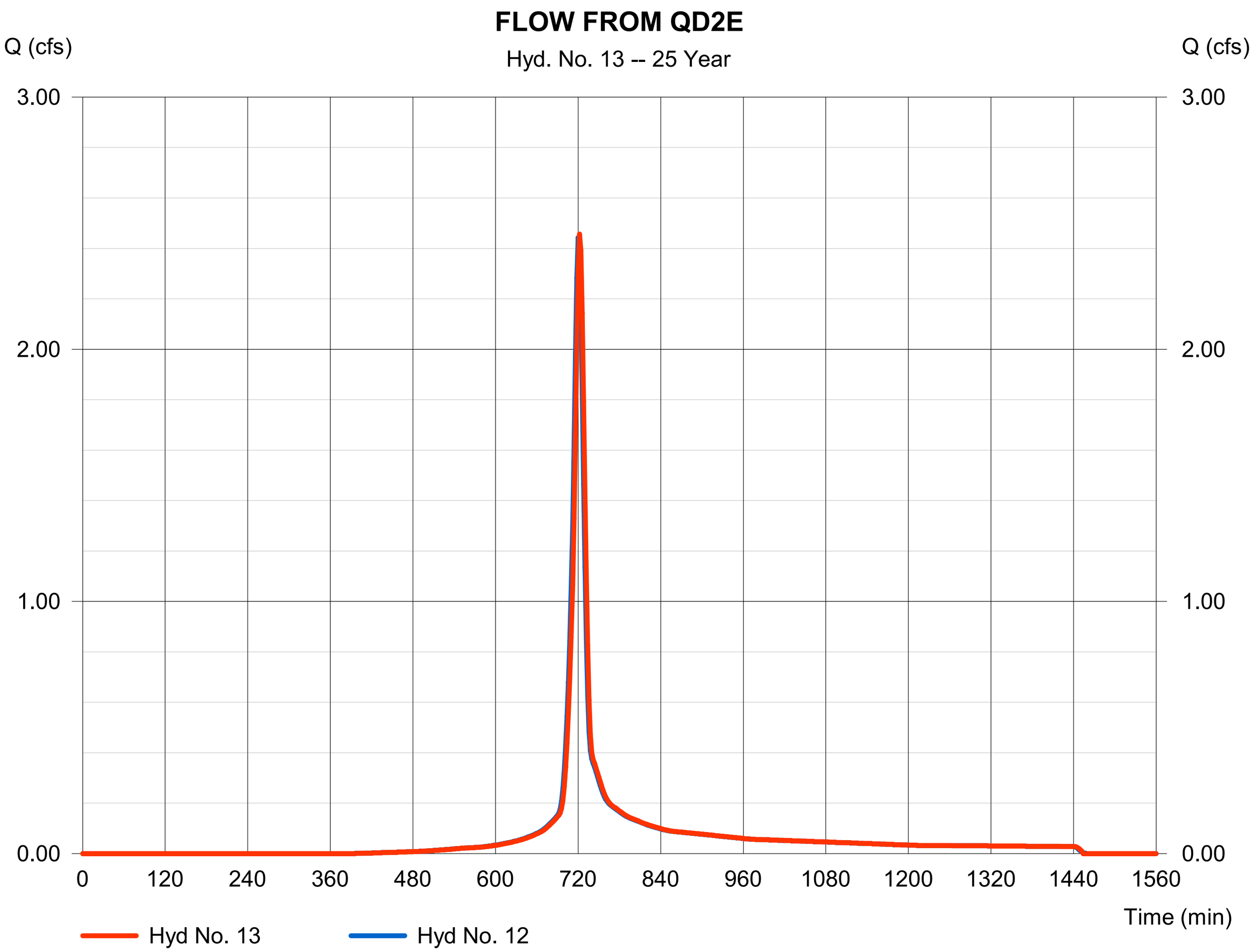
Hydrograph Report

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.

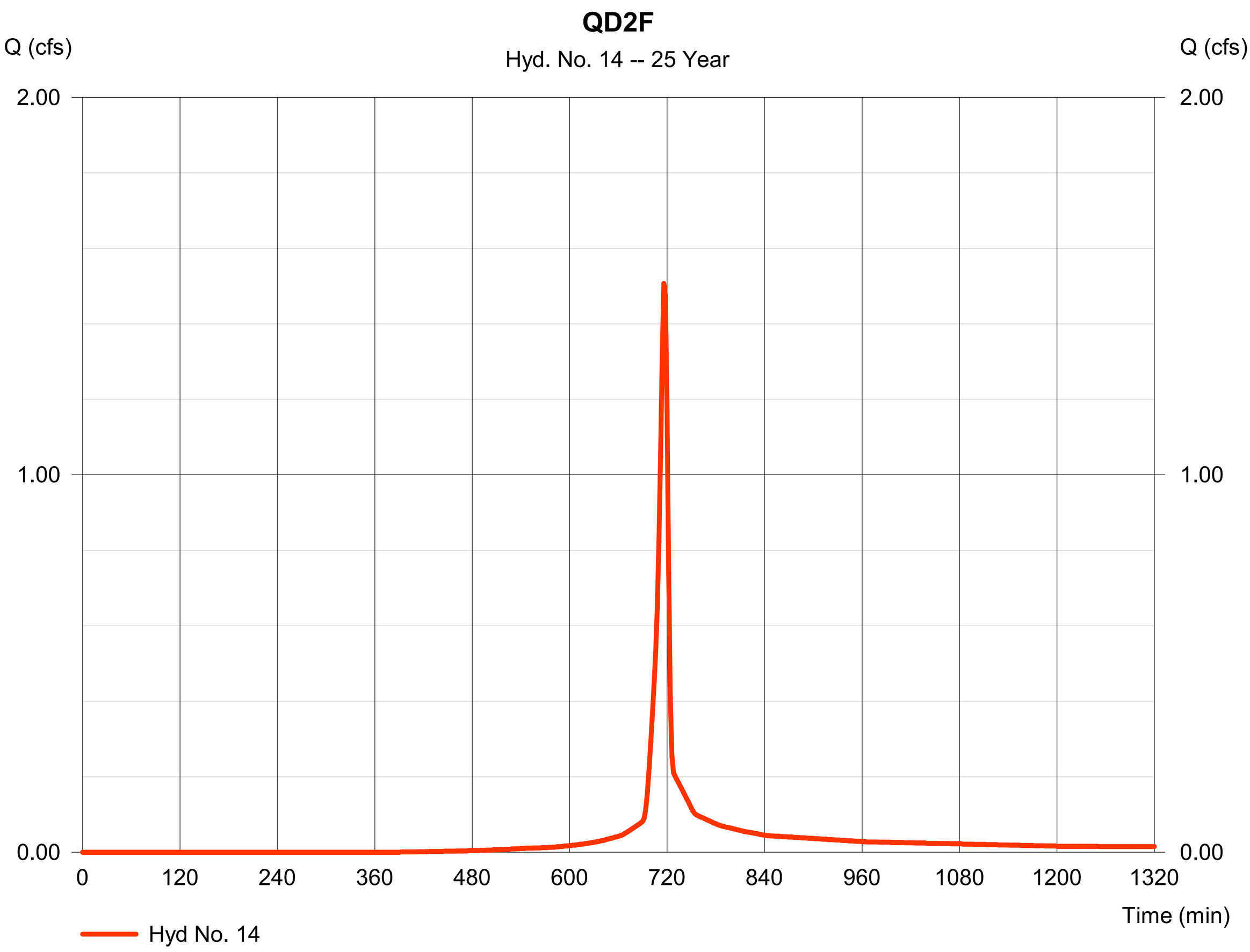


Hydrograph Report

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

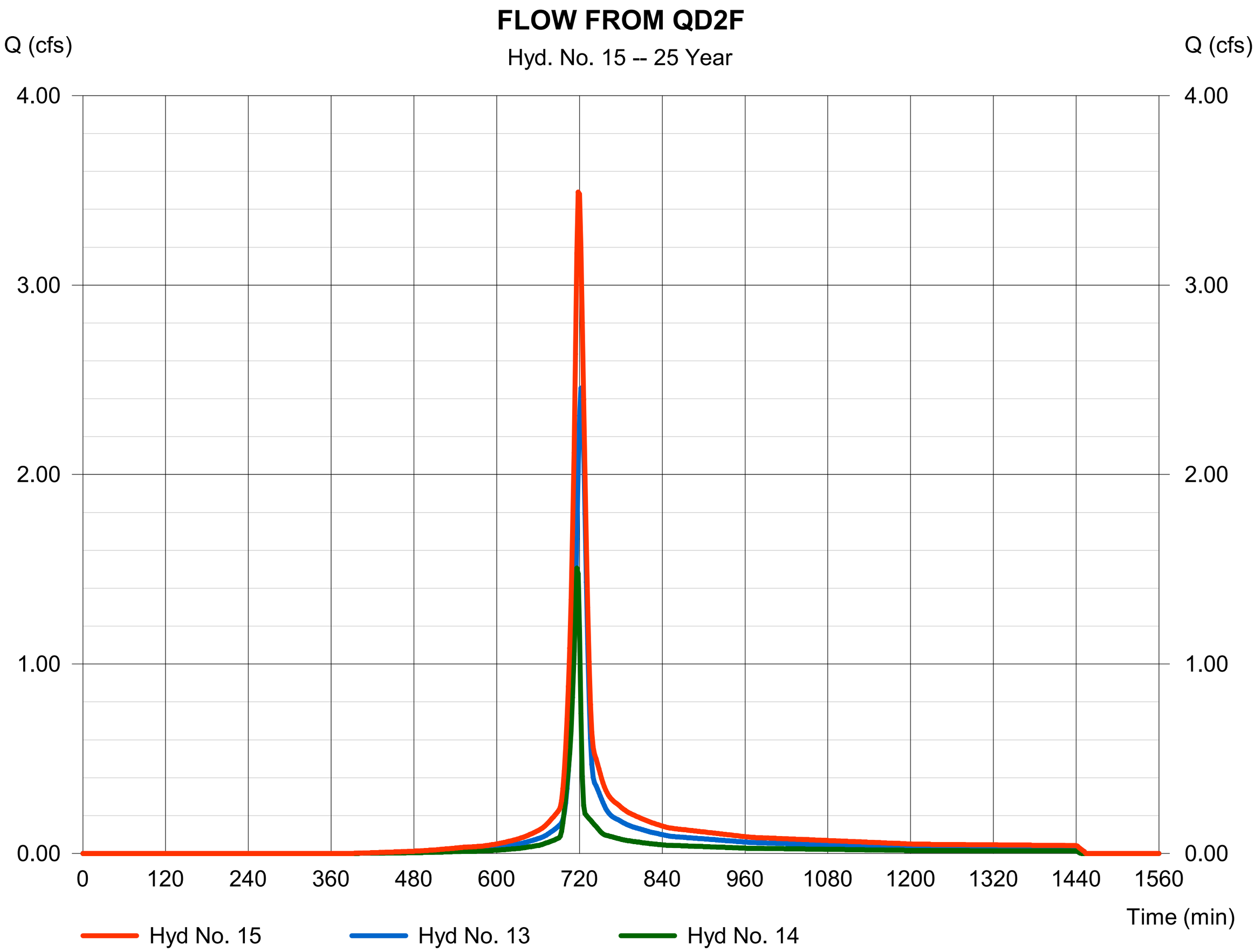


Hydrograph Report

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



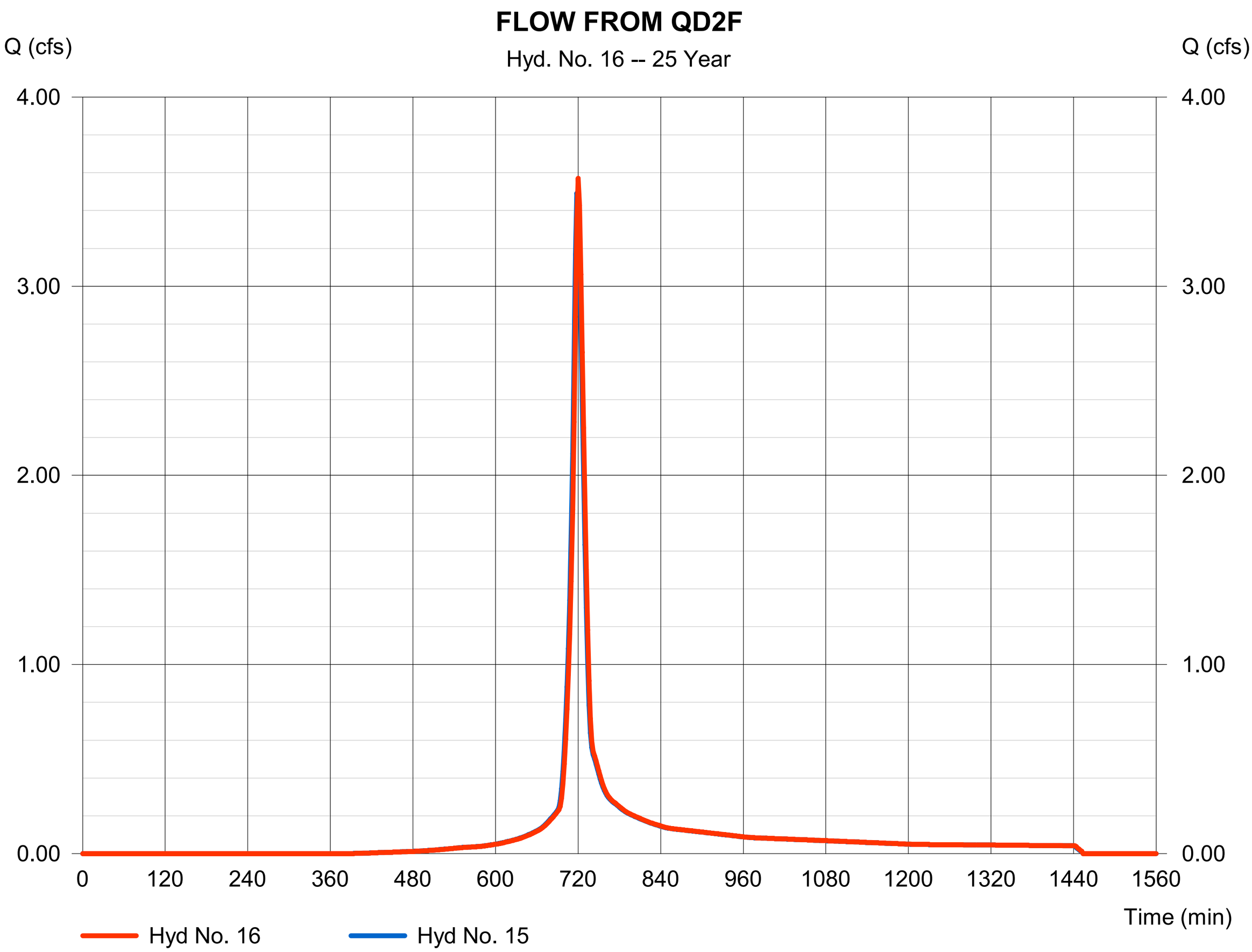
Hydrograph Report

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.

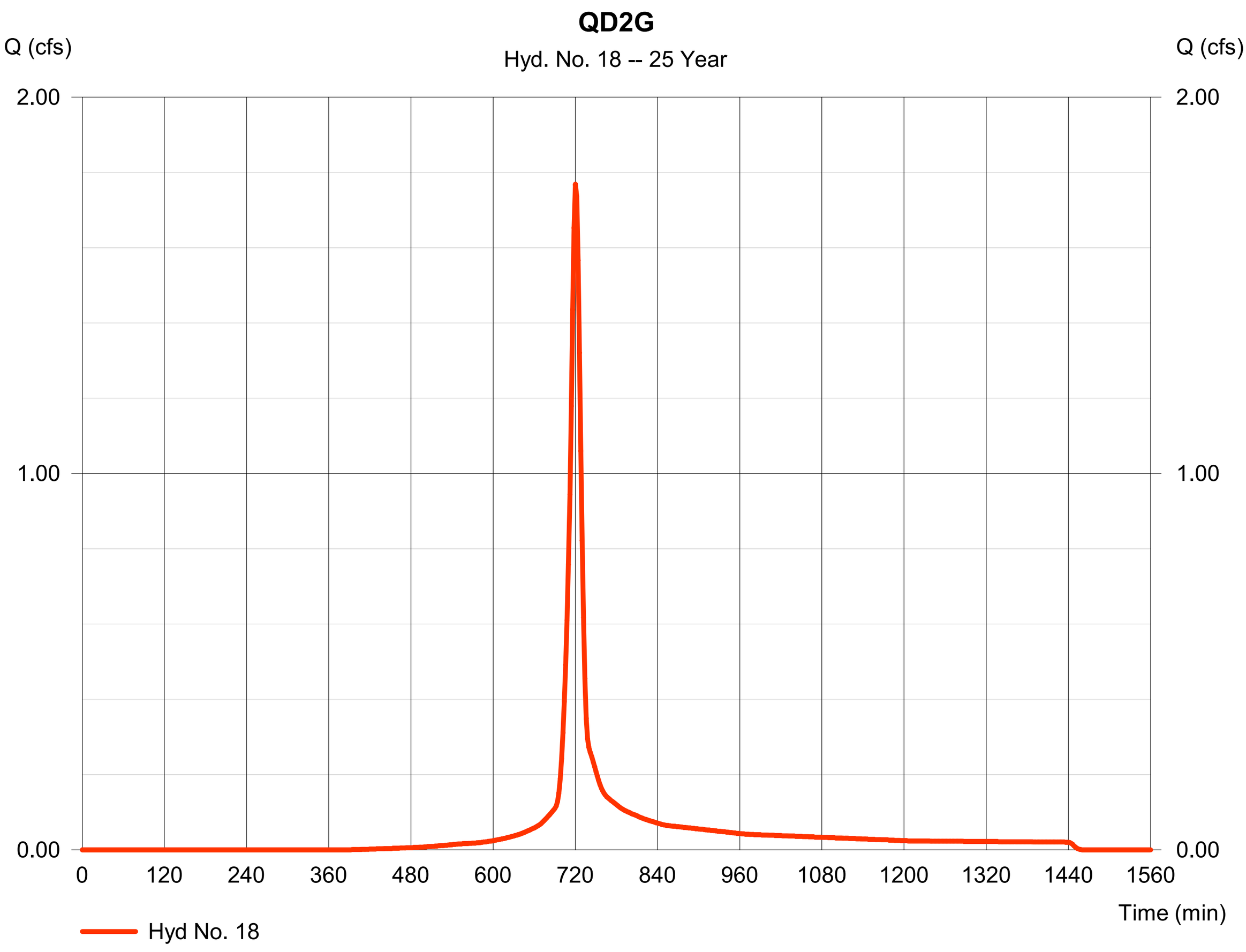


Hydrograph Report

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

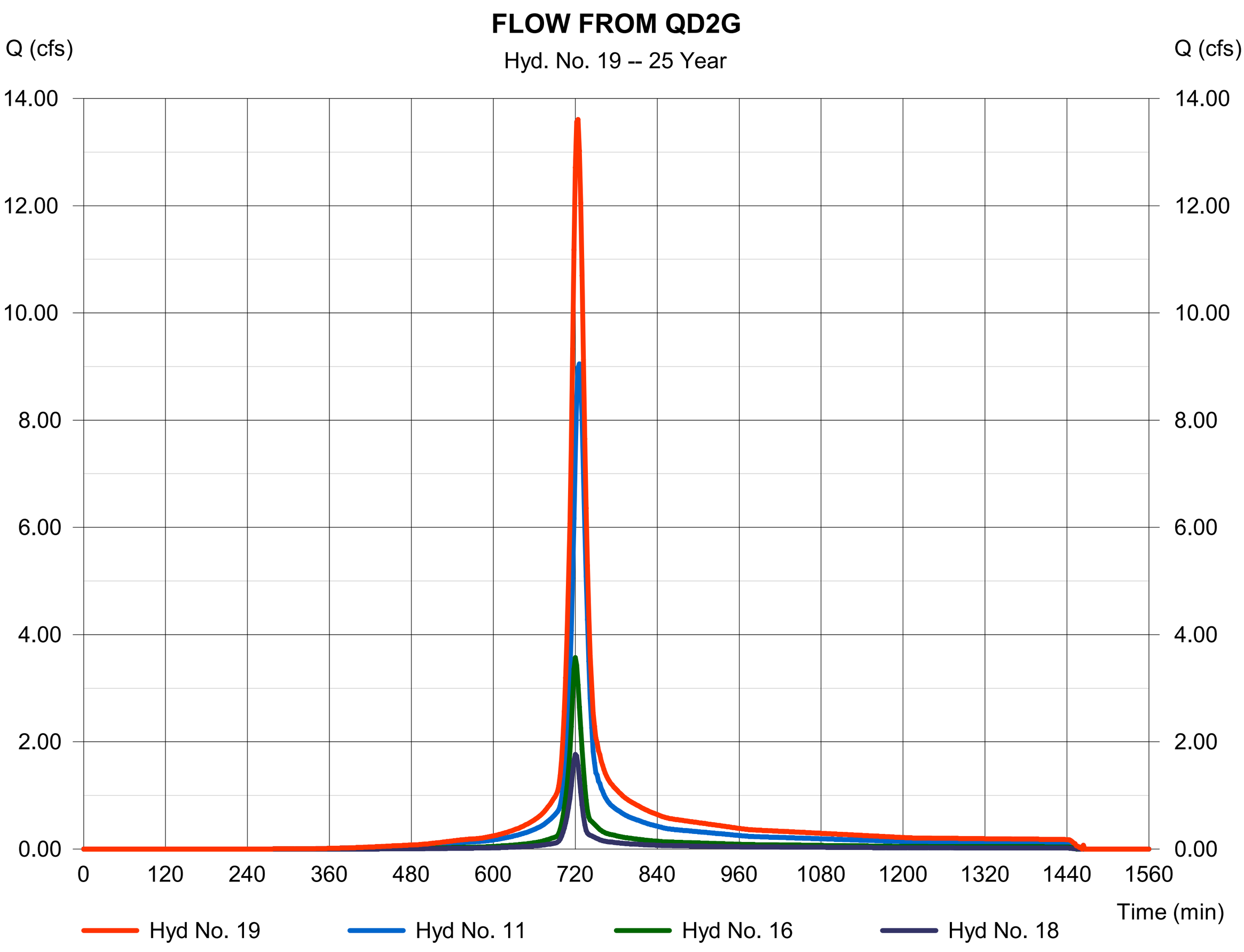


Hydrograph Report

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



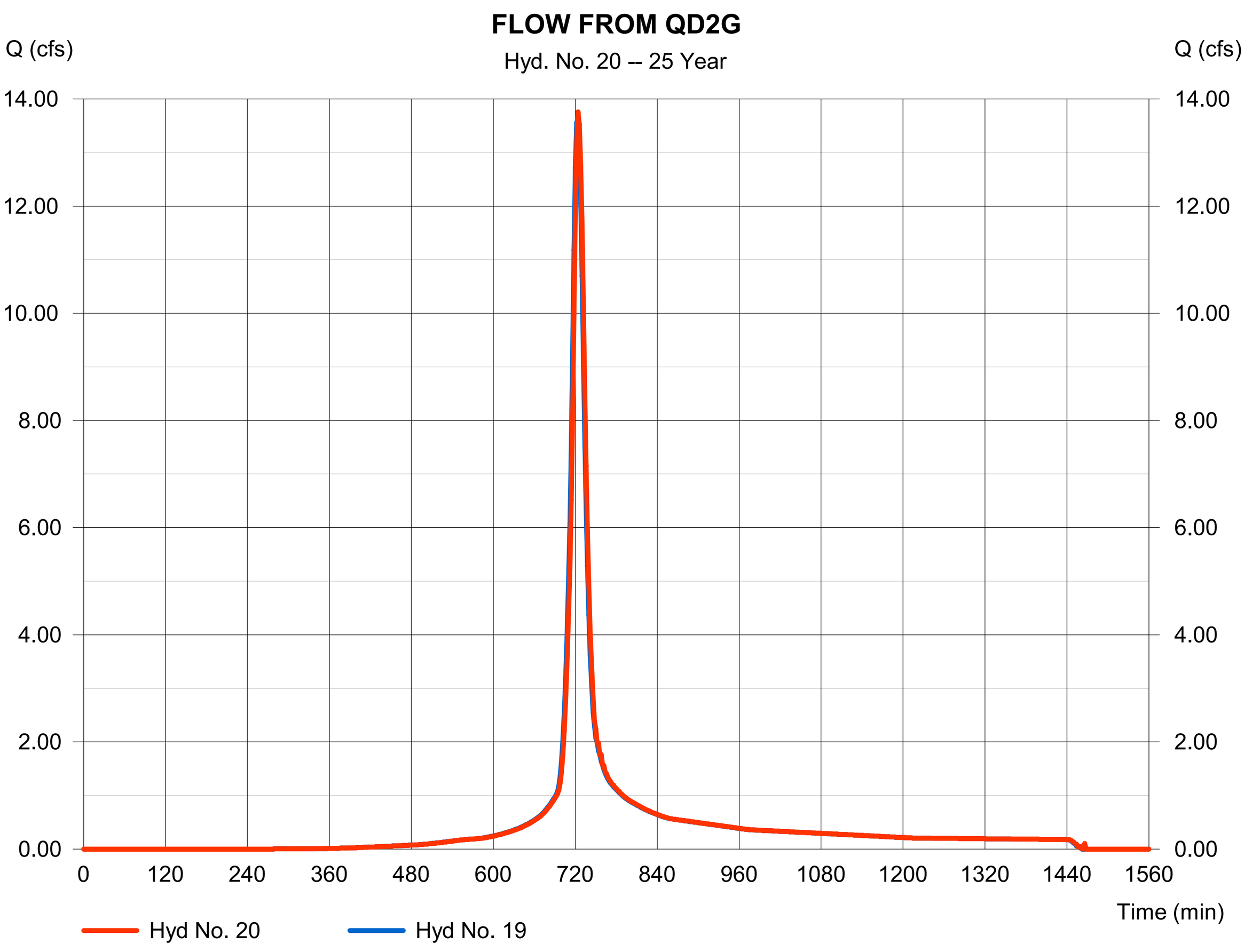
Hydrograph Report

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.

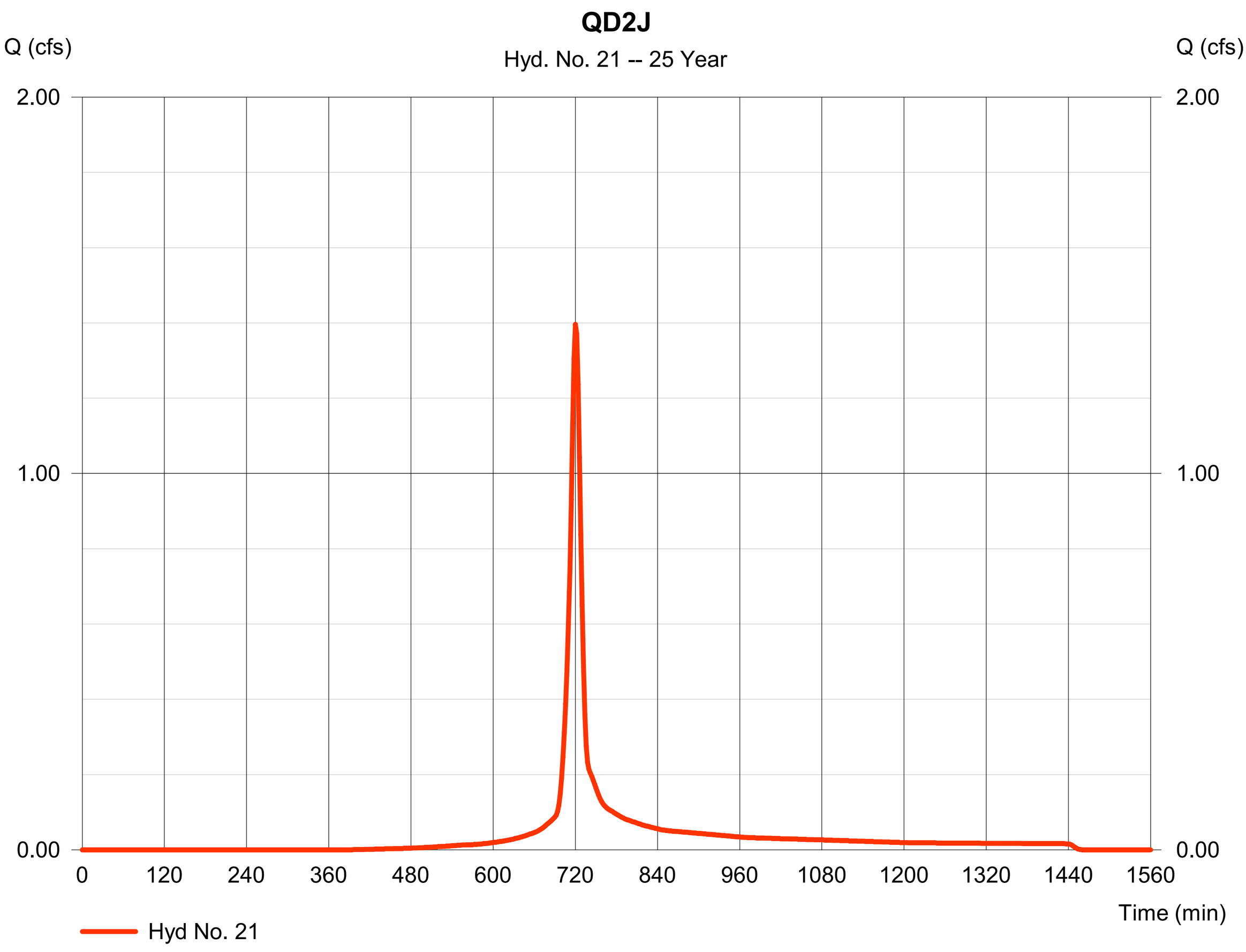


Hydrograph Report

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

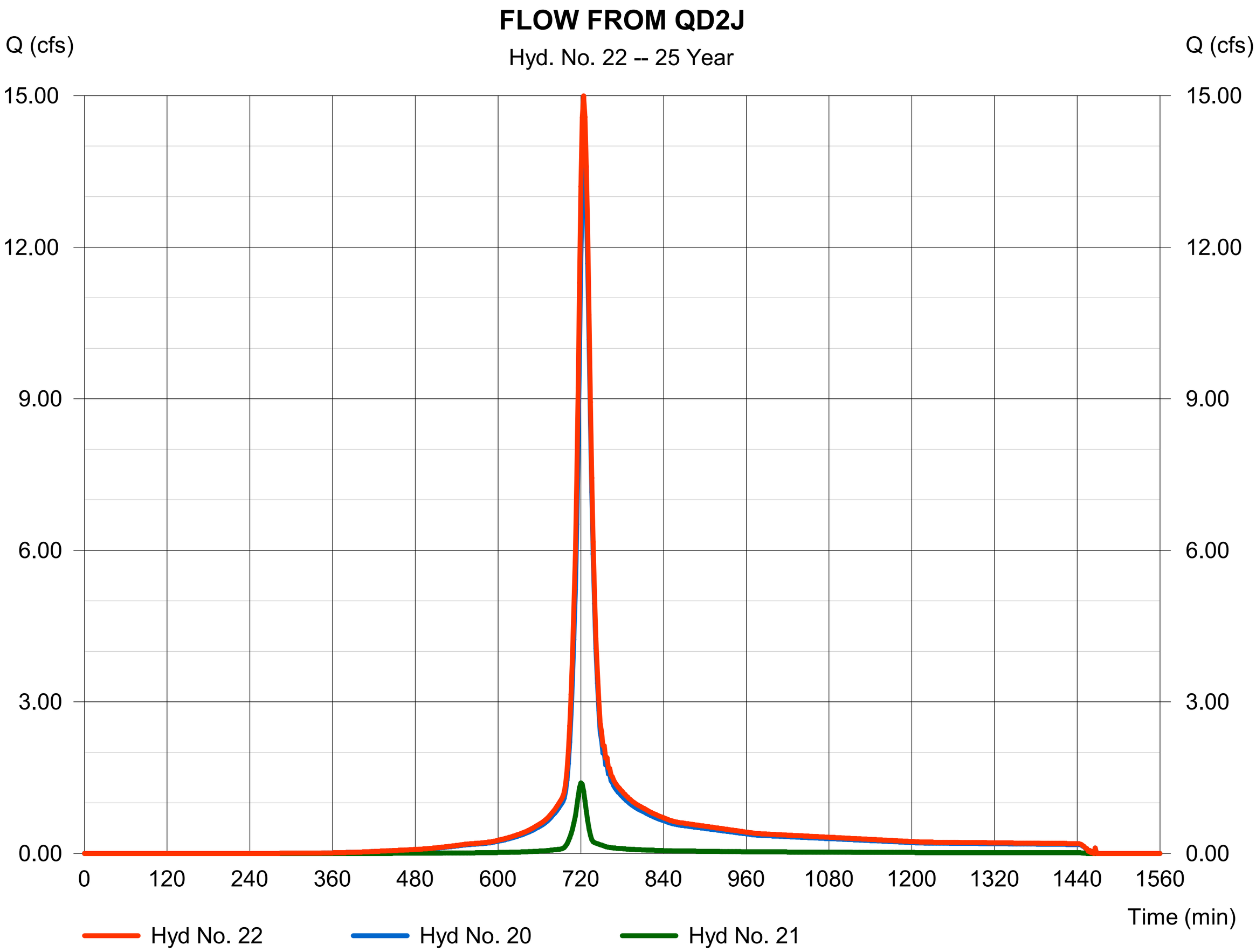


Hydrograph Report

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



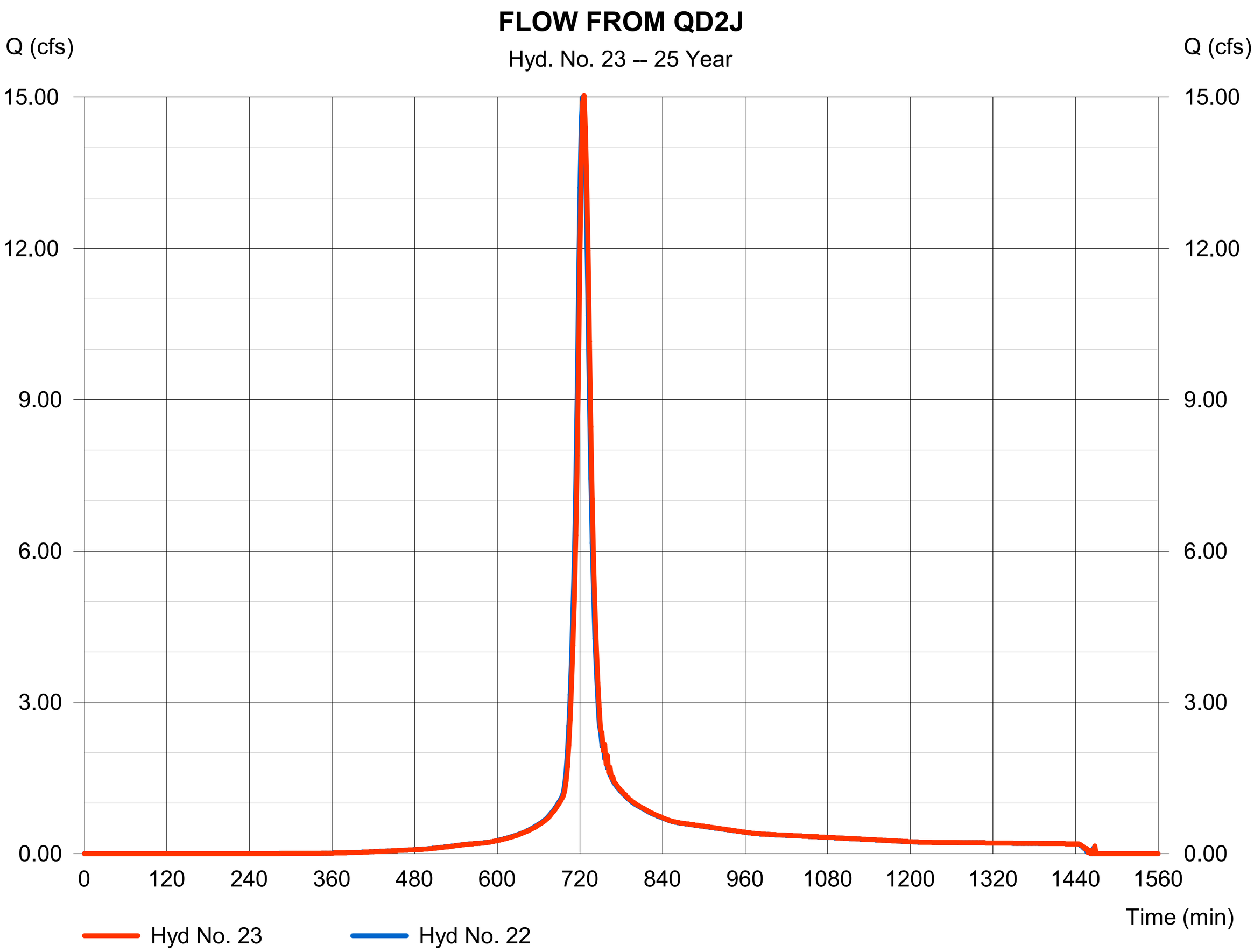
Hydrograph Report

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.

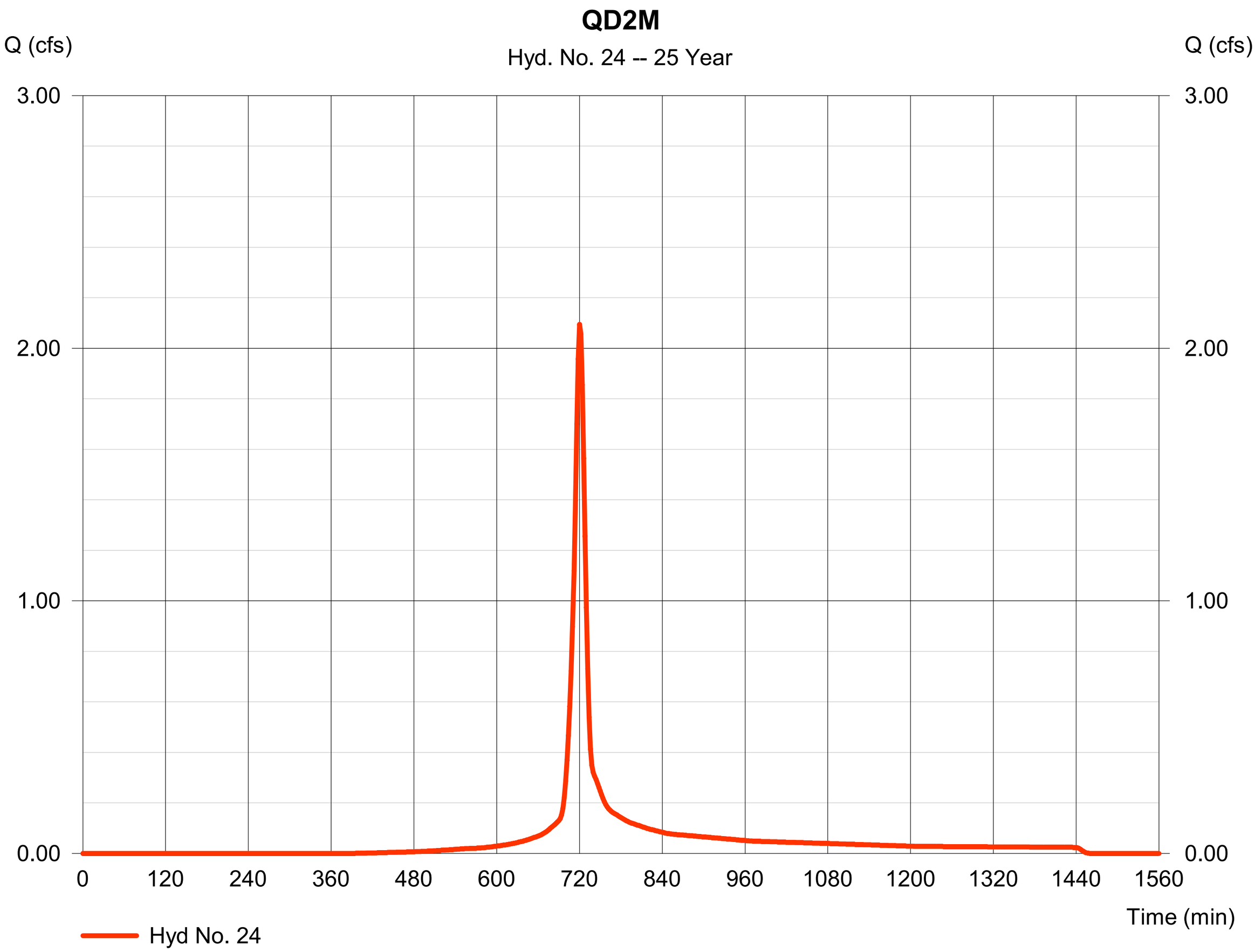


Hydrograph Report

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

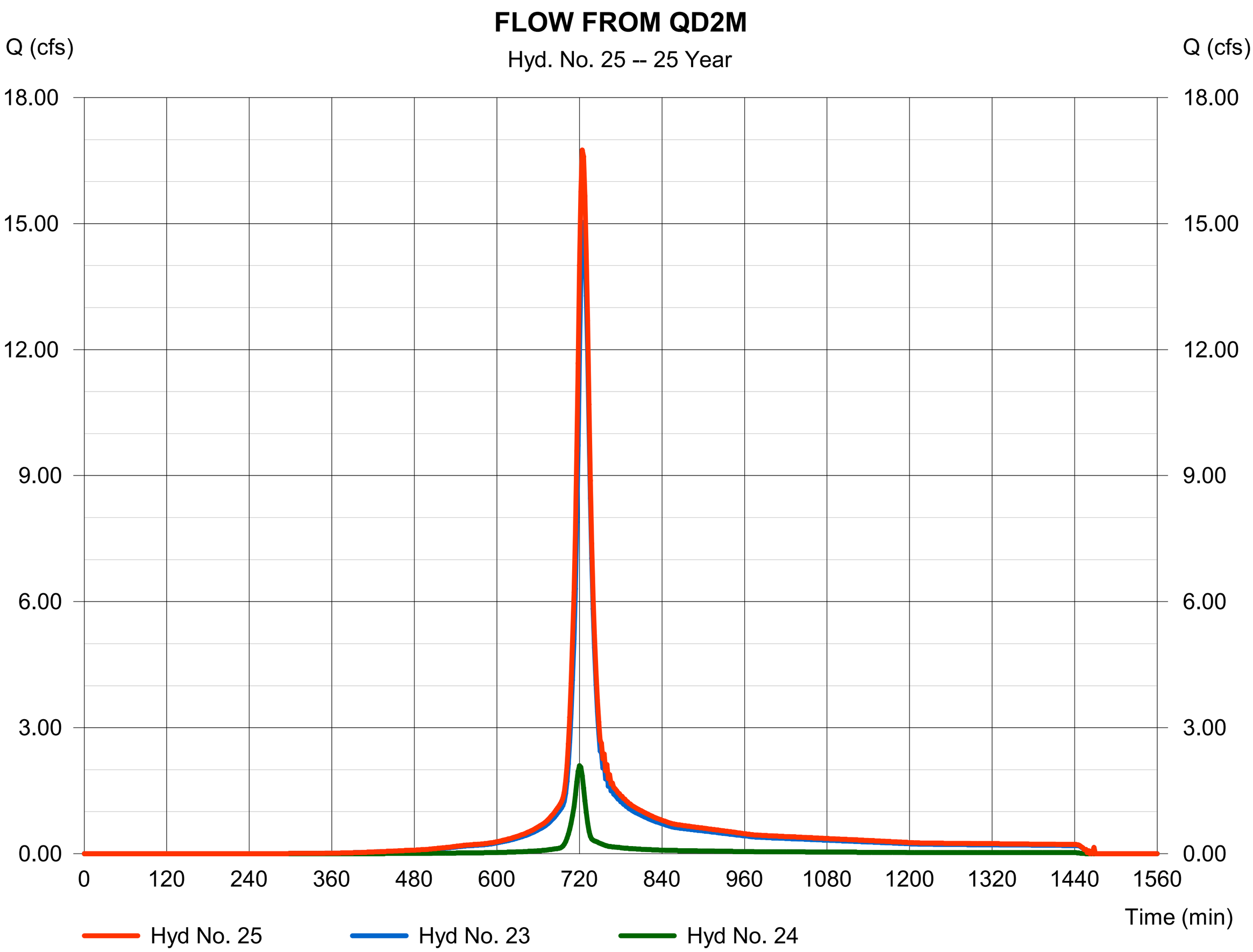


Hydrograph Report

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



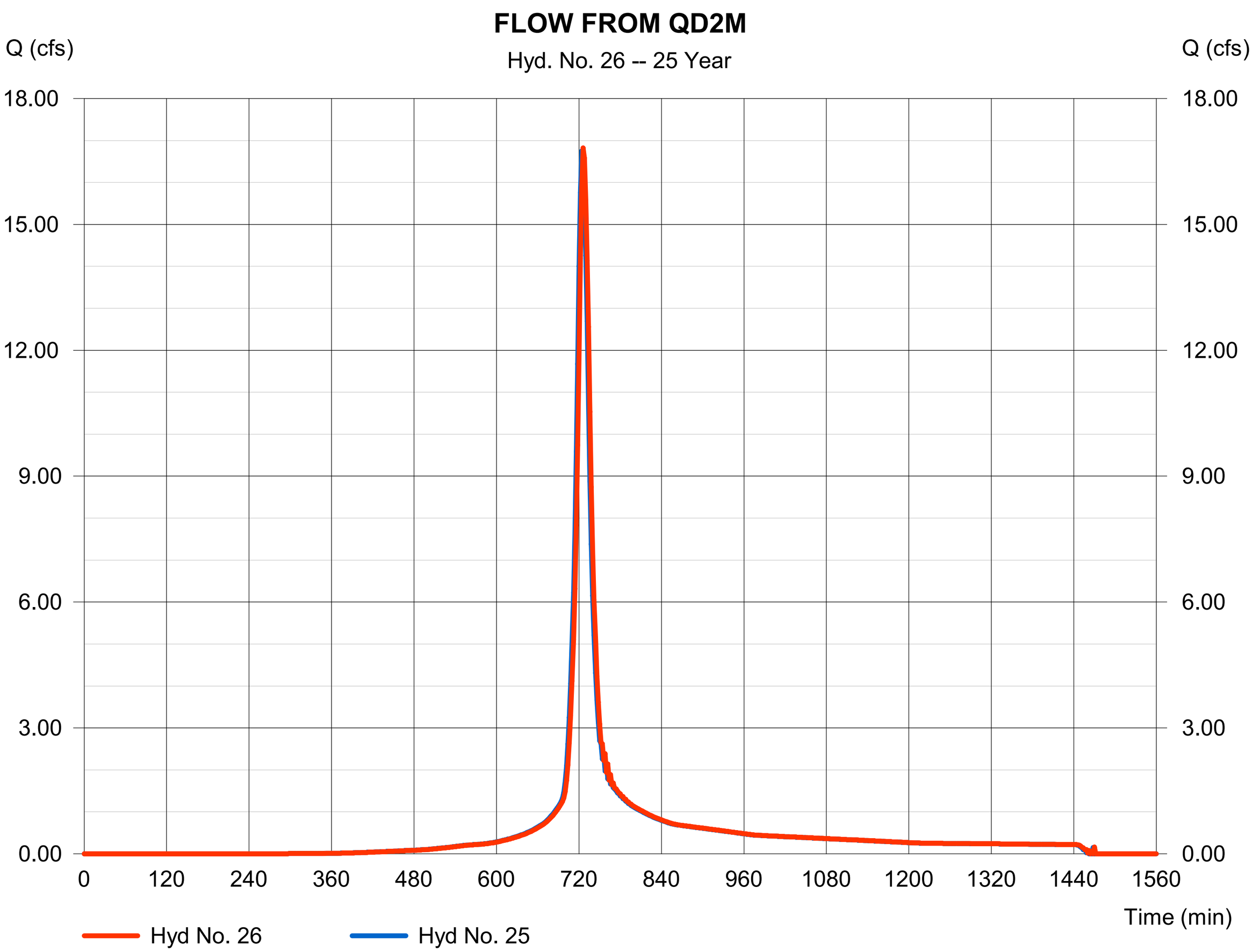
Hydrograph Report

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.

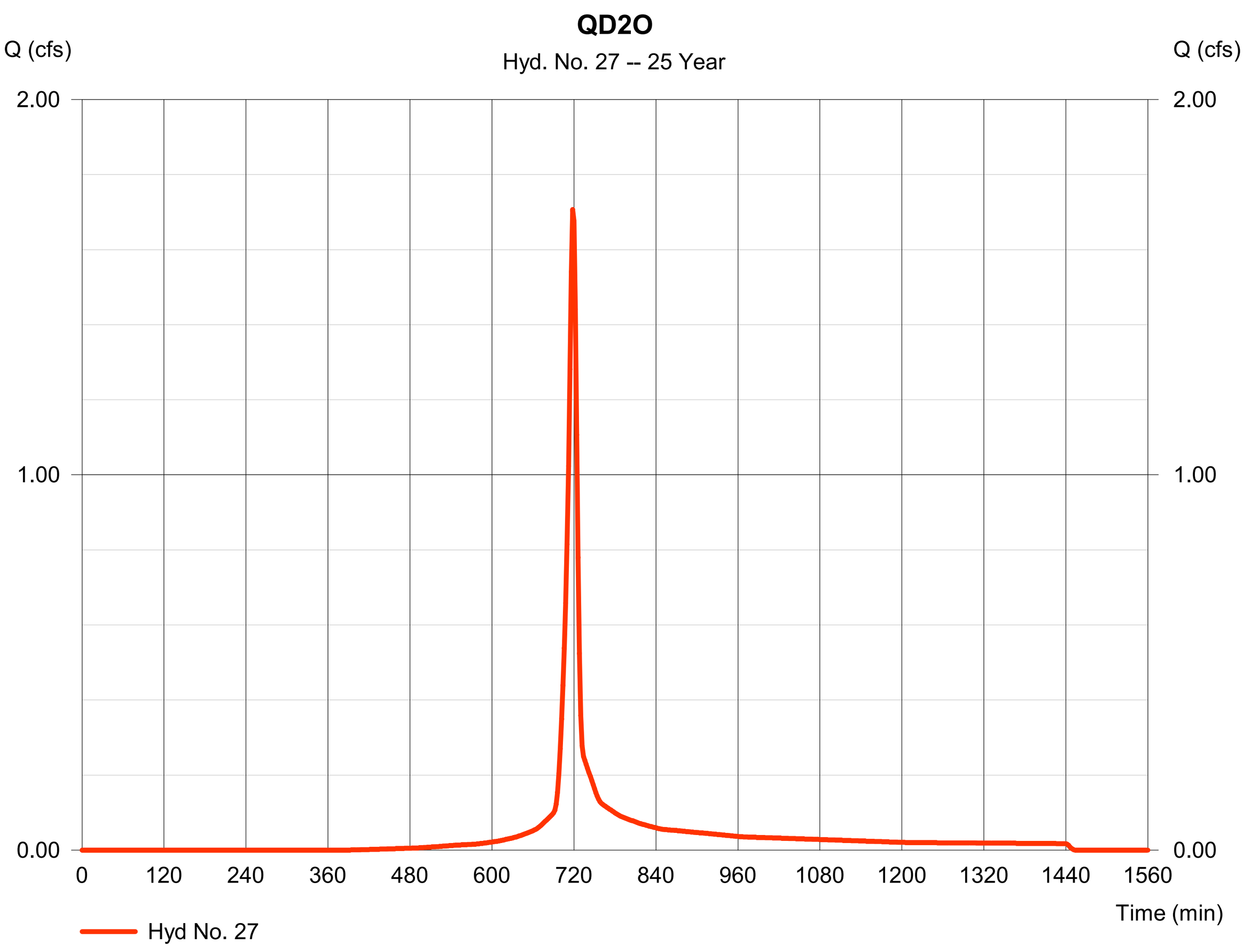


Hydrograph Report

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

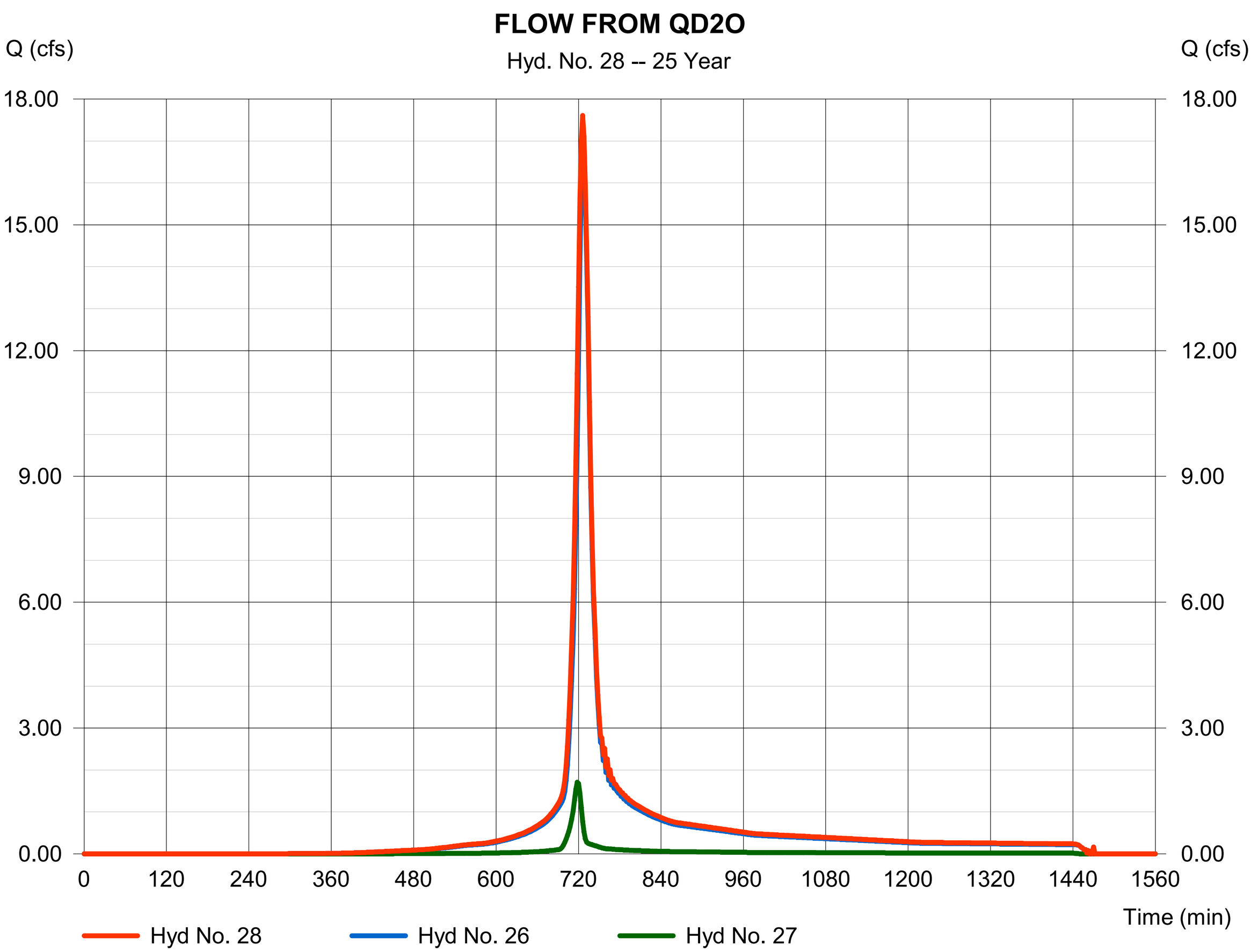


Hydrograph Report

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



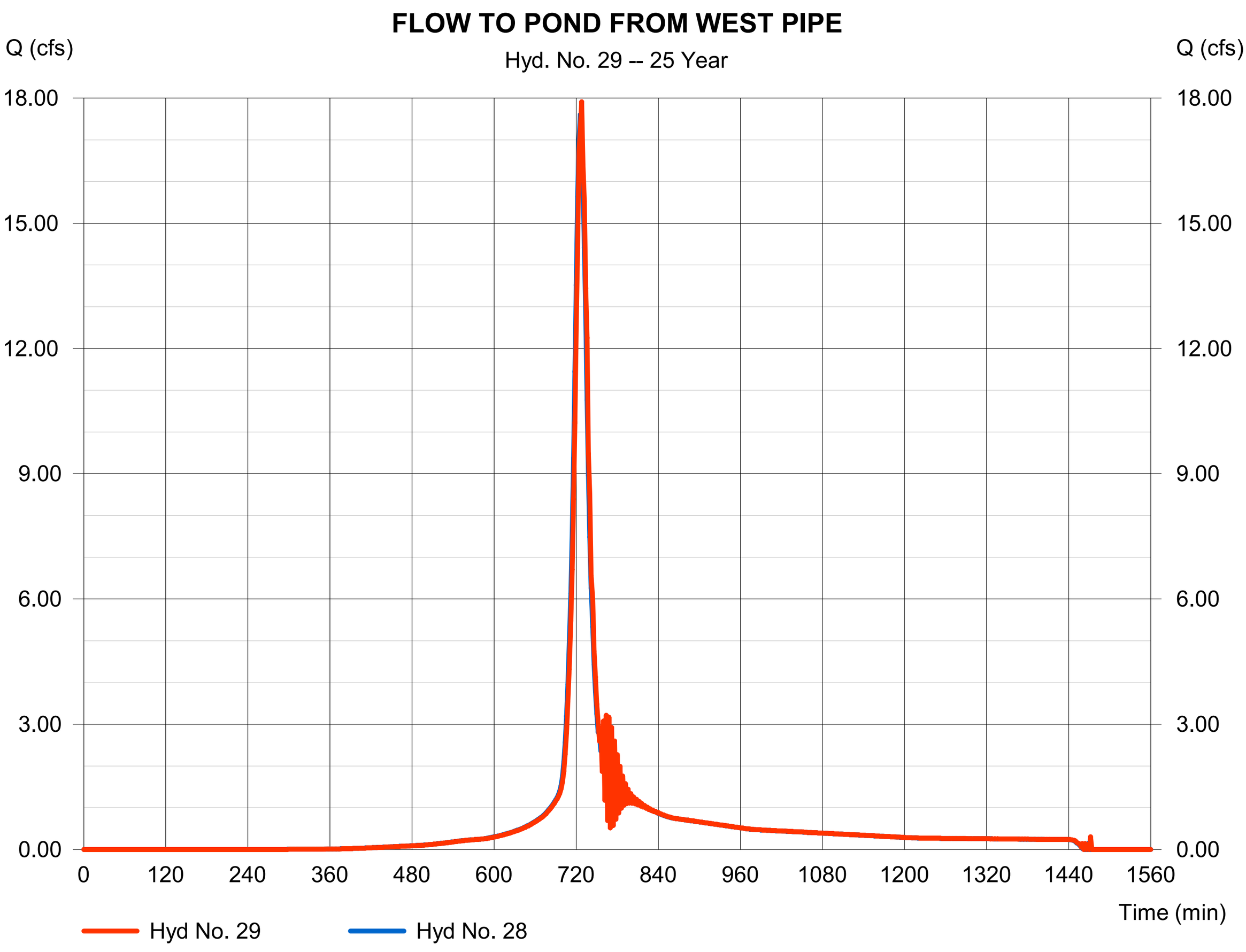
Hydrograph Report

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.

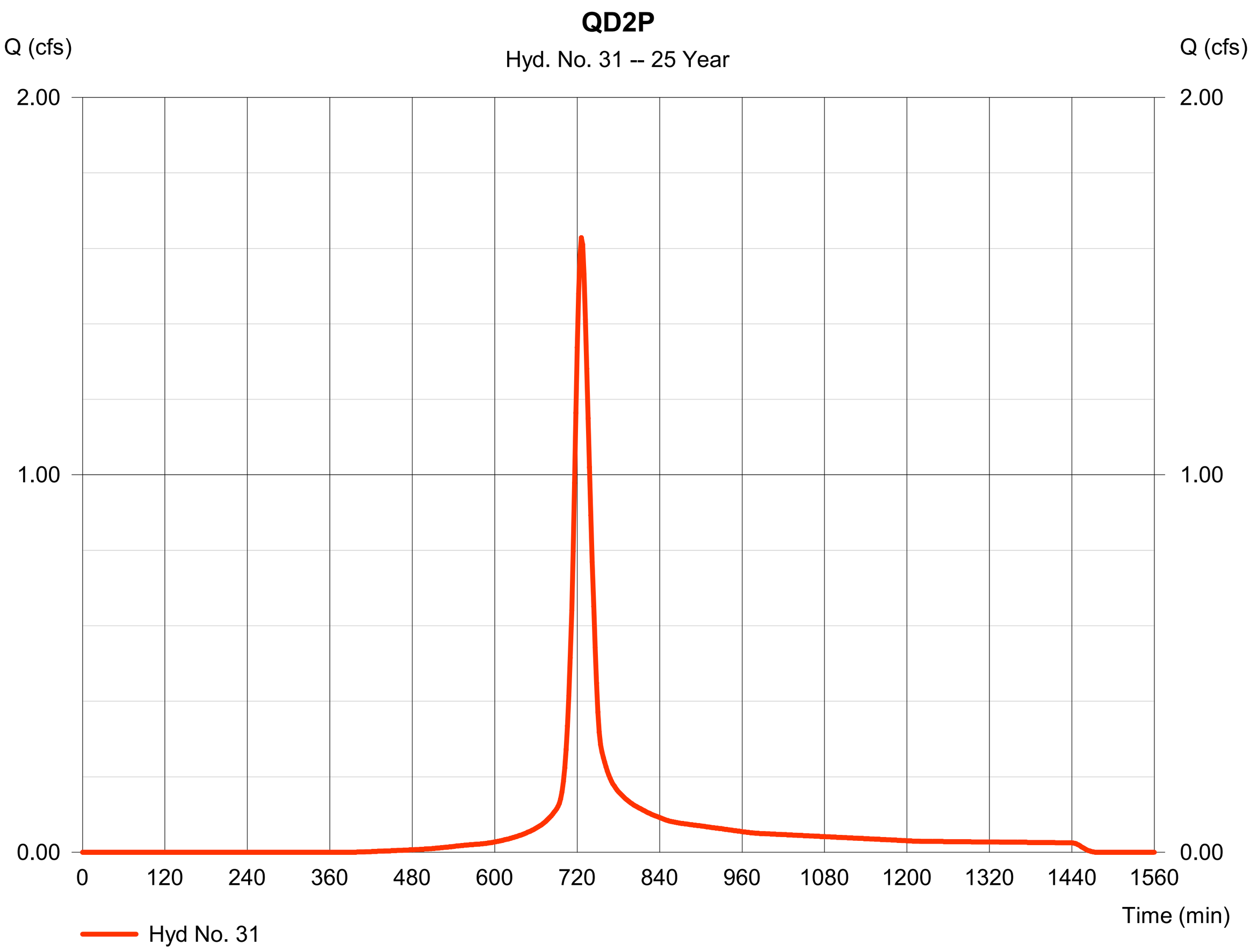


Hydrograph Report

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



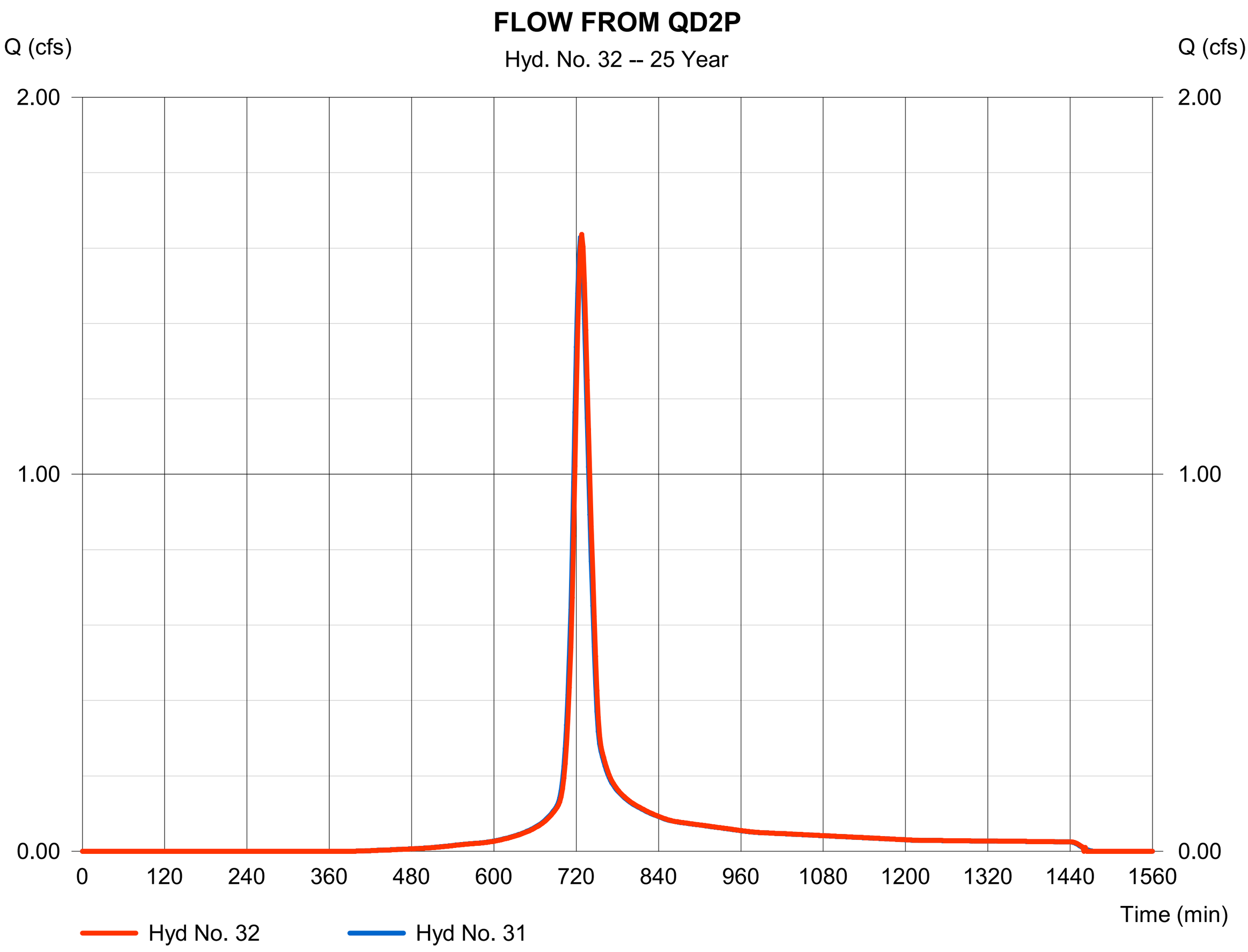
Hydrograph Report

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.

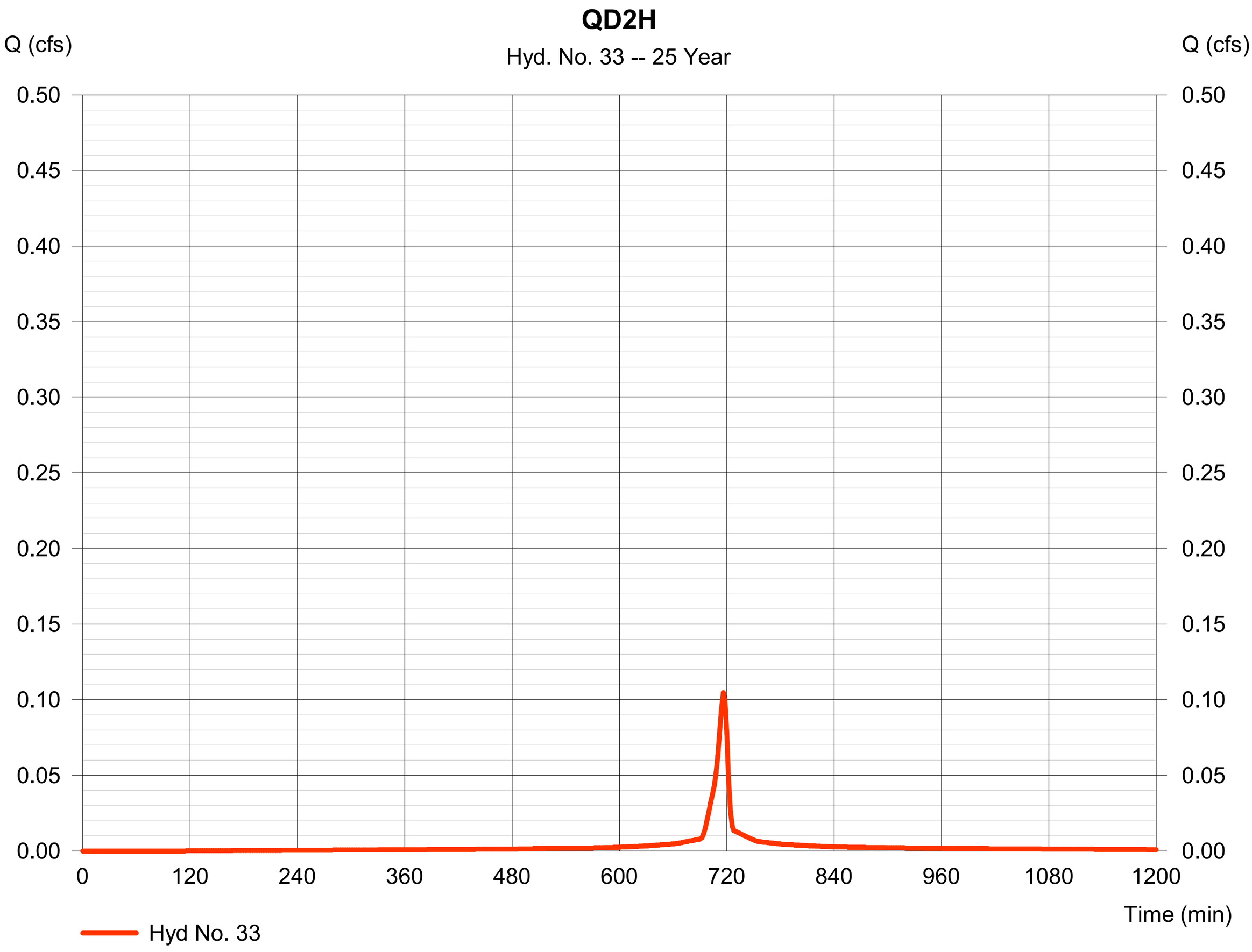


Hydrograph Report

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

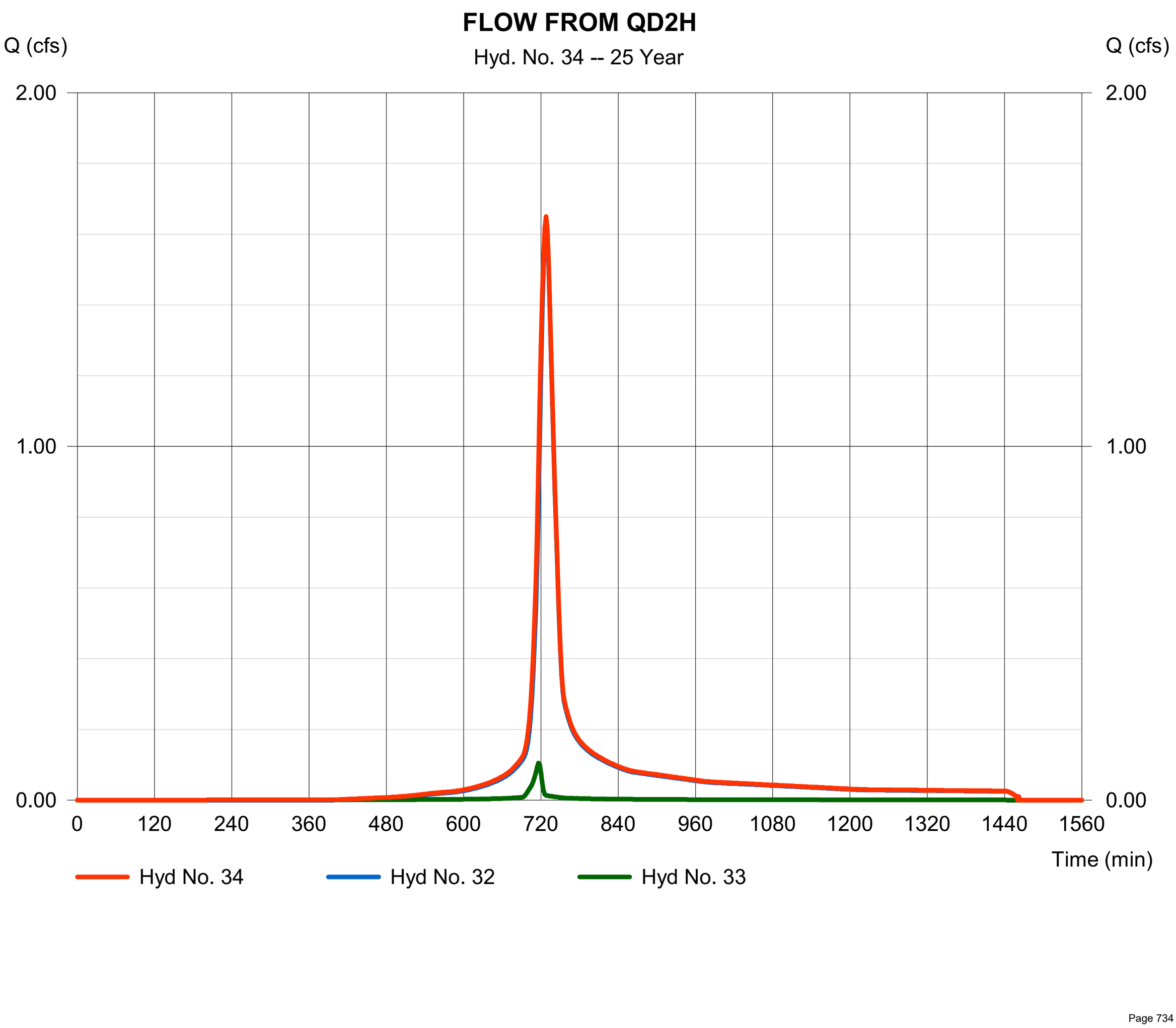


Hydrograph Report

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



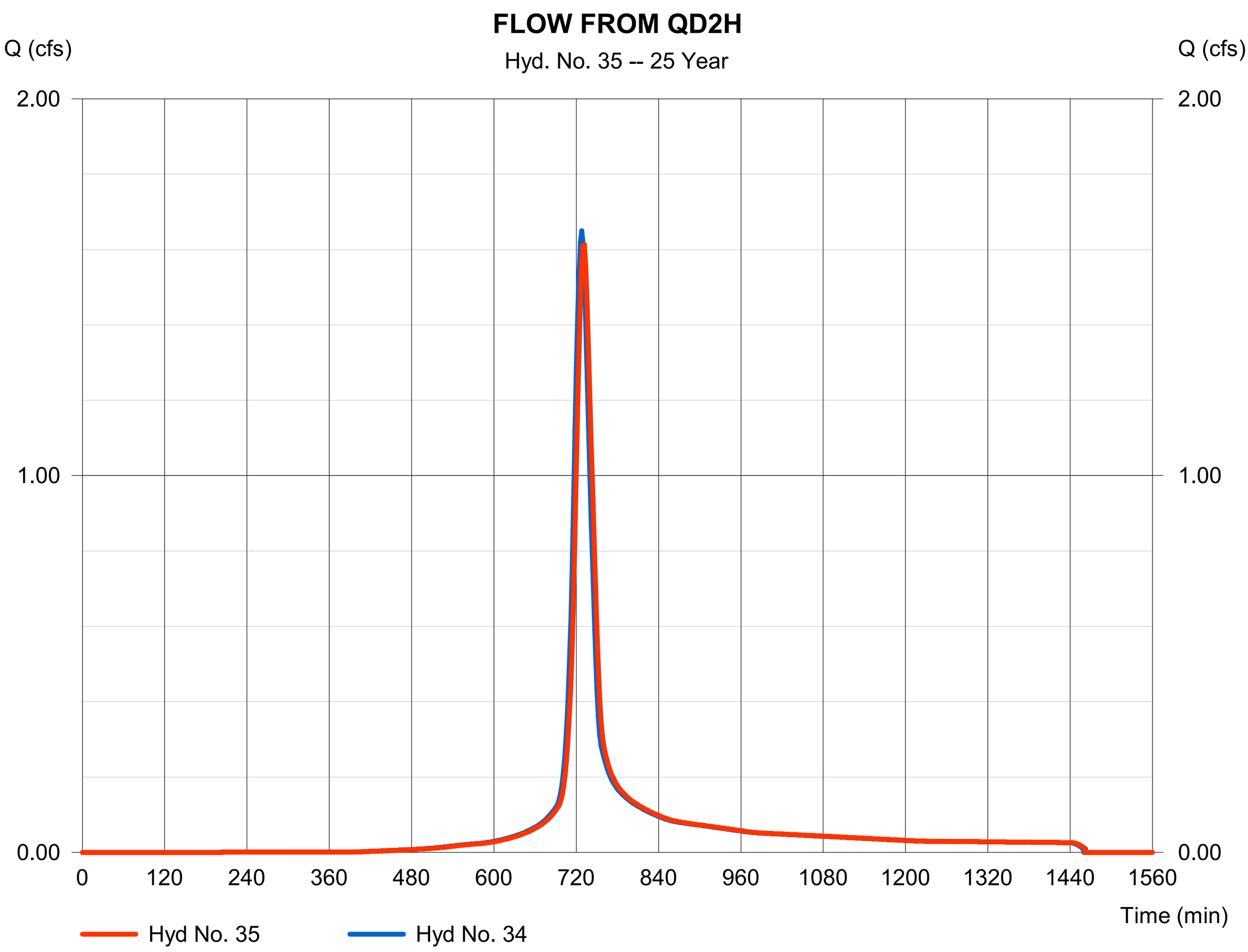
Hydrograph Report

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.

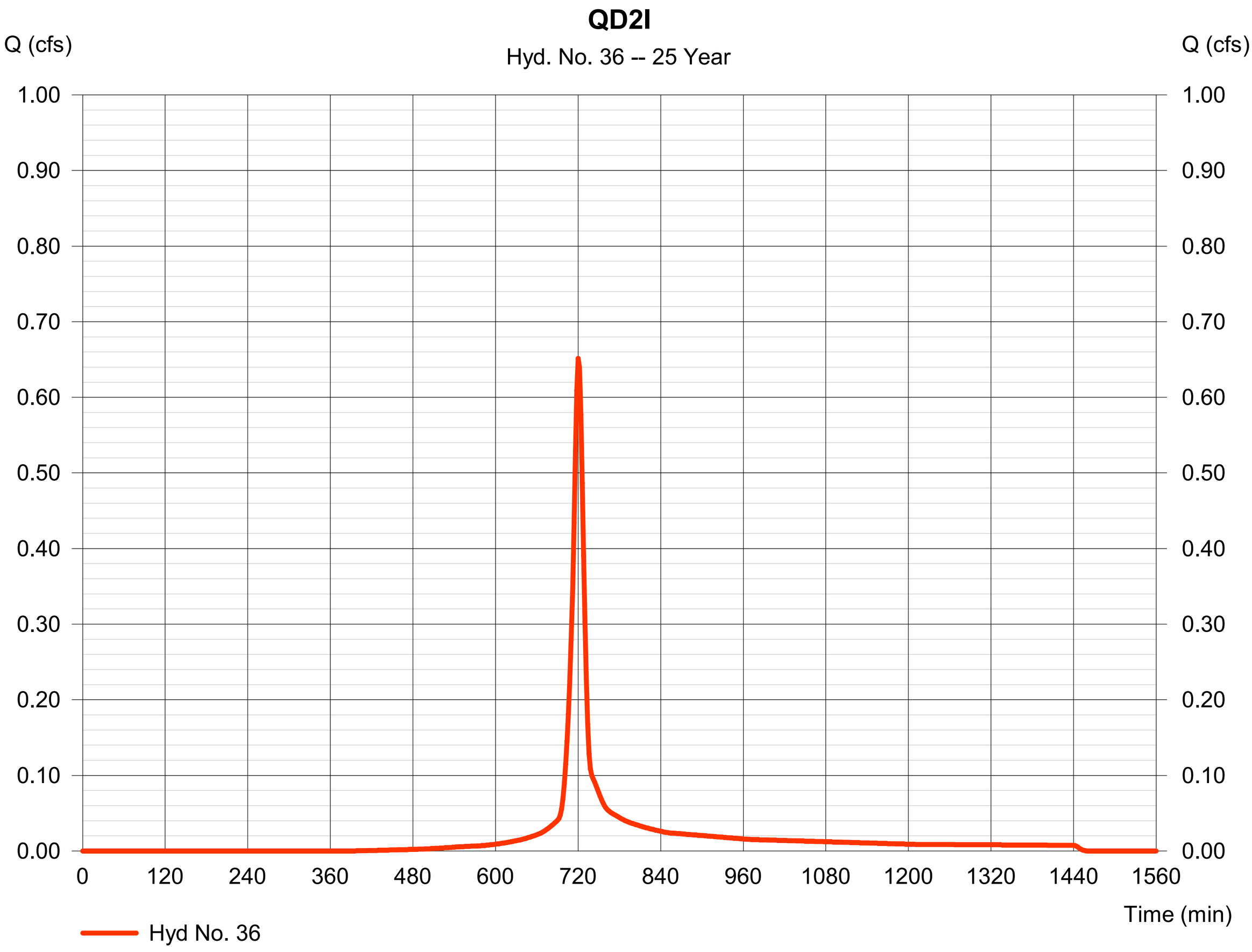


Hydrograph Report

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

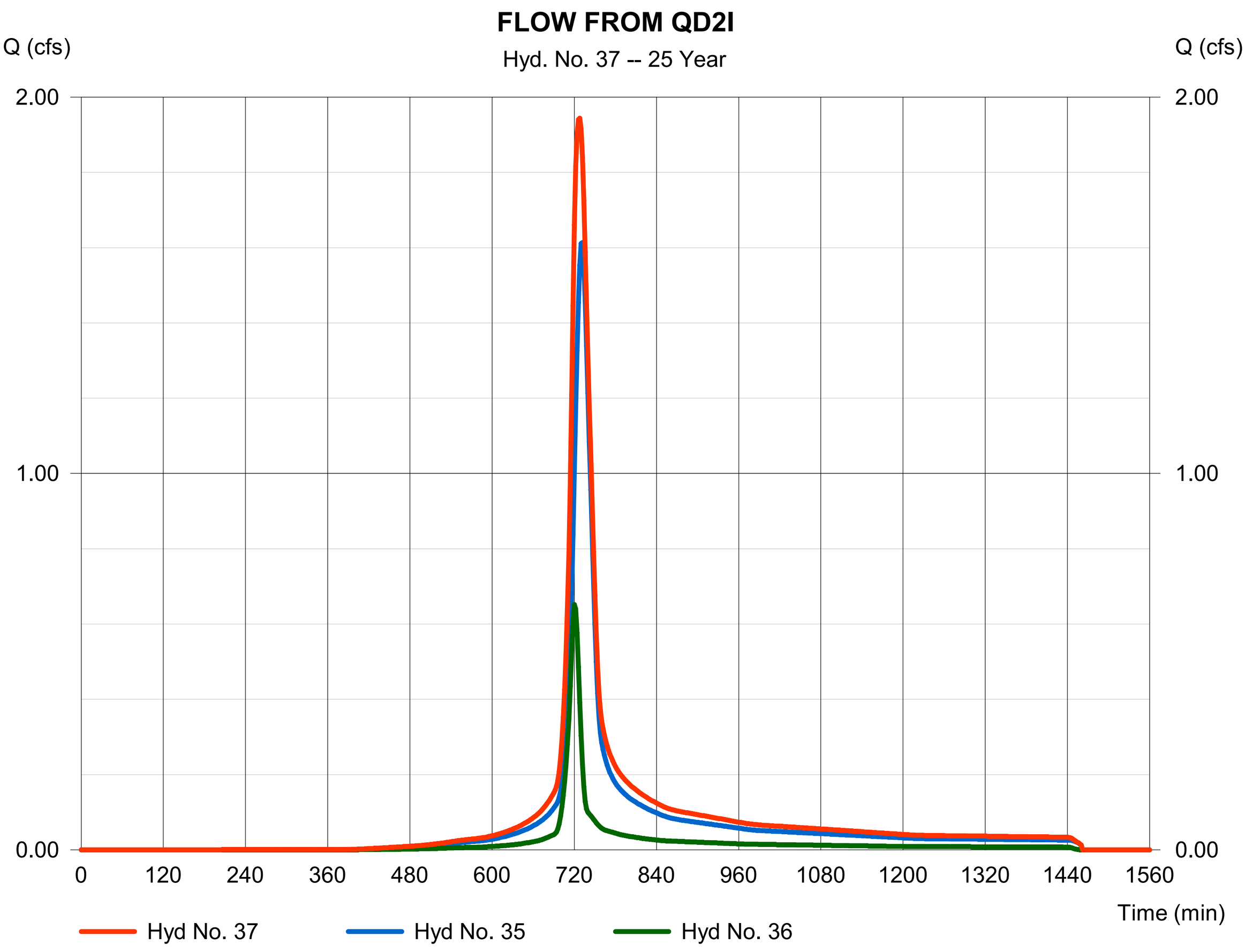


Hydrograph Report

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



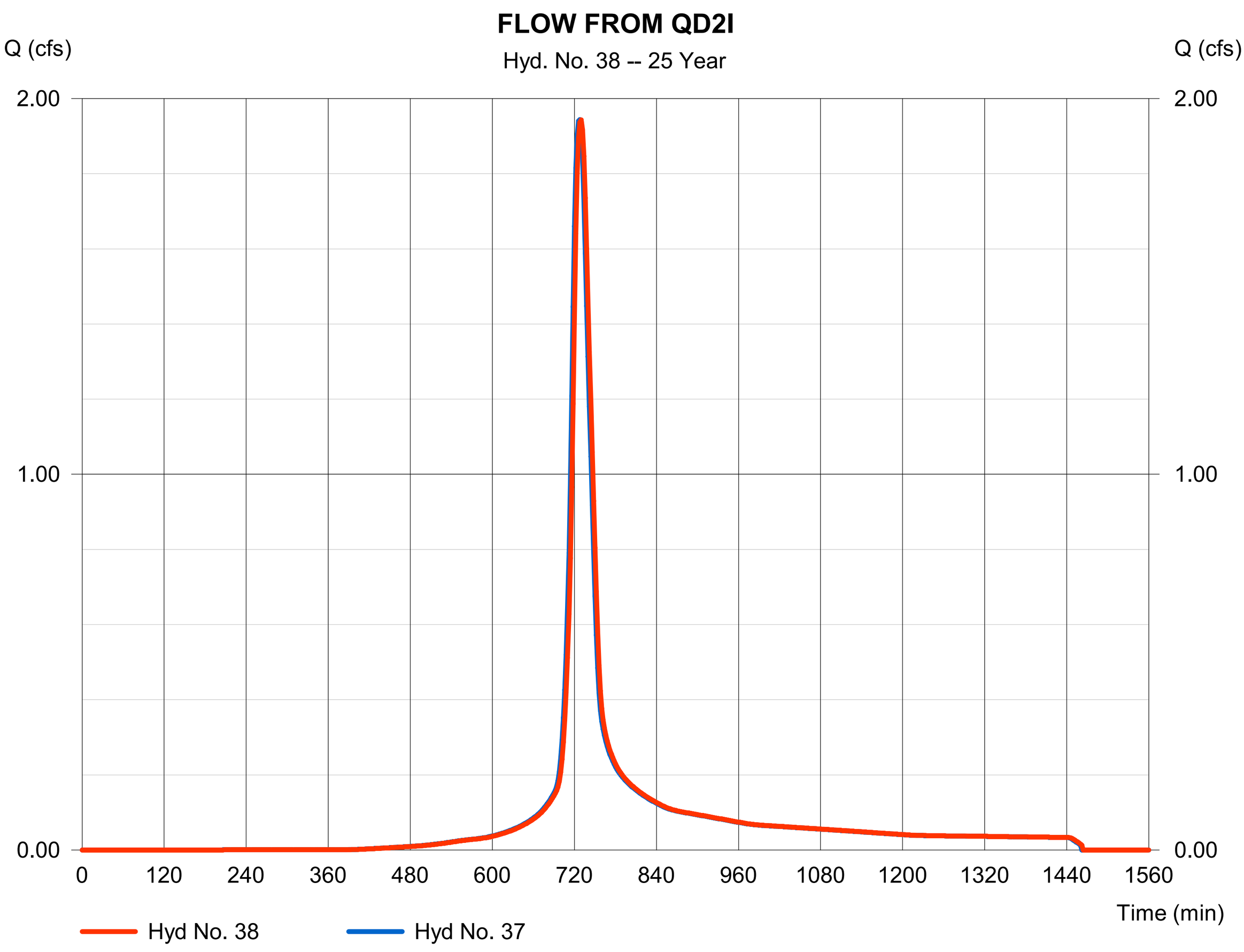
Hydrograph Report

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.

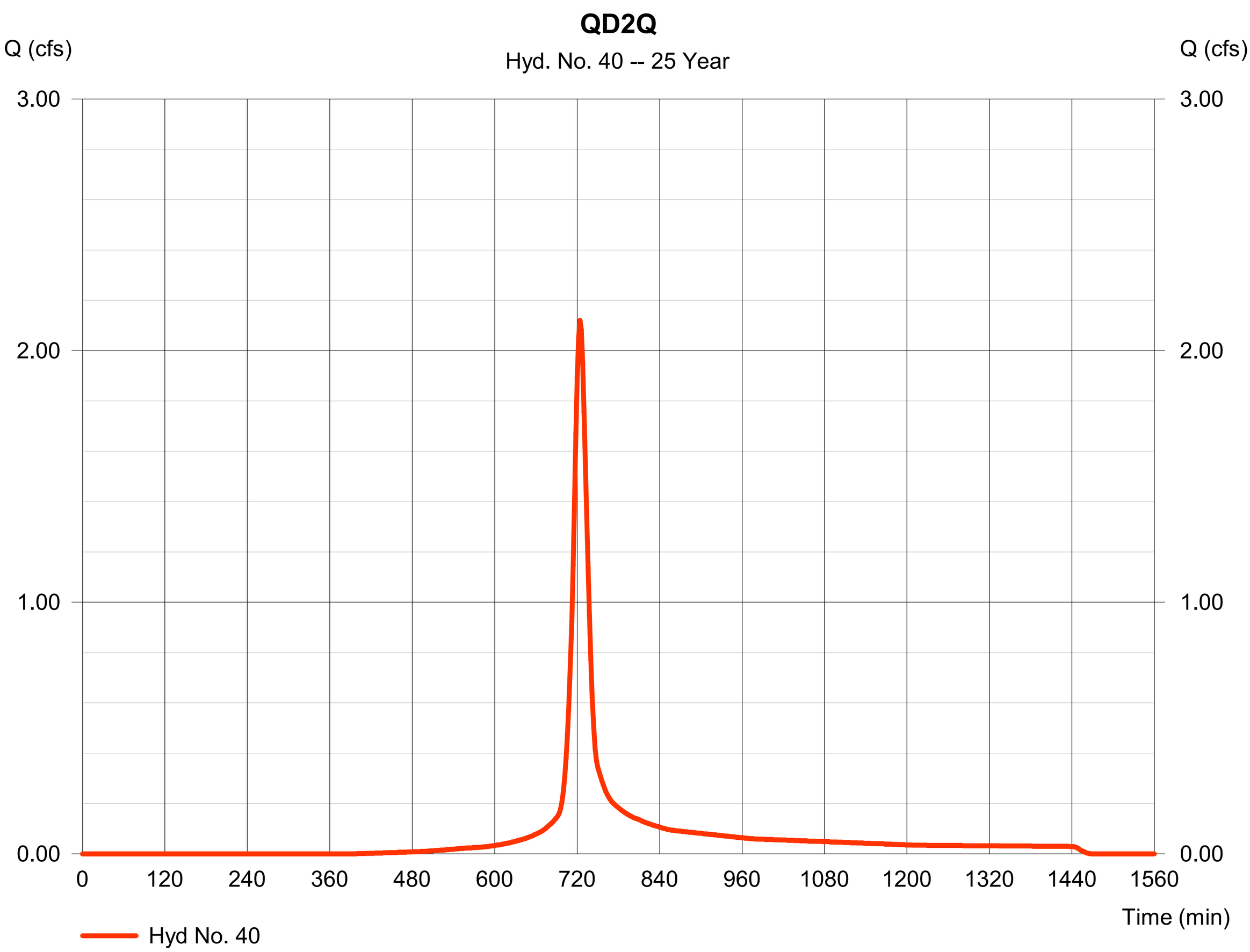


Hydrograph Report

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



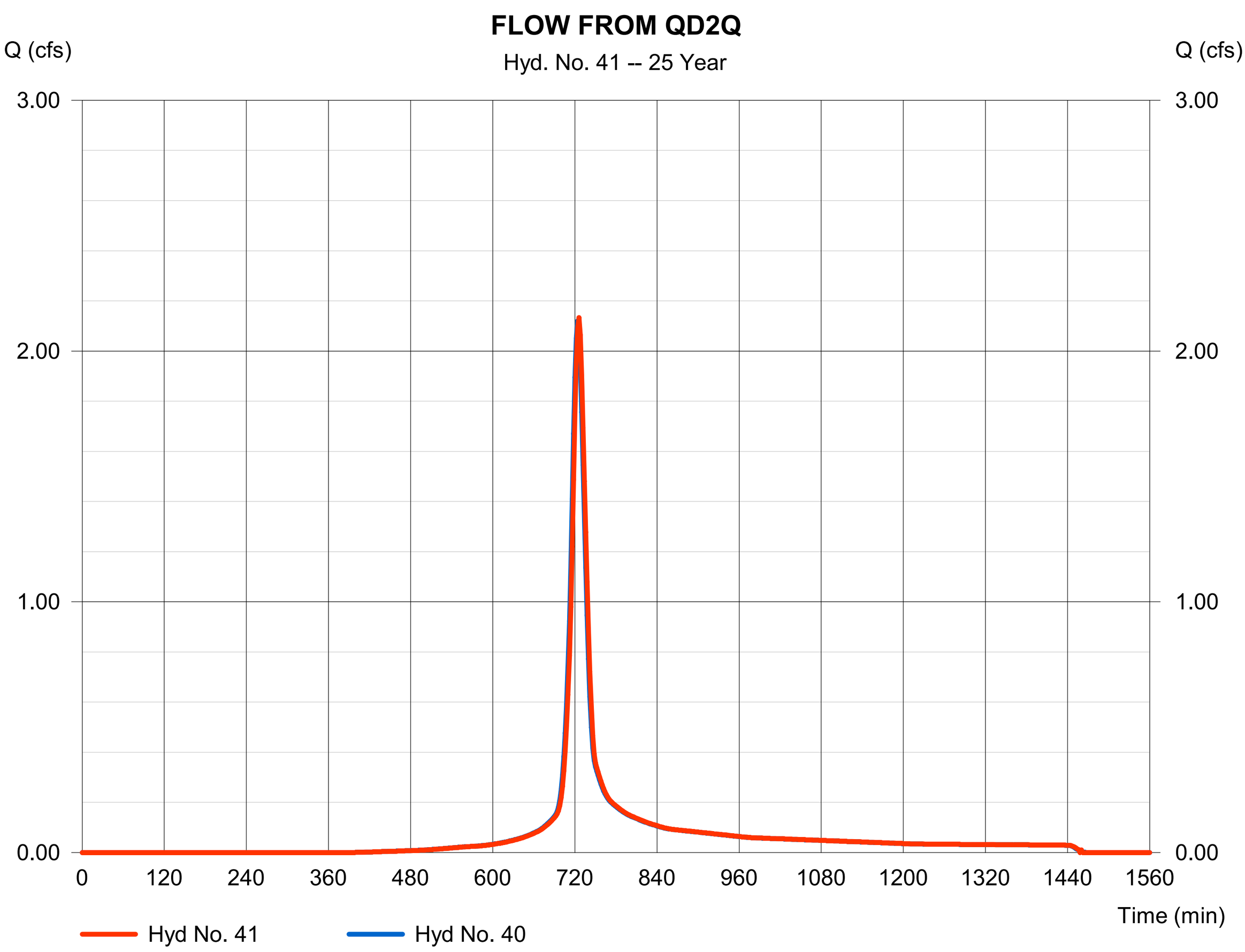
Hydrograph Report

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.

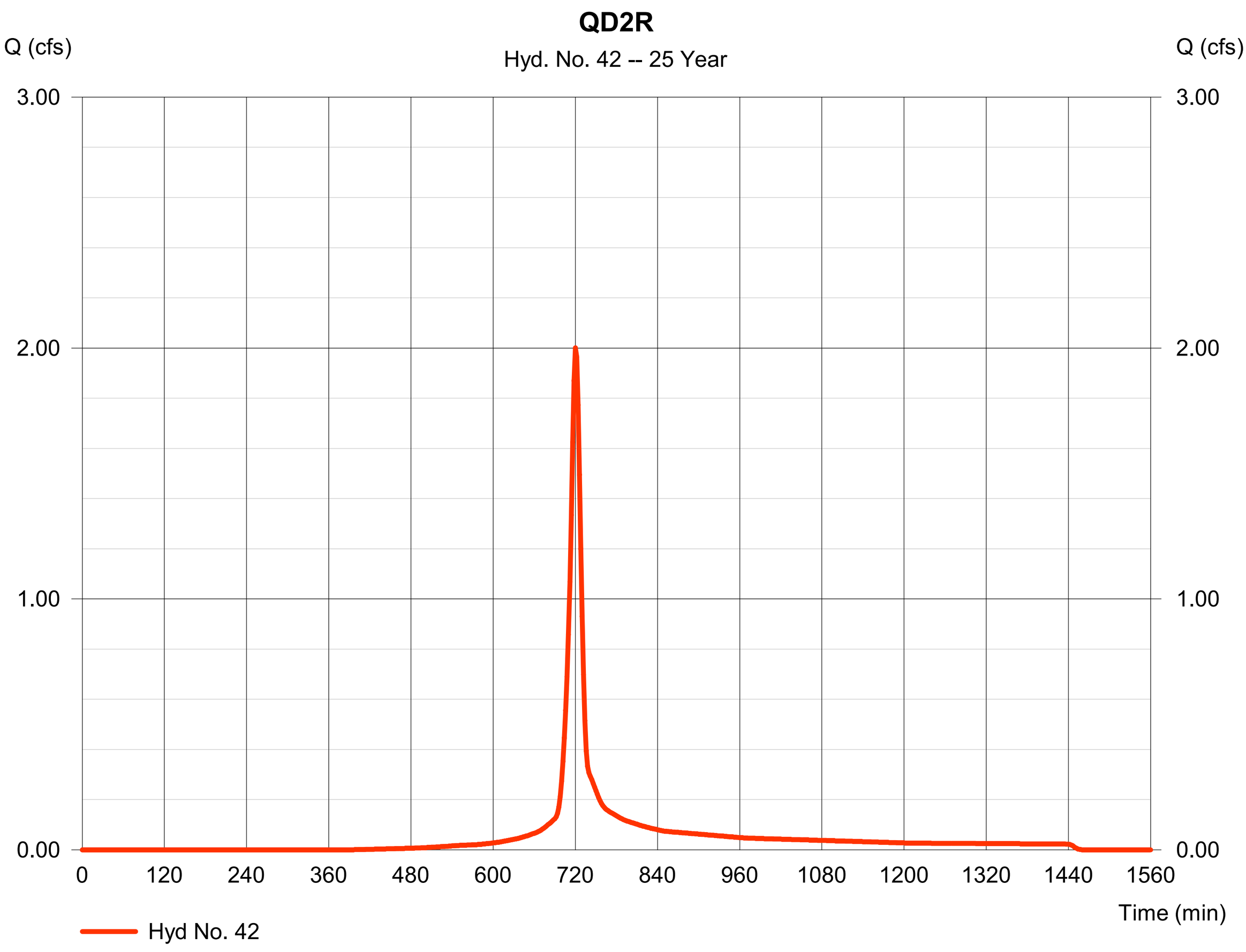


Hydrograph Report

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

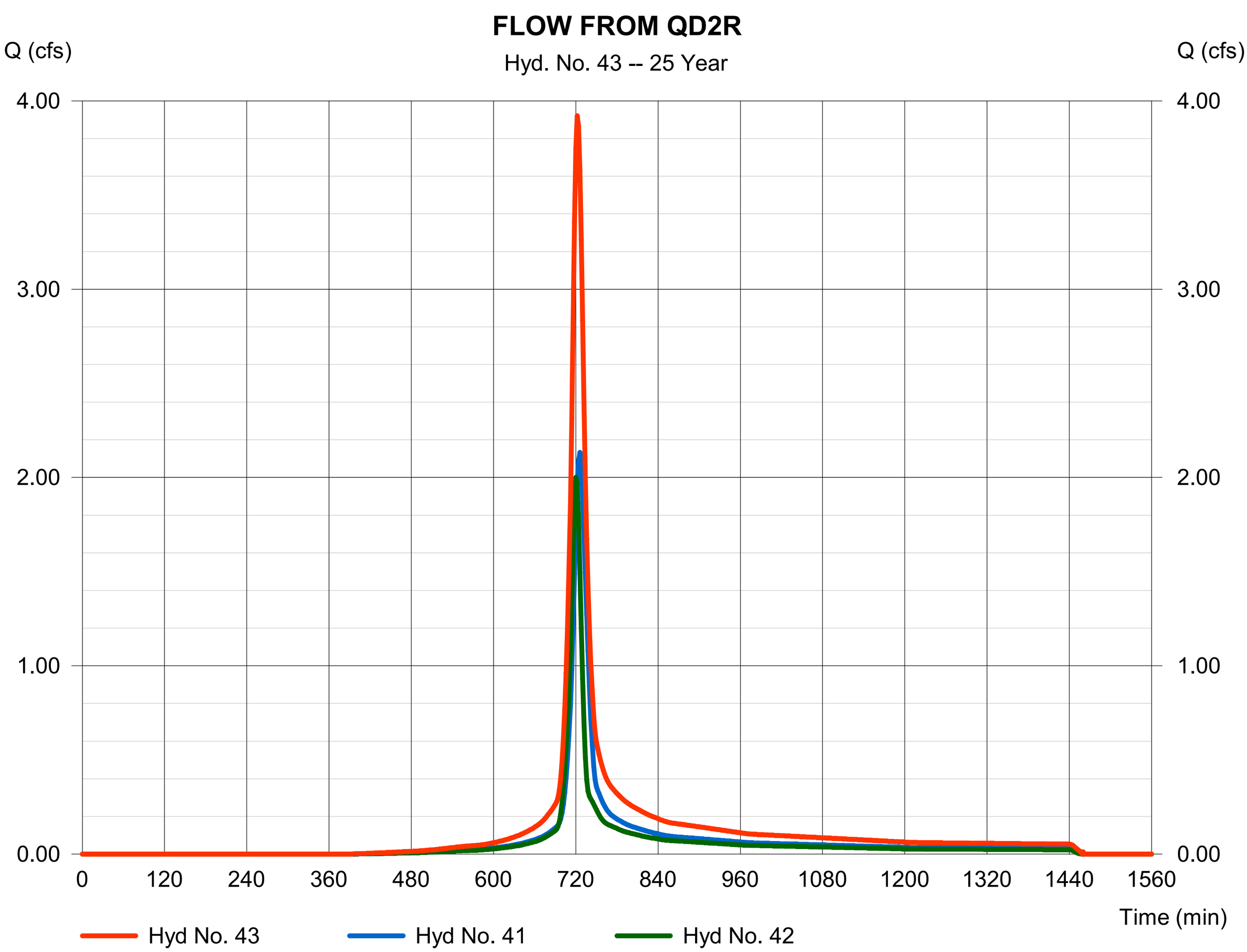


Hydrograph Report

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



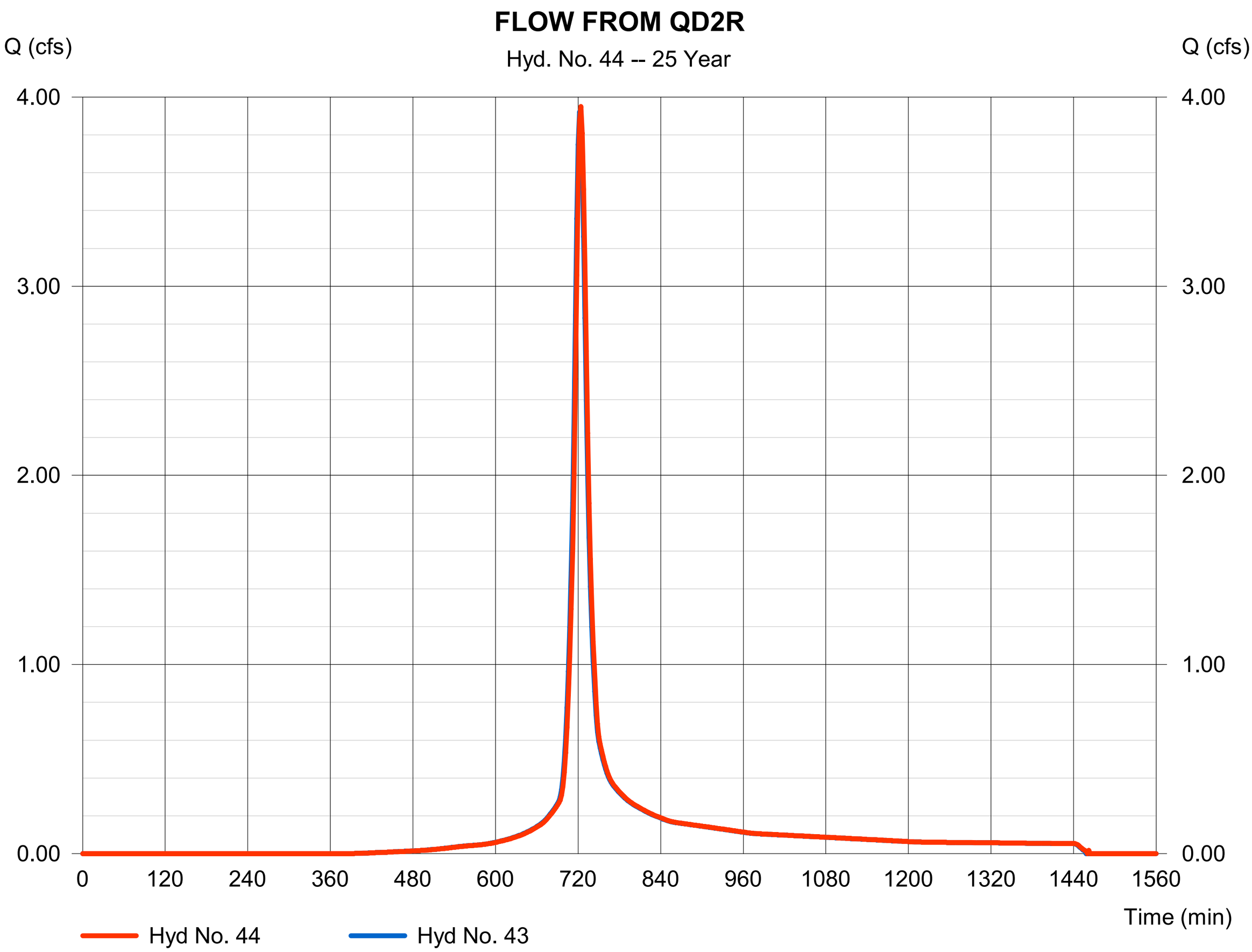
Hydrograph Report

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.

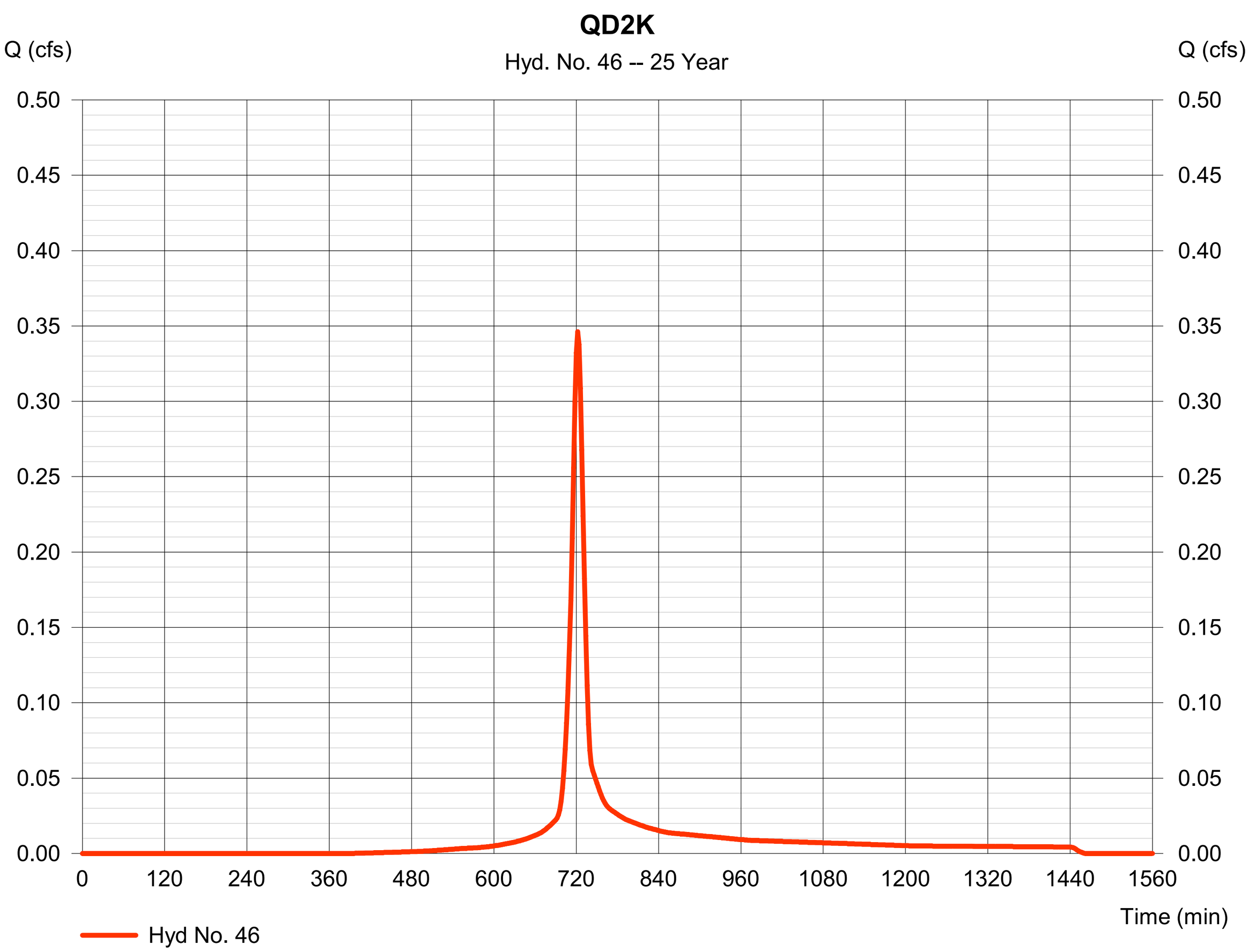


Hydrograph Report

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

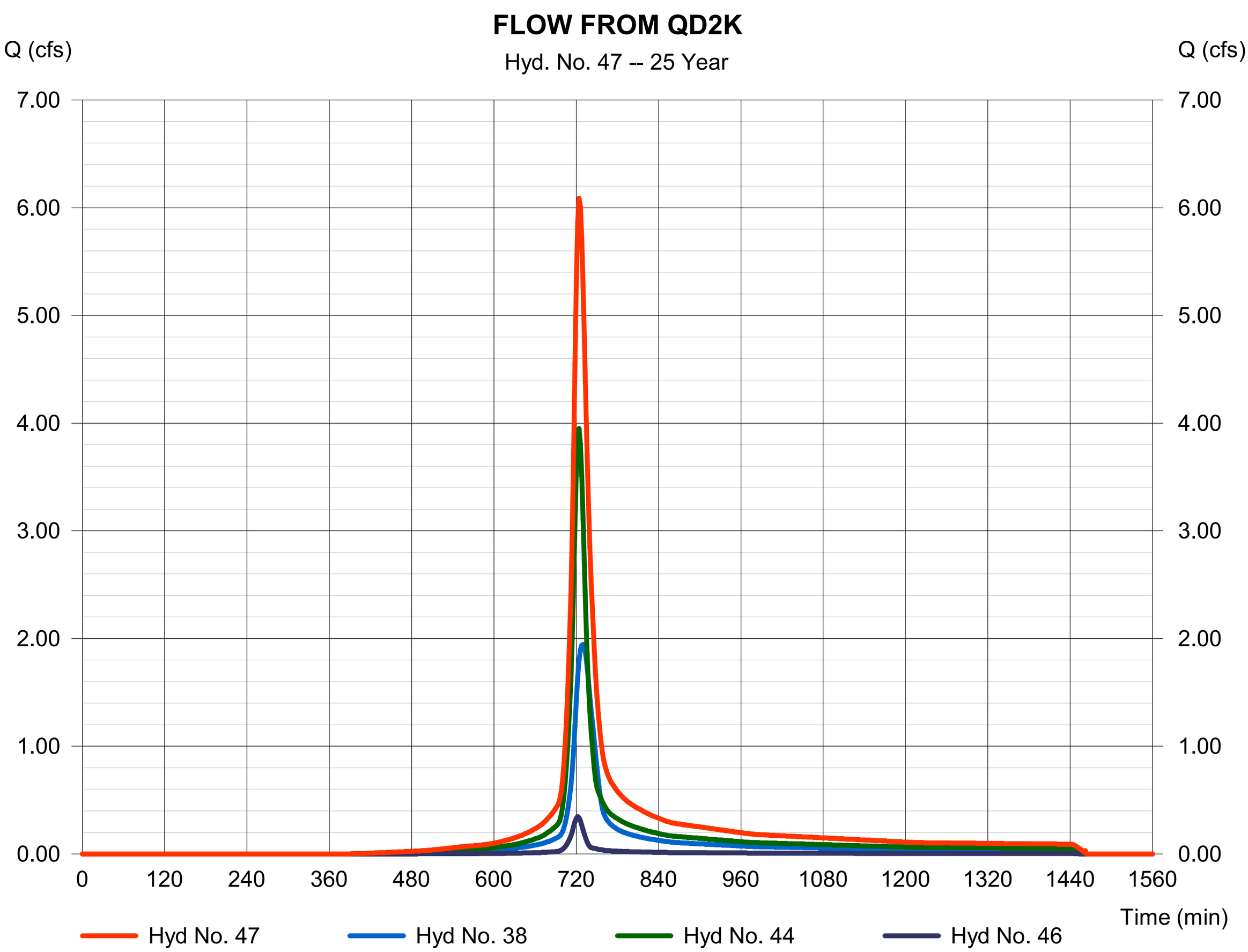


Hydrograph Report

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



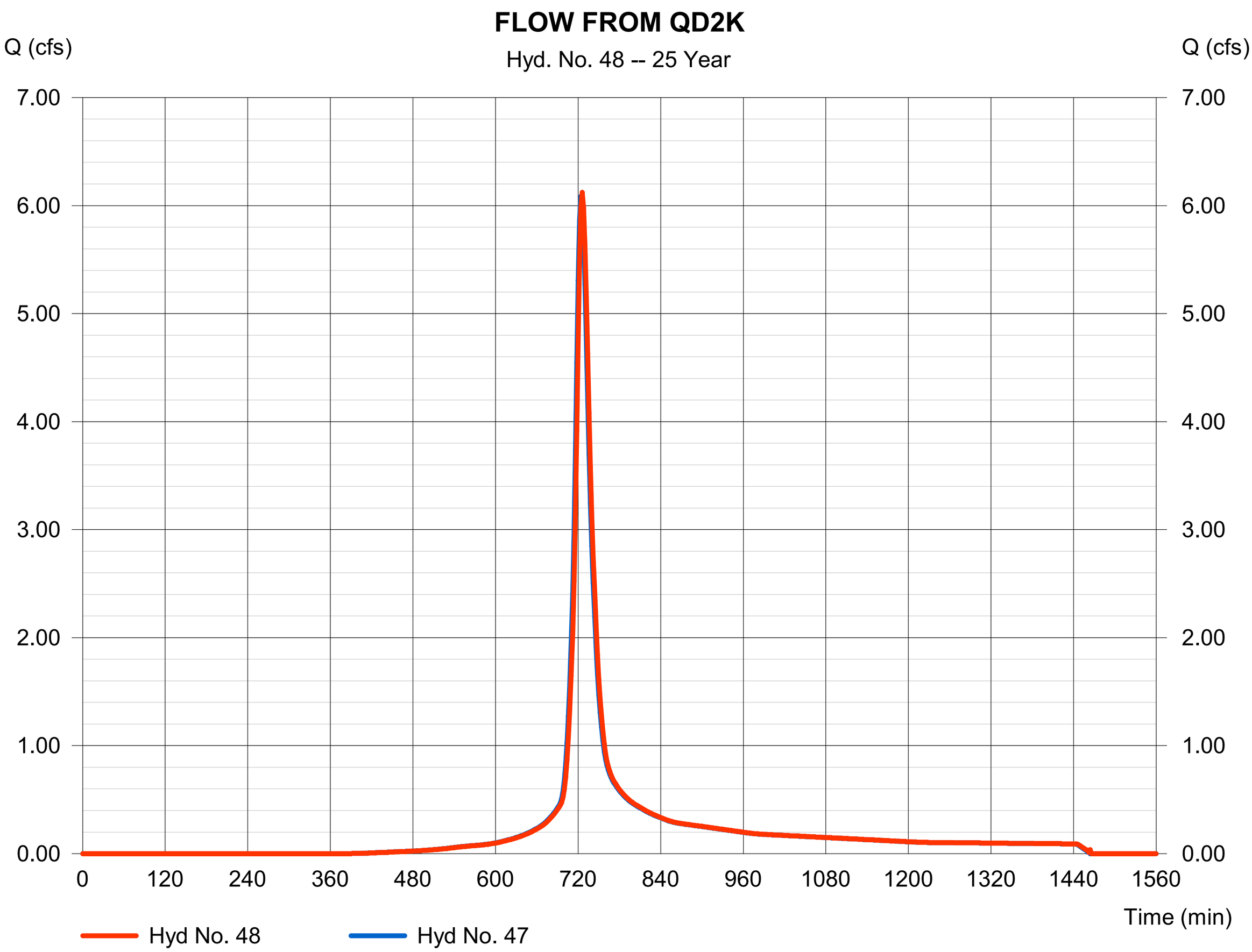
Hydrograph Report

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.

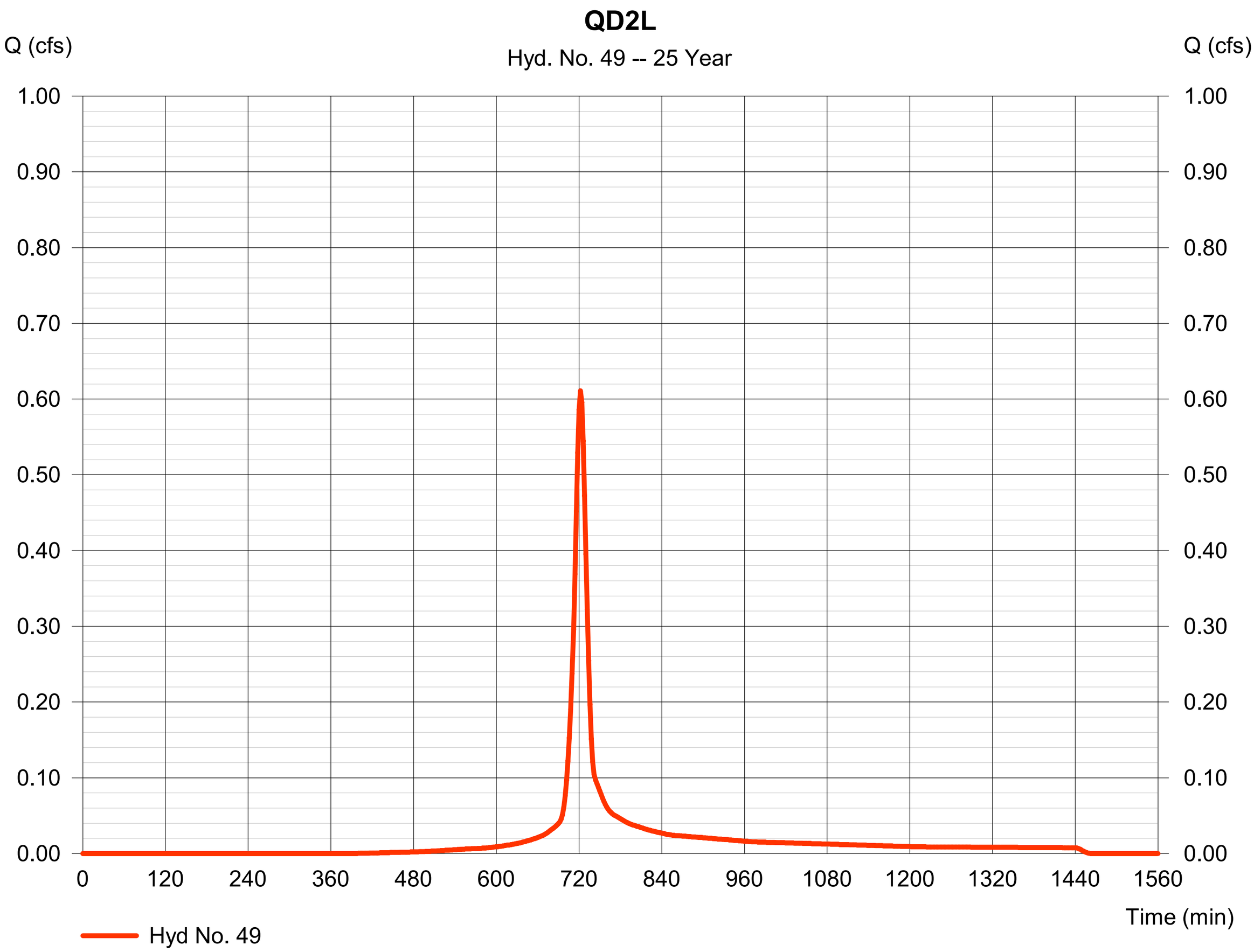


Hydrograph Report

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

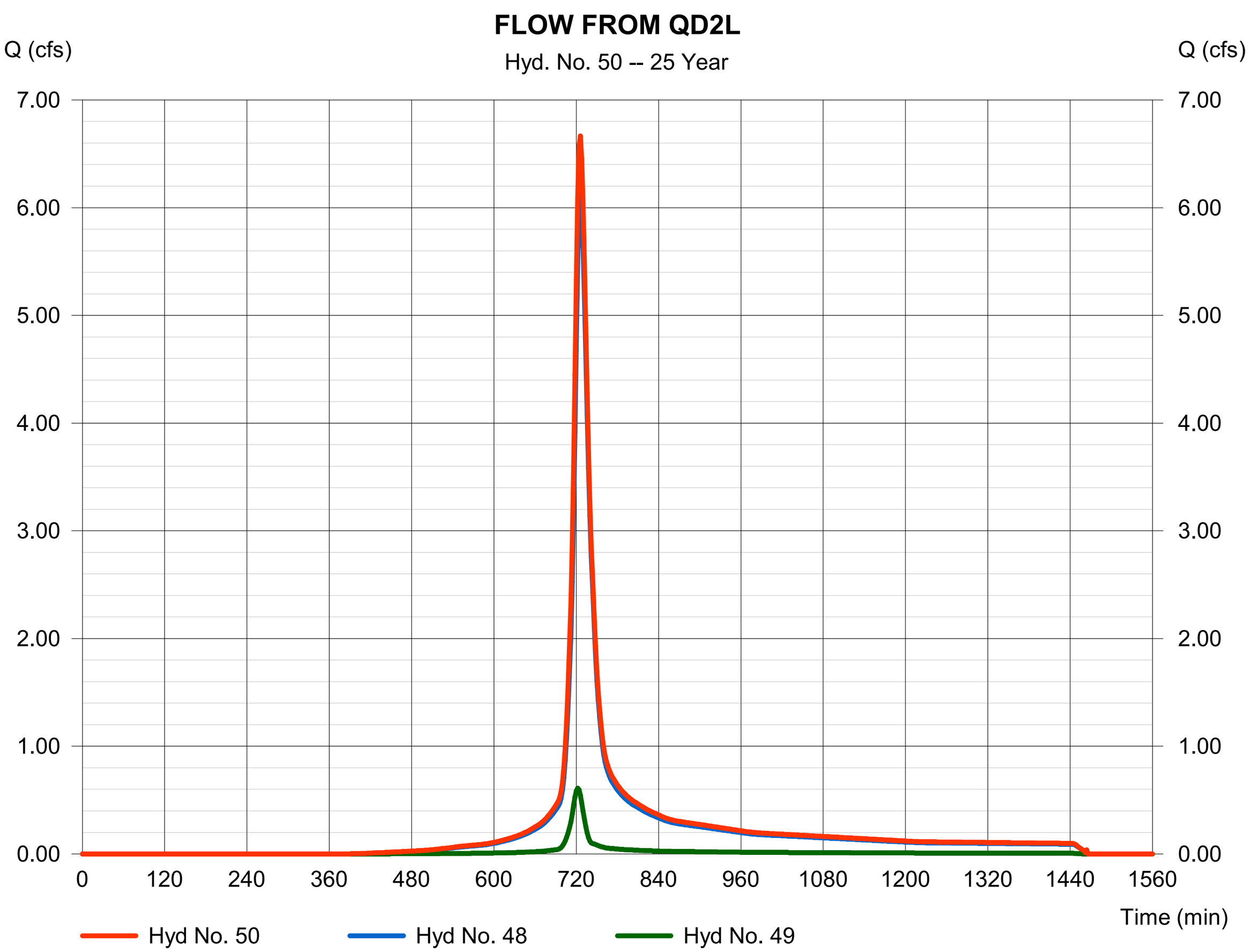


Hydrograph Report

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



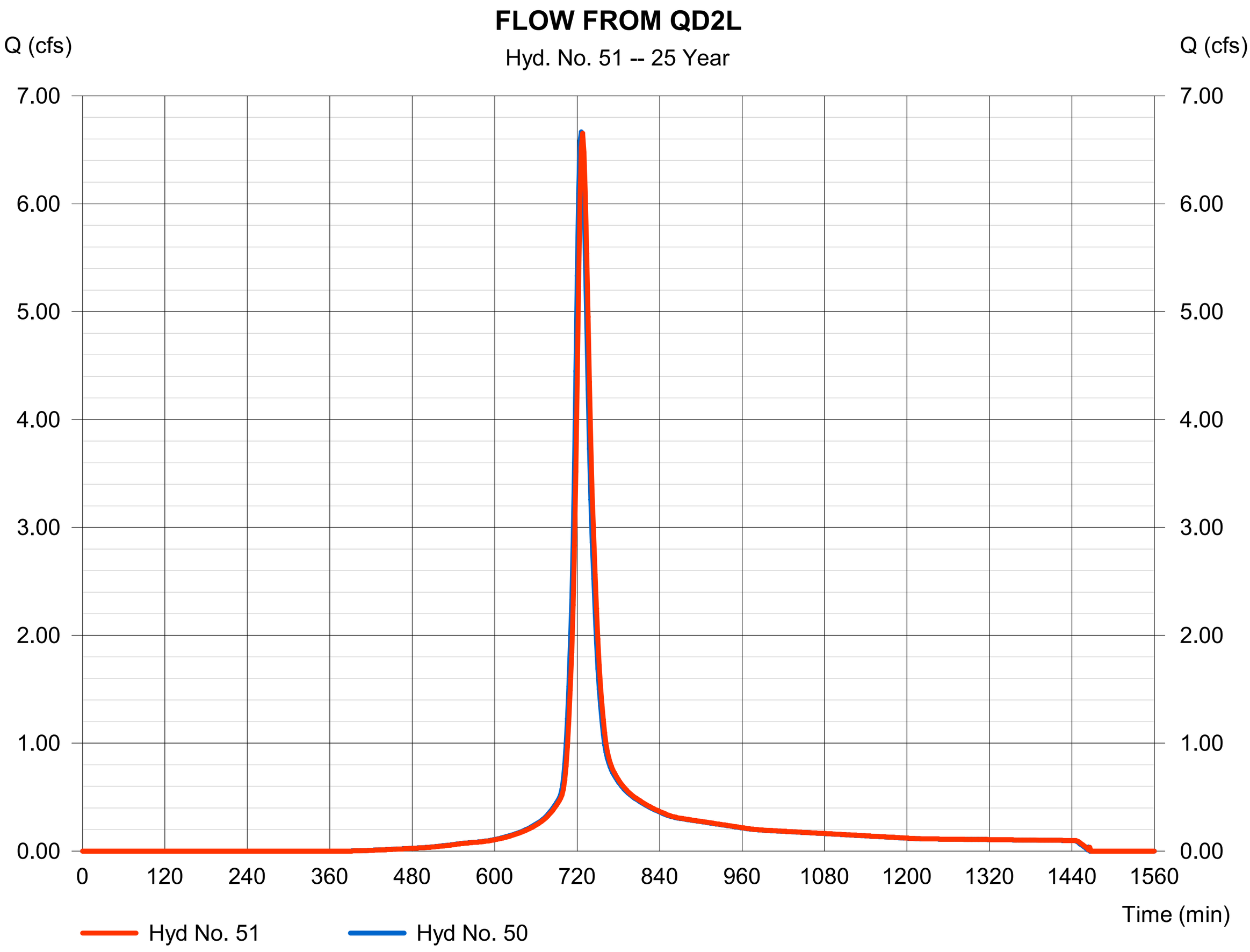
Hydrograph Report

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.

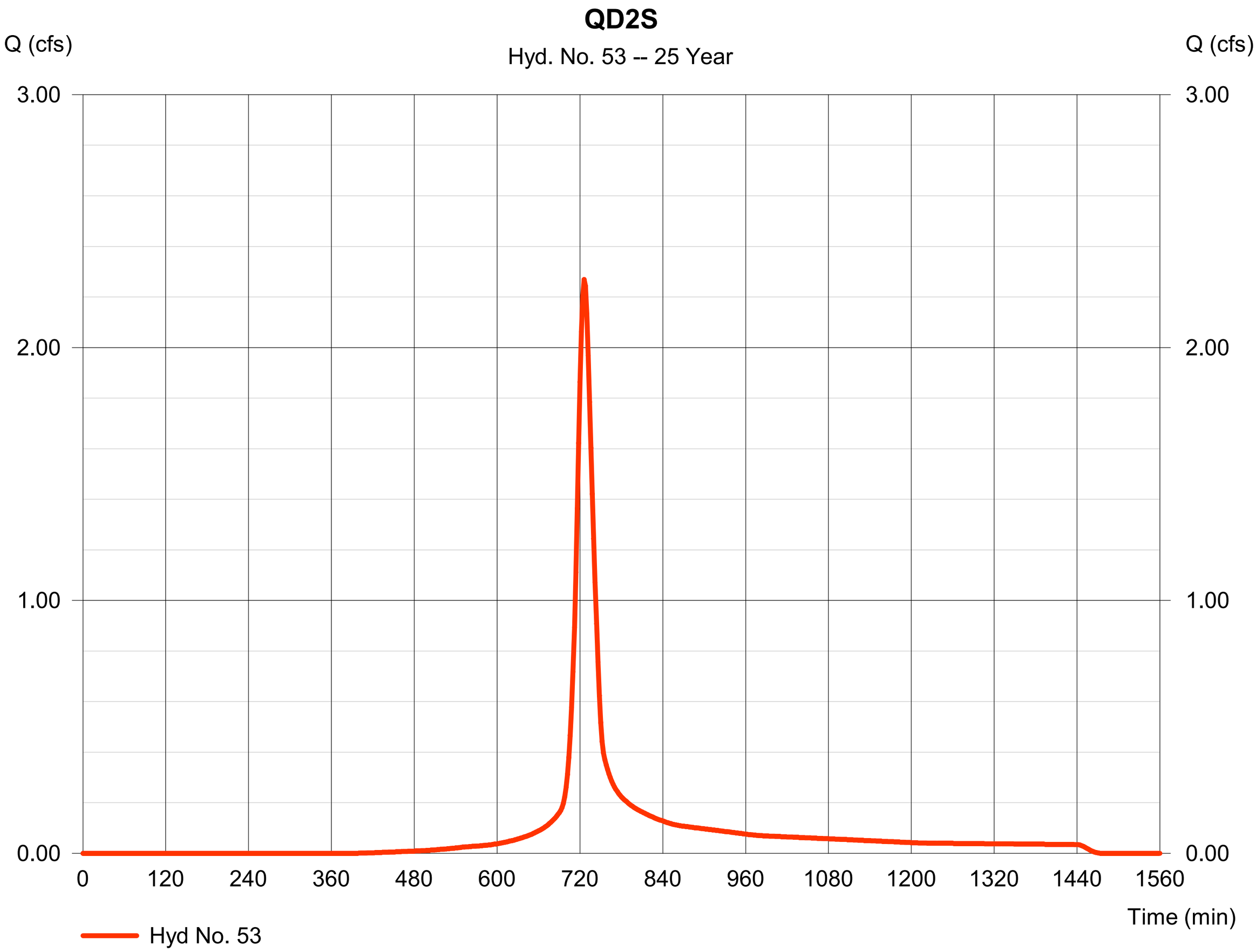


Hydrograph Report

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



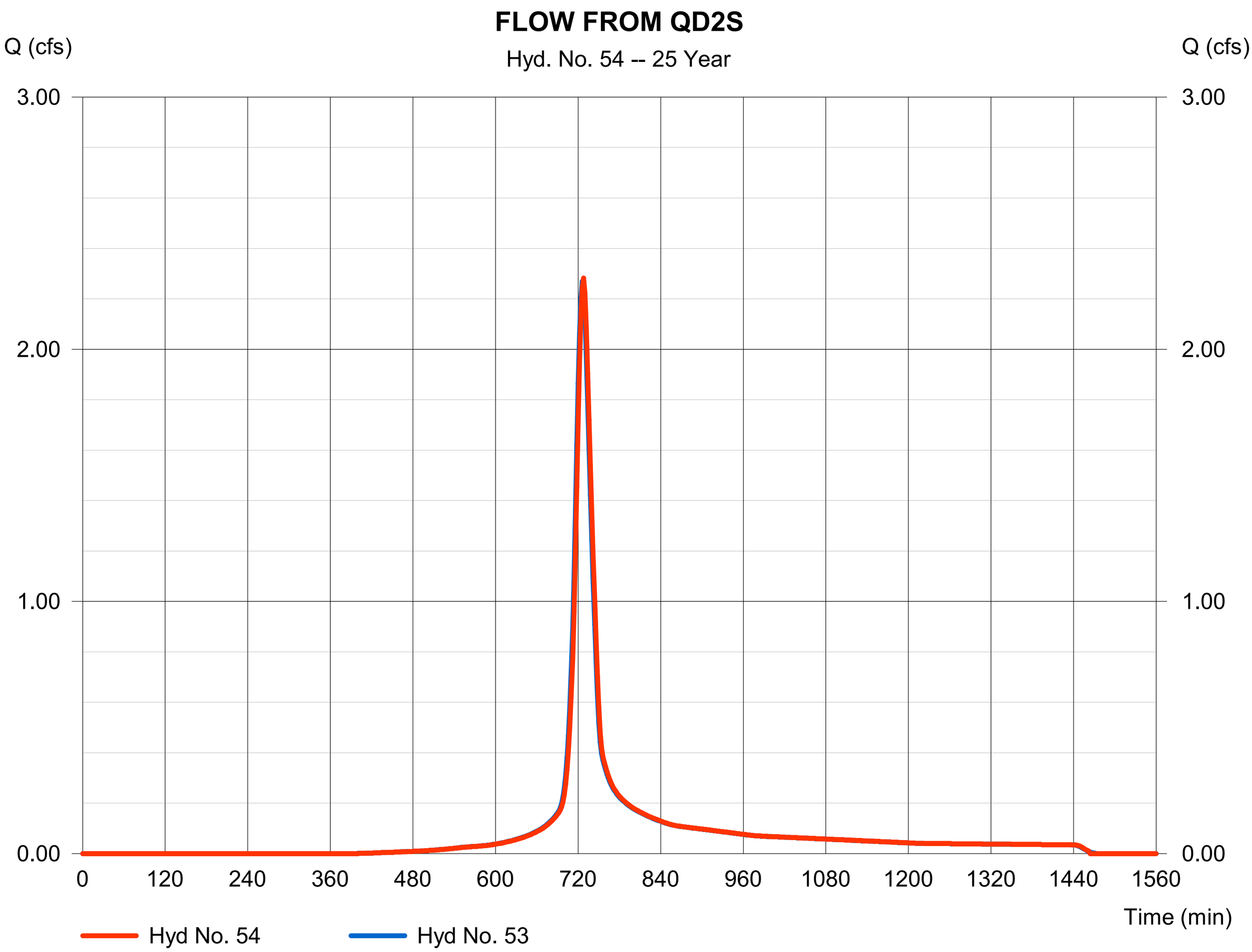
Hydrograph Report

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.

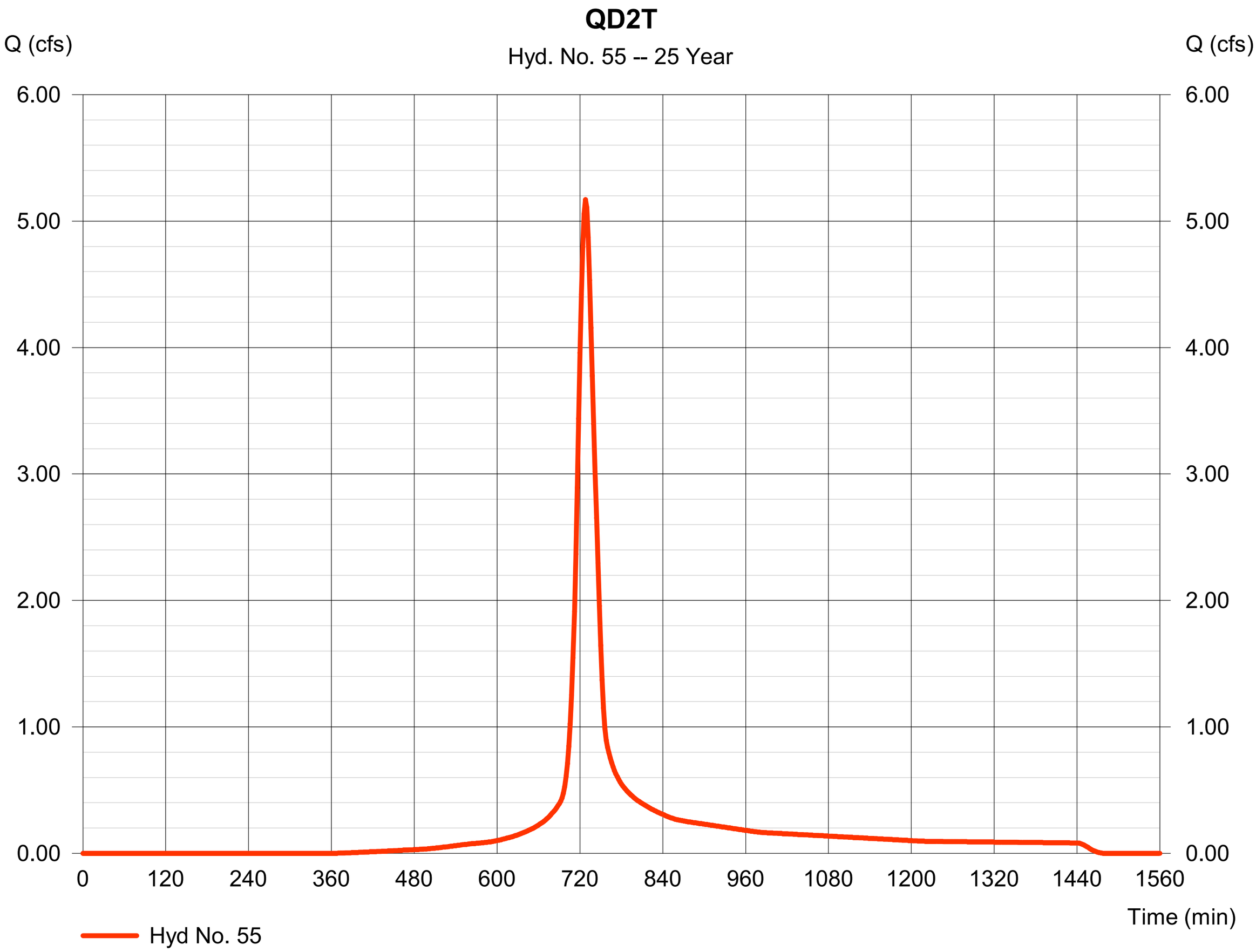


Hydrograph Report

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

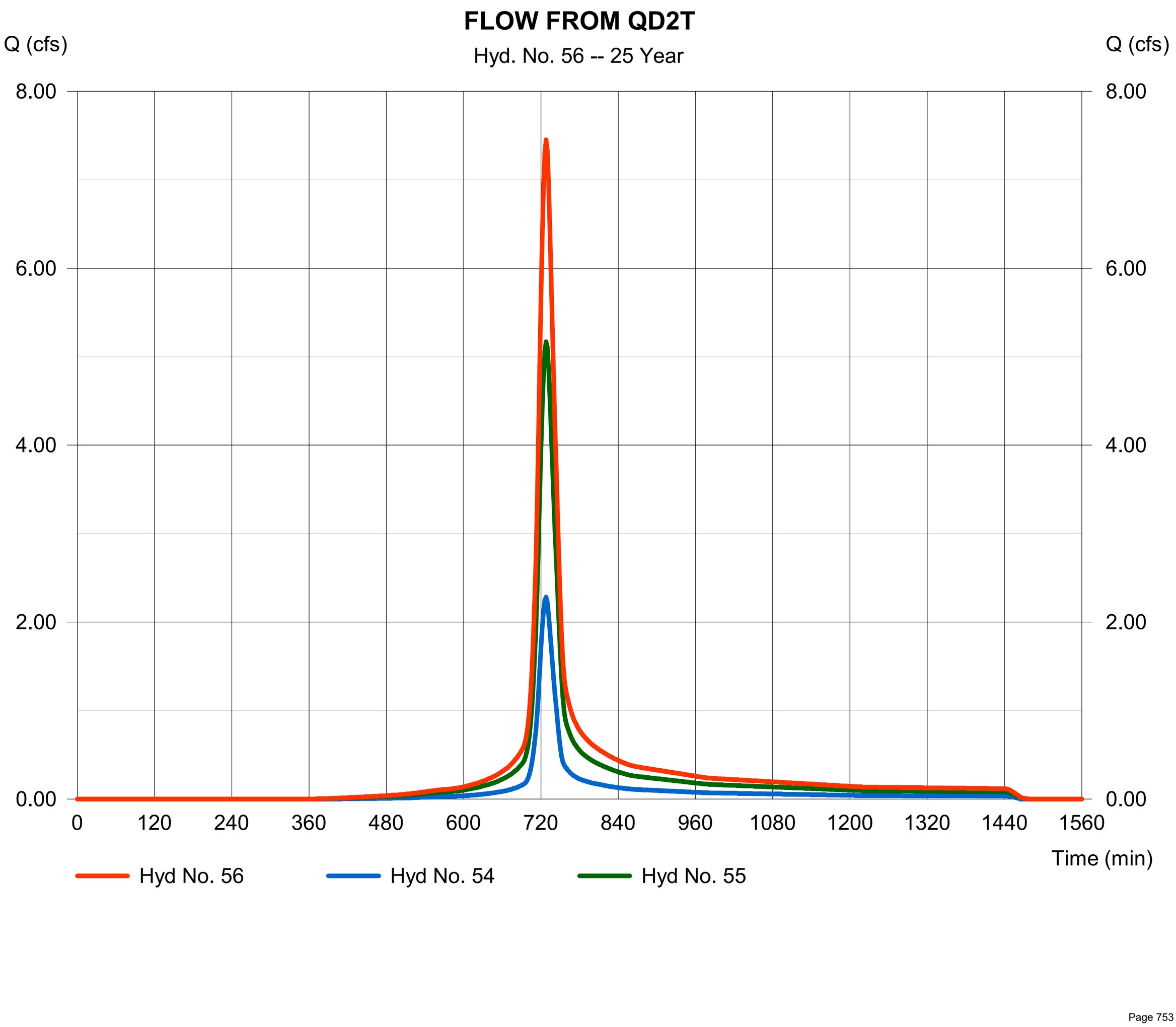


Hydrograph Report

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



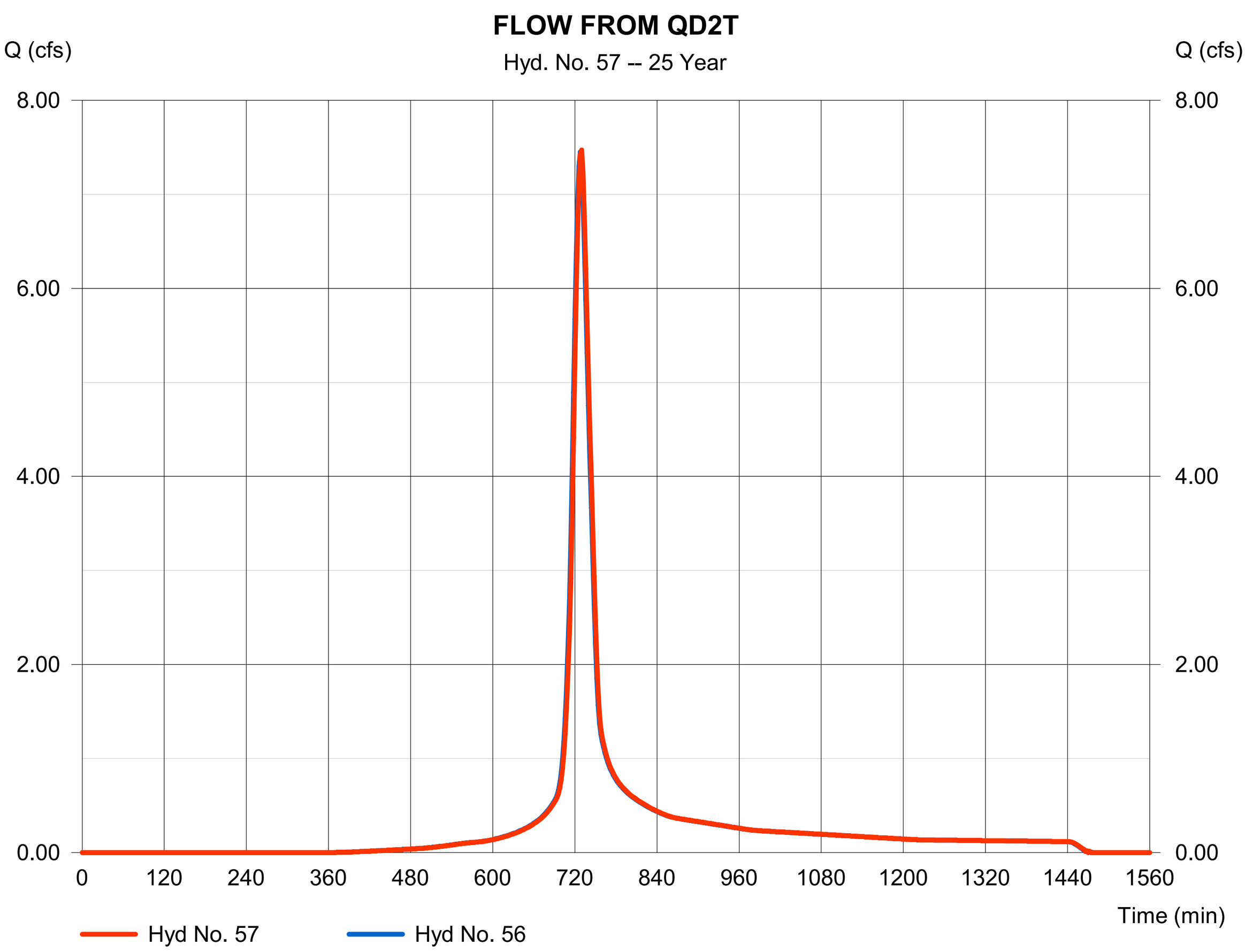
Hydrograph Report

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.

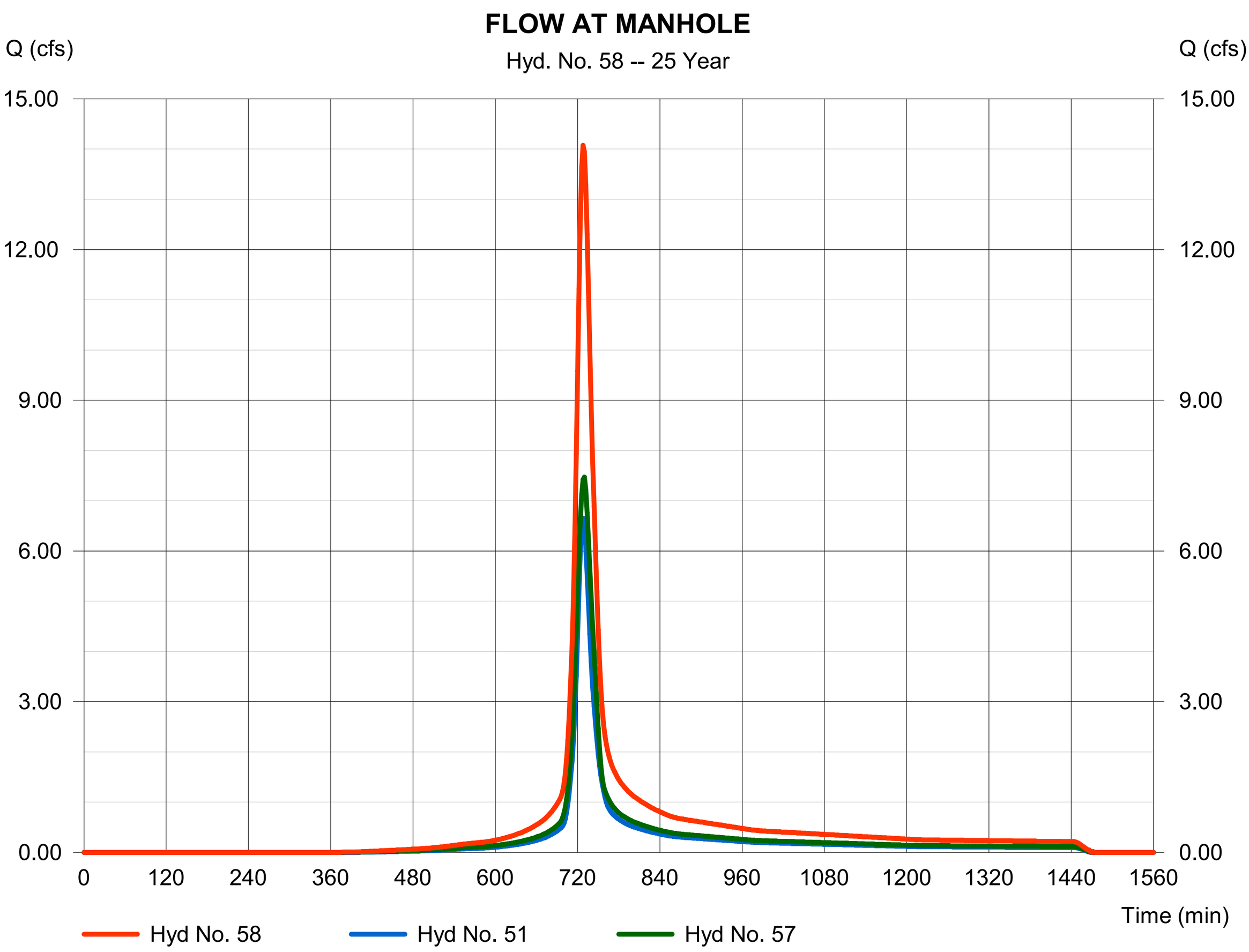


Hydrograph Report

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



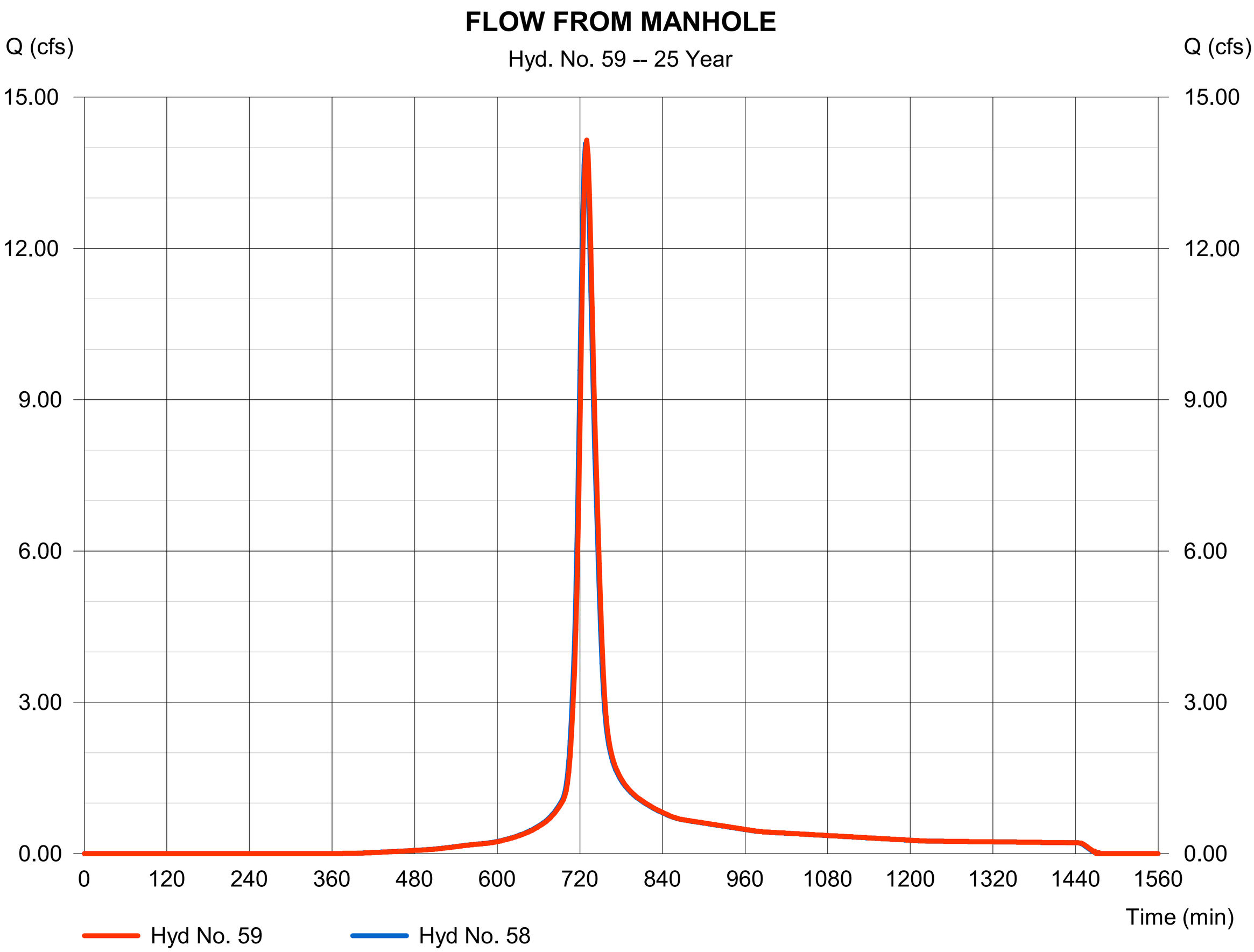
Hydrograph Report

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.

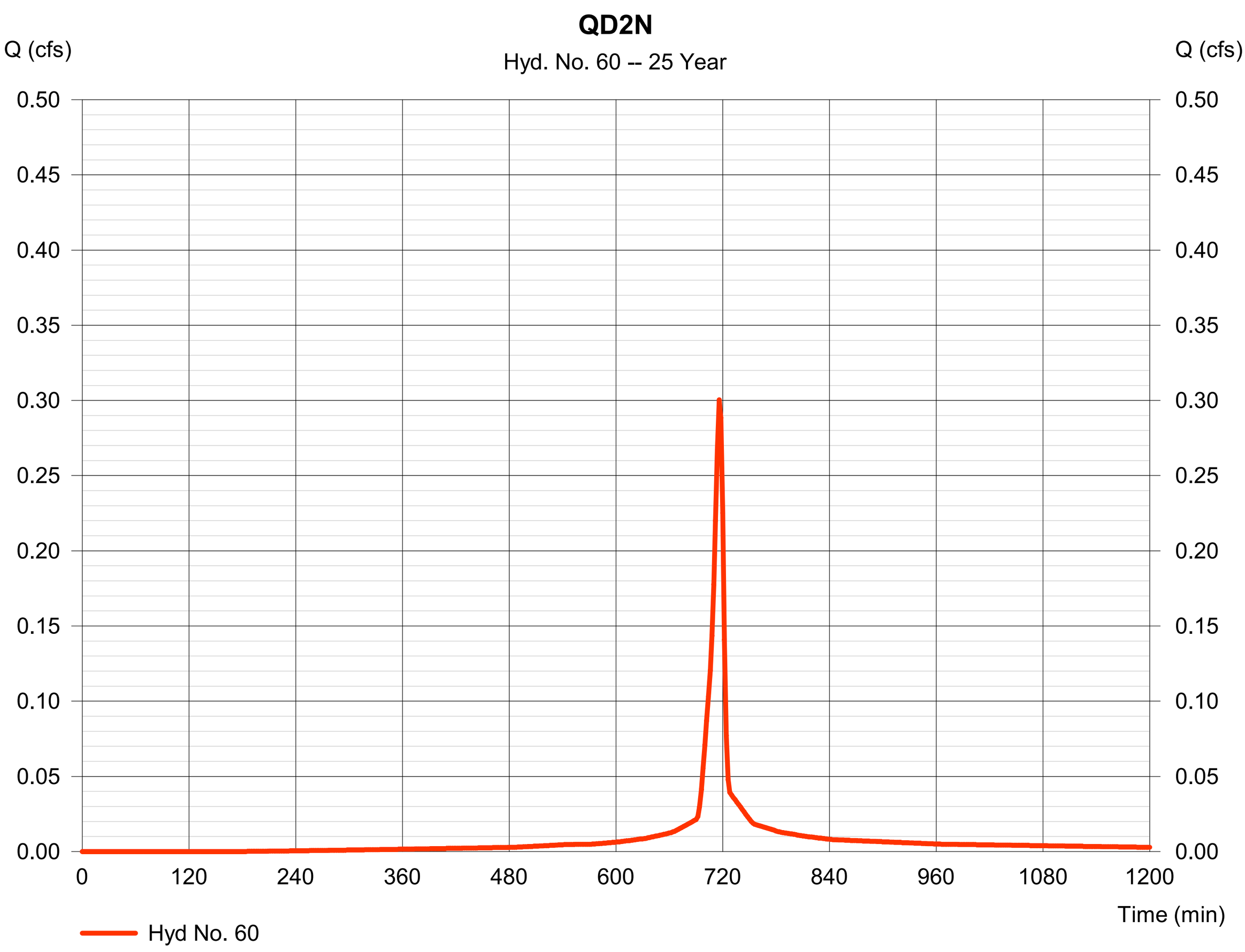


Hydrograph Report

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

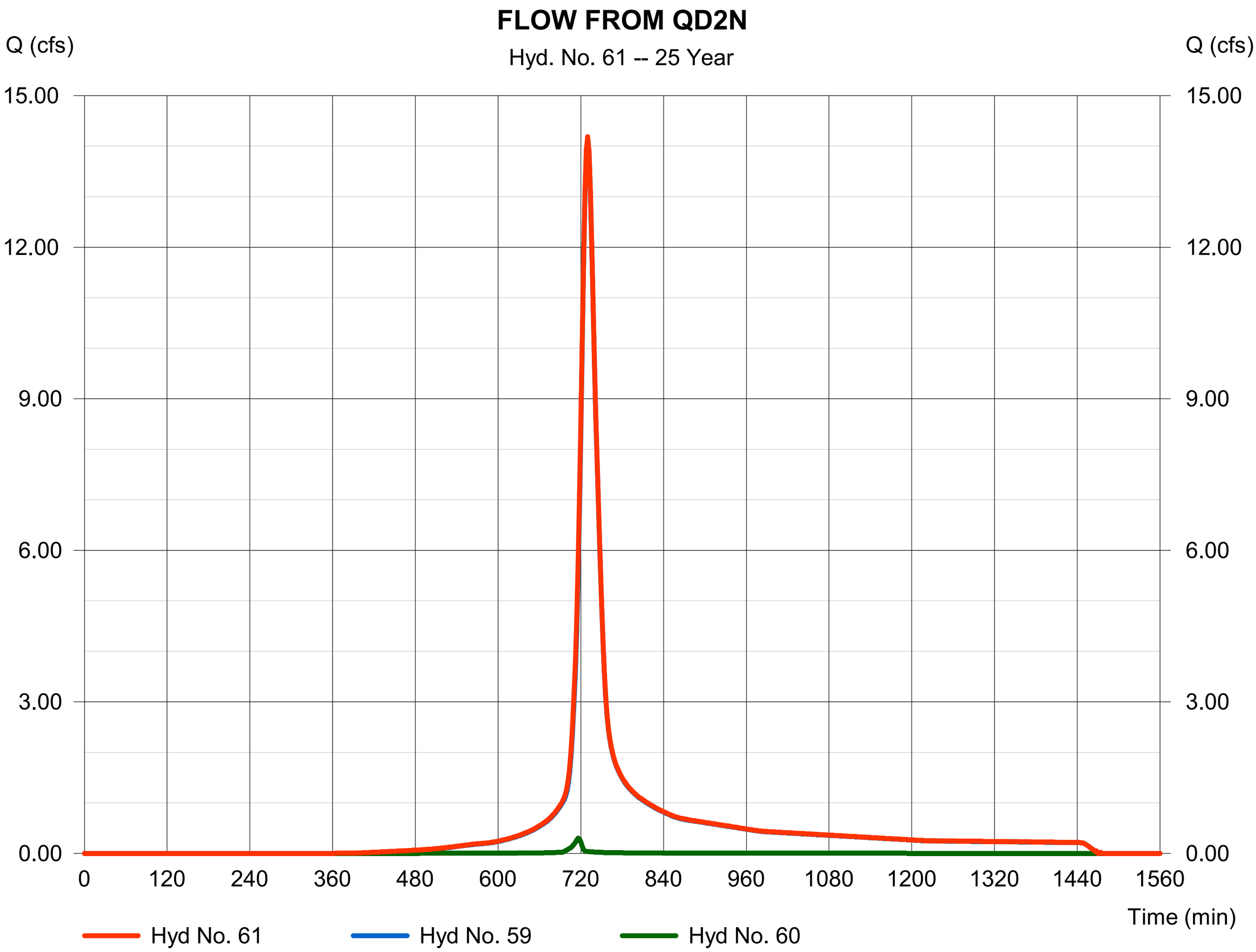


Hydrograph Report

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



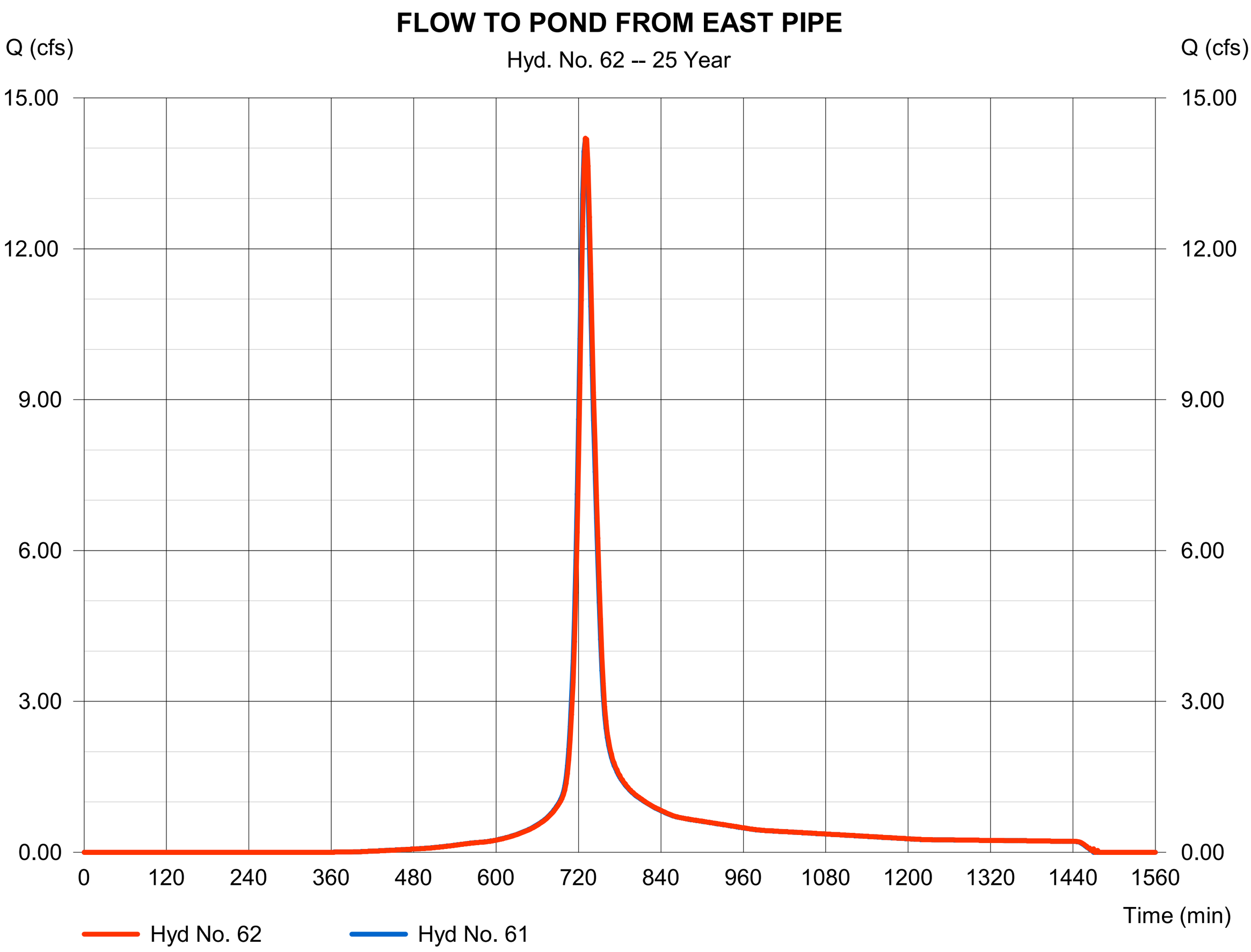
Hydrograph Report

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.

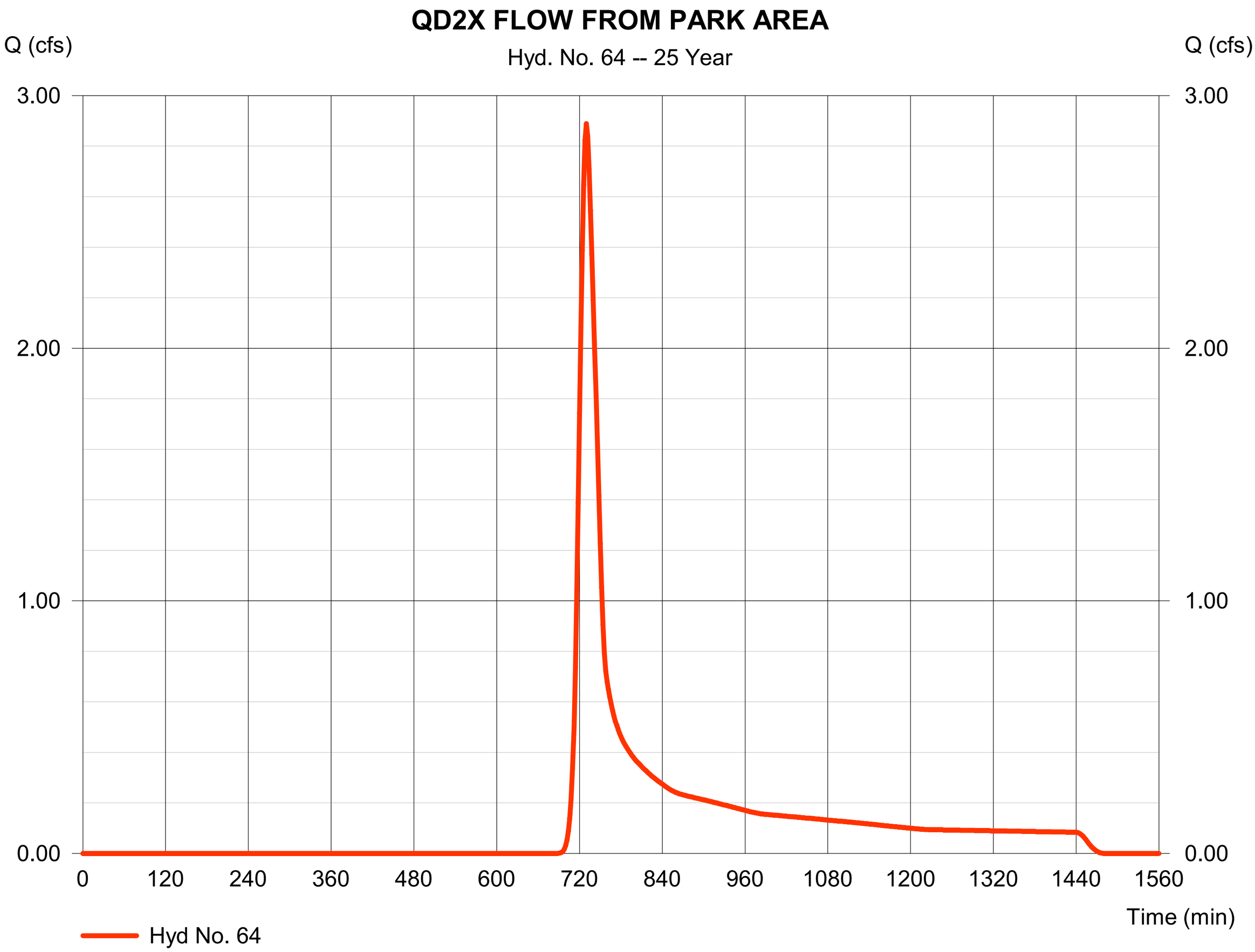


Hydrograph Report

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

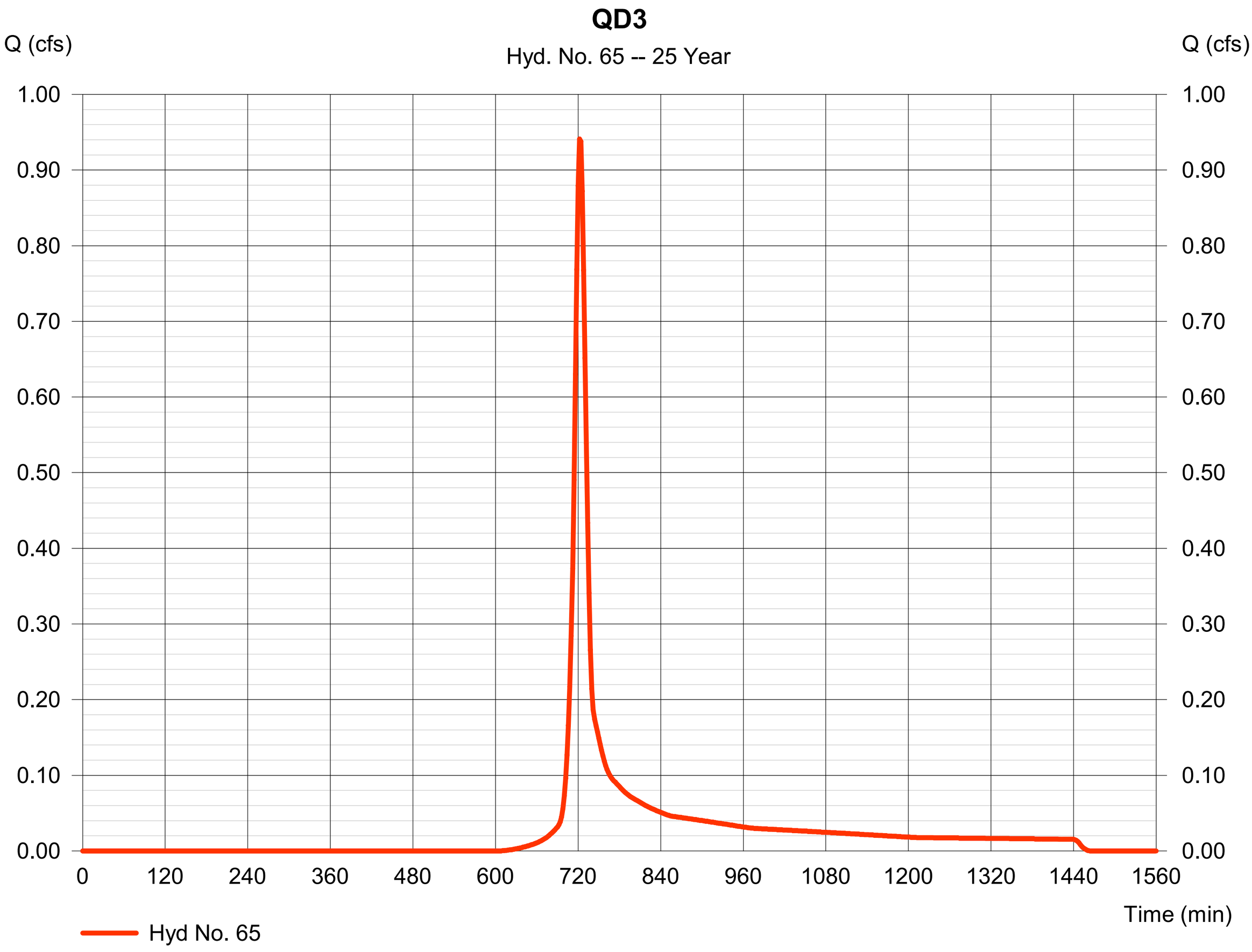


Hydrograph Report

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

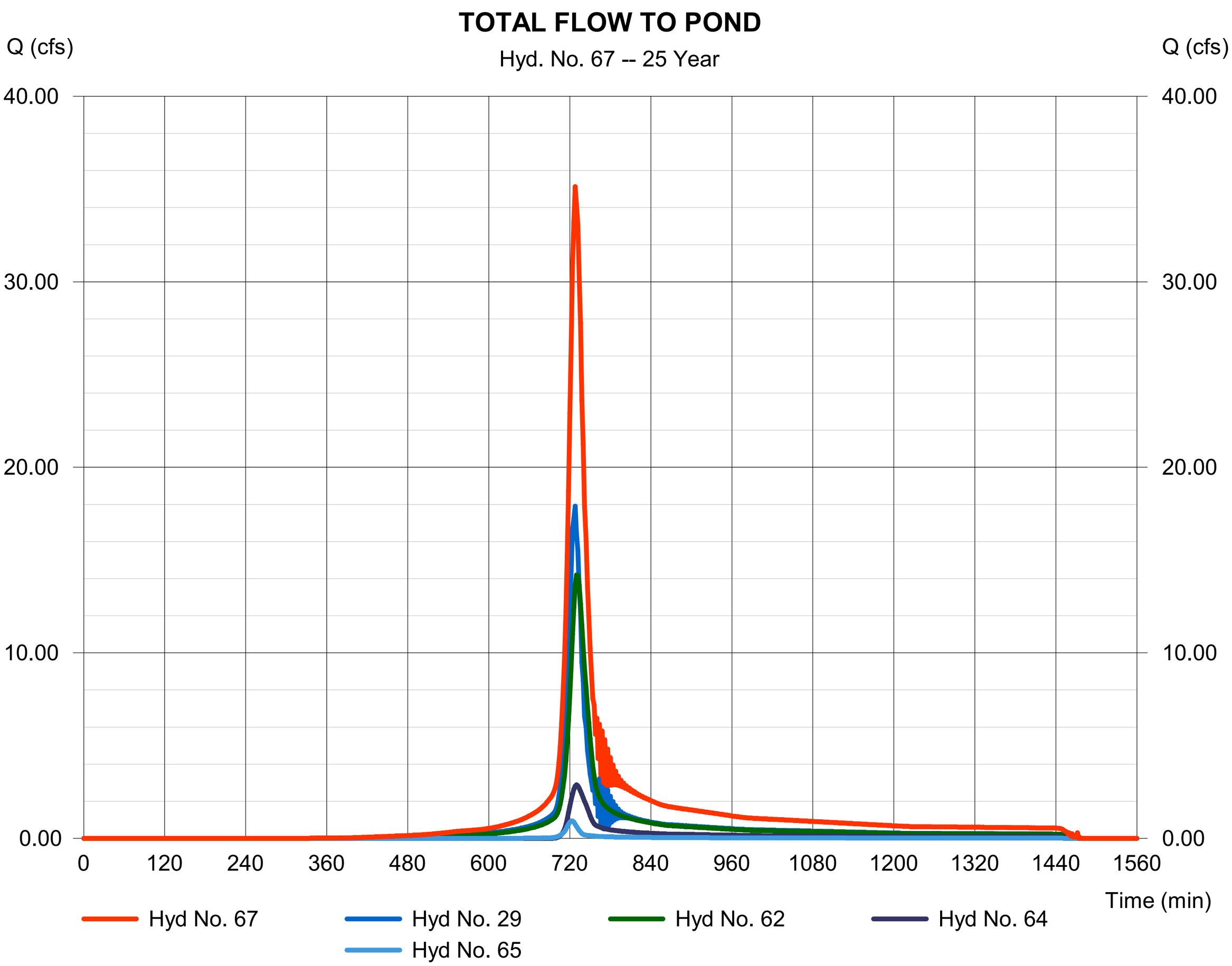


Hydrograph Report

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



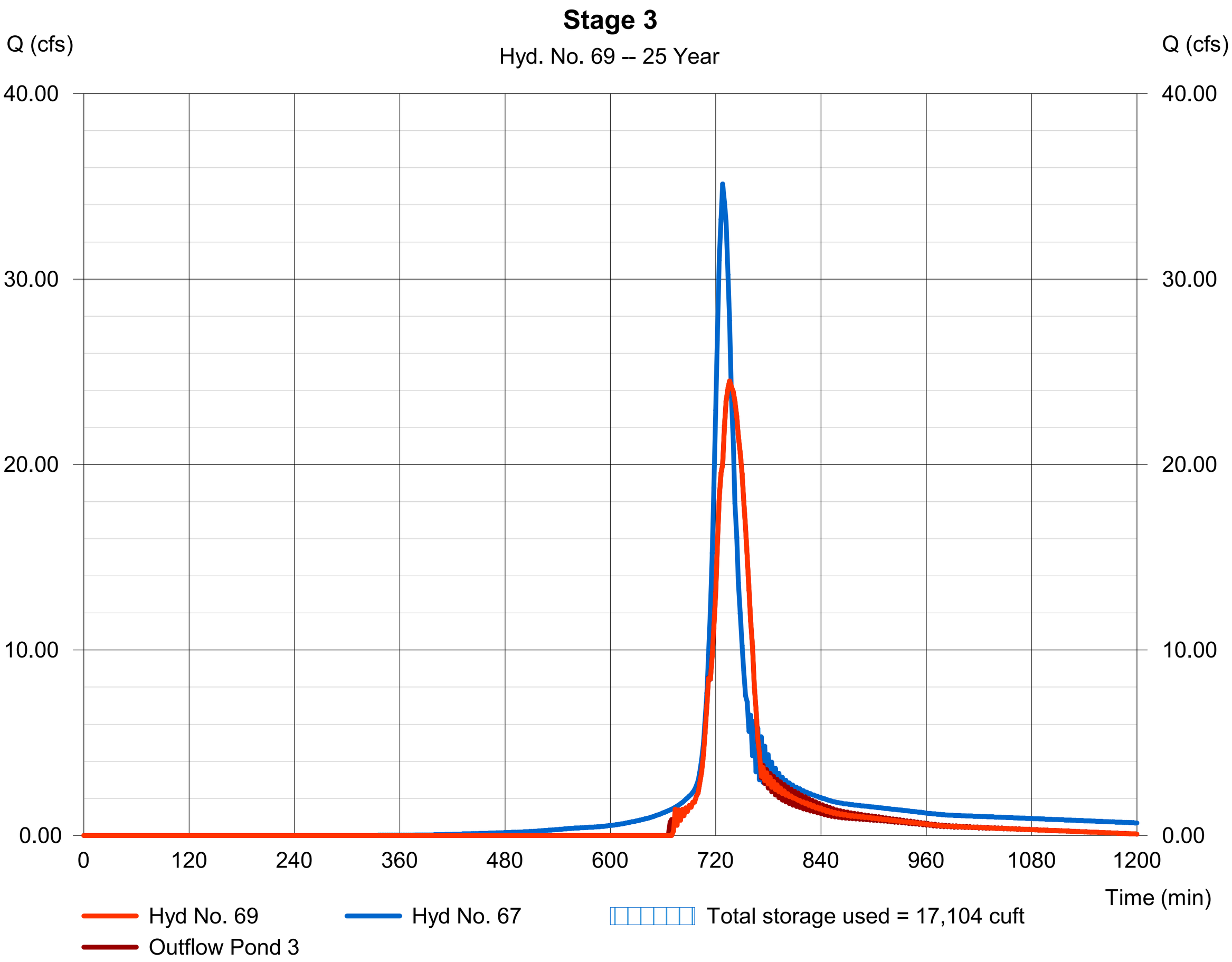
Hydrograph Report

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

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

Continues on next page...

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

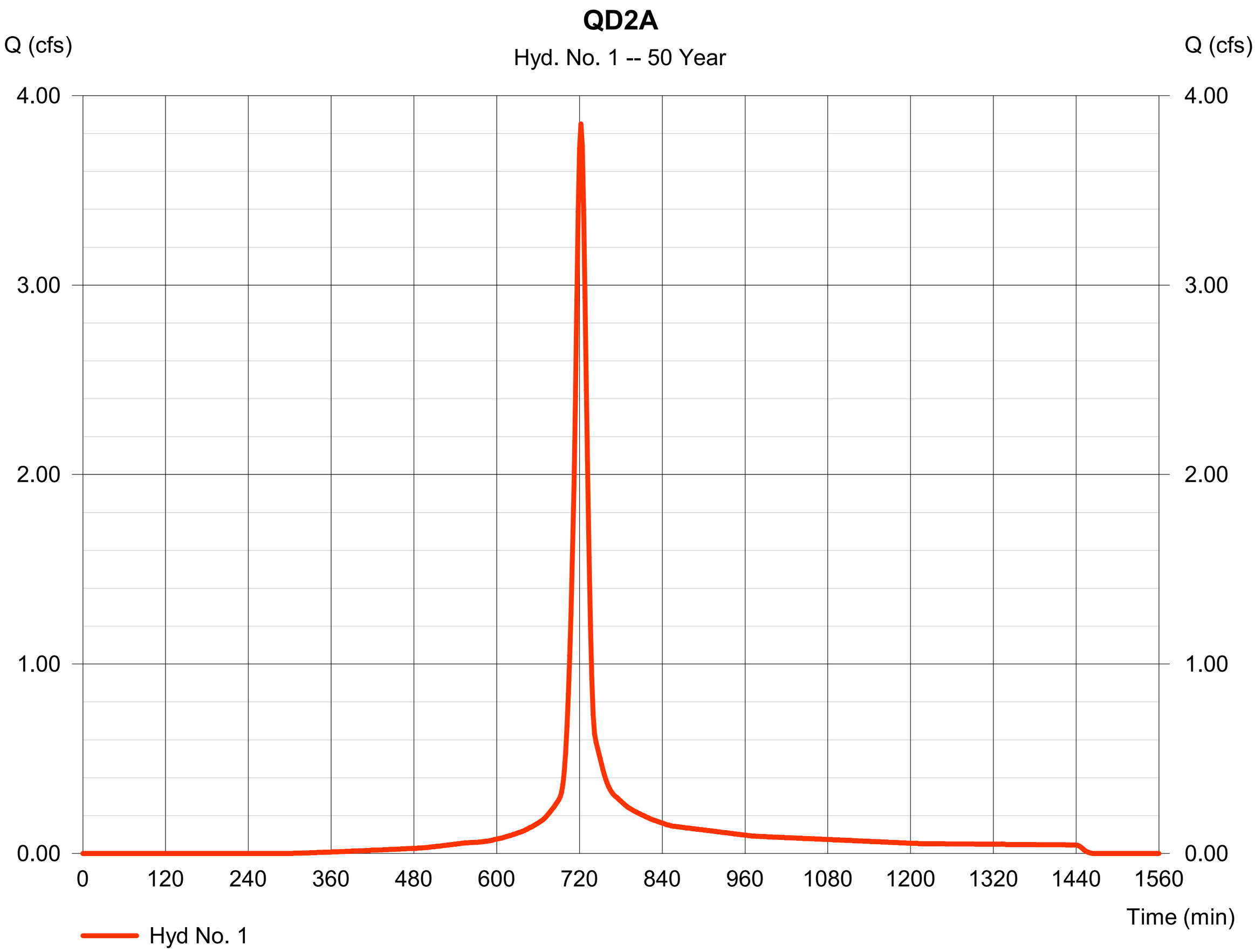
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

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



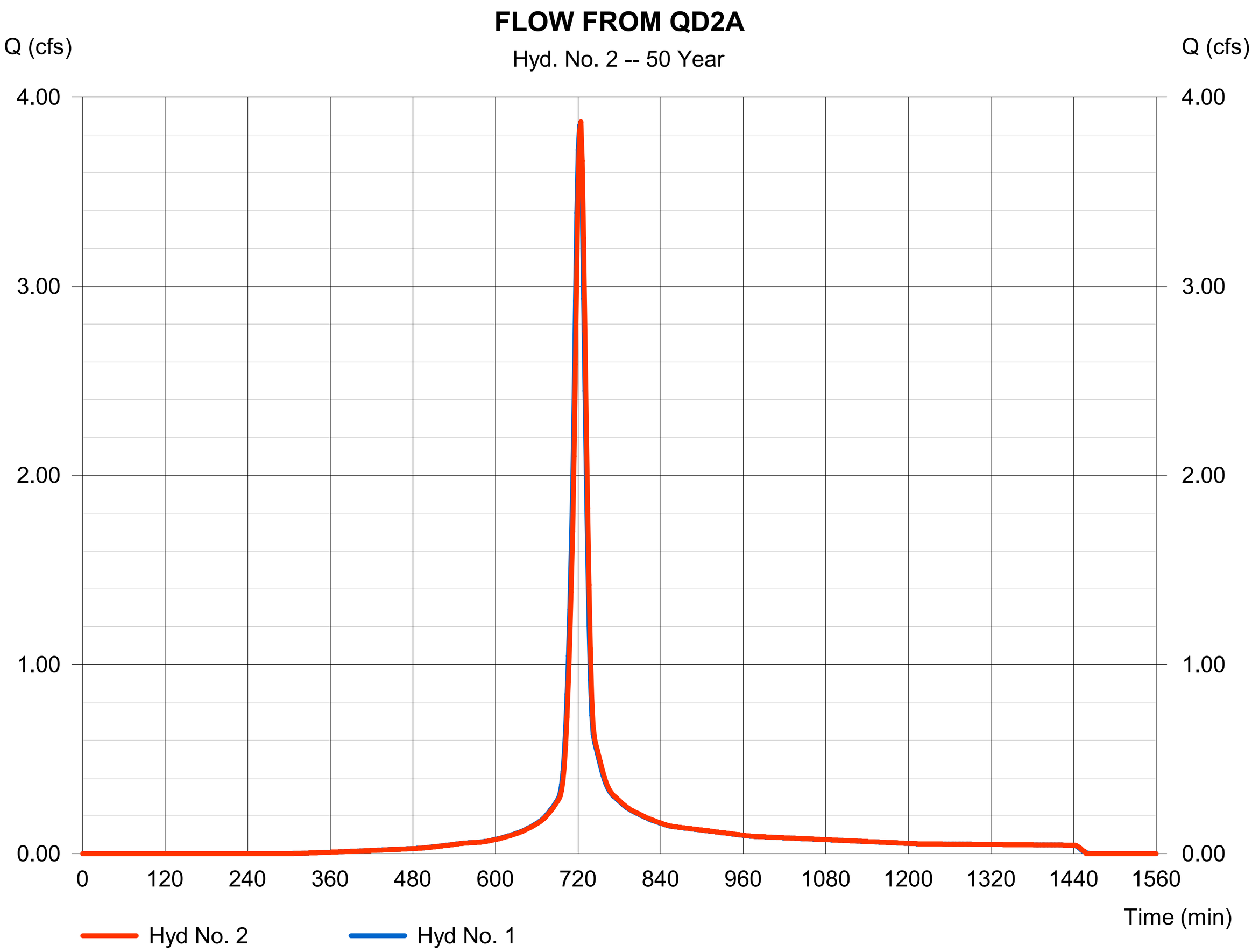
Hydrograph Report

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.

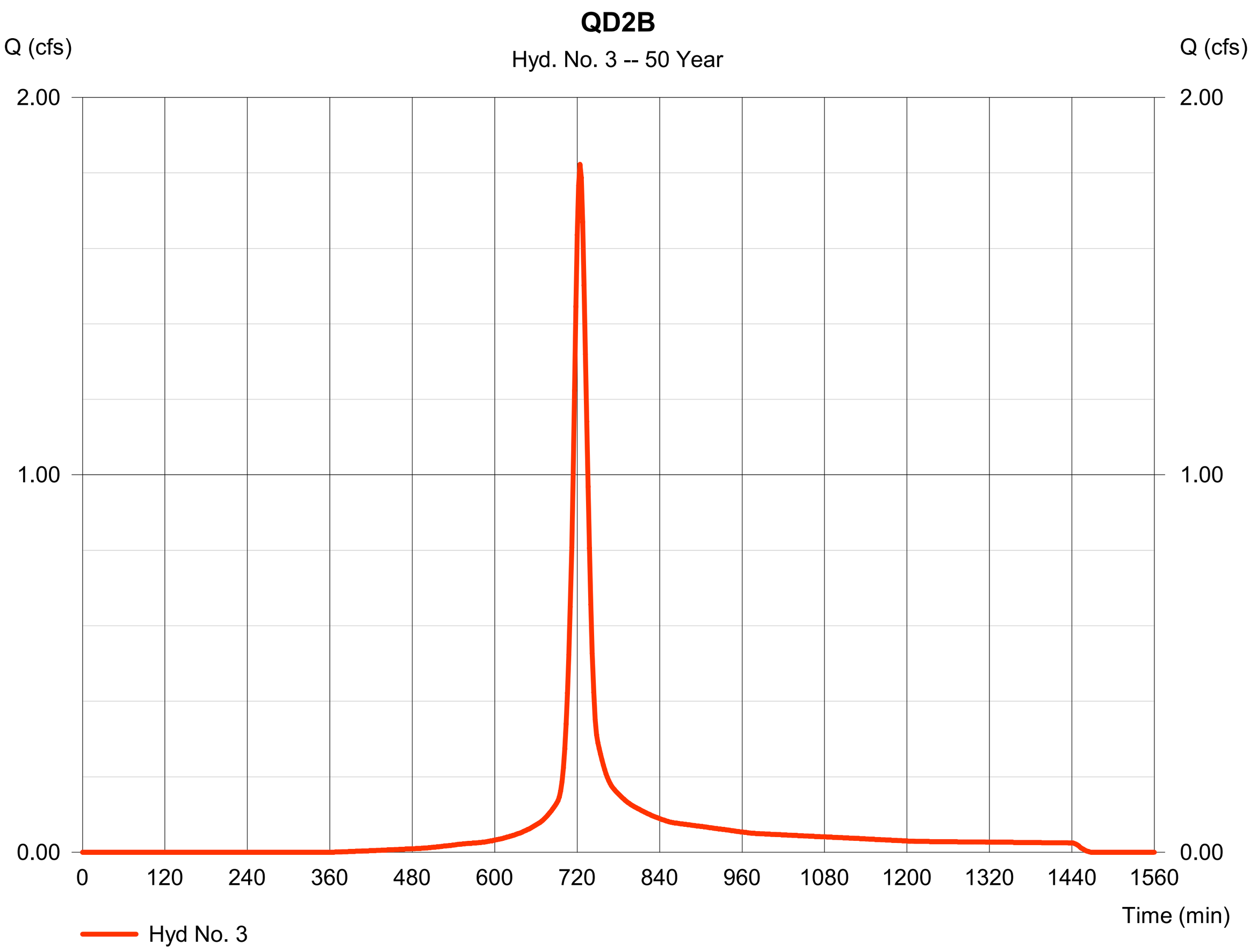


Hydrograph Report

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

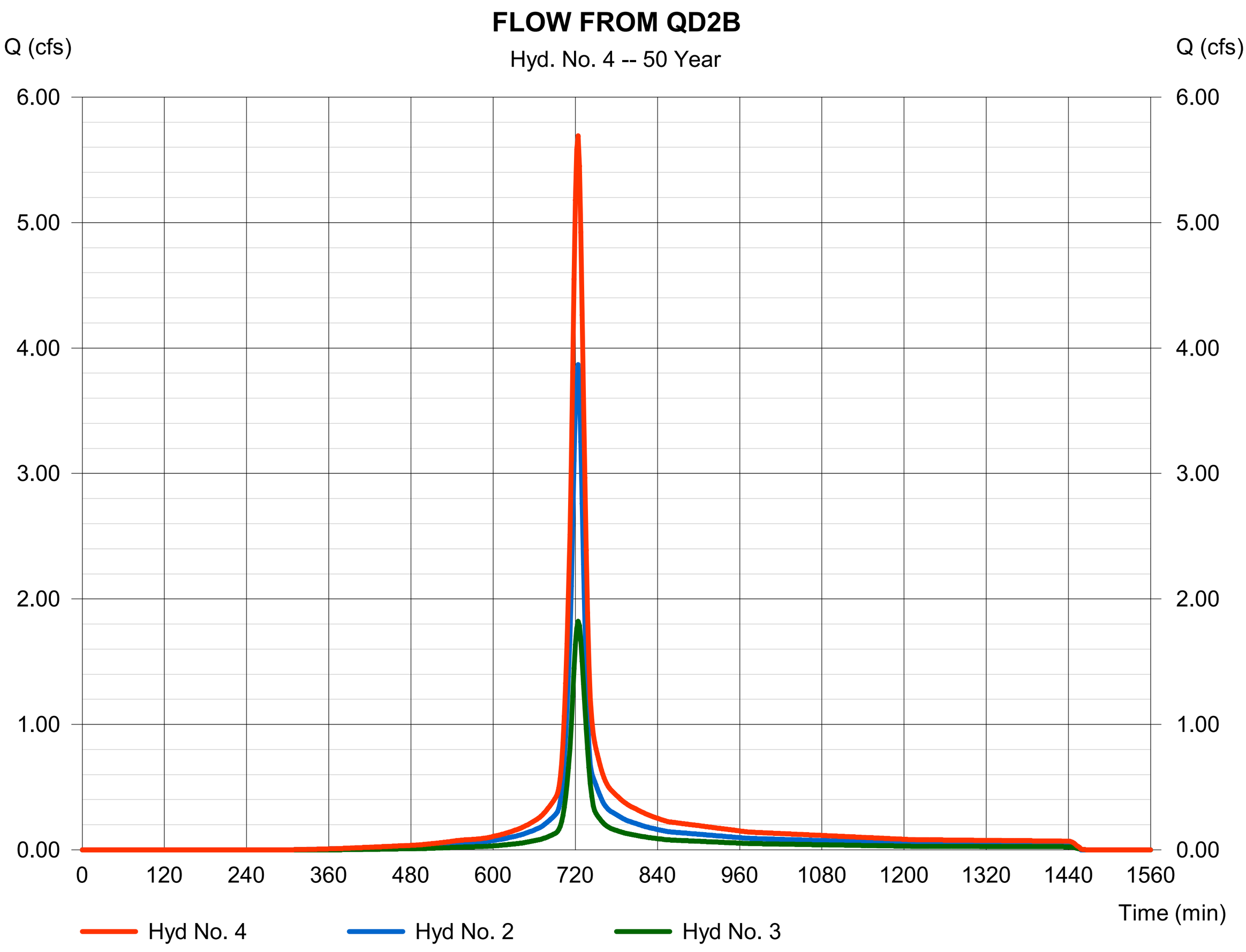


Hydrograph Report

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



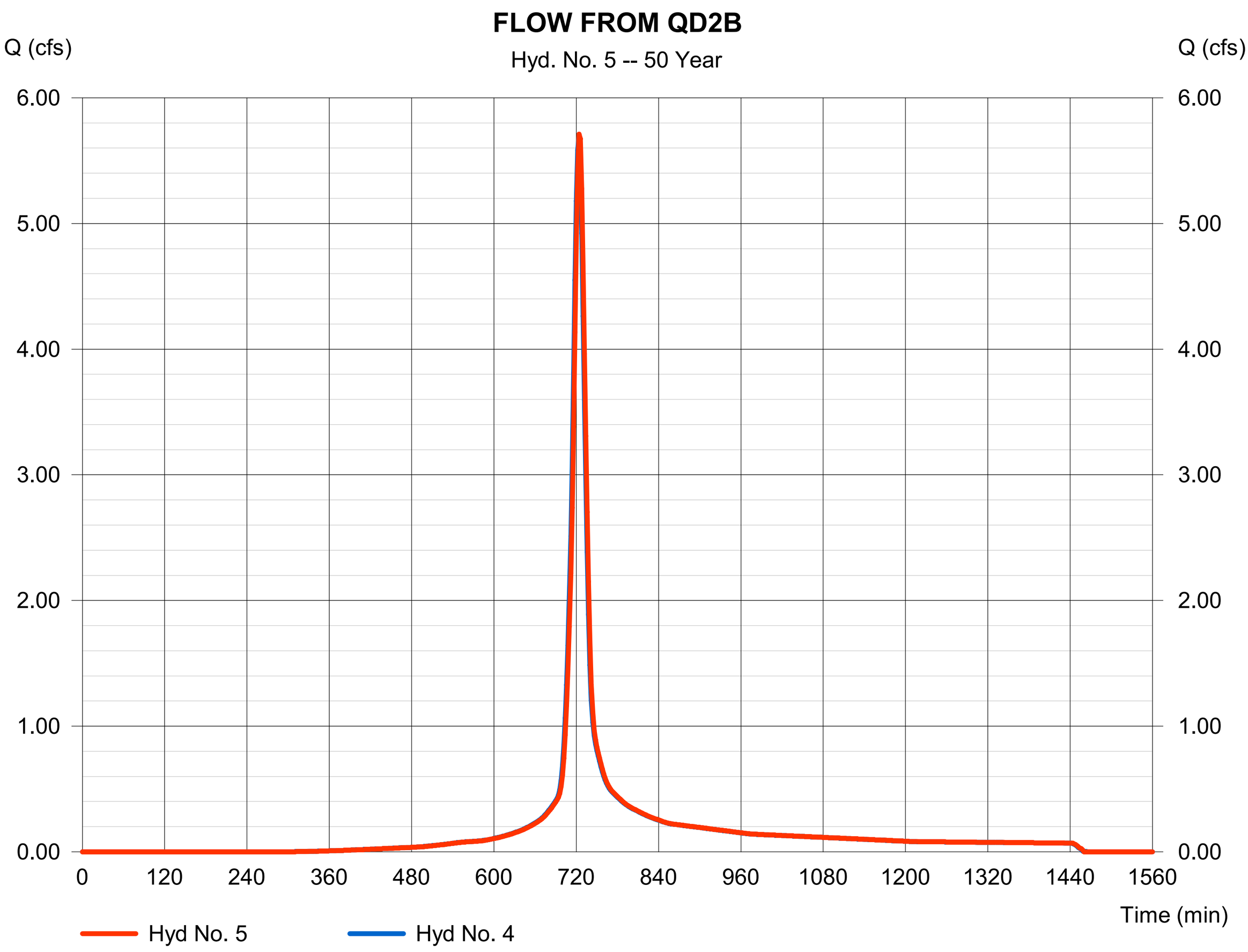
Hydrograph Report

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.

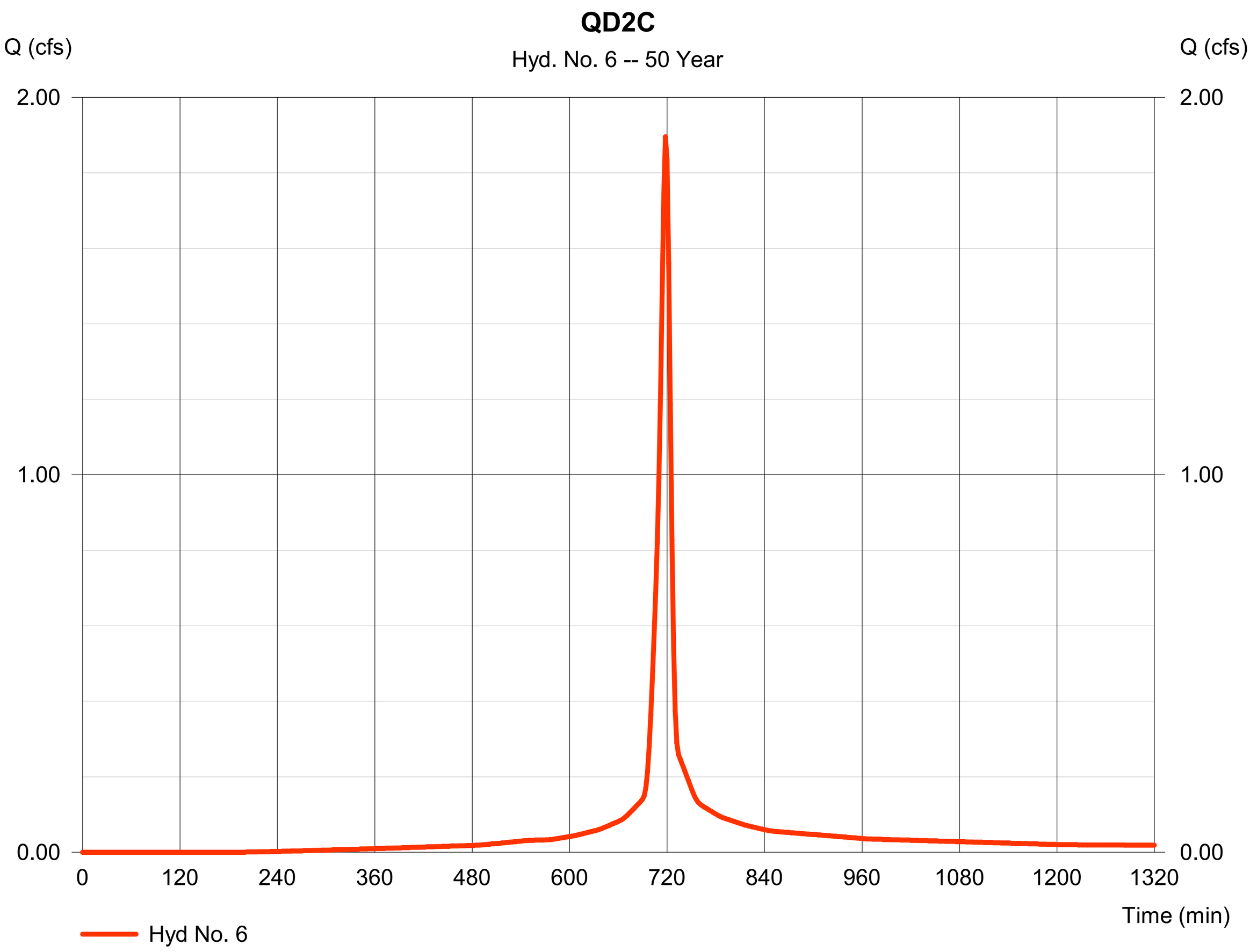


Hydrograph Report

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

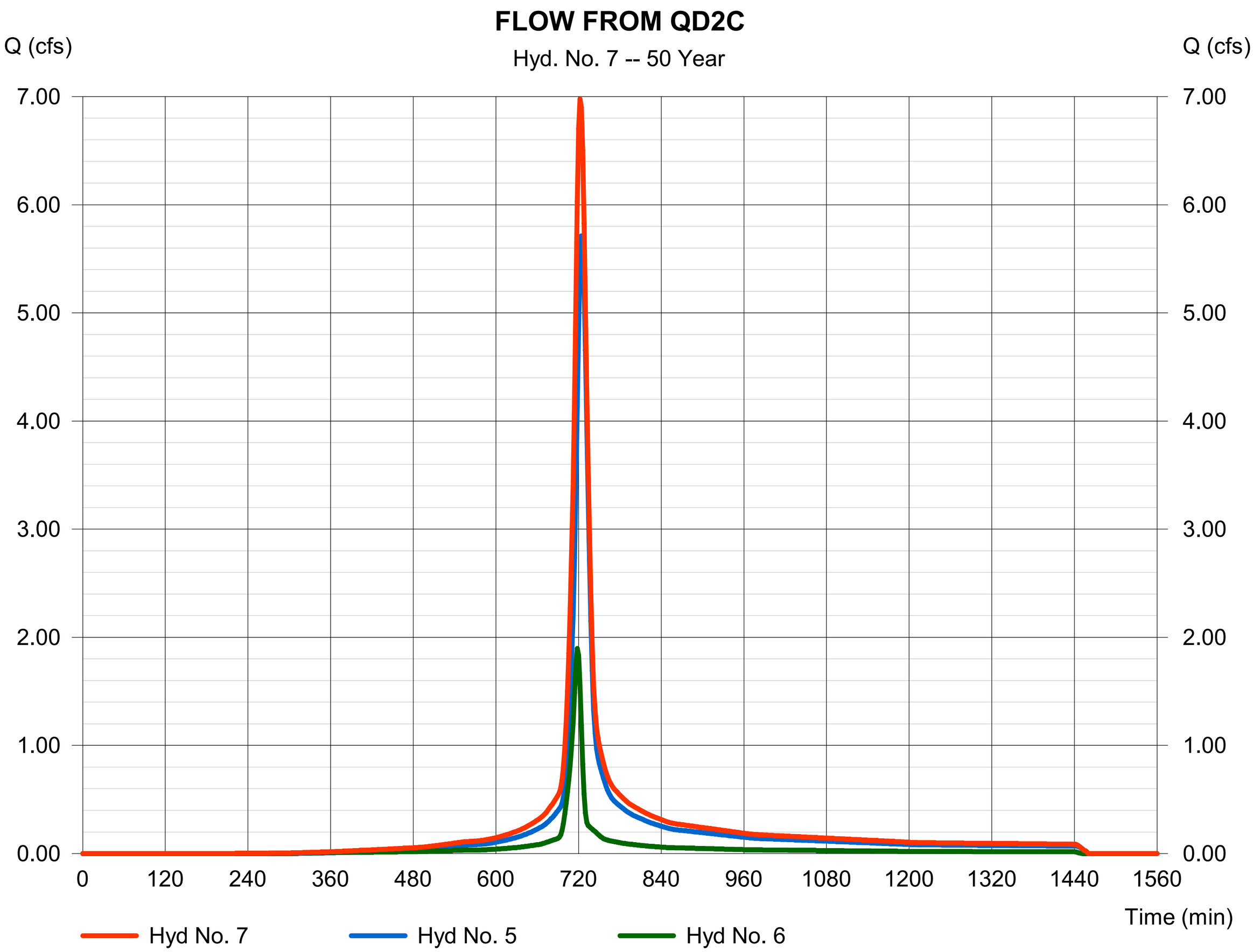


Hydrograph Report

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



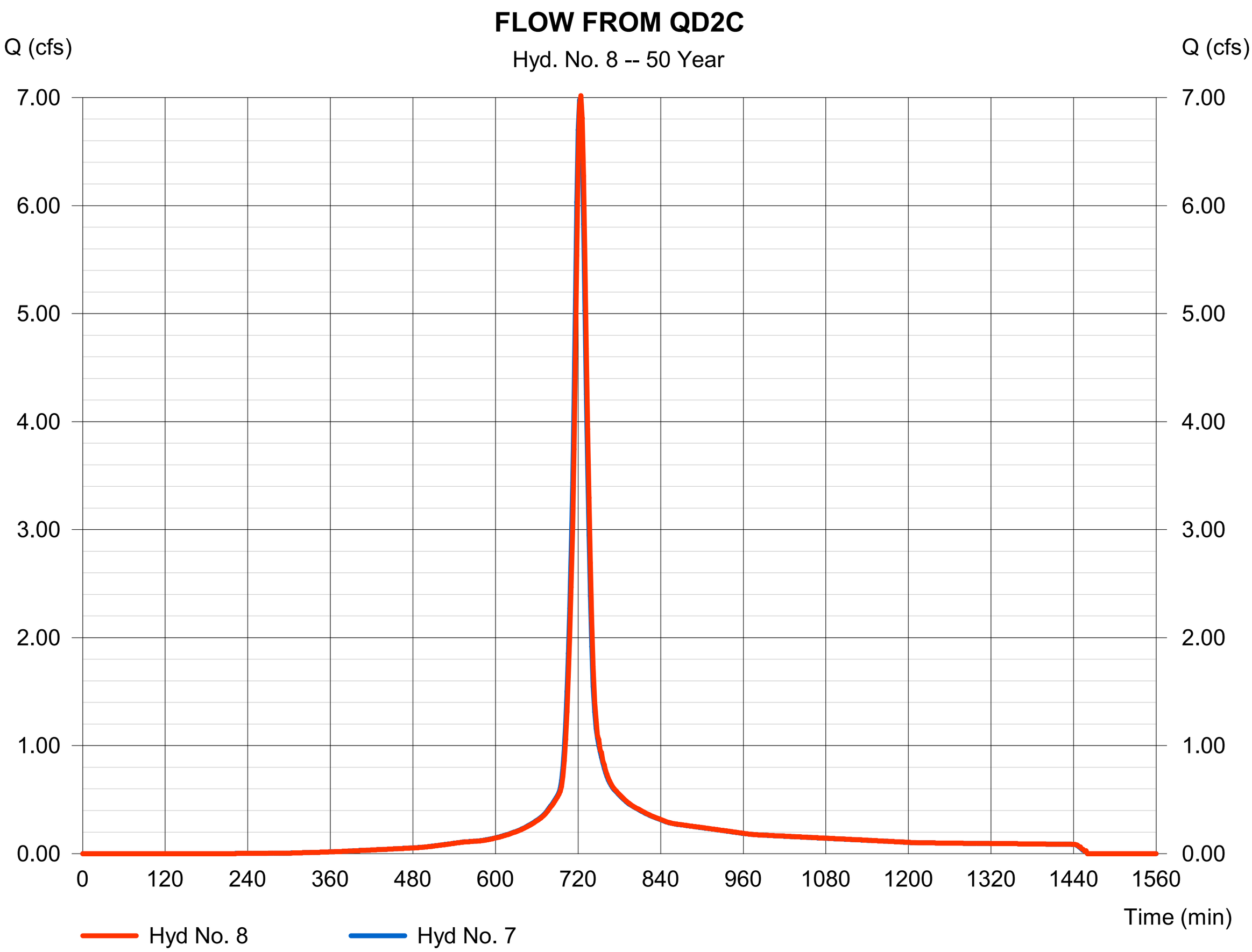
Hydrograph Report

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.

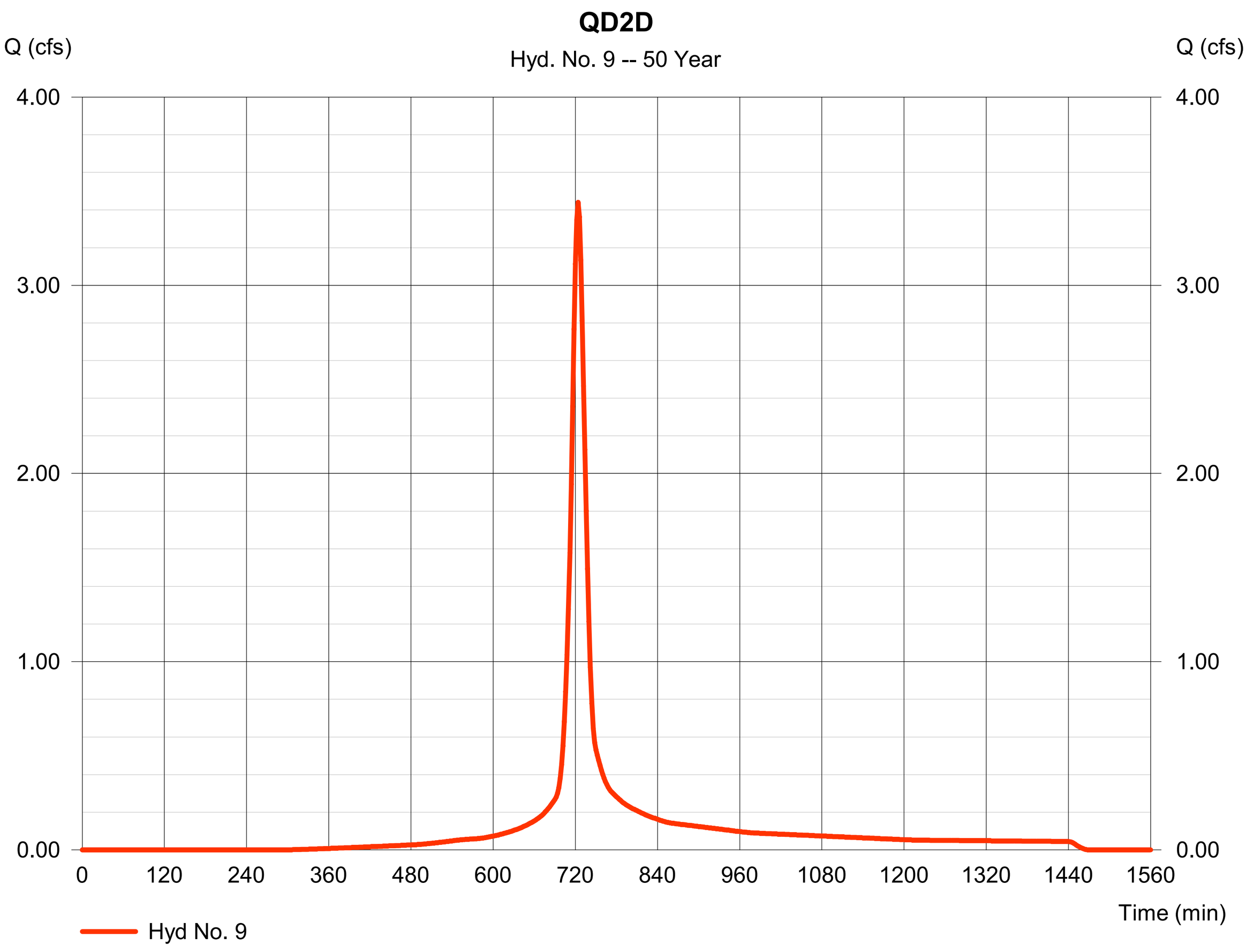


Hydrograph Report

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

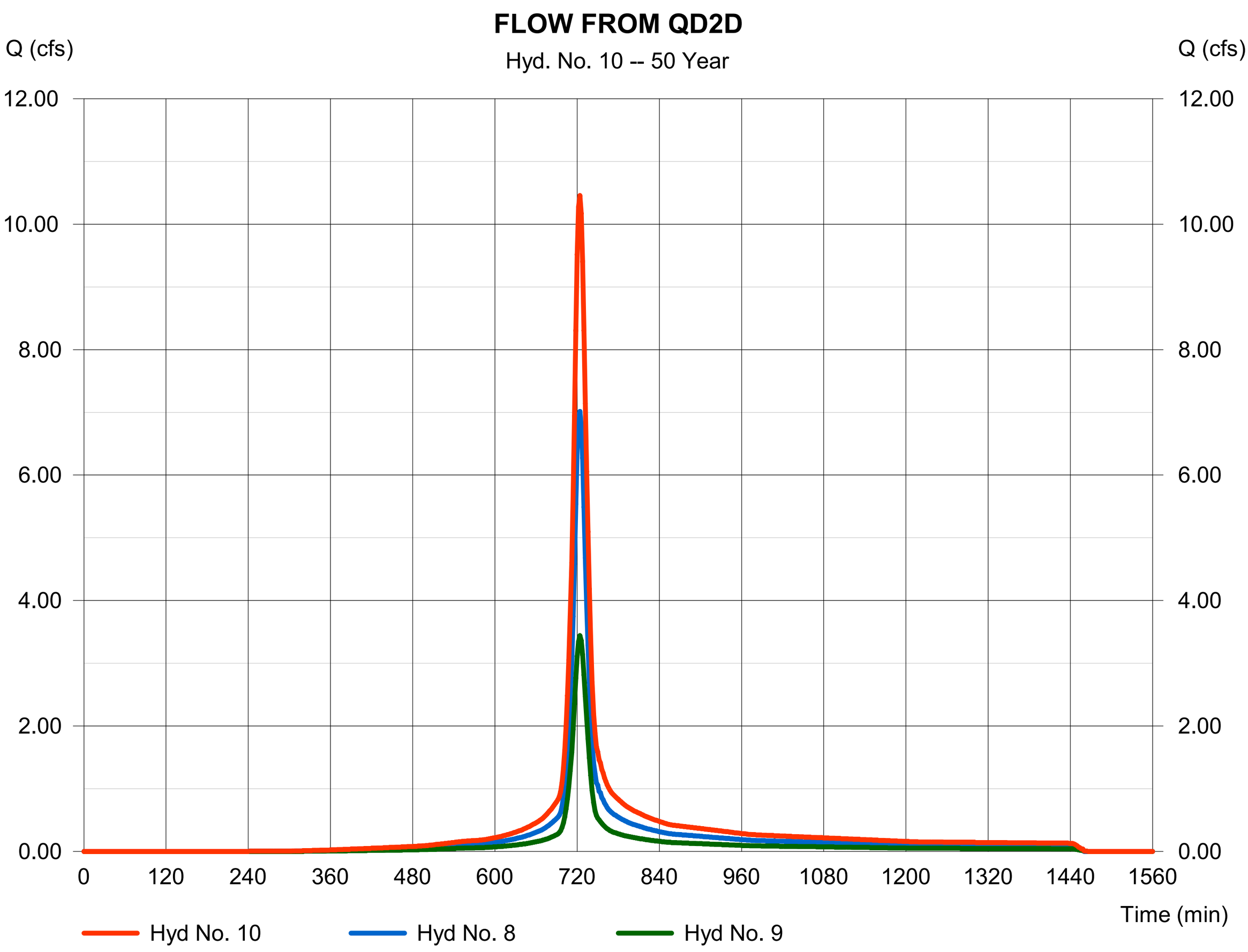


Hydrograph Report

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



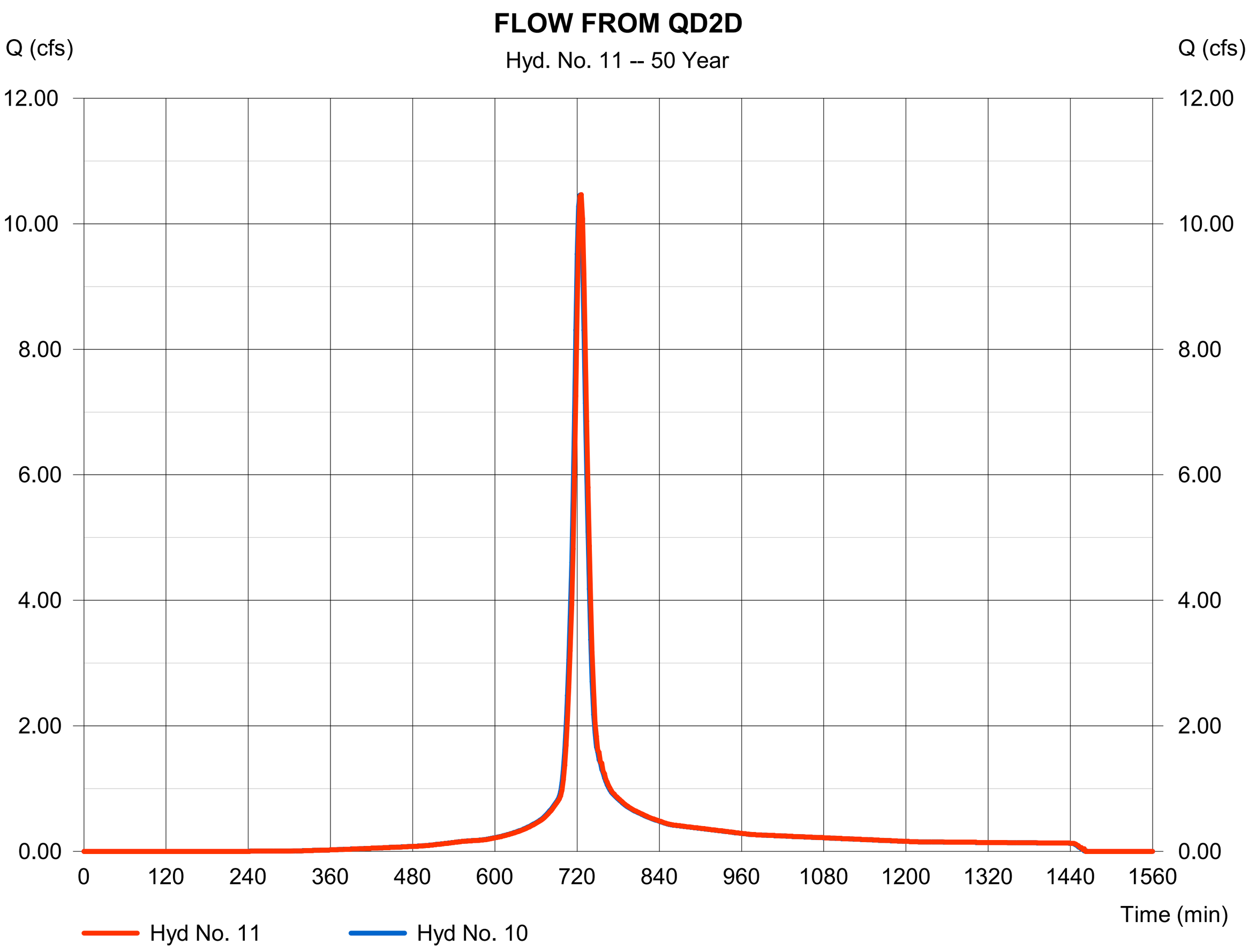
Hydrograph Report

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.

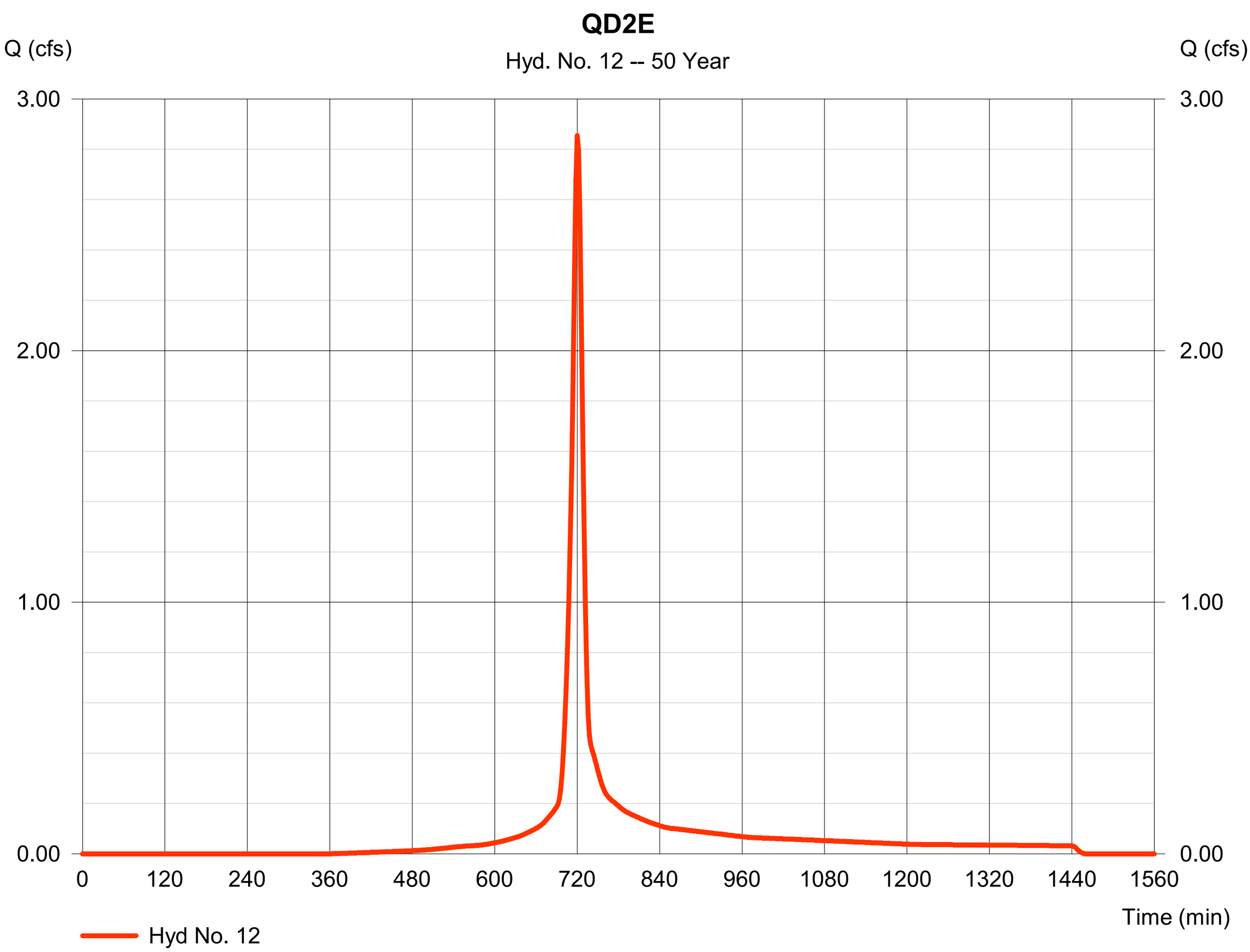


Hydrograph Report

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

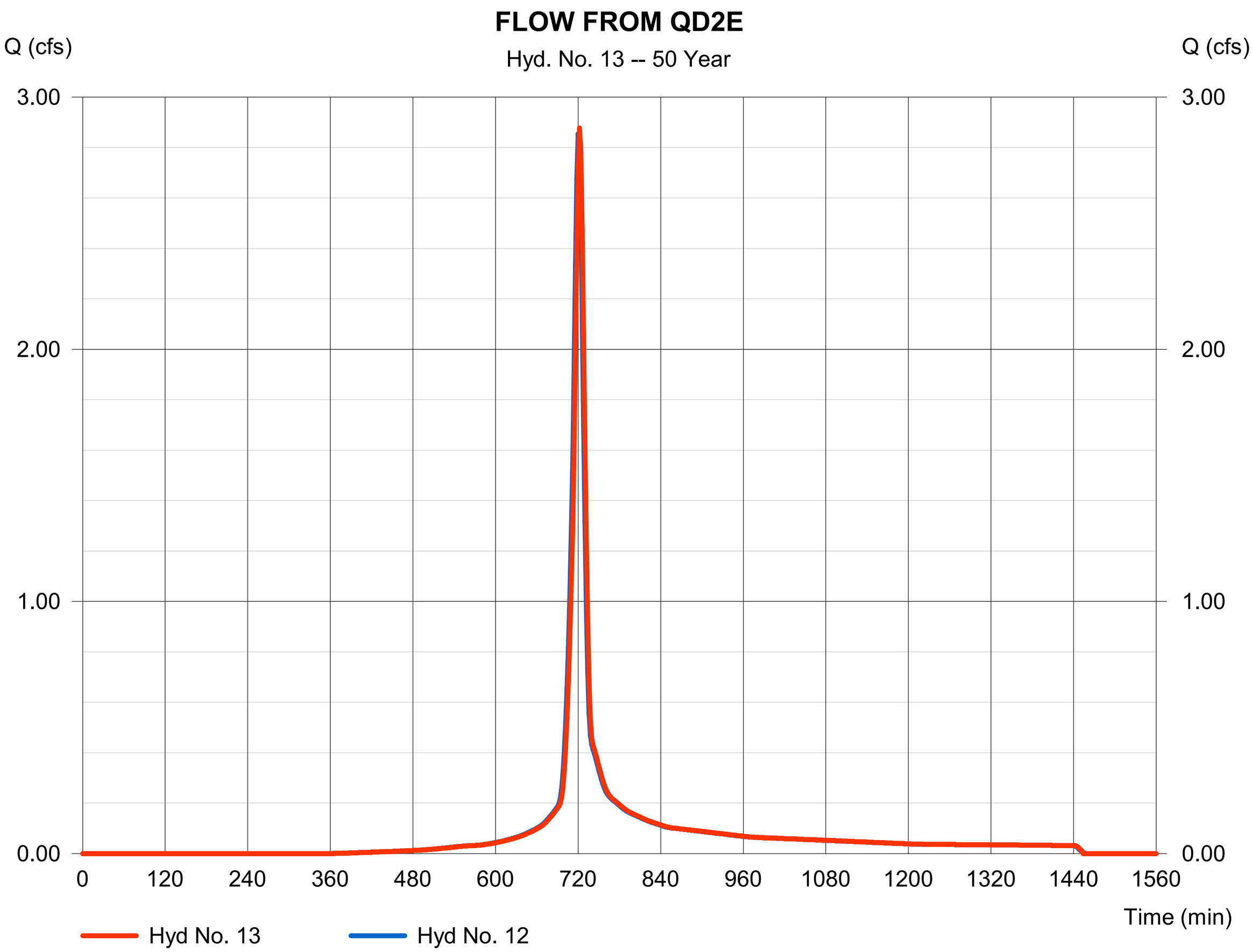
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

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.

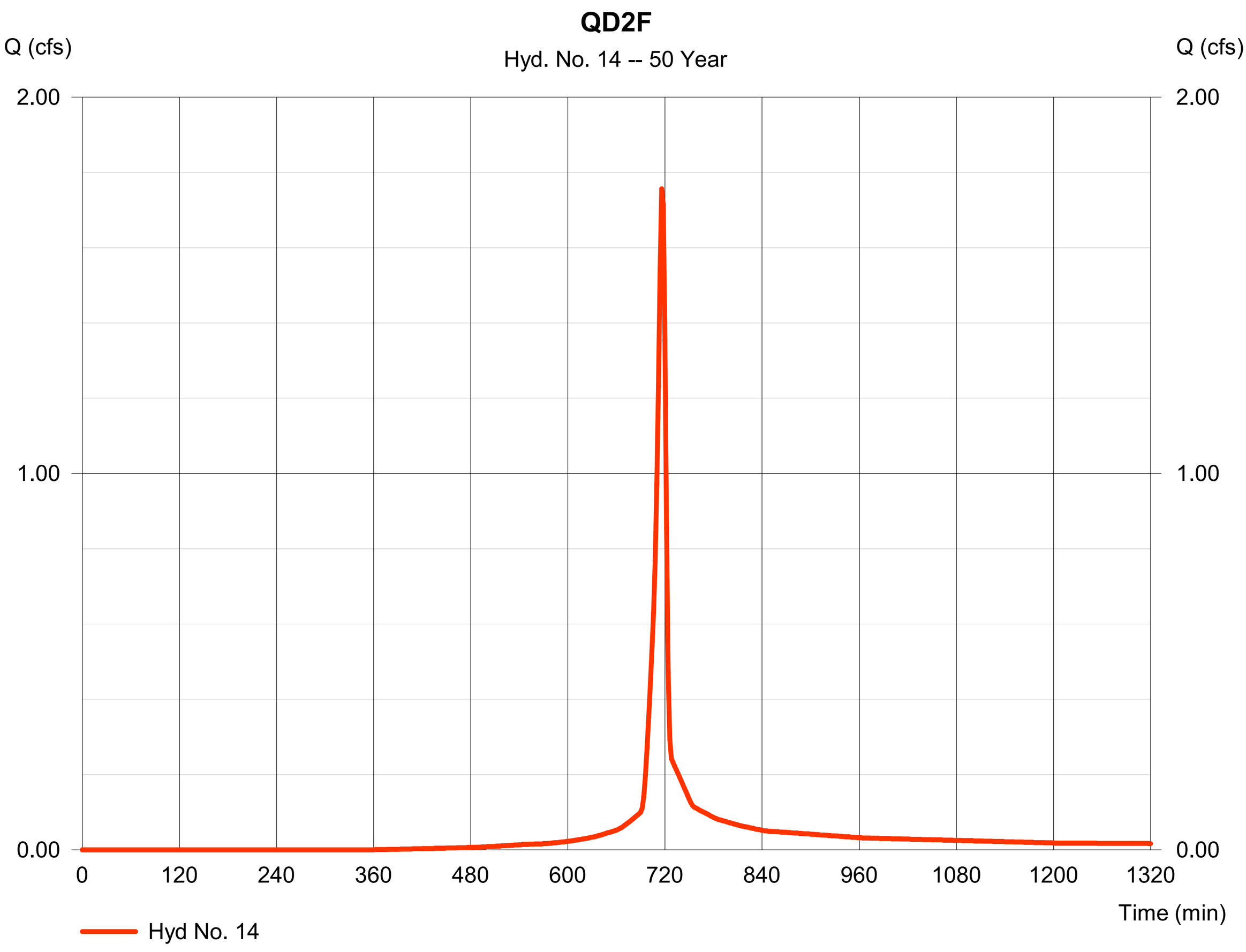


Hydrograph Report

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

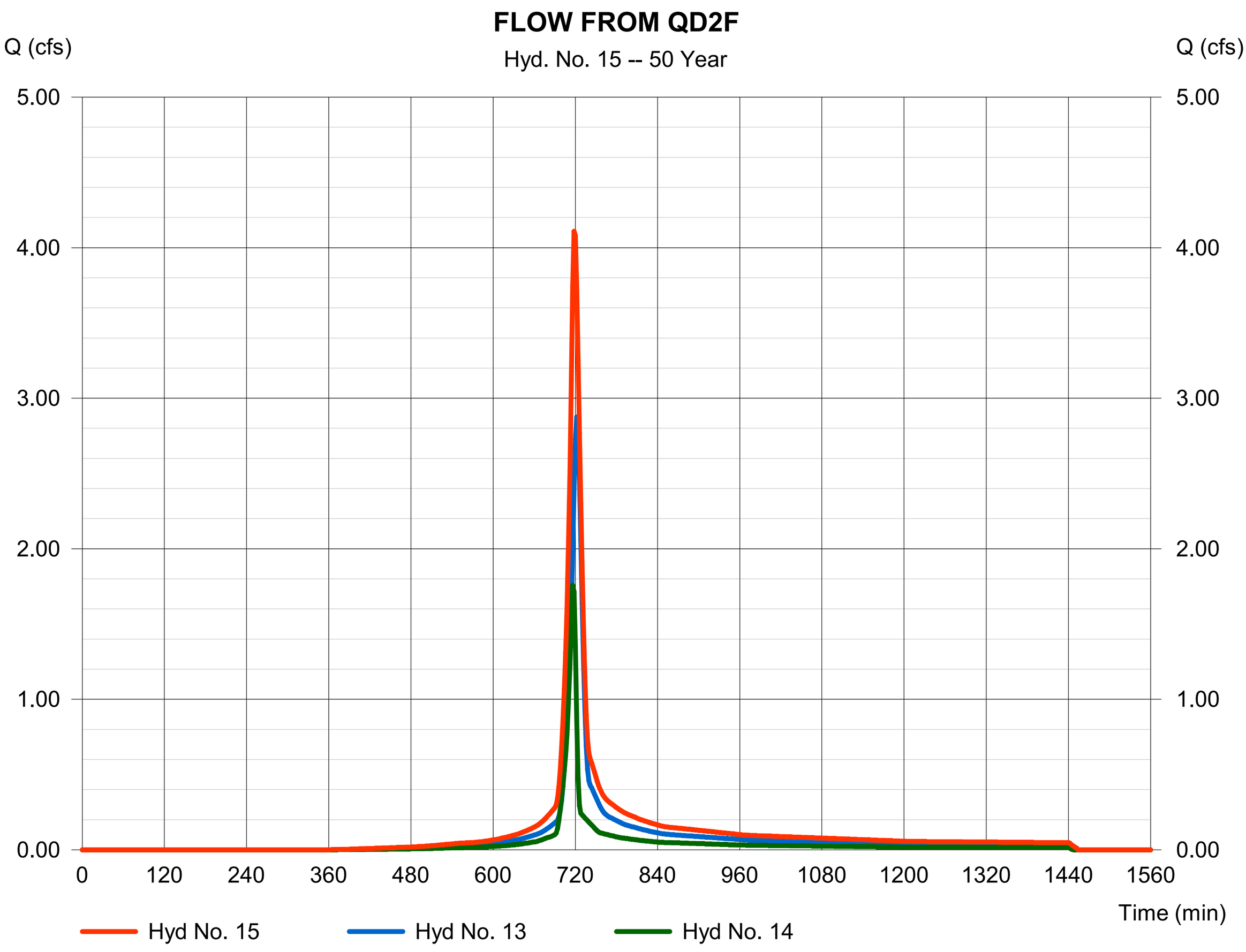


Hydrograph Report

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

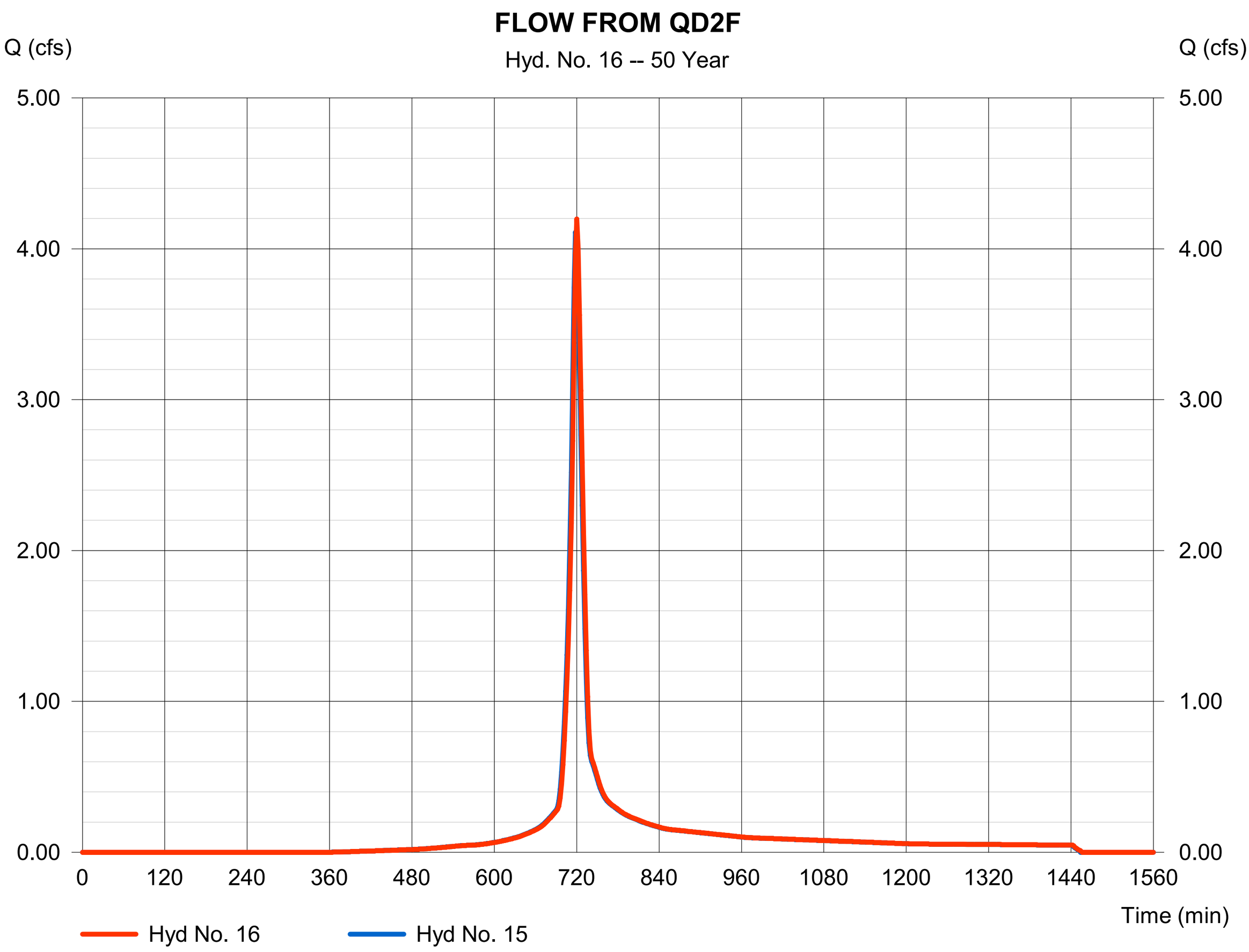
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

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.

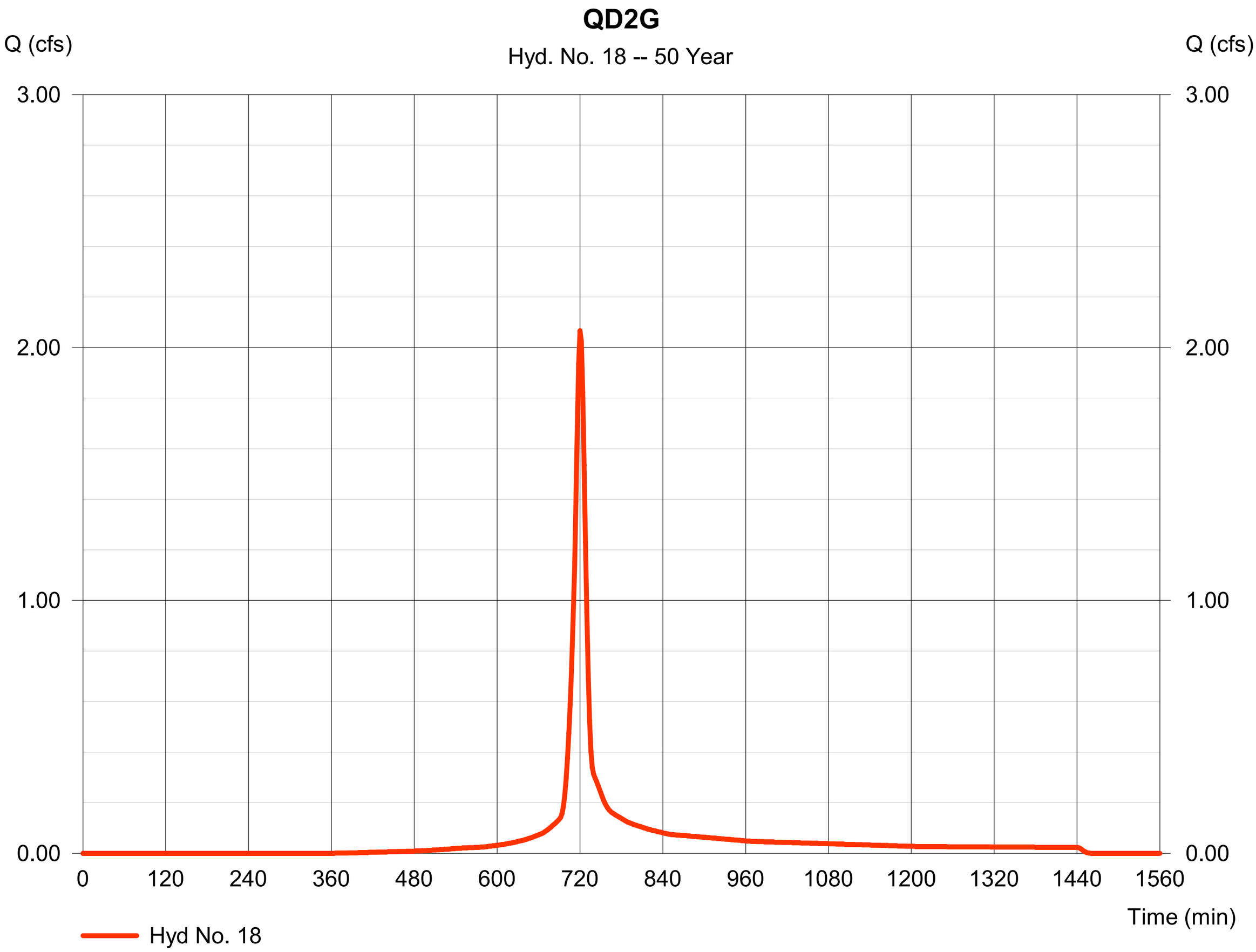


Hydrograph Report

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

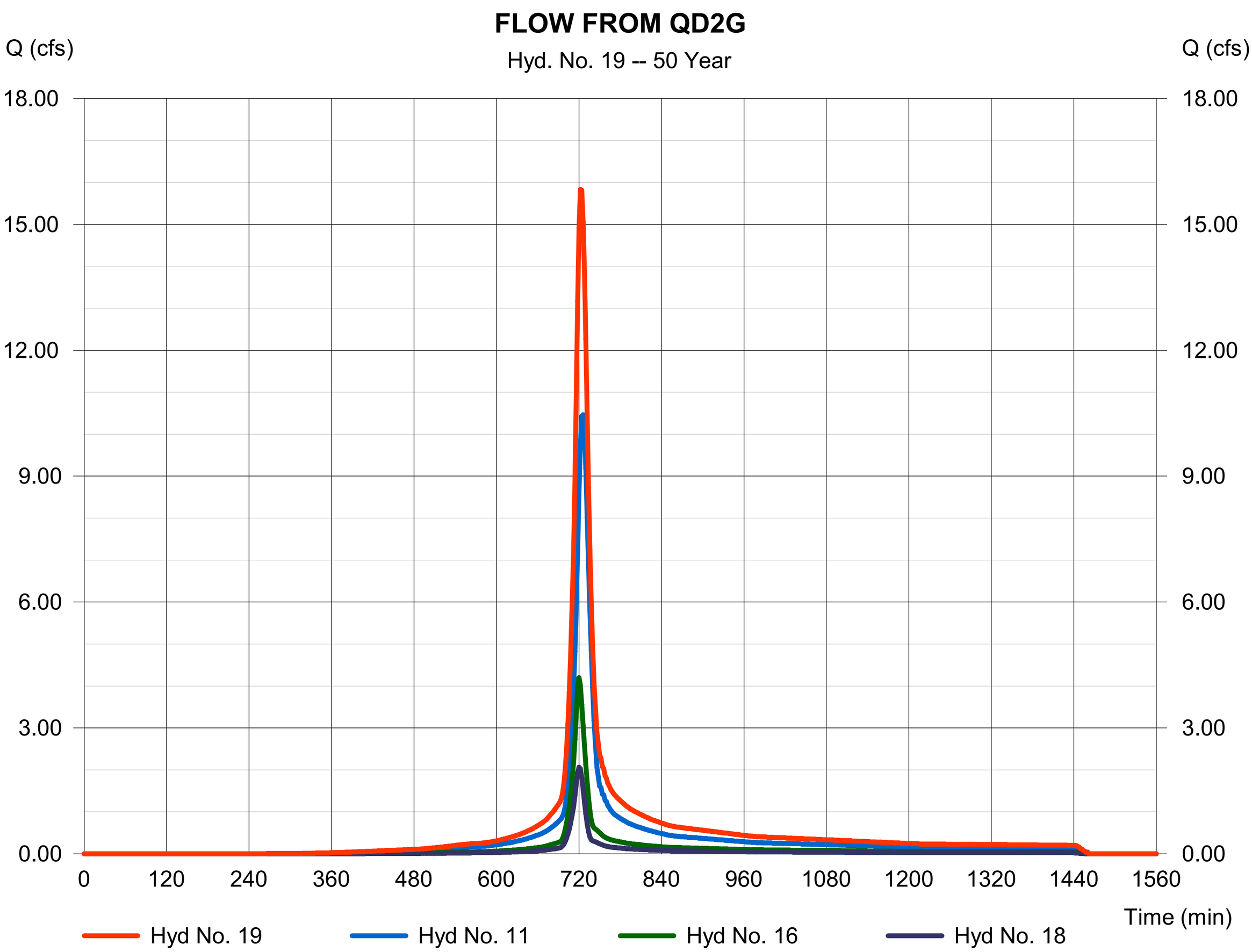


Hydrograph Report

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



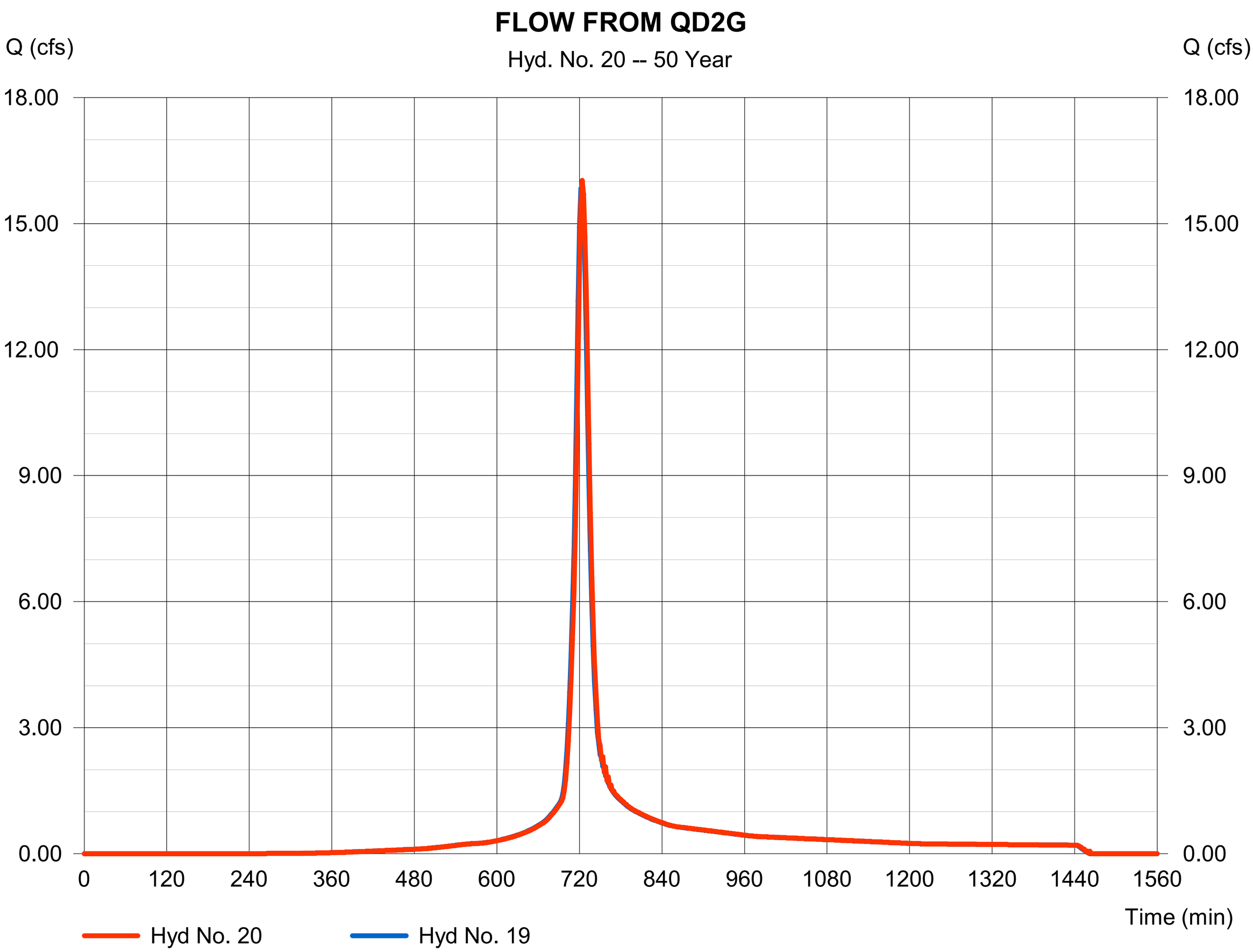
Hydrograph Report

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.

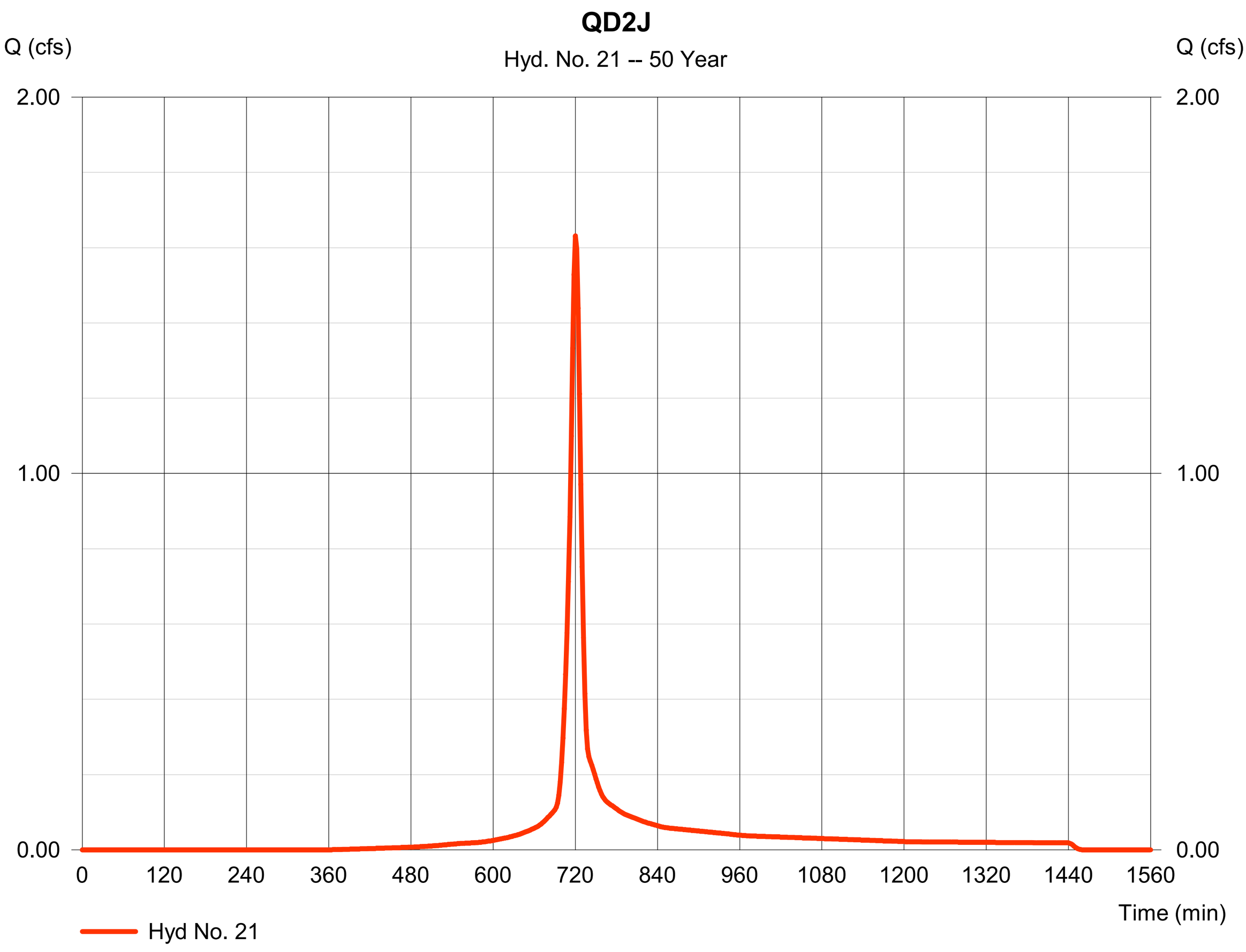


Hydrograph Report

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



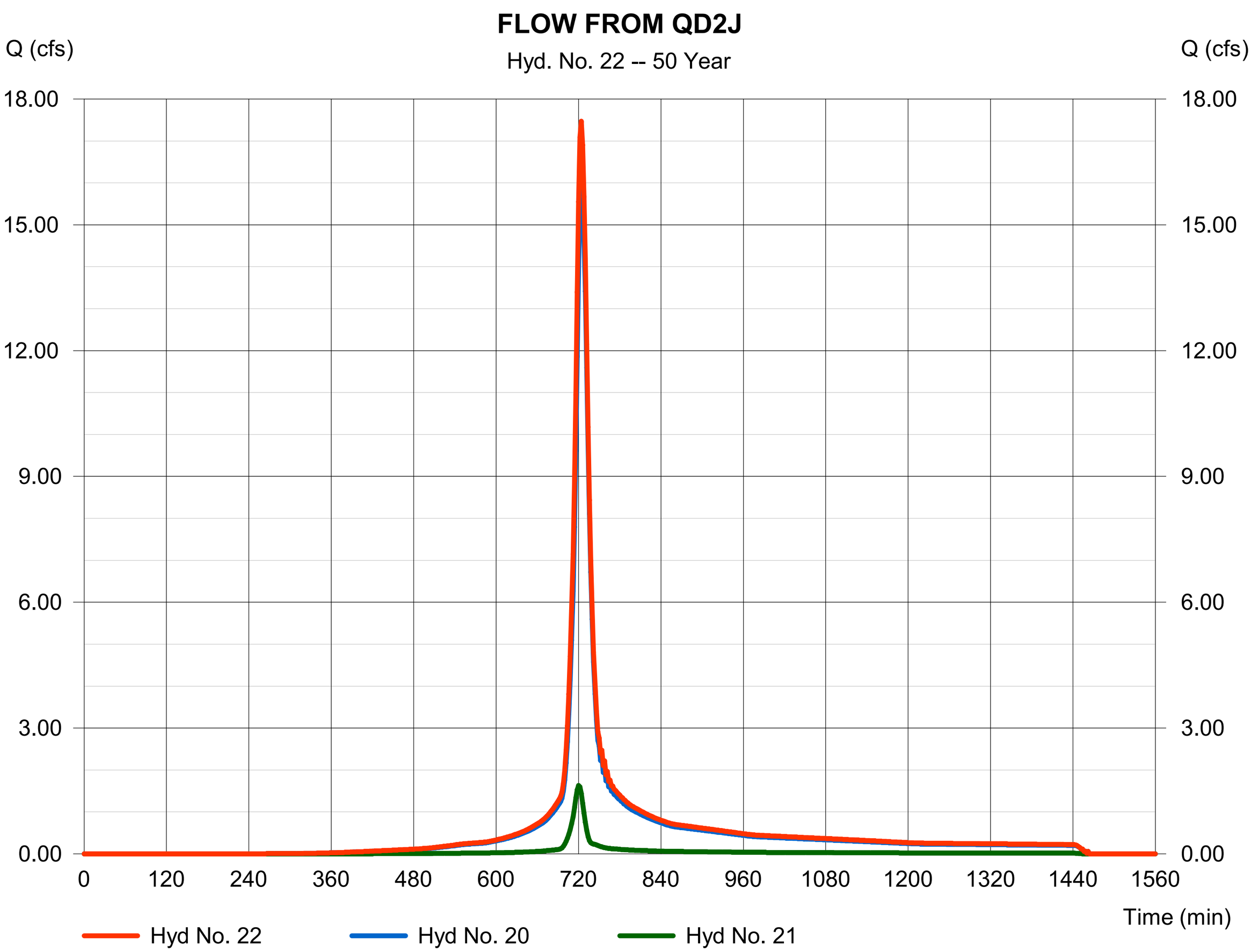
Hydrograph Report

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	=	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



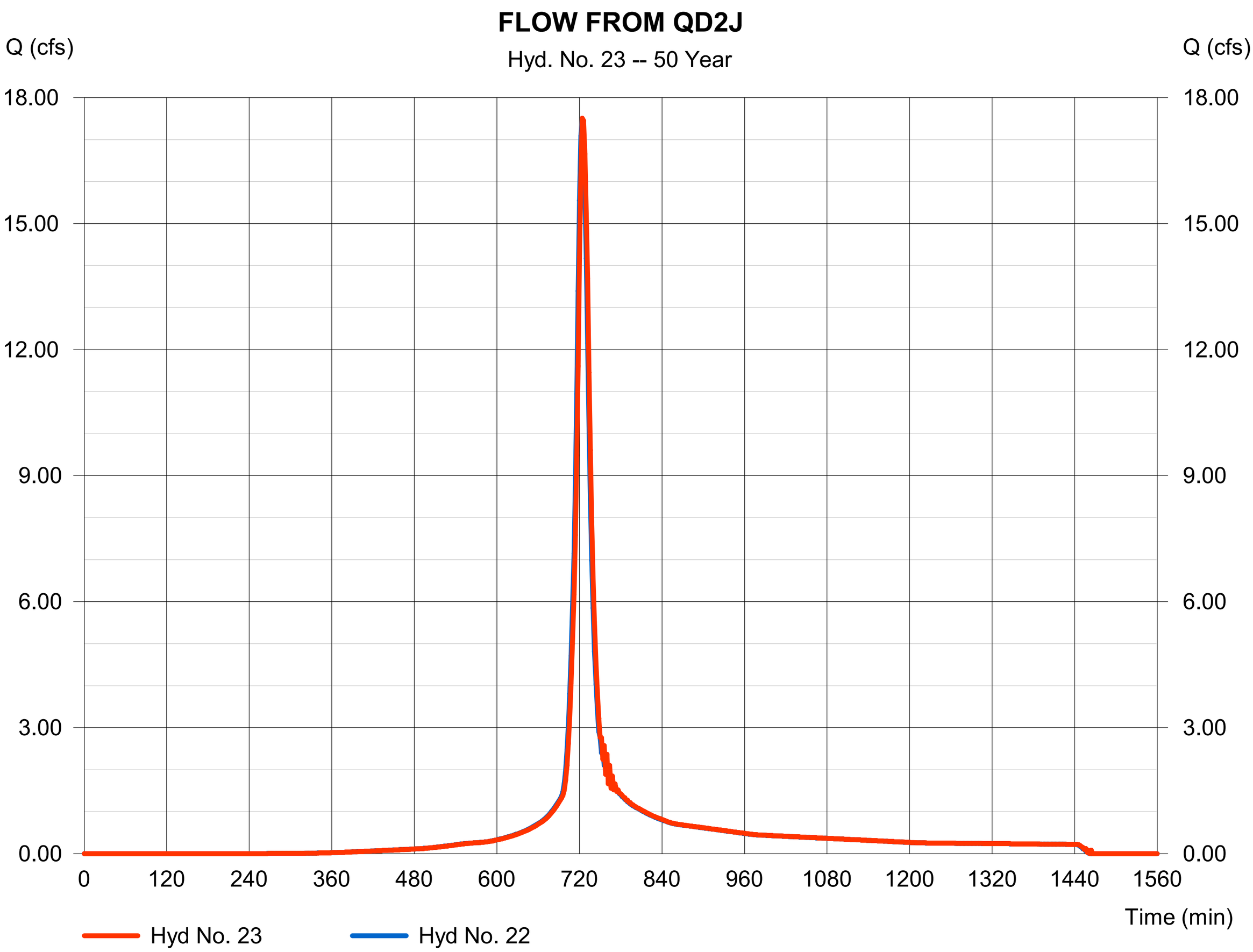
Hydrograph Report

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.

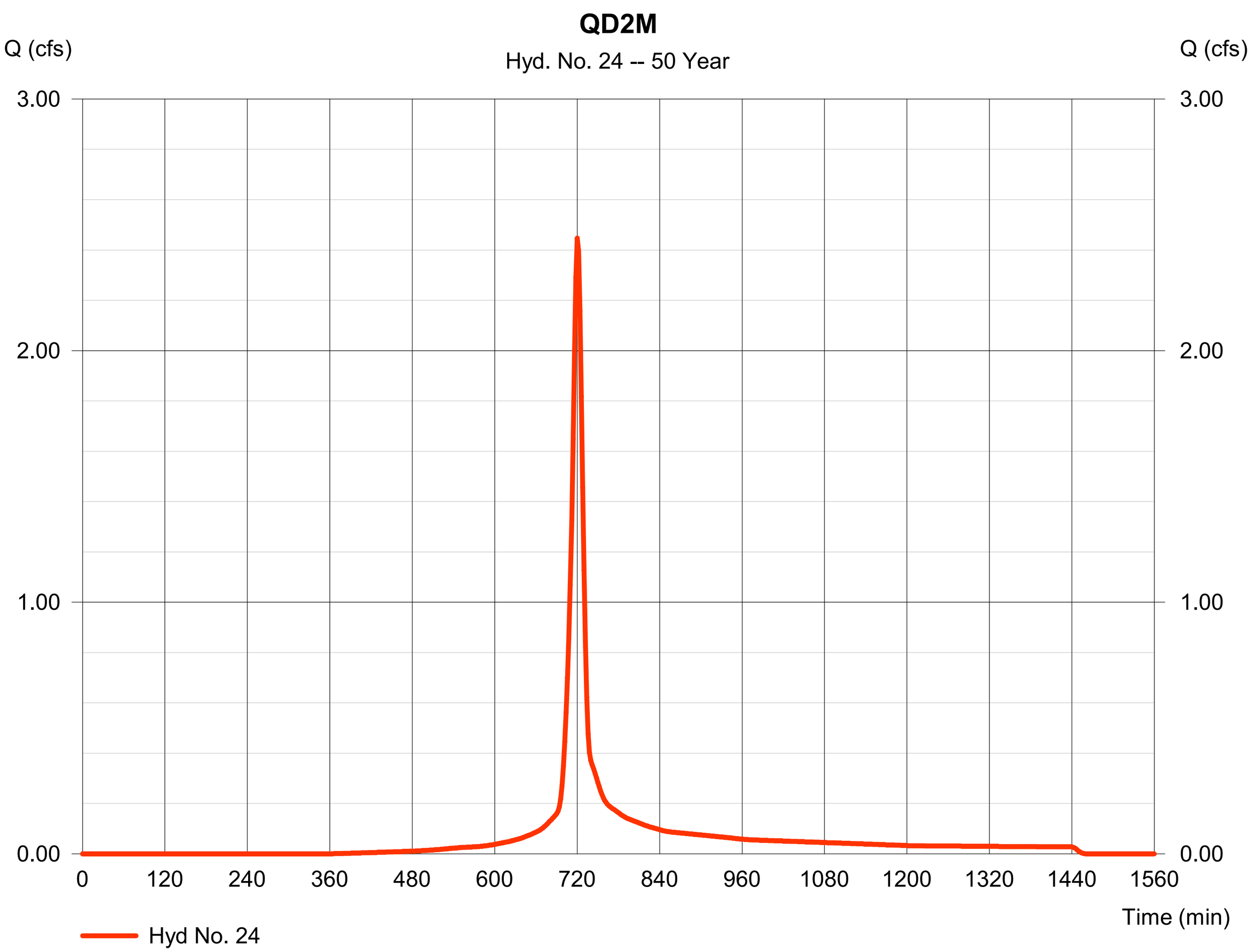


Hydrograph Report

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



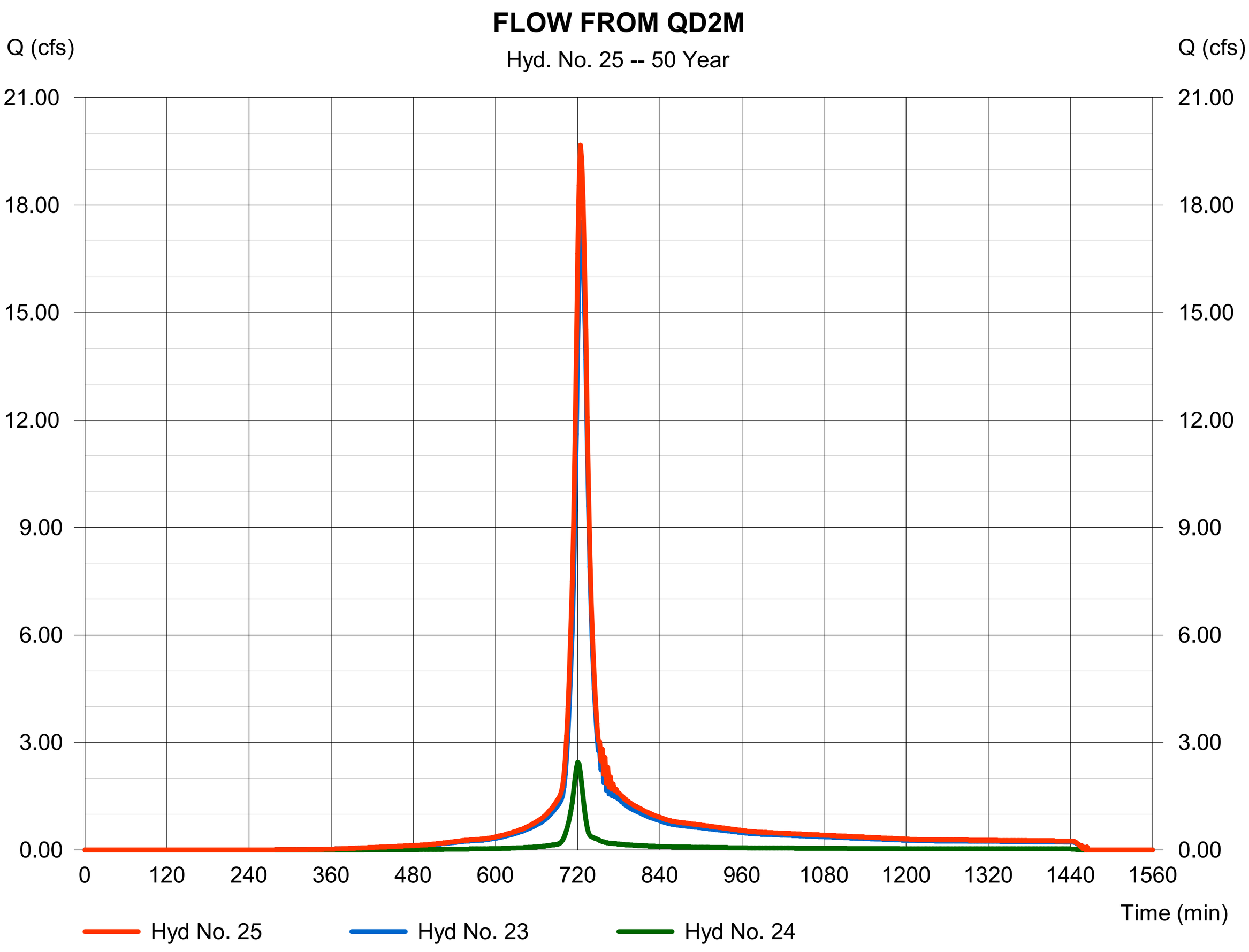
Hydrograph Report

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



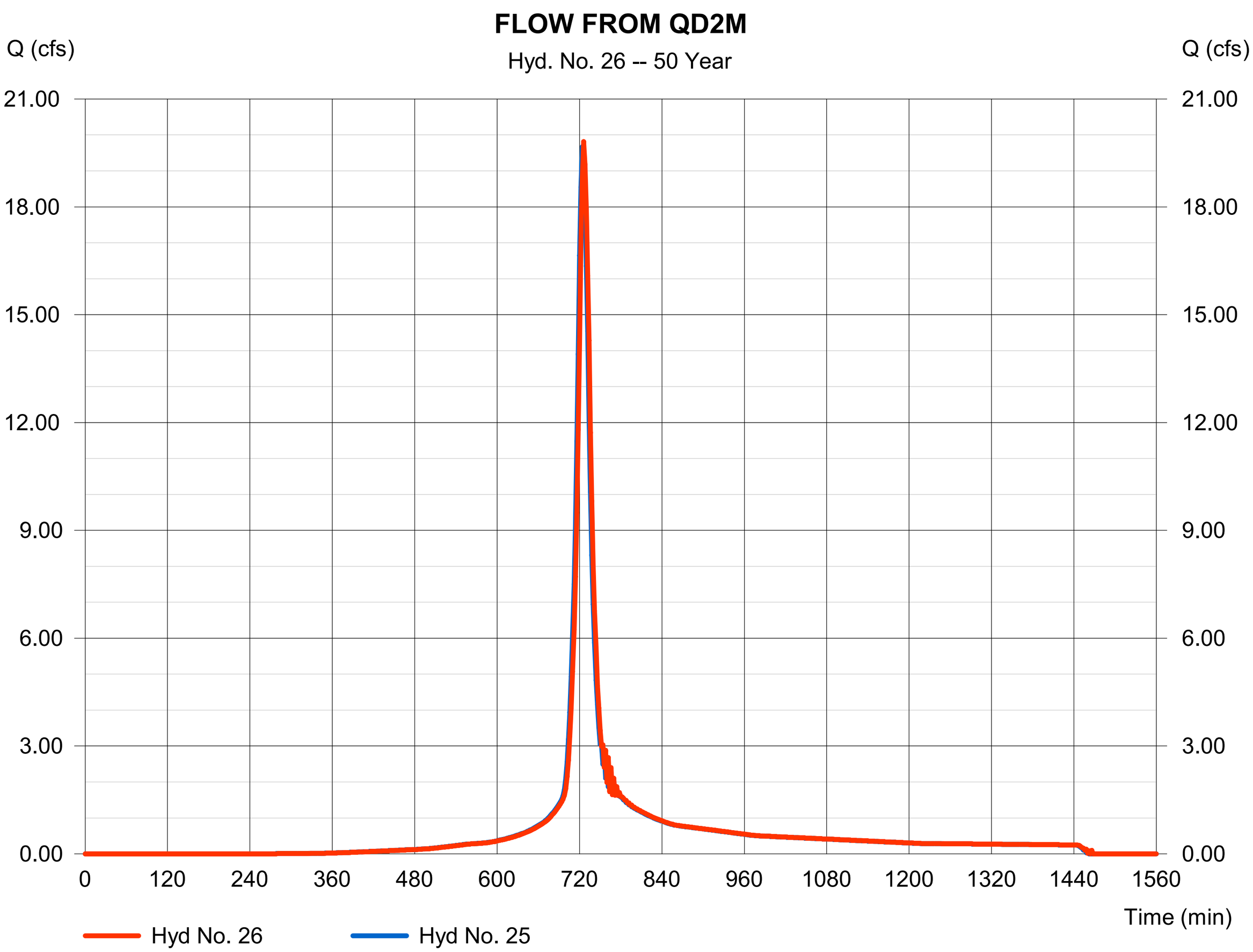
Hydrograph Report

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.

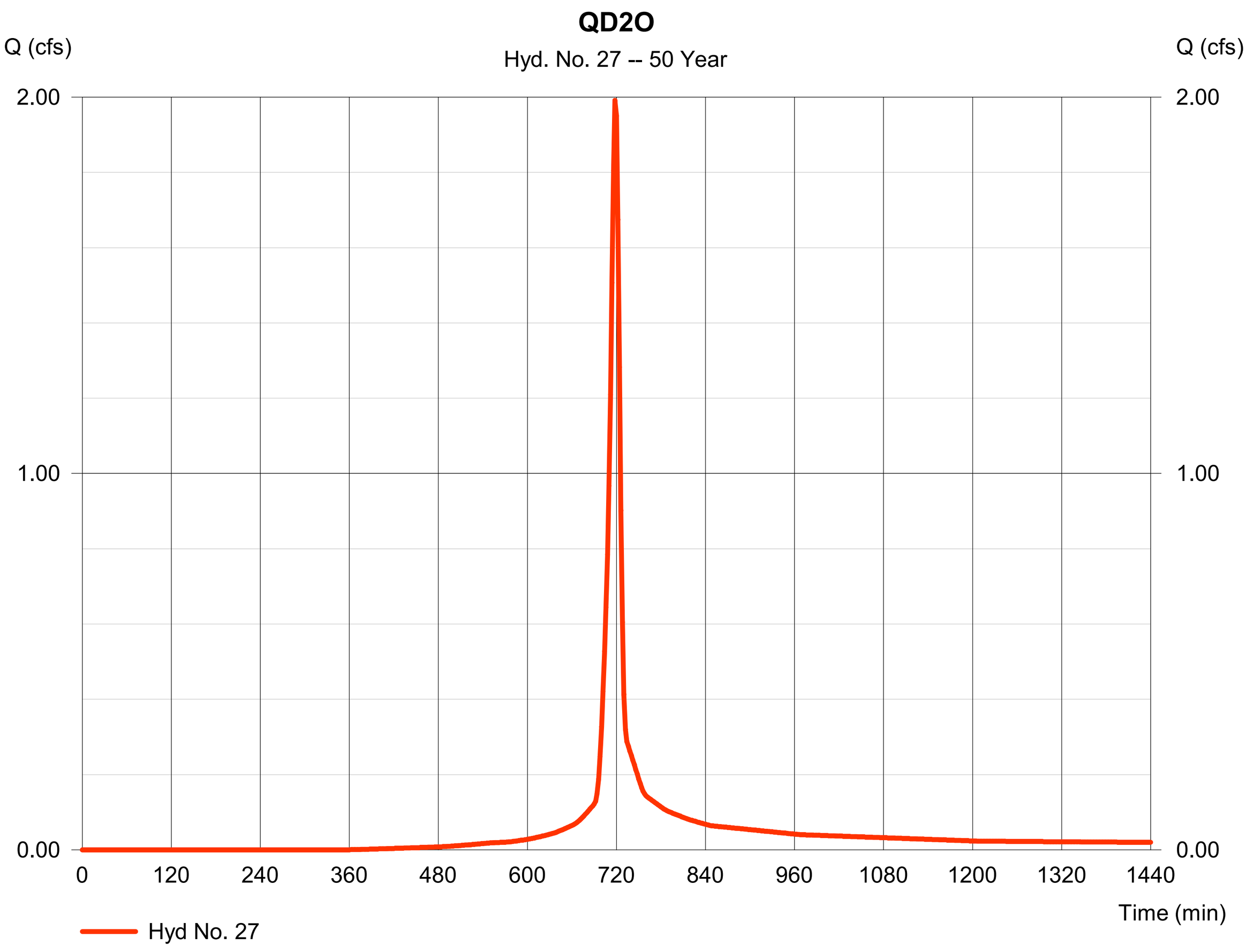


Hydrograph Report

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



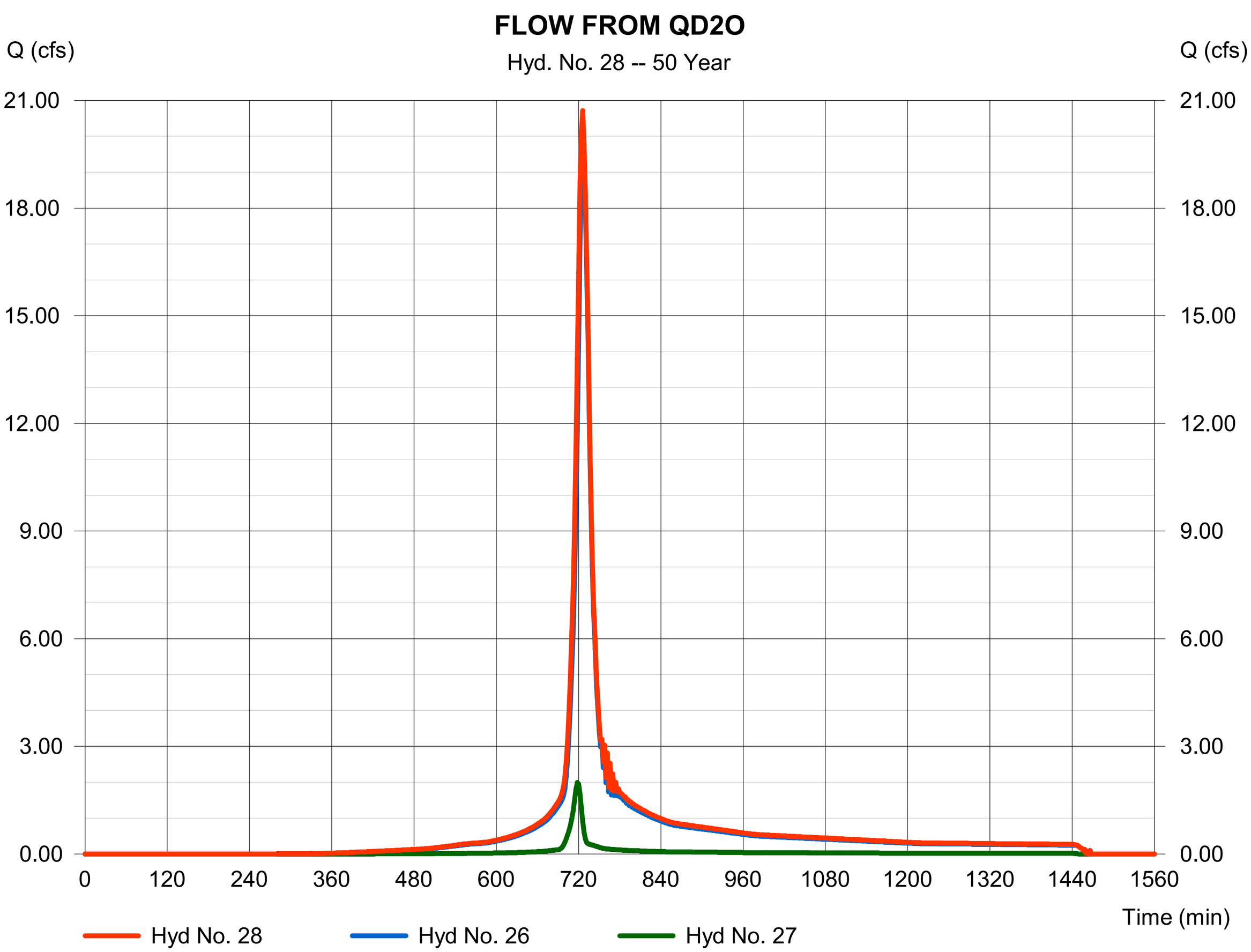
Hydrograph Report

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	=	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



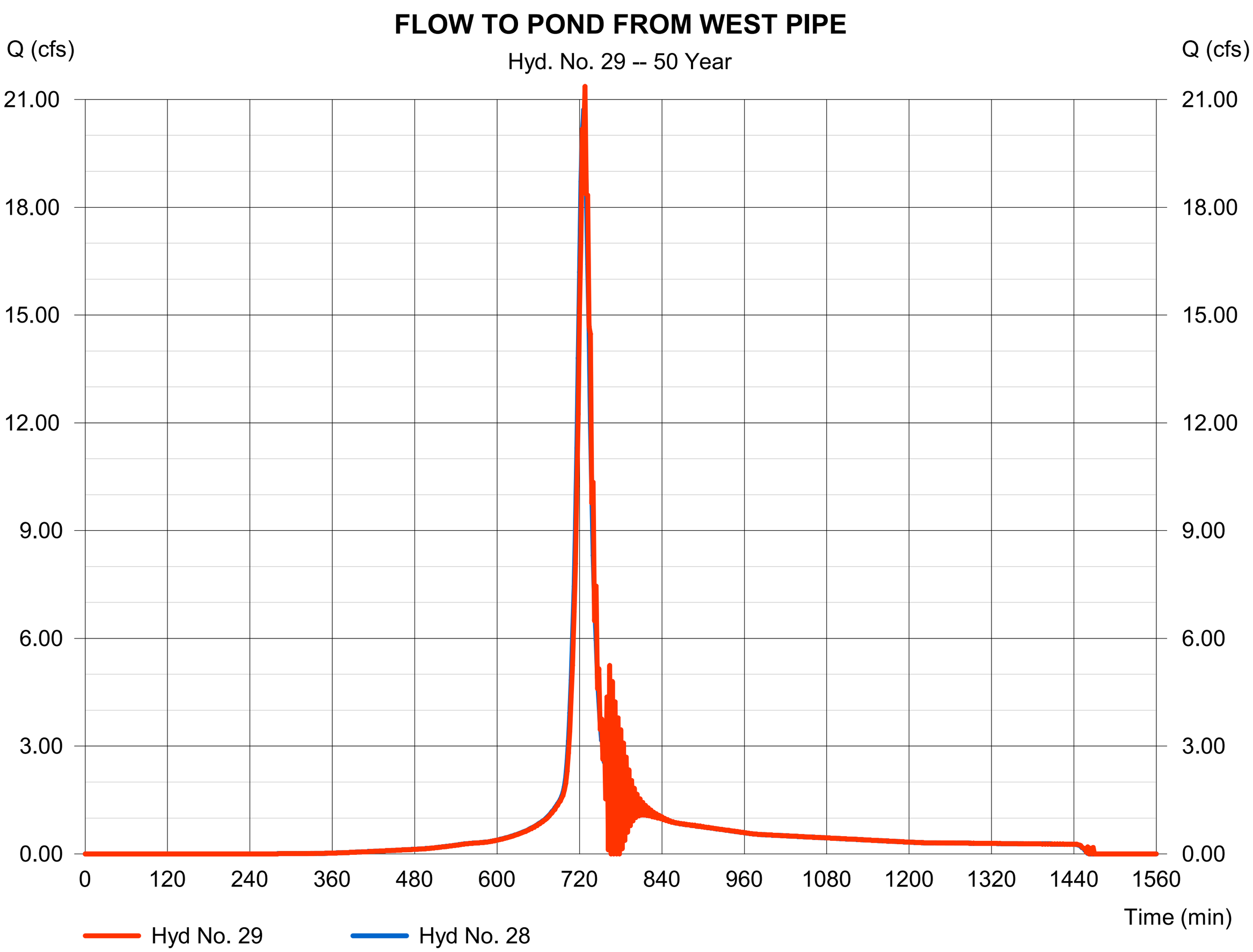
Hydrograph Report

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.

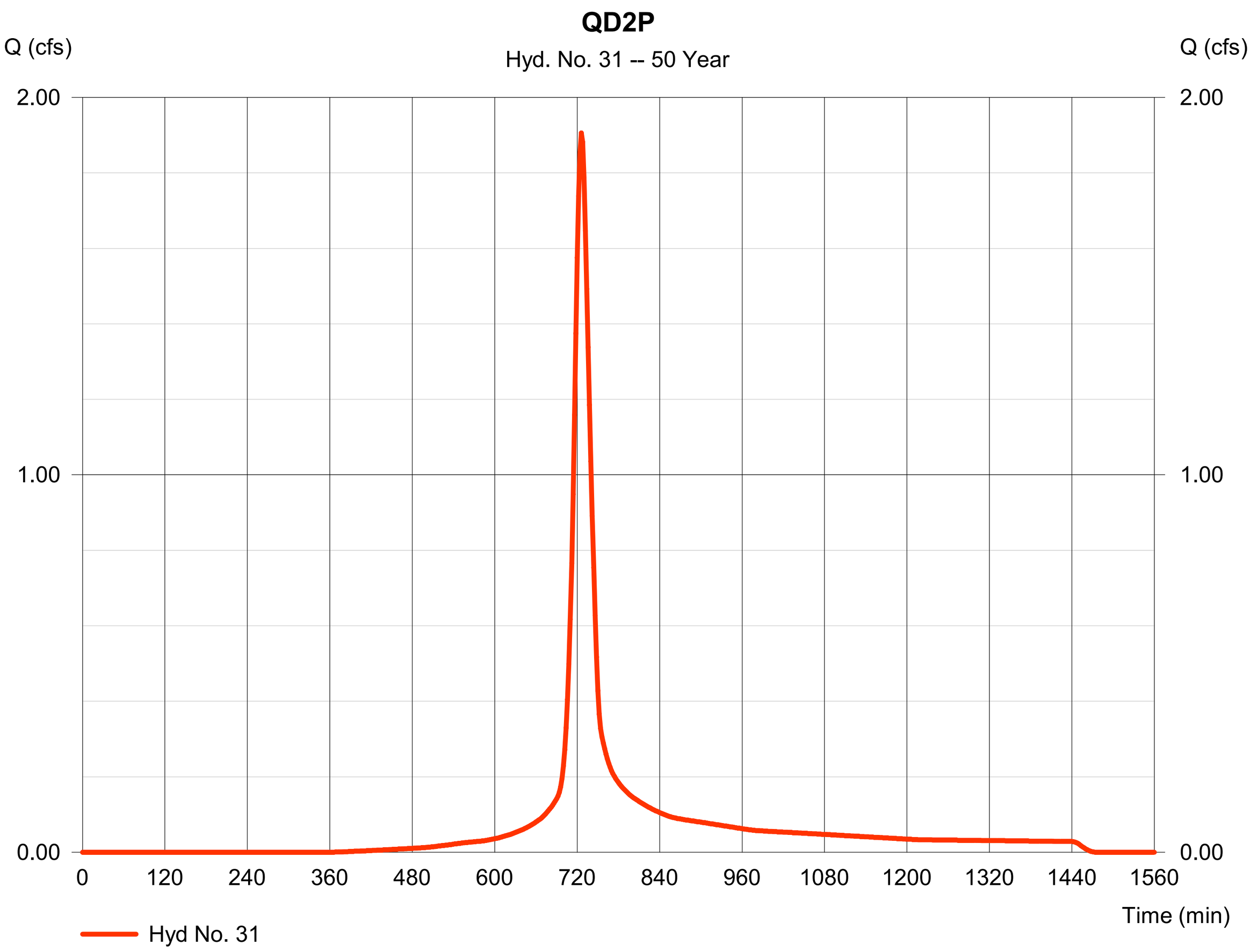


Hydrograph Report

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



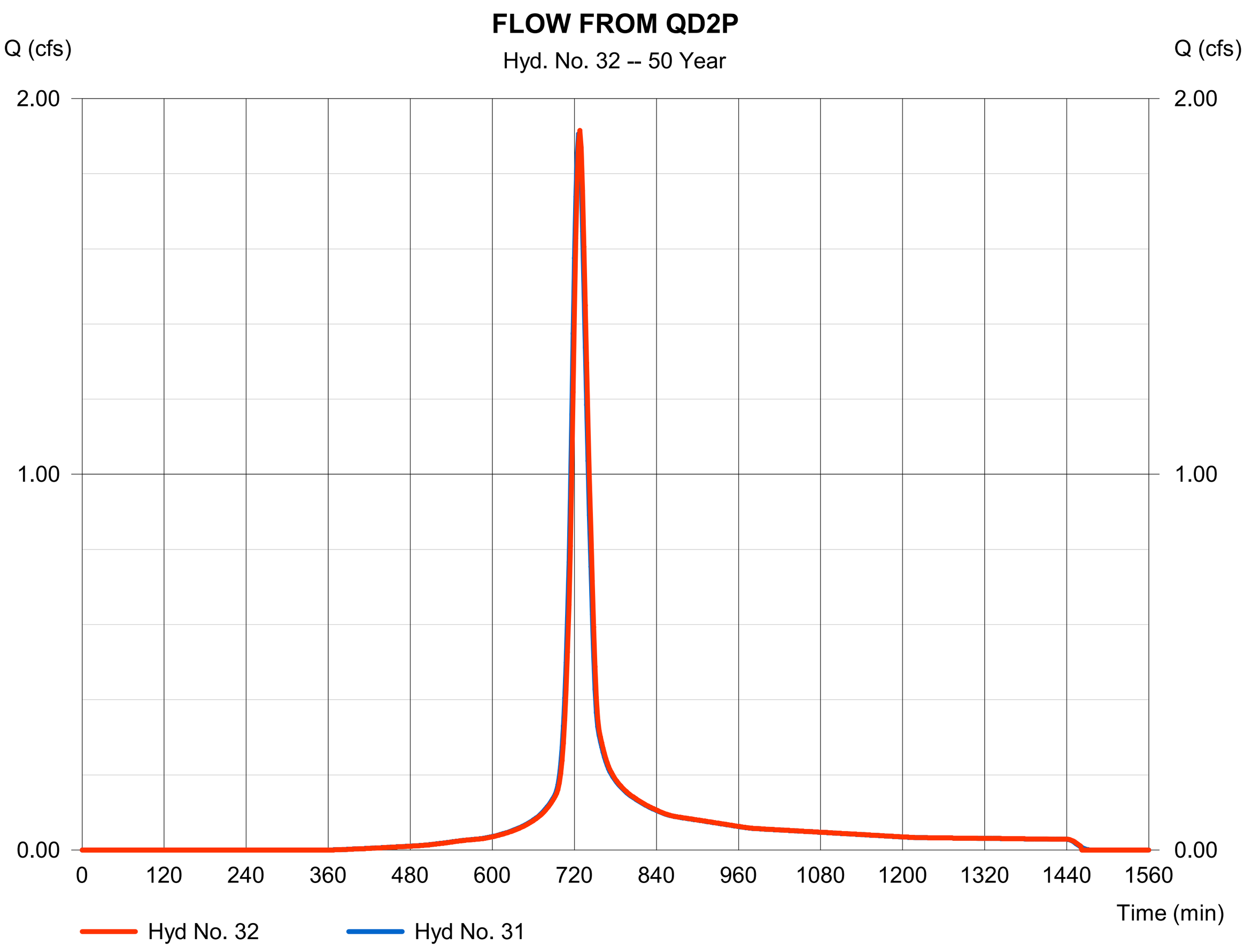
Hydrograph Report

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.

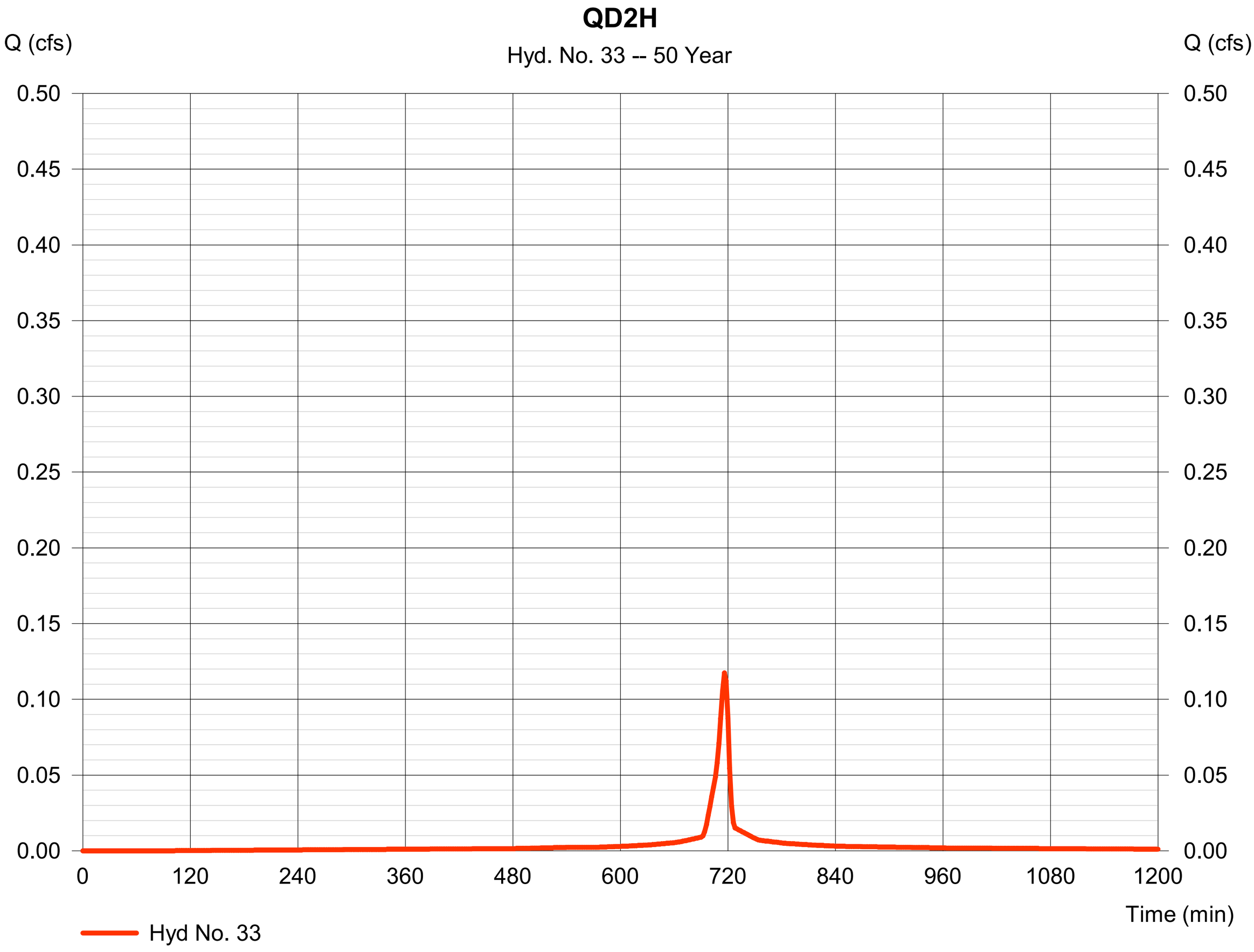


Hydrograph Report

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

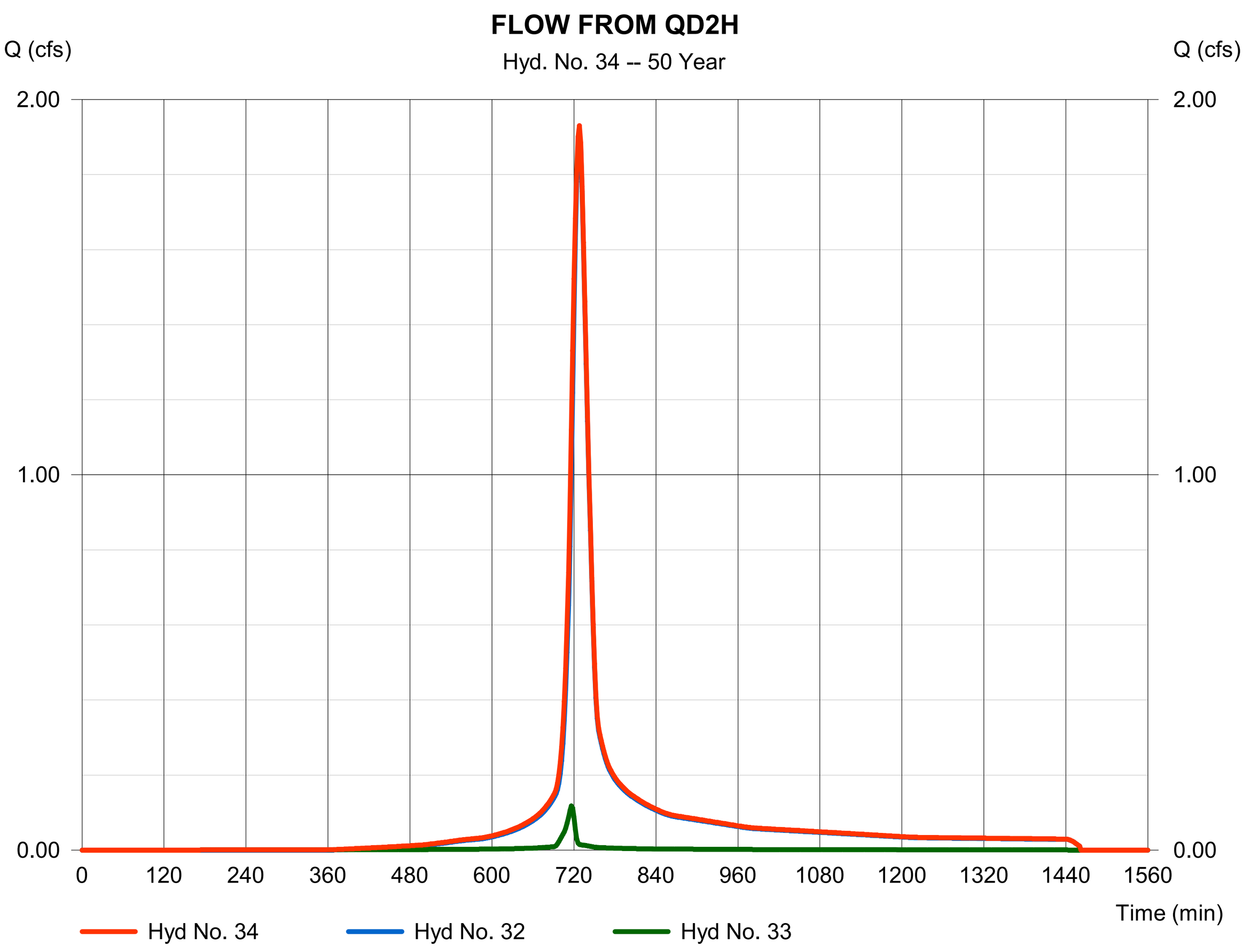


Hydrograph Report

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



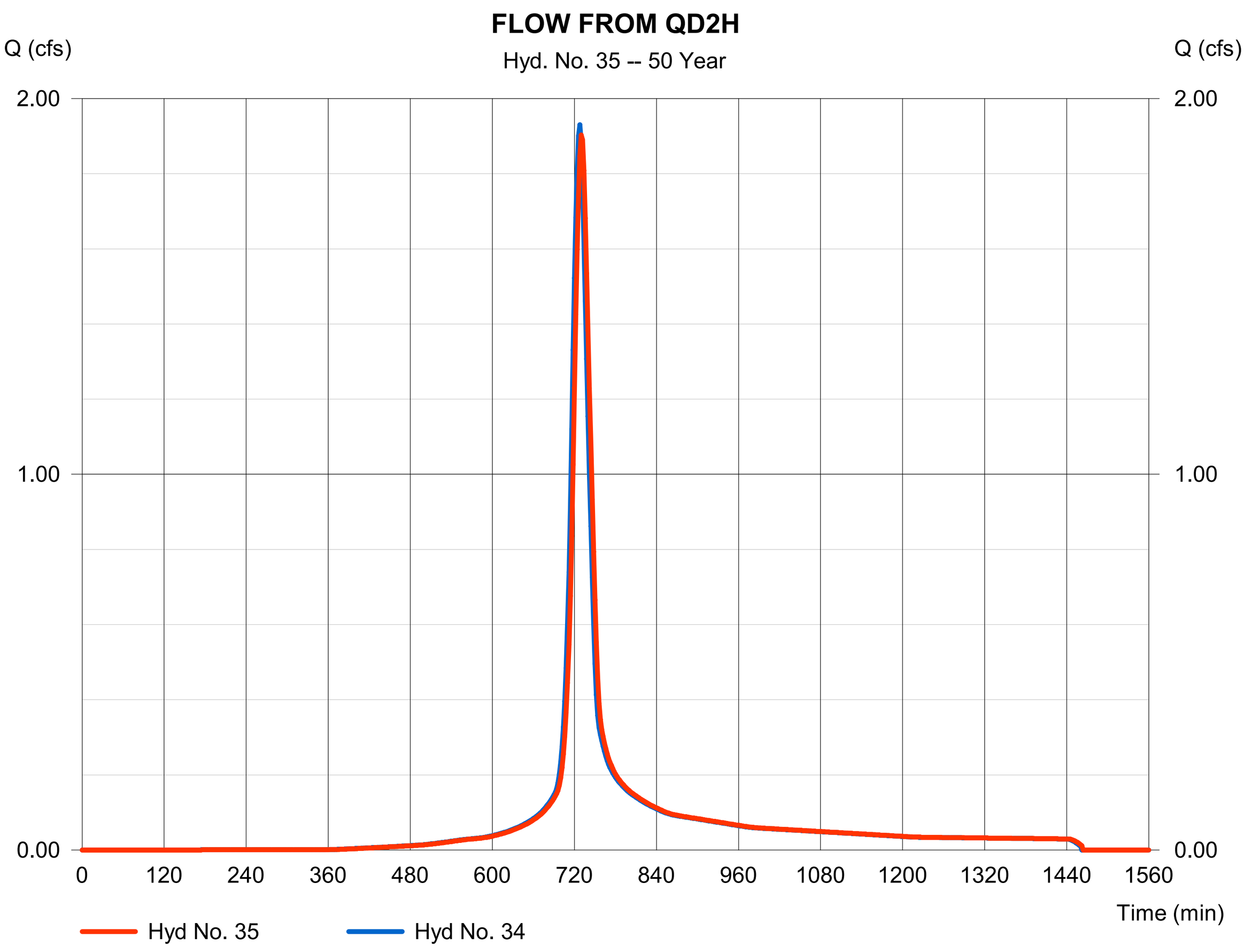
Hydrograph Report

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.

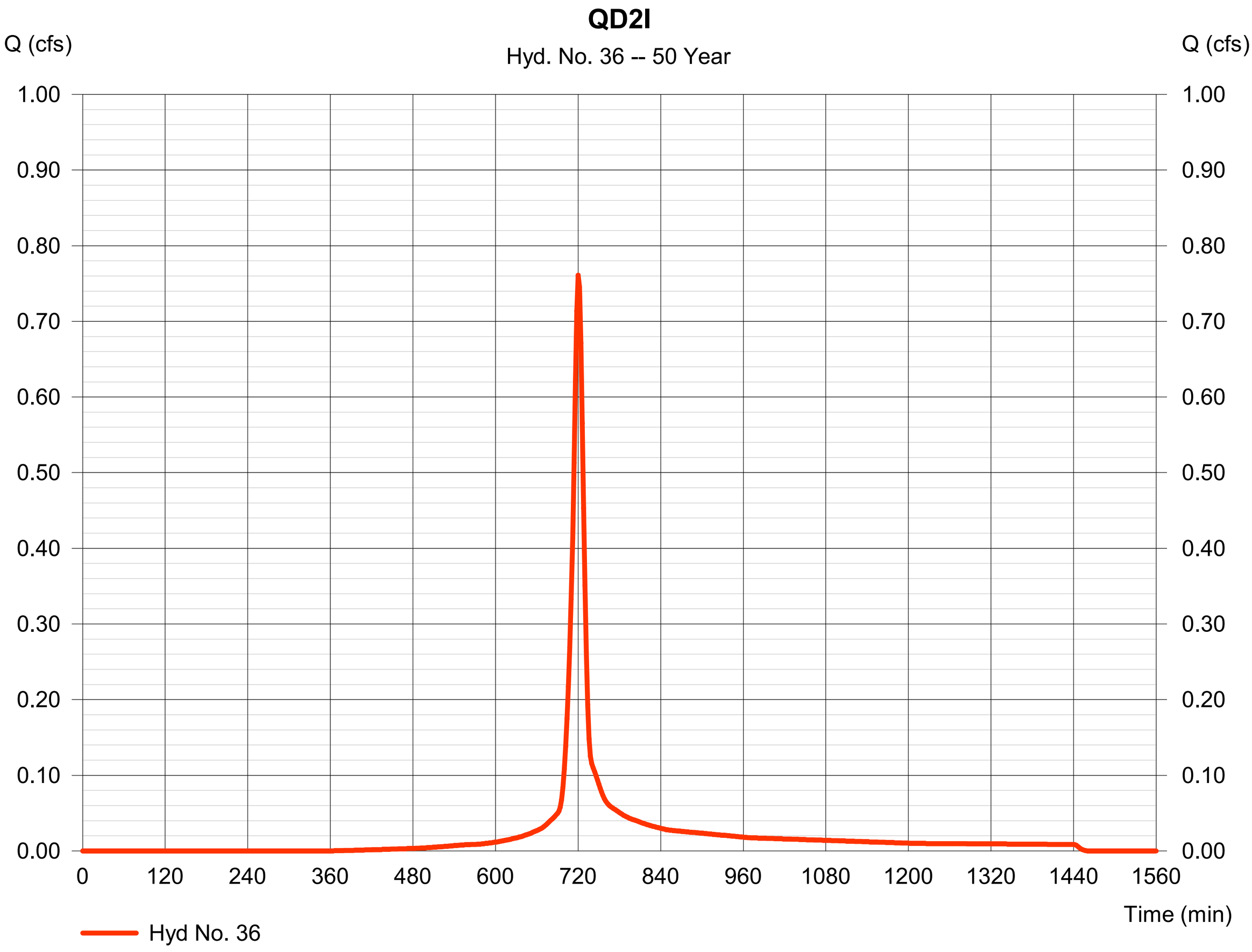


Hydrograph Report

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



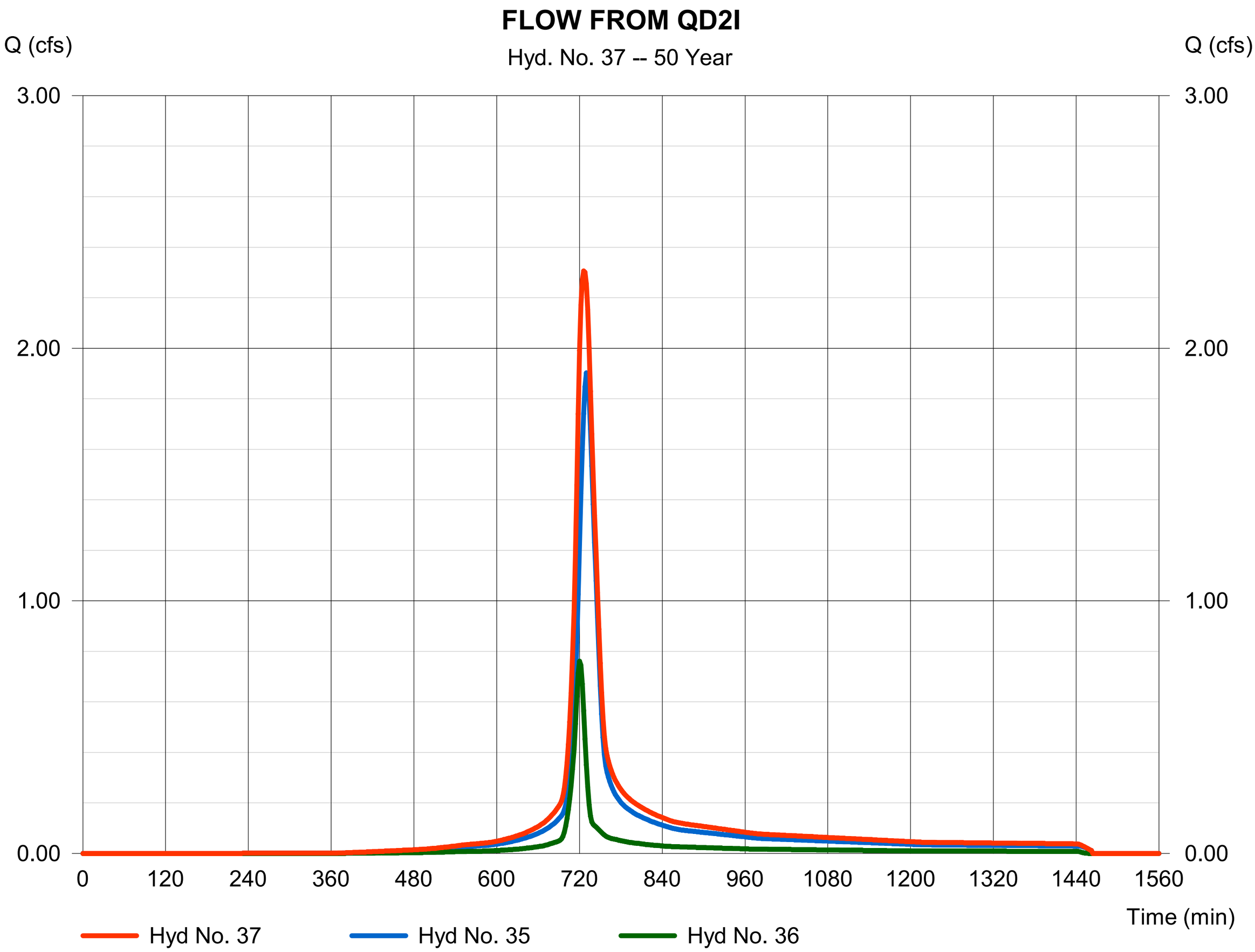
Hydrograph Report

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	=	2.306 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

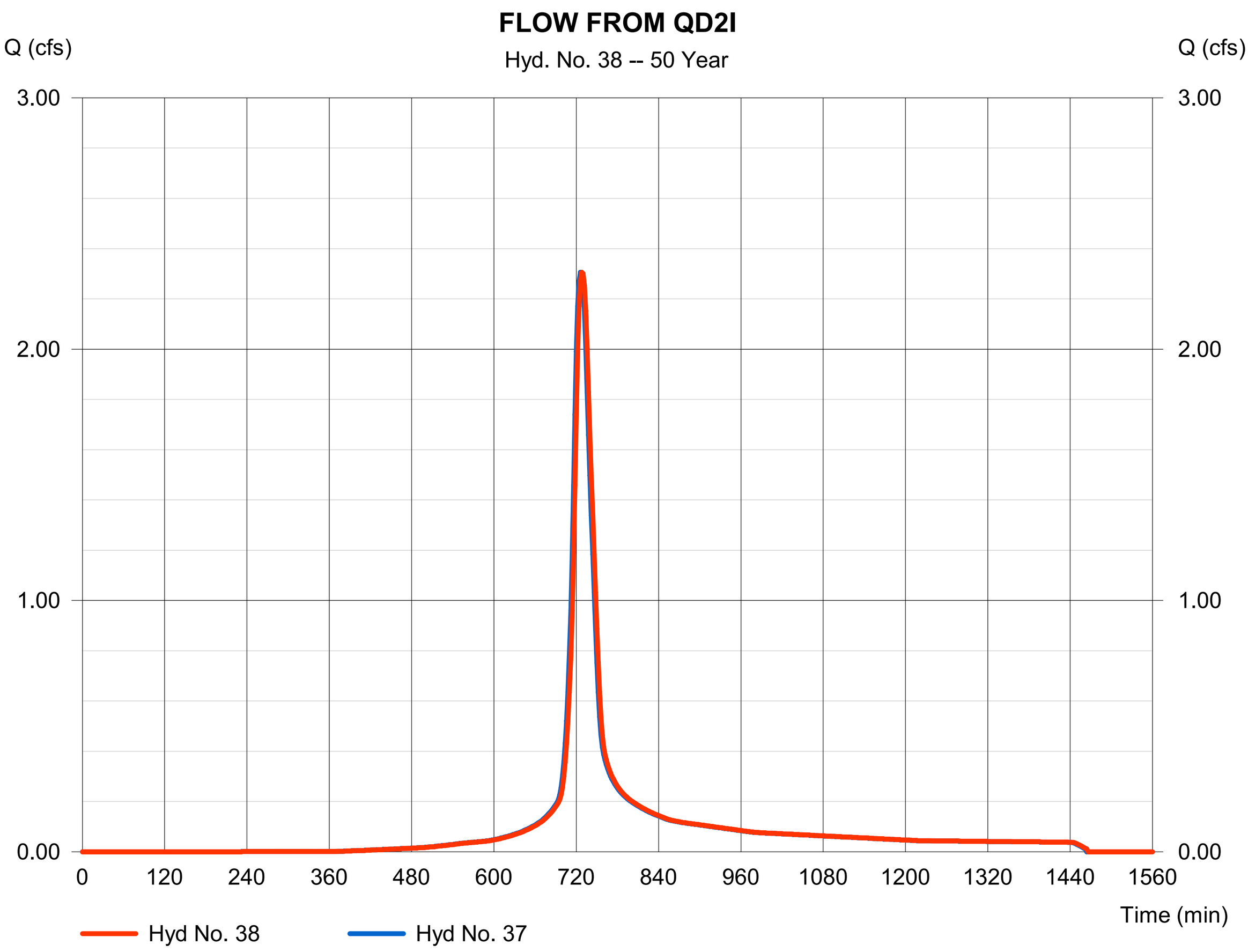
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

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.

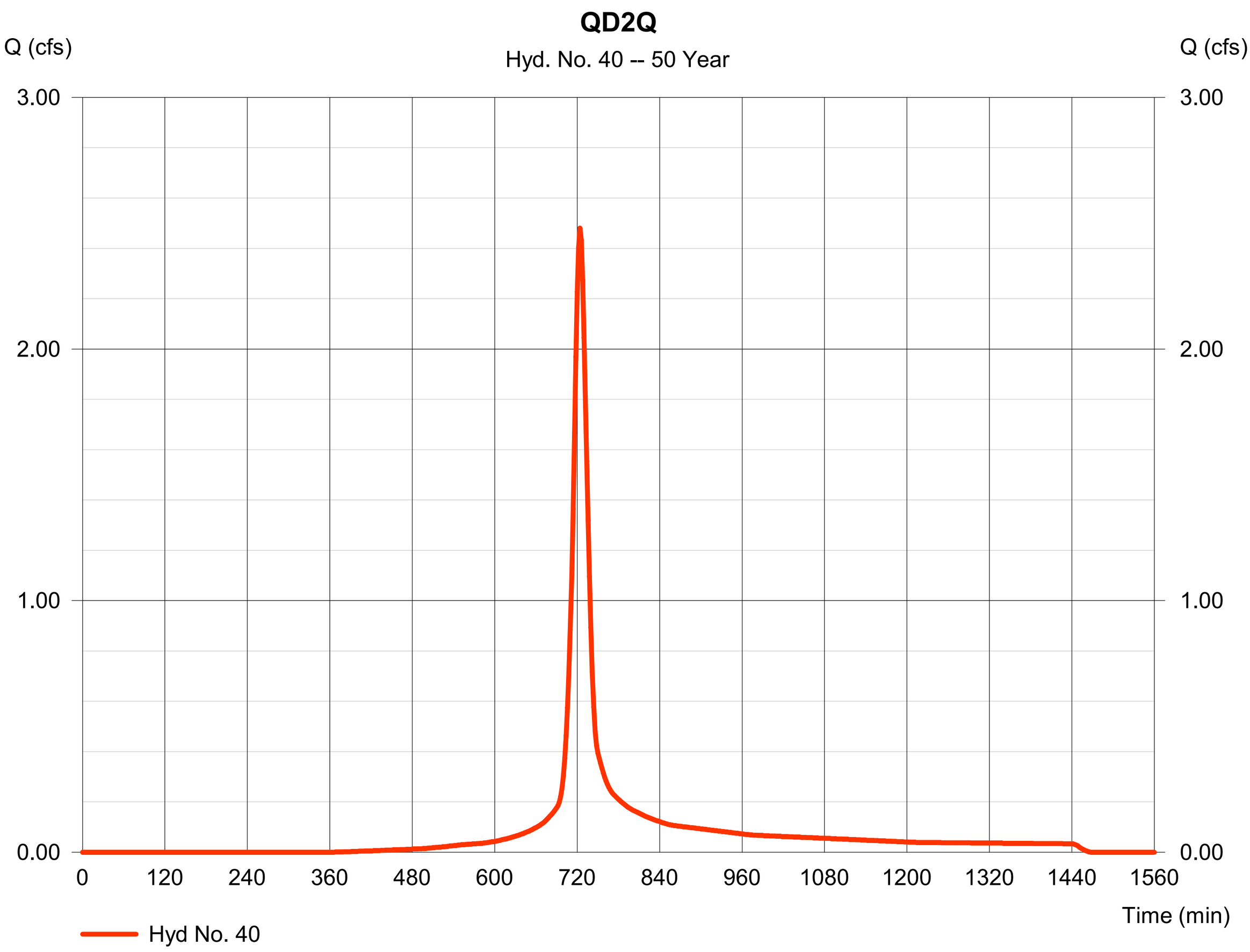


Hydrograph Report

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



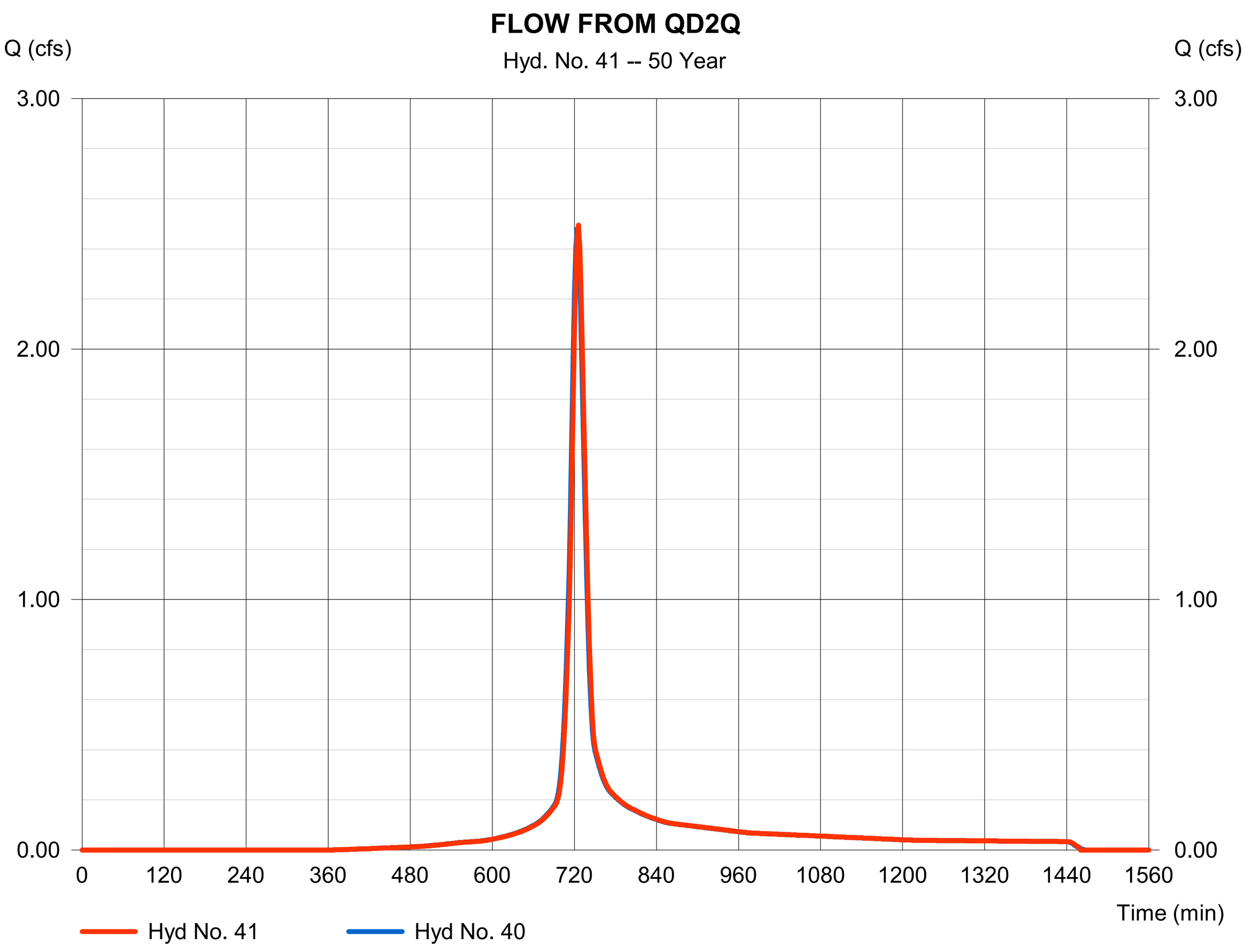
Hydrograph Report

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.

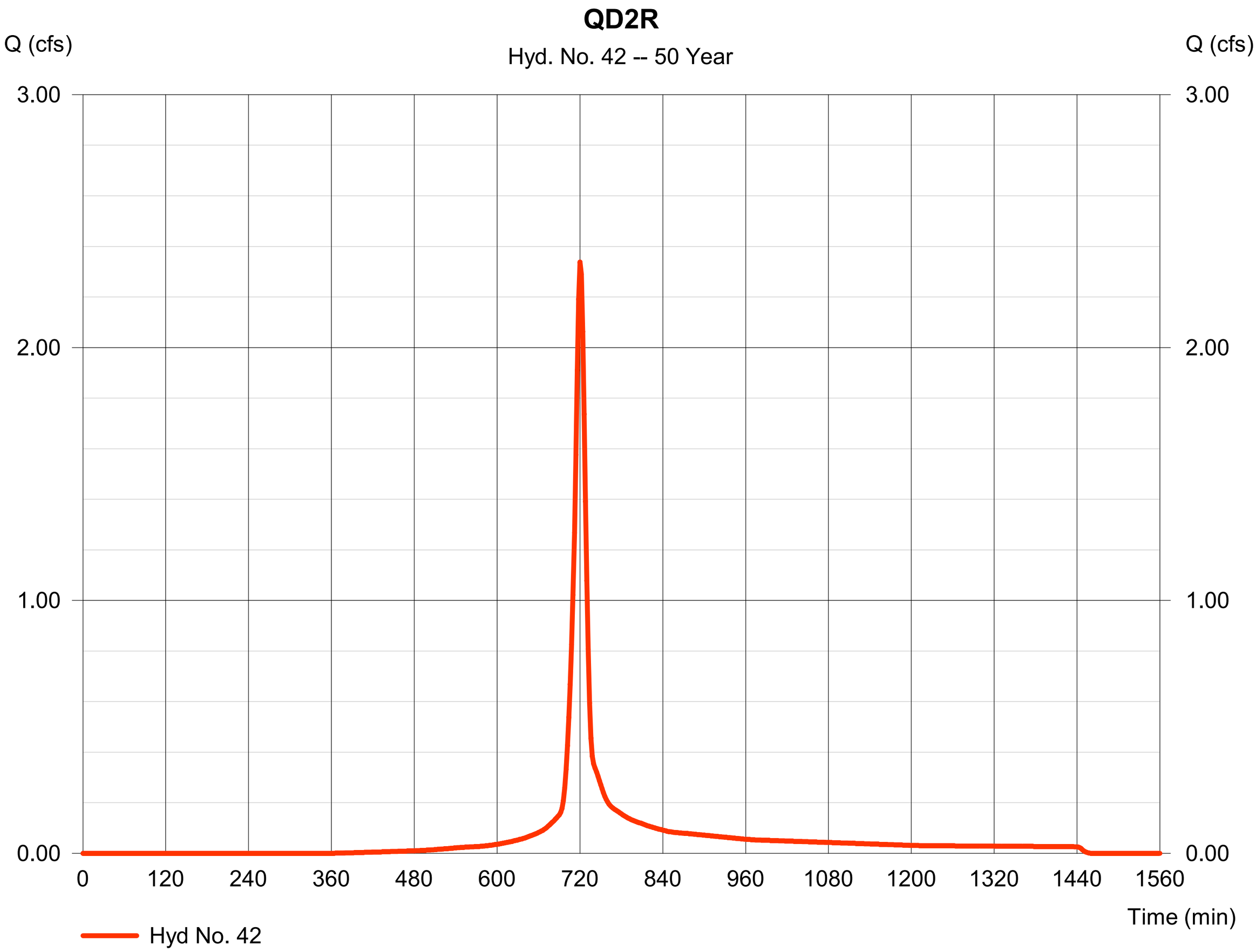


Hydrograph Report

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



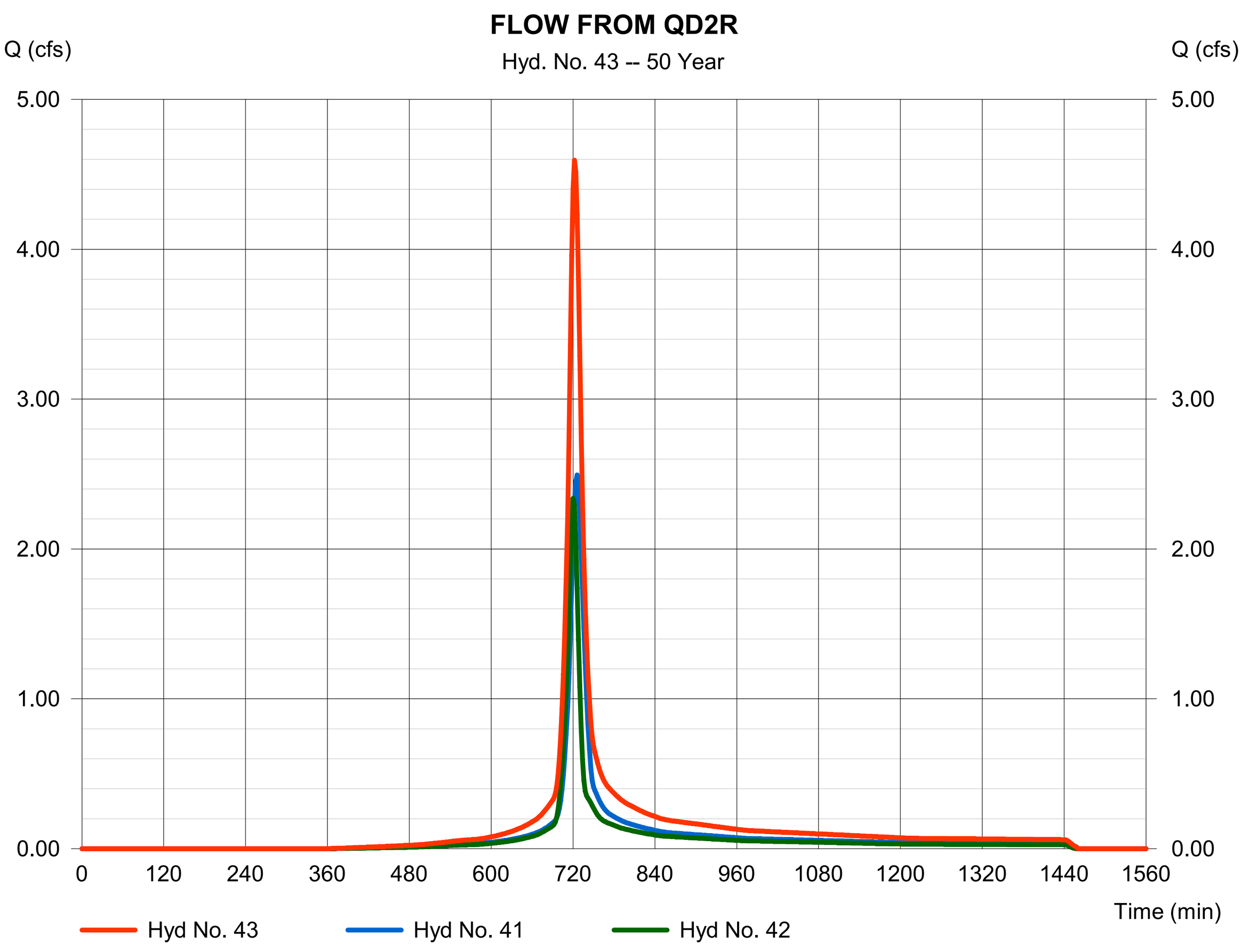
Hydrograph Report

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	= 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



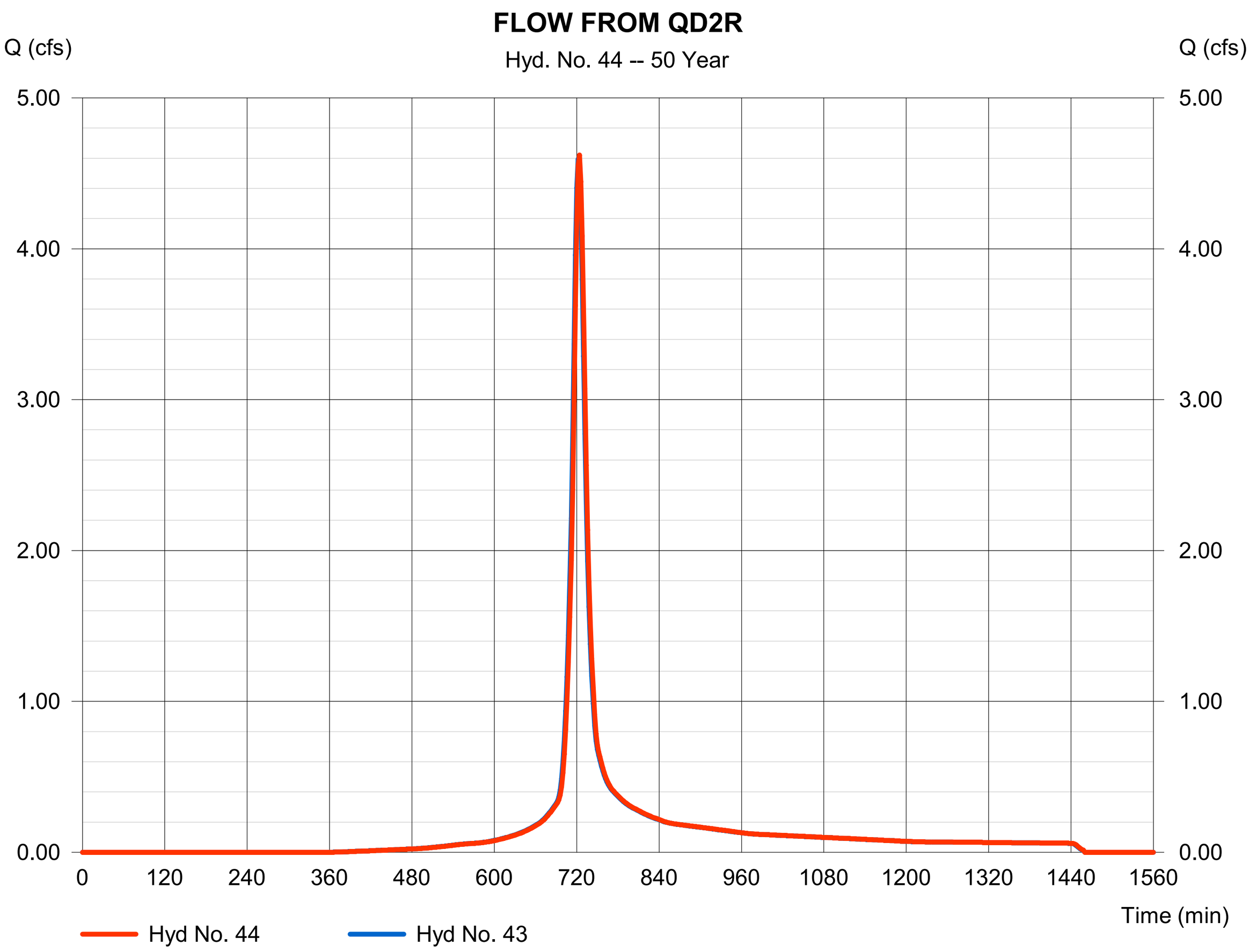
Hydrograph Report

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.

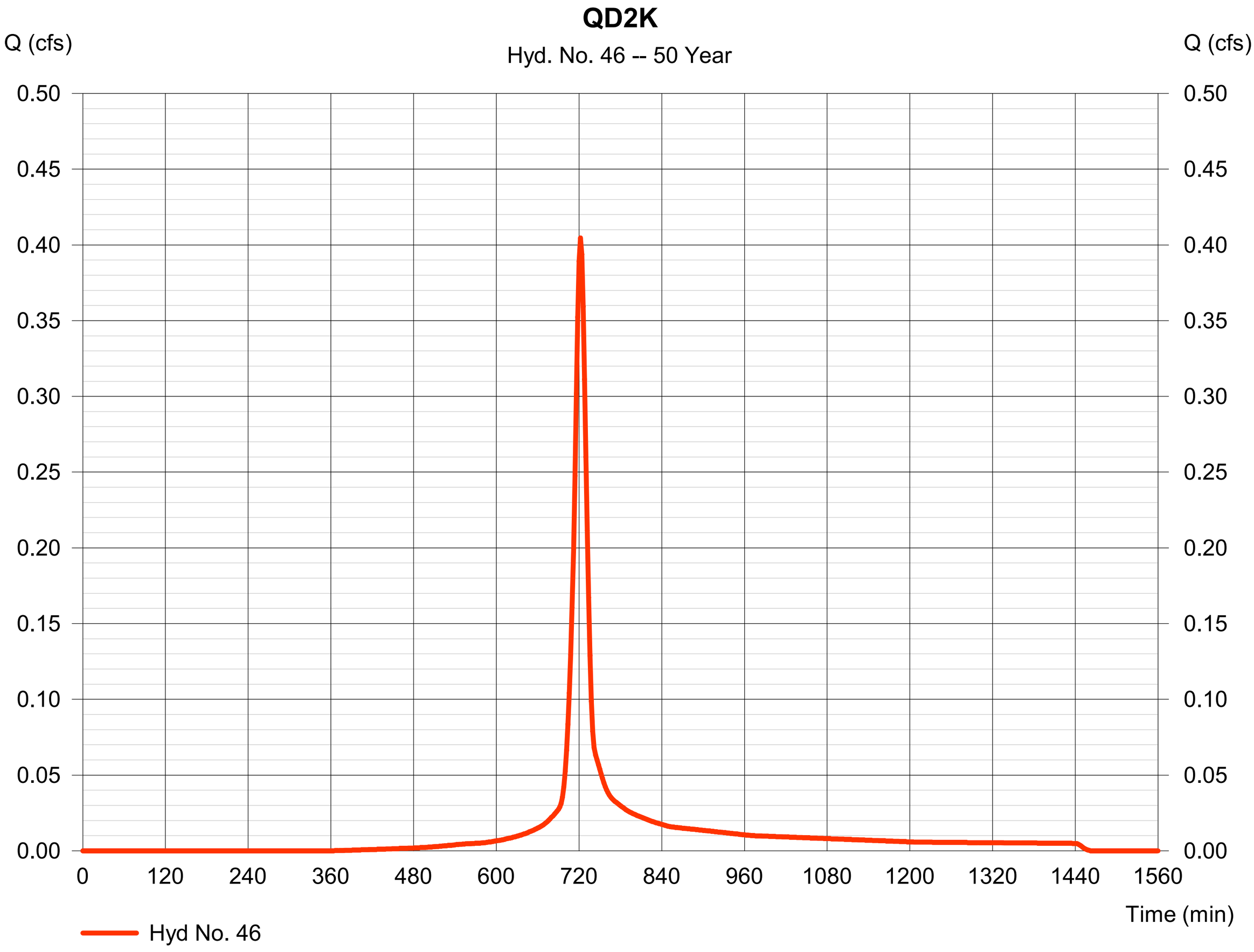


Hydrograph Report

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

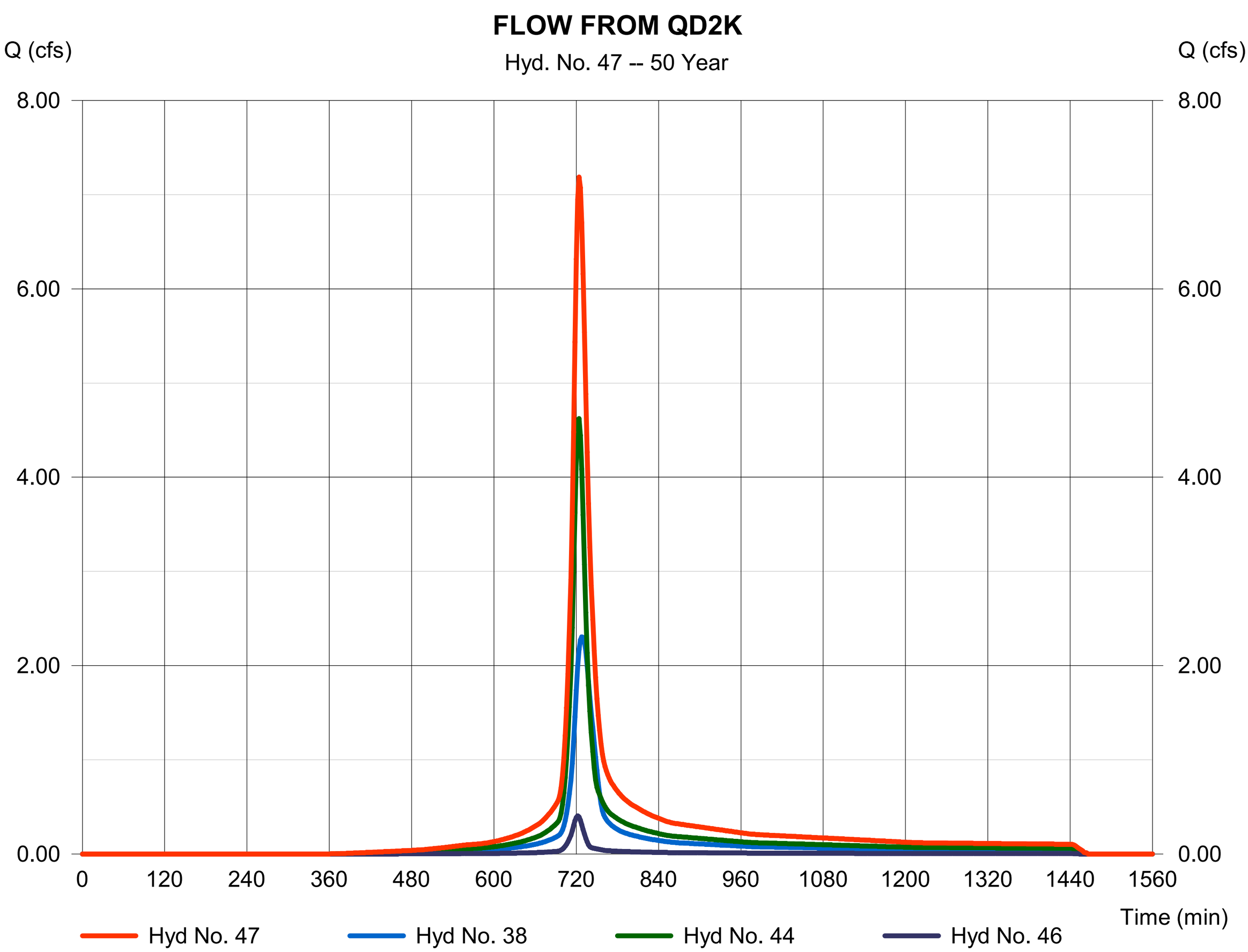


Hydrograph Report

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



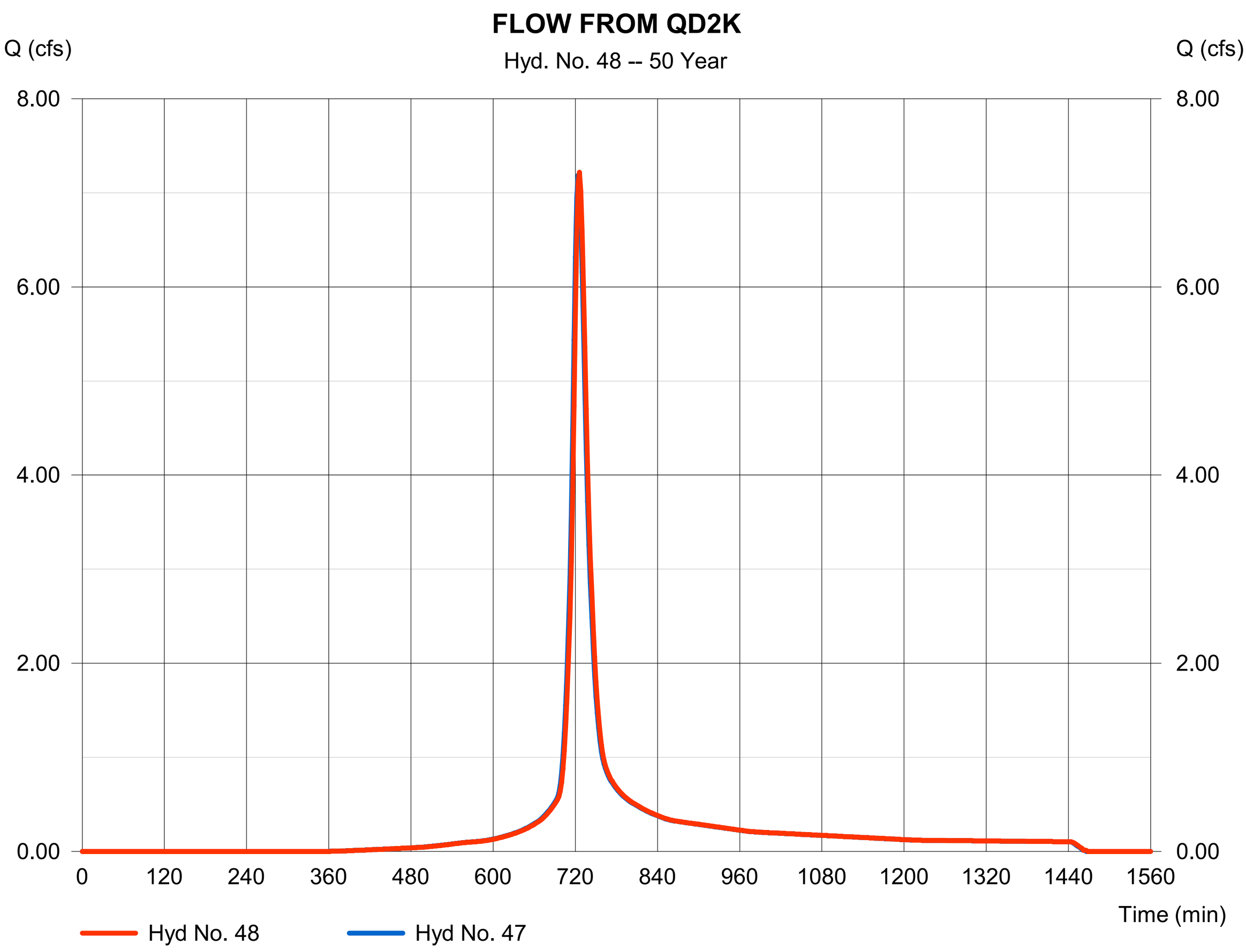
Hydrograph Report

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.

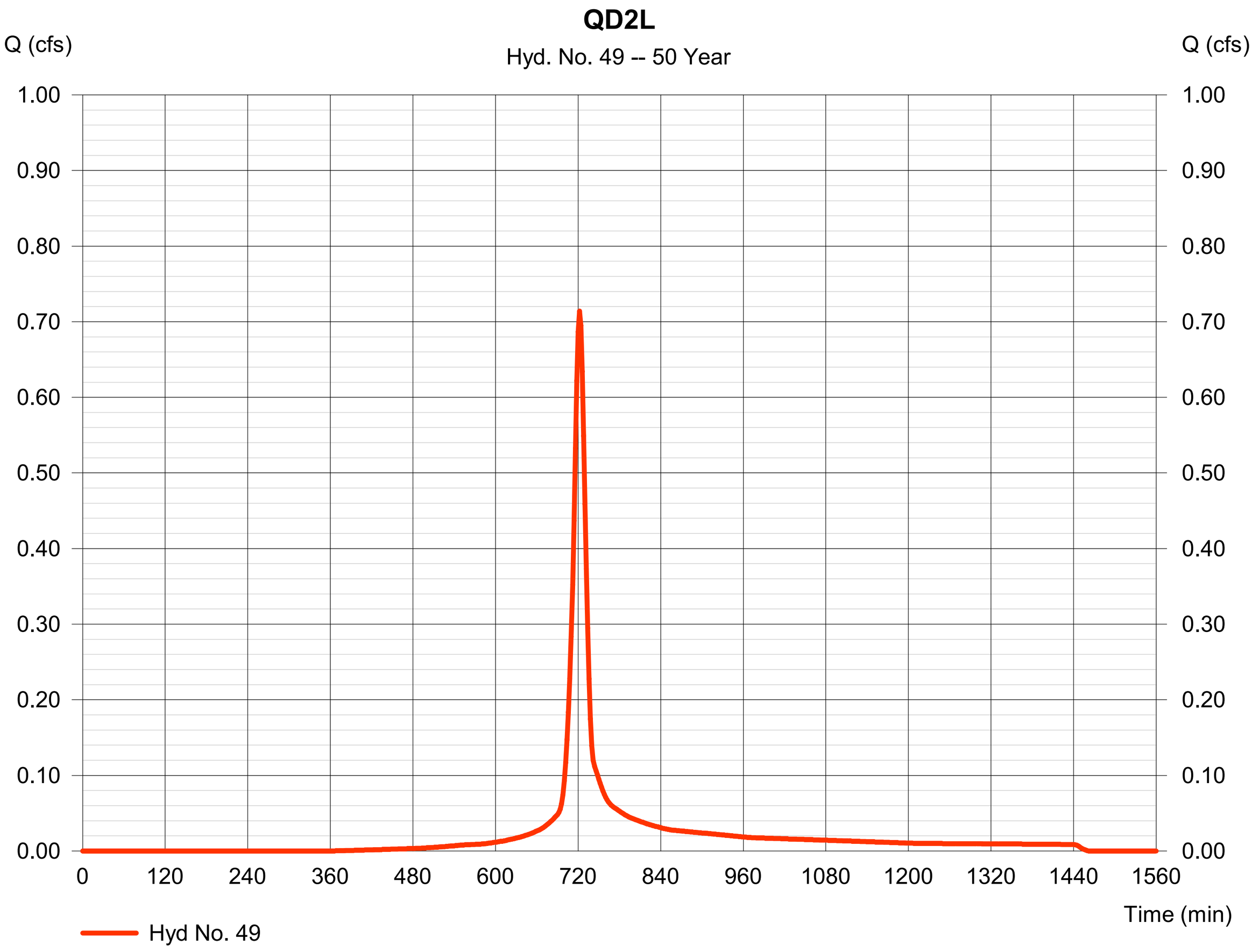


Hydrograph Report

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

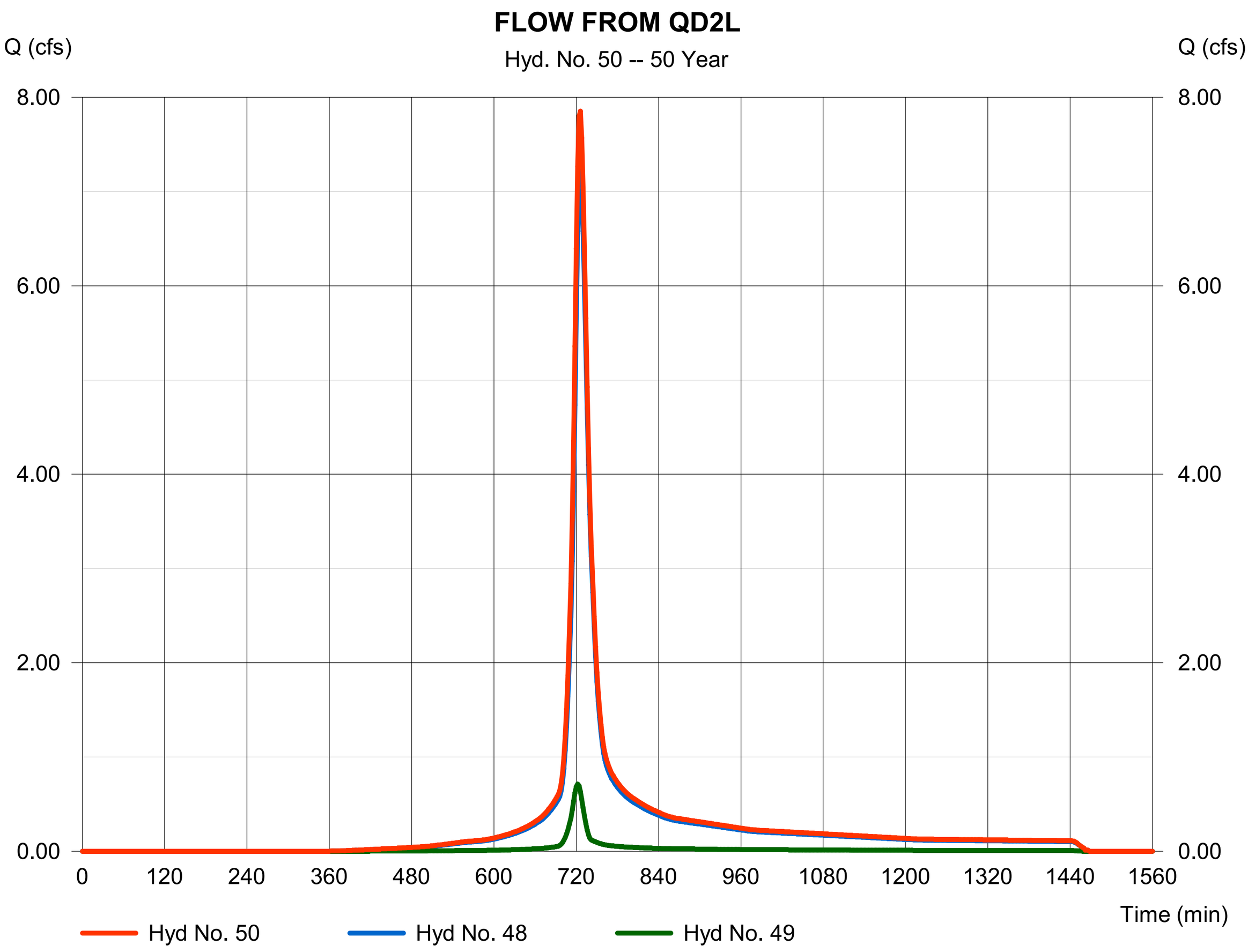


Hydrograph Report

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



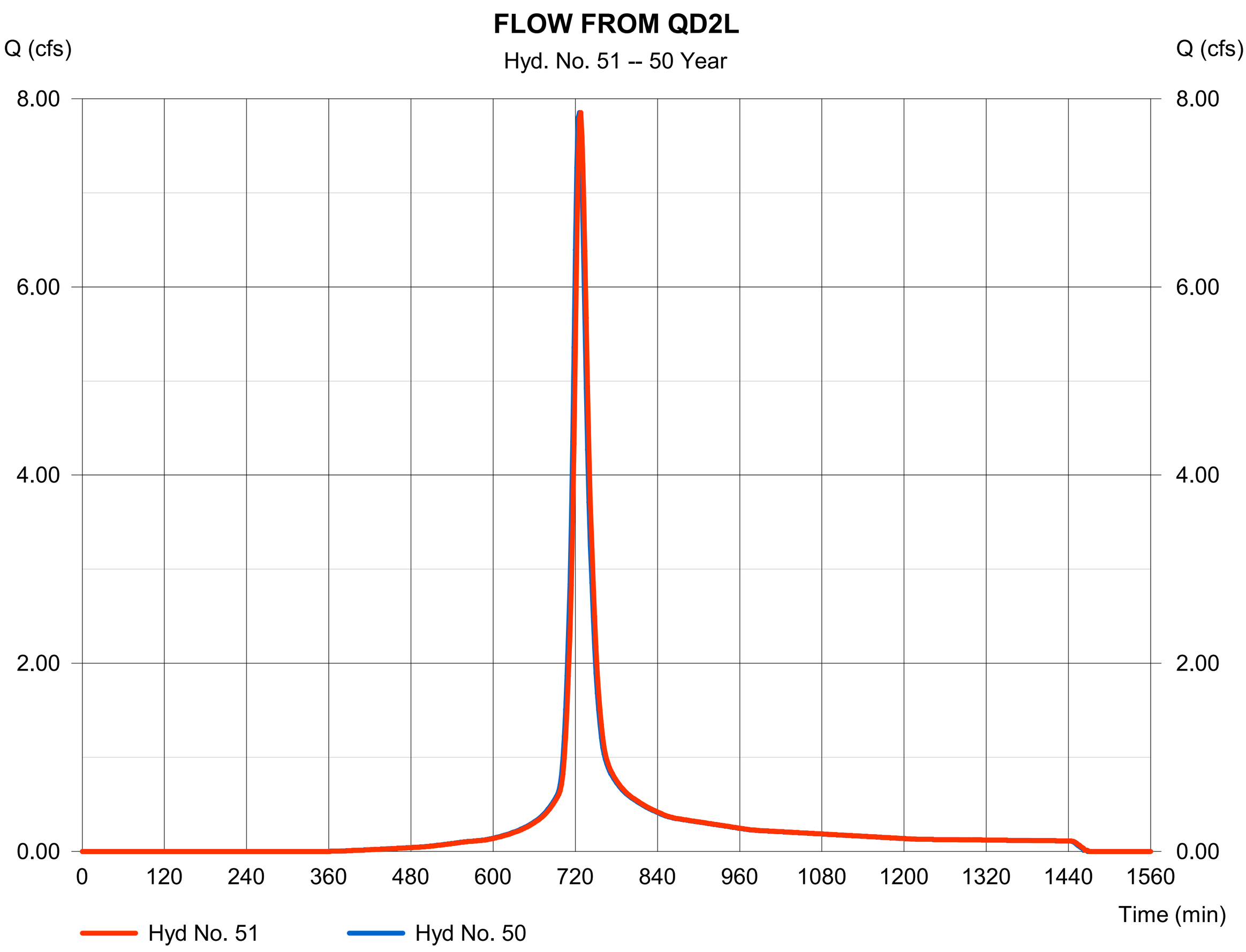
Hydrograph Report

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.

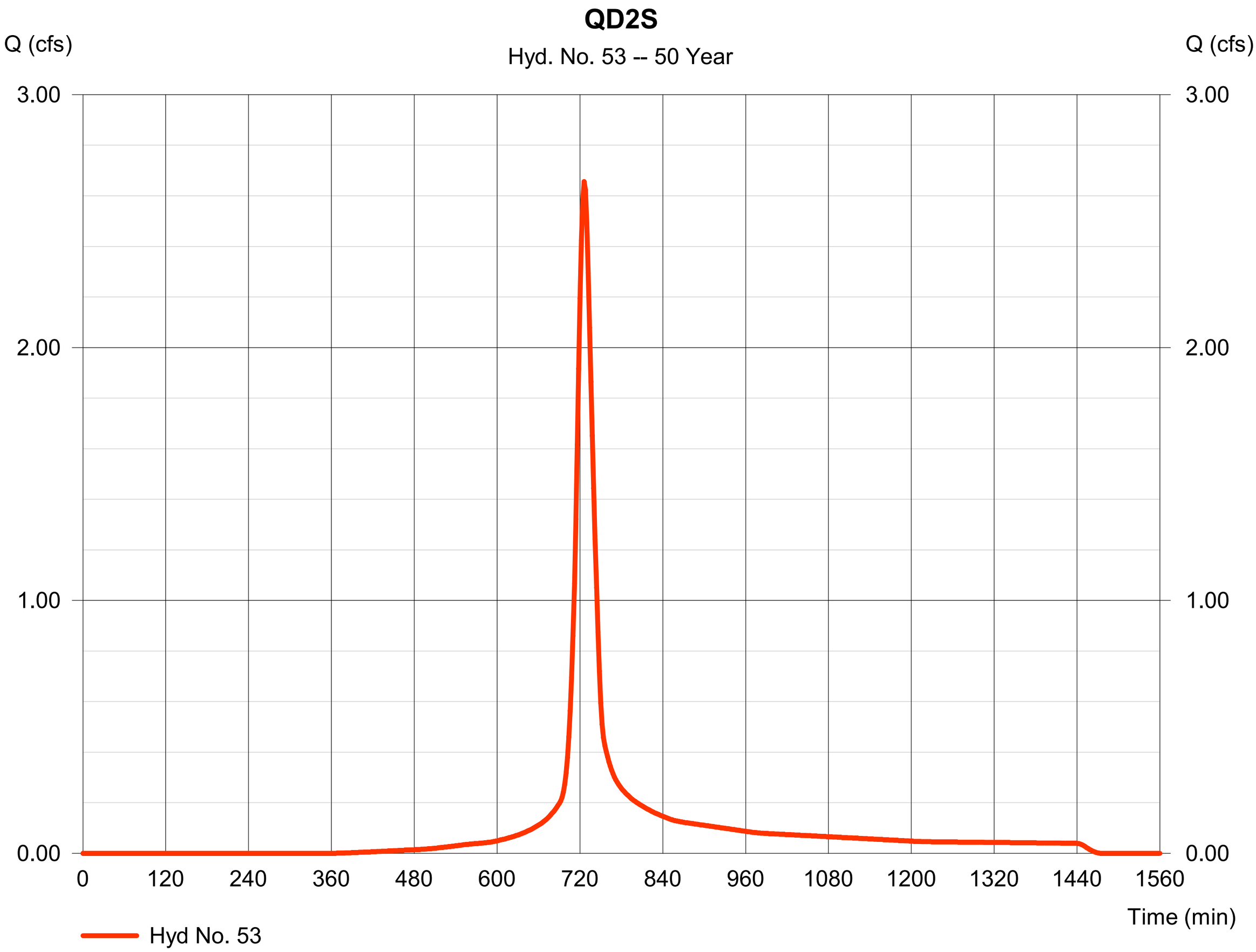


Hydrograph Report

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



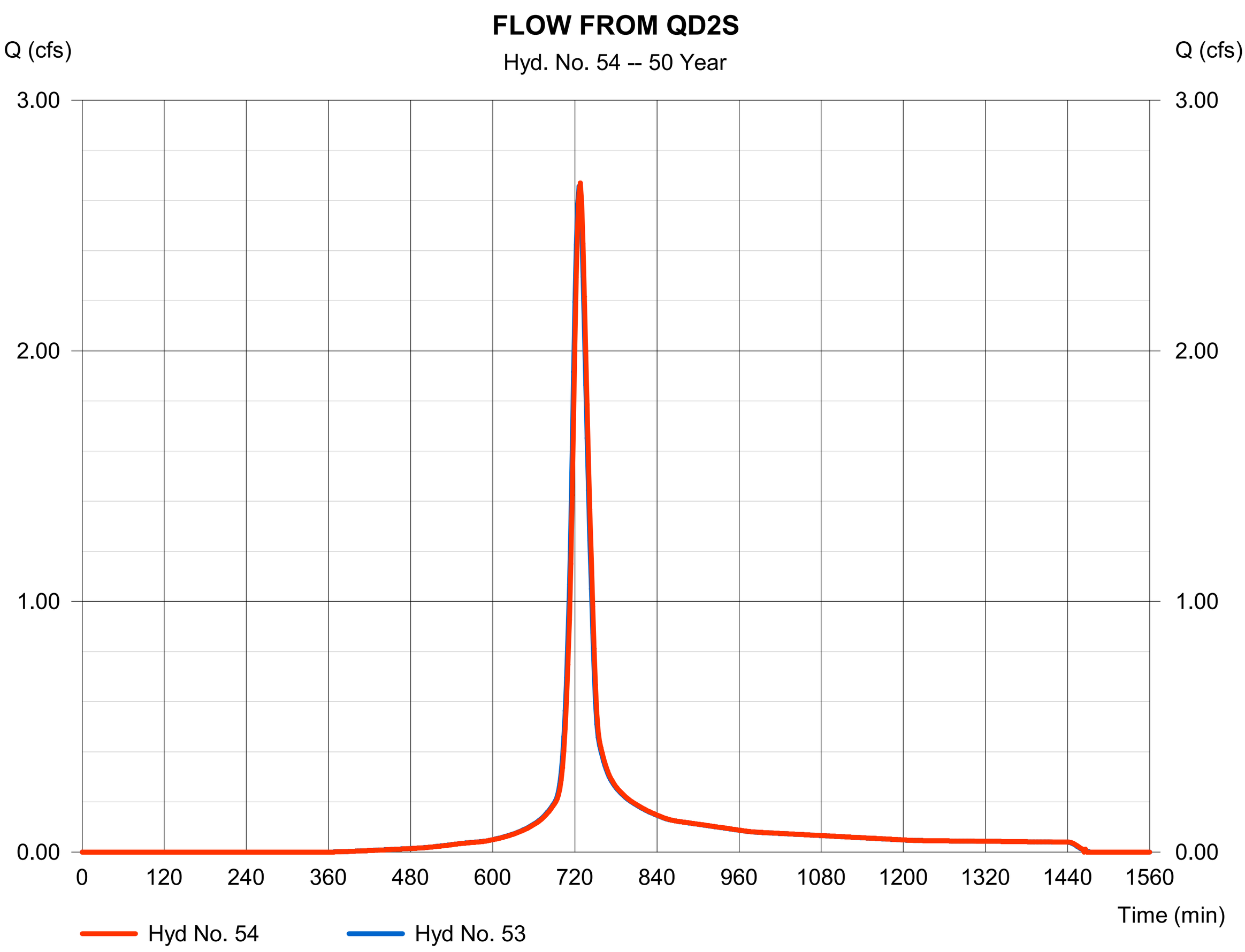
Hydrograph Report

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.



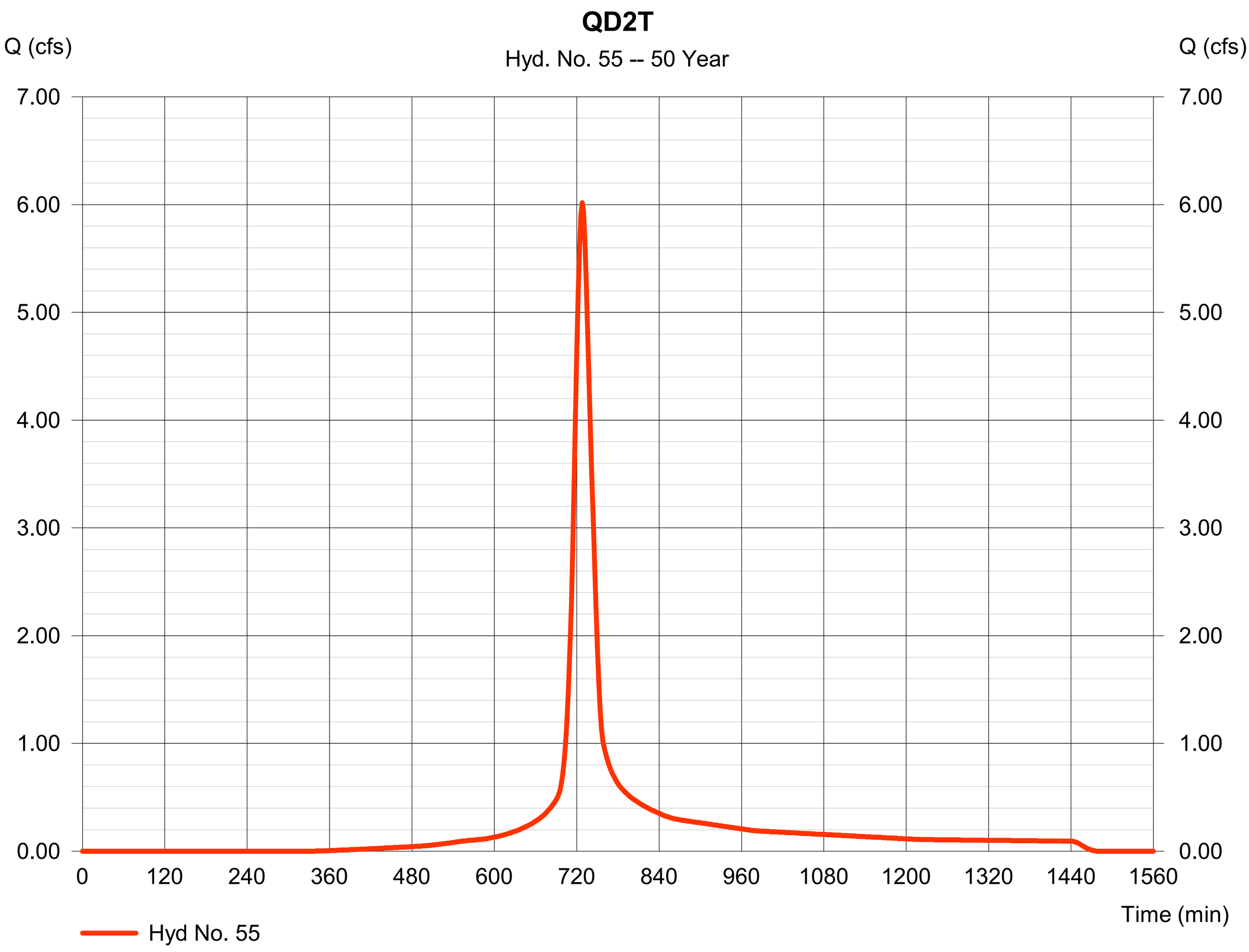
Hydrograph Report

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

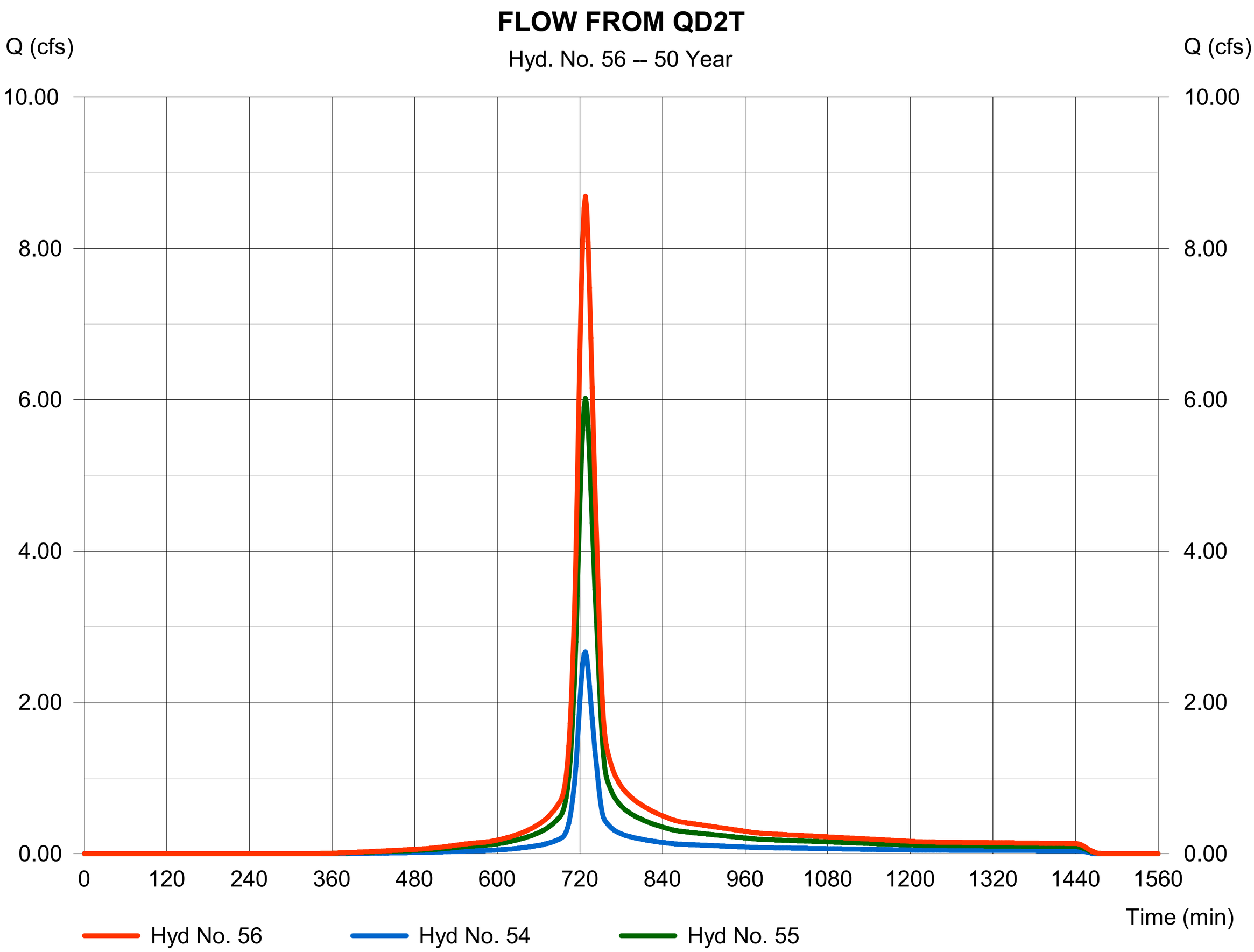


Hydrograph Report

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



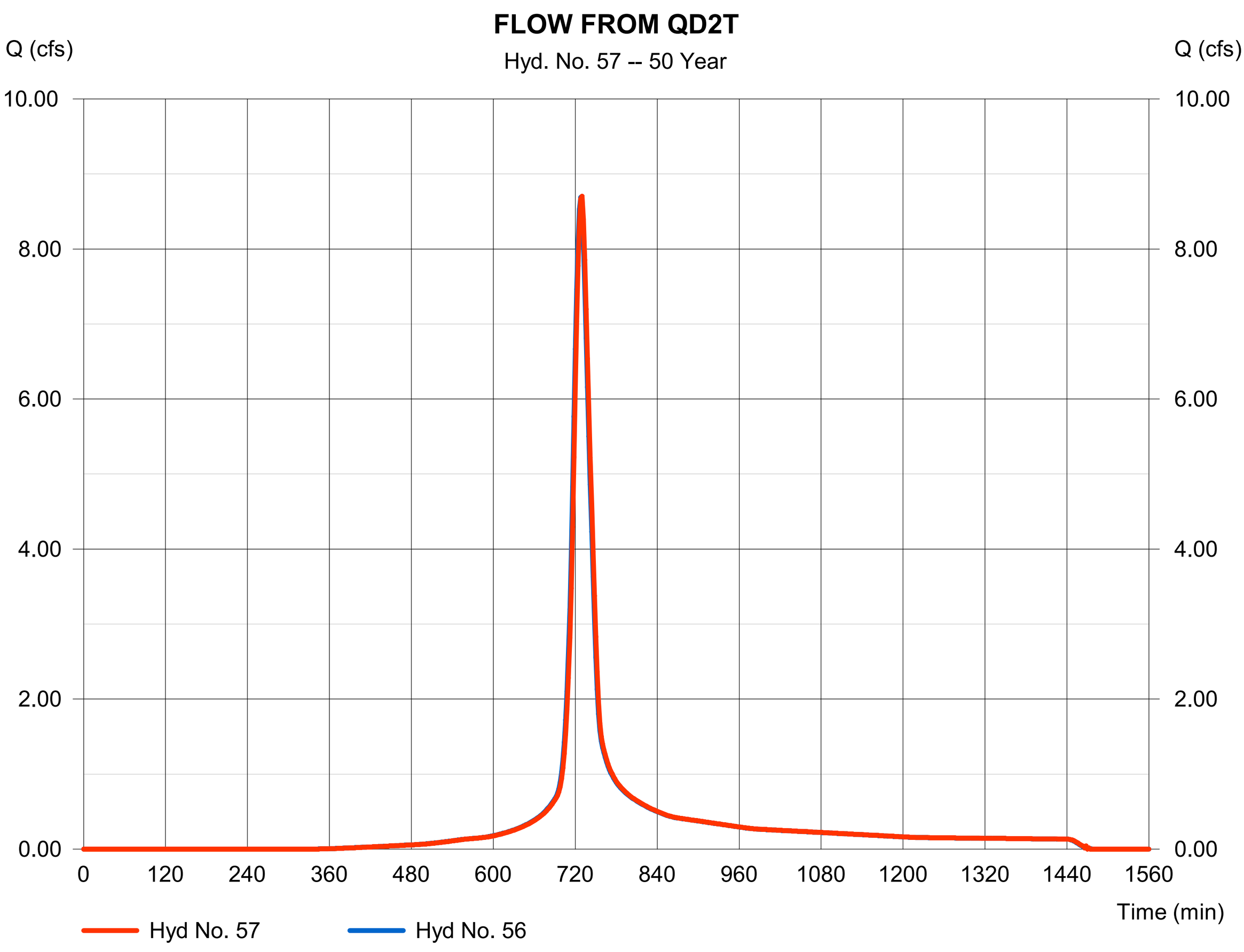
Hydrograph Report

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.



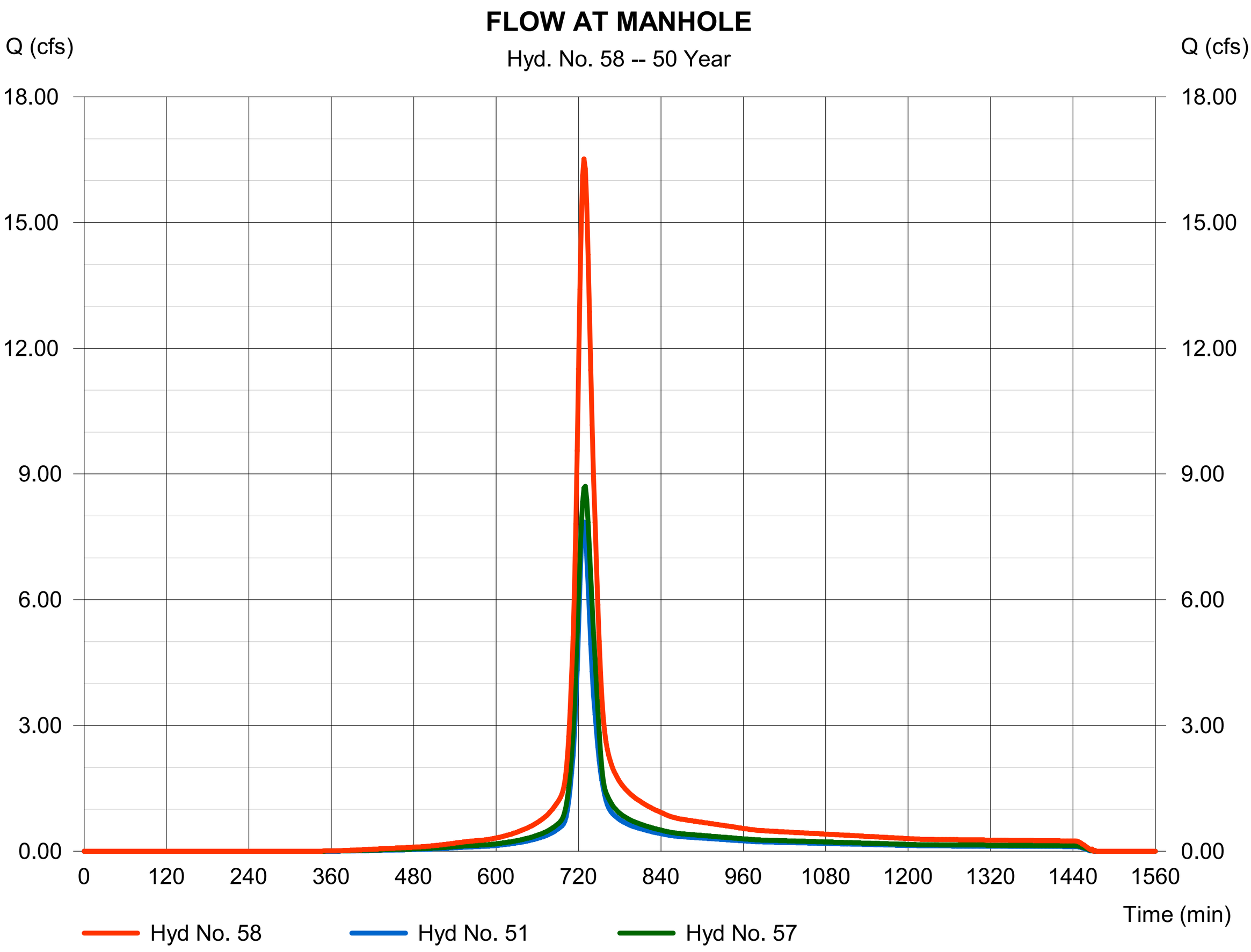
Hydrograph Report

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



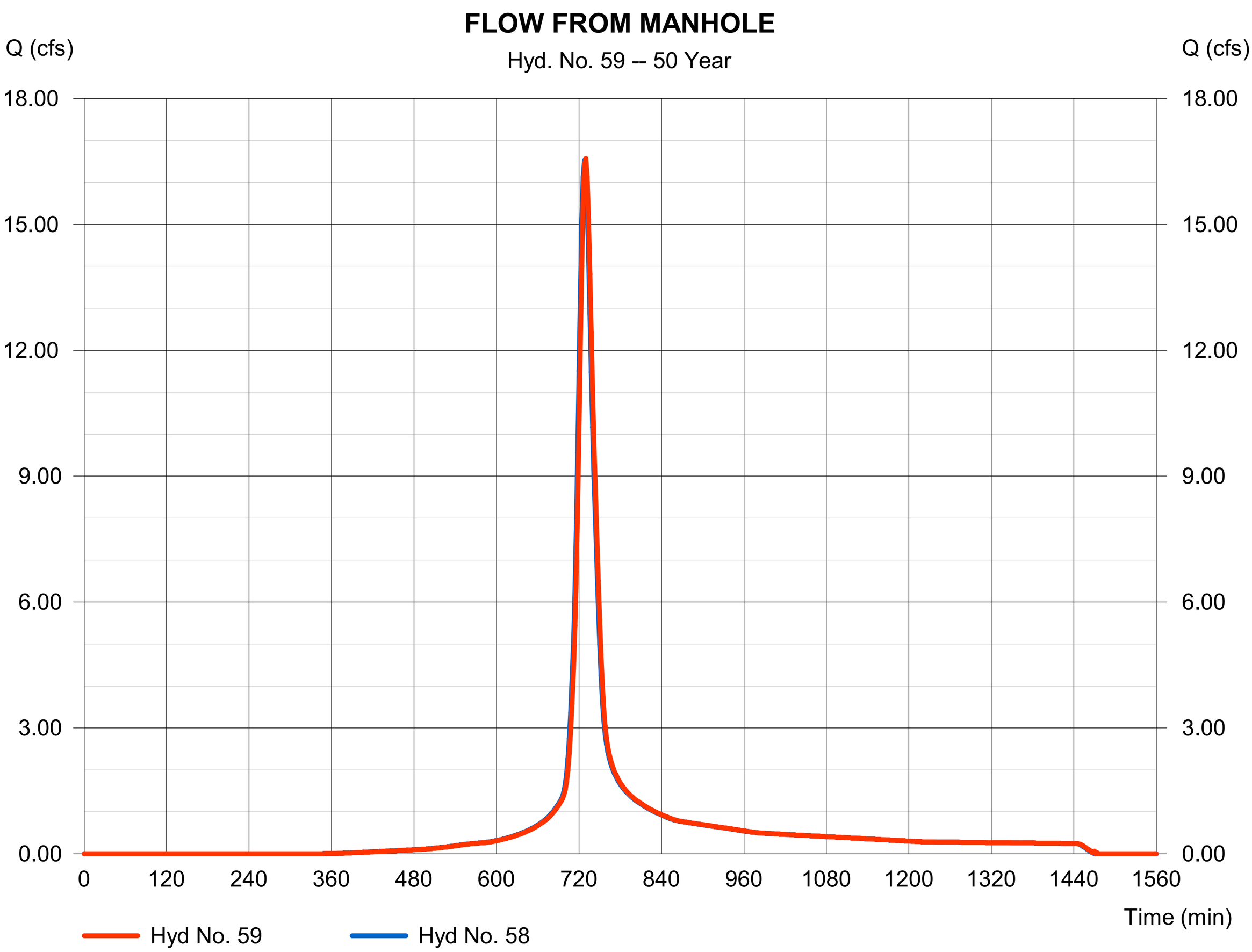
Hydrograph Report

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.

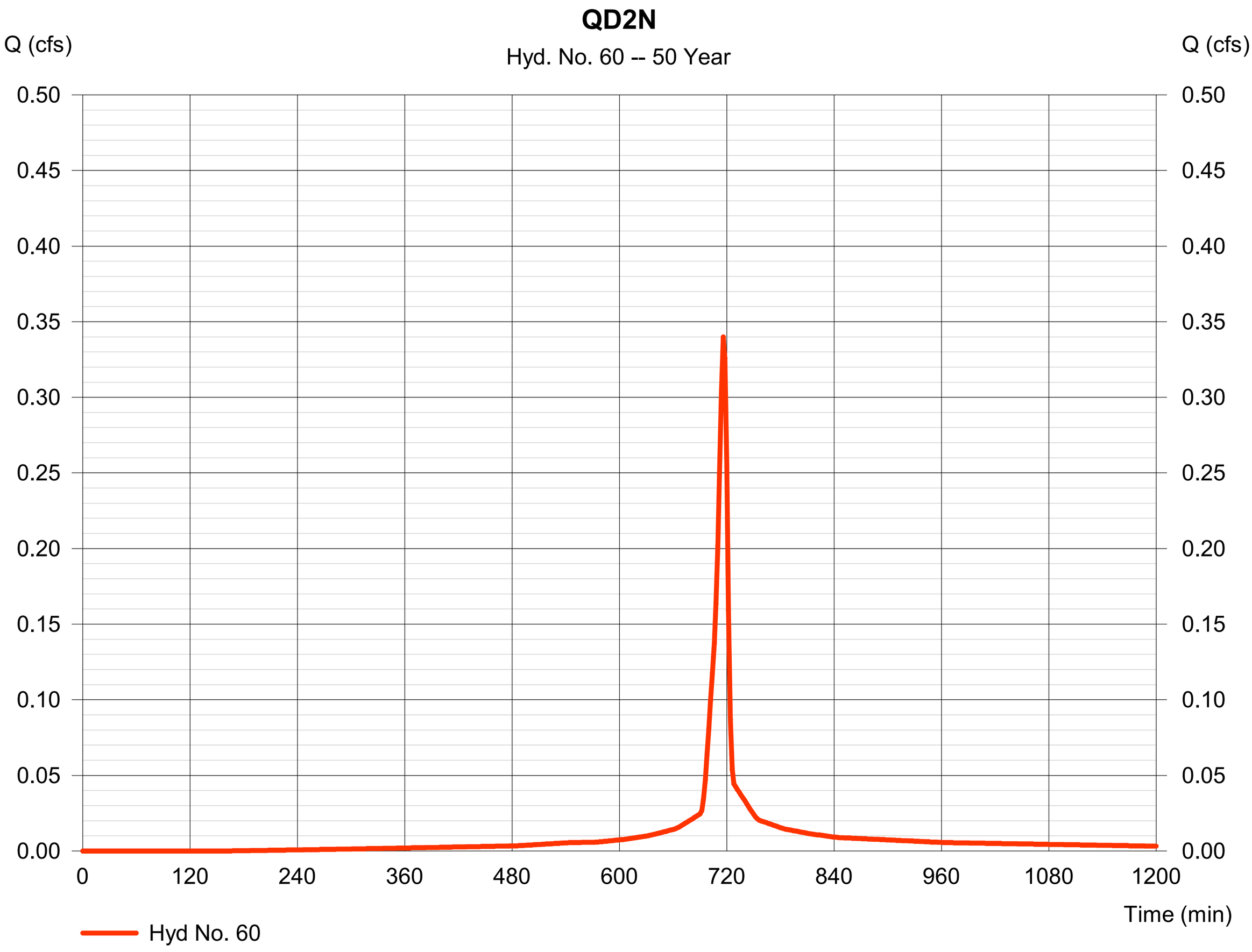


Hydrograph Report

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



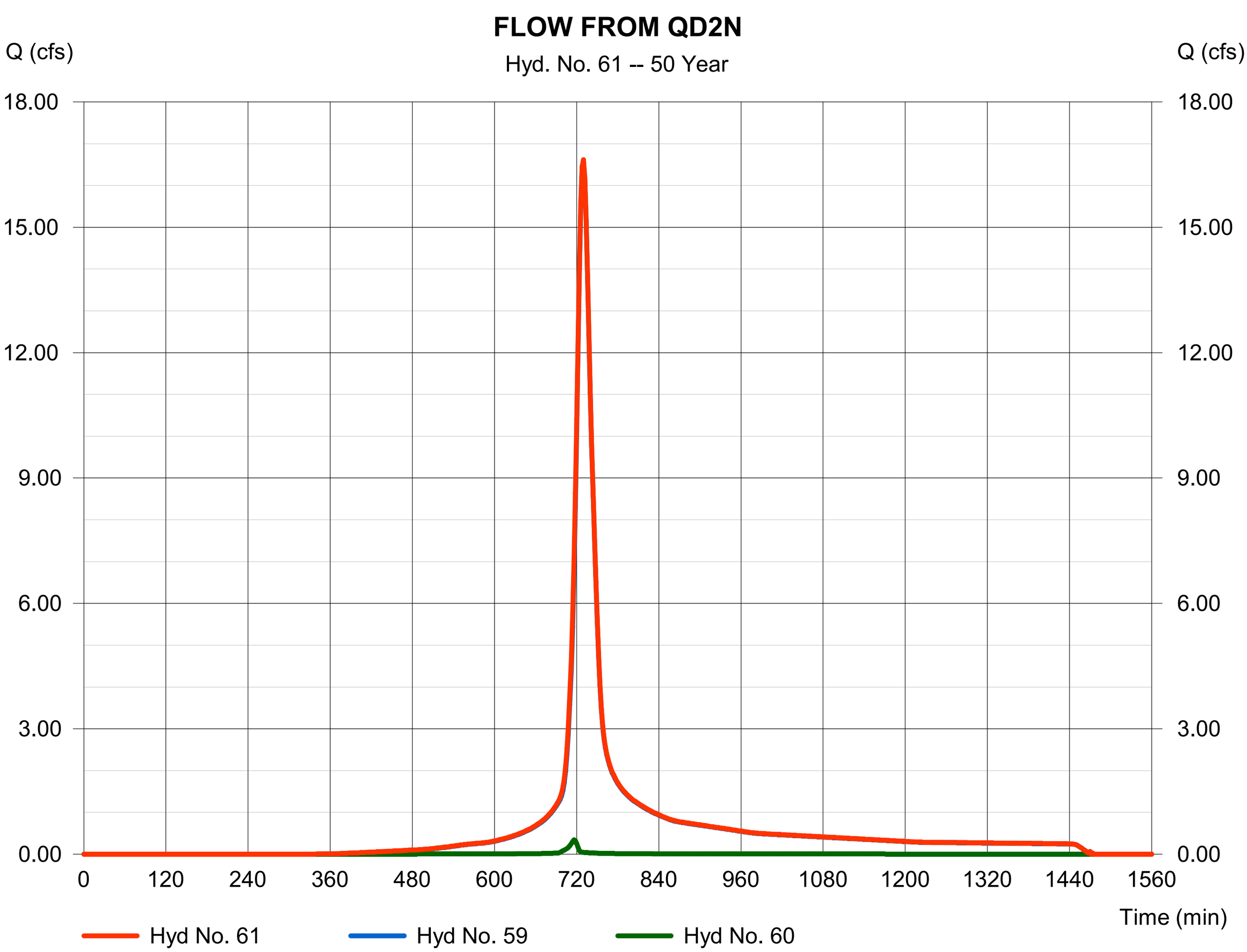
Hydrograph Report

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	= 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



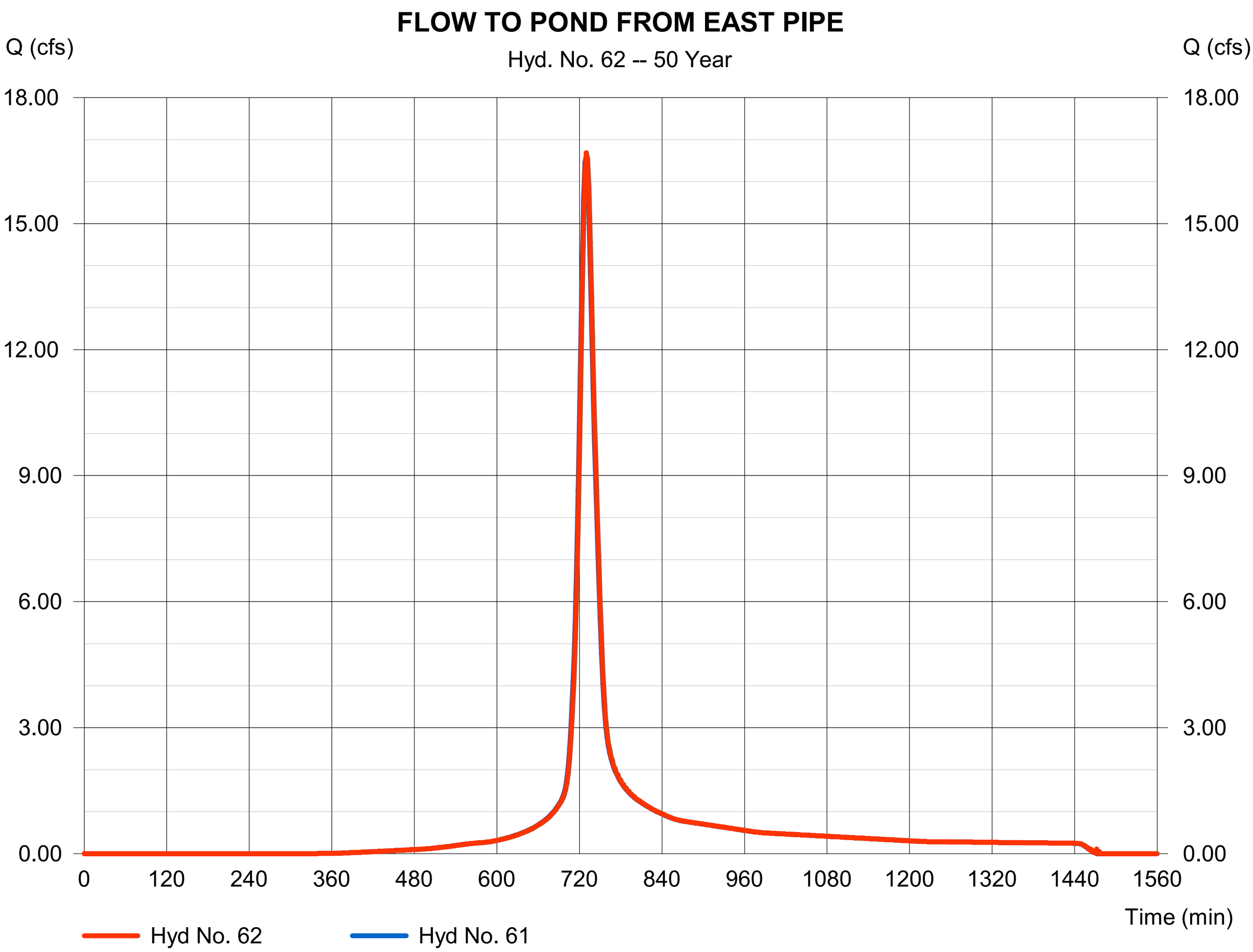
Hydrograph Report

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.

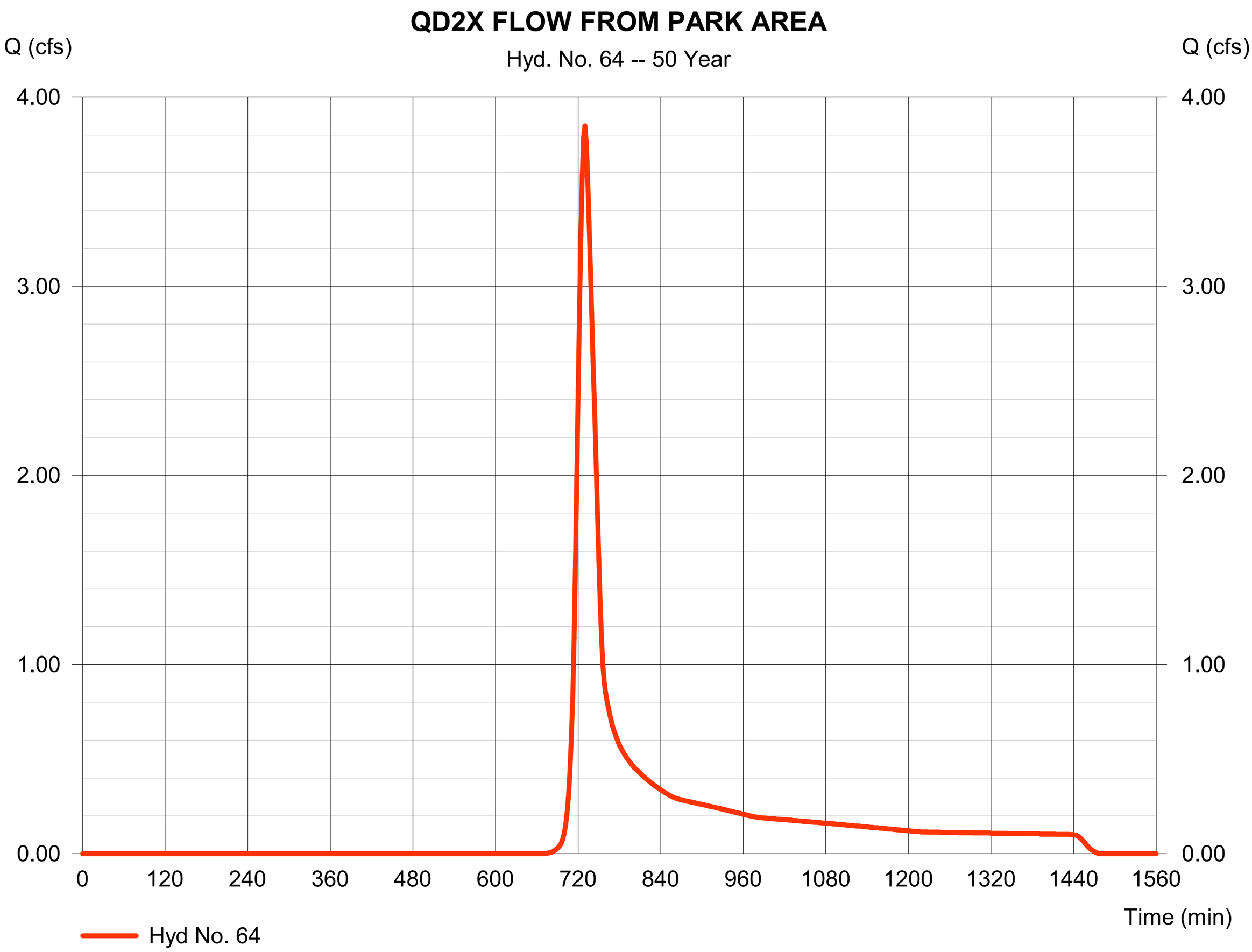


Hydrograph Report

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

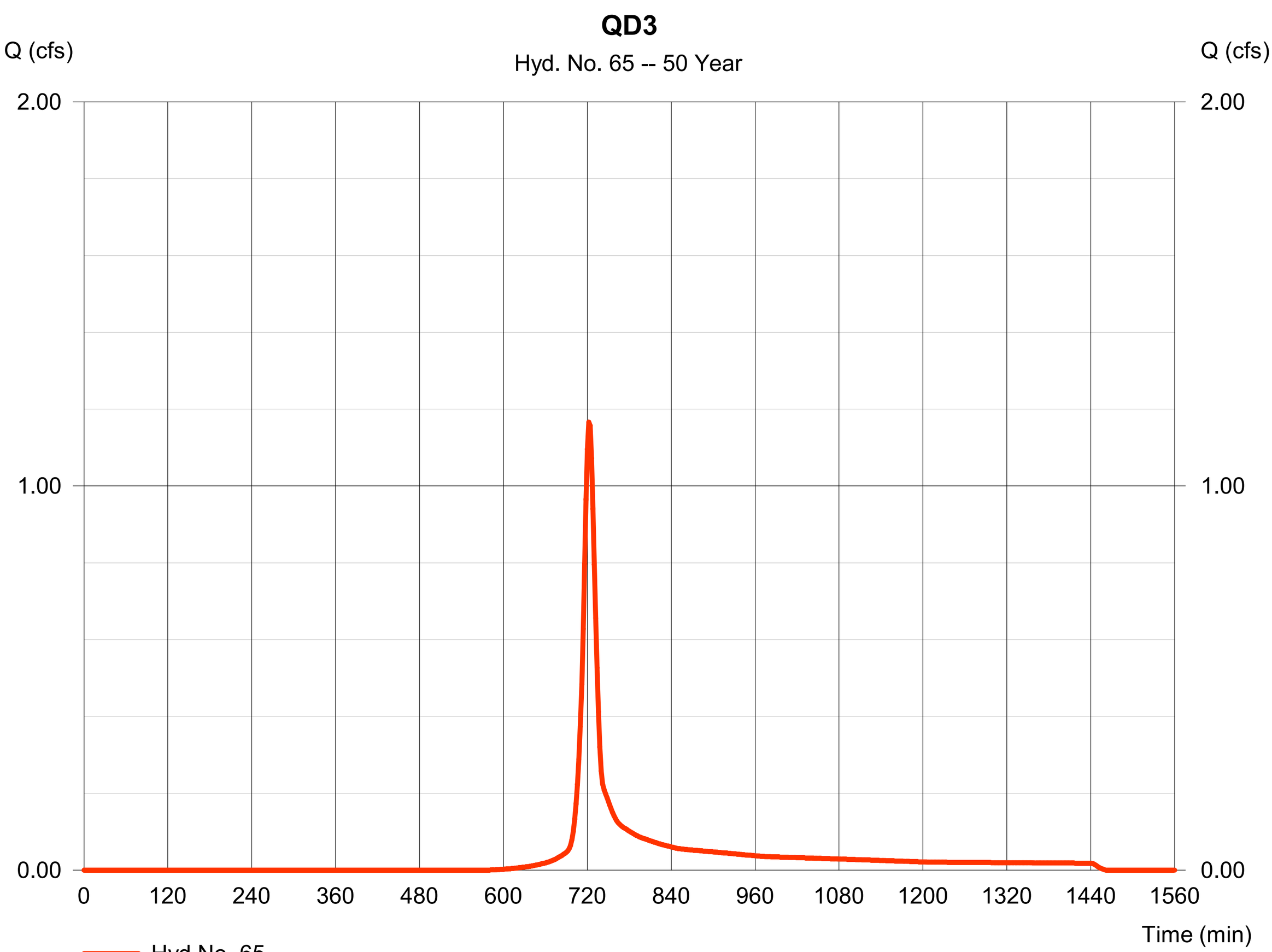


Hydrograph Report

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

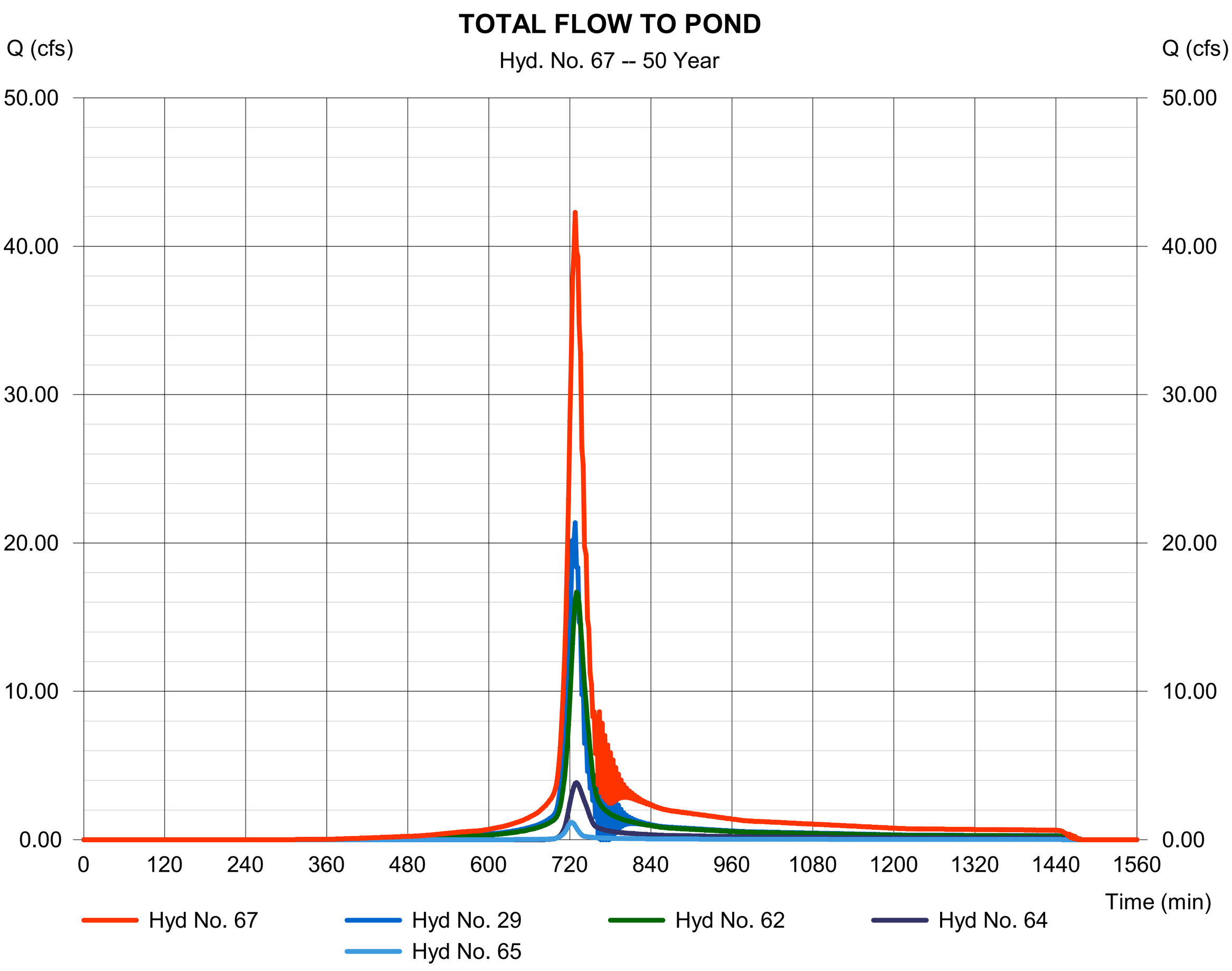


Hydrograph Report

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



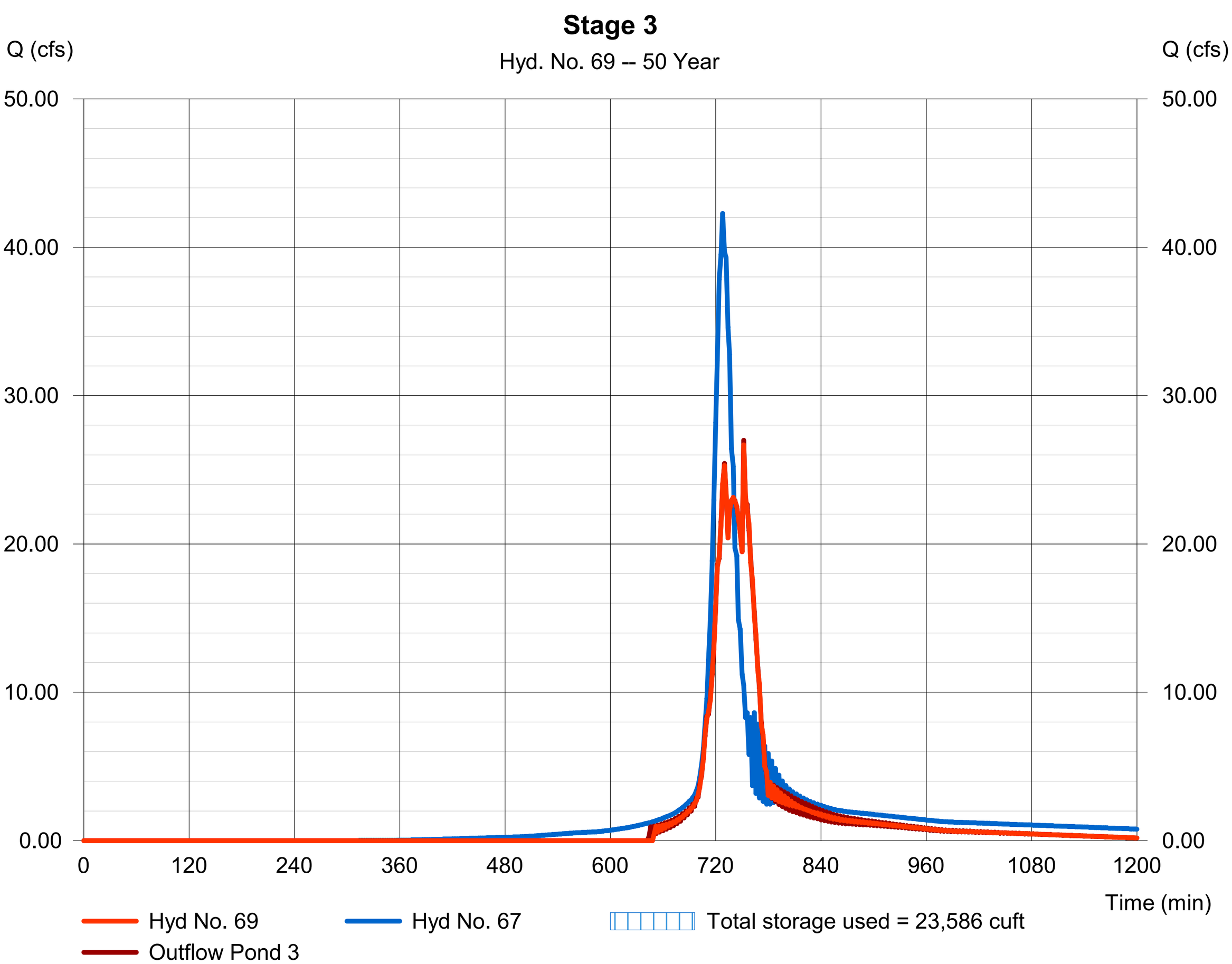
Hydrograph Report

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

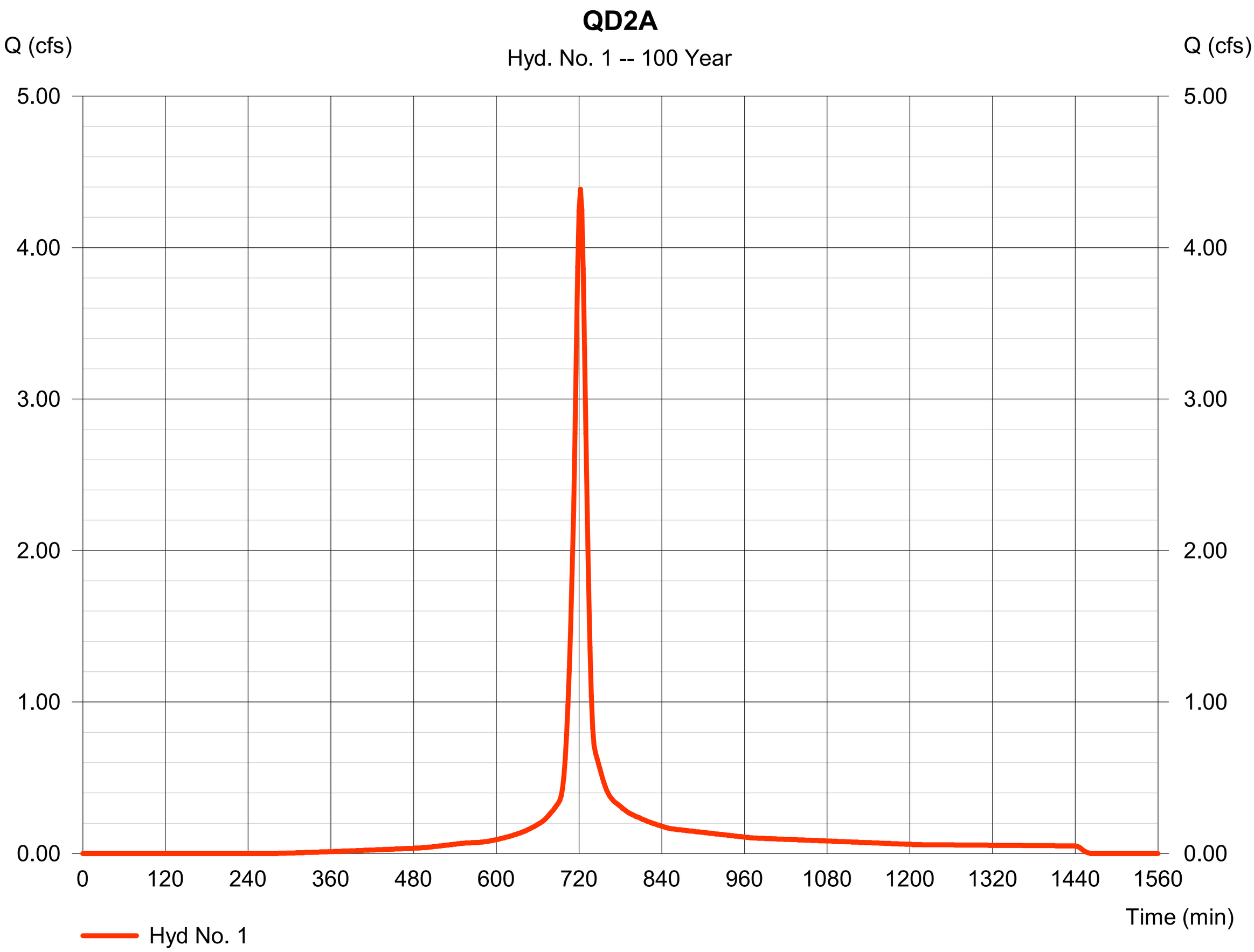
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
36	SCS Runoff	0.875	2	720	2,302	------	------	------	QD2I
37	Combine	2.683	2	726	10,232	35, 36	------	------	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



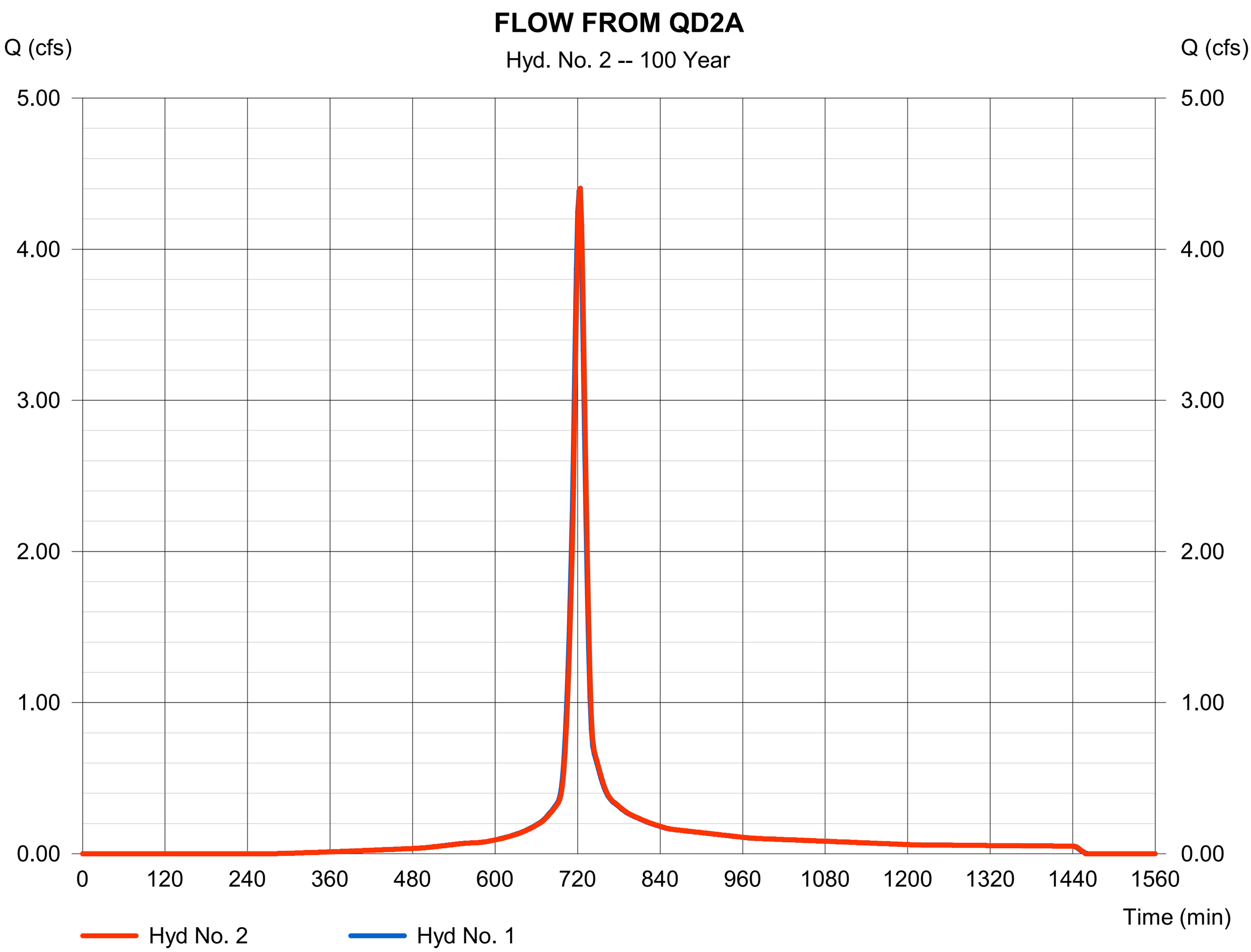
Hydrograph Report

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.

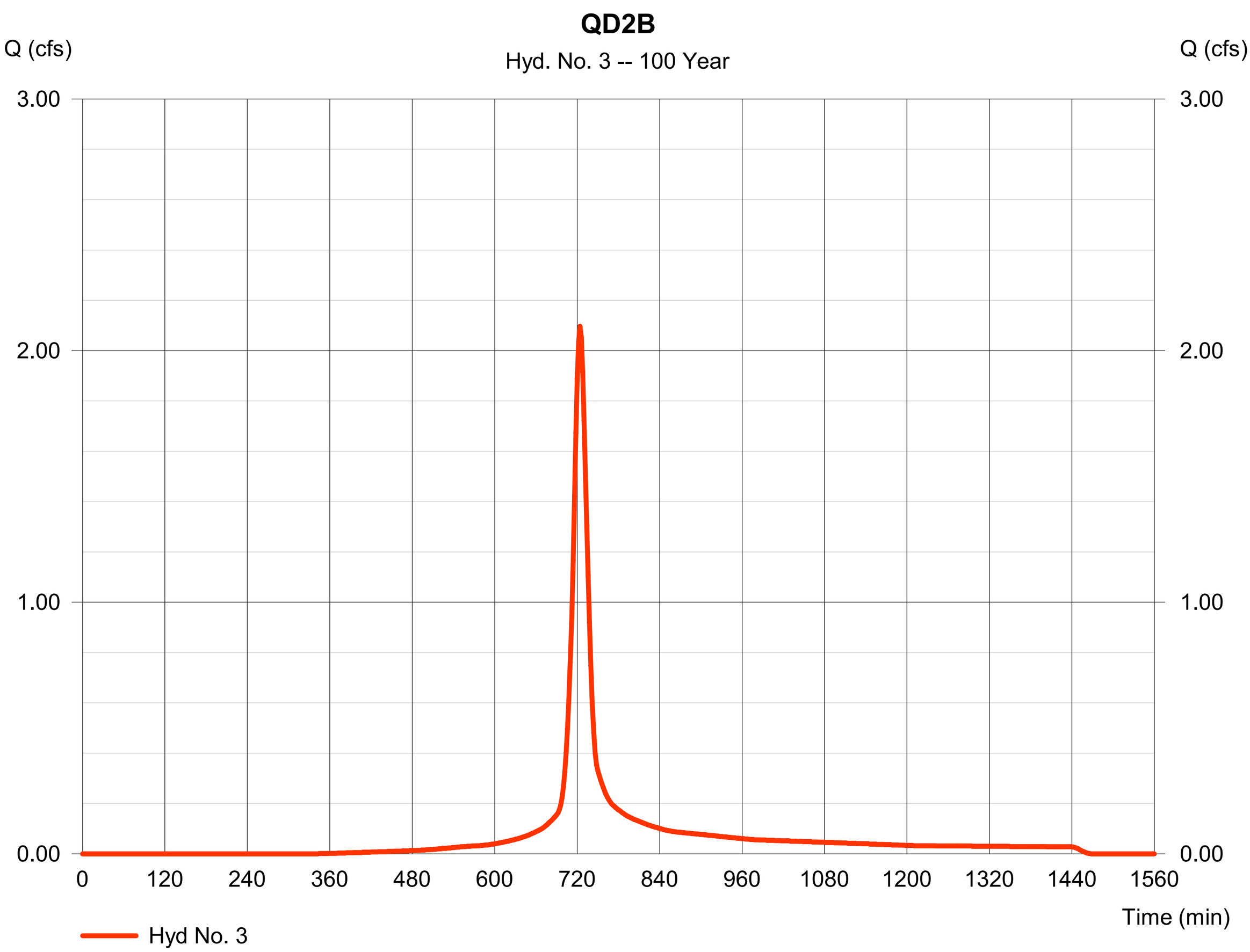


Hydrograph Report

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

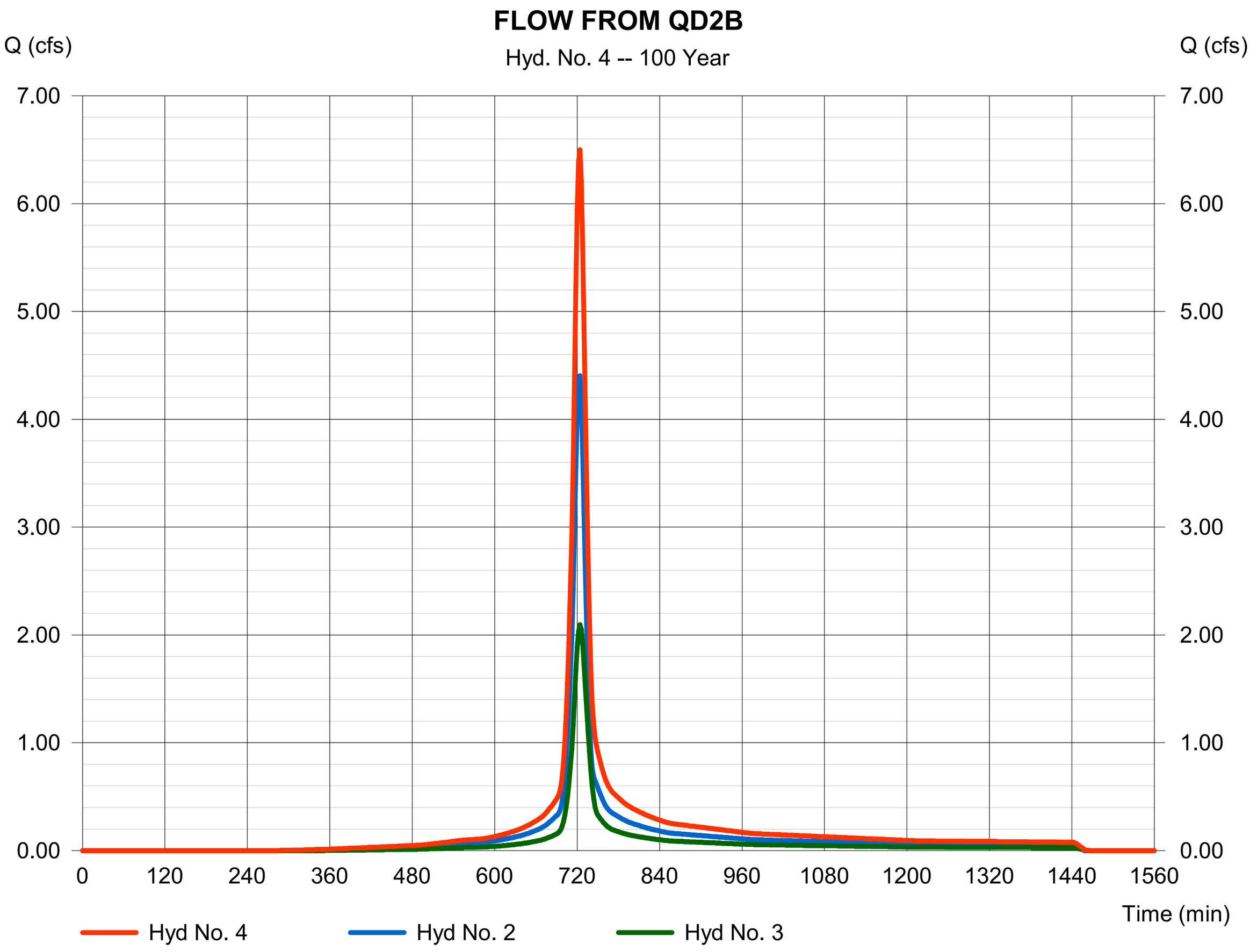


Hydrograph Report

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



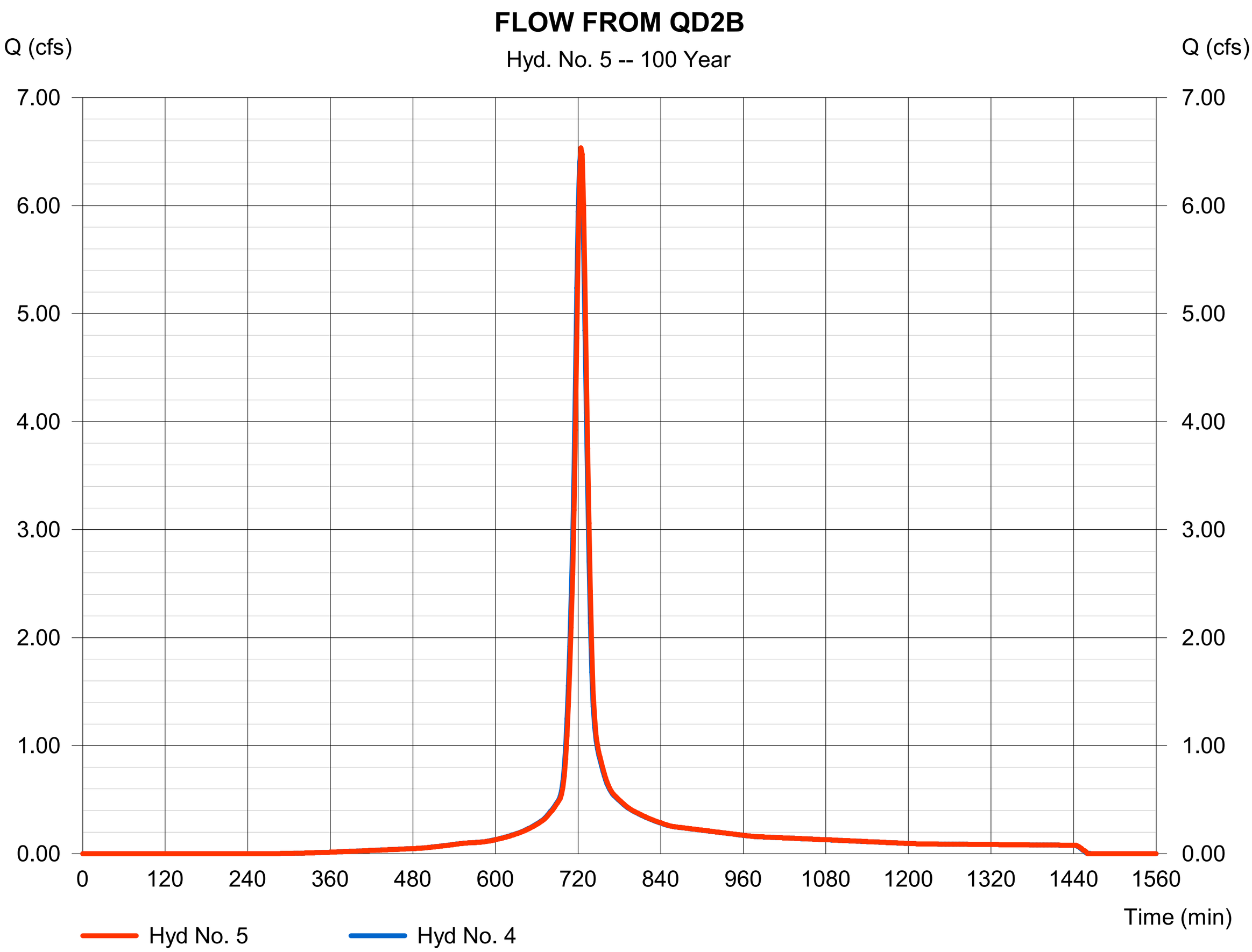
Hydrograph Report

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.

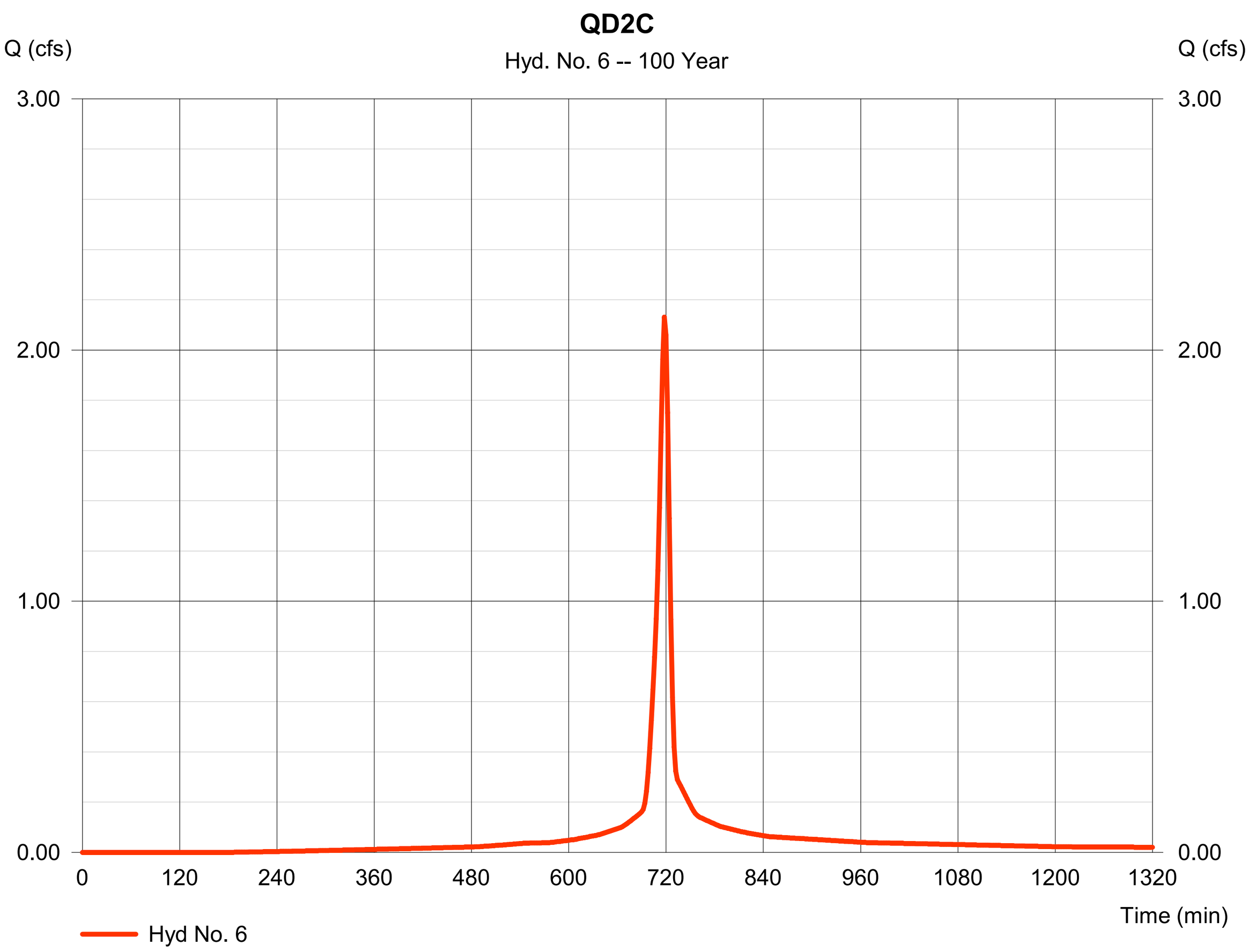


Hydrograph Report

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



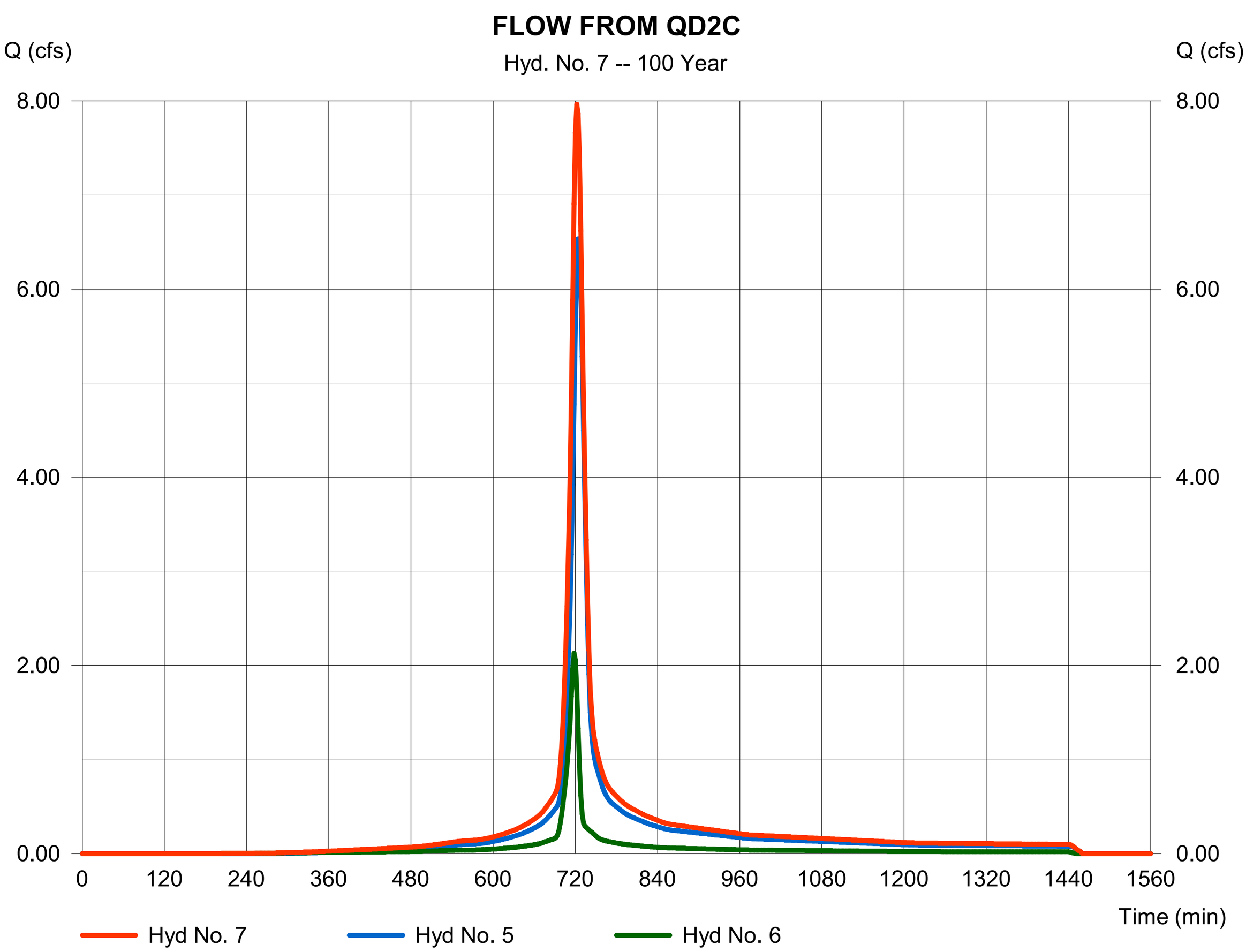
Hydrograph Report

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



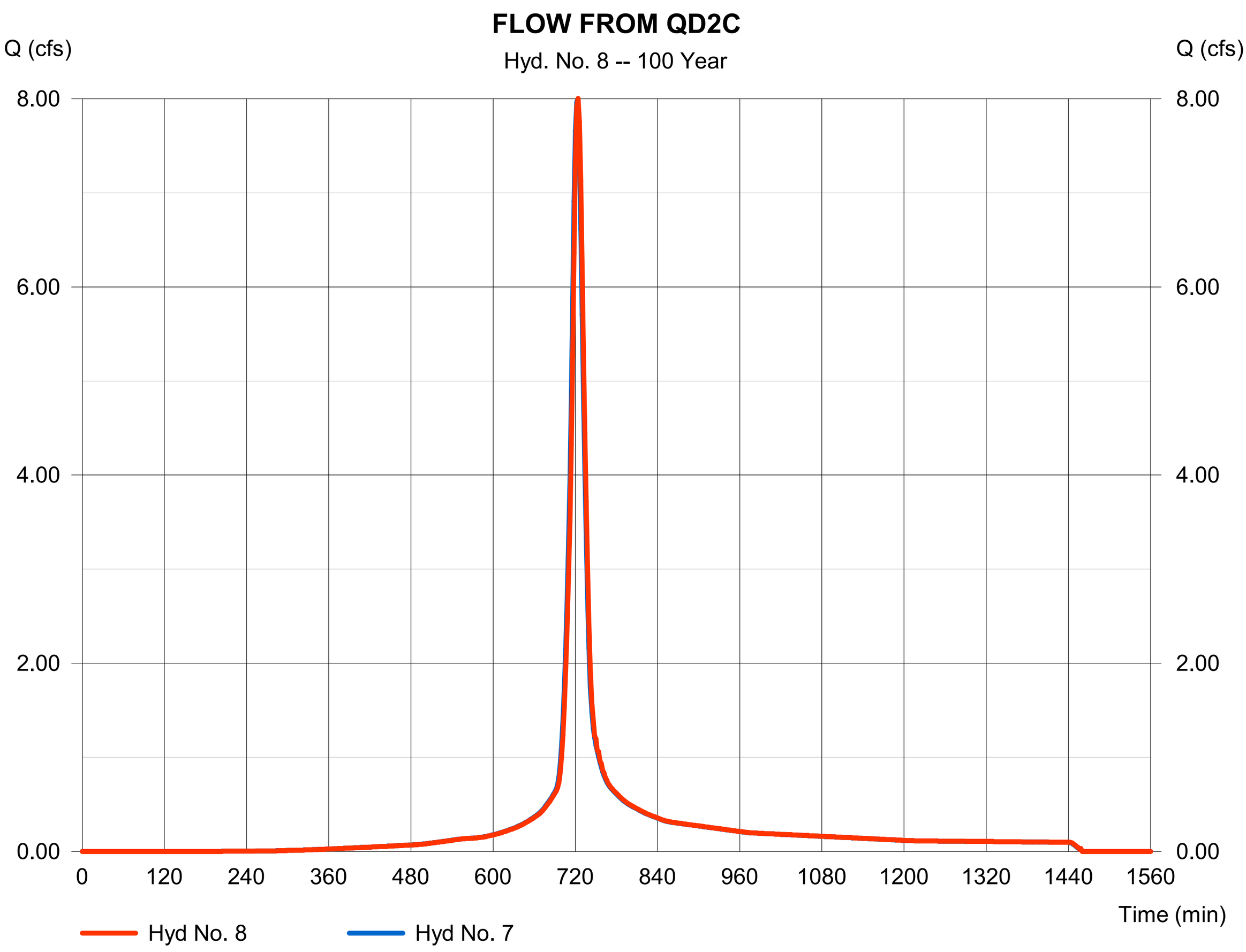
Hydrograph Report

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.

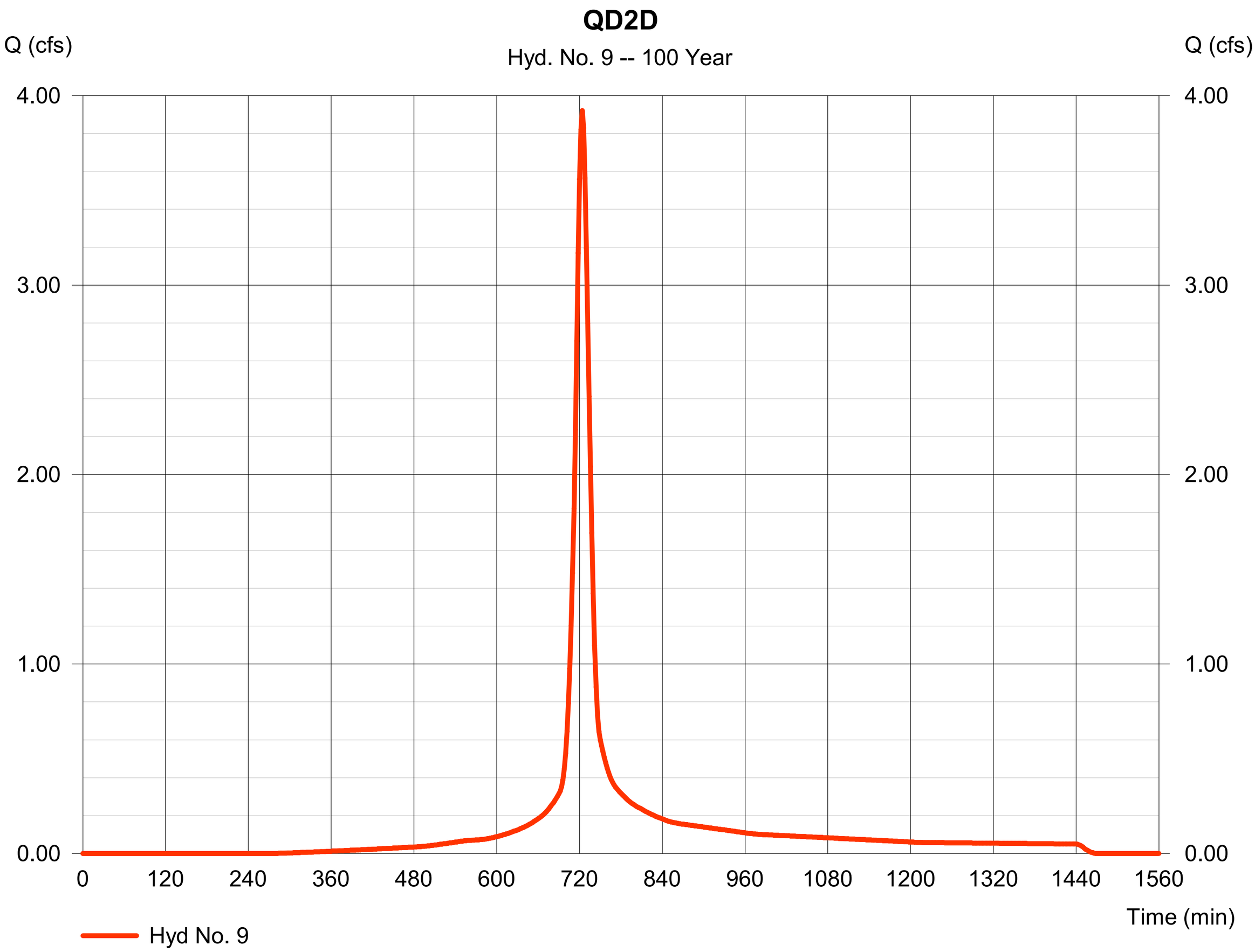


Hydrograph Report

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

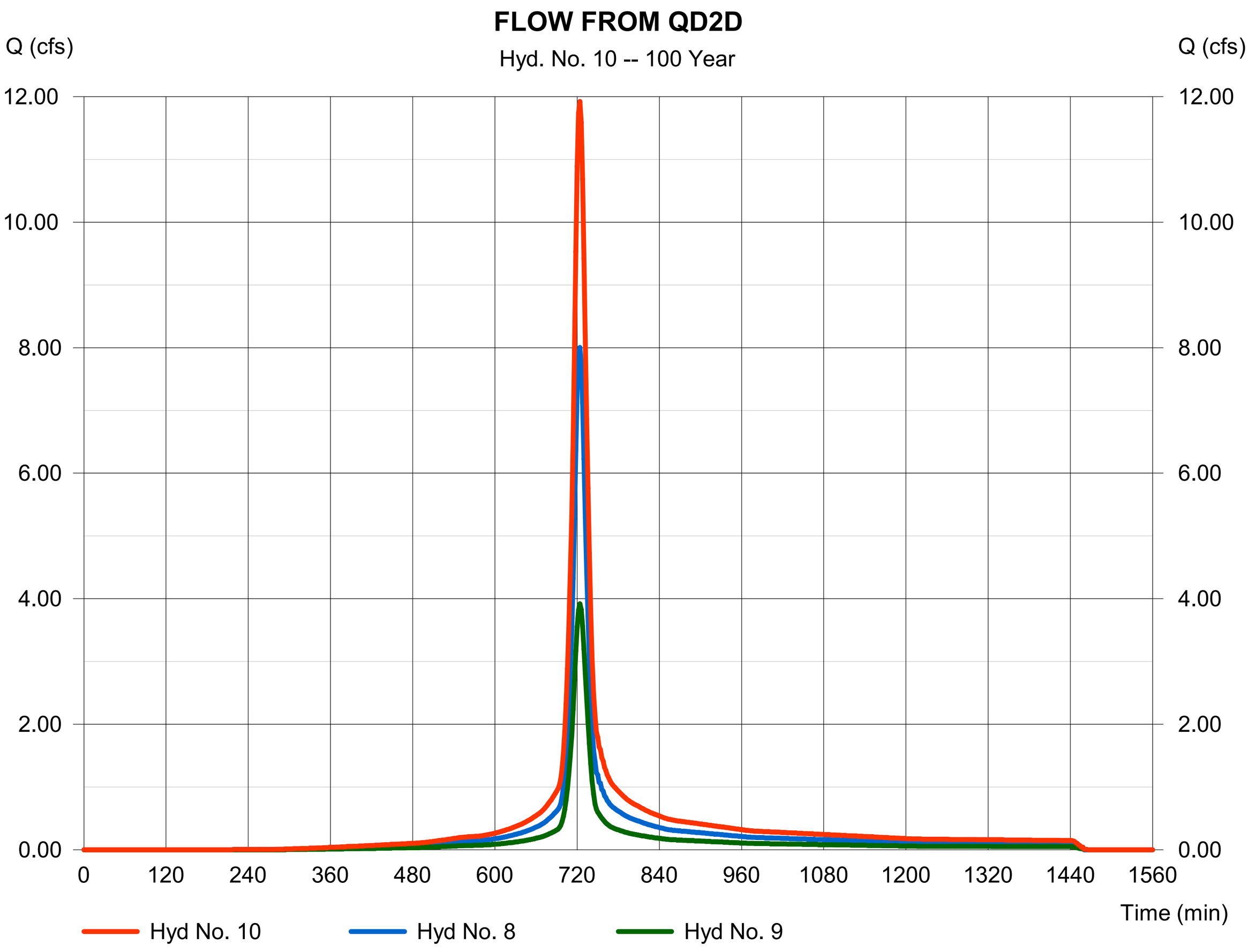


Hydrograph Report

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



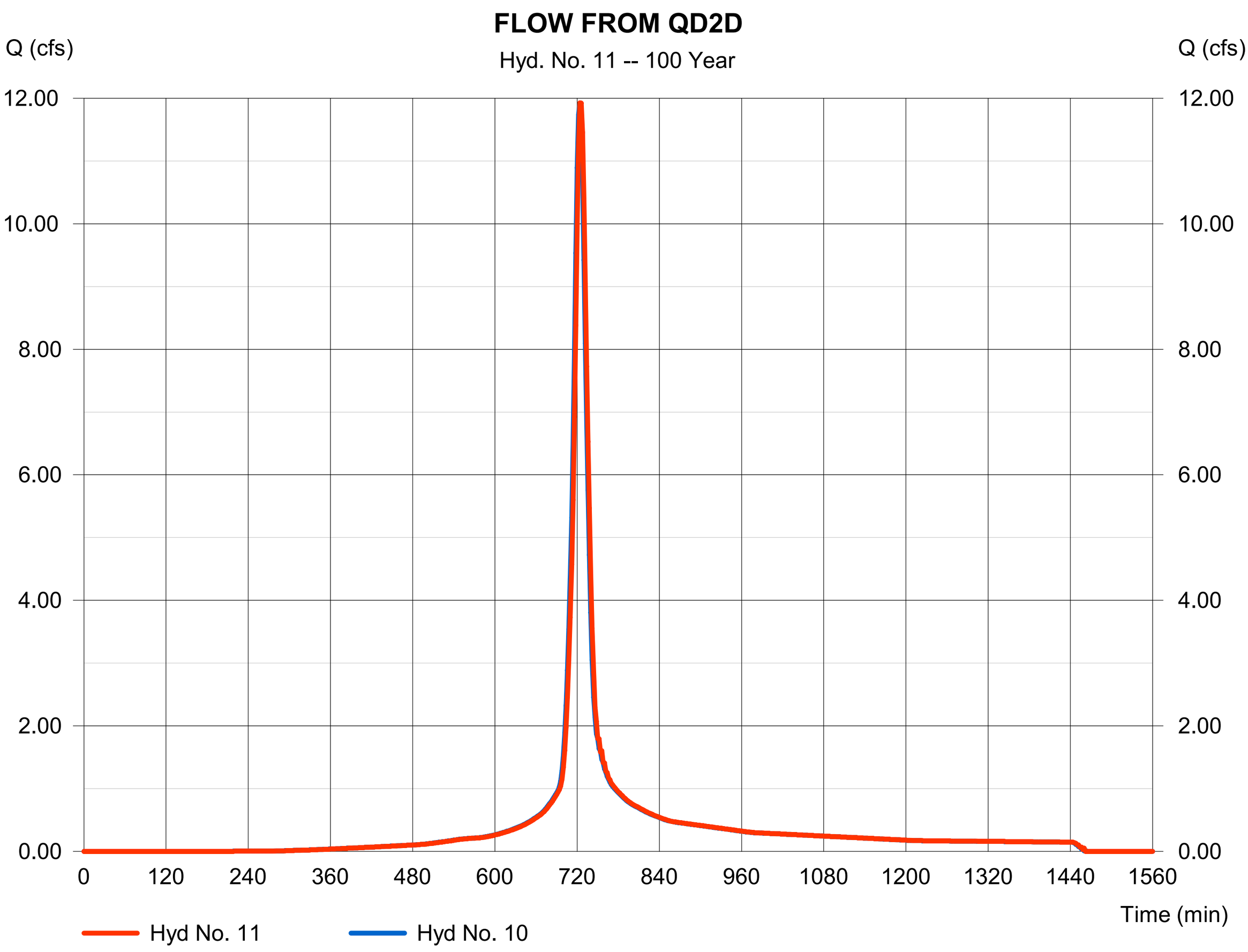
Hydrograph Report

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.

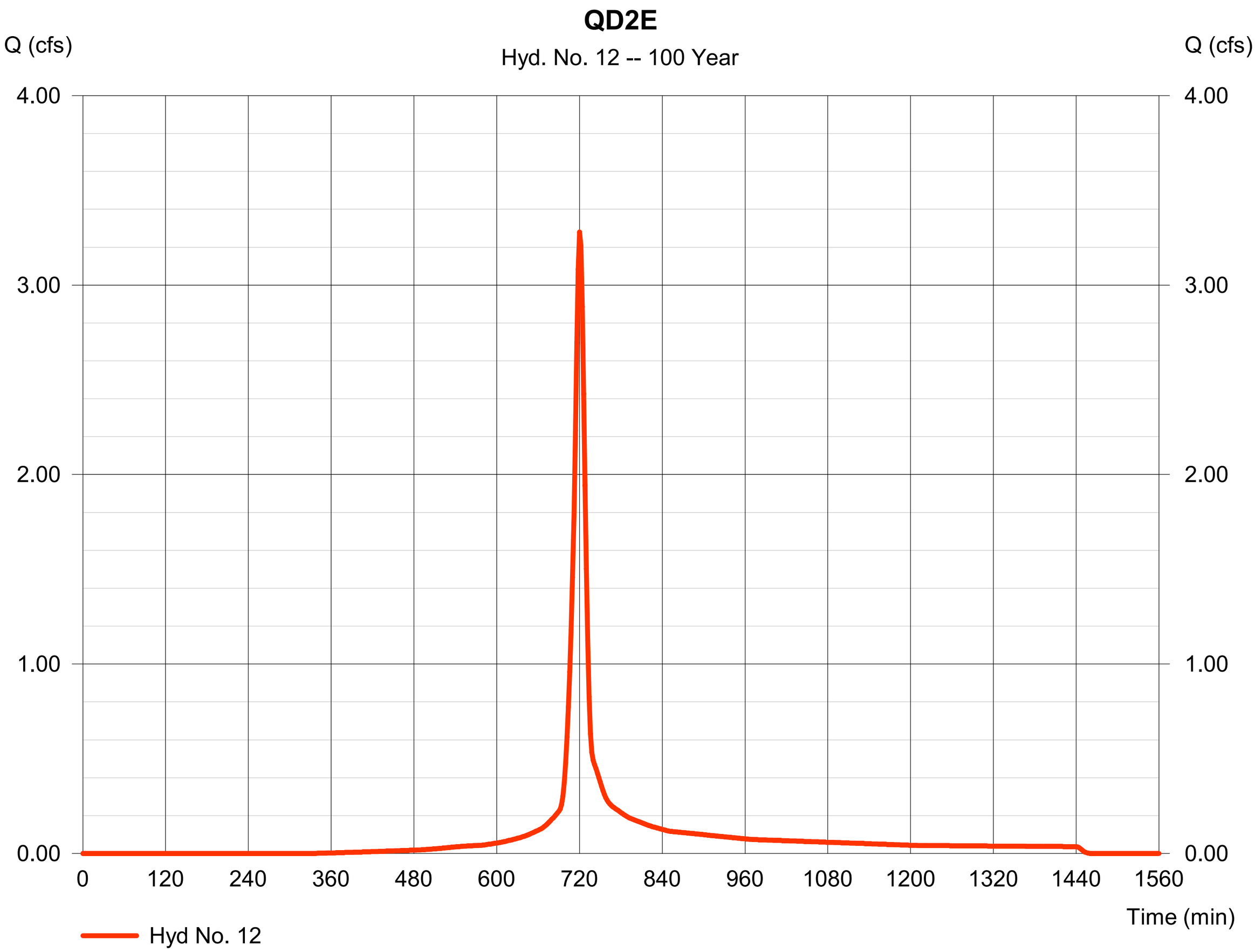


Hydrograph Report

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



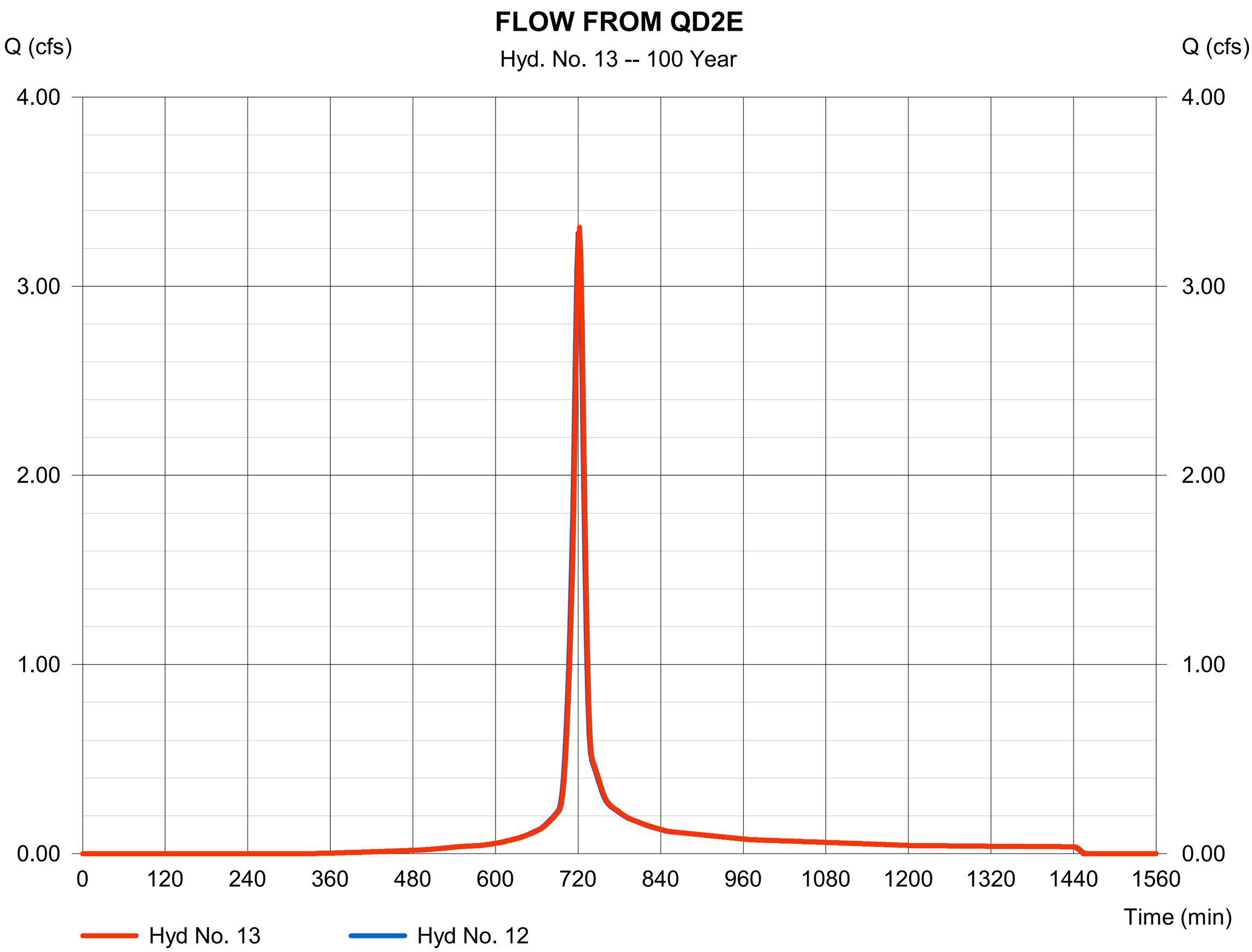
Hydrograph Report

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.

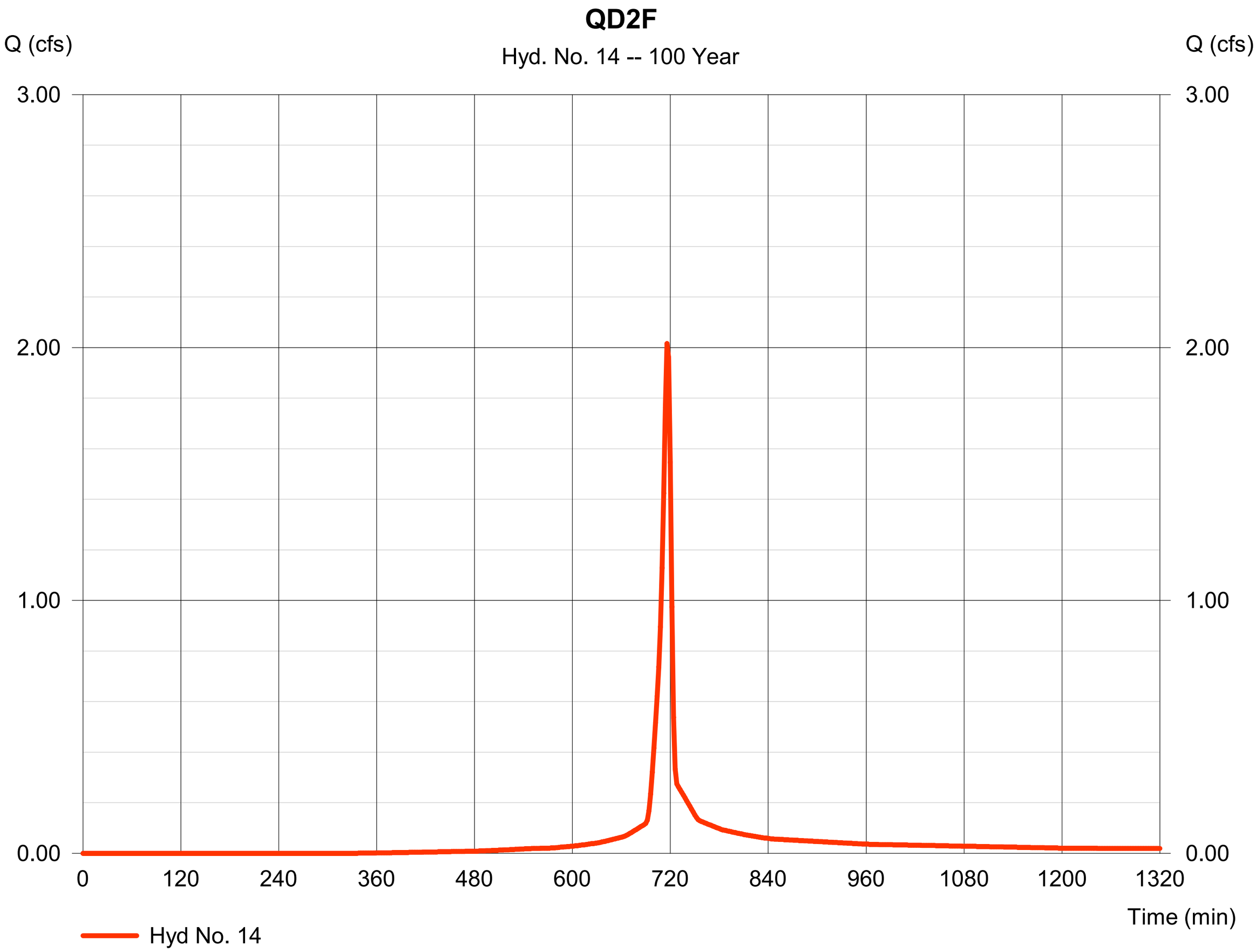


Hydrograph Report

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

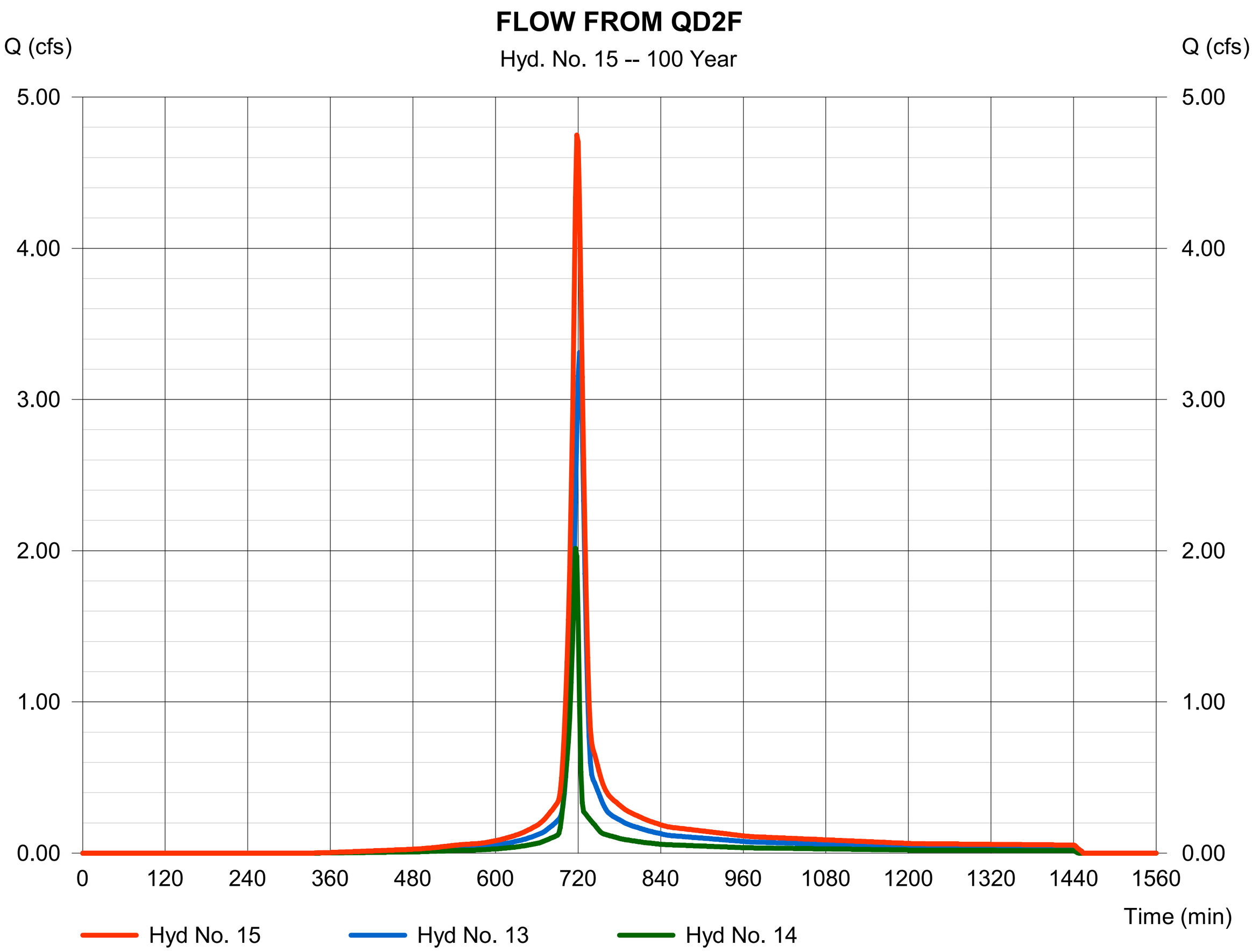


Hydrograph Report

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



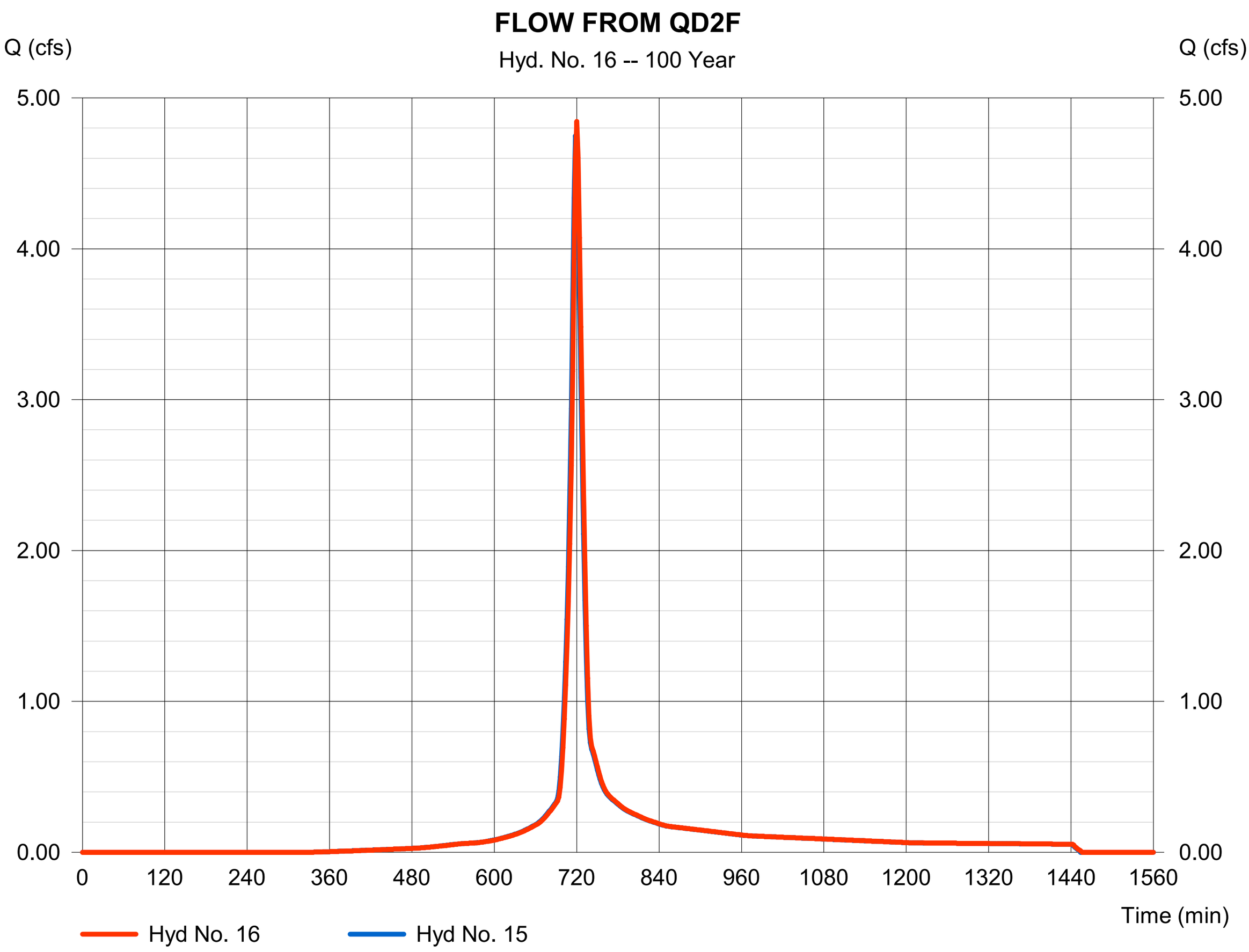
Hydrograph Report

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.

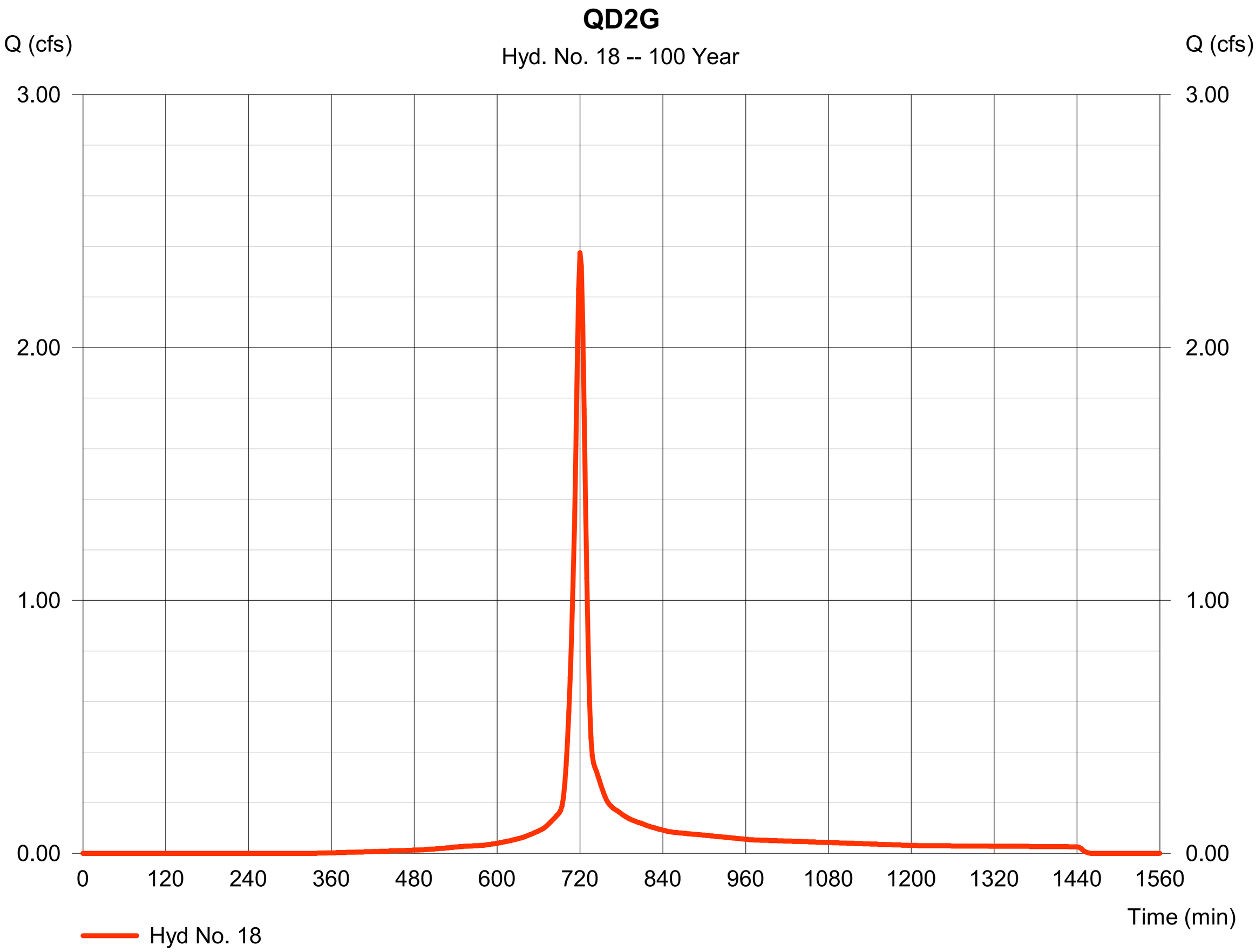


Hydrograph Report

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

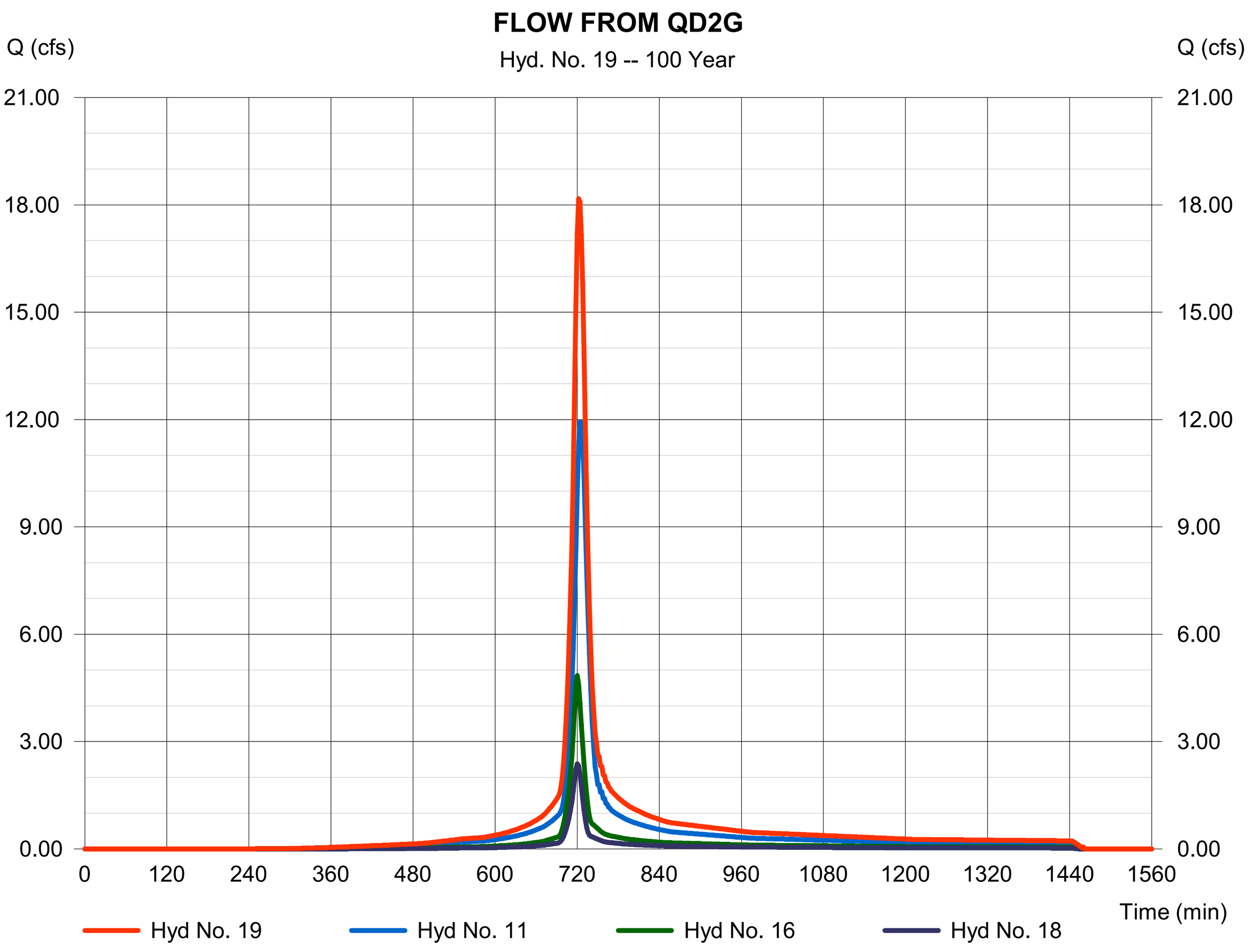


Hydrograph Report

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



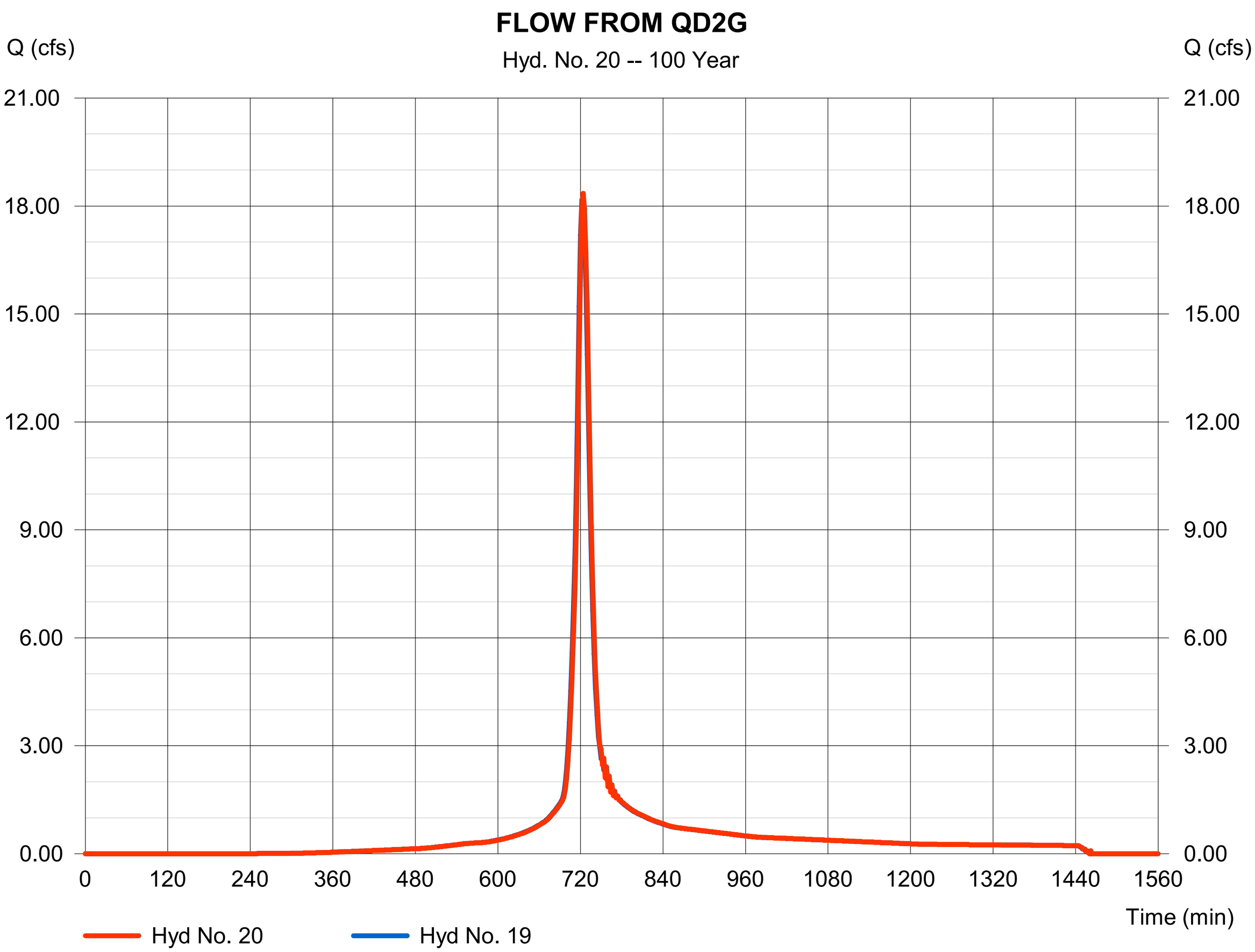
Hydrograph Report

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.

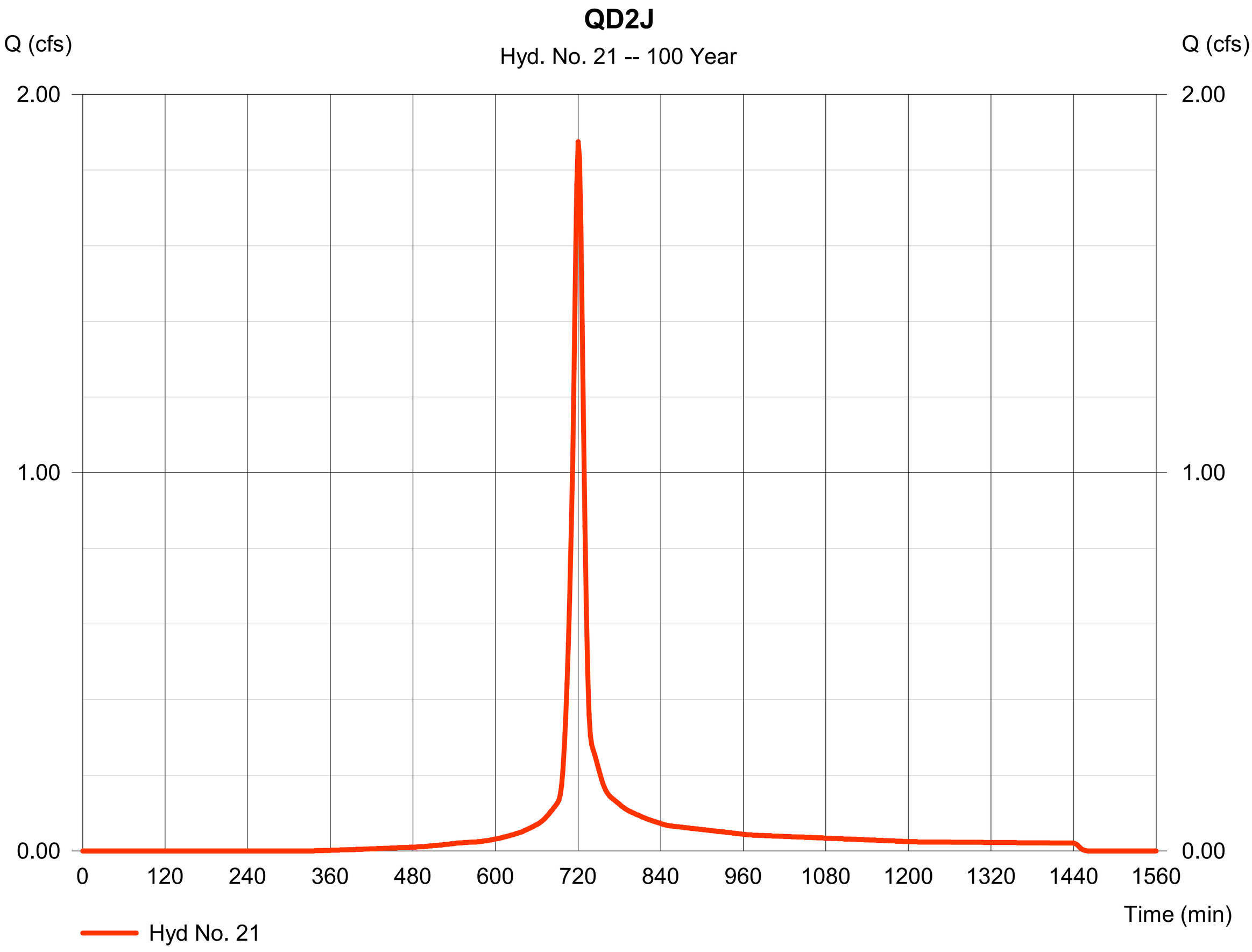


Hydrograph Report

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



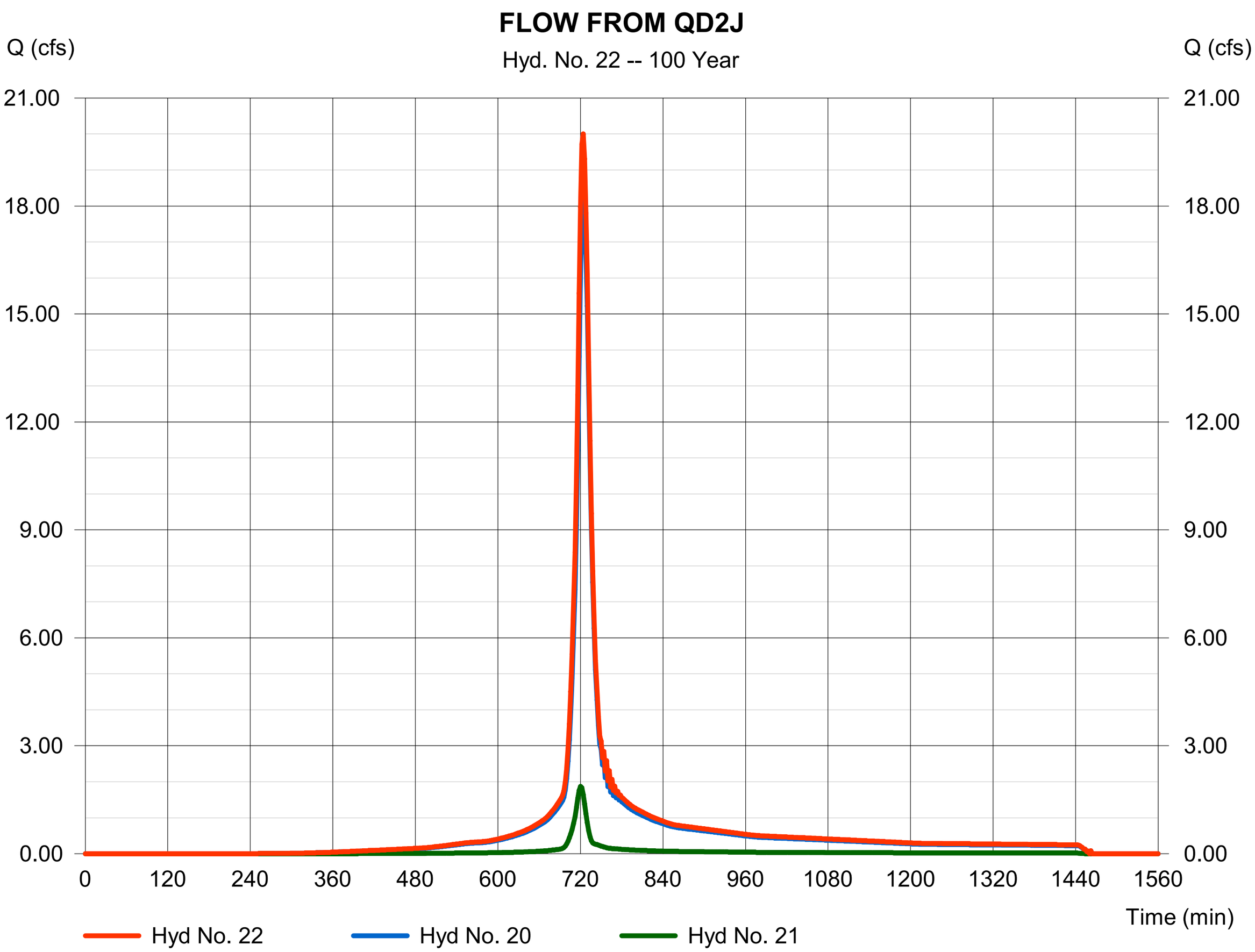
Hydrograph Report

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



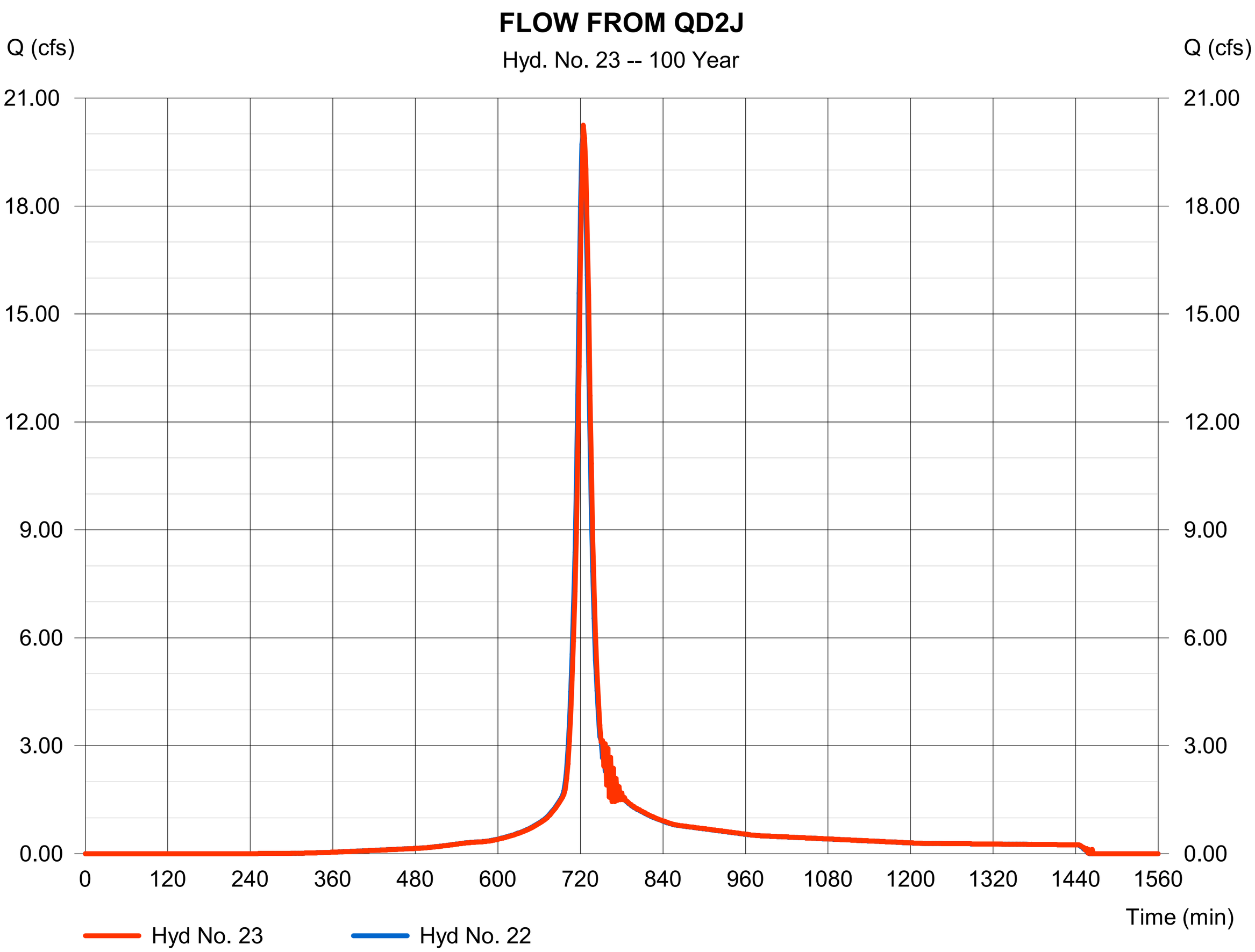
Hydrograph Report

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.

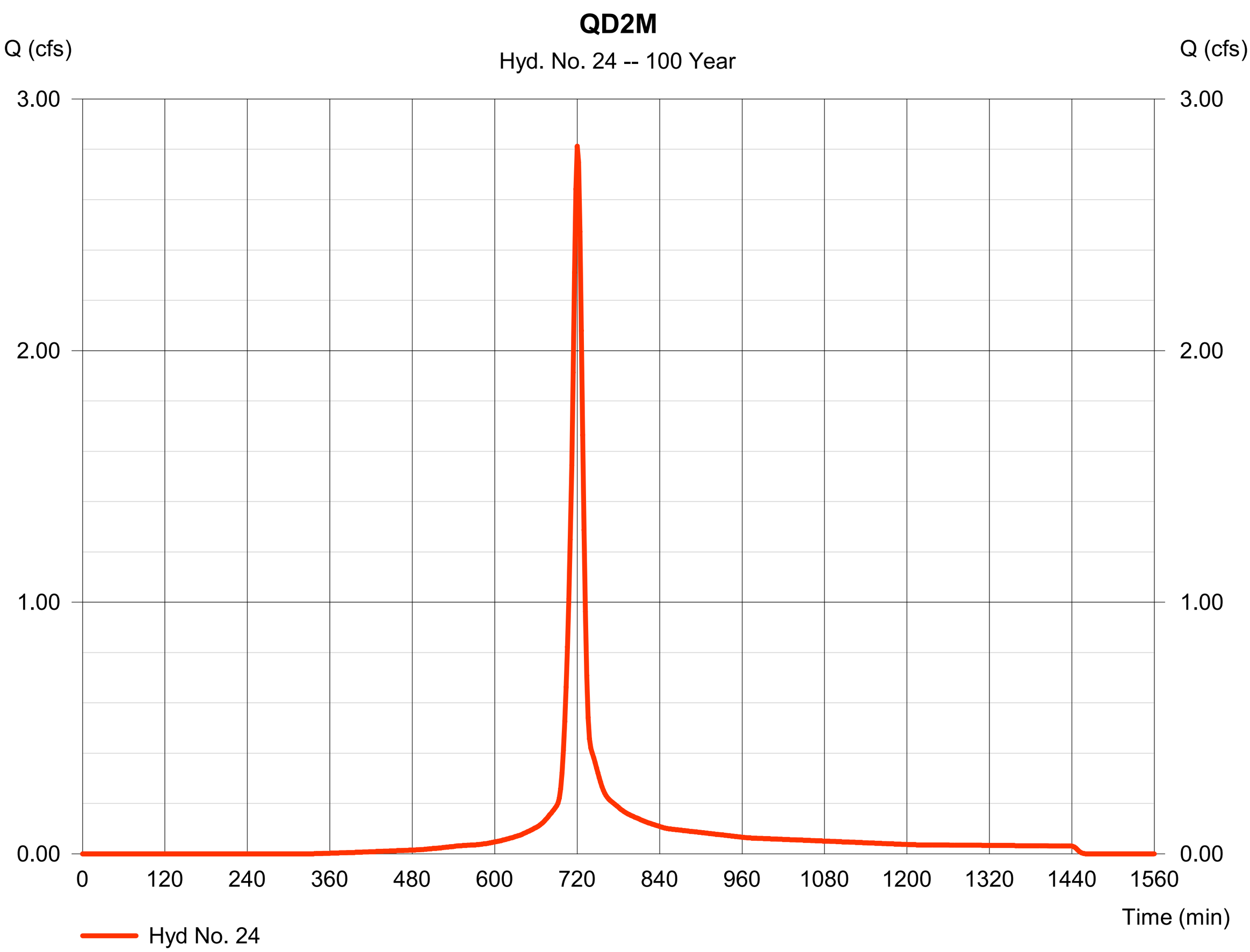


Hydrograph Report

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



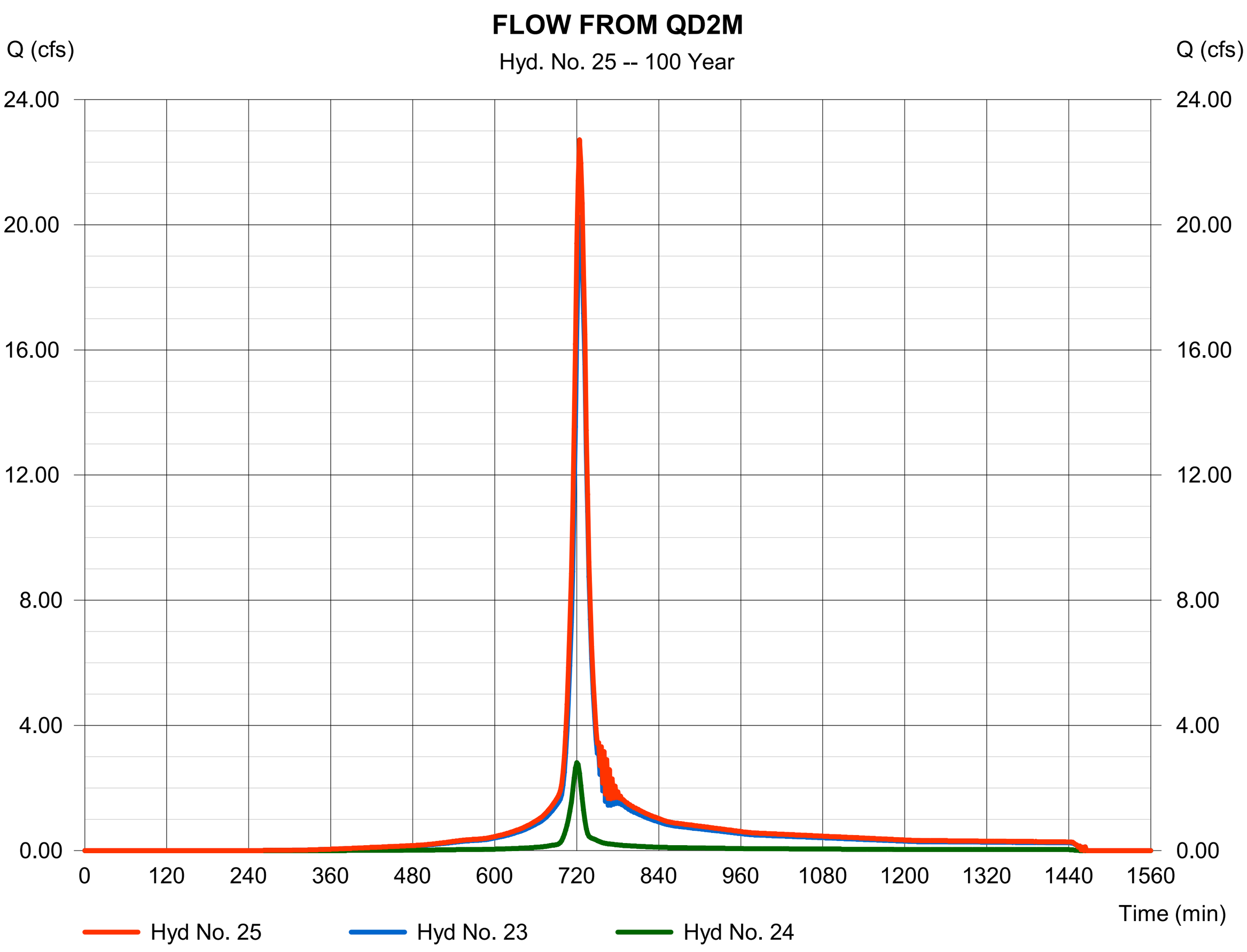
Hydrograph Report

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	= 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



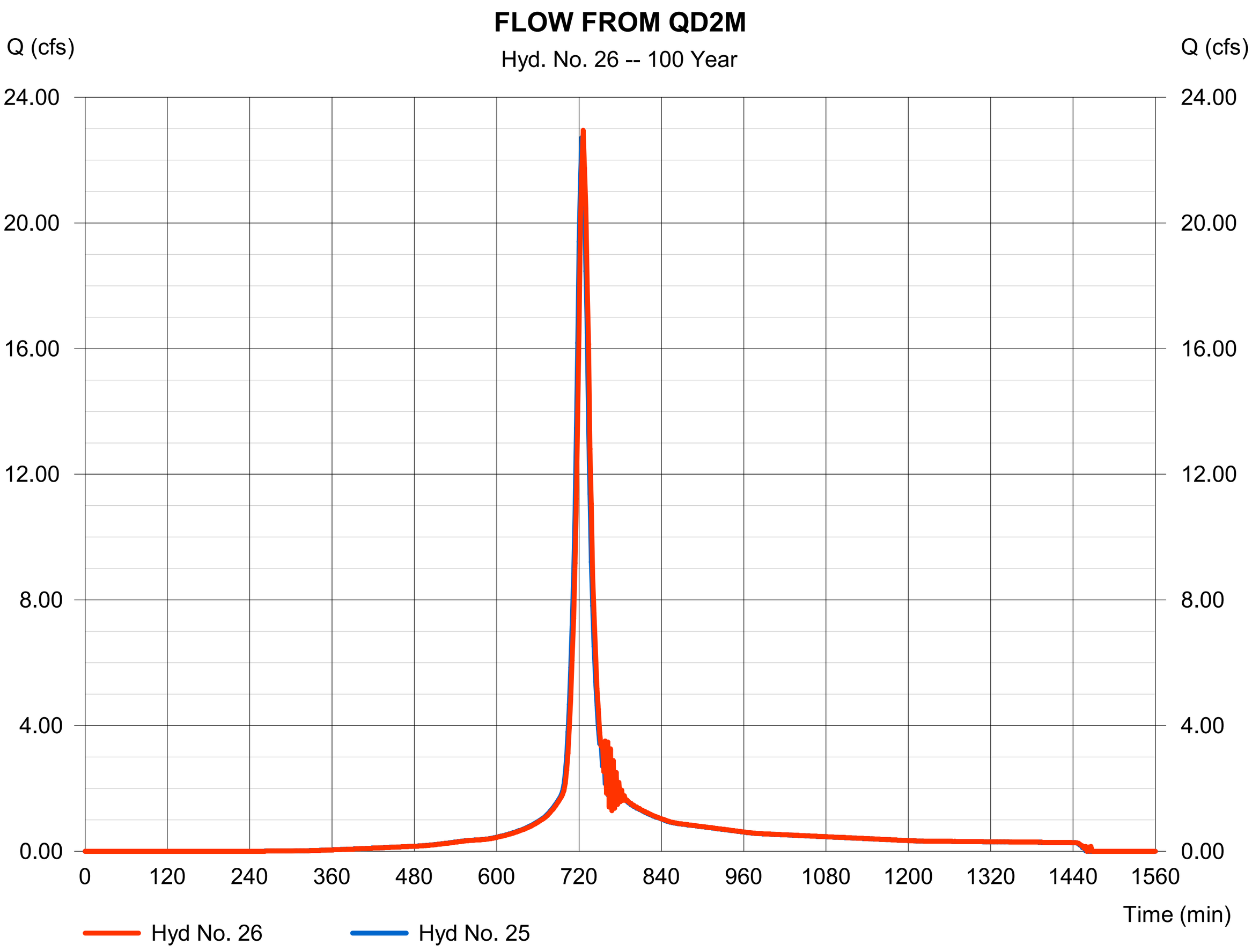
Hydrograph Report

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.



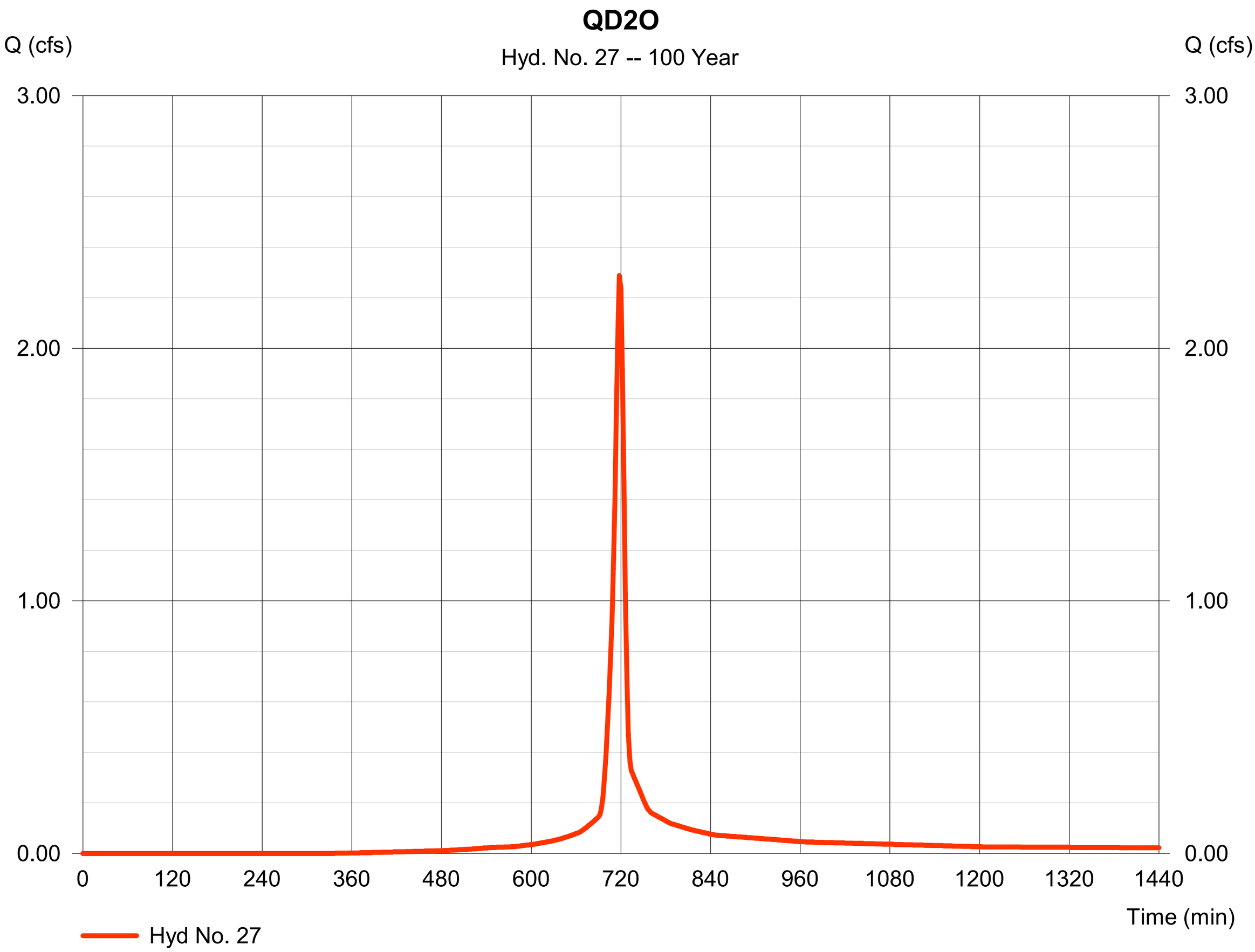
Hydrograph Report

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



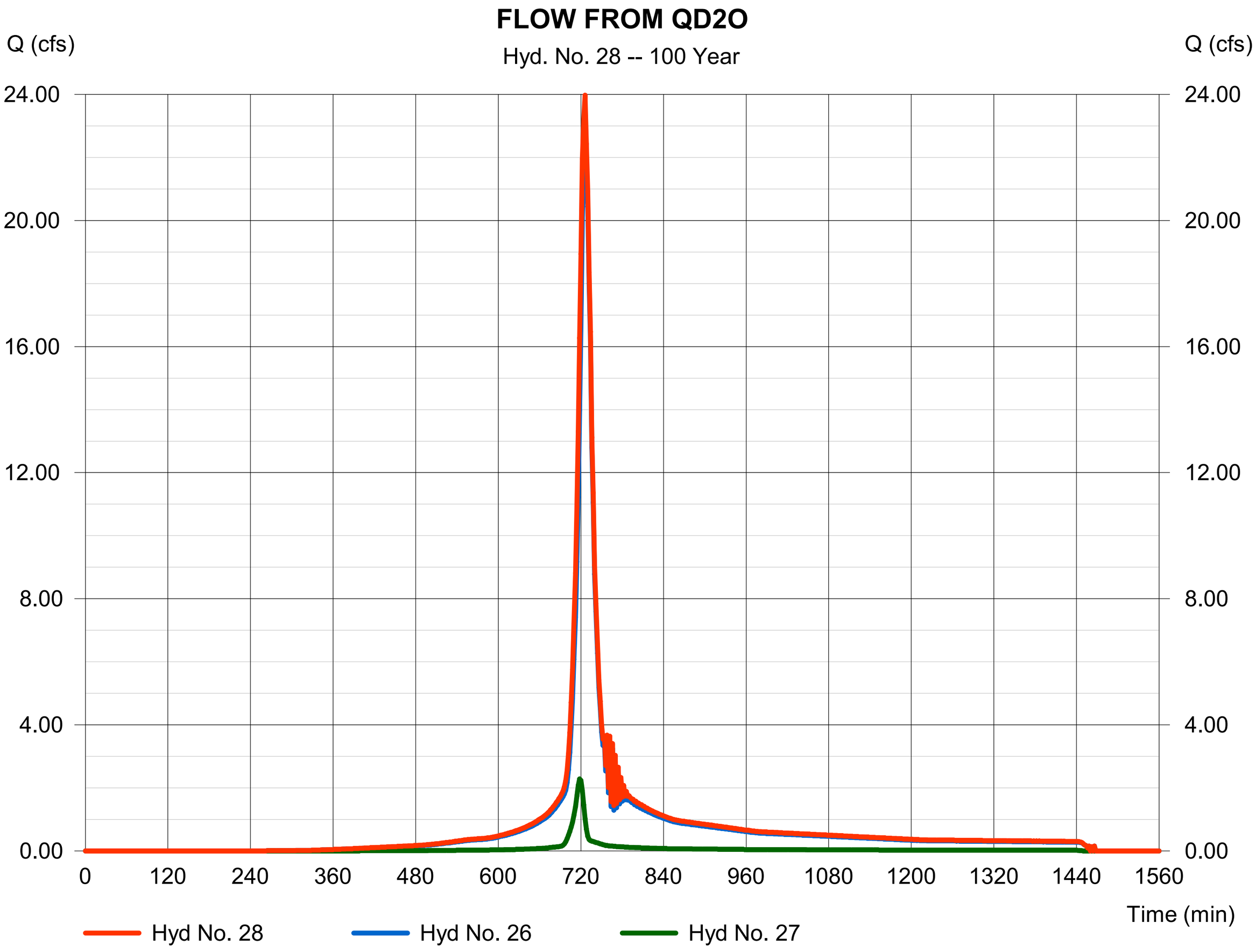
Hydrograph Report

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



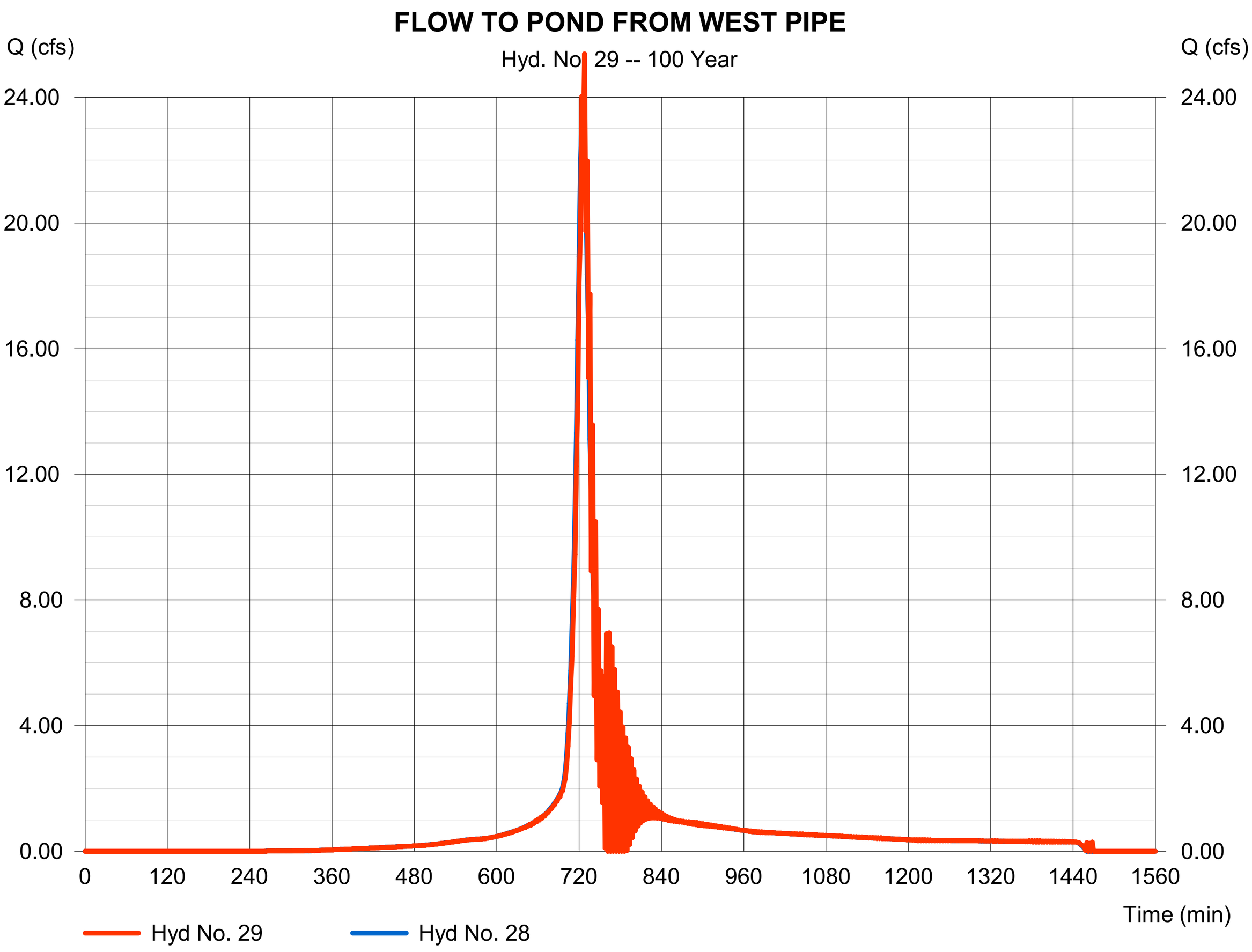
Hydrograph Report

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.

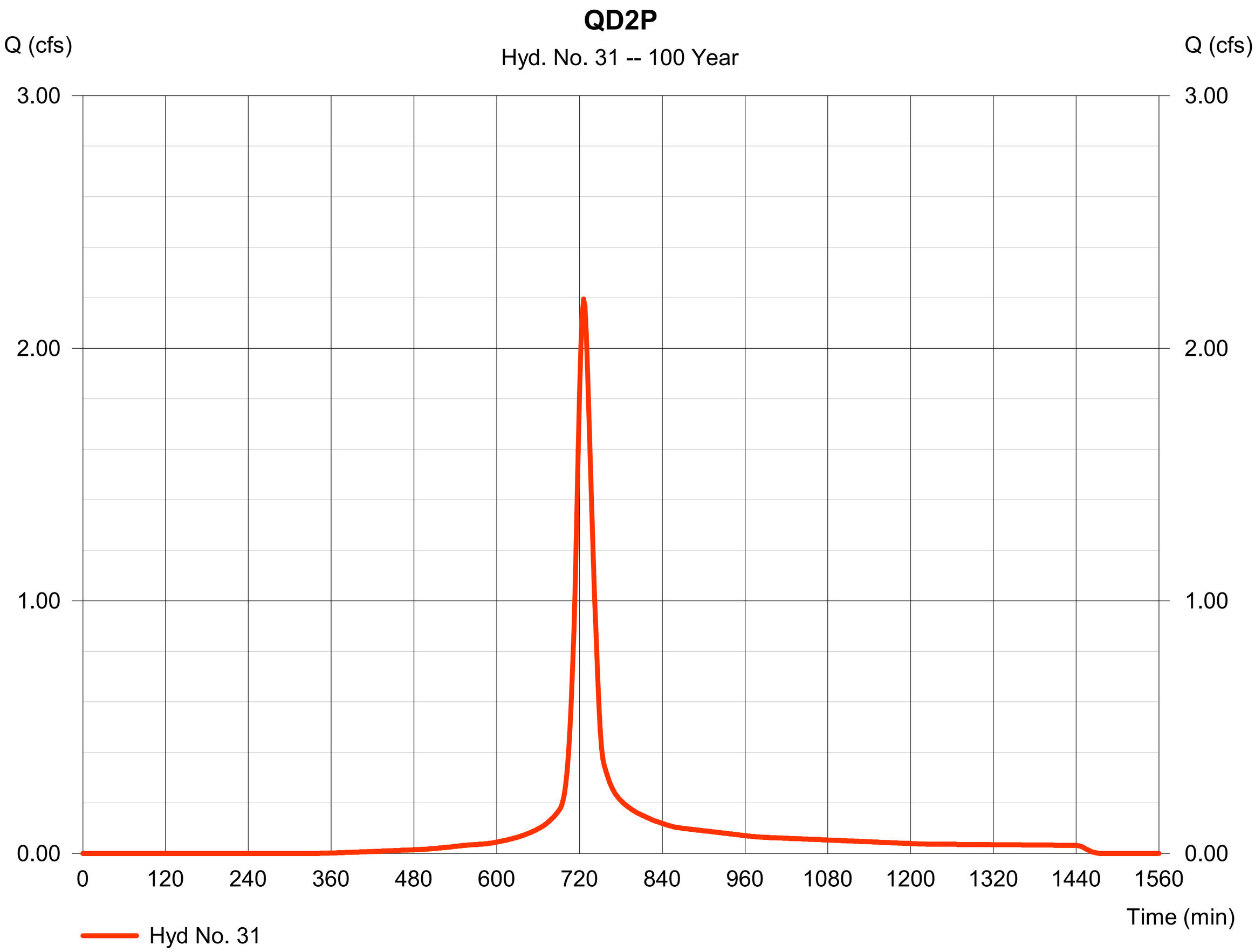


Hydrograph Report

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



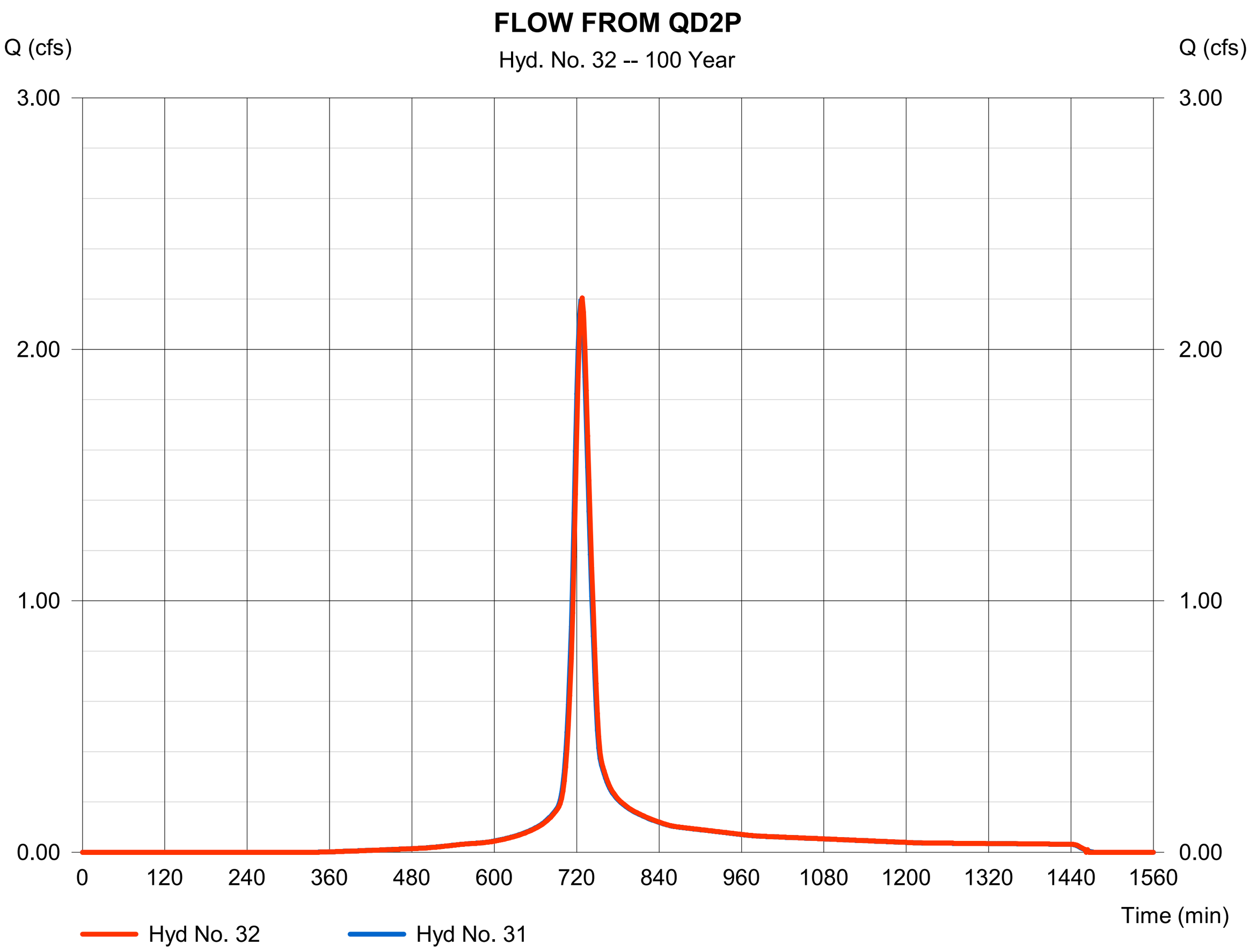
Hydrograph Report

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.



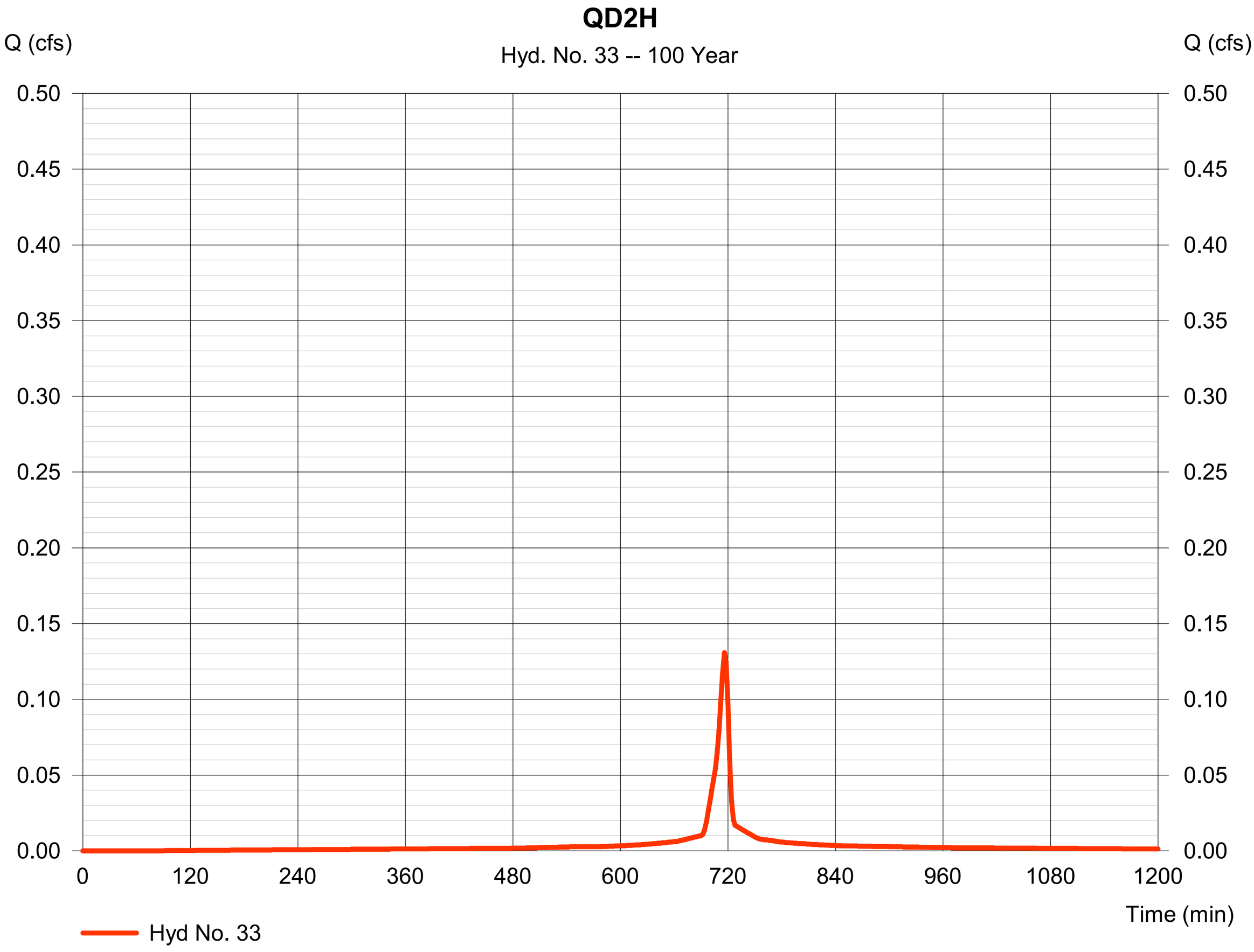
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020 Monday, 06 / 24 / 2024

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

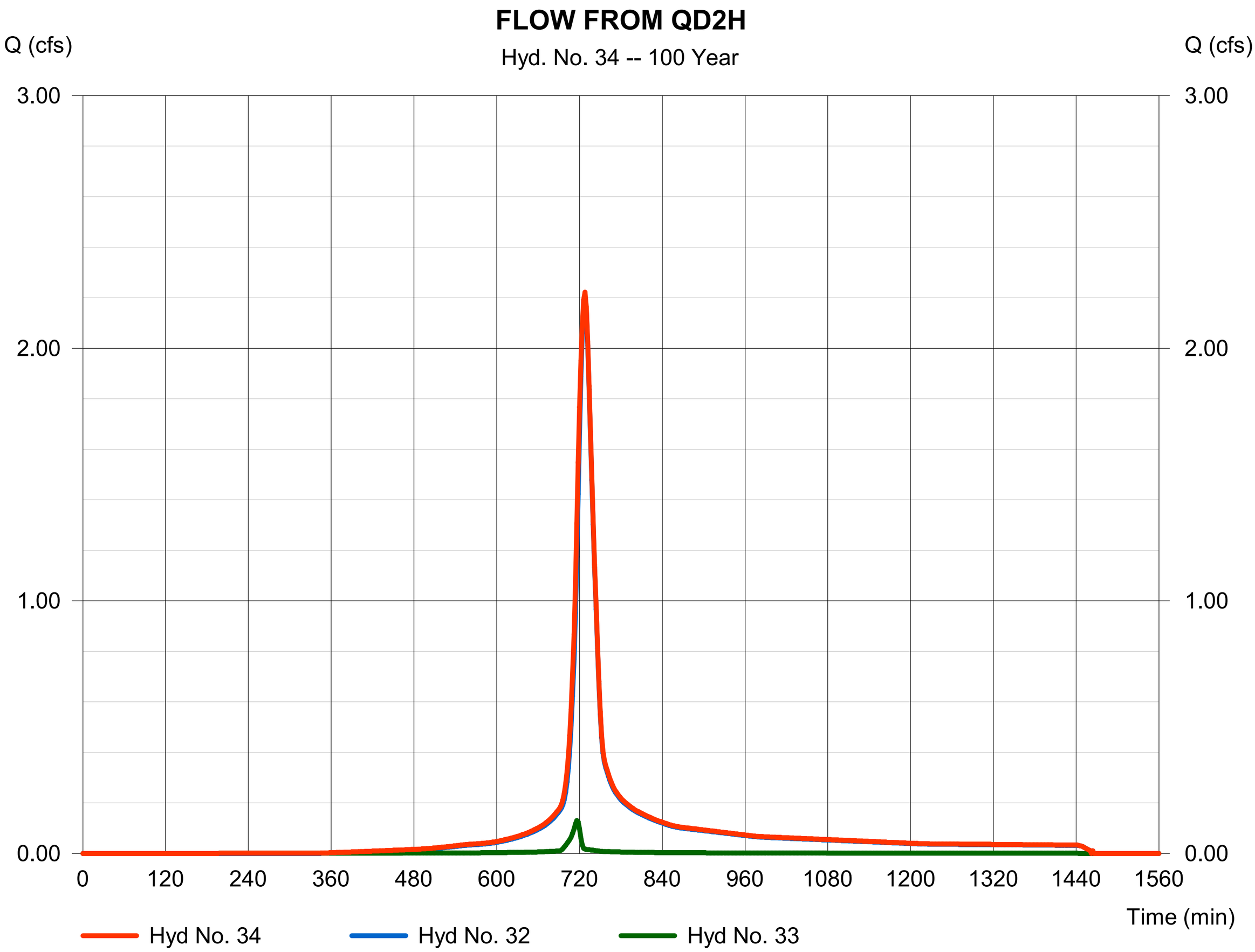


Hydrograph Report

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



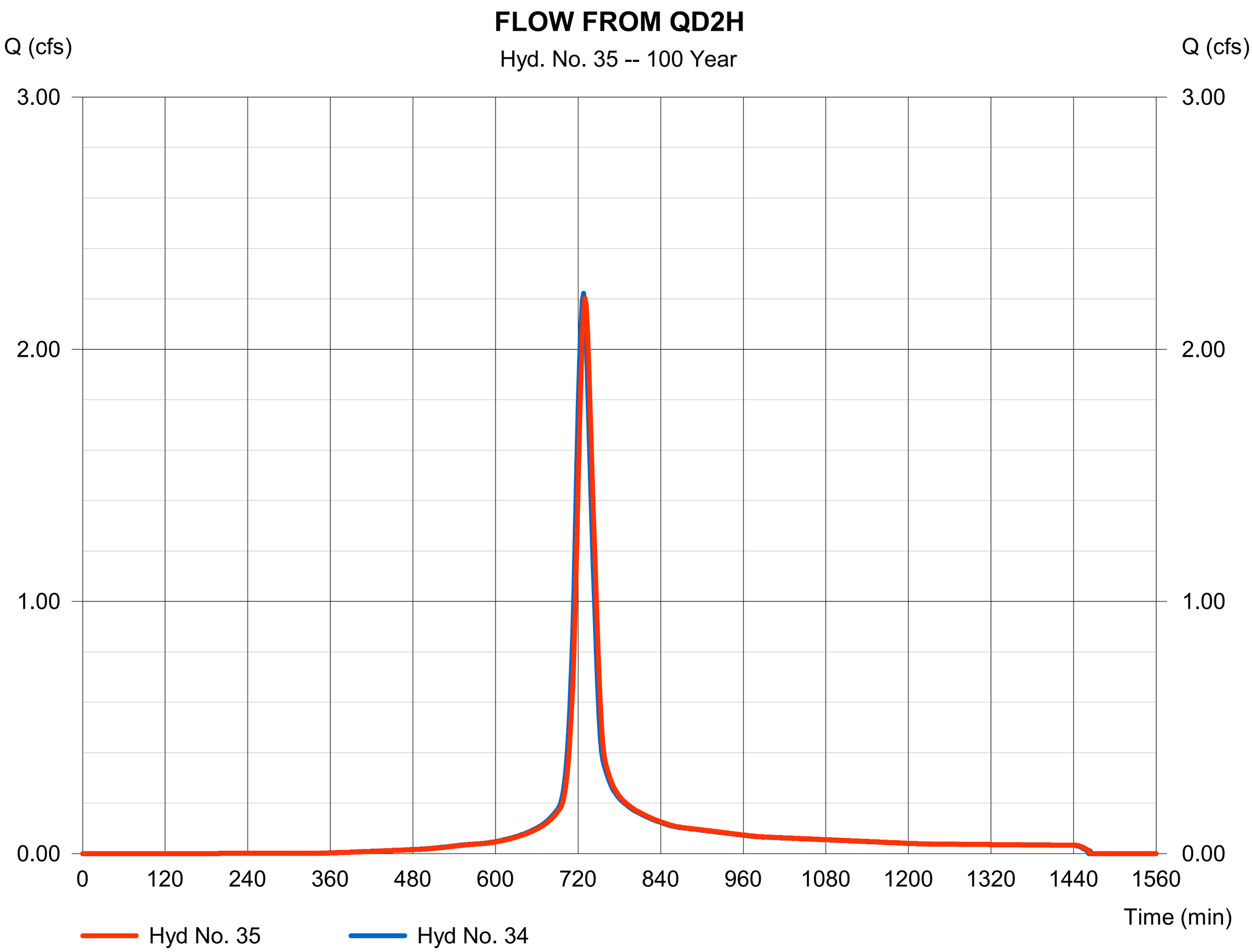
Hydrograph Report

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.

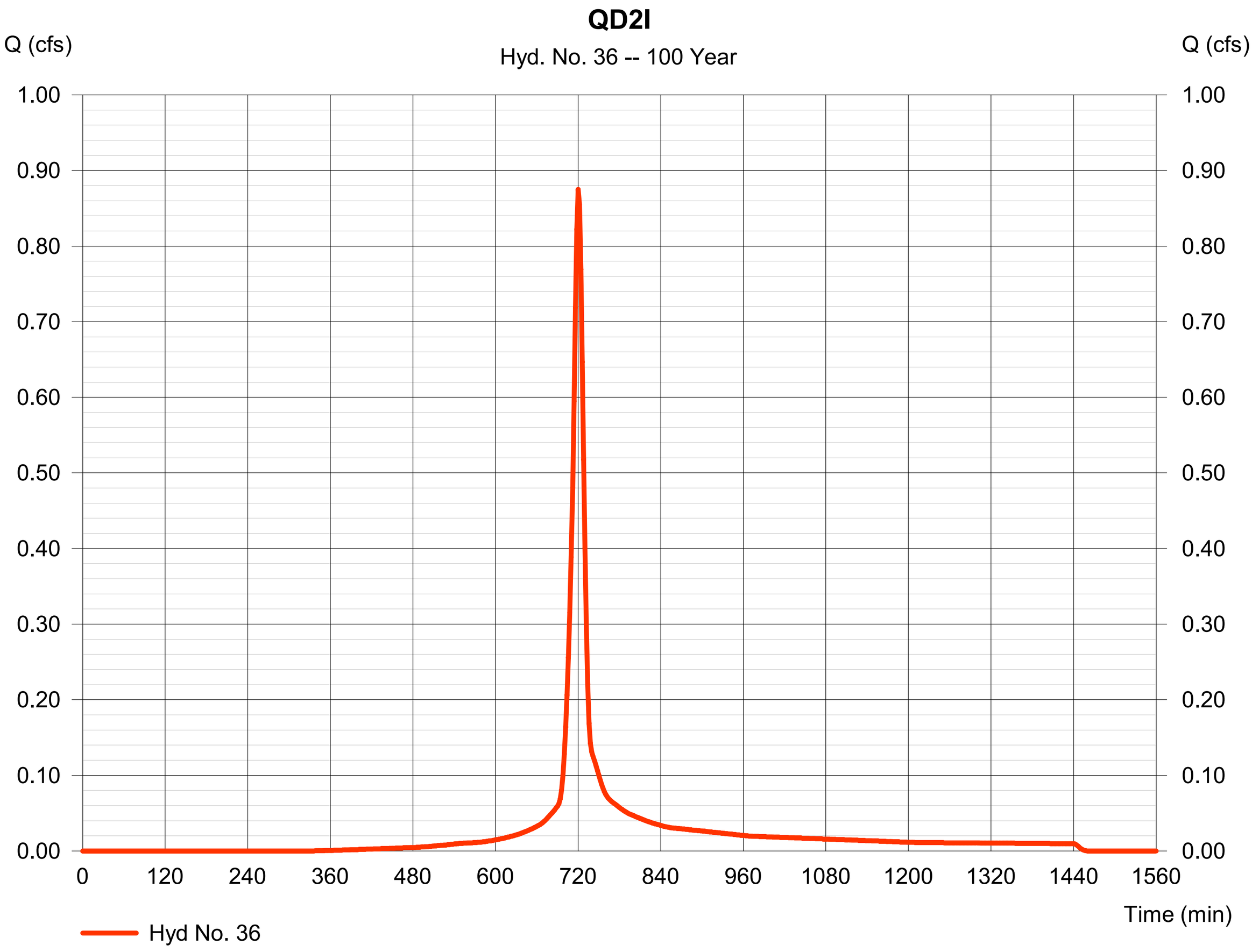


Hydrograph Report

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

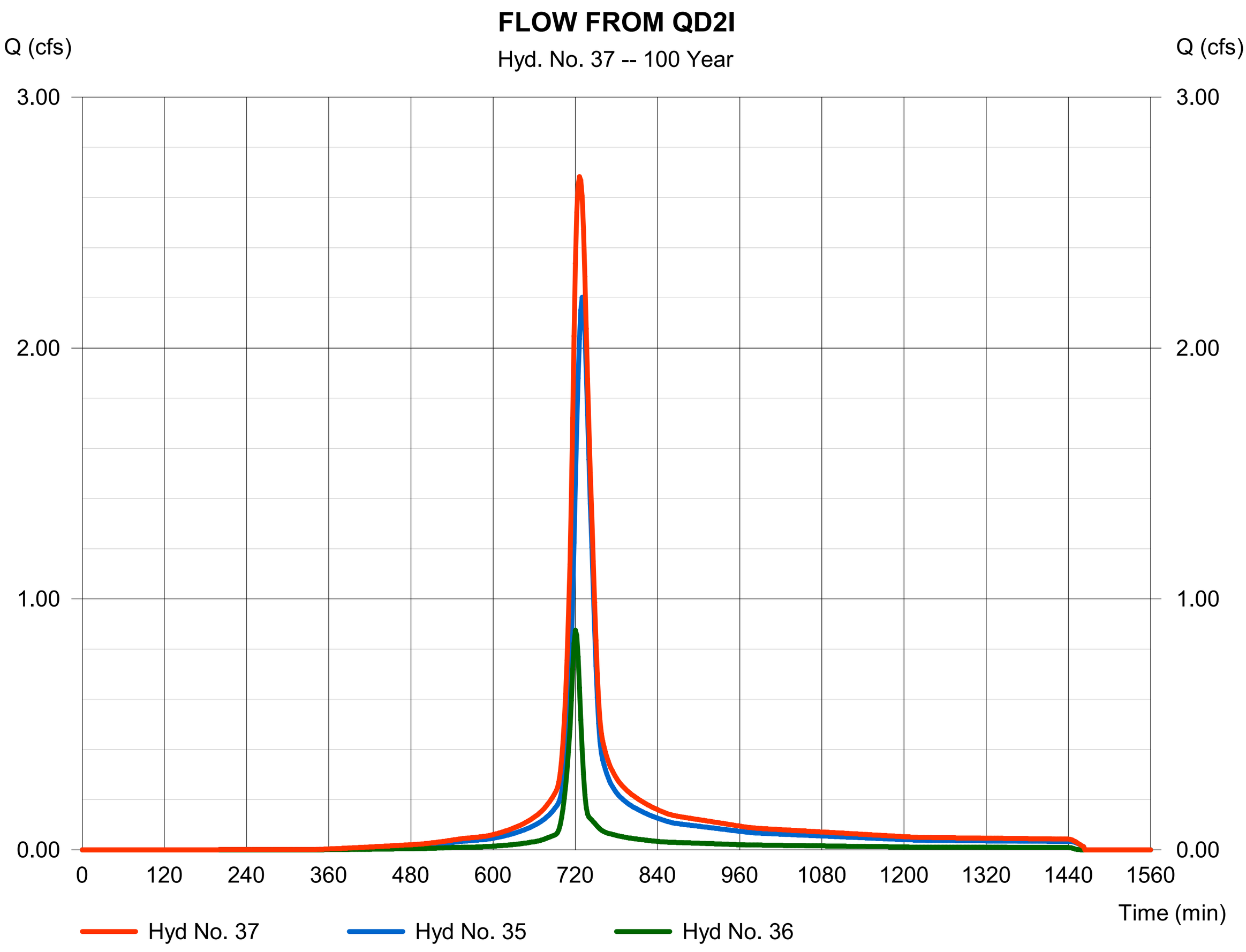


Hydrograph Report

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



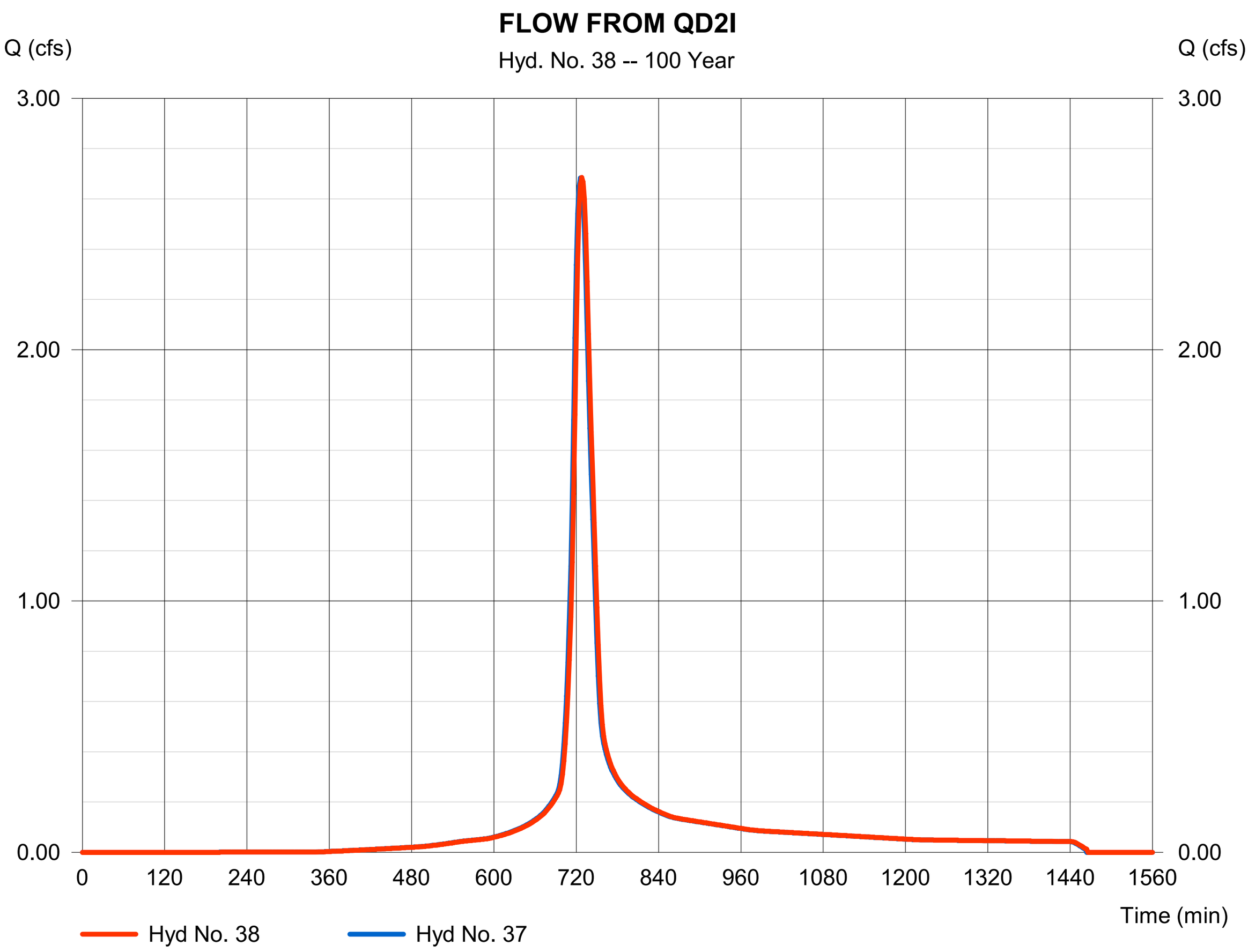
Hydrograph Report

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.

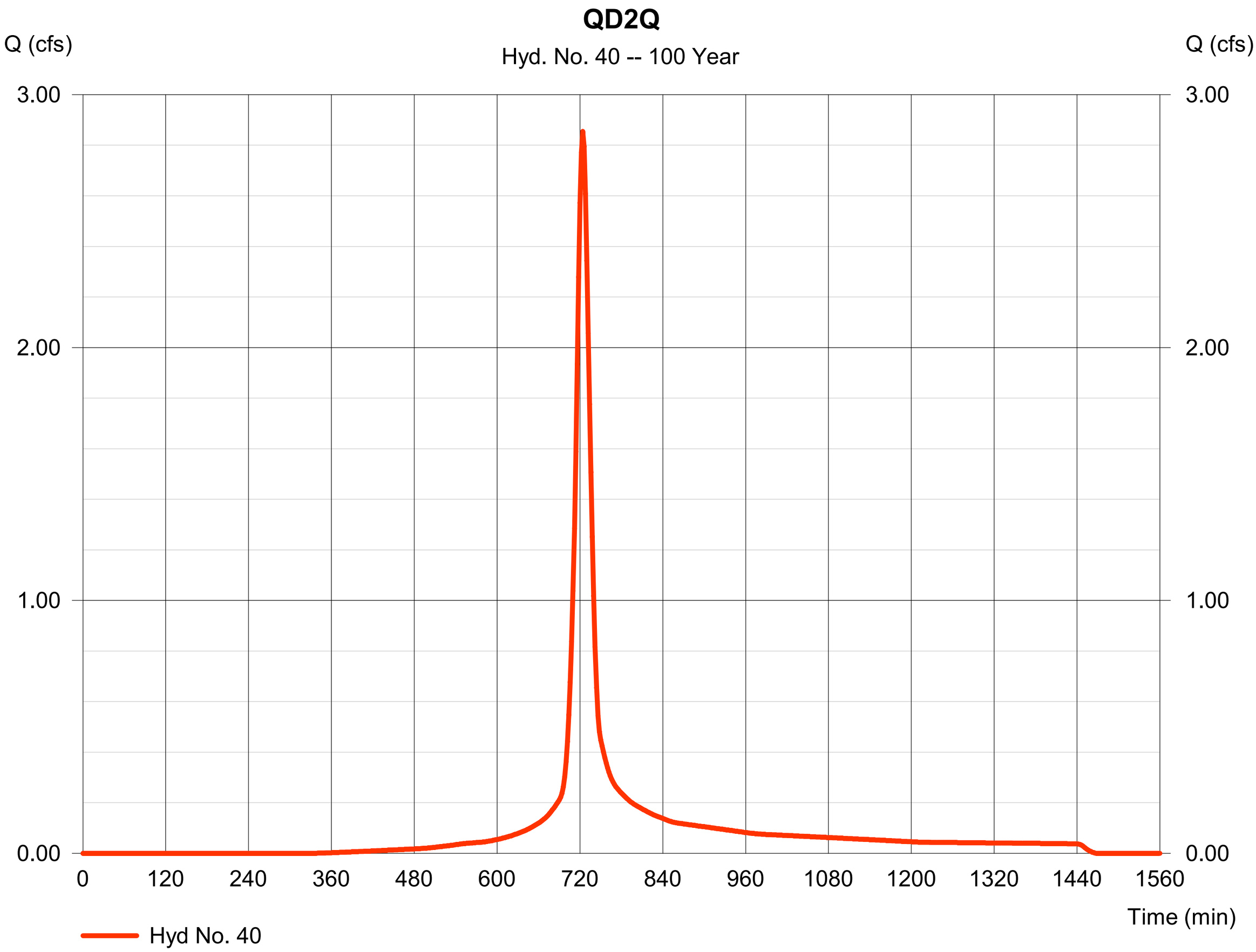


Hydrograph Report

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



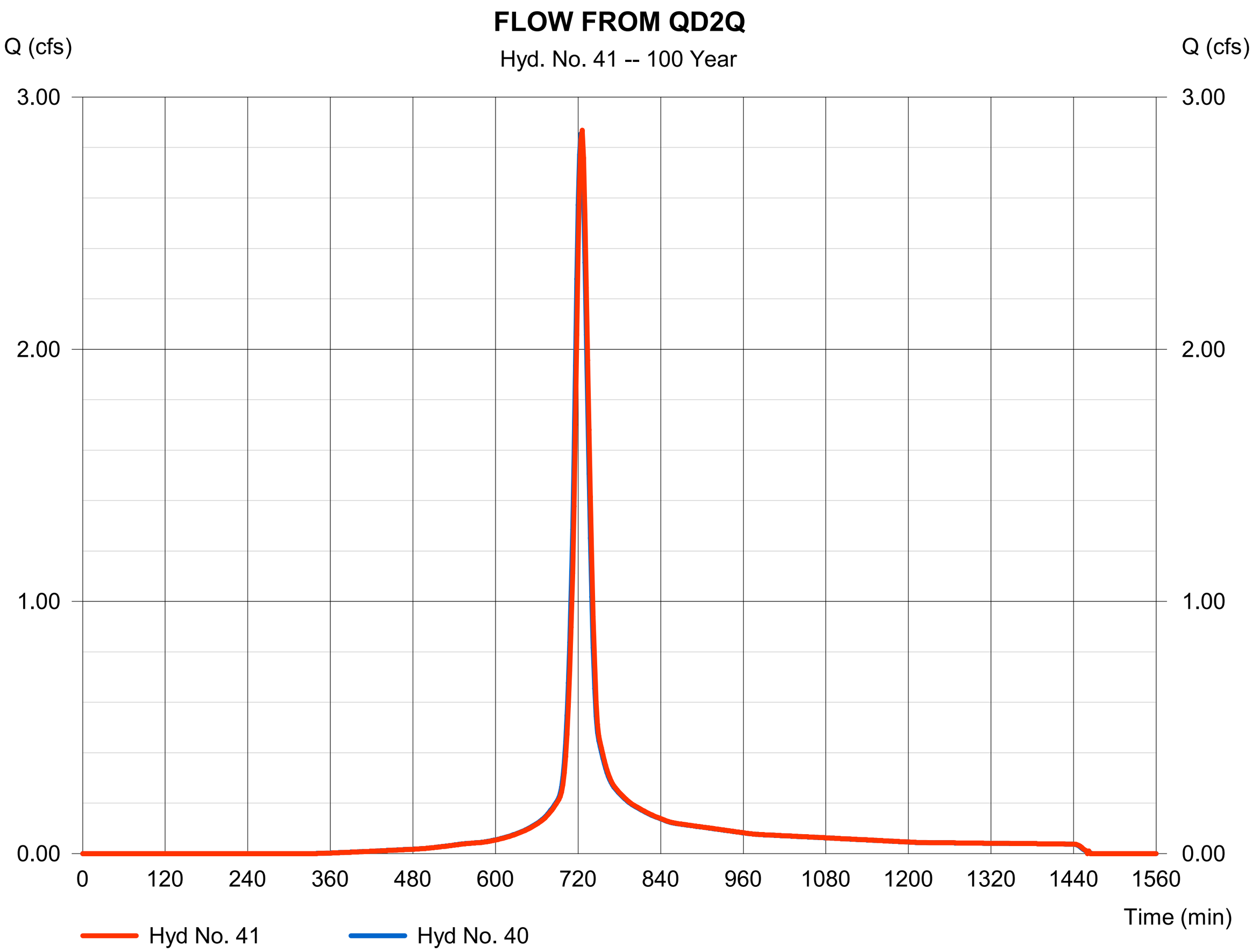
Hydrograph Report

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.

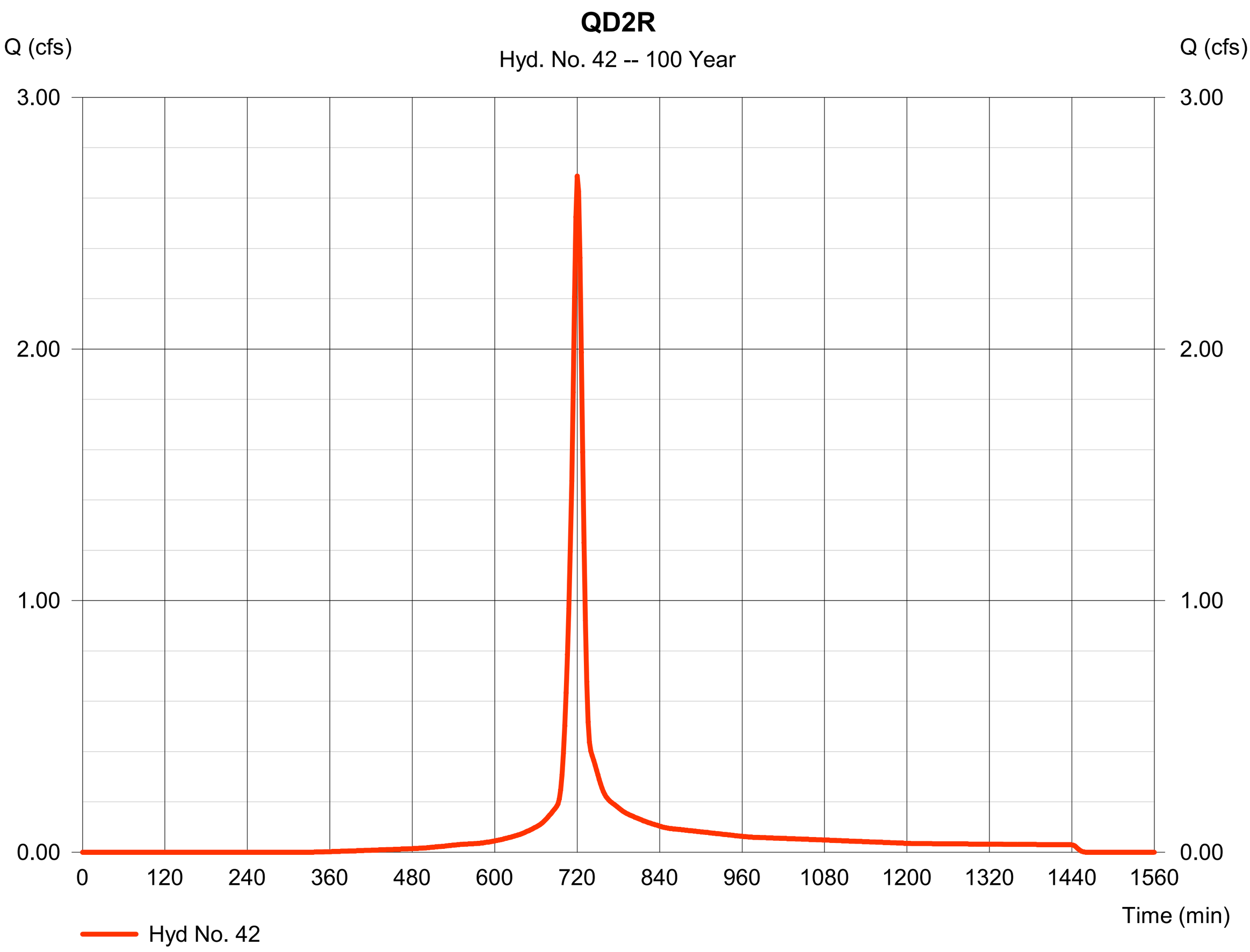


Hydrograph Report

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



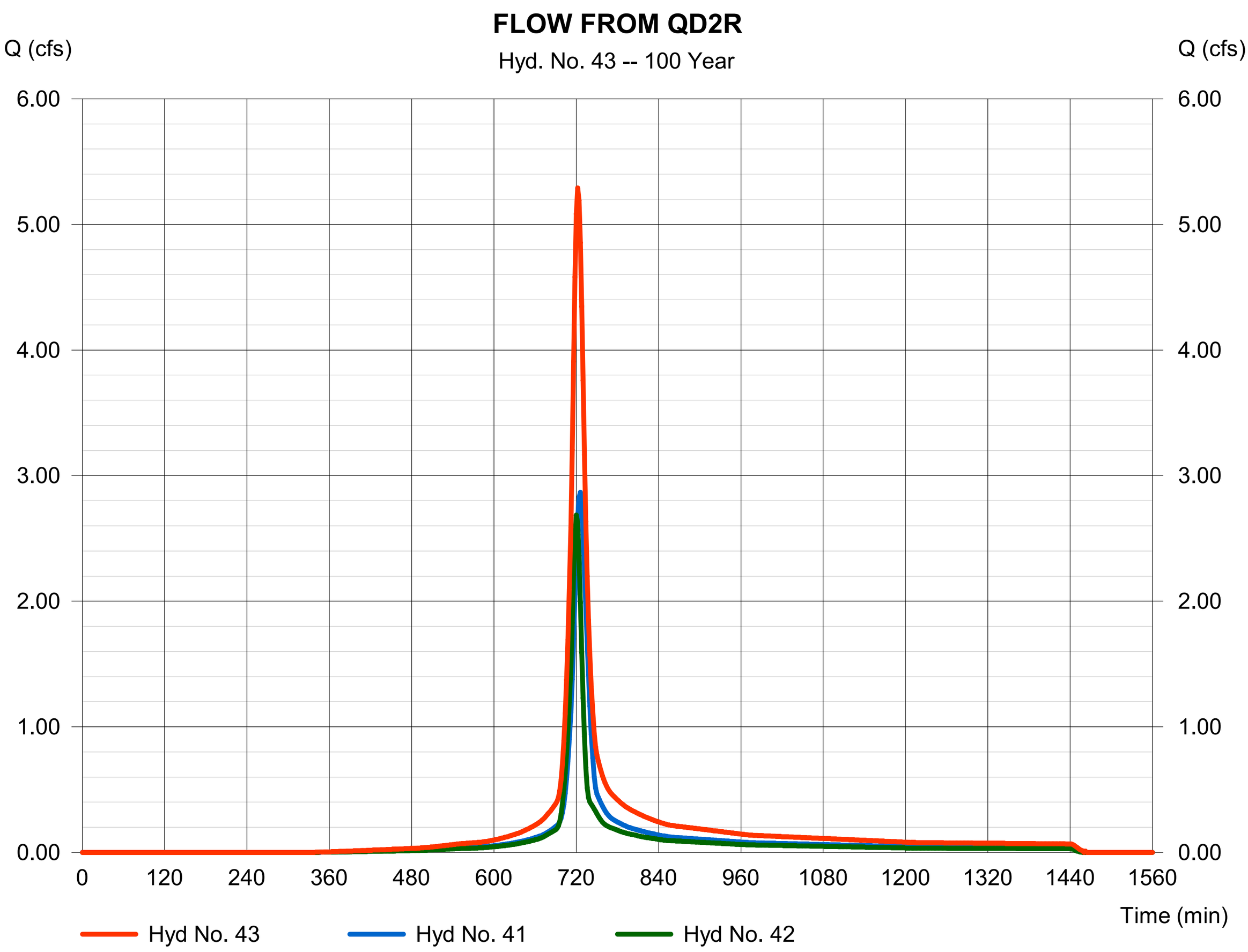
Hydrograph Report

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



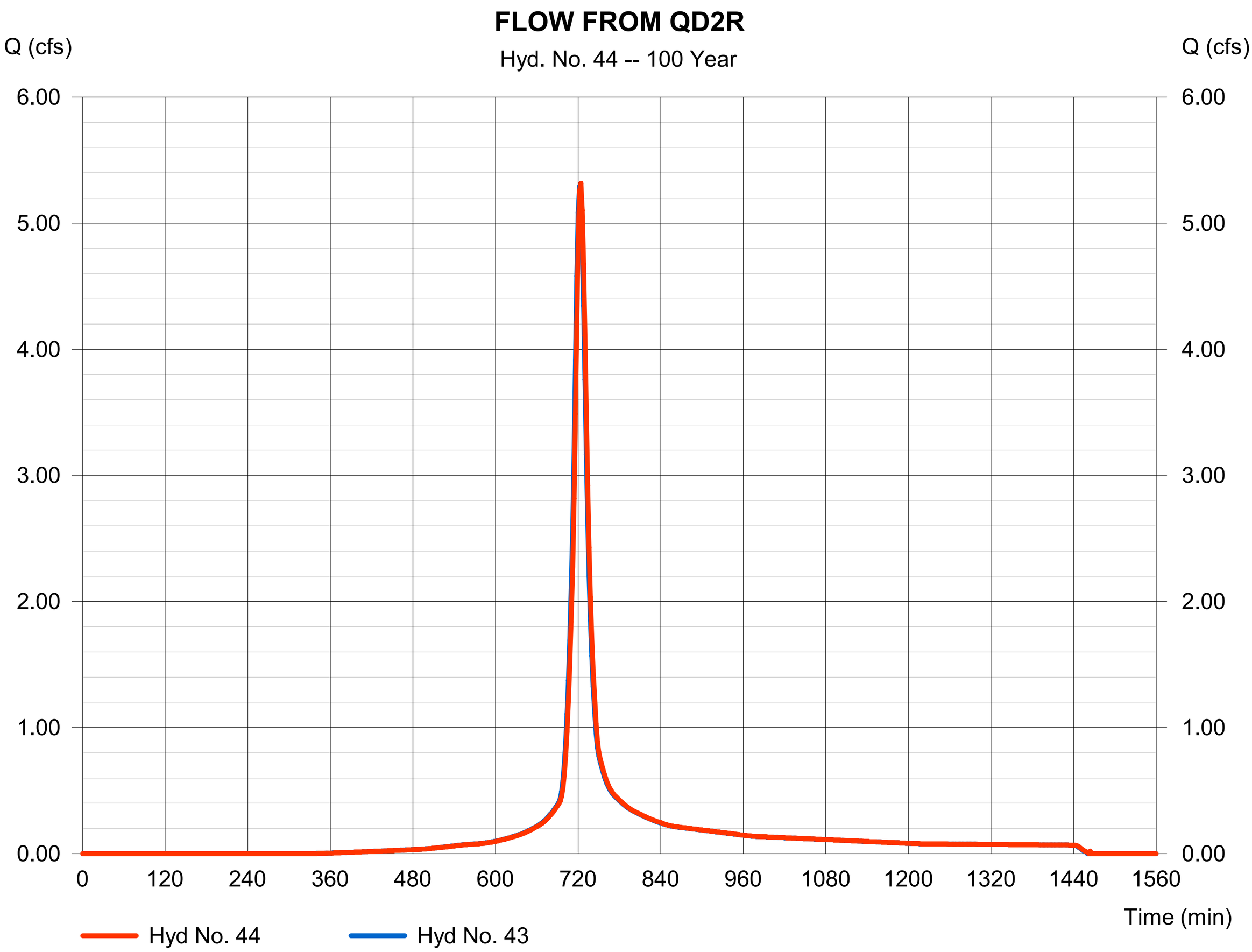
Hydrograph Report

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.



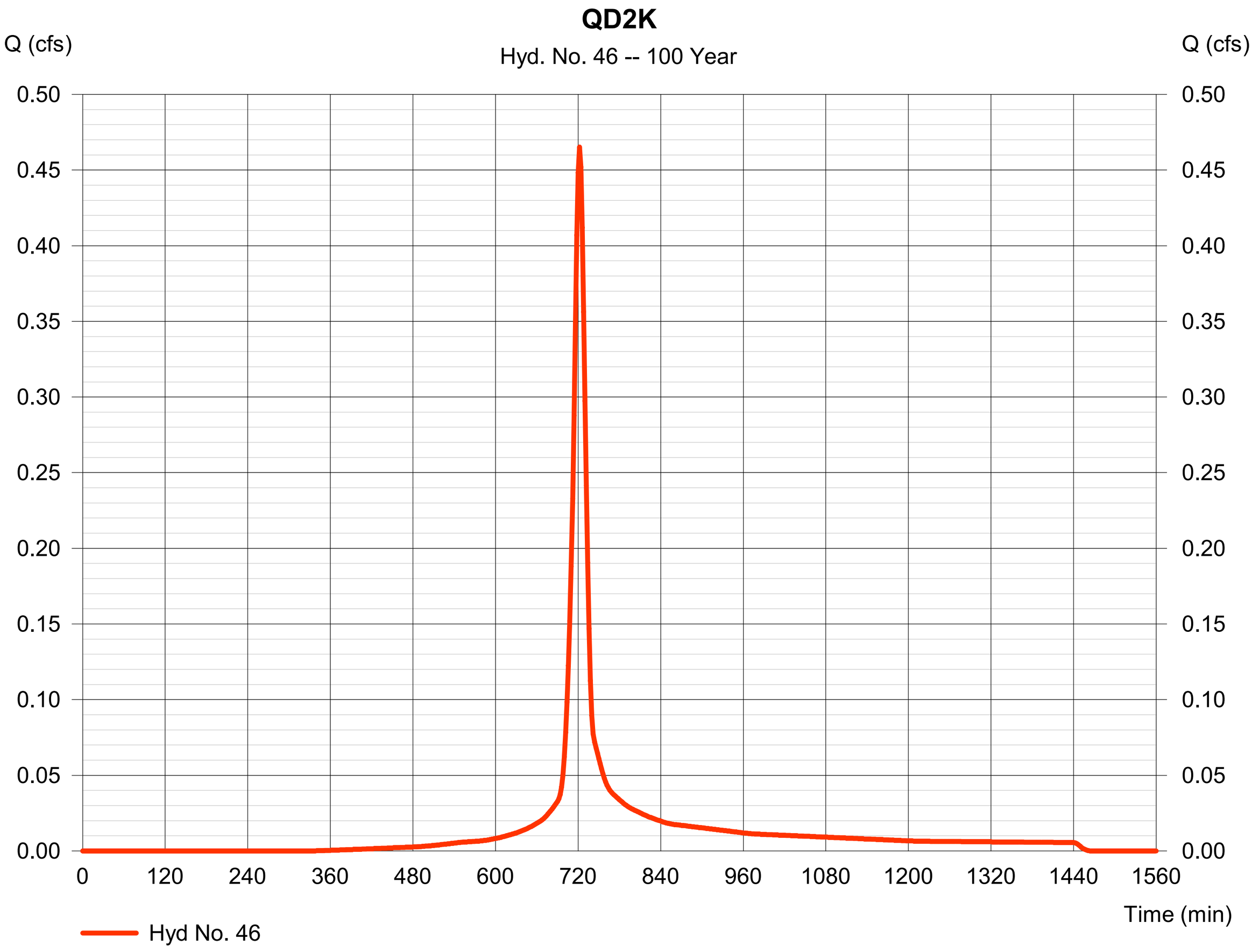
Hydrograph Report

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

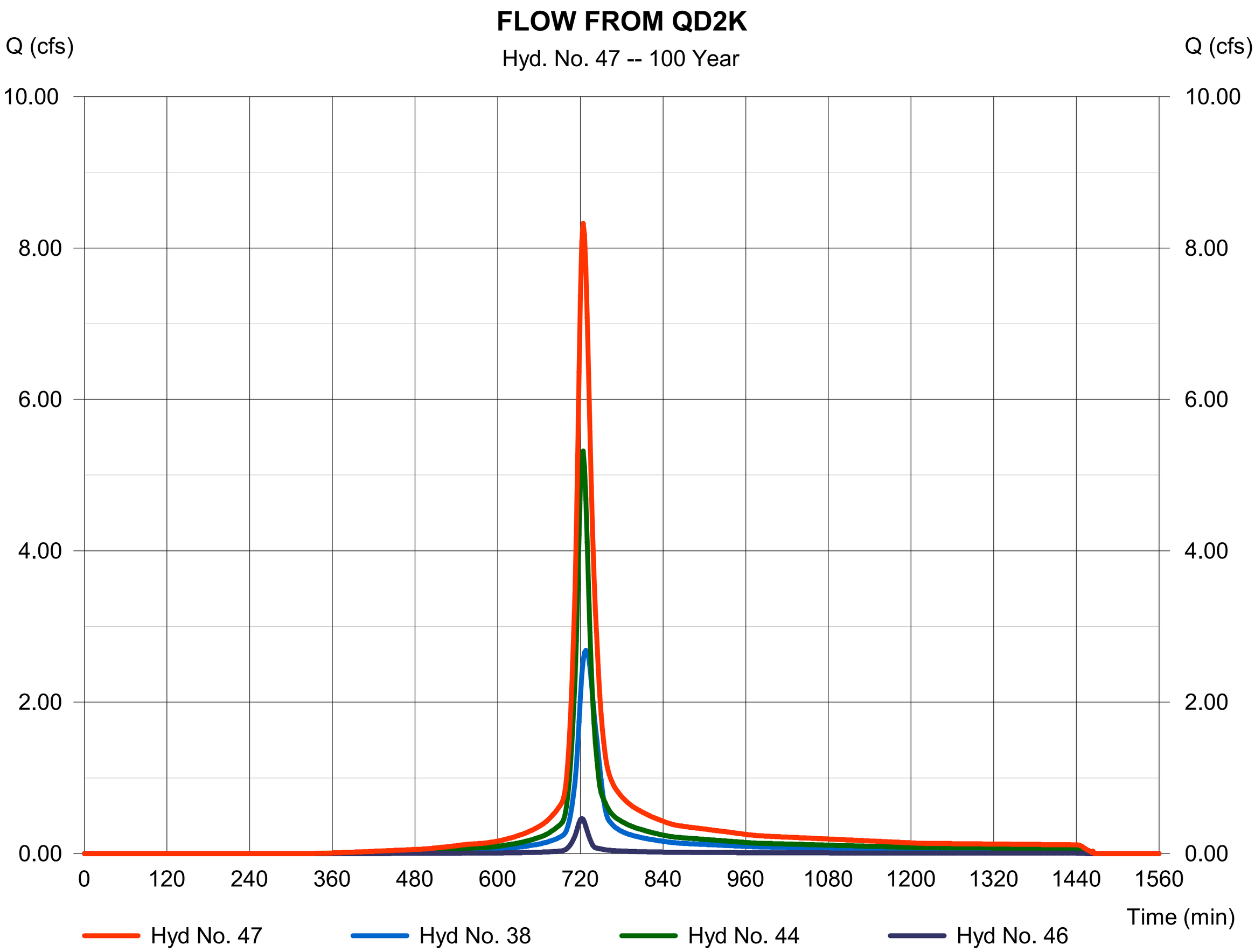


Hydrograph Report

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



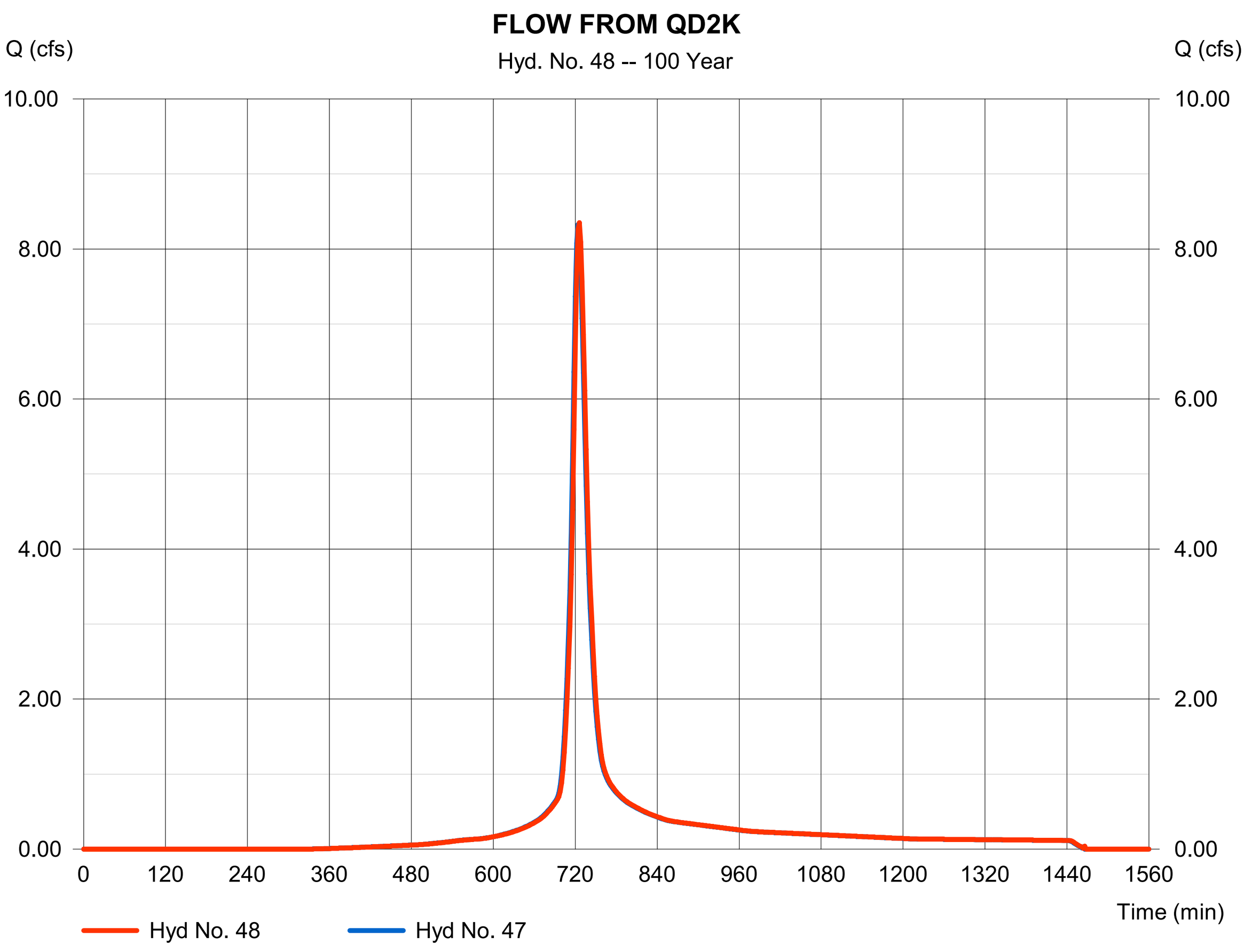
Hydrograph Report

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.

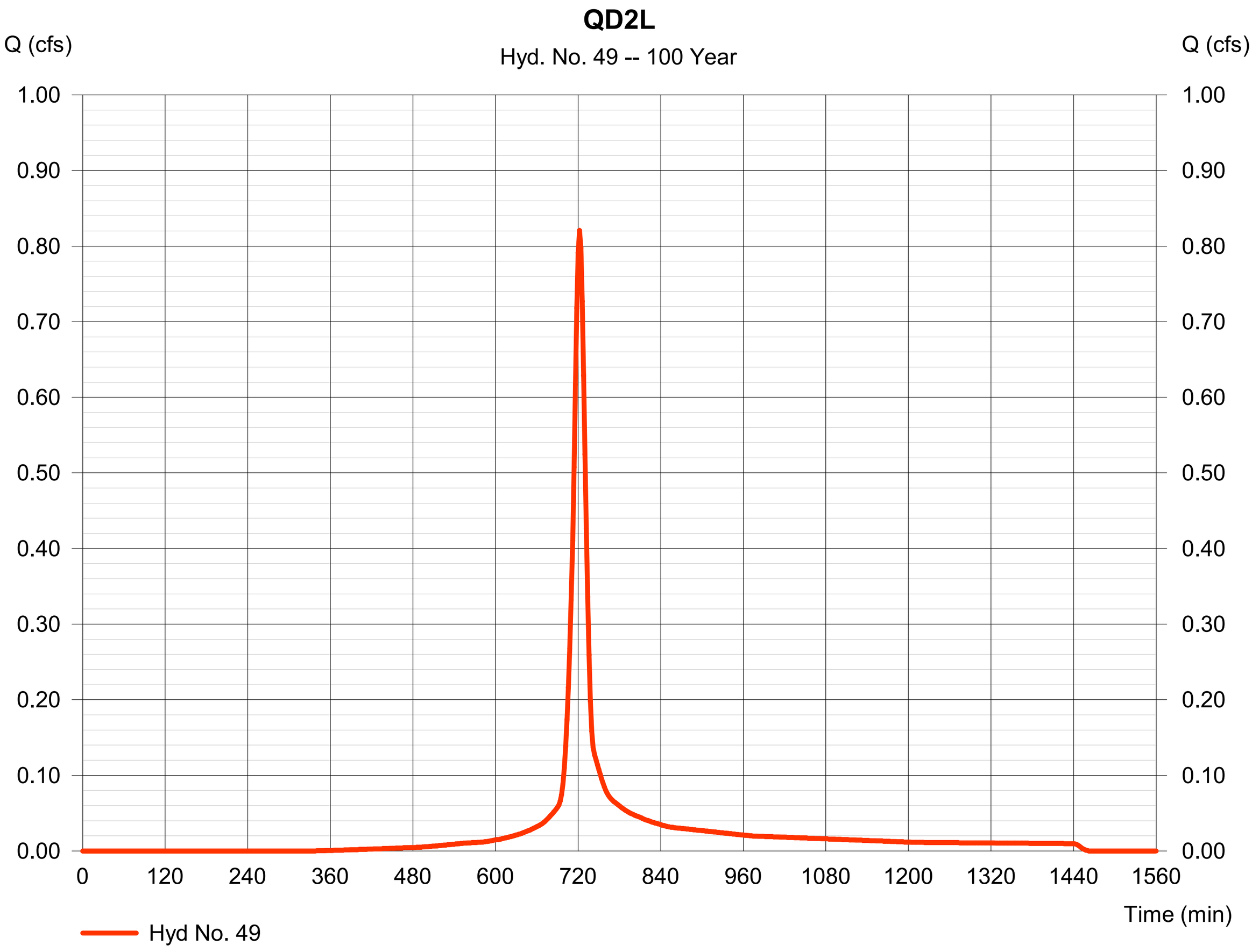


Hydrograph Report

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

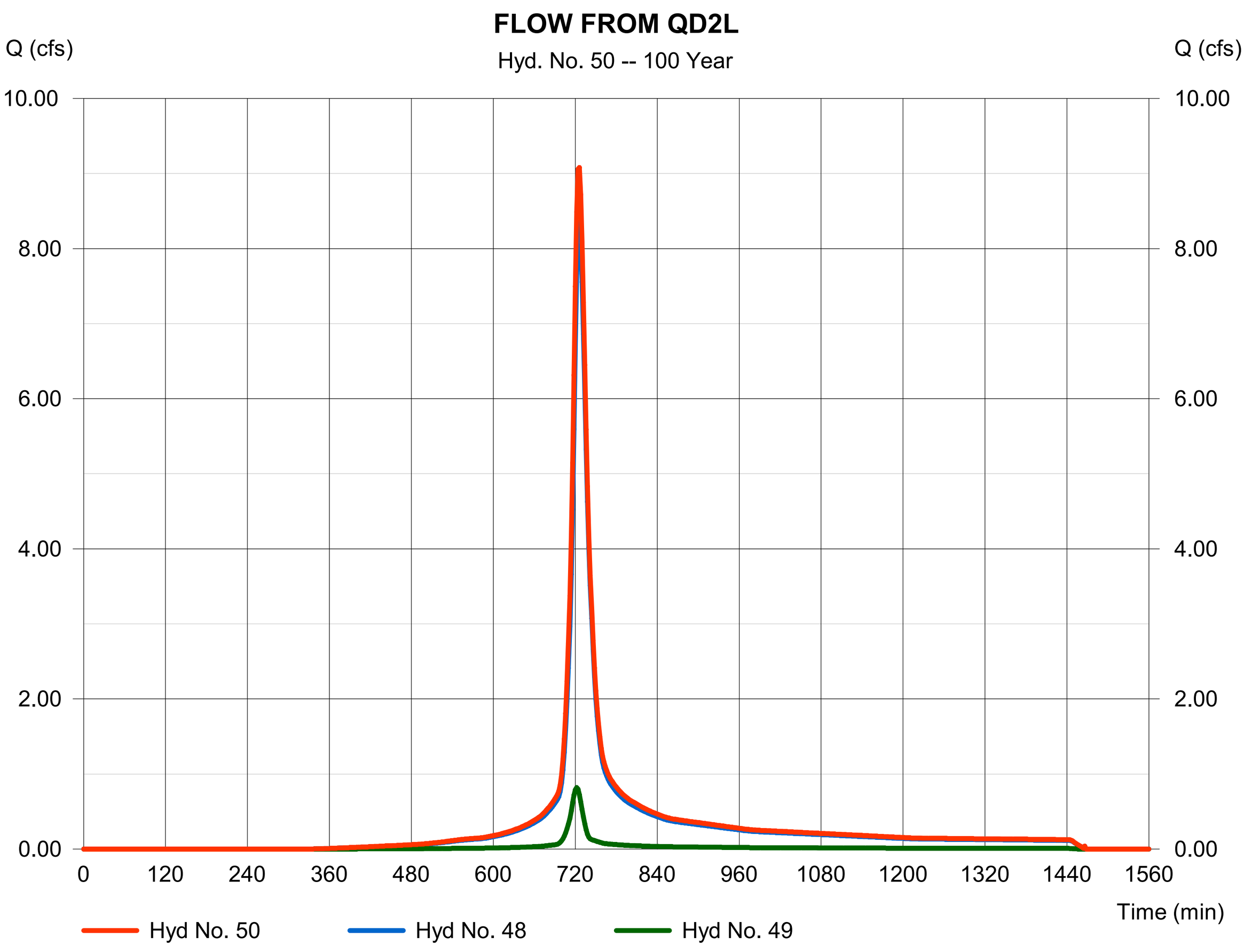


Hydrograph Report

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



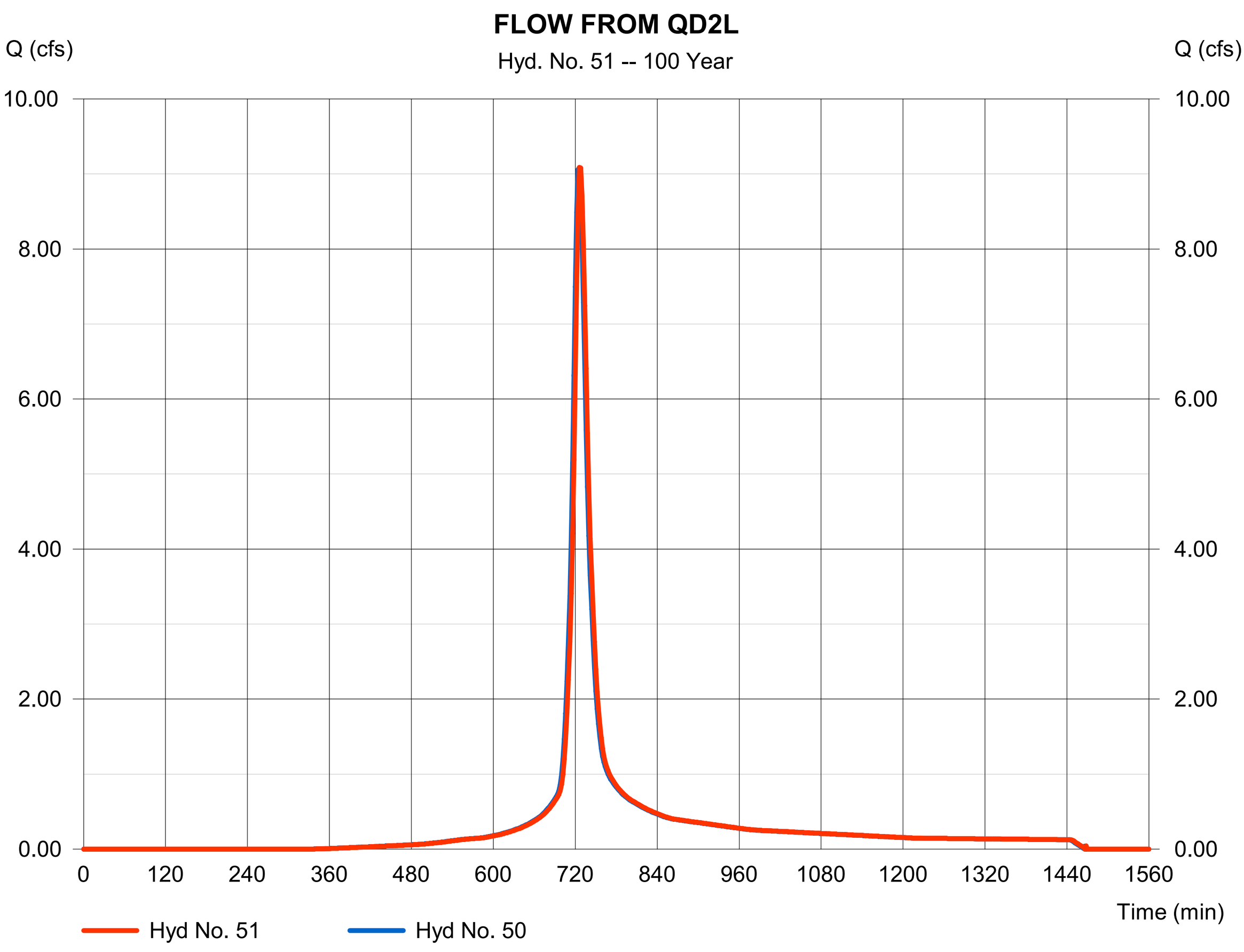
Hydrograph Report

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.

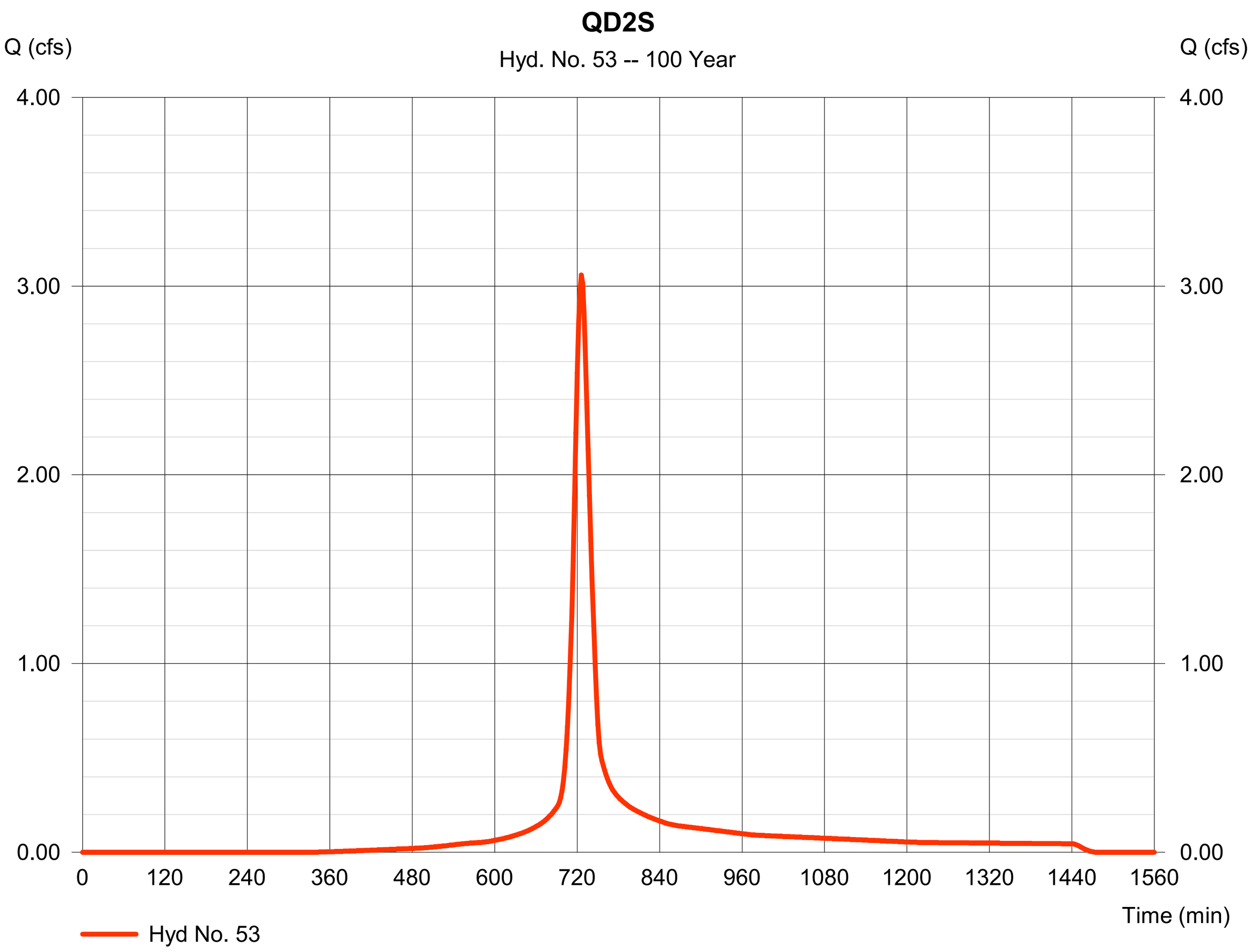


Hydrograph Report

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



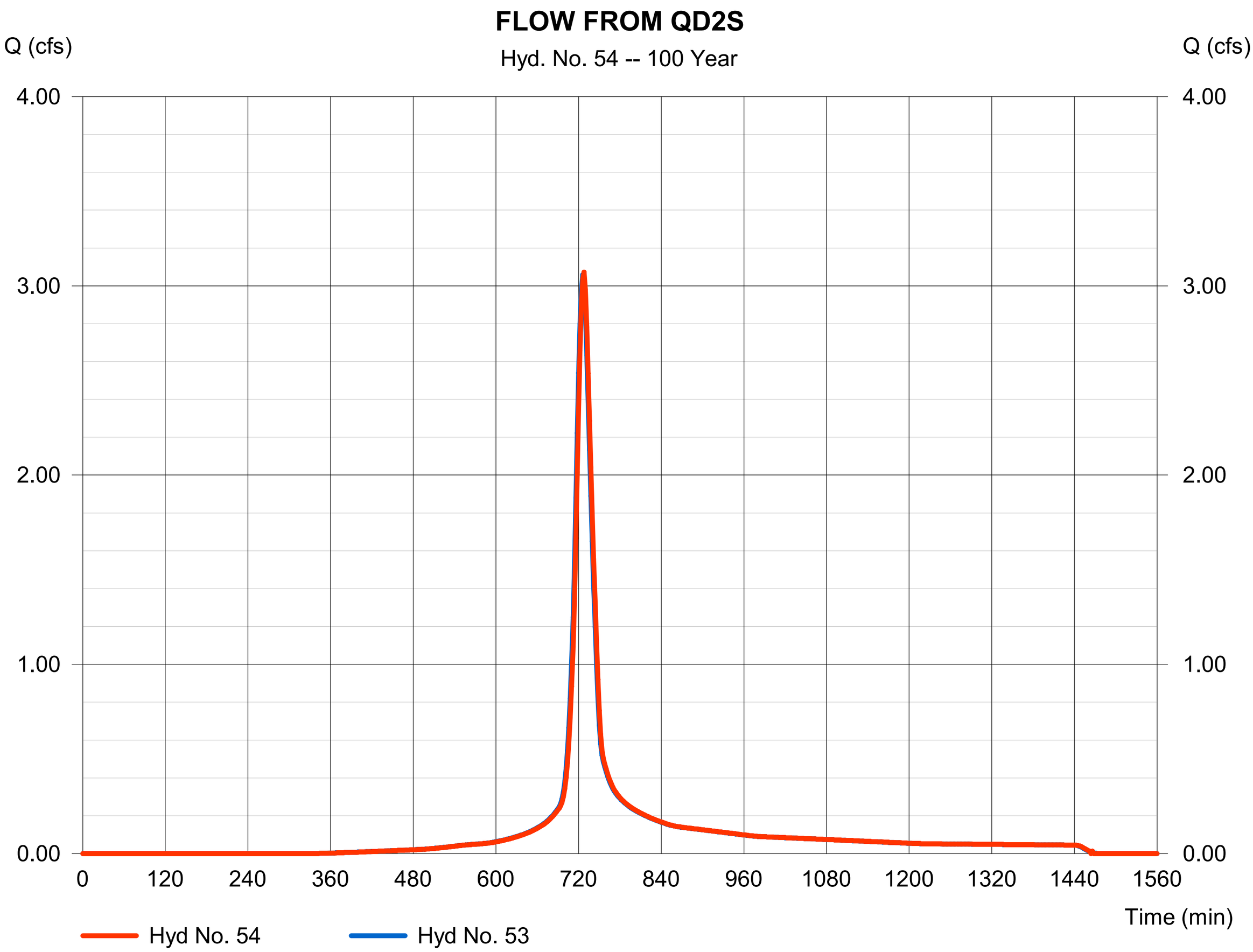
Hydrograph Report

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.

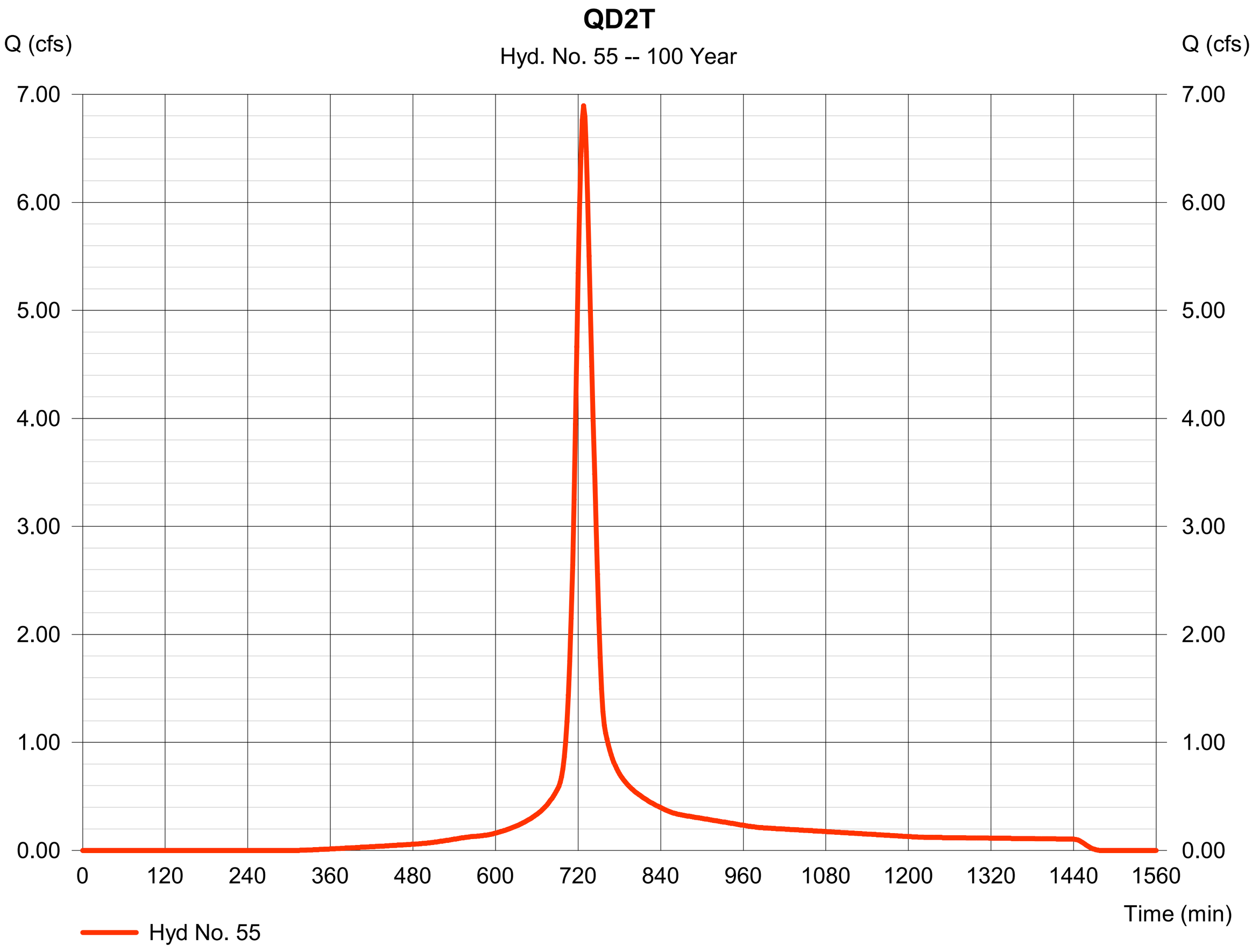


Hydrograph Report

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



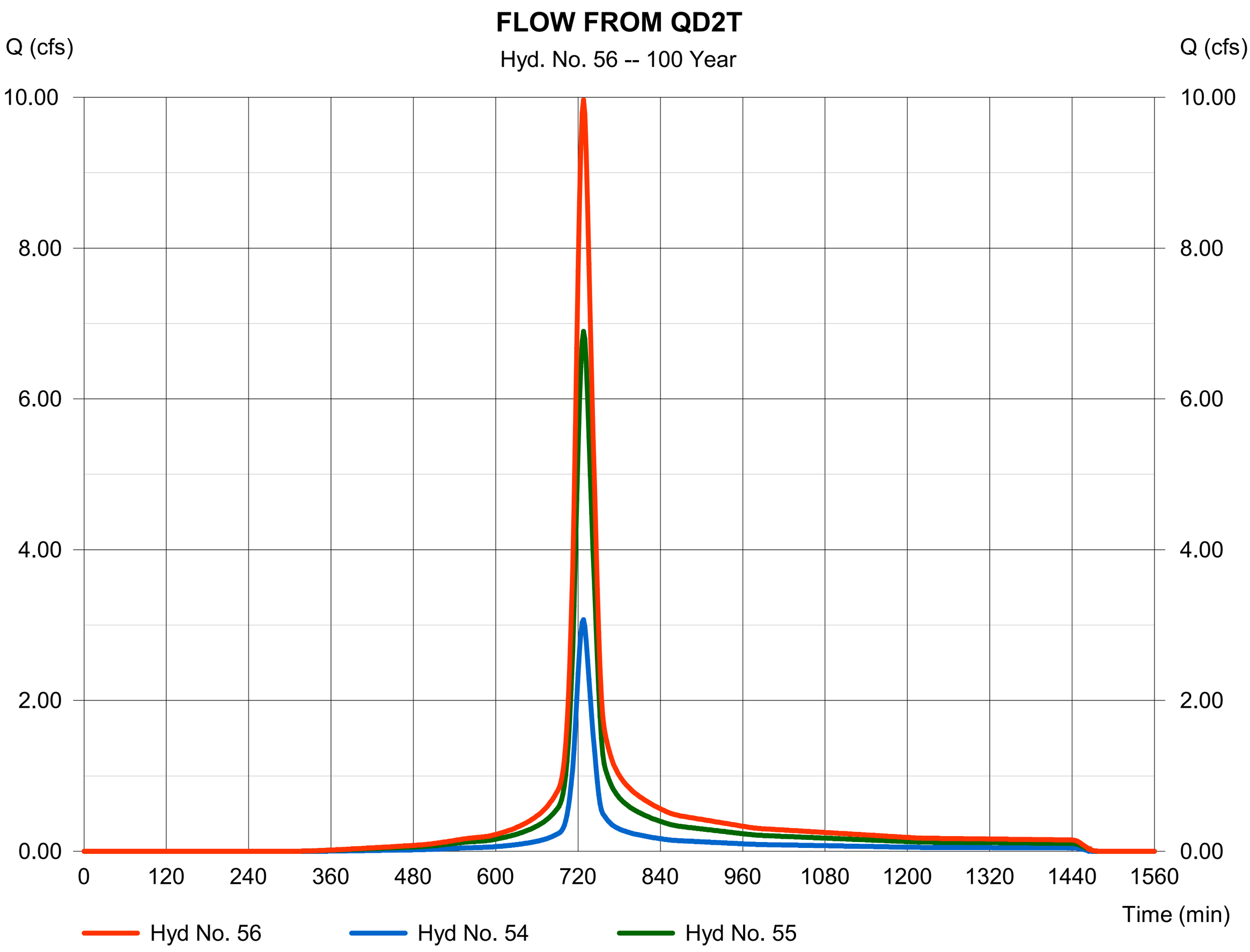
Hydrograph Report

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



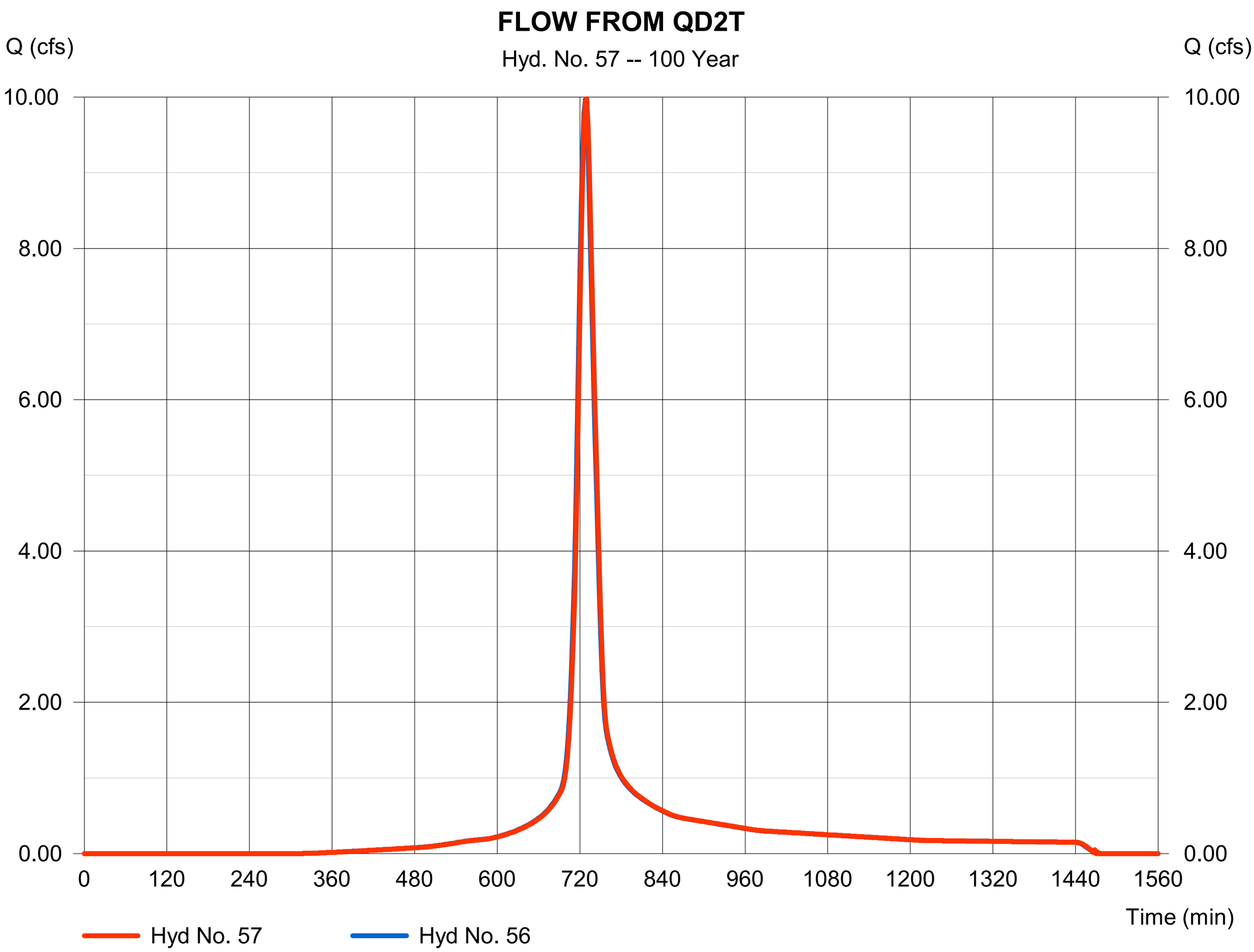
Hydrograph Report

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.



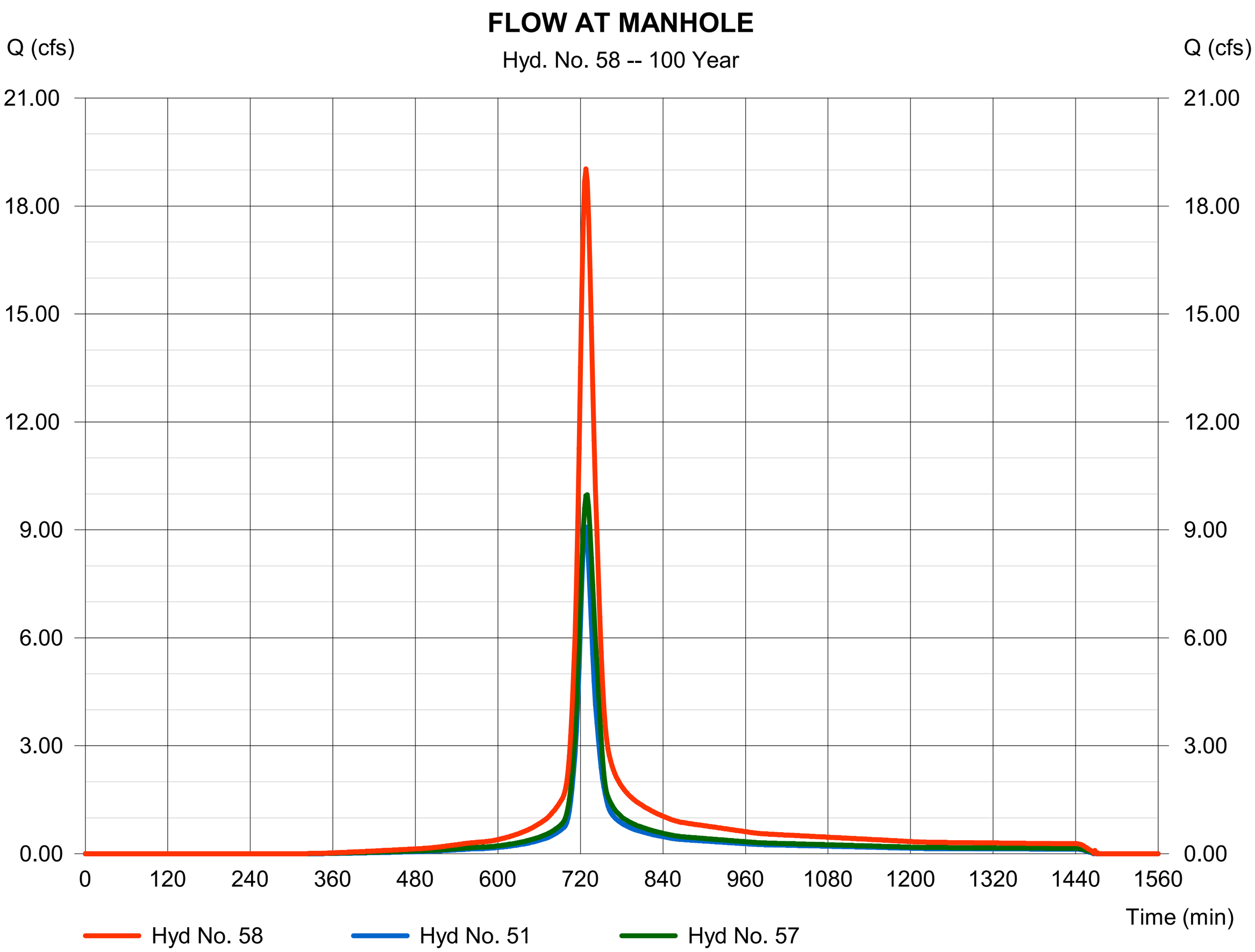
Hydrograph Report

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



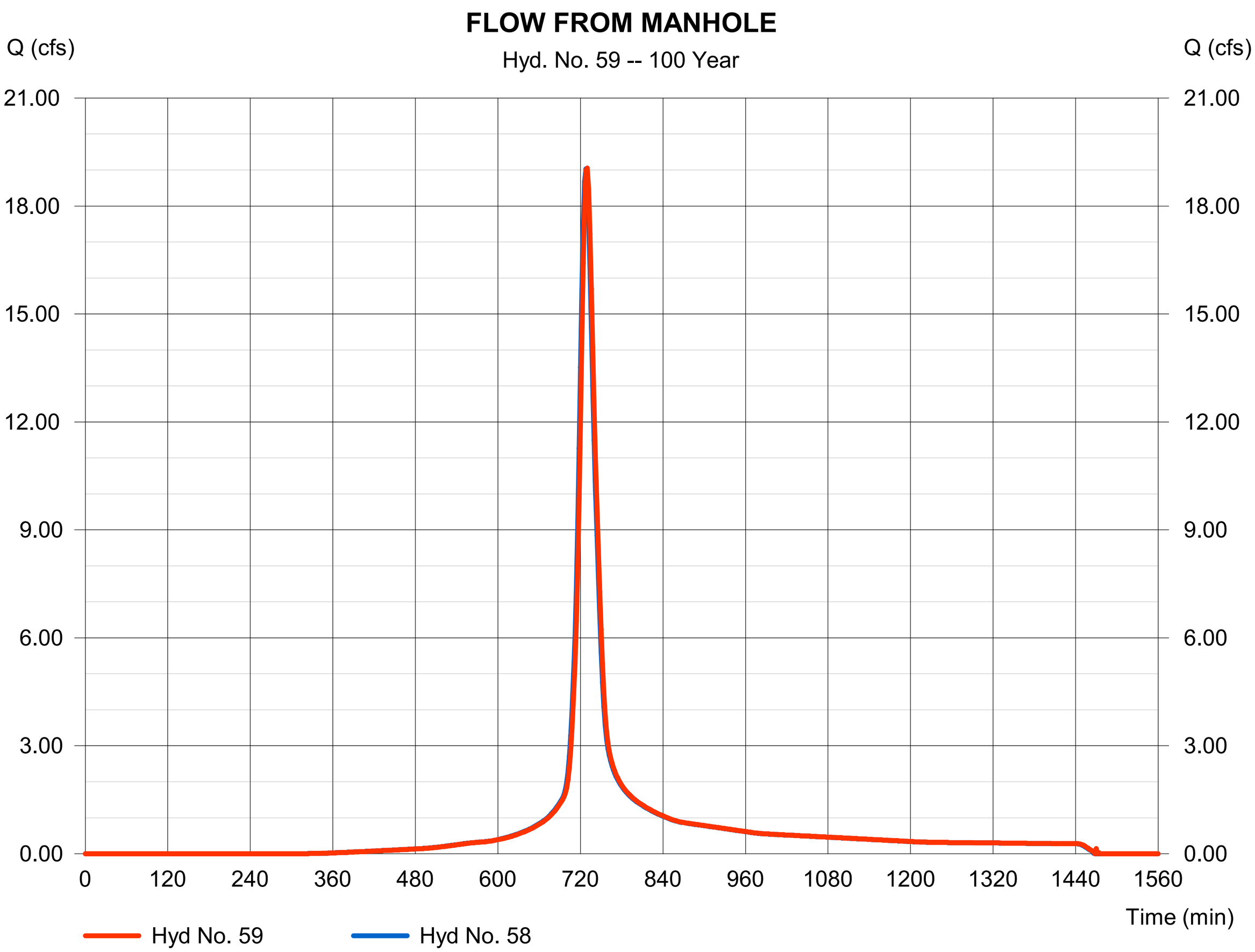
Hydrograph Report

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.

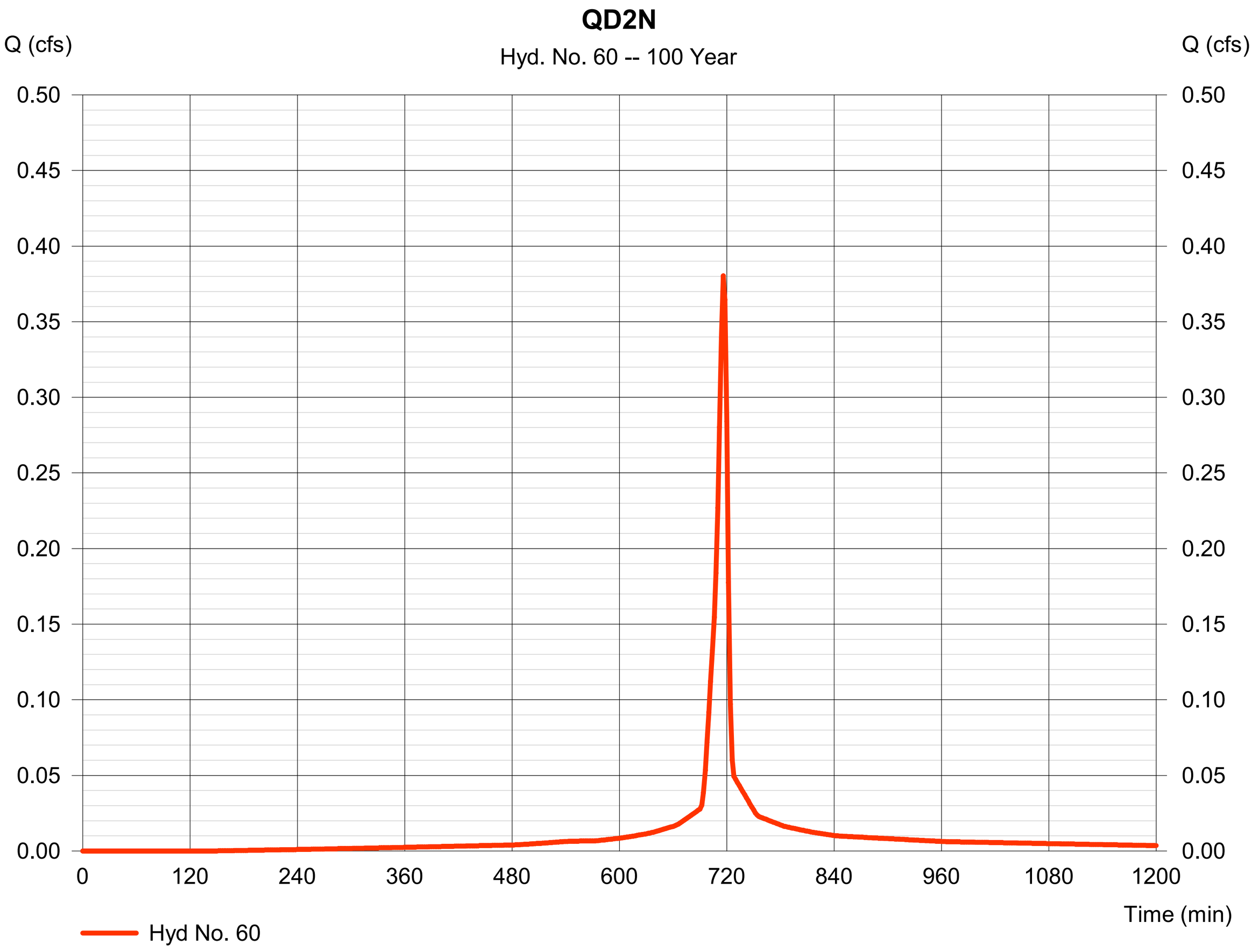


Hydrograph Report

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



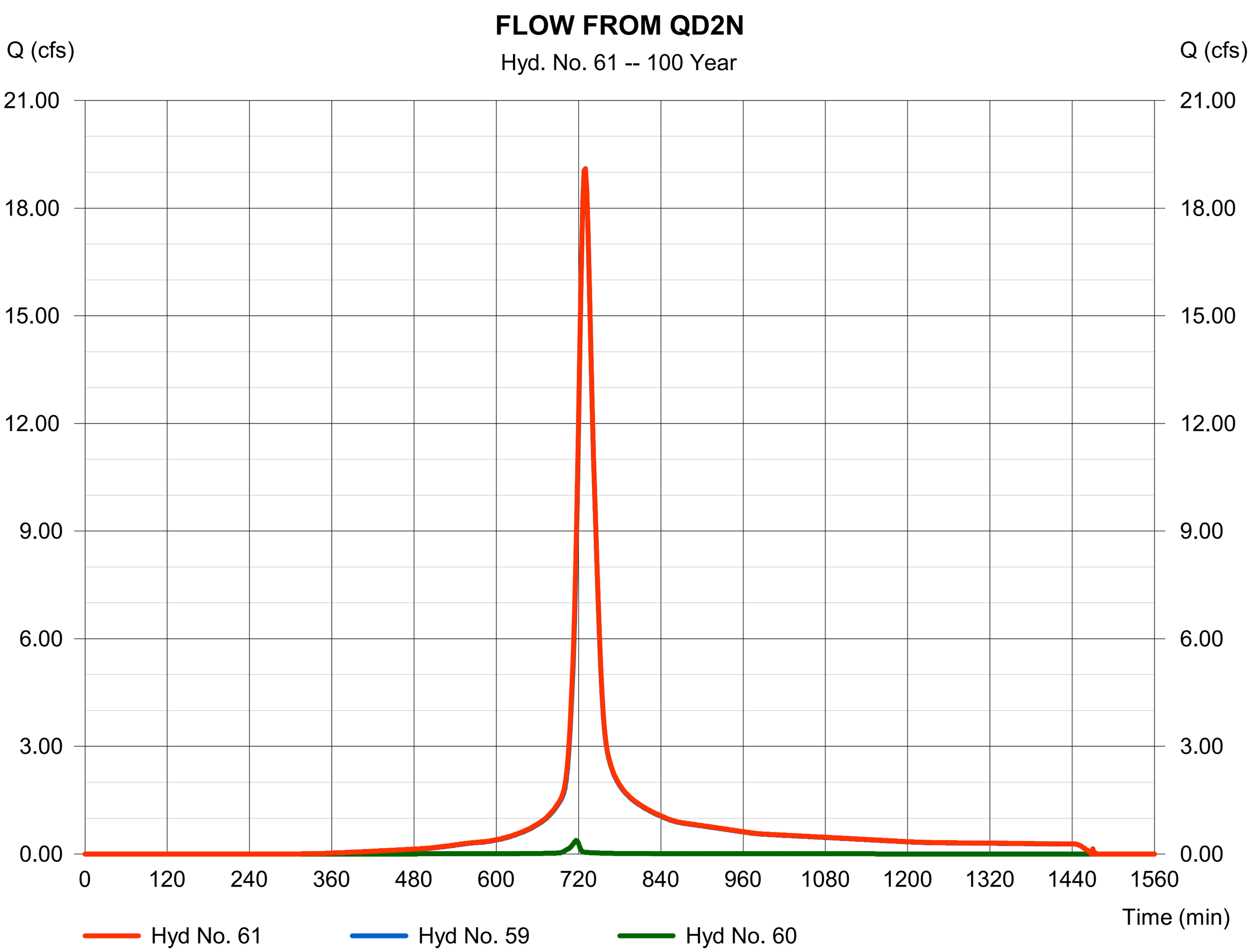
Hydrograph Report

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



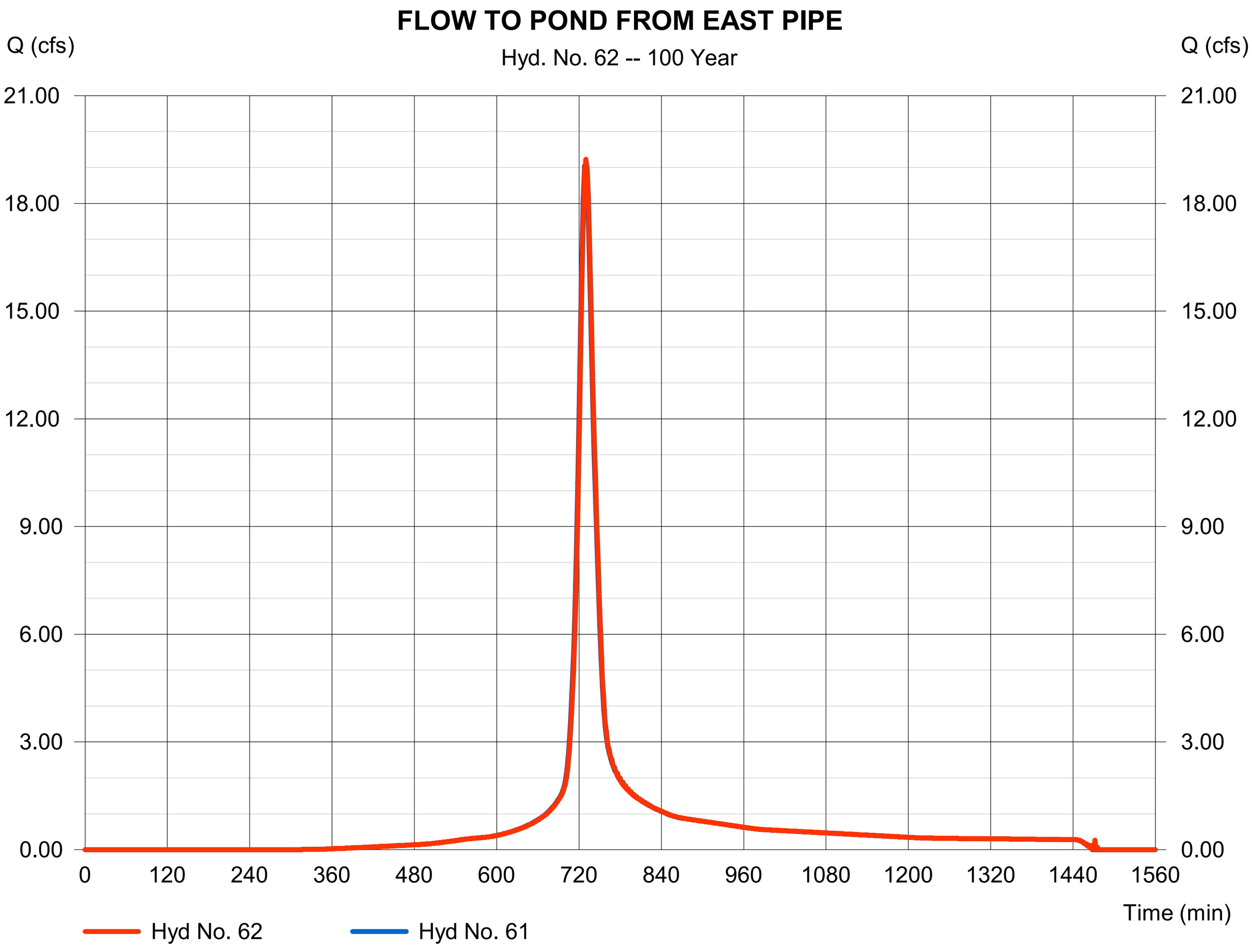
Hydrograph Report

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.

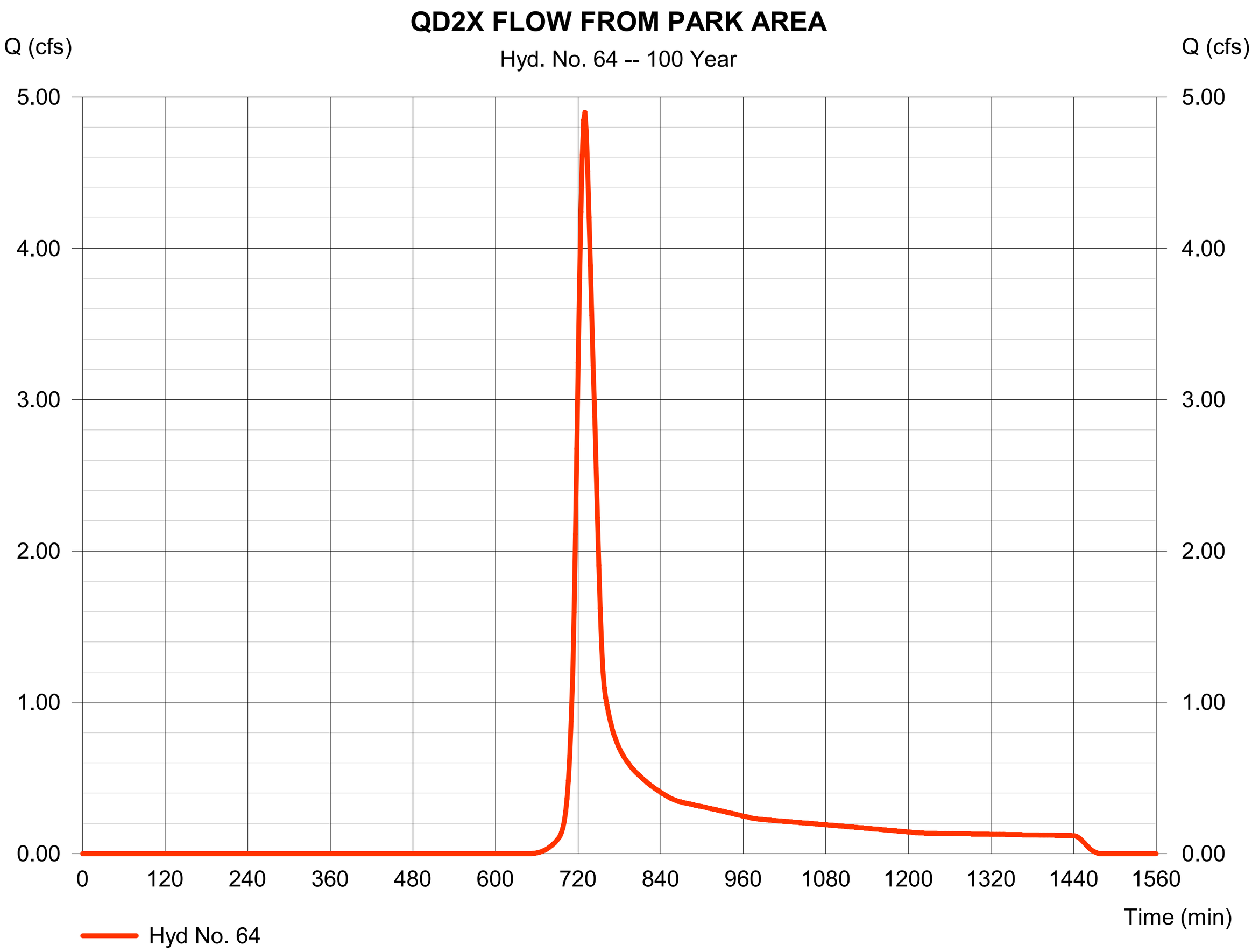


Hydrograph Report

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

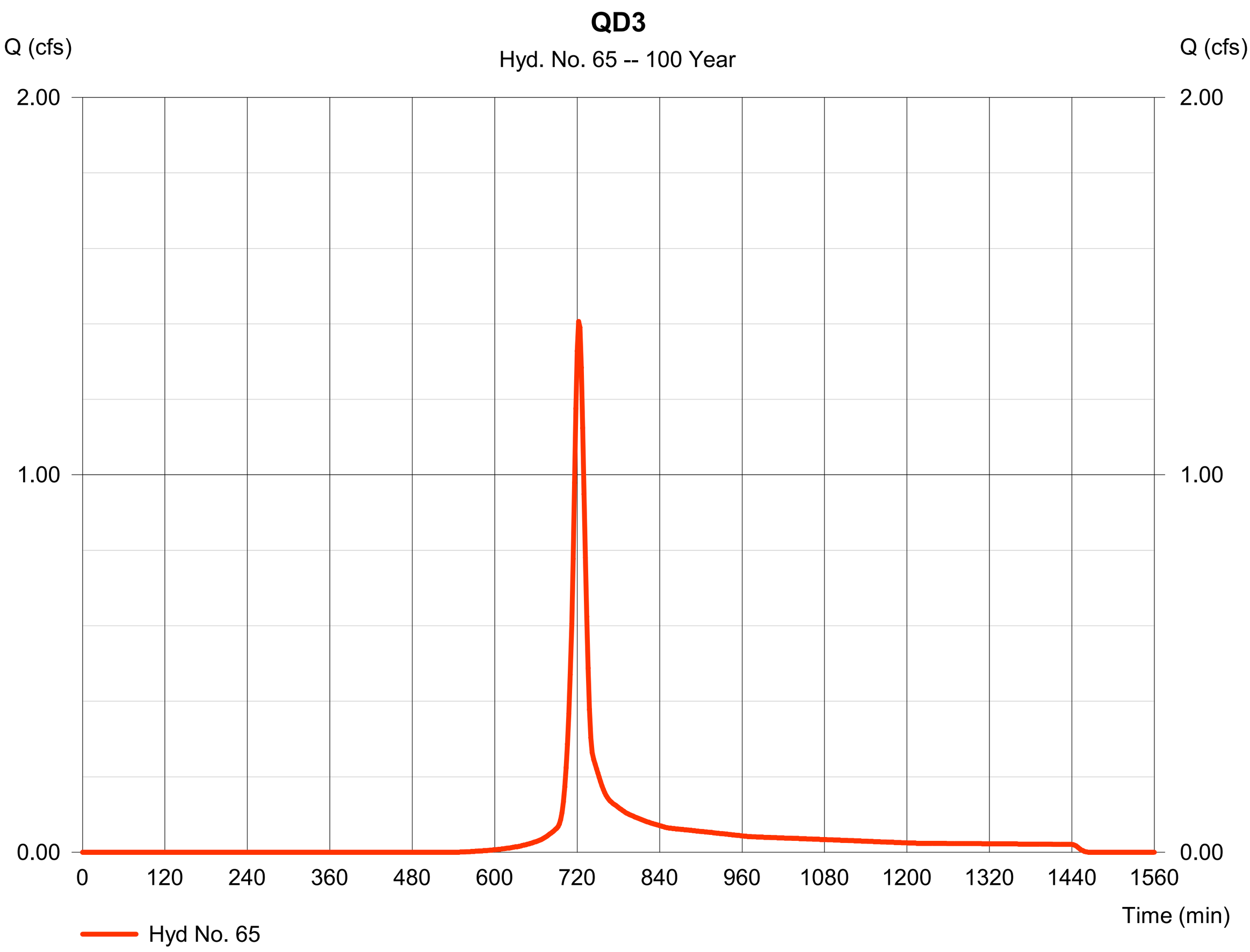


Hydrograph Report

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



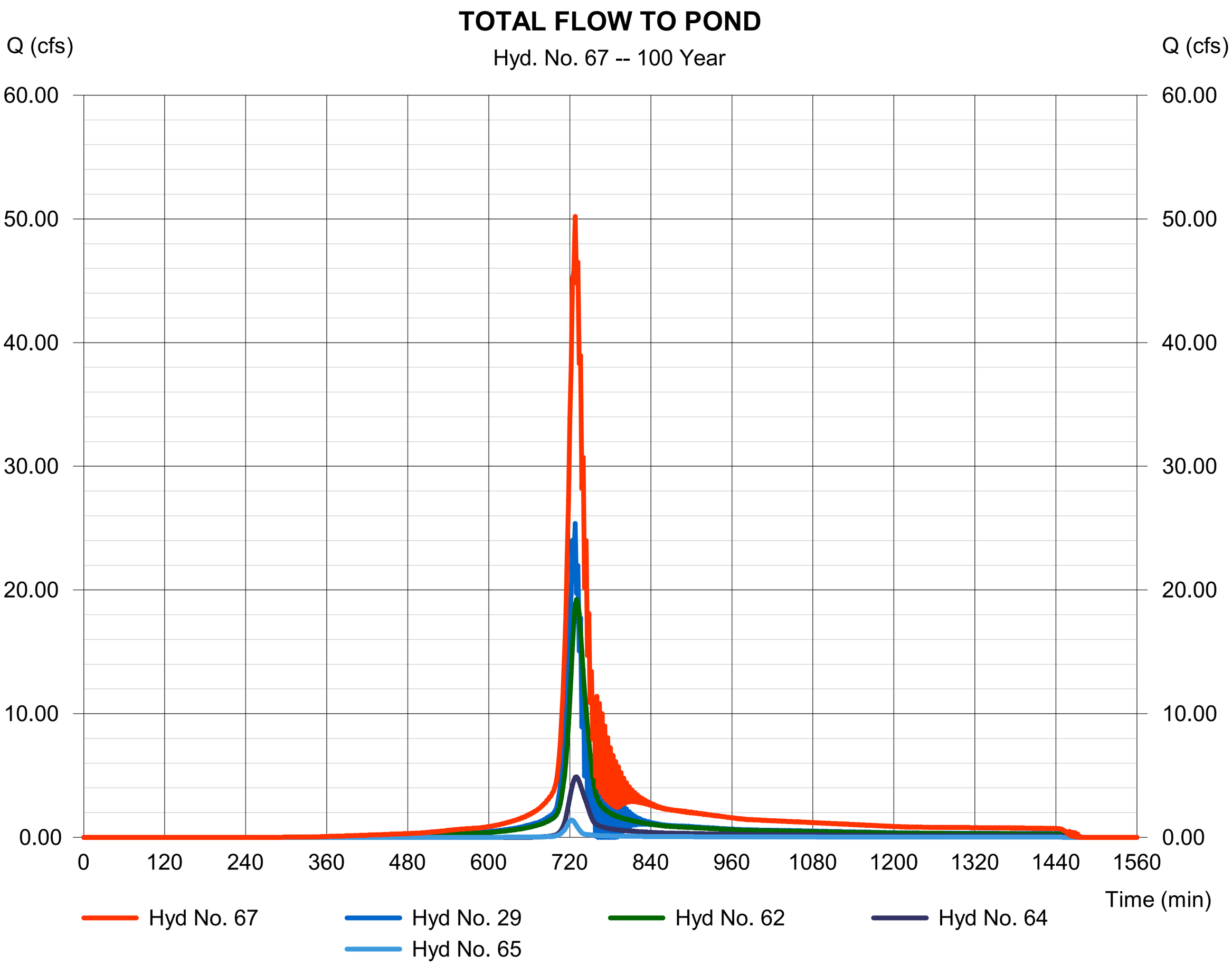
Hydrograph Report

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



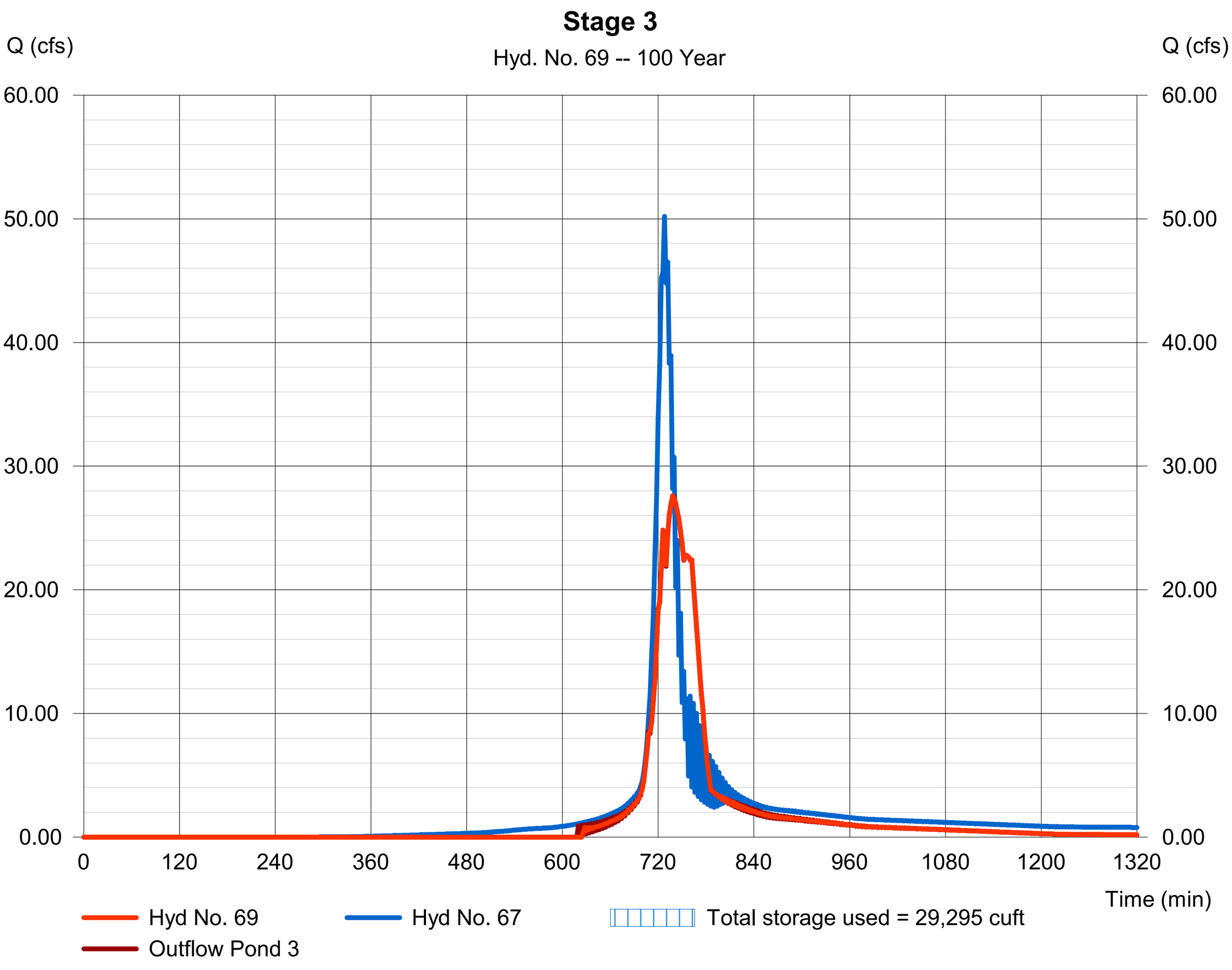
Hydrograph Report

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

AZUPURI G. A. KABA
NEW MEXICO
26941
PROFESSIONAL ENGINEER
2/29/2024

Azupuri Kaba, PhD, PE, PMP
Geotechnical Engineer

Justin M. Heinecke, PE
Senior Geotechnical Engineer

TABLE OF CONTENTS

1.0 PURPOSE 1

2.0 PROJECT DESCRIPTION 1

3.0 SCOPE OF SERVICES 2
3.1 Field Exploration 2
3.2 Laboratory Analyses 2
3.3 Analyses and Report 3

4.0 SITE CONDITIONS 3
4.1 Surface 3
4.2 Subsurface 4

5.0 GEOTECHNICAL PROPERTIES & ANALYSIS 5
5.1 Laboratory Tests 5
5.2 Field Tests 5

6.0 RECOMMENDATIONS 5
6.1 General 5
6.2 Design Considerations 6
6.3 Building Foundations 6
6.4 Lateral Design Criteria 8
6.5 Seismic Considerations 9
6.6 Slab-on-Grade Support 10
6.7 Drainage 11
6.8 Corrosivity to Concrete 11
6.9.1 Pavements on Expansive Soils 12
6.10 Percolation Tests 13

7.0 EARTHWORK 14
7.1 General 14
7.2 Site Clearing 14
7.3 Excavation 14
7.3.1 Temporary Excavations and Slopes 15
7.4 Building Footings Preparation 15
7.5 Slab-on-Grade Preparation 16
7.6 Pavement Preparation 16
7.7 Materials 16
7.8 Placement and Compaction 17
7.9 Compliance 18

8.0 PLAN REVIEW 18

9.0 ADDITIONAL SERVICES 18

10.0 LIMITATIONS 18

11.0 CLOSURE 19

BORING LOCATION DIAGRAM ..... Plate 1

APPENDIX A

Definition of Terminology A-1
Method of Classification A-2
Boring Log Notes A-3
Boring Logs ..... A-4 to A-28

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

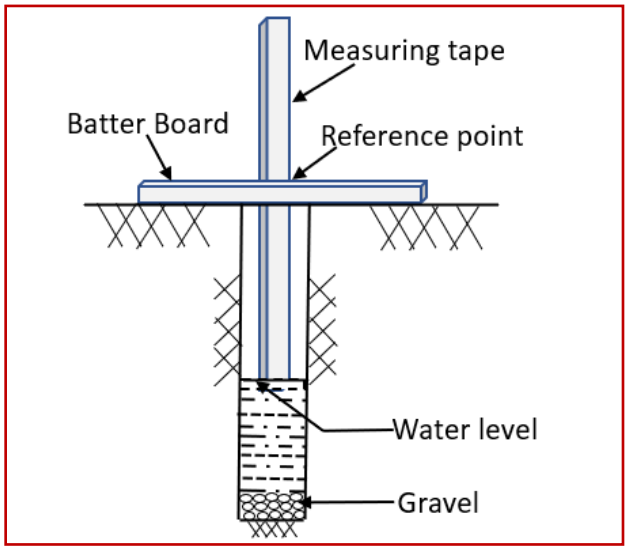
should be performed on cracks in the pavement surface to prevent water from penetrating through to the base or subbase material. Even with these precautions, some movement and related cracking may still occur, requiring periodic maintenance.

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.

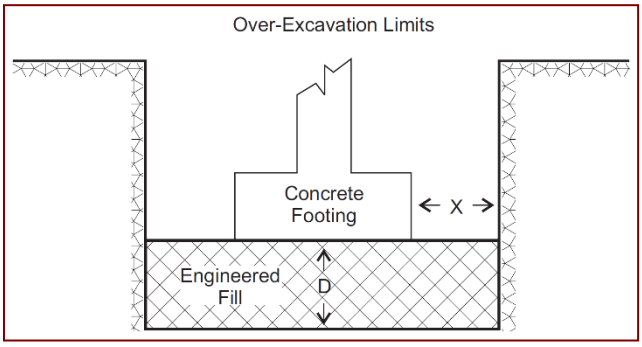
As a safety measure, it is recommended that all vehicles and soil piles be kept a minimum lateral distance back from the crest of the slope at least equal to the slope height. The exposed slope face should be protected against the elements.

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

Western Technologies
An RMA Company

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tpl]

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tp]

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tp]

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tp]

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tpl]

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tp]

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tpl]

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	

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tp]

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tpl]

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tpl]

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tpl]

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				G		SC		Clayey SAND with Gravel and Cobbles; brown	
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-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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tp]

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tp]

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tp]

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				G		SC-SM		Silty Clayey SAND with Gravel; brown, damp	
								with cobbles	
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-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						SC-SM		Silty Clayey SAND; brown, damp	
				G					
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-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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tp]

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tp]

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tp]

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tp]

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tp]

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tp]

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									

G:\2024\32-224032-0-HOMEWISE-LOS PRADOS SUBD\224032BoringLogs.bg4[Lynn.tp]

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: Final 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: Q3 2025

*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 _____ 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: Angelica Wolff Title: Project Manager, JenkinsGavin Inc. 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: *Angelica Wolff* Date: 3.26.25

Technical Evaluation to be Sent to: Check one: Owner _____ Agent X

COMMENTS: _____

_____

_____

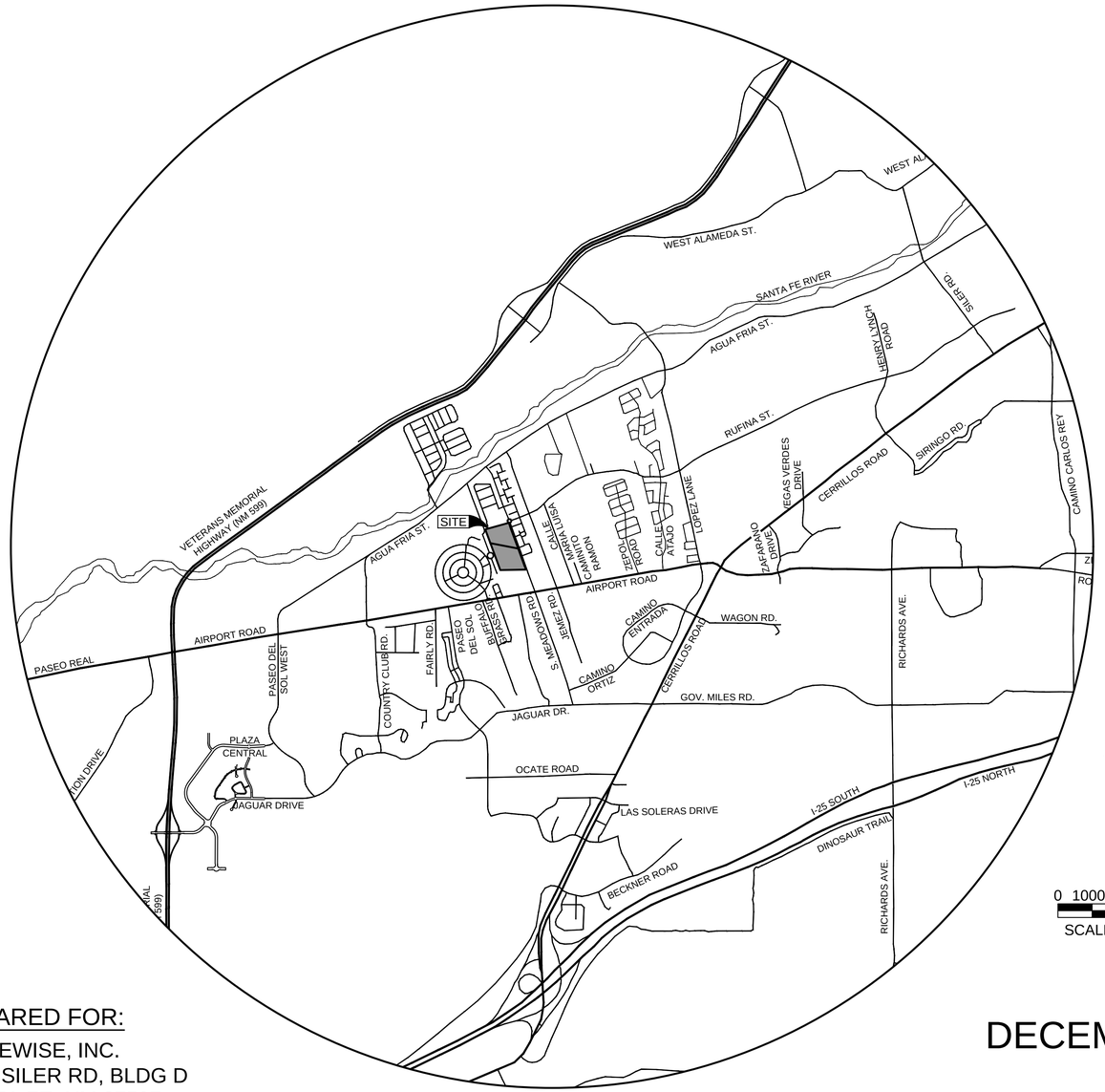
APPLICANTS, PLEASE NOTE:

- 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

FINAL SUBDIVISION PLAT

SUBMITTAL FOR LOS PRADOS

3600 AND 3740 SOUTH MEADOWS ROAD



0 1000 2000 4000

SCALE: 1" = 2000'

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

DECEMBER
2024

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

1-1	COVER SHEET
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	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 CALCULATIONS & 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
4-S1	LANDSCAPE SIGNAGE PLAN - PARK
4-23 TO 4-34	LANDSCAPE DETAILS

INDEX OF SHEETS (CONT'D)

5-1	GRADING AND DRAINAGE NOTES
5-2	OVERALL GRADING AND DRAINAGE PLAN
5-3	CONCEPTUAL LANDSCAPE BUFFER SWALE LOCATIONS
6-1 TO 6-4	ROADWAY PLANS AND PROFILES
7-1 TO 7-2	SIGNING AND STRIPING PLANS
7-3	ON-STREET PARKING LAYOUT
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
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
EL001	ELECTRICAL GENERAL INFORMATION - PARK
EL101	ELECTRICAL SITE PLAN - PARK
EL501	ELECTRICAL DIAGRAMS AND DETAILS - PARK
EL601	ELECTRICAL SCHEDULES - PARK
W-1 TO W-4	CITY OF SANTA FE WATER DIVISION PLANS

ENGINEERS SEAL

DATE

REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

CITY REVIEW

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

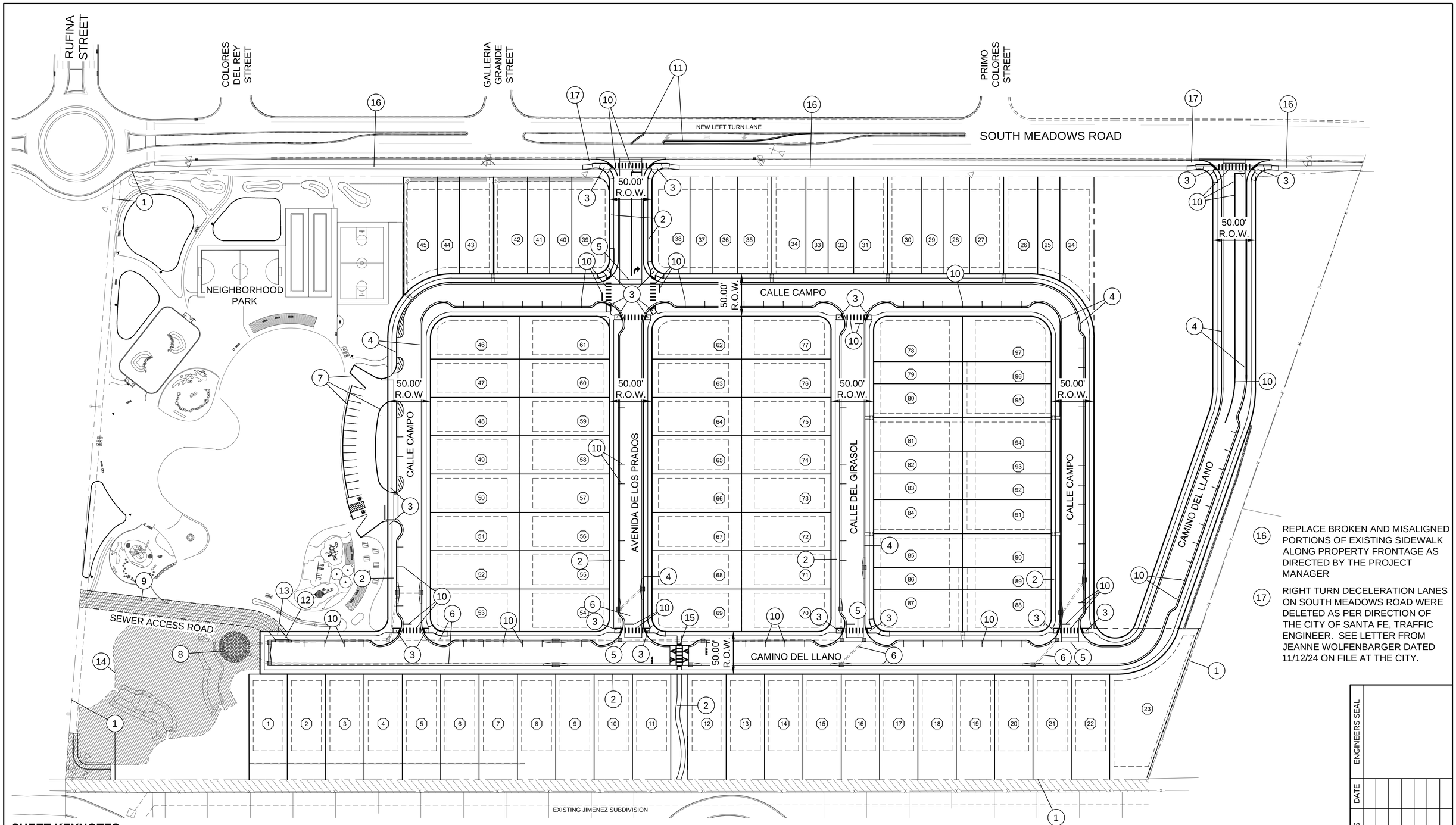
CITY USE ONLY

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

INDEX OF SHEETS

DATE:	SCALE:	SHEET:
DECEMBER 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
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 ENERGY DISSIPATOR SEE SHEET 4-30
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
15. RAISED CROSSWALK SEE SHEET 2-7
16. REPLACE BROKEN AND MISALIGNED PORTIONS OF EXISTING SIDEWALK ALONG PROPERTY FRONTAGE AS DIRECTED BY THE PROJECT MANAGER
17. RIGHT TURN DECELERATION LANES ON SOUTH MEADOWS ROAD WERE DELETED AS PER DIRECTION OF THE CITY OF SANTA FE, TRAFFIC ENGINEER. SEE LETTER FROM JEANNE WOLFENBARGER DATED 11/12/24 ON FILE AT THE CITY.

CASE # 2024-7998
MODIFIED MARCH 2025
PER STAFF COMENTS

CIVIL SITE PLAN
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		

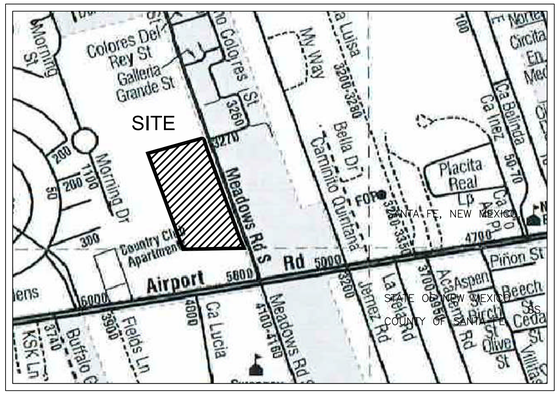
CITY USE ONLY

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

CIVIL SITE PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	1-3



VICINITY MAP (NTS)

PUBLIC UTILITY EASEMENTS
Public Utility Easements shown on this plat we grantee 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 a1d related facilities reasonably necessary to provide electrical services.
B. New Mexico Gas Company (NMGCo.) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
C. Lumen Technologies for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
D. Xfinity &/or Lumen Technologies for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
E. City of Santa Fe (public water and private sewer) for the installation, maintenance, and service of
lines and other equipment and facilities reasonably necessary to provide services to Public Utility
Easements.

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

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of
transformer /switchgear dears and five (5) feet on each side.

A. 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 provide 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 development.

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

UTILITIES APPROVAL

_____
NEW MEXICO GAS COMPANY DATE

_____
PNM ELECTRIC SERVICES DATE

_____
QWEST CORP. d/b/a/ CENTURYLINK QC DATE

_____
COMCAST DATE

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE PLATTED THOSE LANDS SHOWN HEREON. THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN AND FOR EXISTING UTILITIES. OTHER EASEMENTS ARE GRANTED AS SHOWN. ALL ROAD AND TRAIL RIGHTS-OF-WAY SHOWN HEREON ARE GRANTED TO THE CITY OF SANTA FE FOR PUBLIC USE. ALL PUBLIC UTILITY EASEMENTS (INCL. SANITARY SEWER EASEMENTS) ARE GRANTED TO THE CITY OF SANTA FE FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING SUCH PUBLIC UTILITIES AND THAT SAID EASEMENTS CARRY WITH THEM THE RIGHT OF OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY AND THE RIGHT TO TRIM OR REMOVE INTERFERING VEGETATION OR OBSTRUCTIONS BY AGENCIES RESPONSIBLE FOR SAID UTILITIES.

THIS SUBDIVISION CONTAINS 14.41 AC.+-, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF

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_____, 2025.

NOTARY SIGNATURE_____

MY COMMISSION EXPIRES_____

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 PASE 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 N.M.P.L.S.#11011



STORMWATER AGREEMENT
PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES; THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

by_____
MICHAEL D. LOFTIN, EXECUTIVE DIRECTOR HOMEWISE INC.

DRAINAGE FACILITY MAINTENANCE NOTE

ALL DRAINAGE FACILITIES, INCLUDING DRAINAGE FACILITIES WITHIN THE CITY OWNER PARK AS DELINEATED ON SHEET 4-3 ON THE LANDSCAPE PARK PLAN, SHALL BE MAINTAINED BY ALL PROPERTY OWNERS OR THE HOA.

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

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

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

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

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER/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, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

DUST CONTROL NOTE
All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties. Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.
A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.
The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.
Some BMPs shall include:
- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

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

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

SANTA FE CITY APPROVAL, NOTES AND CONDITIONS:

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF_____, 20___, AS CASE NO._____

_____
PLANNING COMMISSION CHAIRPERSON DATE

_____
PLANNING COMMISSION SECRETARY DATE

APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION UNDER AUTHORITY OF THE LAND DEVELOPMENT CODE, ARTICLE 14-3.8(7).

_____
CITY PLANNER DATE

_____
CITY ENGINEER FOR LAND USE DATE

NOTES AND CONDITIONS :

1. COMPLIANCE WITH GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
2. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
3. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
4. EACH LOT SHALL BE SERVED THROUGH A SEPARATE SEWER AND WATER SERVICE.
5. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE LAND USE DEPARTMENT.
6. COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
7. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
8. 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.
9. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
11. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
12. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5), "PLANT MATERIAL STANDARDS", WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
13. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1
14. 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
15. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
16. ALL IMPROVEMENTS NOT MAINTAINED AND OPERATED BY PUBLIC UTILITIES OR GOVERNMENTAL BODIES WHICH AFFECT THE GENERAL WELL BEING OF THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
17. THIS PARCEL LIES WITHIN ZONE "X" AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# 35049C0393D DATED 6/17/08.
18. FURTHER SUBDIVISION OF LOTS IS PROHIBITED.
19. THE LOTS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LOS PRADOS HOMEOWNERS' ASSOCIATION, INC. RECORDED IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO ON THE _____DAY OF_____,2024 AS INSTRUMENT #_____.
20. THIS DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA).
21. THE PARK SHALL BE CONSTRUCTED AS PART OF PHASE 1 OF THE SUBDIVISION.
22. 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.
23. 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.
24. 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.
25. 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.
26. ON-LOT PONDING MUST BE PROVIDED FORTHE DEVELOPMENT OF TRACT 3.
27. FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. THE MINIMUM WIDTHS AND CLEARENCES ESTABLISHED IN IFC SECTION 503.2.1 AND 503.2.2 SHALL BE MAINTAINED AT ALL TIMES.
28. THE MAXIMUM PERMISSIBLE IMPERVIOUS AREA IS 65% OF THE LOT AREA. ON-LOT PONDING IS REQUIRED FOR ANY IMPERVIOUS AREA EXCEEDING THIS AMOUNT.

FINAL 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 1

PARK DRAINAGE EASEMENT DATA

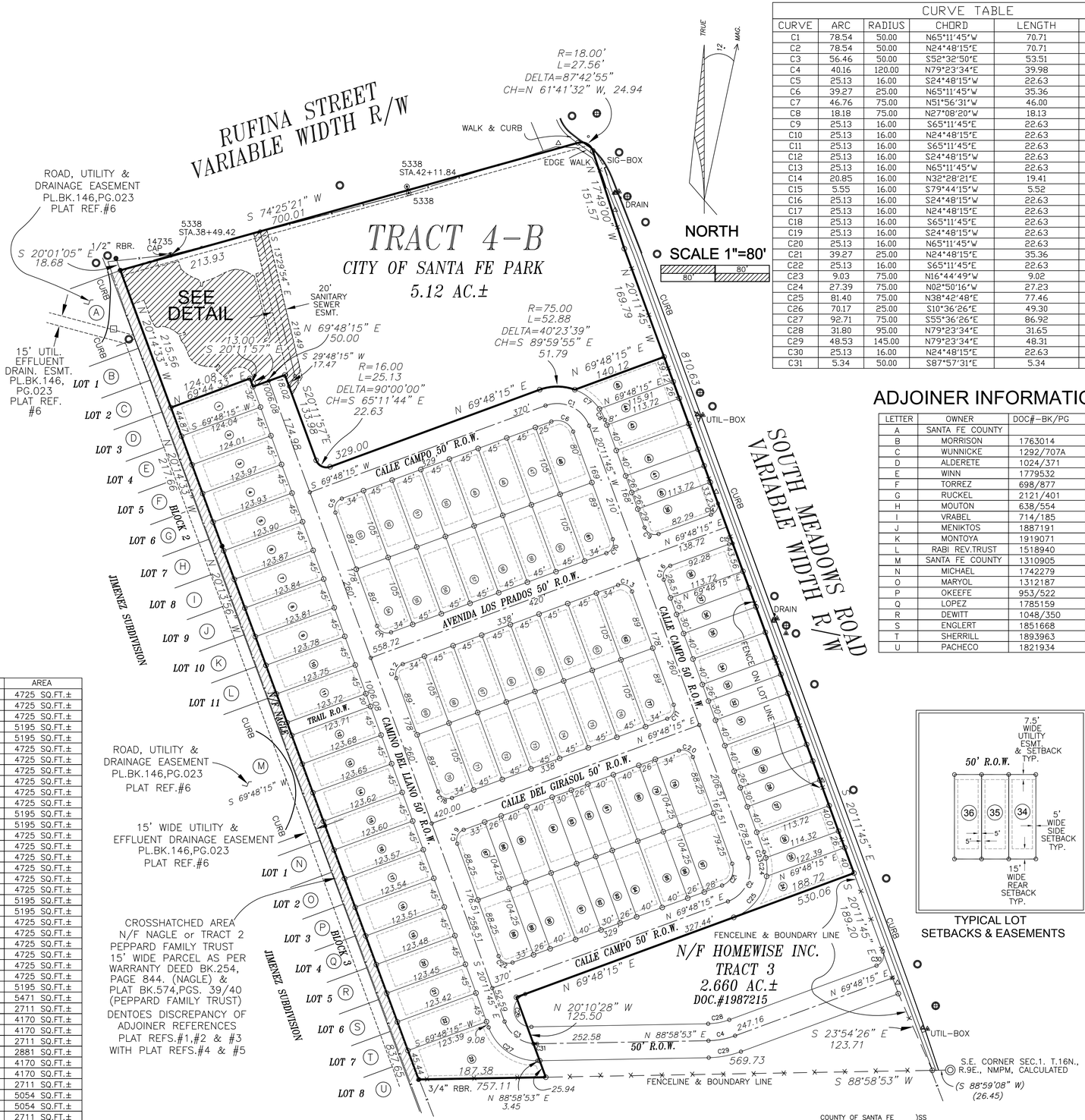
LINE TABLE		
LINE	LENGTH	BEARING
L1	9.29	S75°19'13"W
L2	3.09	S14°40'47"E
L3	10.38	S20°38'53"E
L4	7.35	S77°12'18"E
L5	5.27	N40°17'29"E
L6	3.00	S49°42'31"E
L7	8.50	S40°17'29"W
L8	16.62	S49°42'31"E
L9	10.82	N40°17'29"E
L10	15.00	S20°11'57"E
L11	45.00	N69°48'15"E
L12	31.08	S20°11'48"E
L13	6.01	N29°48'15"E
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"

LOT, OPEN SPACE & RIGHT-OF-WAY AREA

LOT#	ADDRESS	AREA	LOT#	ADDRESS	AREA
1	4962 CAM. DEL LLANO	5574 SQ.FT.±	50	4874 CALLE CAMPO	4725 SQ.FT.±
2	4960 CAM. DEL LLANO	5581 SQ.FT.±	51	4876 CALLE CAMPO	4725 SQ.FT.±
3	4958 CAM. DEL LLANO	5579 SQ.FT.±	52	4878 CALLE CAMPO	4725 SQ.FT.±
4	4956 CAM. DEL LLANO	5578 SQ.FT.±	53	4880 CALLE CAMPO	5195 SQ.FT.±
5	4954 CAM. DEL LLANO	5576 SQ.FT.±	54	4615 AVE. DE LOS PRADOS	5195 SQ.FT.±
6	4952 CAM. DEL LLANO	5575 SQ.FT.±	55	4613 AVE. DE LOS PRADOS	4725 SQ.FT.±
7	4950 CAM. DEL LLANO	5573 SQ.FT.±	56	4611 AVE. DE LOS PRADOS	4725 SQ.FT.±
8	4948 CAM. DEL LLANO	5572 SQ.FT.±	57	4609 AVE. DE LOS PRADOS	4725 SQ.FT.±
9	4946 CAM. DEL LLANO	5571 SQ.FT.±	58	4607 AVE. DE LOS PRADOS	4725 SQ.FT.±
10	4944 CAM. DEL LLANO	5570 SQ.FT.±	59	4605 AVE. DE LOS PRADOS	4725 SQ.FT.±
11	4942 CAM. DEL LLANO	5568 SQ.FT.±	60	4603 AVE. DE LOS PRADOS	4725 SQ.FT.±
12	4940 CAM. DEL LLANO	5566 SQ.FT.±	61	4601 AVE. DE LOS PRADOS	5195 SQ.FT.±
13	4938 CAM. DEL LLANO	5565 SQ.FT.±	62	4602 AVE. DE LOS PRADOS	5195 SQ.FT.±
14	4936 CAM. DEL LLANO	5564 SQ.FT.±	63	4604 AVE. DE LOS PRADOS	4725 SQ.FT.±
15	4934 CAM. DEL LLANO	5562 SQ.FT.±	64	4606 AVE. DE LOS PRADOS	4725 SQ.FT.±
16	4932 CAM. DEL LLANO	5561 SQ.FT.±	65	4608 AVE. DE LOS PRADOS	4725 SQ.FT.±
17	4930 CAM. DEL LLANO	5560 SQ.FT.±	66	4610 AVE. DE LOS PRADOS	4725 SQ.FT.±
18	4928 CAM. DEL LLANO	5559 SQ.FT.±	67	4612 AVE. DE LOS PRADOS	4725 SQ.FT.±
19	4926 CAM. DEL LLANO	5557 SQ.FT.±	68	4614 AVE. DE LOS PRADOS	4725 SQ.FT.±
20	4924 CAM. DEL LLANO	5556 SQ.FT.±	69	4616 AVE. DE LOS PRADOS	5195 SQ.FT.±
21	4922 CAM. DEL LLANO	5555 SQ.FT.±	70	4719 CAL. DEL GIRASOL	5195 SQ.FT.±
22	4920 CAM. DEL LLANO	5553 SQ.FT.±	71	4717 CAL. DEL GIRASOL	4725 SQ.FT.±
23	4918 CAM. DEL LLANO	10167 SQ.FT.±	72	4715 CAL. DEL GIRASOL	4725 SQ.FT.±
24	4819 CALLE CAMPO	5657 SQ.FT.±	73	4713 CAL. DEL GIRASOL	4725 SQ.FT.±
25	4821 CALLE CAMPO	3054 SQ.FT.±	74	4707 CAL. DEL GIRASOL	4725 SQ.FT.±
26	4823 CALLE CAMPO	4551 SQ.FT.±	75	4705 CAL. DEL GIRASOL	4725 SQ.FT.±
27	4825 CALLE CAMPO	4549 SQ.FT.±	76	4703 CAL. DEL GIRASOL	4725 SQ.FT.±
28	4827 CALLE CAMPO	3412 SQ.FT.±	77	4701 CAL. DEL GIRASOL	5195 SQ.FT.±
29	4829 CALLE CAMPO	2957 SQ.FT.±	78	4702 CAL. DEL GIRASOL	5471 SQ.FT.±
30	4831 CALLE CAMPO	4549 SQ.FT.±	79	4704 CAL. DEL GIRASOL	2711 SQ.FT.±
31	4833 CALLE CAMPO	4549 SQ.FT.±	80	4706 CAL. DEL GIRASOL	4170 SQ.FT.±
32	4835 CALLE CAMPO	3412 SQ.FT.±	81	4708 CAL. DEL GIRASOL	4170 SQ.FT.±
33	4837 CALLE CAMPO	2957 SQ.FT.±	82	4710 CAL. DEL GIRASOL	2711 SQ.FT.±
34	4839 CALLE CAMPO	4549 SQ.FT.±	83	4712 CAL. DEL GIRASOL	2881 SQ.FT.±
35	4841 CALLE CAMPO	4549 SQ.FT.±	84	4714 CAL. DEL GIRASOL	4170 SQ.FT.±
36	4843 CALLE CAMPO	3412 SQ.FT.±	85	4716 CAL. DEL GIRASOL	4170 SQ.FT.±
37	4845 CALLE CAMPO	2957 SQ.FT.±	86	4718 CAL. DEL GIRASOL	2711 SQ.FT.±
38	4847 CALLE CAMPO	5004 SQ.FT.±	87	4720 CAL. DEL GIRASOL	5054 SQ.FT.±
39	4851 CALLE CAMPO	5015 SQ.FT.±	88	4802 CALLE CAMPO	5054 SQ.FT.±
40	4853 CALLE CAMPO	2957 SQ.FT.±	89	4804 CALLE CAMPO	2711 SQ.FT.±
41	4855 CALLE CAMPO	2957 SQ.FT.±	90	4806 CALLE CAMPO	4170 SQ.FT.±
42	4857 CALLE CAMPO	4549 SQ.FT.±	91	4808 CALLE CAMPO	4170 SQ.FT.±
43	4859 CALLE CAMPO	4549 SQ.FT.±	92	4810 CALLE CAMPO	2711 SQ.FT.±
44	4861 CALLE CAMPO	2970 SQ.FT.±	93	4812 CALLE CAMPO	2497 SQ.FT.±
45	4863 CALLE CAMPO	4897 SQ.FT.±	94	4814 CALLE CAMPO	4170 SQ.FT.±
46	4866 CALLE CAMPO	5116 SQ.FT.±	95	4816 CALLE CAMPO	4170 SQ.FT.±
47	4868 CALLE CAMPO	4725 SQ.FT.±	96	4818 CALLE CAMPO	2711 SQ.FT.±
48	4870 CALLE CAMPO	4725 SQ.FT.±	97	4820 CALLE CAMPO	5391 SQ.FT.±
49	4872 CALLE CAMPO	4725 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"

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

ROAD, UTILITY & DRAINAGE EASEMENT PL.BK.146,PG.023 PLAT REF.#6

15' WIDE UTILITY & EFFLUENT DRAINAGE EASEMENT PL.BK.146,PG.023 PLAT REF.#6

CROSSHATCHED AREA N/F NAGLE or TRACT 2 PEPPARD FAMILY TRUST 15' WIDE PARCEL AS PER WARRANTY DEED BK.254, PAGE 844. (NAGLE) & PLAT BK.574,PGS. 39/40 (PEPPARD FAMILY TRUST)

DENTOES DISCREPANCY OF ADJOINER REFERENCES PLAT REFS.#1,#2 & #3 WITH PLAT REFS.#4 & #5

TYPICAL LOT SETBACKS & EASEMENTS

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

CROSSHATCHED AREA DENOTES N/F NAGLE or TRACT 2 PEPPARD FAMILY TRUST 15' WIDE PARCEL AS PER WARRANTY DEED BK.254, PAGE 844 (NAGLE) & PLAT BK.574,PGS. 39/40 (PEPPARD FAMILY TRUST). DENOTES DISCREPANCY OF ADJOINER REFERENCES PLAT REFS.#1,#2 & #3 WITH PLAT REFS.#4 & #5.

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.

PARK DRAINAGE EASEMENT DETAIL

FINAL 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.

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

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

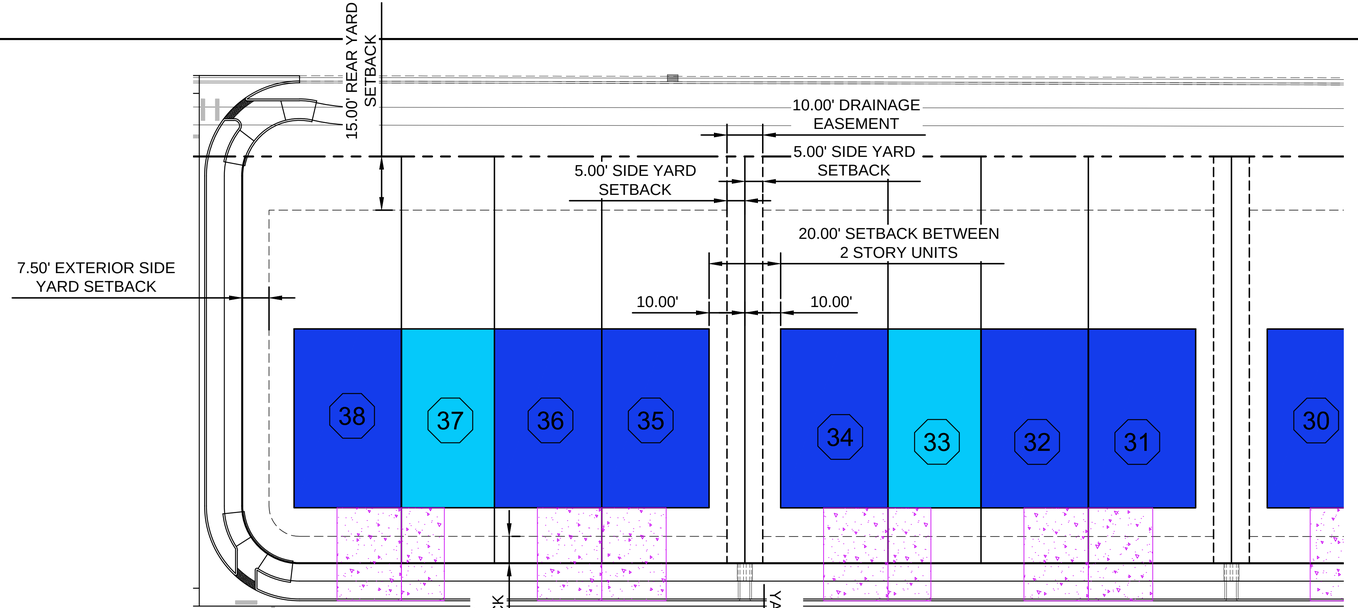
INDEXING INFORMATION FOR THE COUNTY CLERK

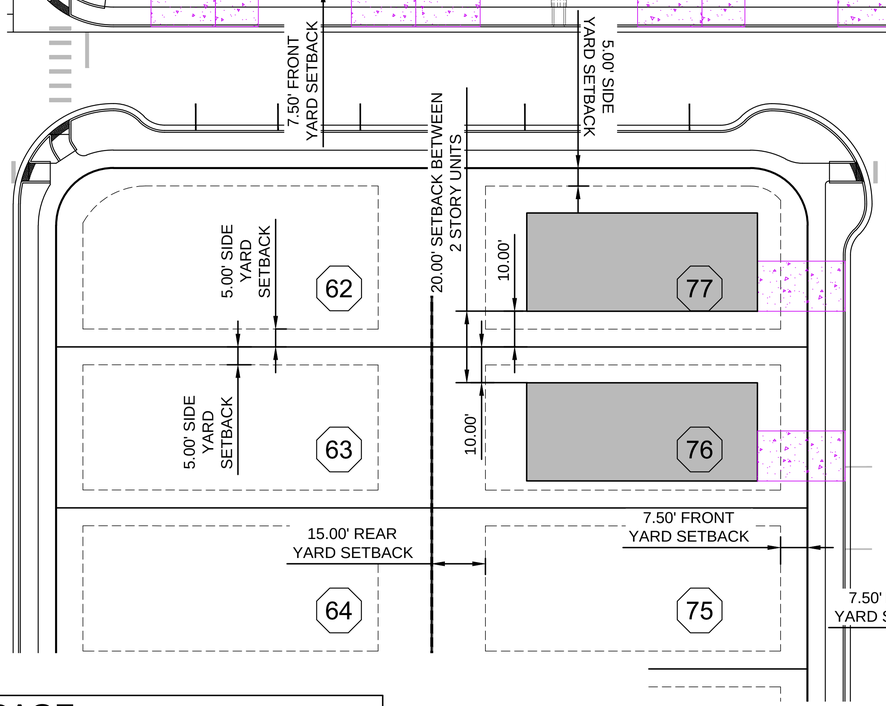
OWNER: HOMEWISE, INC.

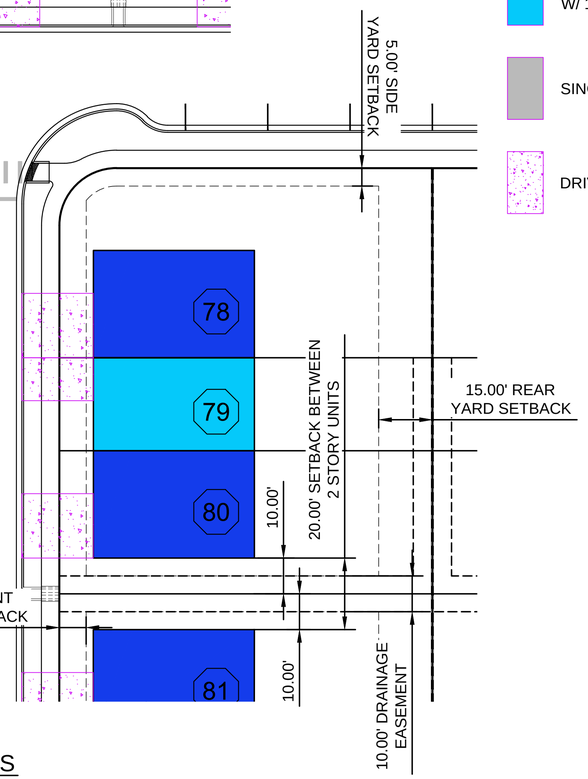
LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

SHEET 2

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'

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL LOTS

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 20'	1-6

ENGINEERS SEAL
DATE
REVISIONS

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'

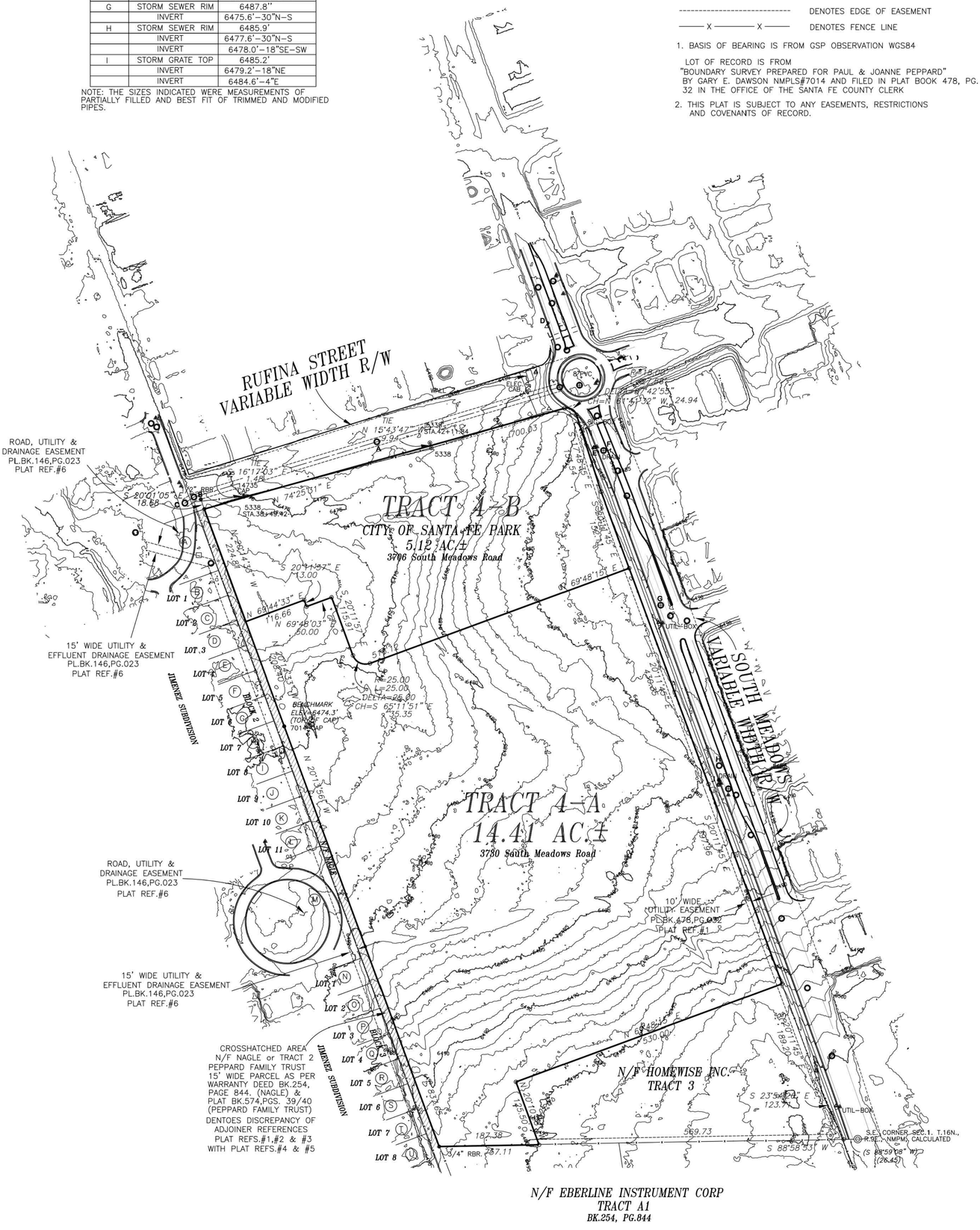
LEGEND AND NOTES

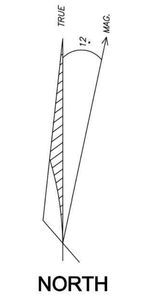
- DENOTES ELEC. TRANSFORMER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES WATER MARKER
- DENOTES FIRE HYDRANT
- DENOTES GAS TEST
- DENOTES TEL./COM. RISER
- DENOTES POINT FOUND (AS NOTED)
- DENOTES MONUMENT FOUND
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- ---------- 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.





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.

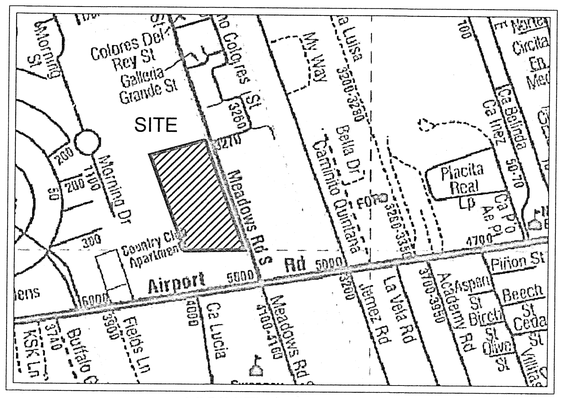
RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: HOMEWISE

LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, CITY & COUNTY OF SANTA FE, NEW MEXICO.

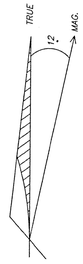
924-36



VICINITY MAP (NTS)

ADJOINER INFORMATION

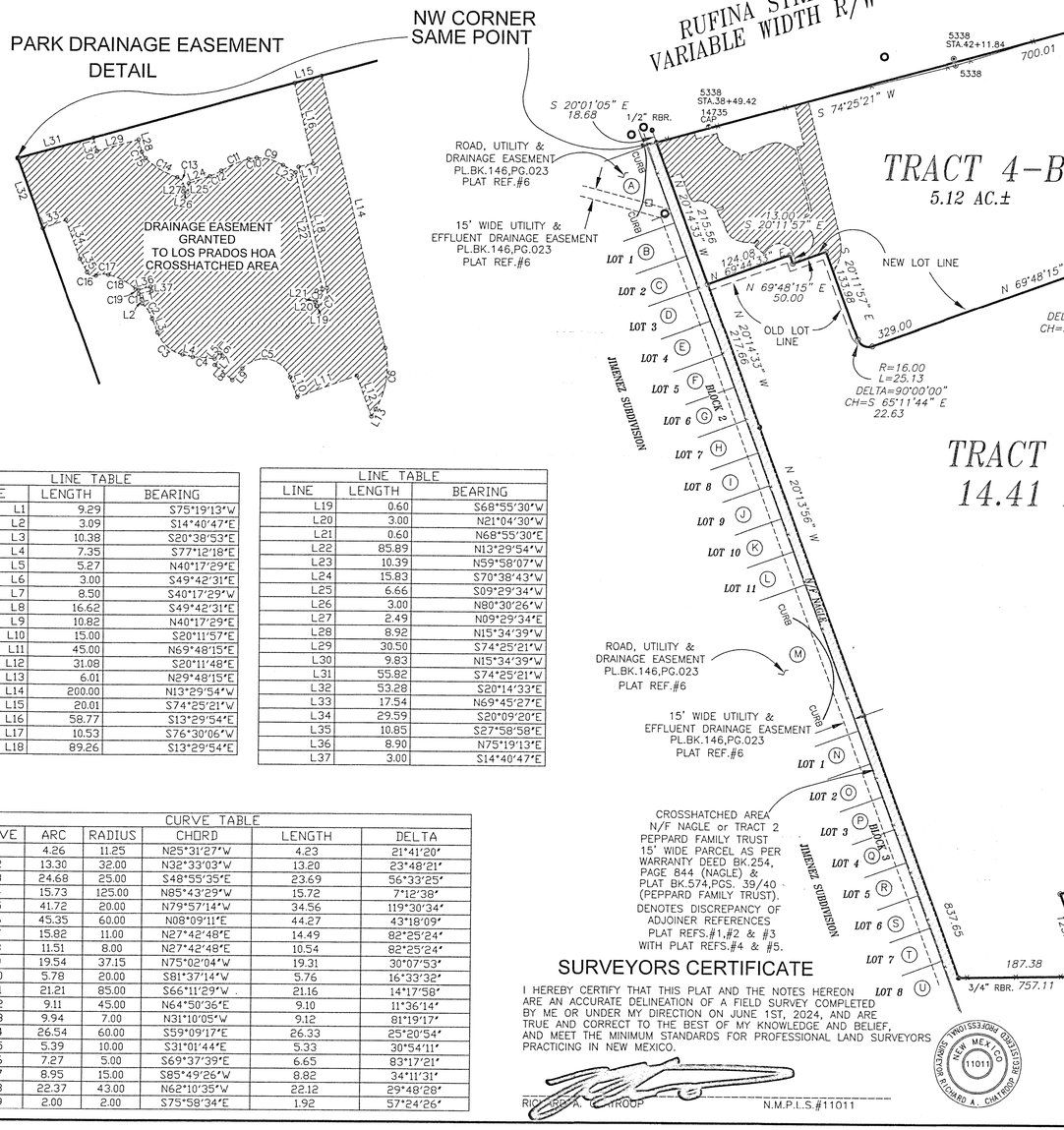
LETTER	OWNER	DOC#-BK/PG
A	SANTA FE COUNTY	
B	MORRISON	1763014
C	WUNNICKE	1292/707A
D	ALDERETE	1024/371
E	WINN	1779532
F	TORREZ	698/877
G	RUCKEL	2121/401
H	MOUTON	638/554
I	VRABEL	714/185
J	MENIKTOS	1887191
K	MONTOYA	1919071
L	RABI REV.TRUST	1518940
M	SANTA FE COUNTY	1310905
N	MICHAEL	1742279
O	MARYOL	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.

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

APPROVED BY THE CITY OF SANTA FE LAND USE DEPARTMENT AS CASE #2024-008764

CITY ENGINEER FOR LAND USE — DATE 5/6/25

CITY PLANNER Daniel A. Esquibel — DATE 5-6-2025

CONSENT 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 24 DAY OF April, 2025.

NOTARY SIGNATURE Norma Frescas

MY COMMISSION EXPIRES Jul 30 2028

NOTES

1. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF CONSTRUCTION PERMIT APPLICATION.
2. NEW DEVELOPMENT SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC OR INSTALL AN AUTOMATIC SPRINKLER SYSTEM.
3. PRIOR TO ANY NEW CONSTRUCTION OR REMODELING ALL FIRE DEPARTMENT REQUIREMENTS MUST BE MET OR AUTOMATIC SPRINKLER SYSTEMS MAY BE REQUIRED.
4. 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.

NORMA L FRESCAS
Notary Public
State of New Mexico
Comm. # 1129045
My Comm. Exp. Jul 30, 2028

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

NOTES-CONTINUED

5. CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED.
6. TRACT 4-A AND 4-B ARE BOUND BY THE MASTER PLAN CONDITIONS AS OUTLINED IN LAND USE CASE #2022-5618, TITLED "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 FEBRUARY 1, 2023.
7. 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 IMPROVEMENTS ACCEPTING STORMWATER IN THIS LOCATION ARE PLACED IN AN EASEMENT GRANTED TO THE LOS PRADOS HOMEOWNERS ASSOCIATION FOR MAINTENANCE OF THE IMPROVEMENTS.
8. THE PARK SHALL BE BUILT AS PART OF PHASE 1.
9. 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.
10. 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 DEVELOPERS PRESENCE, APPROVAL COORDINATION, PROGRESS OR COMPLETION OF THE ADJACENT DEVELOPMENT.
11. 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.
12. 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.

CONDITIONS

A. ANY NEW CONSTRUCTION, ADDITIONS, OR REMODELS ON TRACT 3 AND TRACT 4-A WILL BE REQUIRED TO SATISFY ALL CURRENT REGULATIONS OF THE LAND USE DEVELOPMENT CODE.

B. THE AREAS OF LAND EXCHANGED HEREIN WITH HOMEWISE, INC. SHALL BE SUBJECT TO ALL CONDITIONS OF APPROVAL THAT APPLY TO THE RECEIVING PARCEL WHICH THE EXCHANGED AREA IS JOINING. CONDITIONS OF APPROVAL THAT APPLY TO THE EXCHANGED AREAS' PREVIOUS PARCELS ARE NO LONGER APPLICABLE TO THE EXCHANGED AREAS ONCE THOSE AREAS ARE REMOVED FROM THE PREVIOUS PARCEL.

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

CROSSHATCHED AREA DENOTES N/F NAGLE or TRACT 2 PEPPARD FAMILY TRUST 15' WIDE PARCEL AS PER WARRANTY DEED BK.254, PAGE 844 (NAGLE) & PLAT BK.574,PGS. 39/40 (PEPPARD FAMILY TRUST). DENOTES DISCREPANCY OF ADJOINER REFERENCES PLAT REFS.#1,#2 & #3 WITH PLAT REFS.#4 & #5.

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.

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO) I#2058435
I hereby certify that this instrument was filed for record on the 7th day of May A.D. 20 25 at 10:13 o'clock A m. and was duly recorded in book 924 page 36 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

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.

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 # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SLOPE ANALYSIS MAP

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	1-9

ENGINEER'S 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.

REVISIONS	DATE	ENGINEERS SEAL

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

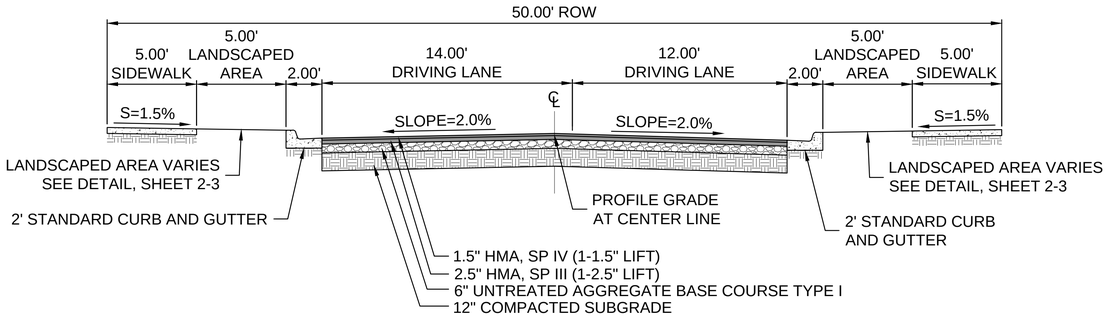
CITY USE ONLY

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

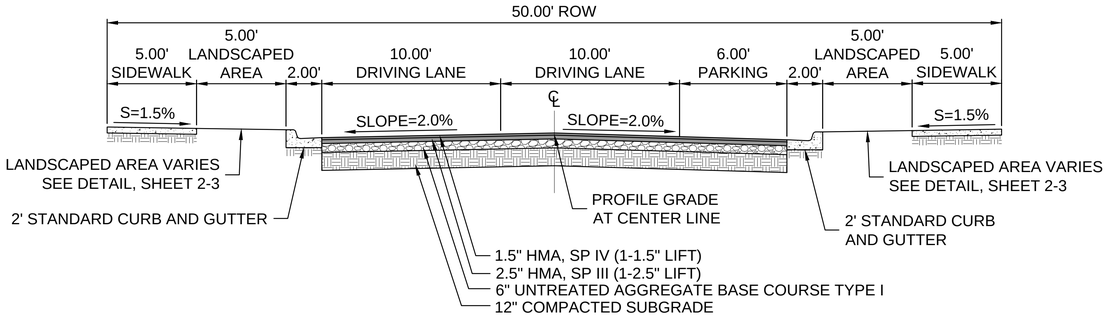
GENERAL NOTES

DATE:	SCALE:	SHEET:
DECEMBER 2024	N.T.S.	2-1



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.

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

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

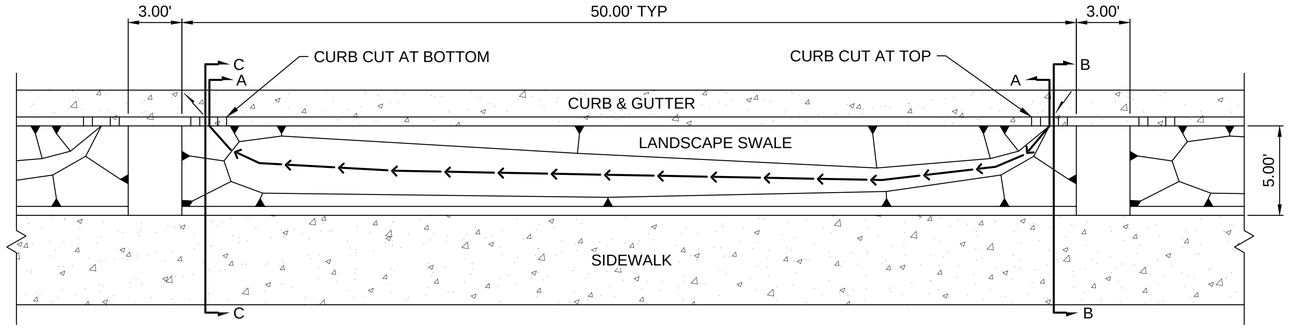
DATE

REVISIONS

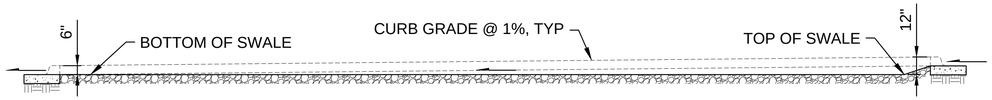
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS

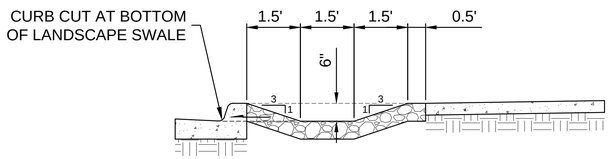
DATE:	SCALE:	SHEET:
DECEMBER 2024	N.T.S.	2-2



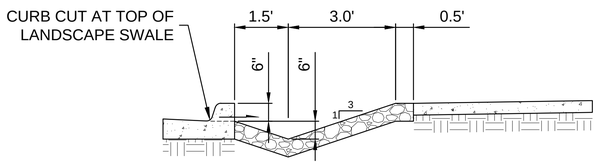
TYPICAL LANDSCAPE SWALE WITHOUT DRIVEWAY



SECTION A-A



BOTTOM SECTION C-C



TOP SECTION B-B

NOTE:
SEE LANDSCAPE PLANS FOR
ADDITIONAL DETAILS.

ENGINEERS SEAL

DATE

REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

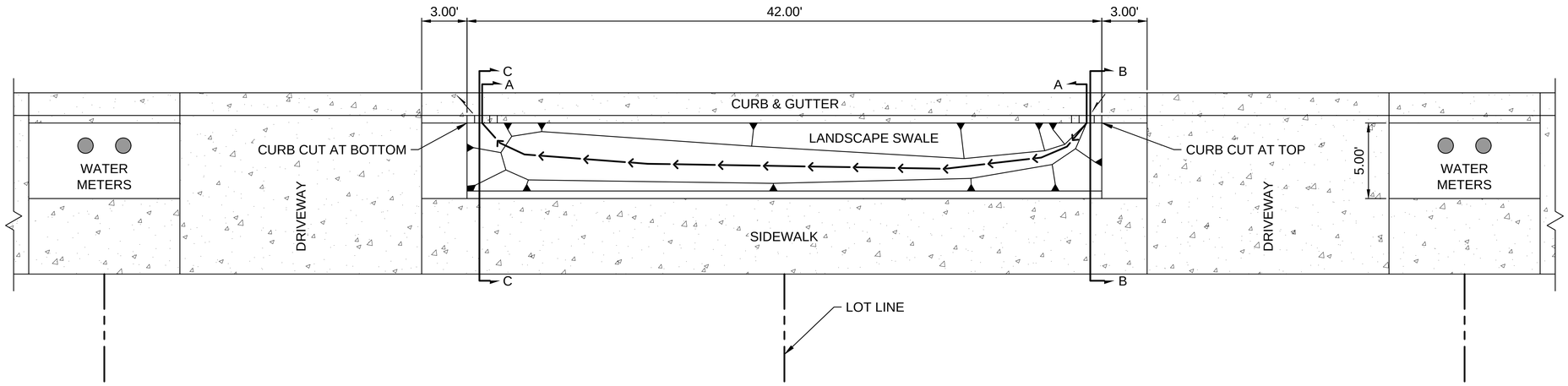
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

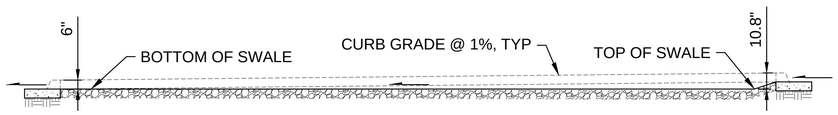
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

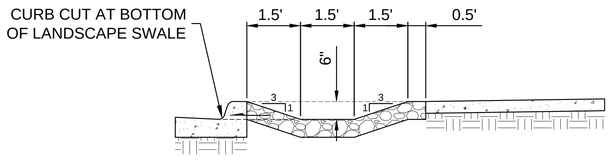
DATE:	SCALE:	SHEET:
DECEMBER 2024	N.T.S.	2-3



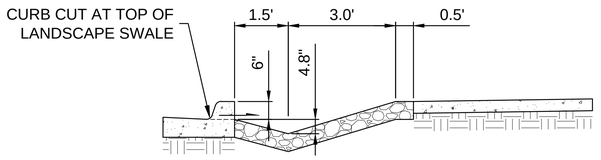
TYPICAL LANDSCAPE SWALE WITH OFFSET DRIVEWAYS



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

DATE

REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

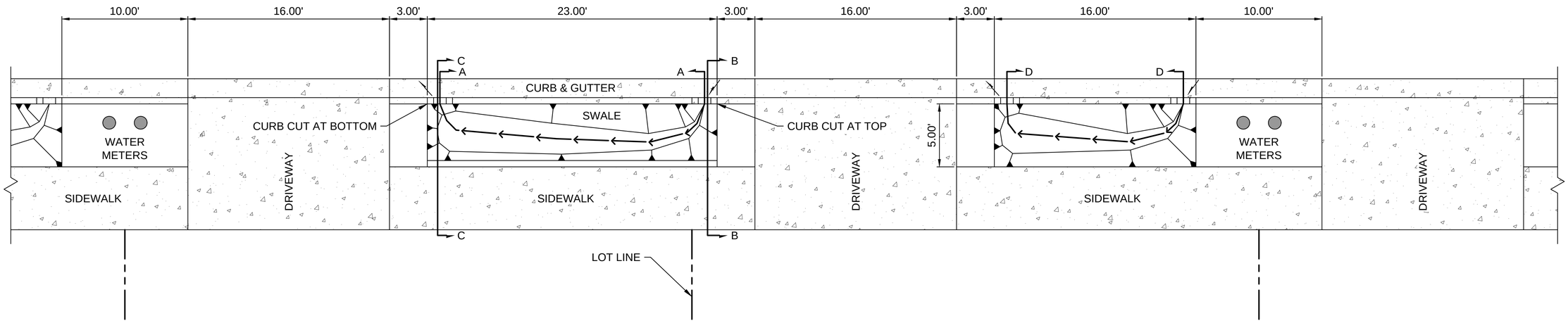
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

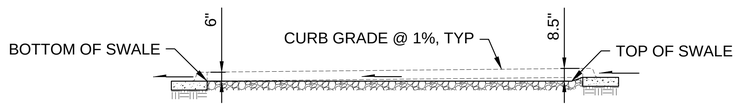
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 2024	N.T.S.	2-4



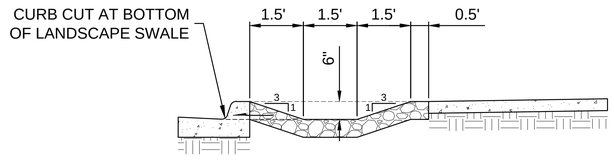
TYPICAL LANDSCAPE SWALE WITH UNIFORM DRIVEWAYS



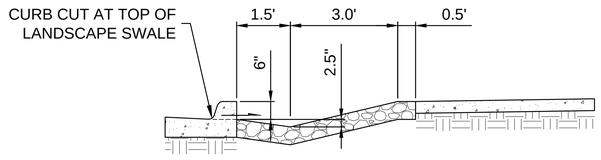
SECTION A-A



SECTION D-D



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

DATE

REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

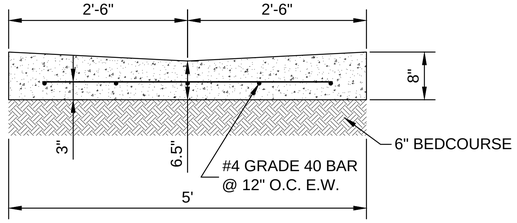
CITY USE ONLY

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

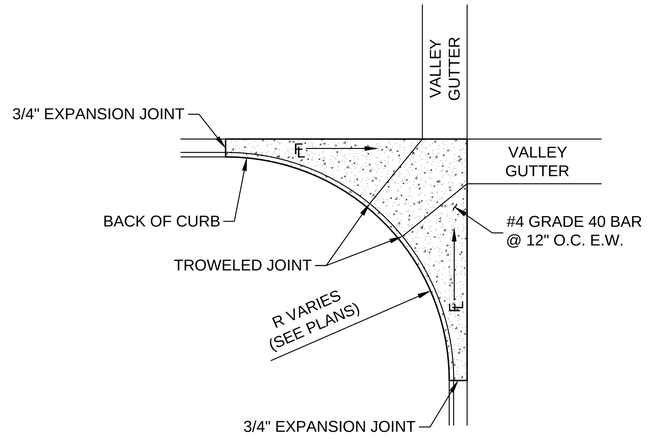
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 2024	N.T.S.	2-5

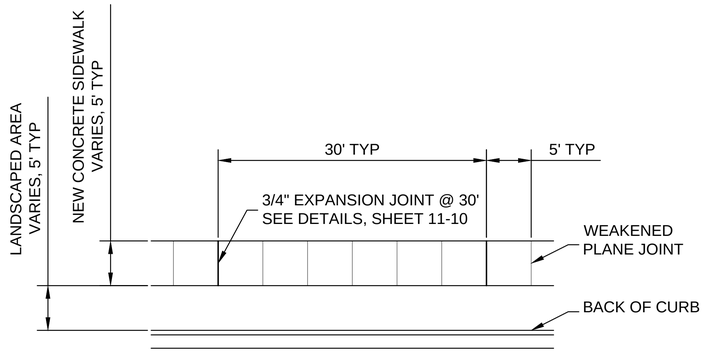


5' - TYPE II VALLEY GUTTER

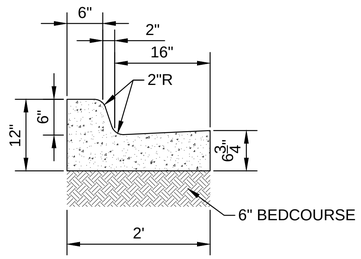


NOTES:
1. POUR FILLETS MONOLITHICALLY
2. PROVIDE A REINFORCING CONTINUATION BETWEEN FILLETS AND VALLEY GUTTERS WITH A 30" REBAR LAP BETWEEN FILLETS AND VALLEY GUTTERS BEING CAST WITHIN 30 CALENDAR DAYS.

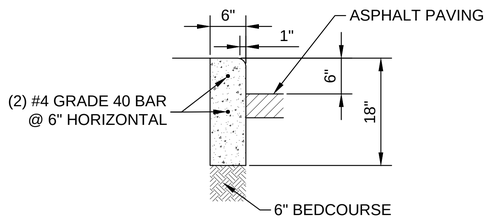
FILLET CURB RETURN



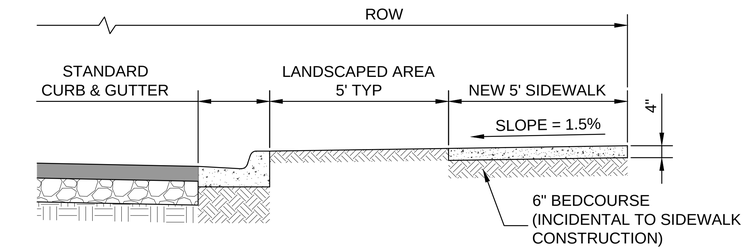
TYPICAL SIDEWALK PLAN



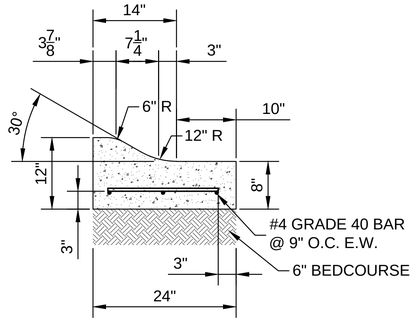
STANDARD 2' CURB AND GUTTER



6" STAND-UP CURB

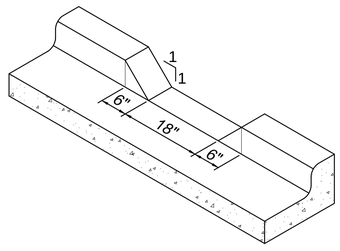


TYPICAL SIDEWALK SECTION

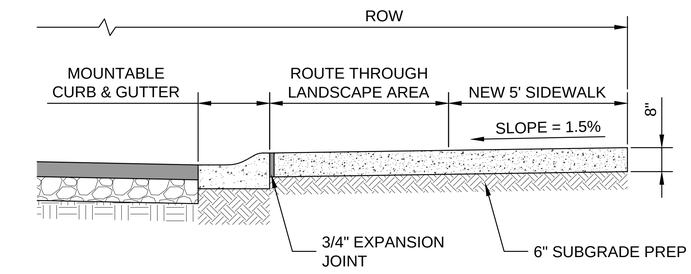


MOUNTABLE CURB AND GUTTER

LOCATE CURB CUTS AS SHOWN ON PLANS.
GRADE SWALES TO DRAIN.
SEE LANDSCAPE AND GRADING PLANS.



CURB CUT DETAIL



TYPICAL THICKENED SIDEWALK SECTION

ENGINEERS SEAL
DATE
REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

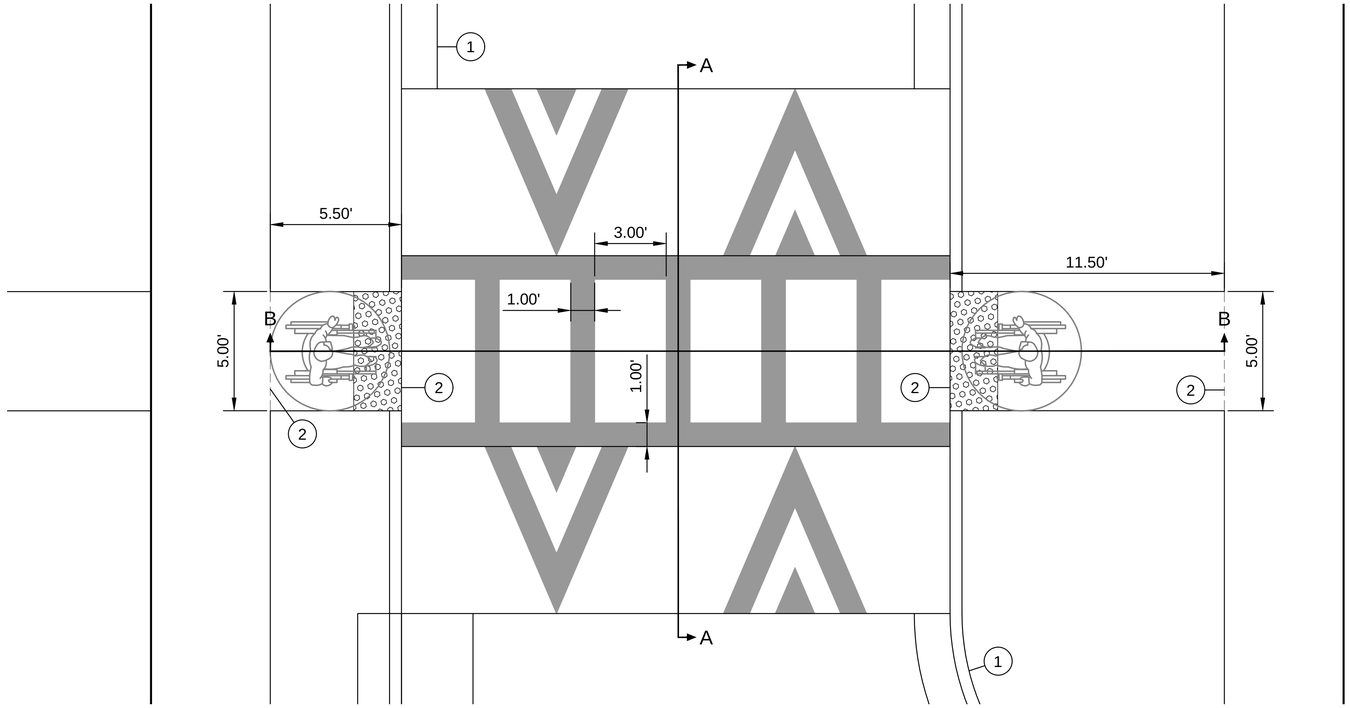
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 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"

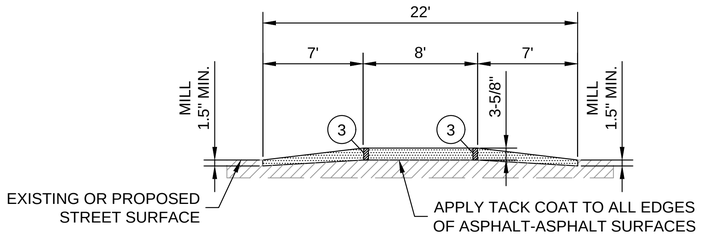
SHEET KEYNOTES

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.

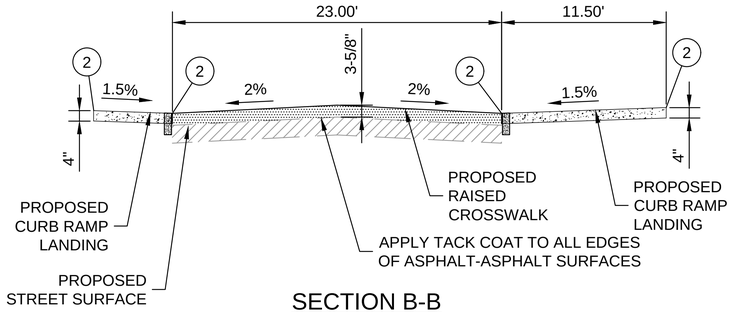
LEGEND

60" — 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

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

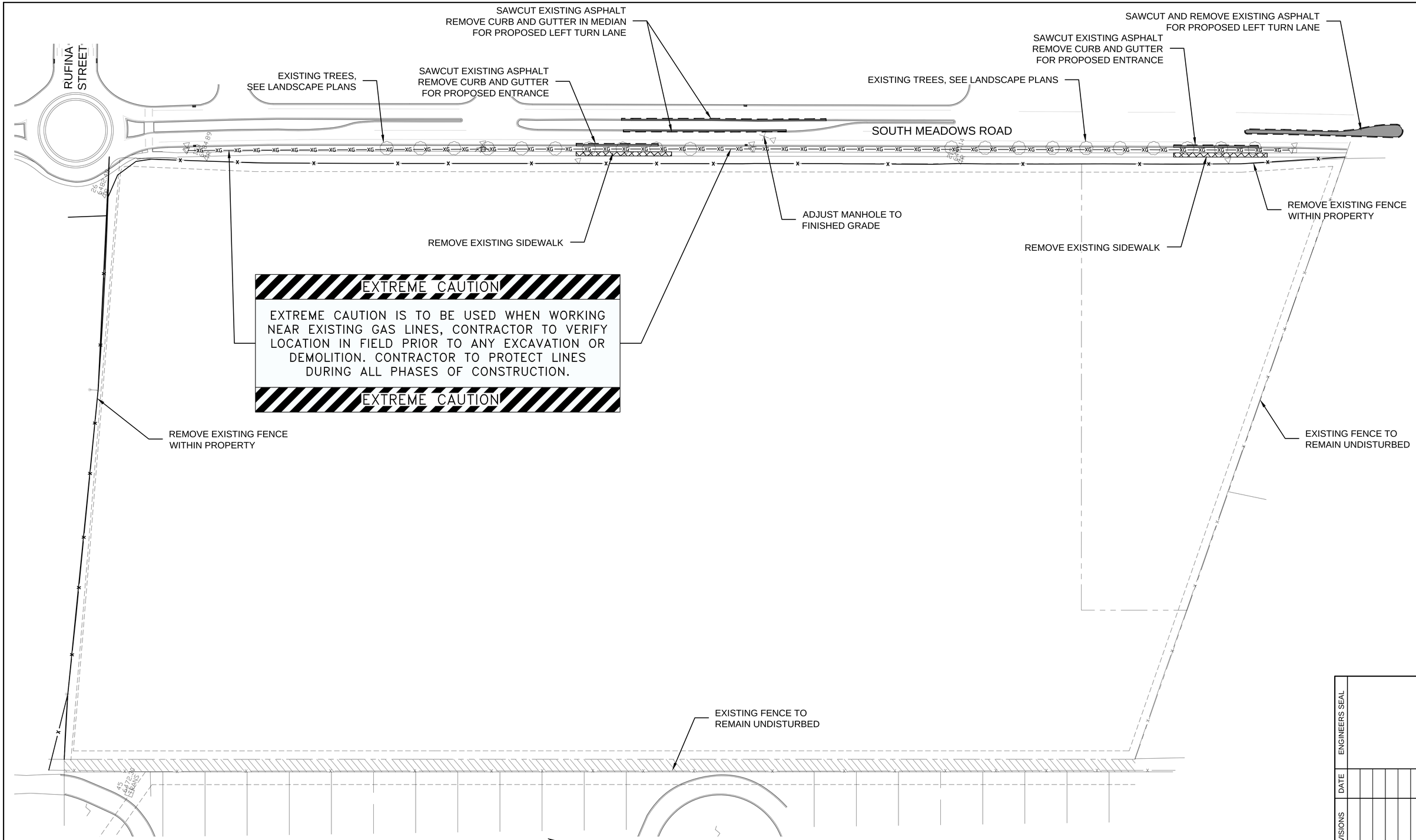
CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TYPICAL SECTIONS AND DETAILS (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 2024	AS NOTED	2-7



DEMOLITION PLAN

SCALE: 1" = 50'

NOTE:
SEE LANDSCAPING PLANS FOR ADDITIONAL DEMOLITION AND PLANT PRESERVATION INFORMATION

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

DEMOLITION PLAN

DATE:	SCALE:	SHEET:
DECEMBER 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.

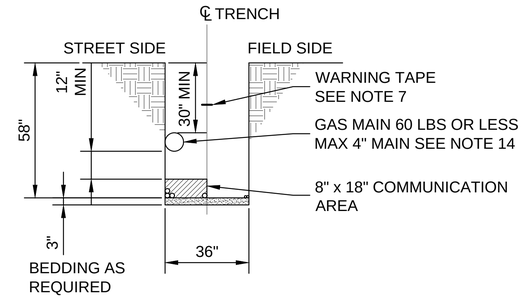
GENERAL NOTES:

GAS SERVICES AND METERS TO BE DESIGNED BY NEW MEXICO GAS COMPANY.

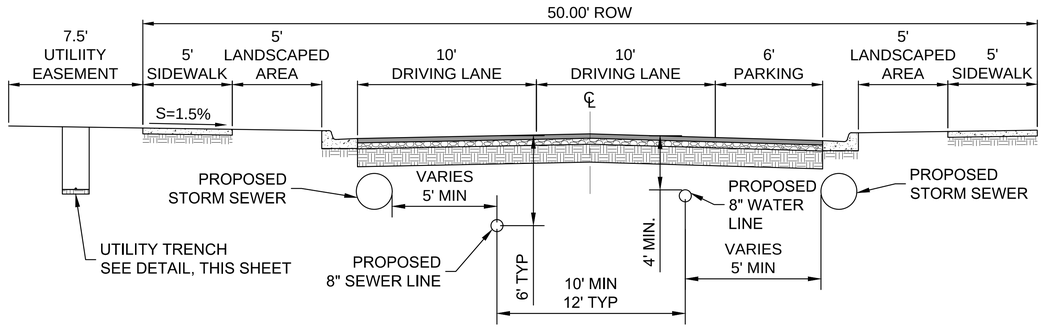
WATER SERVICES TO BE DESIGNED BY SANGRE DE CRISTO WATER COMPANY.

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

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

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

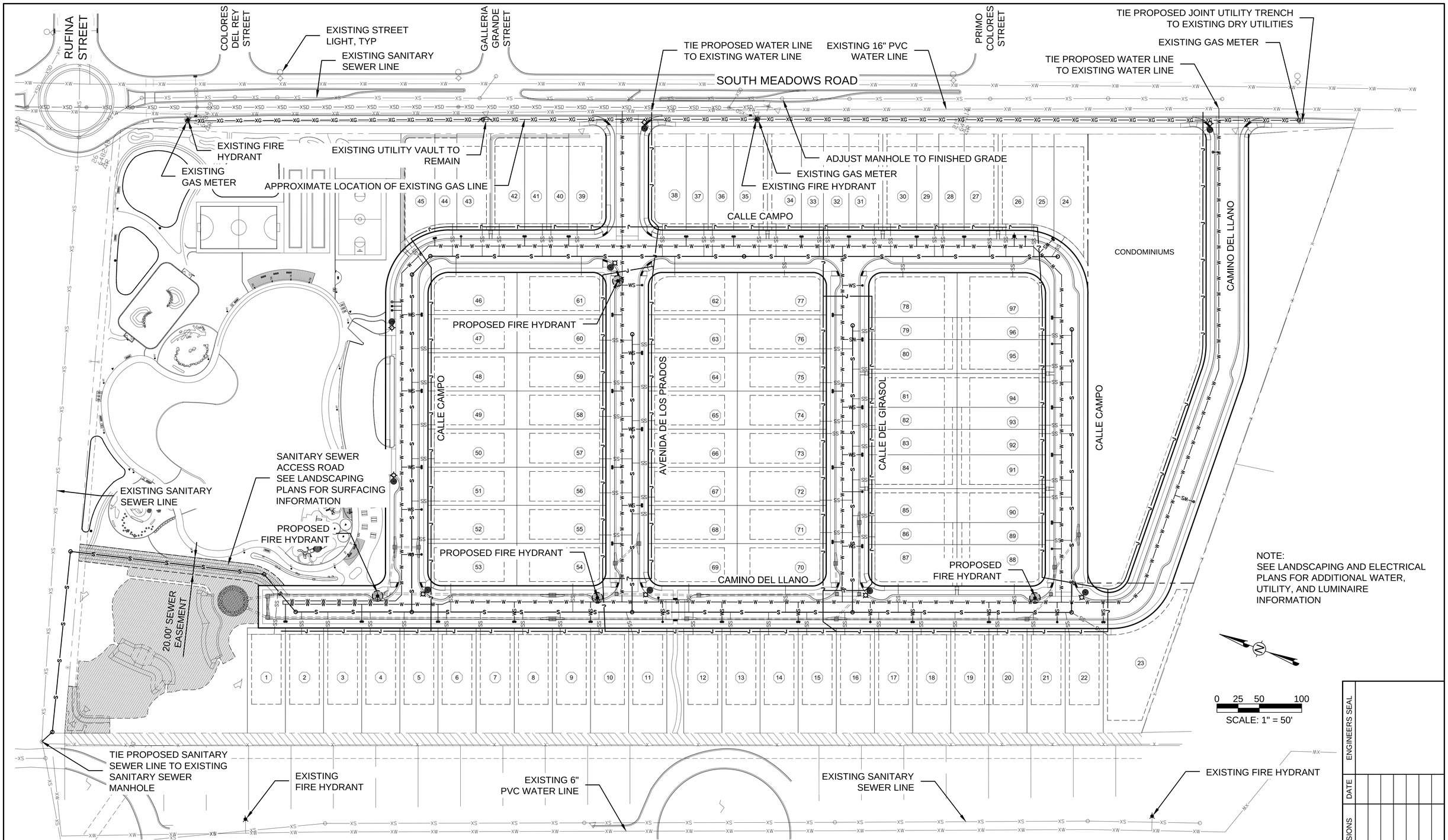
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

ENGINEER'S SEAL | DATE | REVISIONS

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

UTILITY NOTES

DATE:	SCALE:	SHEET:
DECEMBER 2024	N.T.S.	3-1



UTILITY PLAN

SCALE: 1" = 50'

LEGEND

- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED JOINT UTILITY TRENCH (ELECTRIC, CABLE, GAS, TELEPHONE)
- PROPOSED WATER SERVICE W/ SINGLE METER
- PROPOSED WATER SERVICE W/ DOUBLE METER
- PROPOSED SANITARY SEWER SERVICE
- EXISTING FIRE HYDRANT PER SURVEY DATA
- EXISTING FIRE HYDRANT PER GIS DATA
- EXISTING LUMINAIRE
- PROPOSED LUMINAIRE
- PROPOSED FIRE HYDRANT

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

UTILITY PLAN

DATE:	SCALE:	SHEET:
DECEMBER 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 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.

CASE # 2024-7998

REVISIONS	DATE
△1 PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

SEAL: STATE OF NEW MEXICO — GEORGE E. RADNOVICH — 092 — REGISTERED LANDSCAPE ARCHITECT — 3·15·25

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

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE
GENERAL NOTES

DATE:	SCALE:	SHEET:
MARCH 2025	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.	19,440 SF
	ASPHALT PARKING. SEE CIVIL PLANS FOR DETAILS	7,849 SF
	4" COMPACTED & STABILIZED CRUSHER FINES. PROVIDE COLOR SAMPLES TO OWNER FOR SELECTION. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL B/4-26.	5,855 SF
	4" DEPTH CRUSHER FINES MULCH OPEN TRAIL COMPACTED & STABILIZED. COLOR: VENETIAN BROWN OR APPROVED EQUAL. SEE DETAIL E/4-24.	4,750 SF
	4" DEPTH NON-PIGMENTED CONCRETE SIDEWALK OR SLAB. COLOR: STANDARD GRAY. SEE DETAIL A & C/4-24.	2,870 SF
	6" DEPTH NON-PIGMENTED CONCRETE, 8' WIDE. COLOR: STANDARD GRAY. SEE DETAIL B & C/4-24.	13,250 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.	10,260 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.	450 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. SEE DETAIL B/4-30.	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. SEE DETAIL B/4-30.	1,275 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
■	PARK ENTRY SIGN. SEE SHEET 4-51 AND DETAIL SHEET B/4-32.	4
◆	INTERPRETATIVE SIGN. SEE SHEET 4-51 AND DETAIL SHEET 4-31.	3
●	"LANDSCAPE TO BE PROTECTED" SIGN. SEE SHEET 4-51 AND DETAIL SHEET 4-32.	3
▲	WAYFINDING SIGN. SEE SHEET 4-51 AND DETAIL A/4-32.	3

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	-	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 STROBIFORMIS 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
	ERIOGAMERIA 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.	36,435 SF
	DISTURBED AREAS IN PHASE I WILL BE STABILIZED WITH 2" GRAVEL W/NEED BARRIER FABRIC UNDERNEATH. COLOR GRAY	17,743 SF
	MOSS ROCK RETAINER FOR STEEP SLOPE & EROSION CONTROL @ SUBDIVISION. SEE DETAIL A/4-30.	142

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 AND LIGHTING PER ELECTRICAL LIGHTING PLANS FOR PARK DESIGN E001, E101, E501 & E601.
6. GRADING POND & ACCESS ROAD IN PARK PER CIVIL ENGINEERING PLAN.
7. ART WORK, SIGNAGES AND PLAY EQUIPMENT FIELD VERIFY LOCATION AND ORIENTATION WITH OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
6. ALL SITE FURNISHING INSTALLATION PER MANUFACTURE'S RECOMMENDATION.
7. PLAYGROUND EQUIPMENT W/ SAFETY ZONE LAYOUT AND SURFACES INSTALLATION PER MANUFACTURE'S RECOMMENDATION. COLOR SAMPLES SHALL BE PROVIDED TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
8. STORMWATER PONDING: 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.

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	4,000 SF
	WILDFLOWER MEADOW SEED MIX.	9,931 SF
	PASTURE SEED MIX	10,600 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.

CASE # 2024-7998

REVISIONS	DATE
1 PARK MODIFICATIONS	12/23/2024
2	
3	
4	
5	
6	
7	

SEAL: STATE OF NEW MEXICO — GEORGE E. BROWNOW — 092 — REGISTERED LANDSCAPE ARCHITECT — 3-15-25

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

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE SCHEDULES

DATE:	SCALE:	SHEET:
MARCH 2025	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
106 LOW/MED WATER TREES (8 GAL PER TREE)/848 GALLONS PER CYCLE
TOTAL: 1,058 GALLONS PER RUN CYCLE X 88 RUN TIMES =93,104 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
47,540 SQ FT (0.10 GAL PER SQ FT)/4,754 GALLONS PER RUN CYCLE
4,754 GALLONS PER RUN CYCLE X 55 RUN TIMES = 261,470 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
47,540 SQ FT (0.10 GAL PER SQ FT)/4,754 GALLONS PER RUN CYCLE
4,754 GALLONS PER RUN CYCLE X 22 RUN TIMES = 104,588 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)
42 LOW WATER TREES (4 GAL PER TREE)/168 GALLONS PER RUN CYCLE
106 LOW/MED WATER TREES (6 GAL PER TREE)/636 GALLONS PER CYCLE
804 GALLONS PER RUN CYCLE X 55 RUN TIMES =44,220 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

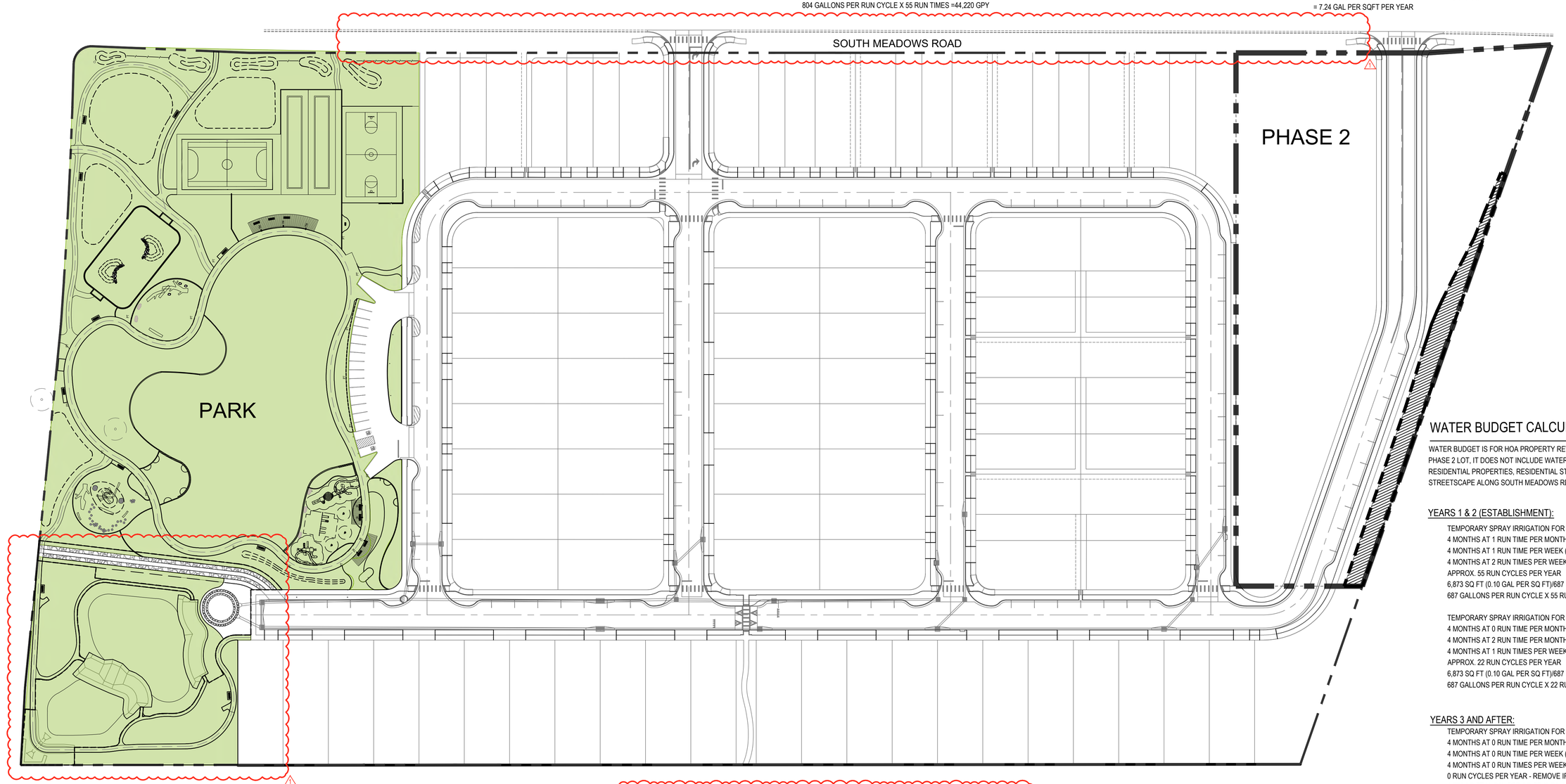
SPRAY IRRIGATION FOR TURF:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 88 RUN CYCLES PER YEAR
43,244 SQ FT (0.25 GAL PER SQ FT)/10,811 GALLONS PER RUN CYCLE
10,811 GALLONS PER RUN CYCLE X 88 RUN TIMES = 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
47,540 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= 1,075,498 GPY/ 3.30 ACRE FT.
1,075,498 GPY / TOTAL LANDSCAPE AREA: 148,630 SQ FT
= 7.24 GAL PER SQFT PER YEAR



DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

210135 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'

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

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'.

CASE # 2024-7998

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
⚠	
⚠	
⚠	
⚠	
⚠	
⚠	

SEAL

STATE OF NEW MEXICO
GEORGE E. BORONOWICH
092
REGISTERED LANDSCAPE ARCHITECT
3-15-25

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

NOT FOR CONSTRUCTION

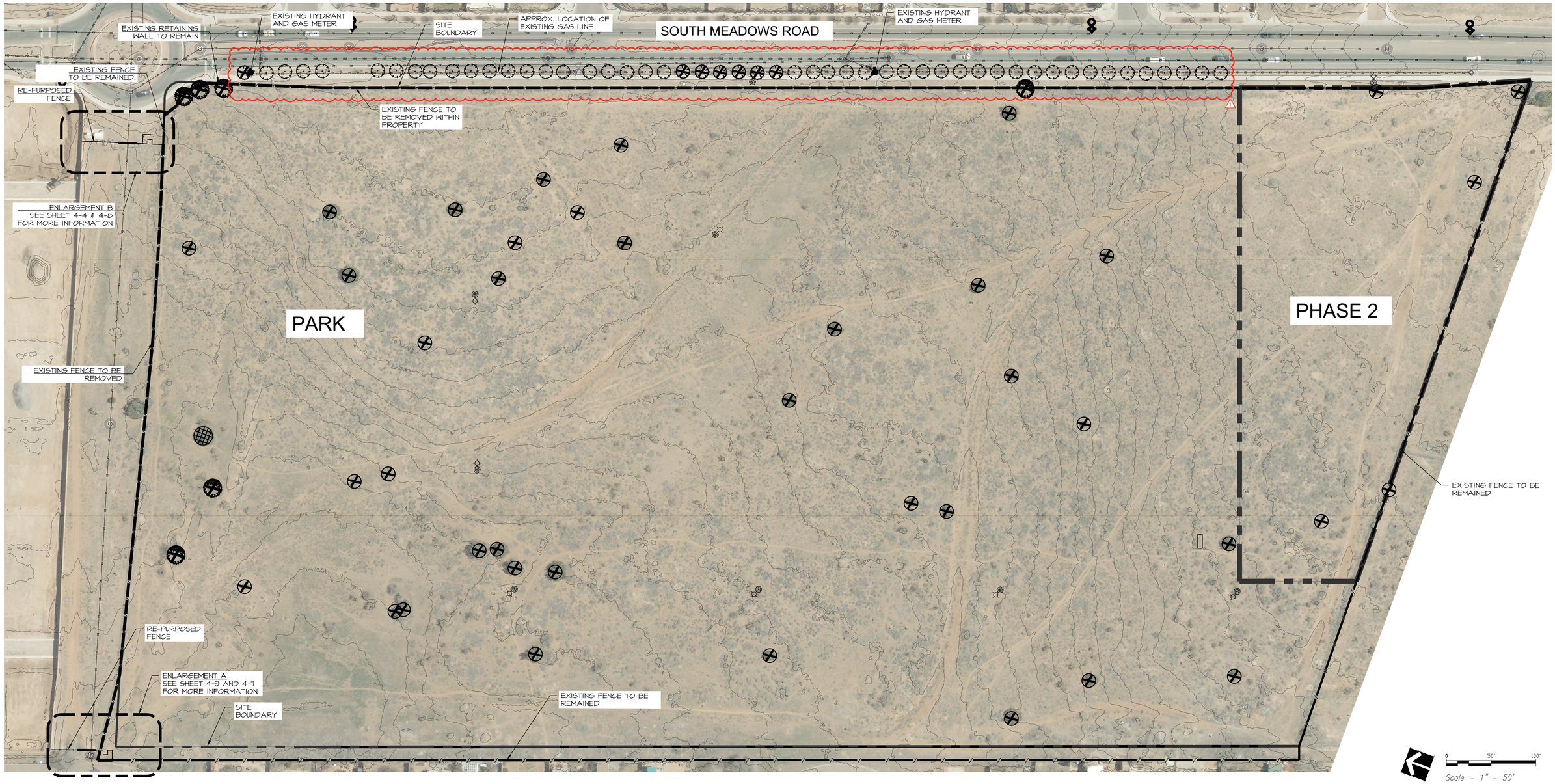
FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

WATER BUDGET CALCULATION S& OPEN SPACE LAYOUT PARK & SOUTH MEADOWS RD

DATE:	SCALE:	SHEET:
MARCH 2025	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.



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 REMOVE 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.	7
EXISTING PURPLE LEAF PLUM TREES TO BE REMAIN.	44

	QTY.
EXISTING LANDSCAPE TO BE PRESERVED AND PROTECTED	14,144 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

CASE # 2024-7998

REVISIONS	DATE
△1 PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

SEAL

STATE OF NEW MEXICO
GEORGE E. MADNOVICH
092
REGISTERED LANDSCAPE ARCHITECT
3-13-25

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:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DEMOLITION & PROTECTION PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 50'	4-2



ENLARGEMENT A

----- DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

0 20' 40'

Scale = 1" = 20'

CASE # 2024-7998

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.
	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.
	4" DEPTH CRUSHER FINES MULCH OPEN TRAIL COMPACTED & STABILIZED. 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. SEE DETAIL B/4-30.
	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. SEE DETAIL B/4-30.
	3/8" ANGULAR GRAVEL SEEDED WITH REVEGETATION SEED MIX AS BERM ARMORING. SEE DETAIL D/4-29.
	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
	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 EGDER 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. SHADE STRUCTURE A. SEE DETAIL A/4-34.
15. 3/16" X 4" ALUMINUM EDGER. SEE DETAIL B/4-29.
16. SHADE STRUCTURE B. SEE DETAIL A/4-34.
17. SHADE STRUCTURE C. SEE DETAIL A/4-34.
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#: 247174, MFR: EXERPLAY
28. PLAY EQUIPMENT "PLAYSHAPER (2-5 YEARS) MODEL#: 23736A, MFR: EXERPLAY.
29. PLAY EQUIPMENT "PLAYBOOSTER (5-12 YEARS) MFR: EXERPLAY.
30. SINGLE POST SWING W/ TODDLER, FULL AND MOLDED BUCKET SEAT. MFR: EXERPLAY.
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 LAYOUT BY MUSCO LIGHTING. SURFACE COLOR: BLUE W/ 3' TALL WALL ALL AROUND. 10' TALL FENCE ON BOTH SHORT ENDS.
43. LANDSCAPE DESIGN SEE DETAIL A/4-26, 4-13 & 4-14.
44. 6' HIGH WELDED WIRE MESH FENCE, SEE DETAIL C/4-33 AND DIMENSION PLAN FOR MORE INFORMATION.
45. 4' HIGH WELDED WIRE MESH FENCE, SEE DETAIL A/4-33 AND DIMENSION PLAN FOR MORE INFORMATION.
46. 4' HIGH WELDED WIRE MESH GATE, SEE DETAIL B/4-33.

- PARK ENTRY SIGN. SEE SHEET 4-51 AND DETAIL SHEET B/4-32.
- INTERPRETATIVE SIGN. SEE SHEET 4-51 AND DETAIL SHEET 4-31.
- "LANDSCAPE TO BE PROTECTED" SIGN. SEE SHEET 4-51 AND DETAIL SHEET 4-32.
- WAYFINDING SIGN. SEE SHEET 4-51 AND DETAIL A/4-32.
- PT LED PEDESTRIAN POLE LIGHTING LOCATIONS FOR LIGHTING ON SITE ONLY FOR REFERENCE. LIGHTING TYPES & DETAILS SEE ELECTRICAL PLANS FOR PARK
- TM LED TOP-MOUNTED ON SHADE STRUCTURE LIGHTING

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.
4. LIGHTING PARK SEE ELECTRICAL PLANS FOR PARK.
5. ALL SITE FURNISHING, PLAYGROUND EQUIPMENT W/ SAFETY ZONE LAYOUT AND SURFACES INSTALLATION PER MANUFACTURE'S RECOMMENDATION. COLOR SAMPLES SHALL BE PROVIDED TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL AND PRIOR INSTALLATION.

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

SEAL: STATE OF NEW MEXICO · GEORGE F. BORONOWICH · 092 · REGISTERED LANDSCAPE ARCHITECT · 3-15-25

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

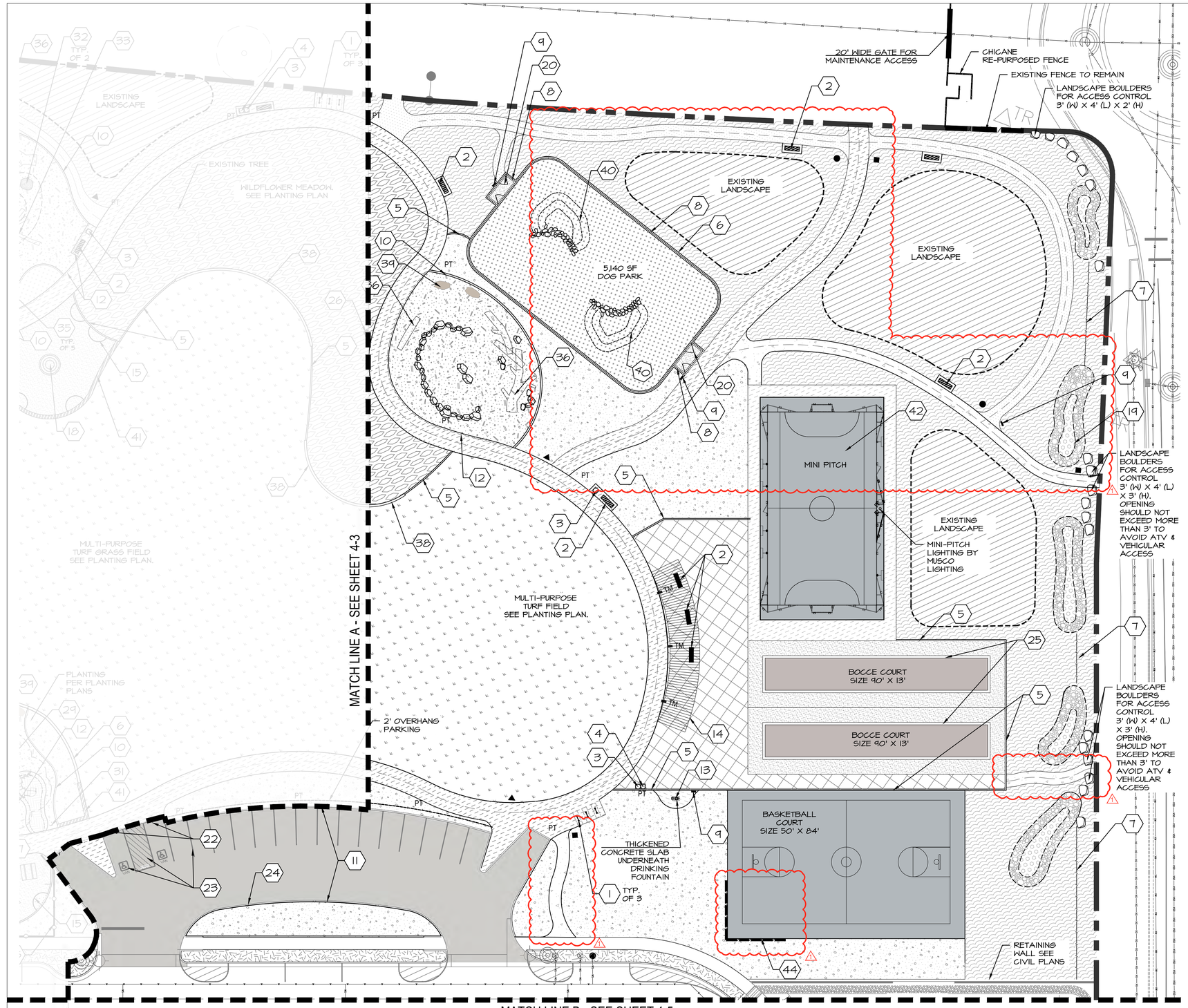
SITES SOUTHWEST

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2025	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.
	4" DEPTH CRUSHER FINES MULCH OPEN TRA COMPACTED & STABILIZED. COLOR:VENETI 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.
	DISTURBED AREAS IN PHASE I WILL BE STABILIZED WITH 2" GRAVEL W/NEED 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.
10. 8" X 18" CONCRETE EGDER 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. SHADE STRUCTURE A. SEE DETAIL A/4-34.
15. 3/16" X 4" ALUMINUM EDGER. SEE DETAIL B/4-29.
16. SHADE STRUCTURE B. SEE DETAIL A/4-34.
17. SHADE STRUCTURE C. SEE DETAIL A/4-34.
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 PIGNIC 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#: 247174, MFR: EXERPLAY
28. PLAY EQUIPMENT "PLAYSHAPER (2-5 YEARS) MODEL#: 23736A, MFR: EXERPLAY.
29. PLAY EQUIPMENT "PLAYBOOSTER (5-12 YEARS) MFR: EXERPLAY.
30. SINGLE POST SWING W/ TODDLER, FULL AND MOLDED BUCKET SEAT. MFR: EXERPLAY.
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 LAYOUT BY MUSCO LIGHTING. SURFACE COLOR: BLUE W/ 3' TALL WALL ALL AROUND. 10' TALL FENCE ON BOTH SHORT ENDS.
43. LANDSCAPE DESIGN SEE DETAIL A/4-26, 4-13 & 4-14.
44. 6' HIGH WELDED WIRE MESH FENCE, SEE DETAIL C/4-33 AND DIMENSION PLAN FOR MORE INFORMATION.
45. 4' HIGH WELDED WIRE MESH FENCE, SEE DETAIL A/4-33 AND DIMENSION PLAN FOR MORE INFORMATION.
46. 4' HIGH WELDED WIRE MESH GATE, SEE DETAIL B/4-33.

- ■ PARK ENTRY SIGN. SEE SHEET 4-51 AND DETAIL SHEET B/4-32.
- ◆ INTERPRETATIVE SIGN. SEE SHEET 4-51 AND DETAIL SHEET 4-31.
- ● "LANDSCAPE TO BE PROTECTED" SIGN. SEE SHEET 4-51 AND DETAIL SHEET 4-32.
- ▲ WAYFINDING SIGN. SEE SHEET 4-51 AND DETAIL A/4-32.
- ●PT LED PEDESTRIAN POLE LIGHTING LOCATIONS FOR LIGHTING ON SITE ONLY FOR REFERENCE. LIGHTING TYPES & DETAILS SEE ELECTRICAL PLANS FOR PARK
- ▬TM LED TOP-MOUNTED ON SHADE STRUCTURE LIGHTING

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.
4. LIGHTING PARK SEE ELECTRICAL PLANS FOR PARK.
5. ALL SITE FURNISHING, PLAYGROUND EQUIPMENT W/ SAFETY ZONE LAYOUT AND SURFACES INSTALLATION PER MANUFACTURE'S RECOMMENDATION. COLOR SAMPLES SHALL BE PROVIDED TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL AND PRIOR INSTALLATION.

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

SEAL

STATE OF NEW MEXICO · GEORGE E. BORKOWICH · 092 · REGISTERED LANDSCAPE ARCHITECT · 3-15-25

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

Scale = 1" = 20'

CASE # 2024-7998

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

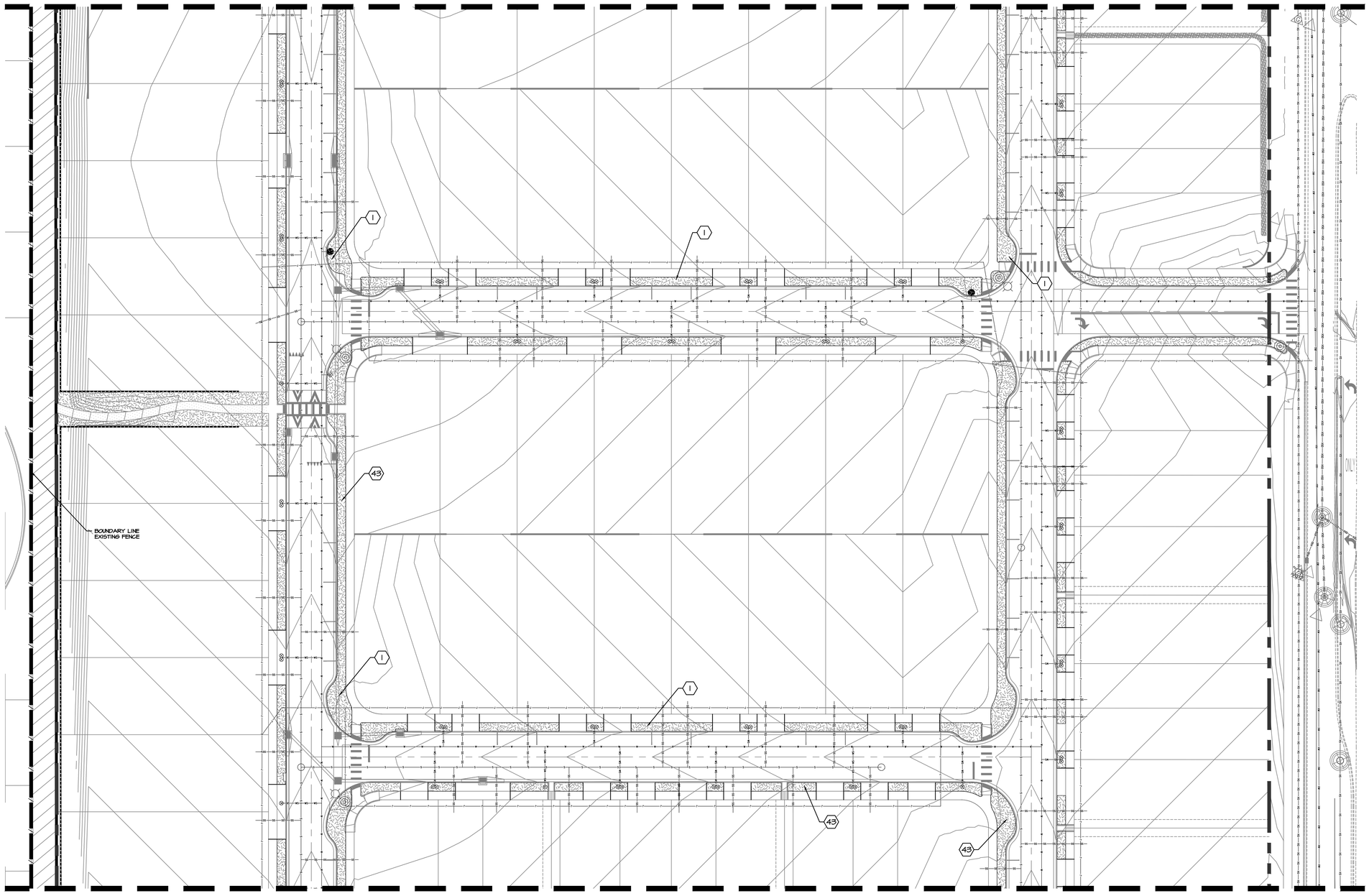
NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2025	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.
	4" DEPTH CRUSHER FINES MULCH OPEN TRAI COMPACTED & STABILIZED. COLOR:VENETI/ 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.

4. LIGHTING PARK SEE ELECTRICAL PLANS FOR PARK.
5.

NOTES:

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
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

CASE # 2024-7998

SEAL

STATE OF NEW MEXICO
GEORGE E. BORKOVICH
092
REGISTERED LANDSCAPE ARCHITECT
3-15-25

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

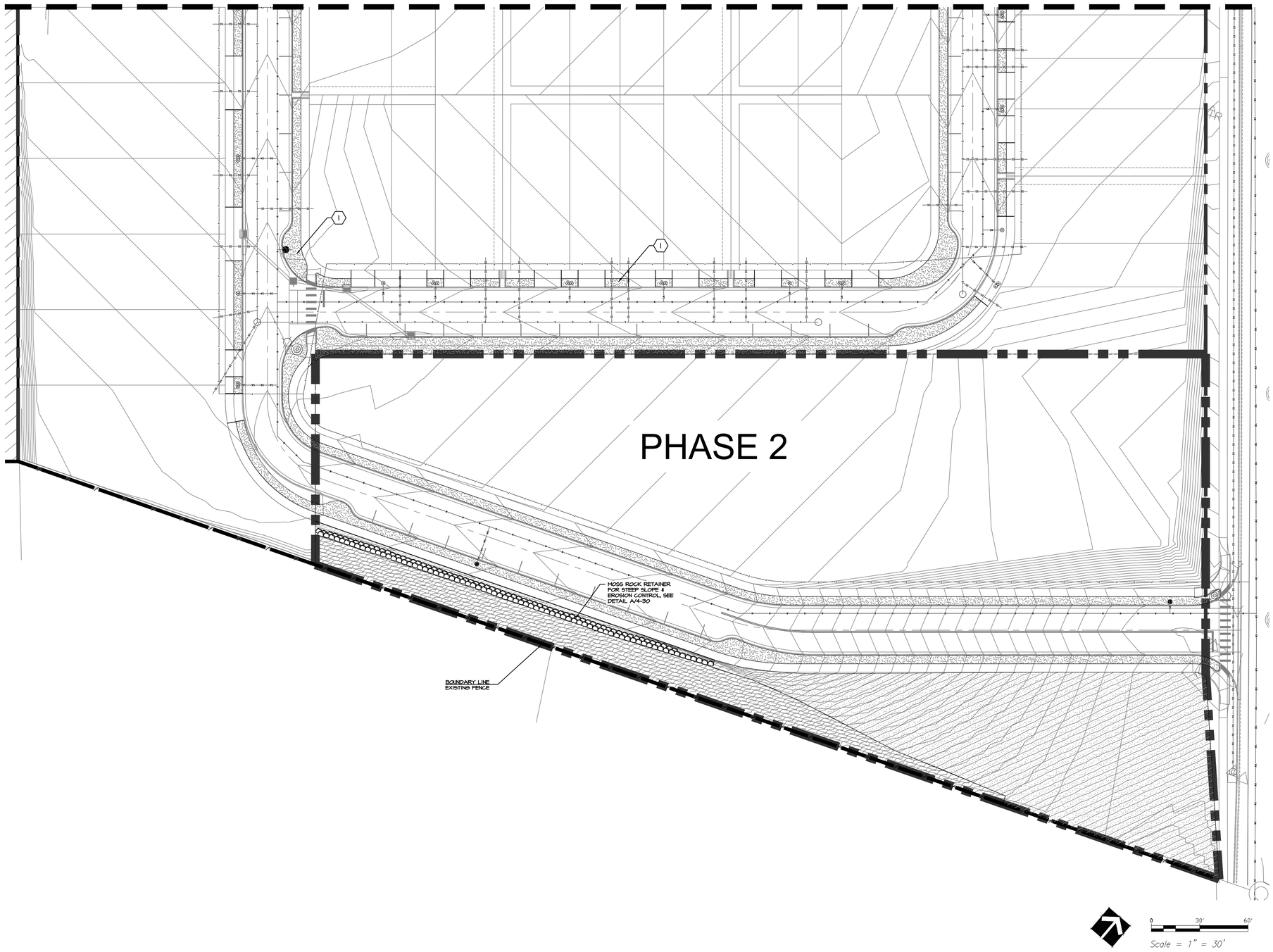
NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLAN SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 30'	4-5

MATCH LINE C - SEE SHEET 4-5



0 30' 60'

Scale = 1" = 30'

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	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.
	4" DEPTH CRUSHER FINES MULCH OPEN TRAI COMPACTED & STABILIZED. COLOR: VENETI/ 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.

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.

CASE # 2024-7998

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

SEAL

STATE OF NEW MEXICO
GEORGE E. BORONOWICH
092
REGISTERED LANDSCAPE ARCHITECT
3-15-25

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

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLAN SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 30'	4-6

ENLARGEMENT A
SEE THIS SHEET

MATCH LINE A - SEE SHEET 4-8

PANEL EQUALLY SIZE
(6' MIN PANEL LENGTH)

PANEL EQUALLY SIZE
(6' PANEL LENGTH SIZED EQUALLY)

4'-0"
WIDE
SWING
GATE

PANEL EQUALLY SIZE
(6' PANEL LENGTH)

(1) 8' WIDE FENCE
PANEL. POSTS
SHALL NOT BE
INSTALLED ON
CURB

PANEL EQUALLY SIZE
(5' MIN PANEL LENGTH;
EQUALLY SIZED)

DIMENSIONS PARKING LOT BY
CIVIL ENGINEERING

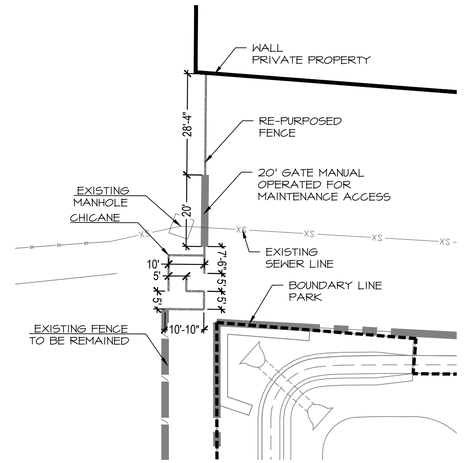
0 20' 40'
Scale = 1" = 20'

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'

NOT FOR CONSTRUCTION

SEAL

STATE OF NEW MEXICO
CLIFFORD E. HOUGHTON JR.
202
REGISTERED LANDSCAPE ARCHITECT
12-13-25

REVISIONS	DATE
PARK MODIFICATIONS	12/23/2024

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

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

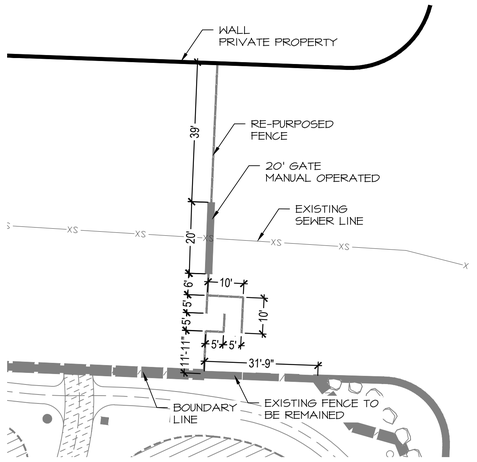
LANDSCAPE DIMENSIONING PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 20'	4-7

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 B
CHICANE W/
RE-PURPOSED FENCE

0 20' 40'
Scale = 1" = 20'

ENLARGEMENT B
SEE THIS SHEET

SEE NOTE 2

SEE NOTE 2

SEE NOTE 2

LANDSCAPE BOULDERS FOR ACCESS CONTROL. OPENING SHALL NOT EXCEED MORE THAN 3'-6" TO AVOID ATV & VEHICULAR ACCESS. MINIMUM WIDTH SHALL NOT BE LESS THAN 3'-0" FOR ADA ACCESSIBILITY.

LANDSCAPE BOULDERS FOR ACCESS CONTROL. OPENING SHALL NOT EXCEED MORE THAN 3'-6" TO AVOID ATV & VEHICULAR ACCESS. MINIMUM WIDTH SHALL NOT BE LESS THAN 3'-0" FOR ADA ACCESSIBILITY

MATCH LINE A - SEE SHEET 4-7

SEE DETAIL F/4-28

DIMENSIONS PARKING LOT BY CIVIL ENGINEERING

(3) 8' FENCE PANEL LENGTH

0 20' 40'
Scale = 1" = 20'

NOT FOR CONSTRUCTION

SEAL

DATE 12/23/2024

REVISIONS
PARK MODIFICATIONS

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

CASE # 2024-7998 CITY USE ONLY

SITES SOUTHWEST

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 DIMENSIONING PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 20'	4-8



REVISIONS	DATE
△ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	

CASE # 2024-7998

SEAL

STATE OF NEW MEXICO
GEORGE L. GEORGOVICH
002
LANDSCAPE ARCHITECT
3-13-25

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

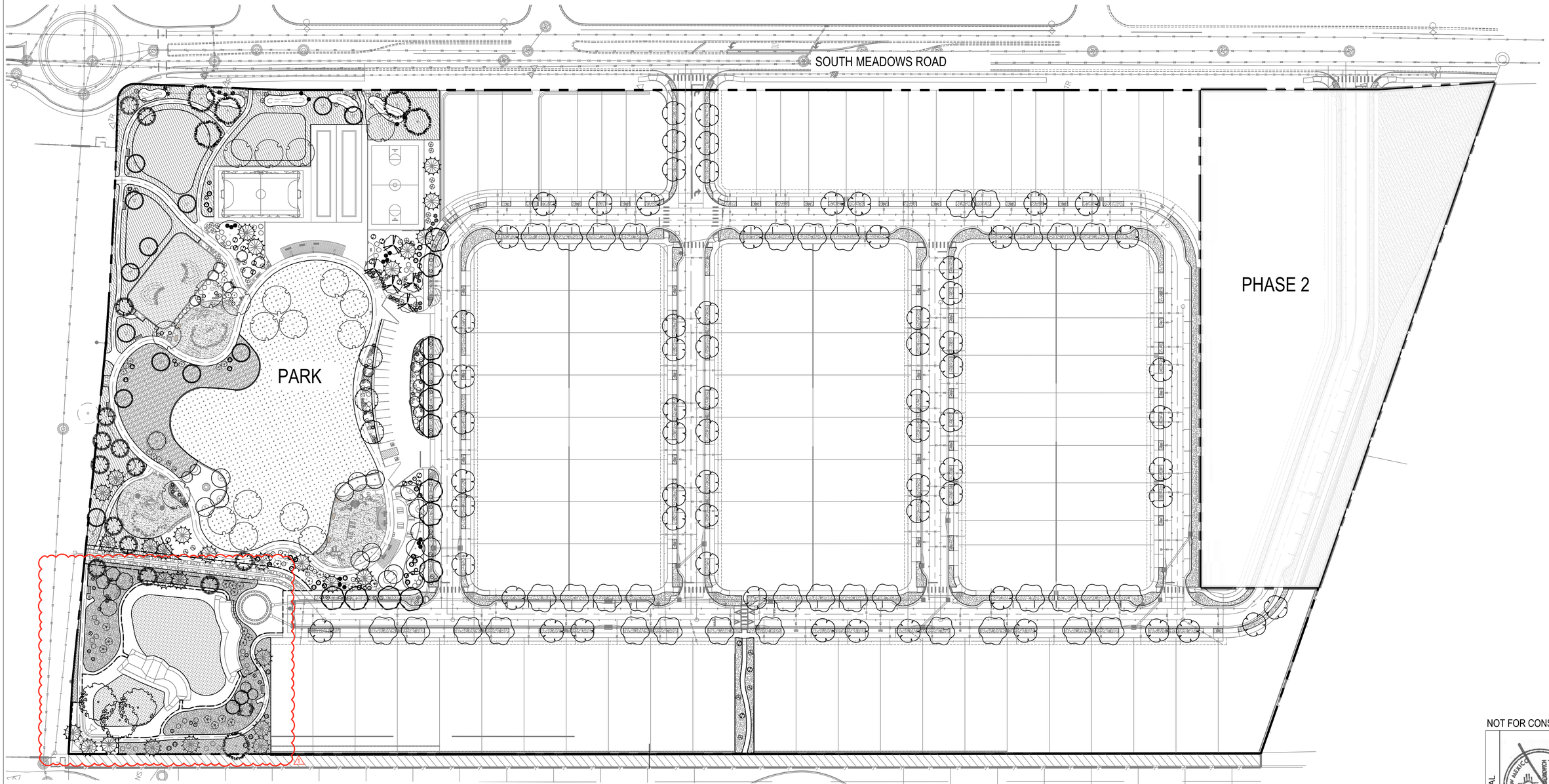
SITES SOUTHWEST

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE GRADING PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 20'	4-9



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO REMAIN
DECIDUOUS TREES	
	ACER GRANDIDENTATUM 'MESA 6' 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 STROBIFORMIS 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
	ERIGAMERIA 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'

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

NOT FOR CONSTRUCTION

SEAL

REVISIONS	DATE
PARK MODIFICATIONS	12/23/2024

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

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLANTING PLAN PARK AND SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 50'	4-10



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 STROBIFORMIS 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
	PRUNUS TOMENTOSA NANKING CHERRY
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:

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 20' 40'

Scale = 1" = 20'

NOT FOR CONSTRUCTION

SEAL

REVISIONS	DATE
PARK MODIFICATIONS	12/23/2024

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

CITY USE ONLY

CASE # 2024-7998

SITES SOUTHWEST

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 PLANTING PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 20'	4-11



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 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 STROBIFORMIS WHITE PINE

NOT FOR CONSTRUCTION

SEAL

REVISIONS	DATE
PARK MODIFICATIONS	12/23/2024

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 20' 40'

Scale = 1" = 20'

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

CITY USE ONLY

CASE # 2024-7998

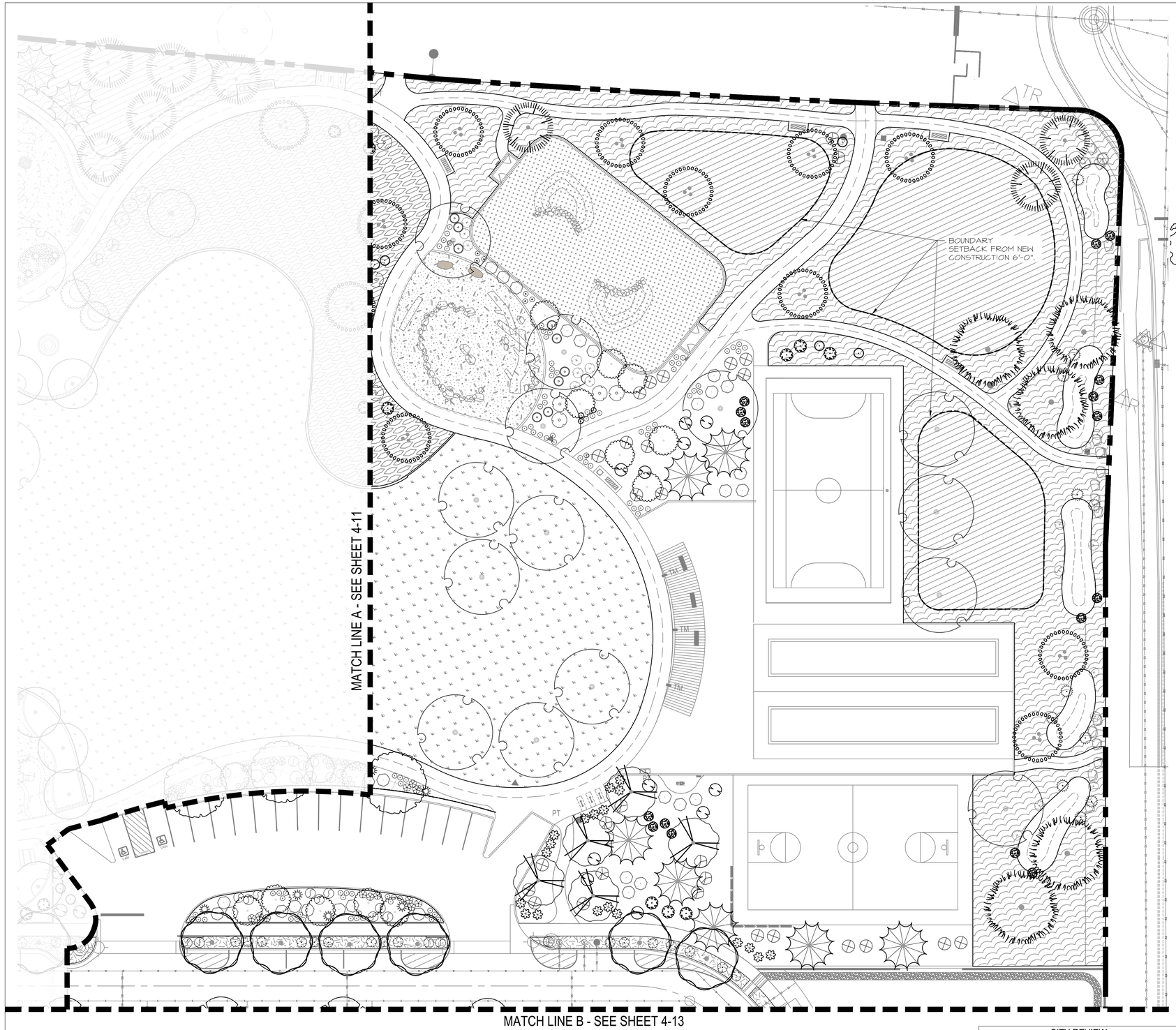
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

SITES SOUTHWEST

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLANTING PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 20'	4-11A



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 STROBIFORMIS 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
	PRUNUS TOMENTOSA NANKING CHERRY
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:

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 20' 40'

Scale = 1" = 20'

NOT FOR CONSTRUCTION

SEAL

REVISIONS	DATE
PARK MODIFICATIONS	12/23/2024

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

CASE # 2024-7998 CITY USE ONLY

SITES SOUTHWEST

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 PLANTING PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 20'	4-12

MATCH LINE B - SEE SHEET 4-11 & 4-12

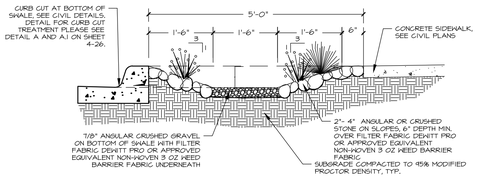
PLANT SCHEDULE

SYMBOL	DESCRIPTION	QTY.
	REVEGETATION SEED MIX. SEE SEED LIST ON SHEET 4-00	6,875 SF
	LANDSCAPE STRIP THROUGHOUT SUBDIVISION	40,655 SF

NOTE:

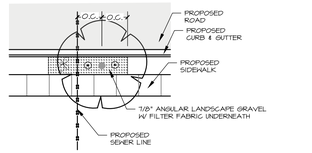
1. NO TREE & SHRUB PLANTING IN PHASE 2 AREA
2. GRADING & UTILITIES SEE CIVIL PLANS.
3. PRELIMINARY LAYOUT FOR DRIVE PADS FOR LOTS. LOCATION IS NOT FINALIZED.

TYPICAL PLANTING FOR SUBDIVISION LANDSCAPE



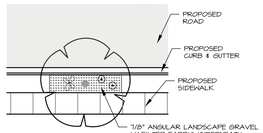
(A) COBBLESTONE SWALE @ SUBDIVISION (TYPICAL) CROSS SECTION

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.



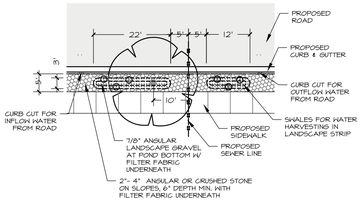
(1) TYPICAL A: LANDSCAPE STRIP WITH UTILITIES UNDERNEATH

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

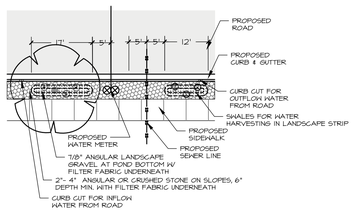
NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. LANDSCAPE PLANTING (1) ONE TREE AND (3) THREE SHRUBS



(3) TYPICAL C: COBBLESTONE SWALE W/ UTILITES

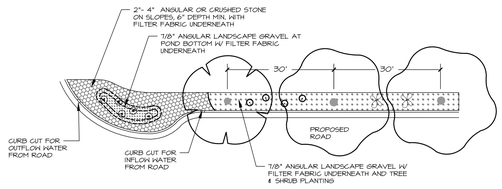
NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.
2. SEE DETAIL A FOR TYPICAL CROSS SECTION OF SWALE.
3. TREE PLANTING SHALL BE MIN OF 5' AWAY OF ANY UTILITY LINES.

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.

CASE # 2024-7998

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
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

SEAL

STATE OF NEW MEXICO
GEORGE E. BROKOVICH
092
REGISTERED LANDSCAPE ARCHITECT
3-15-25

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

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLANTING PLAN SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 30'	4-13

MATCH LINE C - SEE SHEET 4-13

PHASE 2

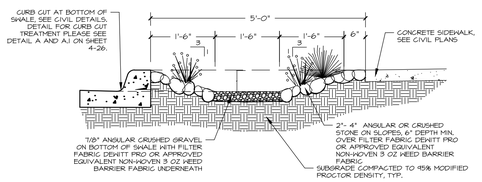
PLANT SCHEDULE

SYMBOL	DESCRIPTION	QTY.
	REVEGETATION SEED MIX. SEE SEED LIST ON SHEET 4-00	6,875 SF
	LANDSCAPE STRIP THROUGHOUT SUBDIVISION	40,655 SF

NOTE:

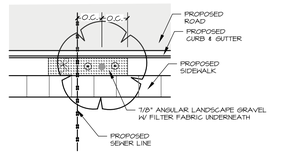
1. NO TREE & SHRUB PLANTING IN PHASE 2 AREA
2. GRADING & UTILITIES SEE CIVIL PLANS.
3. PRELIMINARY LAYOUT FOR DRIVE PADS FOR LOTS. LOCATION IS NOT FINALIZED.

TYPICAL PLANTING FOR SUBDIVISION LANDSCAPE



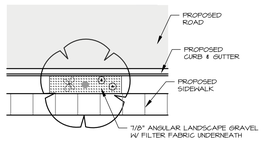
A COBBLESTONE SWALE @ SUBDIVISION (TYPICAL) CROSS SECTION

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.



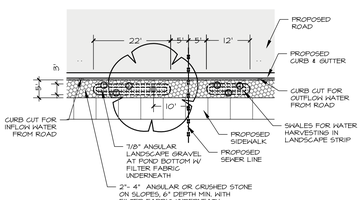
1 TYPICAL A: LANDSCAPE STRIP WITH UTILITIES UNDERNEATH

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.

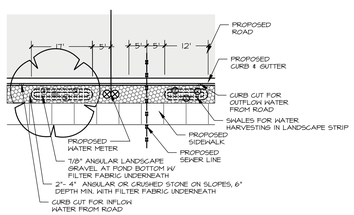
0 30' 60'

Scale = 1" = 30'

NOTE:

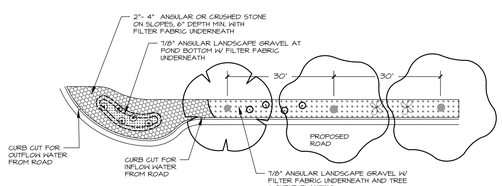
1. FOR PLANTING DETAILS SEE SHEET 4-23.
2. FOR HARDSCAPE MATERIALS SEE PLANS 4-3 THROUGH 4-6.
3. FOR PLANT QUANTITIES SEE SHEET 4-00.
4. FOR PLANTING WATER USE SEE SHEET 4-00.

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 SHALE.

CASE # 2024-7998

REVISIONS	DATE
1 PARK MODIFICATIONS	12/23/2024
2	
3	
4	
5	
6	
7	

SEAL

STATE OF NEW MEXICO — GEORGE T. HOROWITCH — 092 — REGISTERED LANDSCAPE ARCHITECT — 3-15-25

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

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE PLANTING PLAN SUBDIVISION

DATE:	SCALE:	SHEET:
MARCH 2025	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.

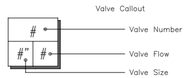
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAINBIRD PGA-PRS-D- GLOBE 1", 1-1/2", 2" ELECTRIC REMOTE CONTROL VALVE, GLOBE, WITH PRESSURE REGULATOR MODULE. INSTALL PER DETAIL B/L006
	ISOLATION VALVE CHAMPION BRASS MANUAL STRAIGHT INLINE VALVE, RS SERIES. SIZE TO MAIN LINE. SEE DETAIL F/L005.
MV2 MV3	RAIN BIRD 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 OTHERWISE 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"



DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

VALVE_SCHEDULE

1 ½" 20	2 ½" 7.5	3 ½" 13.5	4 ½" 38	5 1" 32.5	6 ½" 20.8	7 ½" 20.5	8 ½" 38.3
9 ½" 2.25	10 ½" 5.5	11 ½" 17.5	12 ½" 19.6	13 ½" 16.5	14 ½" 34.8	15 ½" 52.2	16 ½" 38.3
17 ½" 41.8	18 ½" 20.9	19 ½" 45.2	20 ½" 38.3	21 ½" 18.9	22 ½" 8.75	23 ½" 33	24 ½" 12.3
25 ½" 16.5	26 ½" 14	27 ½" 32.6	28 ½" 19.5	29 ½" 48.1	30 ½" 7	31 ½" 6.25	32 ½" 45.5
33 ½" 29.1	34 ½" 21	35 ½" 47.7	36 ½" 4.5	37 ½" 21	38 ½" 24	39 1" 31.5	40 ½" 11.9
41 ½" 9.2	42 ½" 21	43 ½" 12.2	44 ½" 7.49	45 ½" 12.9	46 ½" 13.5	47 ½" 17.8	48 ½" 10.6
49 ½" 17.3	50 ½" 11.7	51 ½" 11.3	52 ½" 25.2	53 ½" 15.3	54 ½" 34.8	55 ½" 2	56 ½" 1.5
57 ½" 18	58 ½" 10.1	59 ½" 18.6	60 1" 22.8	61 1" 22.5	62 1" 17.5	63 1" 16.5	

REVISIONS	DATE
1 PARK MODIFICATIONS	12/23/2024
2	
3	
4	
5	
6	
7	

SEAL: STATE OF NEW MEXICO · GEORGE E. BORONOVICH · 092 · REGISTERED LANDSCAPE ARCHITECT · 3-15-25

CITY REVIEW

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

CITY USE ONLY

CASE # 2024-7998

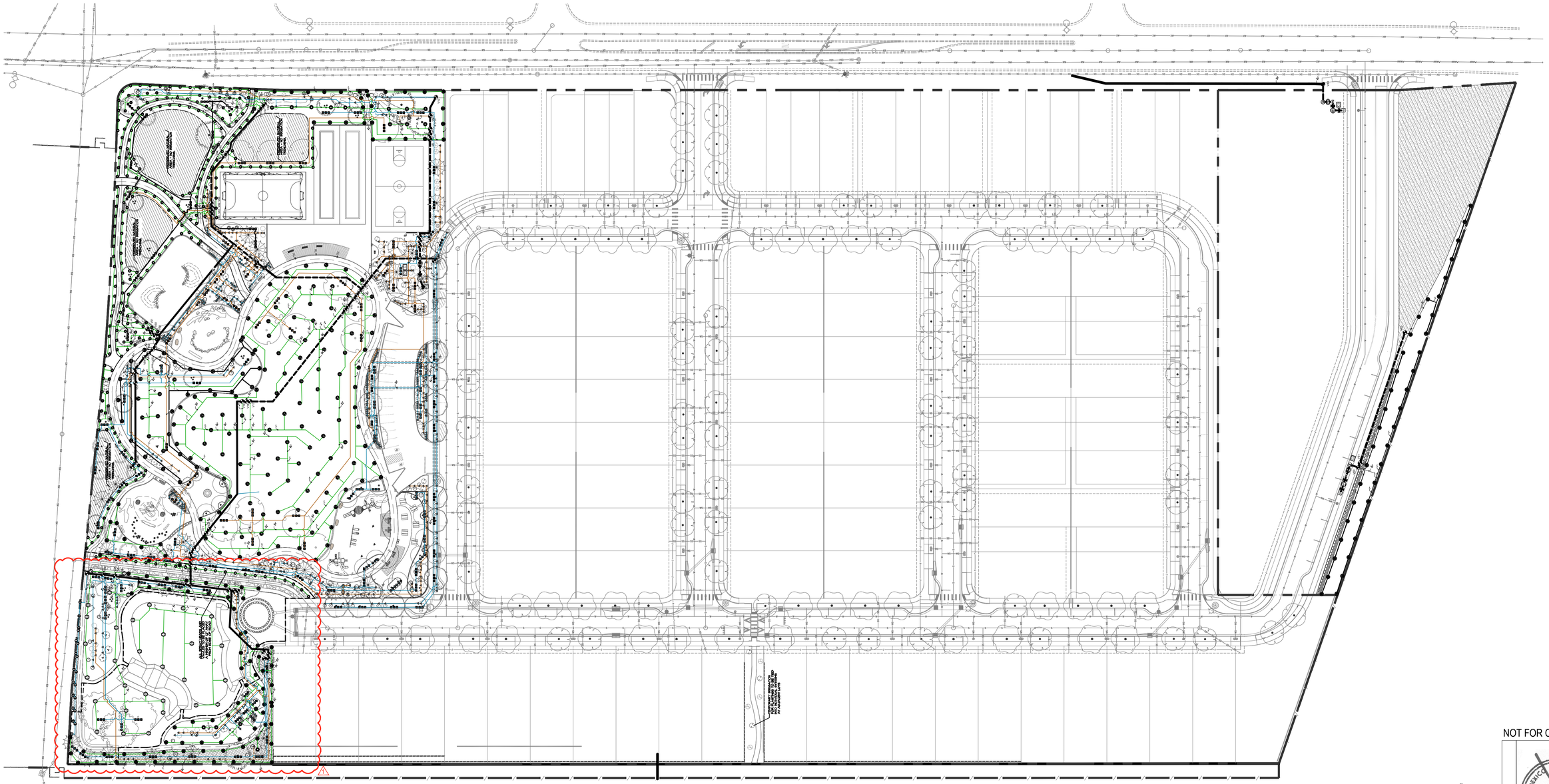
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION SCHEDULE

DATE:	SCALE:	SHEET:
MARCH 2025	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'

NOT FOR CONSTRUCTION

SEAL

STATE OF NEW MEXICO — GEORGE E. HOUSEWORTH — 7262 — REGISTERED LANDSCAPE ARCHITECT — 3-18-25

REVISIONS	DATE
PARK MODIFICATIONS	12/23/2024

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

CASE # 2024-7998

CITY USE ONLY

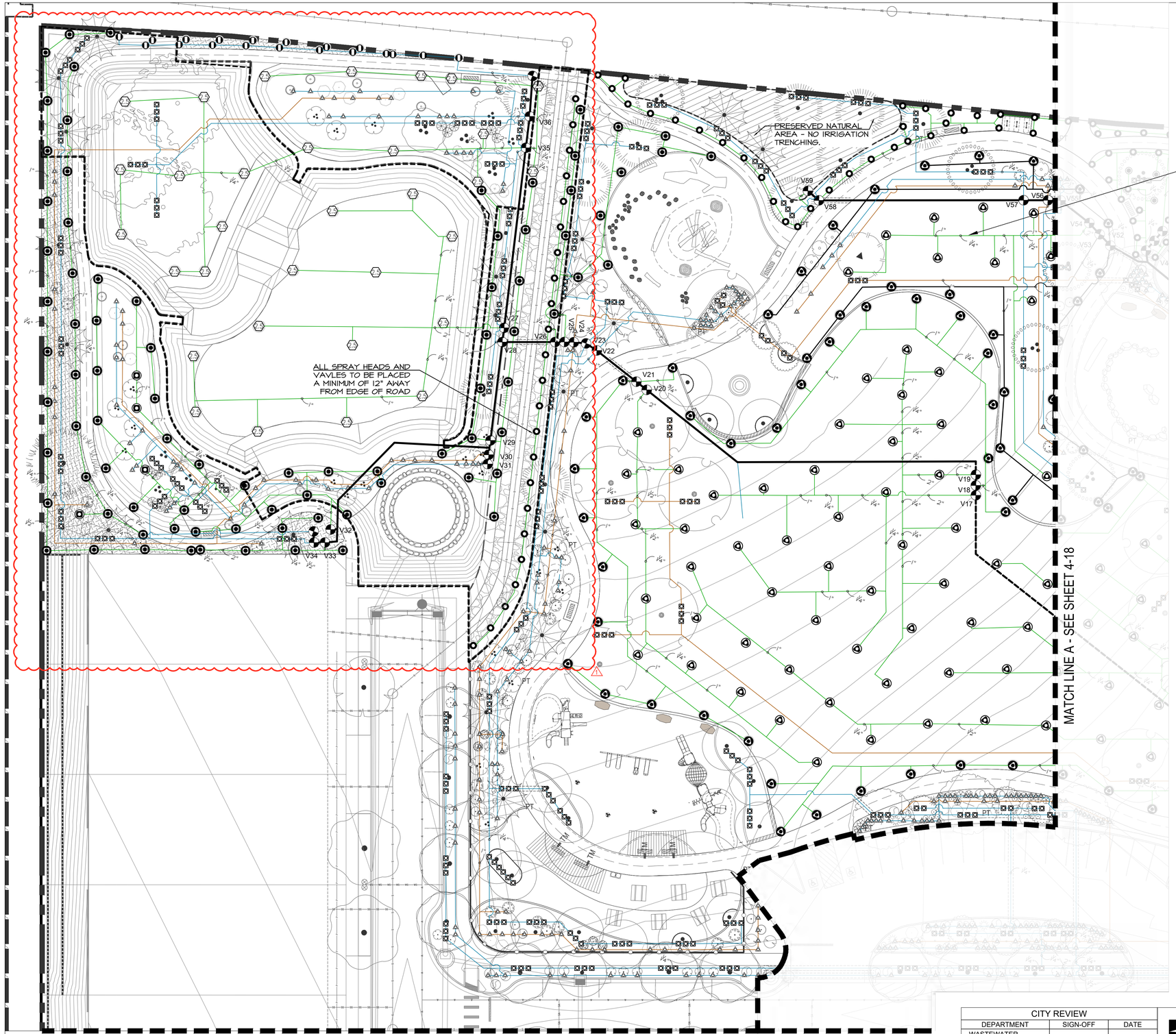
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

SITES SOUTHWEST

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION PLAN
PARK & SOUTH MEADOWS RD

DATE:	SCALE:	SHEET:
MARCH 2025	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

NOT FOR CONSTRUCTION

SEAL

REVISIONS	DATE
PARK MODIFICATIONS	12/23/2024

Scale = 1" = 20'

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		

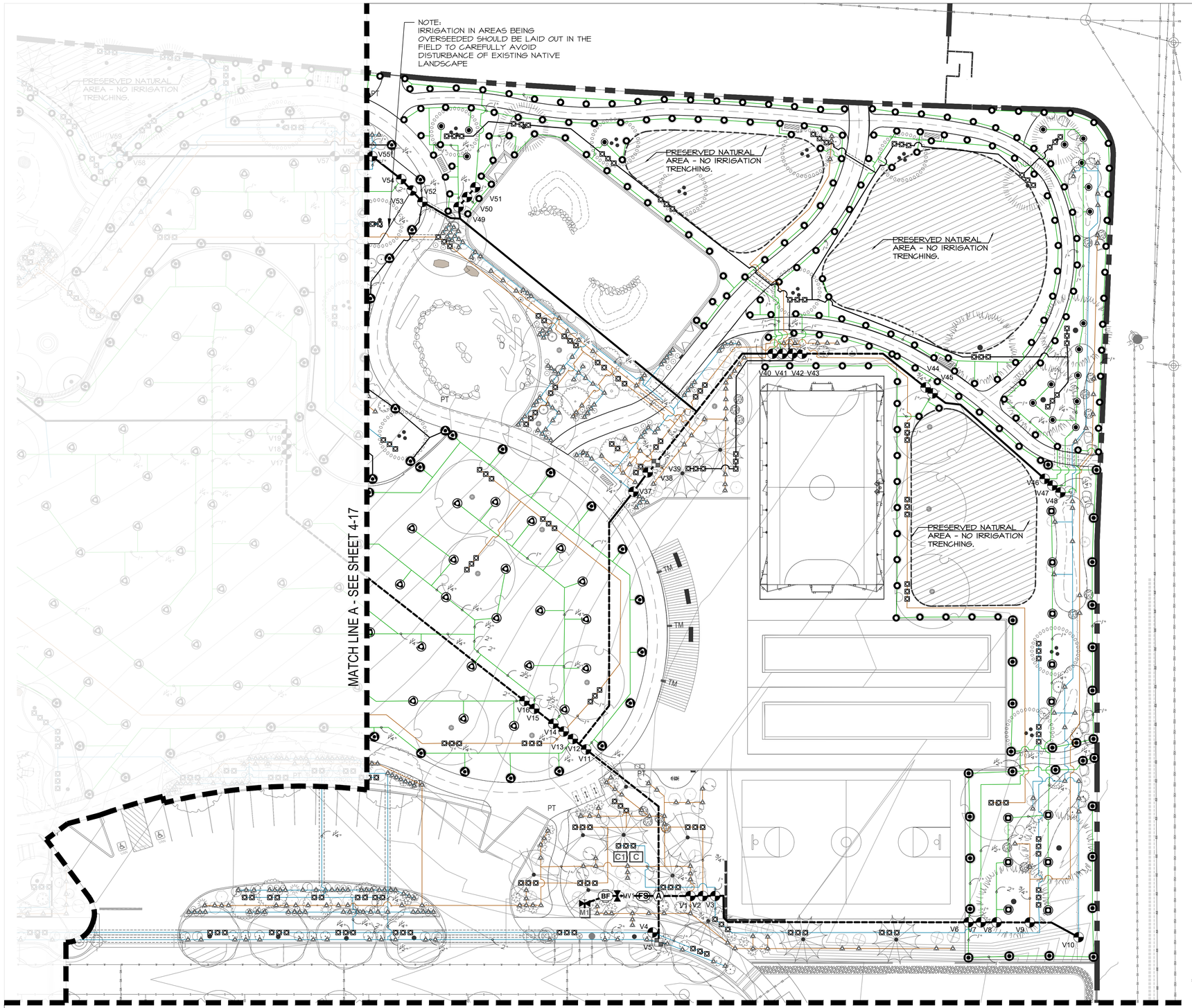
CITY USE ONLY

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 IRRIGATION PLAN PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 20'	4-17



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
	DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

0 20' 40'
Scale = 1" = 20'

REVISIONS	DATE
PARK MODIFICATIONS	12/23/2024

CASE # 2024-7998

SEAL

STATE OF NEW MEXICO
GEORGE E. MADNOVICH
092
REGISTERED LANDSCAPE ARCHITECT
3-13-25

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

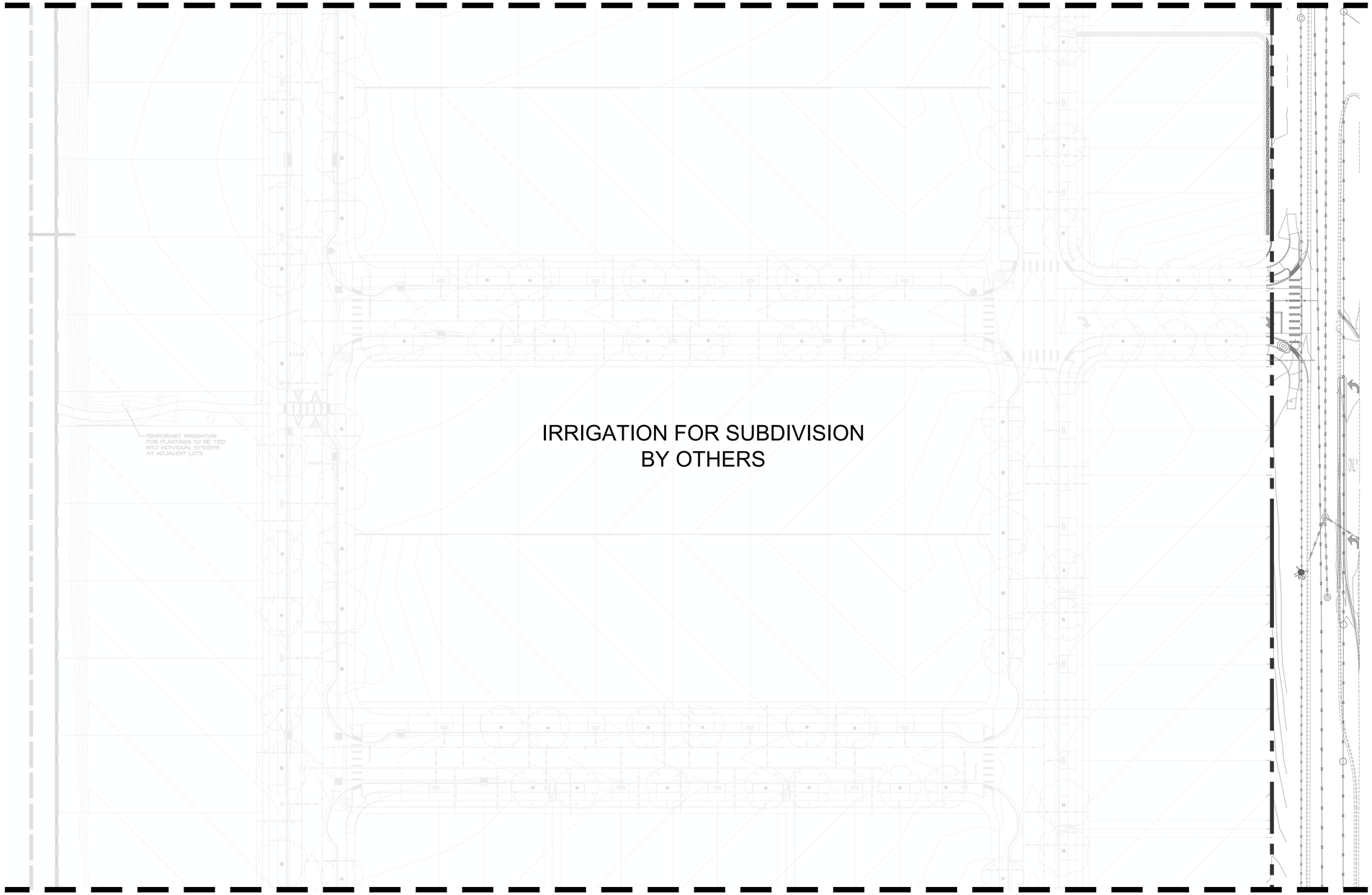
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE
IRRIGATION PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 20'	4-18



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
	DRAINAGE ACCESS AND MAINTENANCE EASEMENT FOR LOS PRADOS HOA

NOTE:
IRRIGATION ONLY SHOWN FOR SOUTH MEADOWS ROAD

REVISIONS	DATE
△ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

CASE # 2024-7998

SEAL

STATE OF NEW MEXICO
GEORGE E. KRONOVICH
092
REGISTERED LANDSCAPE ARCHITECT
3-13-25

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

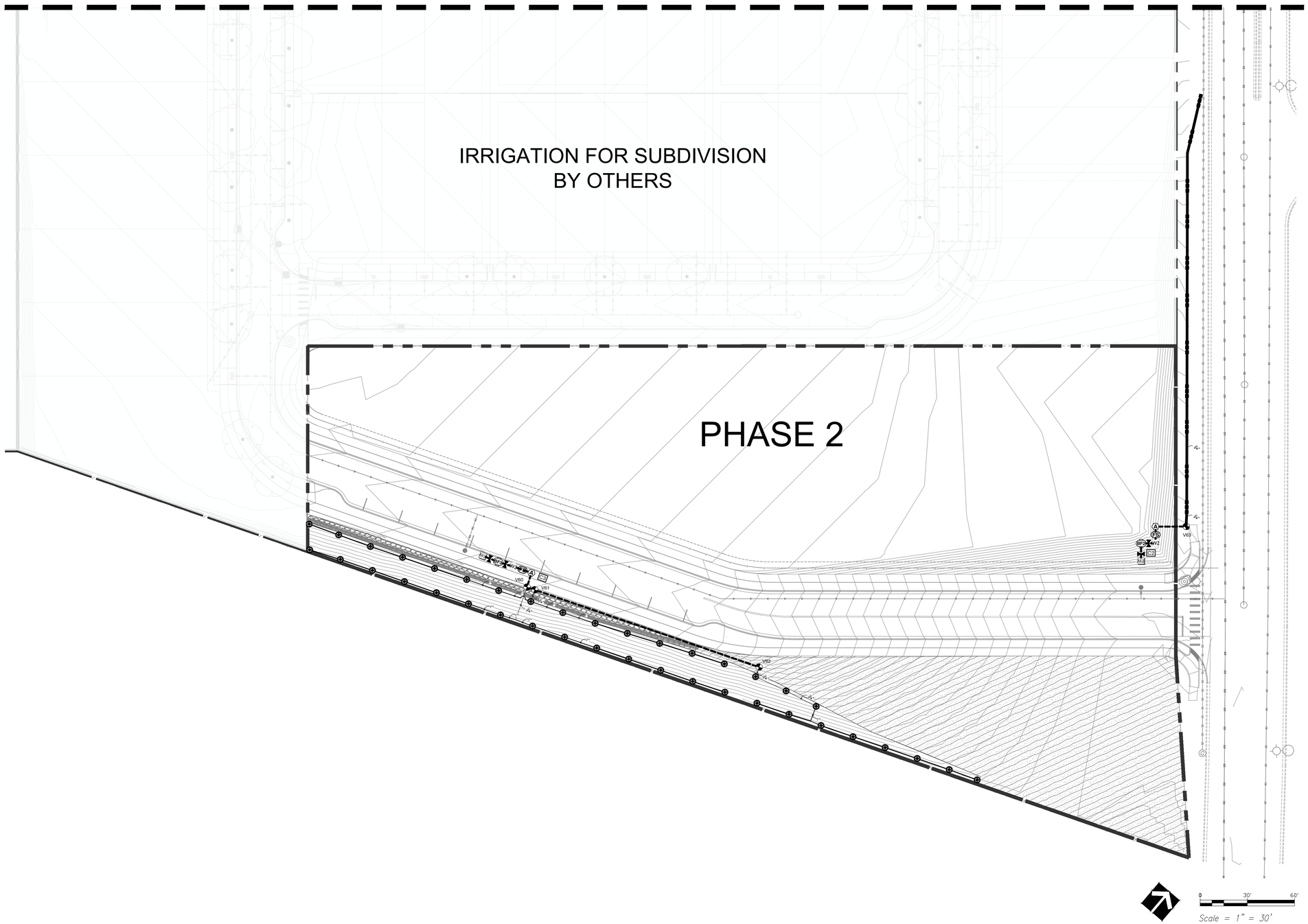
NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE
IRRIGATION PLAN
SOUTH MEADOWS RD

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 30'	4-19

MATCH LINE C - SEE SHEET 4-19



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

NOTE:
IRRIGATION ONLY SHOWN FOR SOUTH MEADOWS ROAD

REVISIONS	DATE
△ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	

CASE # 2024-7998

SEAL

STATE OF NEW MEXICO
GEORGE E. BROWITCH
092
REGISTERED LANDSCAPE ARCHITECT
3-15-25

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

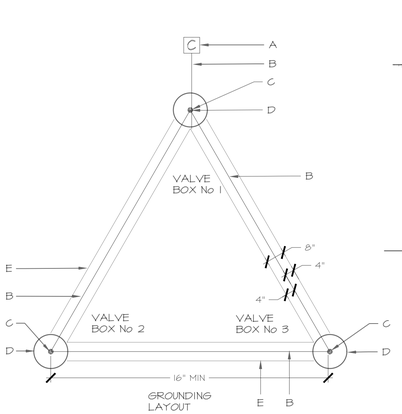
SITES SOUTHWEST

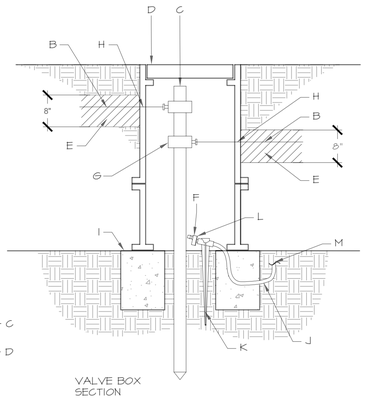
NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION PLAN SOUTH MEADOWS RD

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 30'-0"	4-20

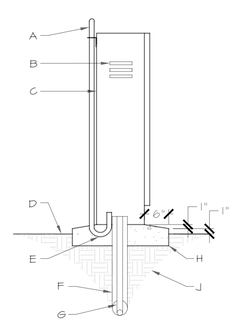


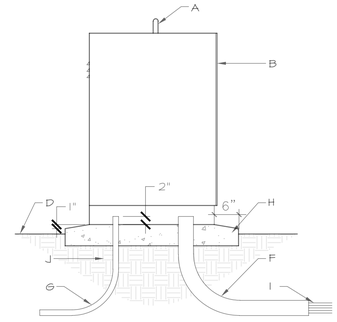


CONSTRUCTION NOTES:
A. IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND.
B. #10 AWG WIRE FROM IRRIGATION CONTROLLER TO GROUND ROD CLAMP. WIRE SHALL BE INSTALLED STRAIGHT AND TAUT.
C. 8' LENGTH GROUND ROD, QUANTITY AS REQUIRED TO ACHIEVE MAX 10 OHMS RESISTANCE (MIN 3 RODS AT EACH CONTROLLER). PLACE RODS A 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

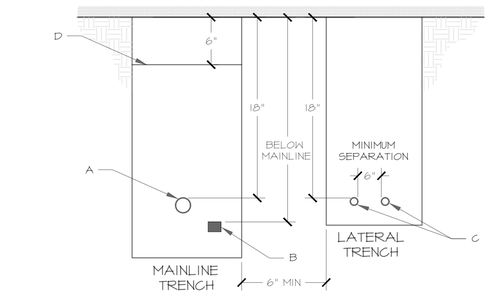




CONSTRUCTION NOTES:
A. N/A
B. IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND. INSTALL TO MANUFACTURER'S STANDARDS
C. 1" GALVANIZED CONDUIT, MOUNT TO BACK OF CONTROLLER WITH VANDAL PROOF HARDWARE.
D. FINISH GRADE.
E. 2@ 1" GALVANIZED SWEEP 90° ELBOW AND FITTINGS
F. 4" RIGID PVC LONG 90% SWEEP ELL EXTEND 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

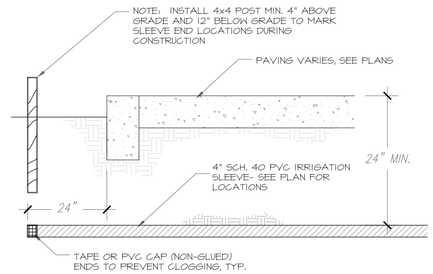


CONSTRUCTION NOTES:
A. MAINLINE PIPING- SEE PLAN FOR SIZE AND TYPE.
B. 24V DIRECT BURY ELECTRICAL WIRES, MIN 24" DEPTH OF BURY (WIRES CARRYING MORE THAN 30 VOLTS).
C. LATERAL PIPING- SEE PLAN FOR SIZE AND TYPE.
D. WARNING TAPE- 3" WIDE "IRRIGATION".

GENERAL NOTES:
1. BACKFILLL MAINLINE AND LATERAL LINE TRENCHES WITH CLEAN FILL. NO ROCKS LARGER THAN 1" DIAMETER.

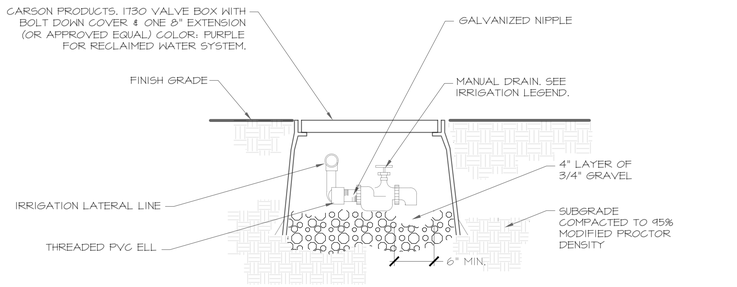
C PIPE & WIRE DEPTH OF BURY

NOT TO SCALE



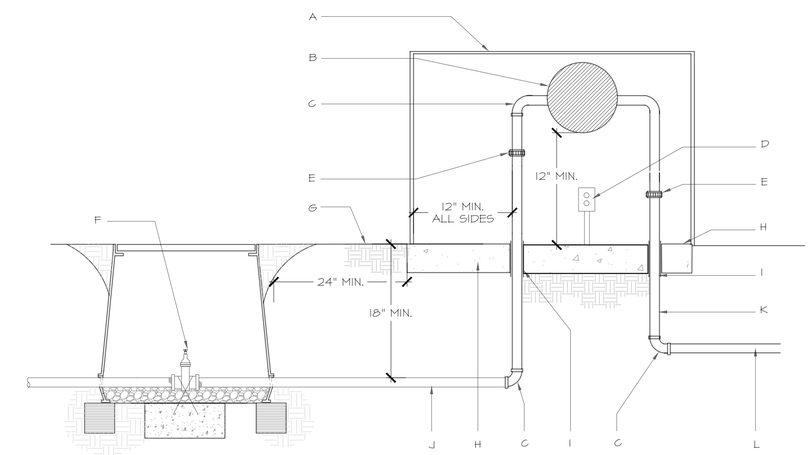
D IRRIGATION SLEEVING

NOT TO SCALE



E MANUAL DRAIN

NOT TO SCALE



CONSTRUCTION NOTES:
A. HOT 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.

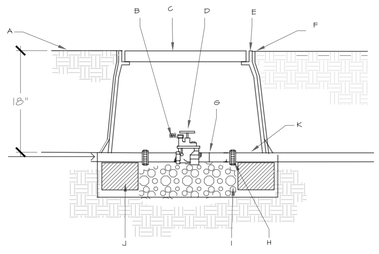
NOTE: ALL ASSEMBLIES SHOULD BE ACCESSIBLE FOR PERIODIC TESTING AND MAINTENANCE AS ESTABLISHED BY LOCAL CODES. SUGGESTED 16" MINIMUM CLEARANCE FROM TESTCOCK SIDE OF ASSEMBLY AND 12" MINIMUM CLEARANCE FROM VALVE BODY.

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

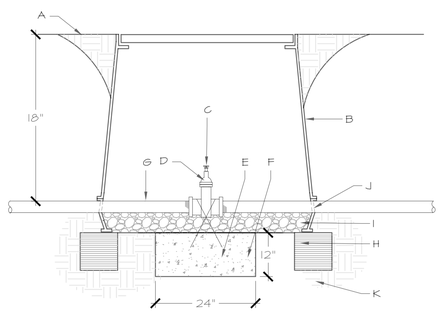
NOT TO SCALE

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
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

SEAL: STATE OF NEW MEXICO · GEORGE C. BADROVICH · 092 · REGISTERED LANDSCAPE ARCHITECT · 3-15-25

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

CITY USE ONLY

CASE # 2024-7998

SITES SOUTHWEST

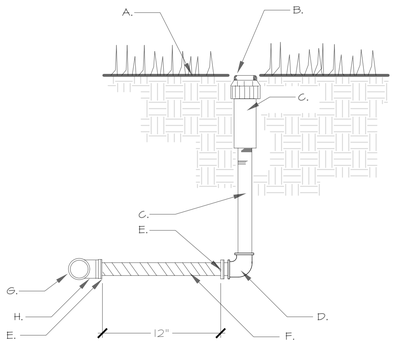
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025	NTS	4-21



GENERAL NOTES:

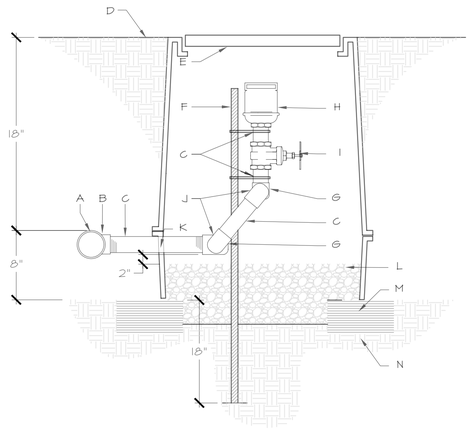
1. THIS DETAIL SHALL BE USED FOR POP-UP SHRUB SPRAY, POP-UP LAWN SPRAY, GEAR DRIVEN AND ROTARY SPRINKLER HEADS.
2. LATERAL LINE TESTING SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF THE FLEX PIPE ASSEMBLY. LATERAL TESTING SHALL BE ACCOMPLISHED BY INSTALLING A PLUG IN THE OUTLET OF LATERAL LINE TEES 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:

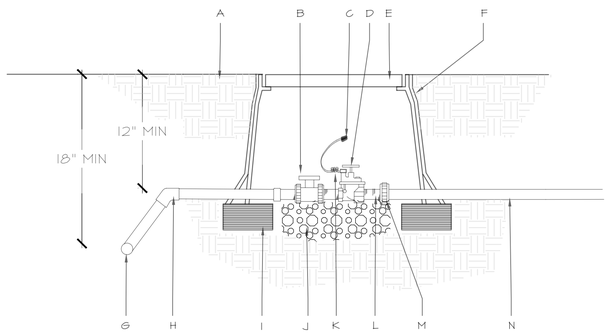
A. IRRIGATION MAINLINE.
B. IRRIGATION MAINLINE TEE.
C. SCH 80 PVC NIPPLE.
D. FINISH GRADE (FLUSH WITH VALVE BOX IN TURF, 1/2" BELOW TOP OF VALVE BOX IN MULCH).
E. CARSON, OR APPROVED EQUAL, 1730-18 VALVE BOX WITH 1730-3B BOLT DOWN COVER AND ONE 8" EXTENSION. COLOR: PURPLE FOR RECLAIMED WATER SYSTEM.
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

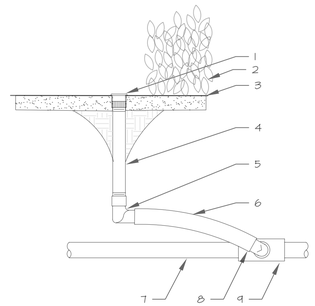


CONSTRUCTION NOTES

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

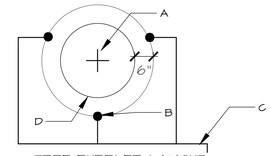
NOT TO SCALE



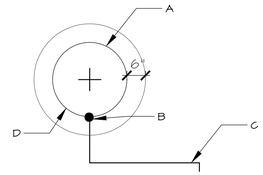
BUBBLER ASSEMBLY

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 ¾" SCH 80 NIPPLE. LENGTH AS REQUIRED.
5. ¾" 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. ¾" 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.

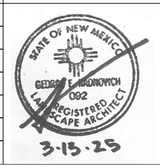
D IRRIGATION BUBBLER @ TREE AND SHRUB

NOT TO SCALE

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

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

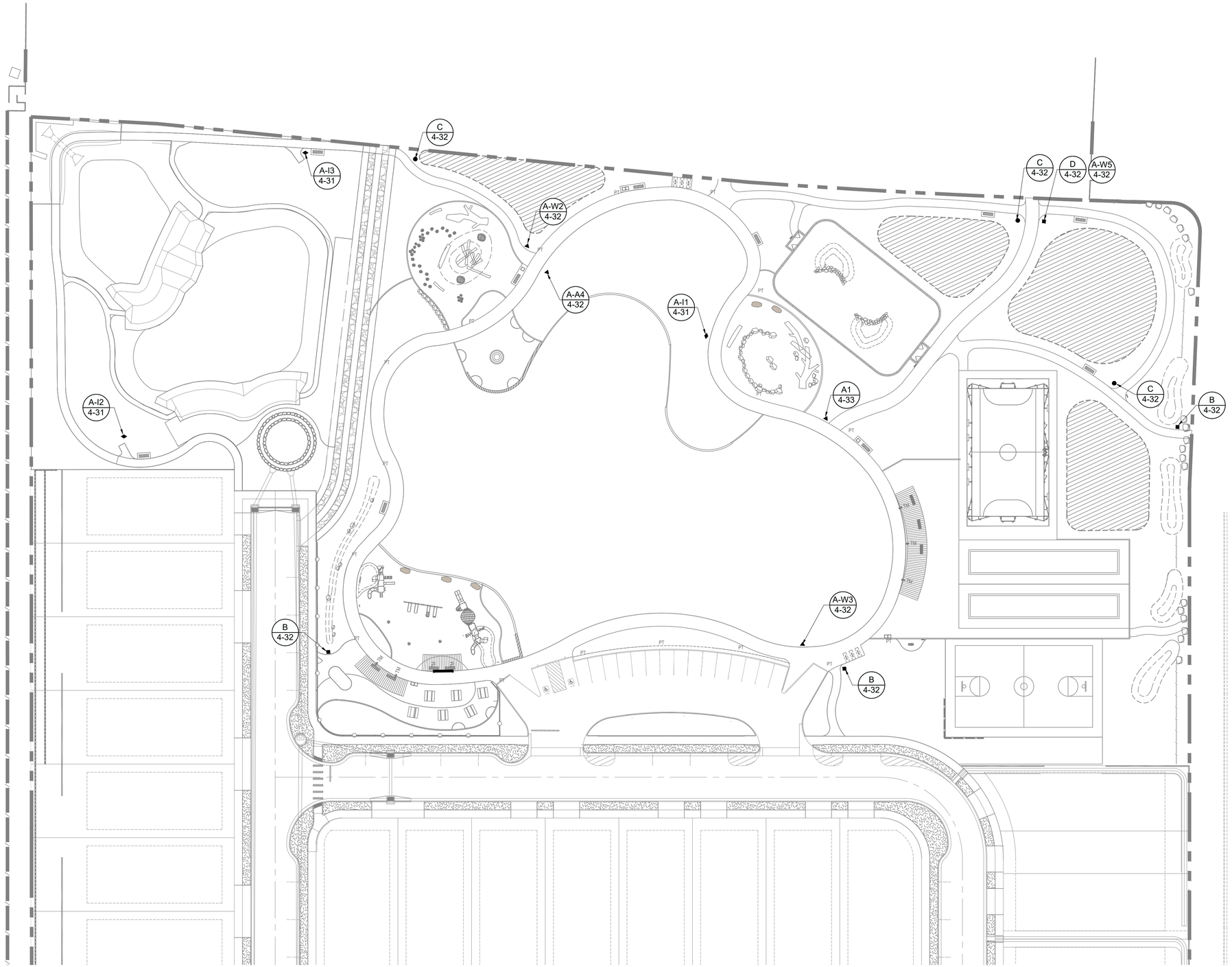
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE IRRIGATION DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025	NTS	4-22



SIGNAGE LEGEND

XX / X-XX — CALLOUT DETAIL NUMBER

- ■ PARK ENTRY SIGN. SEE DETAIL SHEET B/4-32.
- ◆ INTERPRETATIVE SIGN. SEE DETAIL SHEET 4-31.
- ● "LANDSCAPE TO BE PROTECTED" SIGN. SEE DETAIL SHEET 4-30.
- ▲ WAYFINDING SIGN. SEE DETAIL SHEET A/4-32.

NOTE:
1. WAYFINDING AND INTERPRETATIVE SIGNS SHALL MEET SIZE AND HEIGHT PER CITY CODE OF SANTA FE. LANGUAGE APPROVAL WILL BE REQUIRED BY CITY STAFF.
2. SIGNAGES FIELD VERIFY LOCATION AND ORIENTATION WITH OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

0 30' 60'
Scale = 1" = 30'

REVISIONS	DATE
△1 PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

CASE # 2024-7998

SEAL

STATE OF NEW MEXICO
GEORGE E. RADNOVICH
092
REGISTERED LANDSCAPE ARCHITECT
3-13-25

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:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

NOT FOR CONSTRUCTION

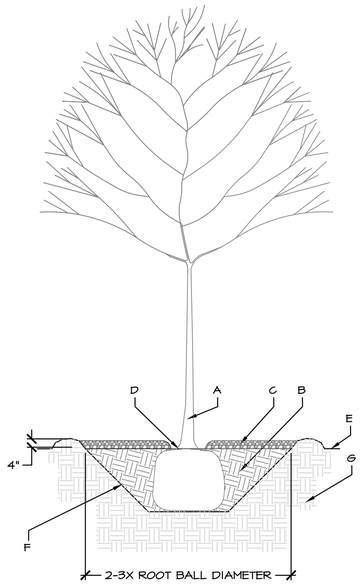
FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE SIGNAGE PLAN
PARK

DATE:	SCALE:	SHEET:
MARCH 2025	1" = 30'	4-S1

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:

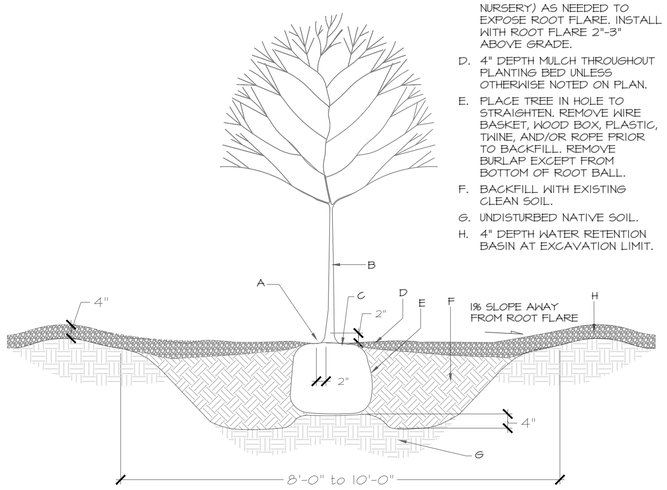
A. TREE.
B. BACKFILL WITH EXISTING SOIL.
C. 4" DEPTH OF MULCH PER PLANS.
D. 4" SPACE BETWEEN MULCH AND TREE.
E. FINISH GRADE.
F. SLOPE ON SIDES OF PLANTING HOLE.
G. UNDISTURBED SOIL.

A TREE PLANTING, BALL & BURLAP

NOT TO SCALE

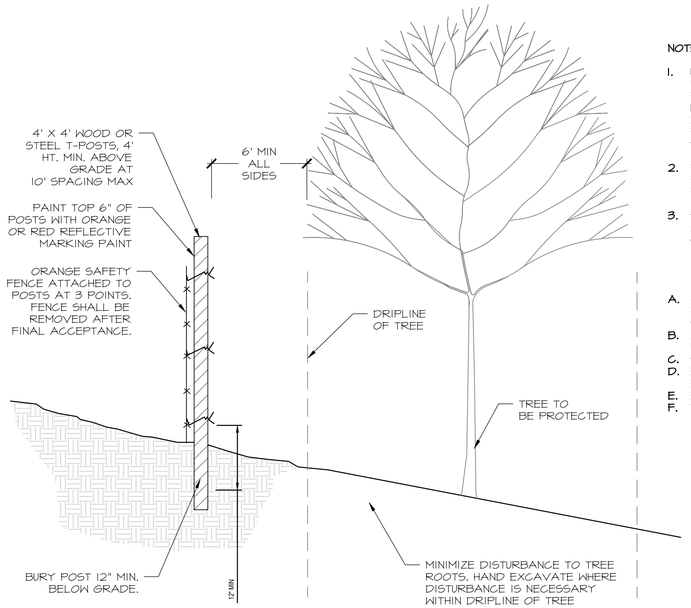
CONSTRUCTION NOTES:

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.

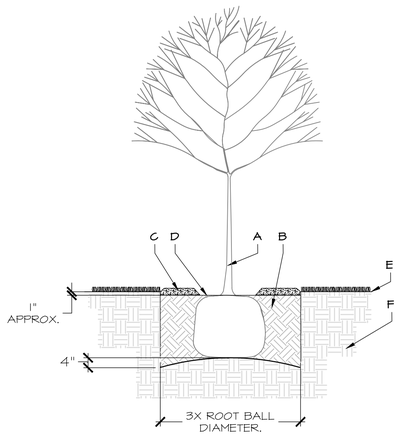
A. 4' x 4' WOOD OR STEEL T-POSTS, 4" HT. MIN. ABOVE GRADE AT 1' SPACING MAX.
B. WELDED WIRE PANELS FASTENED TO POSTS.
C. SILT FENCE.
D. BOTTOM 12" MIN. OF SILT FENCE BURIED AT 6" DEPTH MIN.
E. BURY POST 12" MIN. BELOW GRADE.
F. TREE TO BE PROTECTED.

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.

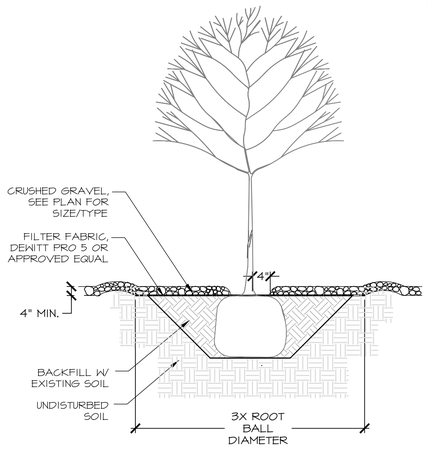


GENERAL NOTES:

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:

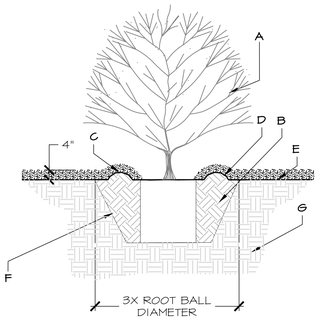
1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
3. REMOVE CONTAINER AND CUT 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

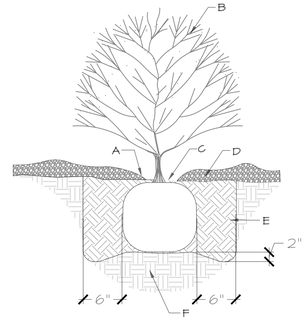
CONSTRUCTION NOTES:

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
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

CASE # 2024-7998

SEAL

STATE OF NEW MEXICO
GEORGE E. HOROWITCH
092
REGISTERED LANDSCAPE ARCHITECT
3-13-25

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

NOT FOR CONSTRUCTION

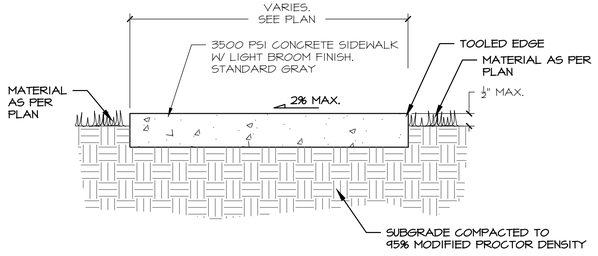
FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025	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.

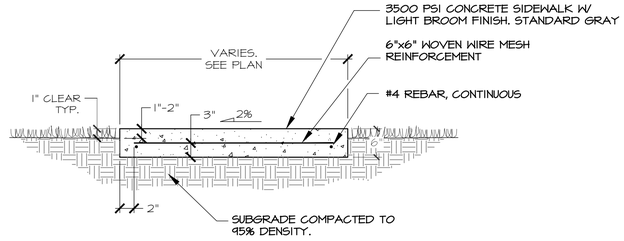


A 4" CONCRETE MATERIALS

NOT TO SCALE

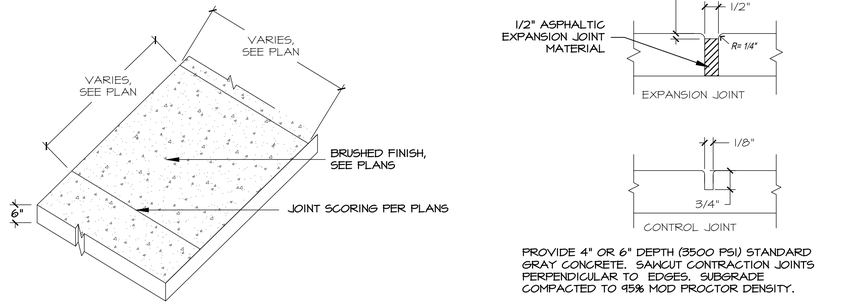
CONSTRUCTION NOTES:

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



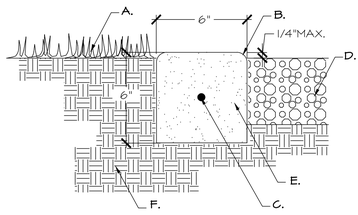
PROVIDE 4" OR 6" DEPTH (3500 PSI) STANDARD GRAY CONCRETE. SAWCUT CONTRACTION JOINTS PERPENDICULAR TO EDGES. SUBGRADE COMPACTED TO 95% MOD PROCTOR DENSITY.

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.

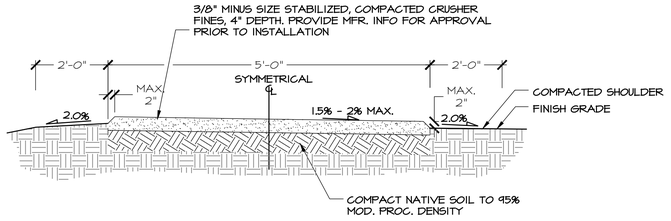
CONSTRUCTION NOTES
A. FINISH GRADE TURF
B. TOOLED EDGE.
C. #3 REBAR, HORIZONTAL AND CONTINUOUS.
D. MATERIAL VARIES, SEE PLAN.
E. 3500 PSI CONCRETE EDGER.
F. 6" SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY, TYP.

D CONCRETE EDGER CURB

NOT TO SCALE

NOTES:

1. ALL AGGREGATE DEPTHS TO BE 4" UNLESS OTHERWISE NOTED.
2. CRUSHER FINES TO BE COMPACTED, SPRAYED WITH WATER, THEN RE-COMPACTED. PER STABILIZER MANUFACTURER SPECIFICATIONS
3. CONTRACTOR SHALL PROVIDE SAMPLE OF CRUSHER FINES & MANUFACTURER INFORMATION FOR STABILIZER ALONG WITH A MAINTENANCE PLAN TO MAINTAIN ADA COMPLIANCE TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
4. GRADING PER GRADING PLAN.
5. INSTALLATION OF STABILIZER PER MANUFACTURER'S SPECIFICATIONS. MFR: ORGANIC-LOCK PROVIDED BY ENVIROBOND PRODUCTS CORPORATION, www.ORGANIC-LOCK.COM
6. INSTALL MIN. 16 SF OF STABILIZED CRUSHED AGGREGATE PAVING INCLUDING BASE COURSE, AT LOCATION APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
7. SEE SPECIFICATION DETAIL B SHEET 4-26.



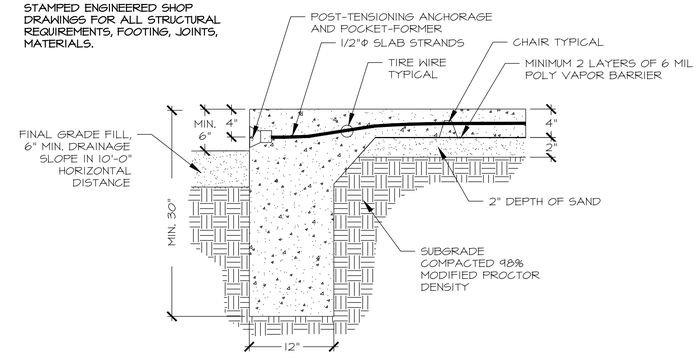
E COMPACTED & STABILIZED CRUSHER FINES TRAIL

OPEN SPACE TRAIL

NOT TO SCALE

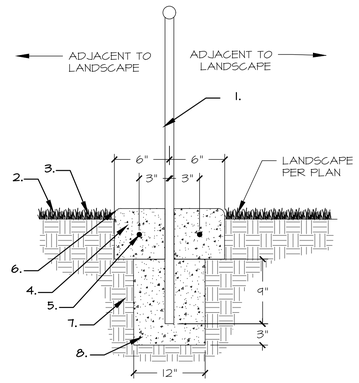
NOTES:

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:

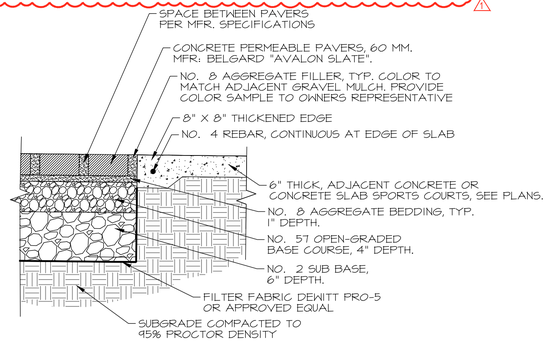
A. TOP OF EDGER SHALL FOLLOW FINISH GRADE OR MATCH GRADES SHOWN ON PLANS

G CONCRETE EDGER AT FENCE

NOT TO SCALE

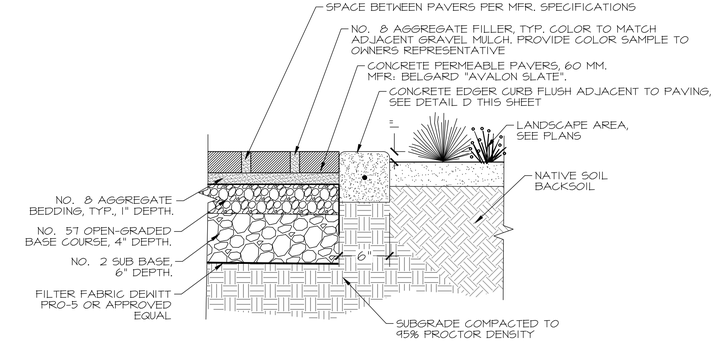
NOTES APPLY FOR DETAILS H & I ON THIS SHEET

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
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

CASE # 2024-7998

SEAL

STATE OF NEW MEXICO · GENEVIEVE HOROWITCH · 092 · REGISTERED LANDSCAPE ARCHITECT · 3-15-25

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

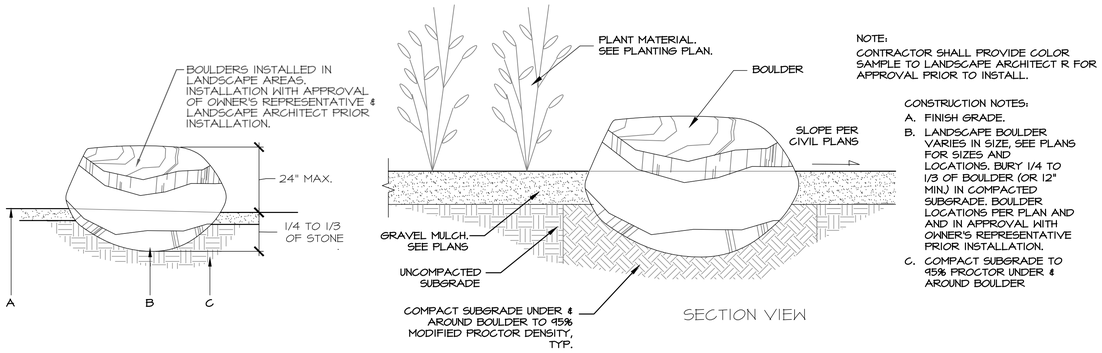
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025	NTS	4-24

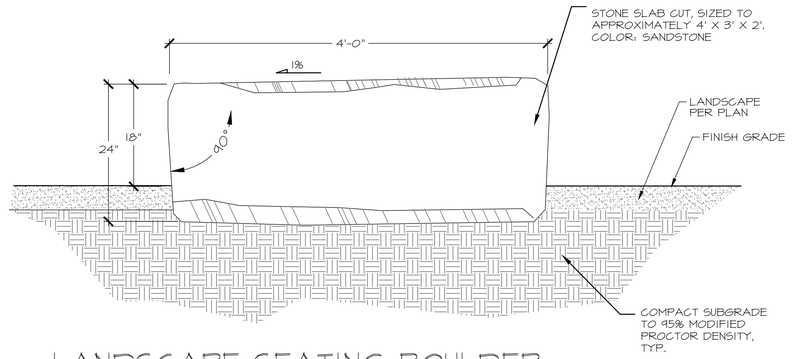


NOTE:
CONTRACTOR SHALL PROVIDE COLOR SAMPLE TO LANDSCAPE ARCHITECT R FOR APPROVAL PRIOR TO INSTALL.

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

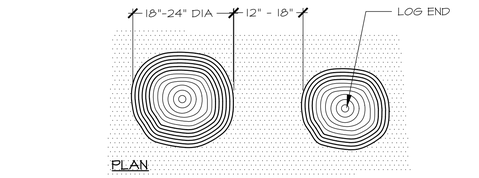
NOT TO SCALE

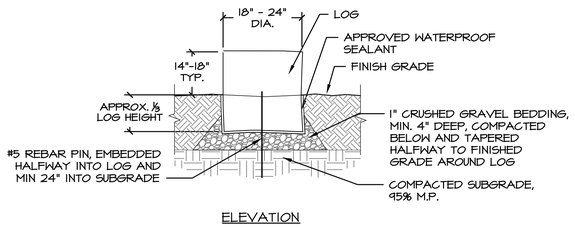


NOTES:
1. LOCATIONS TO BE FIELD VERIFIED BY OWNER'S REPRESENTATIVE. BURY 1/4 OF SLAB IN COMPACTED SUBGRADE.
2. TOP SURFACE OF STONE SHALL BE HORIZONTAL AND UNIFORM.

B LANDSCAPE SEATING BOULDER

NOT TO SCALE

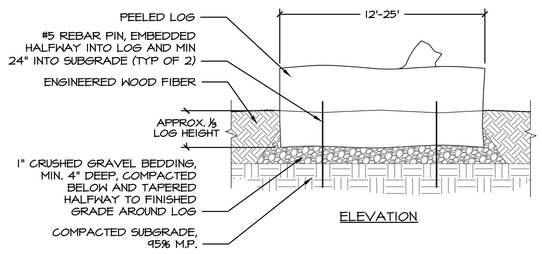




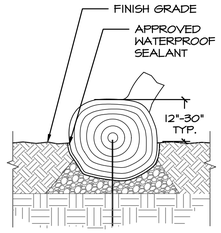
ELEVATION

GENERAL NOTES APPLY FOR DETAILS E&F&G/LC-502:

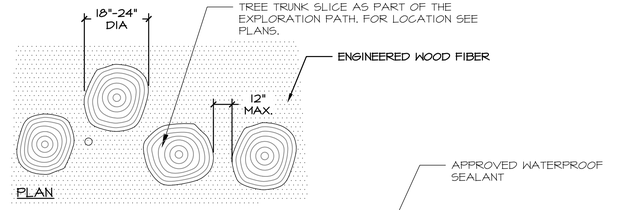
1. WOOD PRESERVATIVE APPLICATION: ALL EXPOSED WOOD TO BE TREATED WITH SOLUTION OF 1/2 BOILED LINSEED OIL, 1/2 MINERAL SPIRITS. SPRAY OR BRUSH UNTIL WOOD REACHES SATURATION. ALLOW CUT LOGS TO DRY FOR AT LEAST 30 DAYS PRIOR TO APPLICATION OF PRESERVATIVES.
2. BURIED PORTION OF LOGS TO BE COATED WITH APPROVED 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.

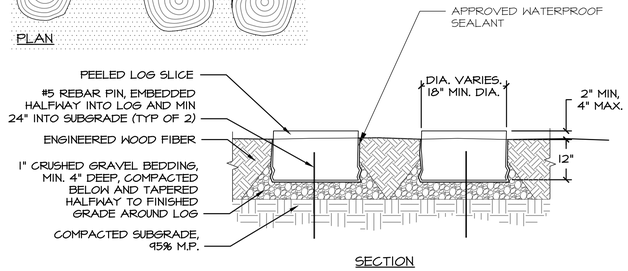


ELEVATION



SECTION





SECTION

C WOOD LOG SEATING @ NATURAL PLAYGROUND

NOT TO SCALE

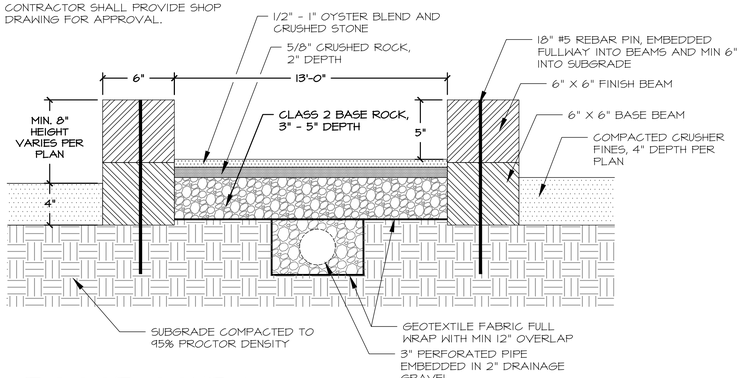
D HORIZONTAL LOG SCULPTURE @ NATURAL PLAYGROUND

NOT TO SCALE

E WOOD SLICE STEPPING STONES @ NATURAL PLAYGROUND

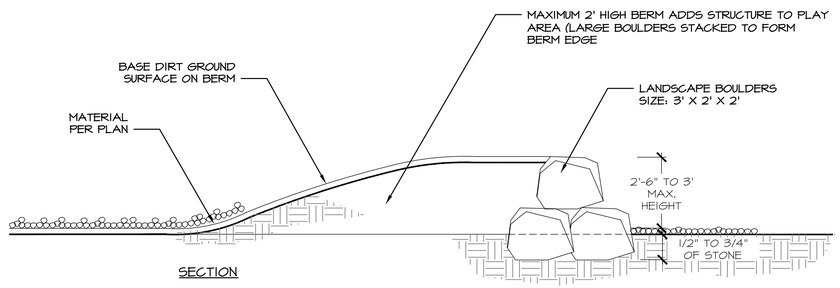
NOT TO SCALE

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

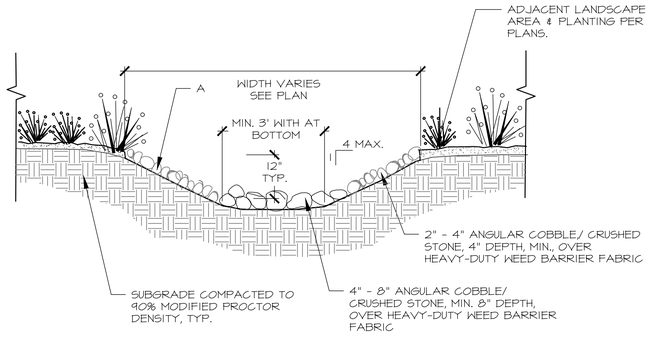
NOT TO SCALE



SECTION

G PLAY BERM @ DOG PARK

NOT TO SCALE



H COBBLESTONE SWALE

NOT TO SCALE

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

CASE # 2024-7998

SEAL

STATE OF NEW MEXICO
GEORGE E. ARGYROPOULOS
092
REGISTERED LANDSCAPE ARCHITECT
3-15-25

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

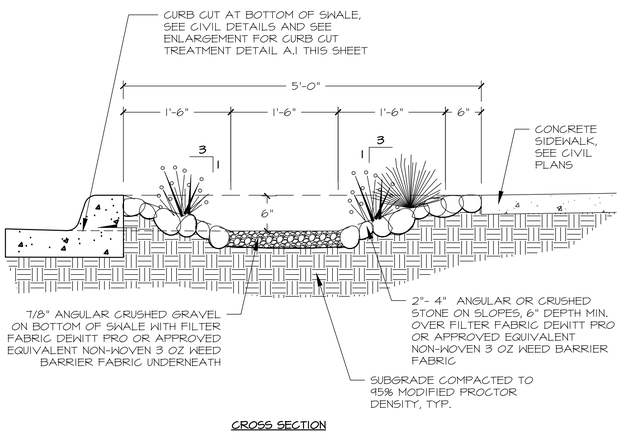
NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

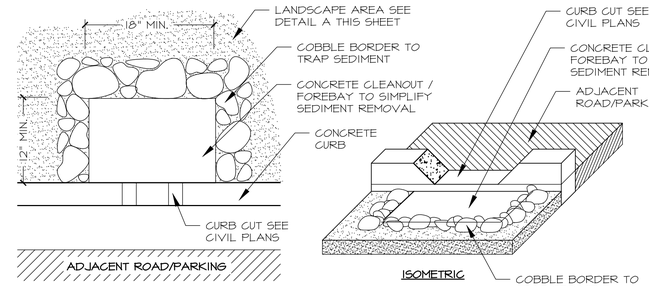
LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025	NTS	4-25

NOTES:
1. SEE CIVIL AND GRADING PLAN FOR DEPTH OF SWALE.

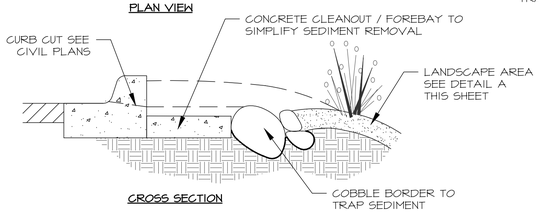


CROSS SECTION



PLAN VIEW

ISOMETRIC



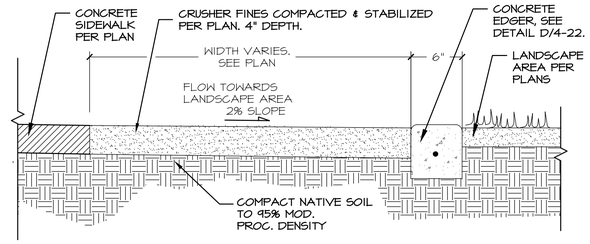
CROSS SECTION

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 FROM 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. CRUSHER FINES TO BE COMPACTED, SPRAYED WITH WATER, THEN RE-COMPACTED. PER STABILIZER MANUFACTURER SPECIFICATIONS
4. CONTRACTOR SHALL PROVIDE SAMPLE OF CRUSHER FINES & MANUFACTURER INFORMATION FOR STABILIZER ALONG WITH A MAINTENANCE PLAN TO MAINTAIN ADA COMPLIANCE TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
5. GRADING PER GRADING PLAN.
6. INSTALLATION OF STABILIZER PER MANUFACTURER'S SPECIFICATIONS. MFR: ORGANIC-LOCK PROVIDED BY ENVIROBOND PRODUCTS CORPORATION, WWW.ORGANIC-LOCK.COM
7. INSTALL MIN. 16 SF OF STABILIZED CRUSHED AGGREGATE PAVING INCLING BASE COURSE, AT LOCTAION APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.



INSTALLATION STABILIZED & COMPACTED CRUSHER FINES AGGREGATE
CONTRACTOR SHALL FOLLOW MANUFACTURER'S SPECIFICATION WWW.ORGANIC-LOCK.COM
1. Ensure that the subgrade and base are properly graded and compacted to required specifications.
2. Do not install the Organic-Lock Stabilized Aggregate during rain. Rain within 3-5 days after installation will increase curing time.
3. Protect all nearby surfaces, plants, and structures from possible contamination from materials or damage by equipment.
4. It is not recommended to install when temperatures are below 40 degrees Fahrenheit (5 degrees Celsius).

TEST PLOT
1. Install [16] square feet minimum of stabilized crushed aggregate paving including base course, at location approved by [Architect] [Engineer].
2. Allow [Architect] [Engineer] to view test plot before proceeding with rest of stabilized crushed aggregate paving.
3. Approved mock-up may remain as part of completed Work. Remove test plot after acceptance of work specified in this Section.

EXECUTION
1. Proper hydration of the Organic-Lock Stabilized Aggregate is crucial to the installation and longevity of the surface. The instructions below refer to Organic-Lock that has been pre-blended with aggregate and contains optimal moisture content. For more information on pre-wetting, and pre-blending Organic-Lock refer to our installation
2. Achieve best results installing Organic-Lock Stabilized aggregate in dry conditions and temperatures above 40° Fahrenheit (5° Celsius). Both wet and cold conditions slow down the curing/drying process.

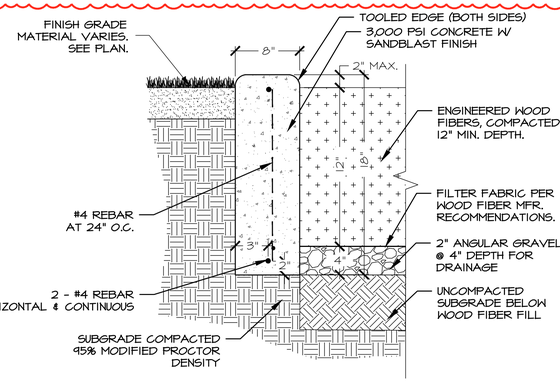
WATERSHED MANAGEMENT
Crowns and/or cross-slopes must be incorporated into the compacted base material. If the slope is 2% or lower, a crown should be incorporated into the pathway. If the slope is greater than 2%, incorporate a cross-slope. Note: The addition of crowns and cross-slopes is heavily dependent upon surrounding watershed.

COMPACTION
Make passes using a 1-ton double or single static drum roller, or equivalent. A Foot-Traffic Pathway will typically require one lift, compacted to 3 inches. Compaction will vary with different aggregates due to particle shape and size. Expected compaction is 20-25%, less if using paving machinery. This level of compaction needs to be monitored as early as possible (starting during the test plot) to determine the actual degree of compaction. It is better to put down too much material and to remove it from the top than to put down too little and add a layer later. Compact until no further deflection occurs during rolling. Note: Vibratory compaction is acceptable for the base material but generally not suitable for Organic-Lock Stabilized Aggregate as it risks disassociating the bonds of the stabilized aggregate or allowing the fines and moisture to migrate to the surface, causing the surface to take on a smooth, concrete-like appearance. Organic-Lock Stabilized Aggregates should be compacted using a single or double drum static roller wherever possible. For tight spaces that are not accessible by drum rollers, a hand tamper is recommended. However, in certain circumstances, a vibratory or plate tamper can be used where the installer deems it to be more effective as hand-tamping over large spaces will create inconsistent results. Provided the moisture content of the Organic-Lock Stabilized Aggregate is adequate, additional hydration should not be necessary. On dry, sunny days, however, the surface layer may start to dry out while installing, in which case, a light misting would be appropriate to prevent surface cracks from appearing during compaction.

COMPLETING INSTALLATION
Apply a light spray to the surface of the material to give a clean appearance.
Apply water until the water begins to run-off. Do not allow any traffic on the newly installed pathway until fully cured, a minimum of 24-72 hours.

B COMPACTED & STABILIZED CRUSHER FINES W/ CONCRETE EDGER

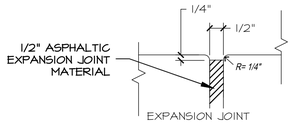
NOT TO SCALE



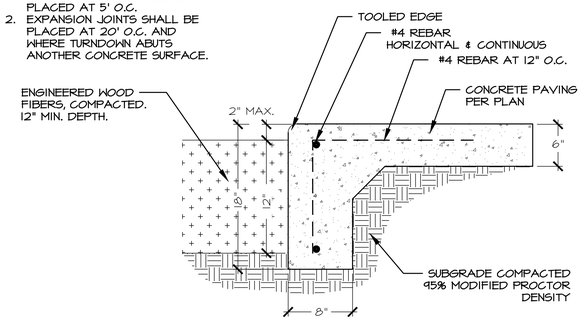
NOTES:
1. CONTROL JOINTS SHALL BE PLACED AT 5' O.C.
2. EXPANSION JOINTS SHALL BE PLACED AT 20' O.C. AND WHERE EDGER WALL ABUTS ANOTHER CONCRETE SURFACE.
3. EDGER WALL TO BE INSTALLED BETWEEN ENGINEERED WOOD FIBER (EWF) AND ADJACENT AT PLAYGROUND.
4. DEPTH WITHIN FALL ZONE BASED ON CRITICAL FALL HEIGHT 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

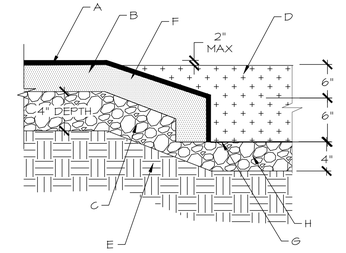


NOTES:
1. CONTROL JOINTS SHALL BE PLACED AT 5' O.C.
2. EXPANSION JOINTS SHALL BE PLACED AT 20' O.C. AND WHERE TURNDOWN ABUTS ANOTHER CONCRETE SURFACE.



D TURN DOWN SLAB @ PLAYGROUND

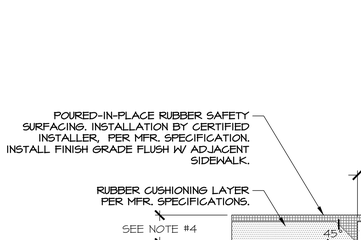
NOT TO SCALE



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

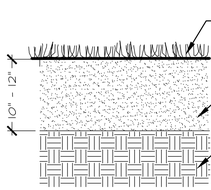
NOT TO SCALE



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

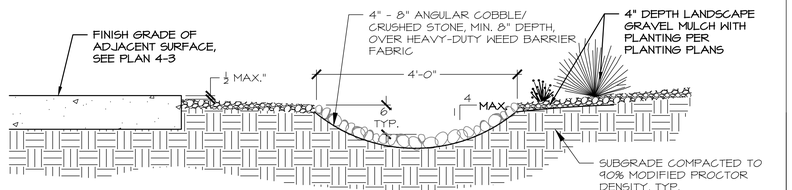
NOT TO SCALE



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
PARK MODIFICATIONS	12/23/2024

SEAL: STATE OF NEW MEXICO · GEORGE D. RADOVICH · 002 · REGISTERED LANDSCAPE ARCHITECT · 3-13-25

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

CITY USE ONLY

CASE # 2024-7998

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

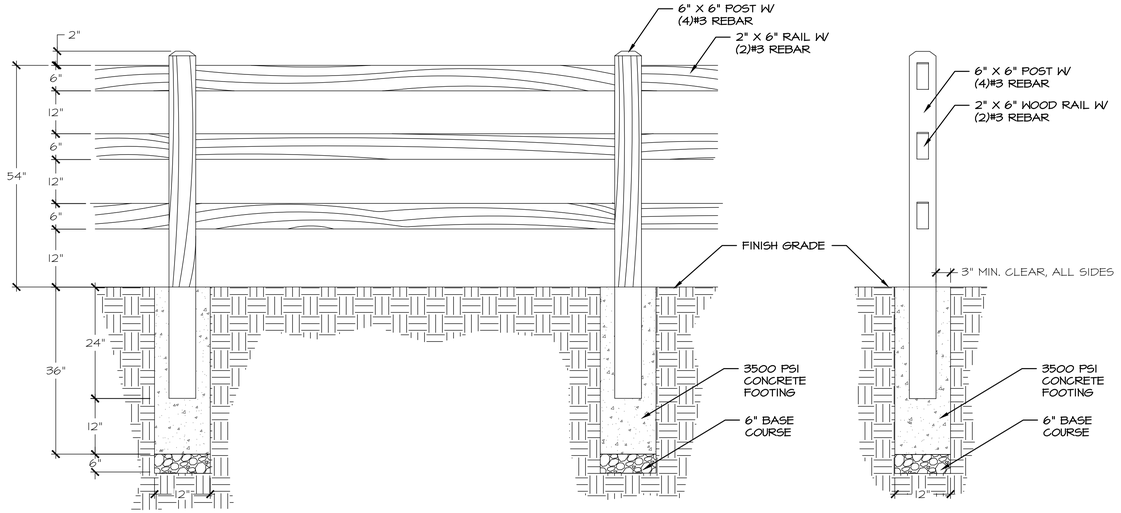
SITES SOUTHWEST

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

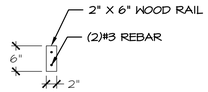
LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025	NTS	4-26

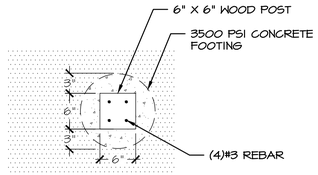


ELEVATION

SECTION



RAIL SECTION



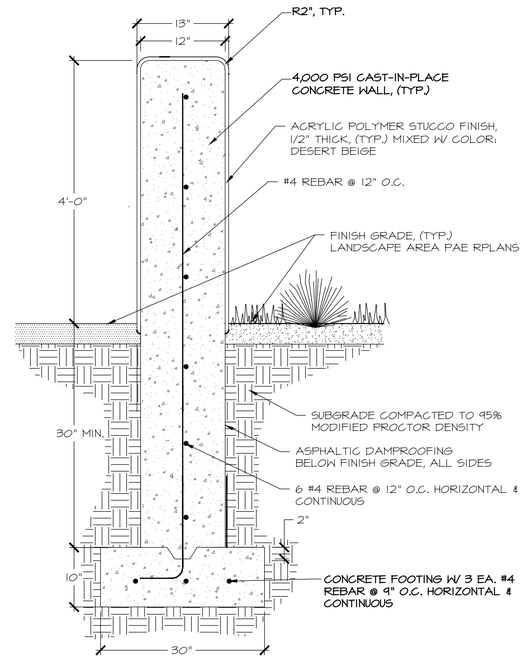
FOOTING DETAIL

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

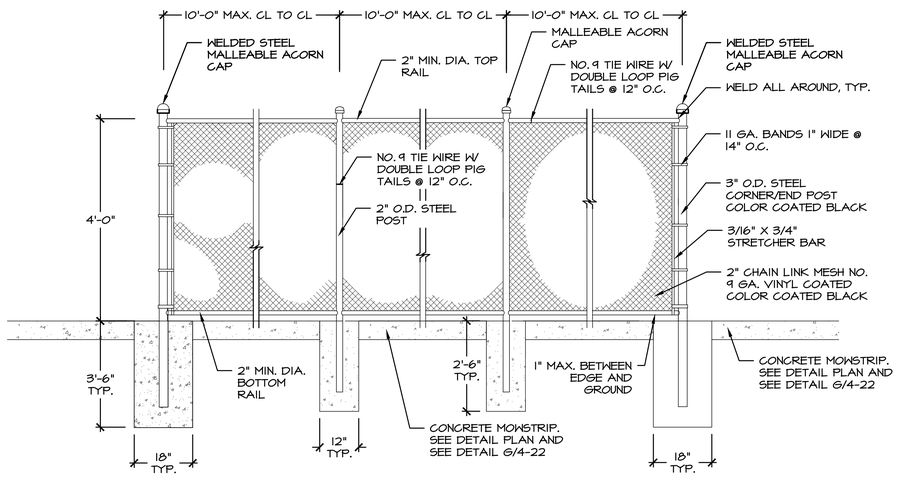
NOT TO SCALE



WALL SECTION

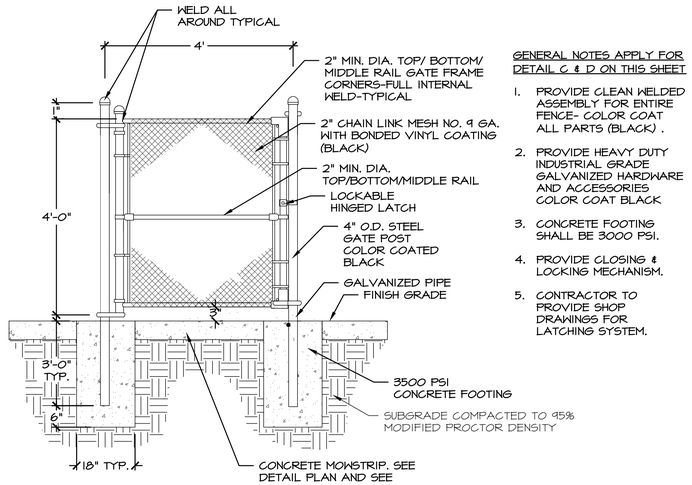
B CAST-IN-PLACE CONCRETE WALL WITH STUCCO

NOT TO SCALE



C 4' HIGH CHAINLINK FENCE

NOT TO SCALE



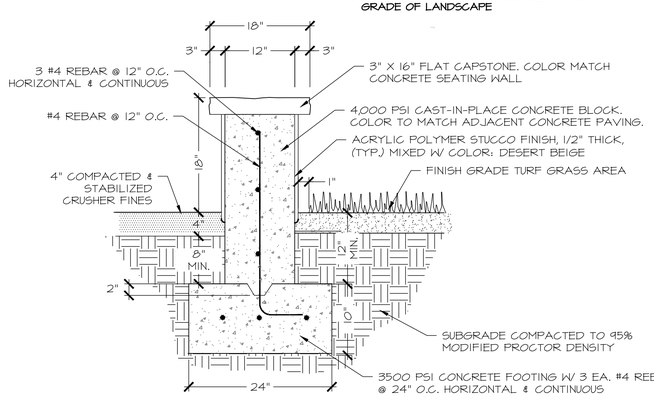
GENERAL NOTES APPLY FOR DETAIL C & D ON THIS SHEET

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

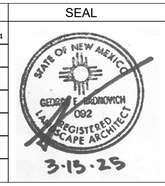


E CAST-IN-PLACE CONCRETE SEAT WALL WITH STUCCO

NOT TO SCALE

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

SEAL



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

CITY USE ONLY

CASE # 2024-7998

SITES SOUTHWEST

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025	NTS	4-27

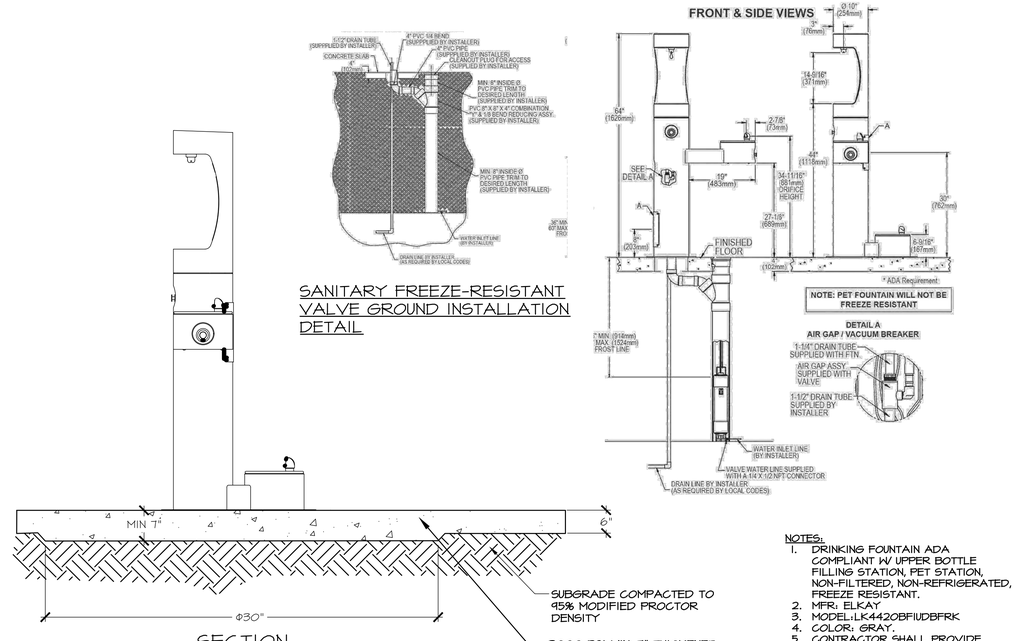


NOTES:

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

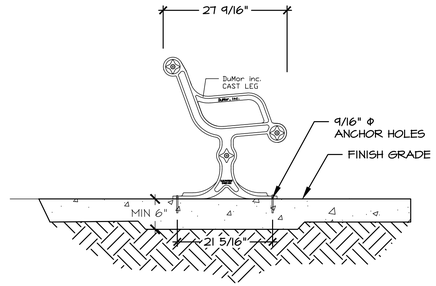


NOTES:

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

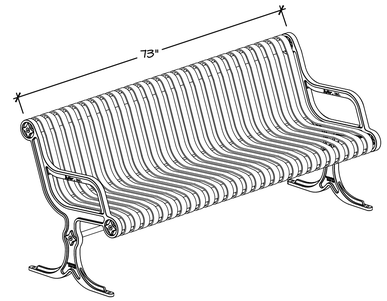
NOT TO SCALE



SECTION

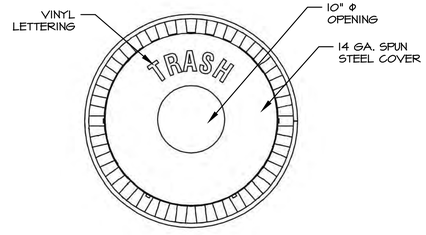
NOTES:

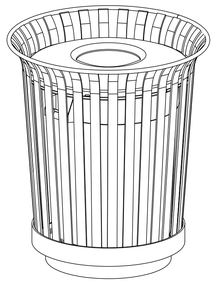
1. MFR. DUMOR, MODEL: 140-60 W END ARMRESTS.
2. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING. COLOR: ARGENTO W/ ANTI-GRAFFITI PROTECTION COAT.
3. SURFACE MOUNTED.
4. USE 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED BY MFR.
5. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.



C 6' BENCH INSTALLATION

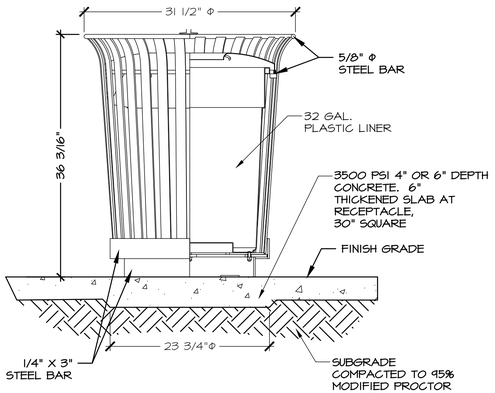
NOT TO SCALE





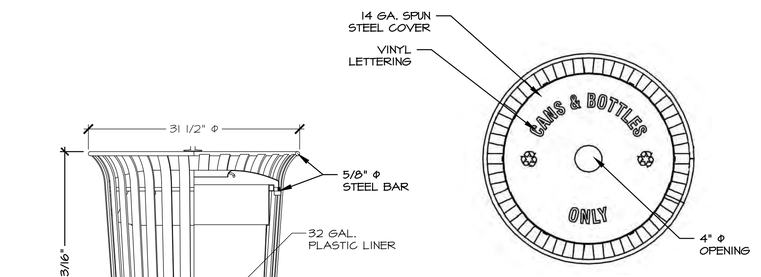
NOTES:

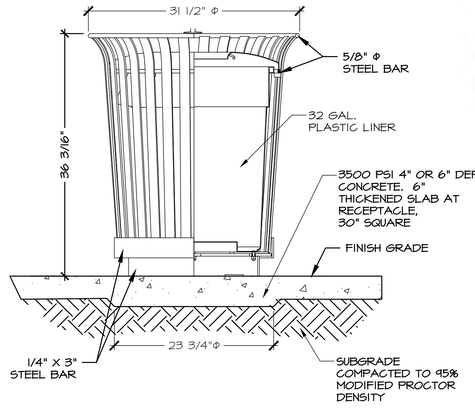
1. MFR: DuMOR, MODEL: 84-32
2. 32 GAL STEEL RECEPTACLE WITH CVR-30-RC-0011-25 3/8" DIA STEEL FLAT CVR.
3. 10" OPENING
4. DECAL TO READ: "TRASH"POWDER COAT COLOR: ARGENTO W/ ANTI-GRAFFITI PROTECTION COAT.
5. BOLT TO THICKENED CONCRETE SLAB PER MFR. SPECIFICATIONS.
6. ANCHORING 1/2" X 3 3/4" EXPANSION 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



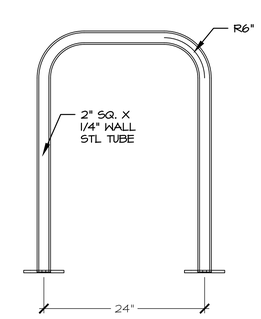


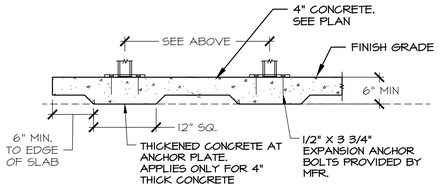
NOTES:

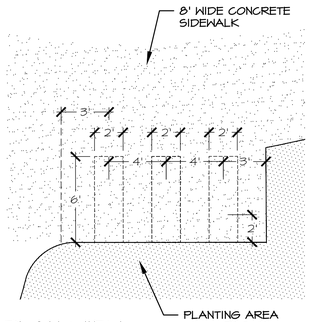
1. MFR: DuMOR, MODEL: 84-32
2. 32 GAL STEEL RECEPTACLE WITH CVR-30-RC-0075-25 3/8" DIA STEEL FLAT CVR AND ANTIOGRAFFITI PROTECTION COAT.
3. 4" OPENING
4. DECAL TO READ: "CANS & BOTTLES ONLY" W/ RECYCLE LOGOS POWDER COAT COLOR: BLUE
5. BOLT TO THICKENED CONCRETE SLAB PER MFR. SPECIFICATIONS.
6. ANCHORING: 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED BY MFR.
7. CONTRACTOR SHALL PROVIDE COLOR SAMPLES AND DRAWING WITH LETTERING TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.

E 32 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 AND ANTI-GRAFFITI PROTECTION COAT.
3. COLOR: BRONZE
4. SURFACE MOUNTED.
5. USE 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED BY MFR.
6. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR INSTALLATION.

F BIKE RACK INSTALLATION

NOT TO SCALE

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

SEAL



CITY REVIEW

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

CITY USE ONLY

CASE # 2024-7998

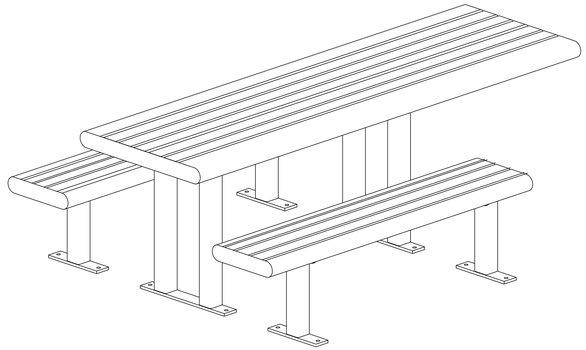
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

NOT FOR CONSTRUCTION

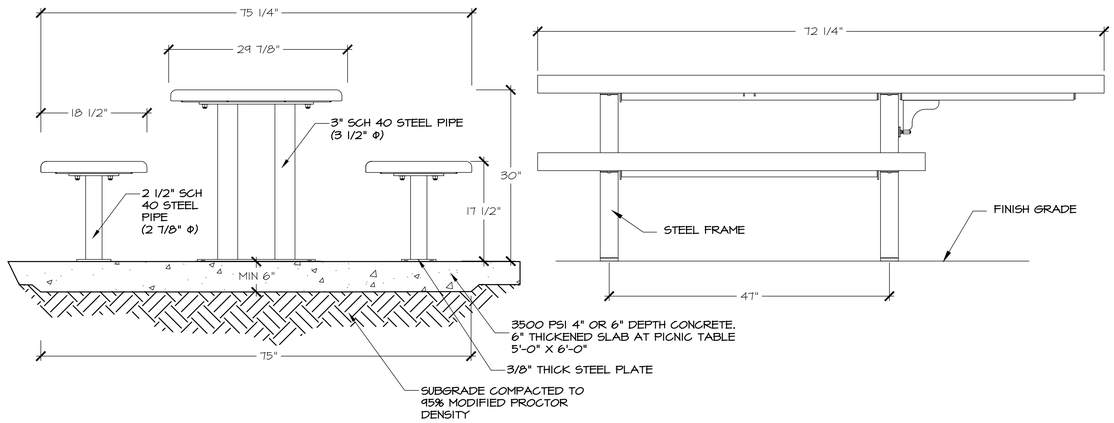
FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025	NTS	4-28

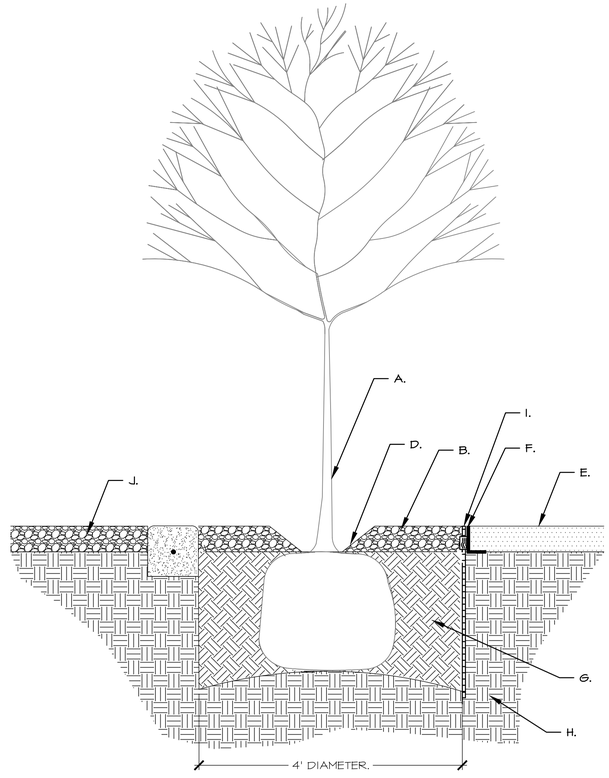


NOTES:
1. MFR: DUMOR
2. MODEL: 298-60-2H5, ADA ACCESSIBLE, HORIZONTAL STEEL STRAP
3. SURFACE MOUNT
   COLOR: ARGENTO W/ ANTI-GRAFFITI PROTECTION COAT.
4. BOLT TO THICKENED CONCRETE SLAB PER MFR. SPECIFICATIONS.
5. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POWDER COATING.
   COLOR: 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

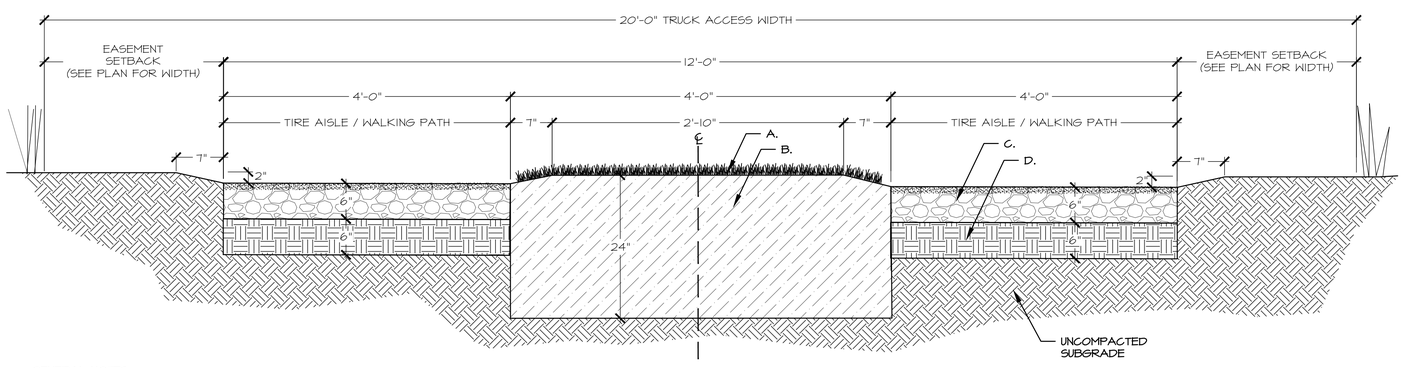
J. 4" DEPTH LANDSCAPE GRAVEL MULCH WITH PLANTING PER PLANTING PLANS.

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.

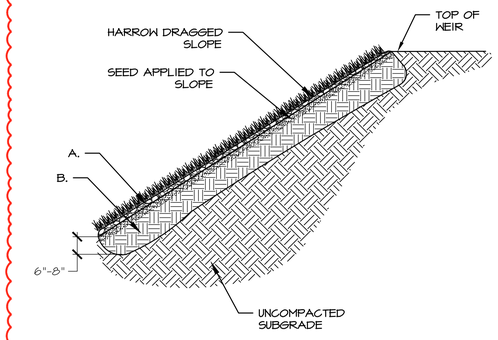
B. SOIL MIXTURE.

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. 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.
3. THE WEIRS/BERMS WITHIN THE PONDS FOR THE LOS PRADOS PROJECT WERE DESIGNED TO INCLUDE SLOPE ARMORING WHERE NEEDED AND USE OTHER LESS INTRUSIVE INTERVENTIONS WHERE NOT. WHERE THE WEIRS AND BERMS EXPERIENCE SUBSTANTIAL WATER FORCES AND VELOCITIES DUE TO DRAINAGE FROM PRECIPITATION THE SOIL IS PROTECTED BY ARMORING WITH RIPRAP. ON THE DOWNSTREAM SIDES OF THE WEIRS AND BERMS WHERE VELOCITIES WILL BE MUCH REDUCED WE WOULD LIKE TO USE A STRATEGY THAT HAS BEEN VERY SUCCESSFUL FOR US IN THE PAST ON OTHER PROJECTS CALLED @ONE ROCK SEEDING@, SEE COMMENT BELOW. ONE ROCK SEEDING ON SLOPES OF 3:1 OR LESS THE SOIL ON THE SLOPE WILL BE RUFFED WITH A CHAIN OR A HARROW DRAGGED BEHIND A TRACTOR. ON THE RUFFLED SOIL 1/2@ TO 3/8@ GRAVEL WILL BE APPLIED ONE GRAVEL SHARD IN DEPTH. ALONG WITH THE GRAVEL, NATIVE GRASS SEED WILL BE APPLIED AT RATES SPECIFIED IN THE PLANS. THE GRAVEL AND SEED WILL THEN BE WATERED IN WITH A WATER SPRAY THAT DOES NOT DISTURB THE SEEDED GRAVEL. A WATER TRUCK IS NOT TO BE USED. THE GRAVEL SEED SURFACE SHALL BE LEFT UNDISTURBED UNTIL THE SEED GERMINATES. NOTE: WHEN THE DUE POINT IS HIGH ENOUGH, WATER WILL CONDENSATE UNDER THE GRAVEL CREATING A CONDITION THAT BOTH SUPPLIES THE SEED WITH WATER AND ALSO PROTECTS THE SEED.
4. ONE ROCK SEEDING ON SLOPES OF 3:1 OR LESS THE SOIL ON THE SLOPE WILL BE RUFFED WITH A CHAIN OR A HARROW DRAGGED BEHIND A TRACTOR. ON THE RUFFLED SOIL 1/2@ TO 3/8@ GRAVEL WILL BE APPLIED ONE GRAVEL SHARD IN DEPTH. ALONG WITH THE GRAVEL, NATIVE GRASS SEED WILL BE APPLIED AT RATES SPECIFIED IN THE PLANS. THE GRAVEL AND SEED WILL THEN BE WATERED IN WITH A WATER SPRAY THAT DOES NOT DISTURB THE SEEDED GRAVEL. A WATER TRUCK IS NOT TO BE USED. THE GRAVEL SEED SURFACE SHALL BE LEFT UNDISTURBED UNTIL THE SEED GERMINATES. NOTE: WHEN THE DUE POINT IS HIGH ENOUGH, WATER WILL CONDENSATE UNDER THE GRAVEL CREATING A CONDITION THAT BOTH SUPPLIES THE SEED WITH WATER AND ALSO PROTECTS THE SEED.

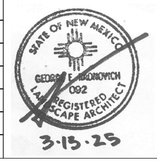
D BERM ARMORING

NOT TO SCALE

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

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

NOT FOR CONSTRUCTION

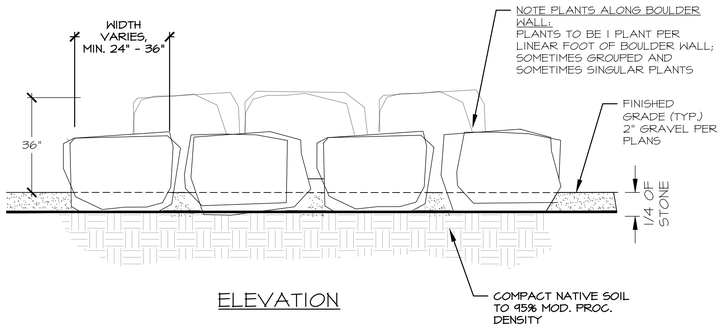
FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

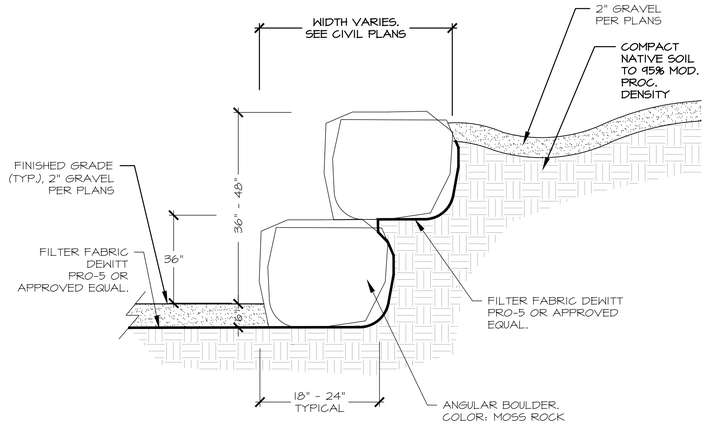
DATE:	SCALE:	SHEET:
MARCH 2025	NTS	4-29

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



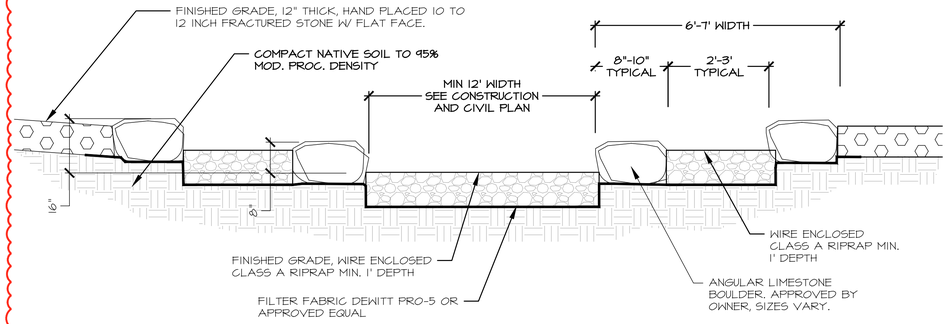
SECTION

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

CASE # 2024-7998

REVISIONS	DATE
PARK MODIFICATIONS	12/23/2024

SEAL

STATE OF NEW MEXICO
GEORGE E. BROKOVICH
092
REGISTERED LANDSCAPE ARCHITECT
3-13-25

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

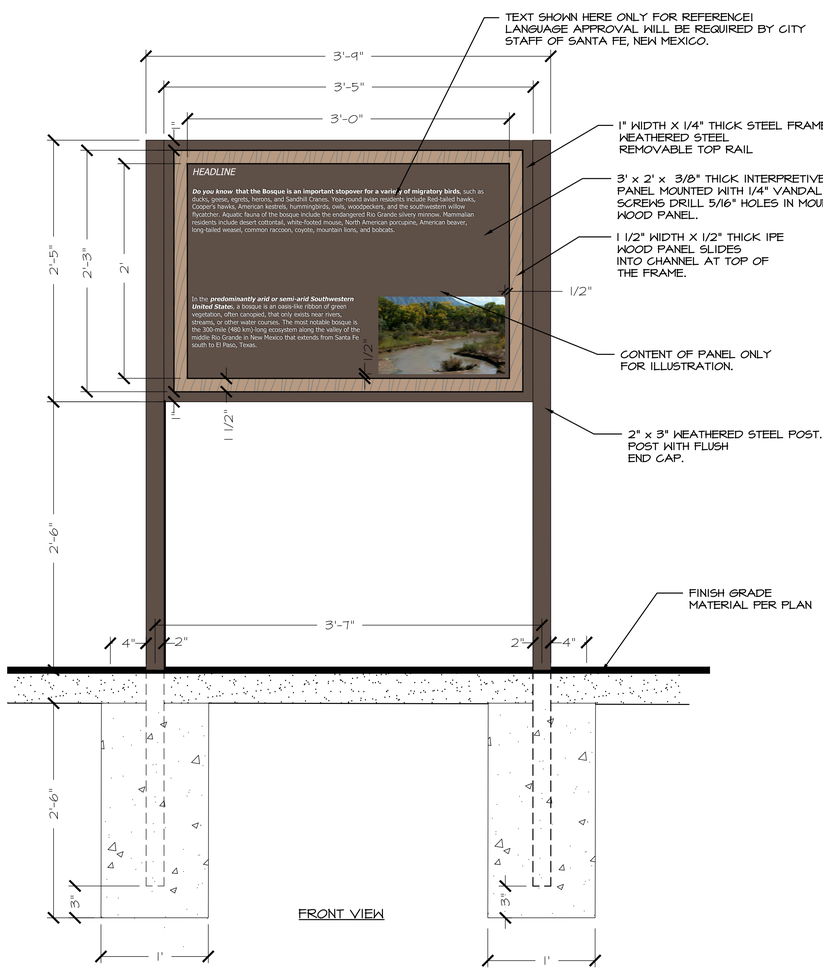
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025		4-30



GENERAL NOTES:

SIGN CONTRACTOR IS RESPONSIBLE FOR SIGN ENGINEERING. SIGN SHALL BE OF DURABLE CONSTRUCTION WITH AN APPROPRIATE FOOTING.

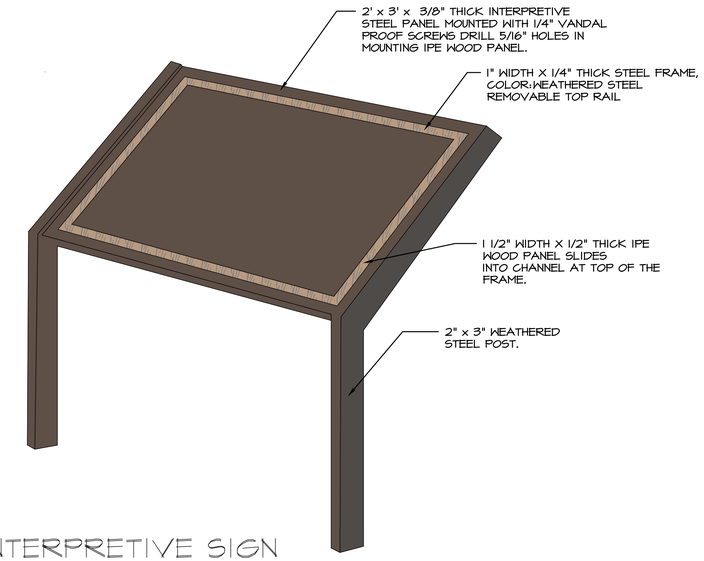
SIGN CONTRACTOR SHALL PROVIDE A SHOP DRAWING FOR THE MOUNTING SYSTEM FOR THE LETTERS.

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.

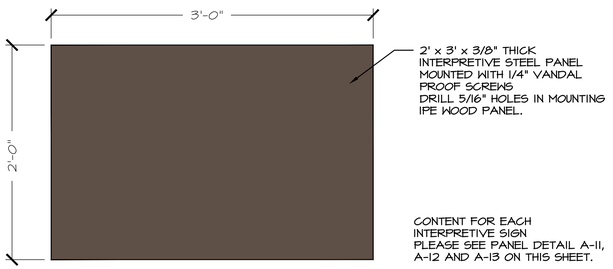
NOTES:

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.

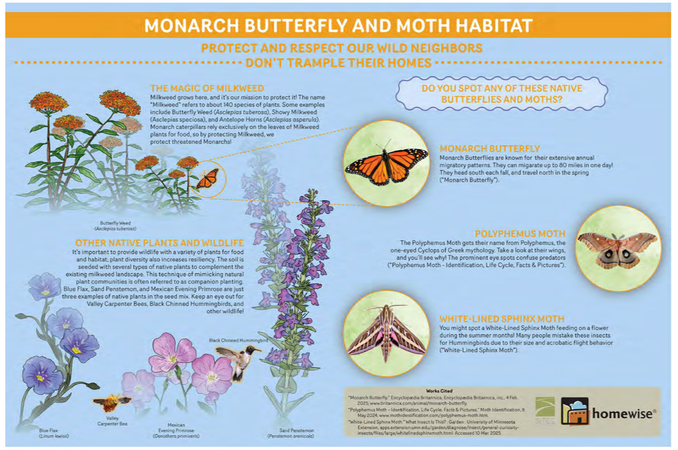


INTERPRETIVE SIGN

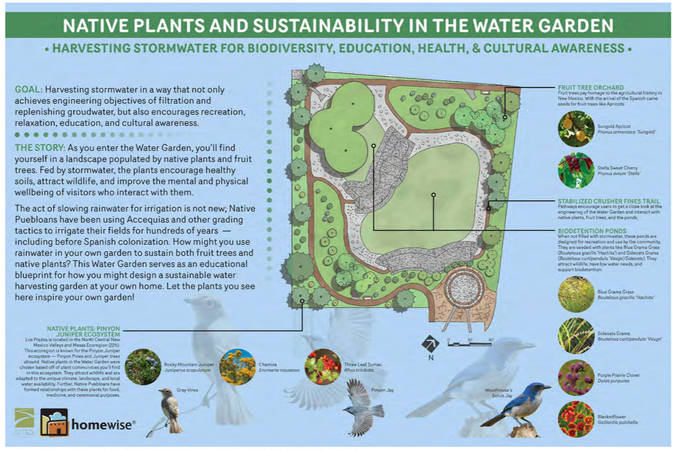
NOT TO SCALE



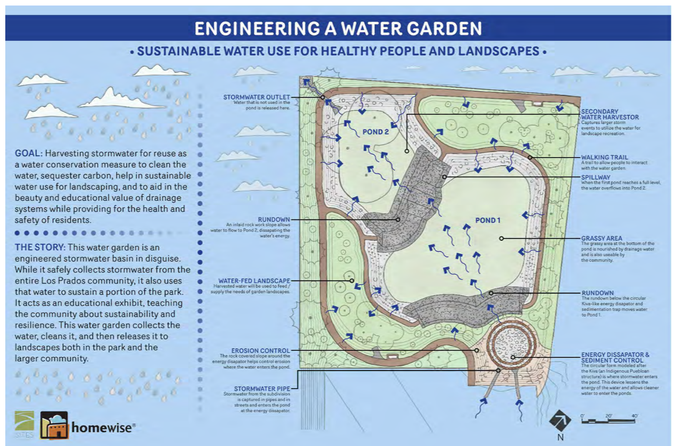
CONTENT FOR EACH INTERPRETIVE SIGN PLEASE SEE PANEL DETAIL A-11, A-12 AND A-13 ON THIS SHEET.



PANEL A-11: ***MONARCH BUTTERFLY AND MOTH HABITAT***



PANELA-12 ***NATIVE PLANTS AND SUSTAINABILITY***



PANEL A-13 ***ENGINEERING A WATER GARDEN***

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

SEAL

STATE OF NEW MEXICO
GEORGE E. ARGYROPOULOS
092
REGISTERED LANDSCAPE ARCHITECT
3-15-25

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:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

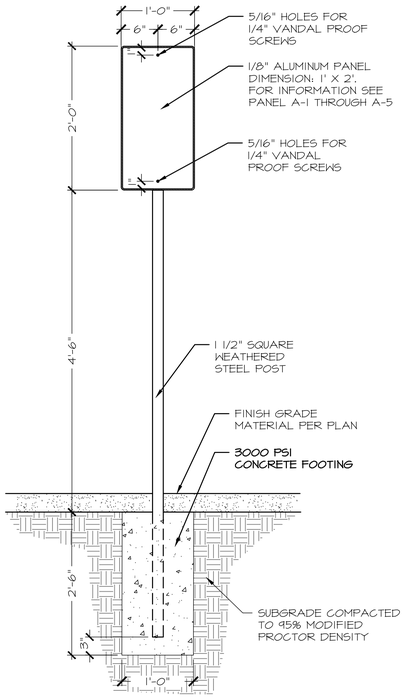
NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

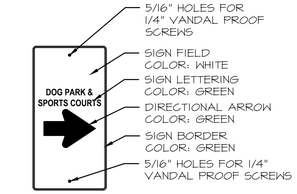
LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025		4-31

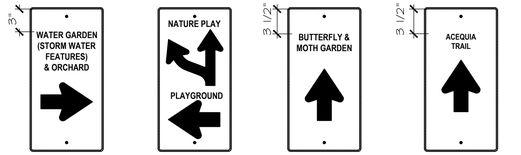
CASE # 2024-7998



FRONT VIEW



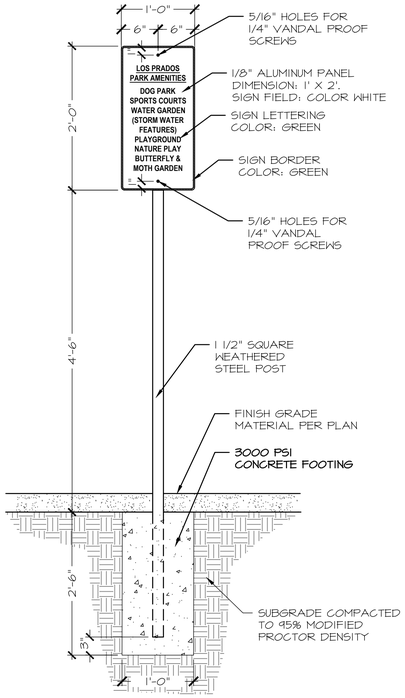
PANEL A-W1



PANEL A-W2 PANEL A-W3 PANEL A-W4 PANEL A-W5

A ONE-SIDED SIGN: WAYFINDING

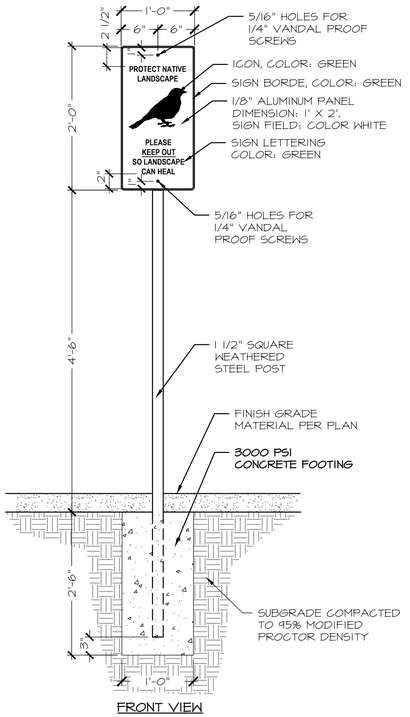
NOT TO SCALE



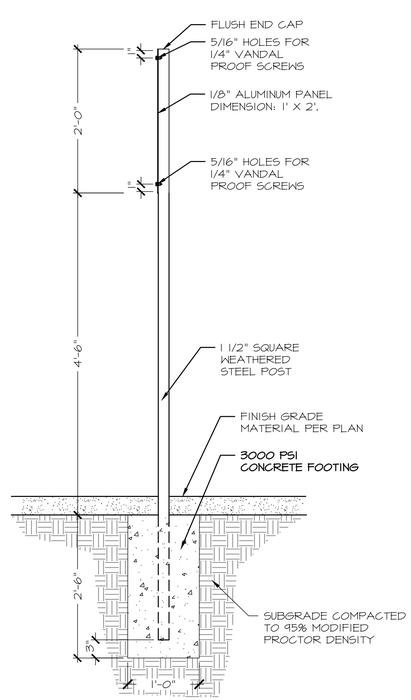
FRONT VIEW

B ONE-SIDED SIGN PARK ENTRY

NOT TO SCALE



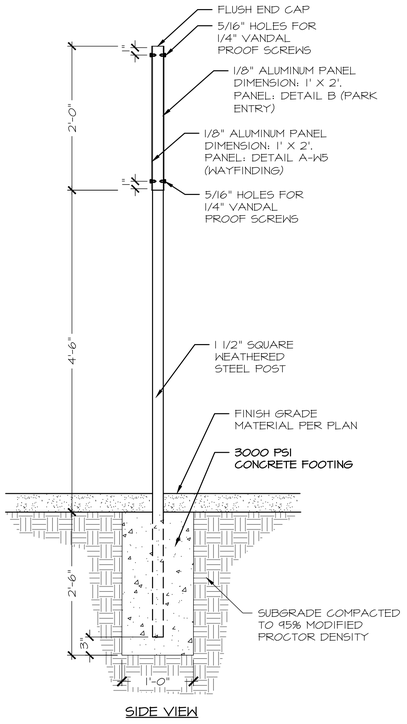
FRONT VIEW



SIDE VIEW APPLIES FOR DETAIL A, B &C

C ONE-SIDED SIGN LANDSCAPE PROTECTION

NOT TO SCALE



SIDE VIEW

D DOUBLED-SIDED SIGN PARK ENTRY & WAYFINDING

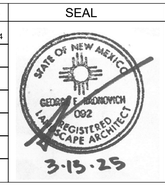
NOT TO SCALE

GENERAL NOTES APPLY FOR DETAIL A, B, C & D ON THIS SHEET:

1. SITE SPECIFIC ORIENTATION TO BE FIELD VERIFIED BY SIGN CONTRACTOR UPON CONSULTATION WITH OWNER OR LANDSCAPE ARCHITECT AND AS APPROVED BY THE CITY OF SANTA FE.
2. SIGN CONTRACTOR IS RESPONSIBLE FOR SIGN ENGINEERING.
3. SIGN SHALL BE OF DURABLE CONSTRUCTION WITH AN APPROPRIATE FOOTING.
4. SIGN SHALL BE IN ACCORDANCE WITH THE CITY CODE 14-8.10 OF SANTA FE.
5. SIGN CONTRACTOR ASSUMES ALL LIABILITY FOR SITE LOCATION AND SIGN CONSTRUCTION.
6. STRUCTURAL ENGINEER SHALL BE RESPONSIBLE FOR ALL FOOTING, STEEL MEMBERS SIZING, AND ALL CONNECTIONS.
7. FONT STYLE MUST BE APPROVED BY CITY OF SANTA FE - PARK & REC OR OWNER'S REPRESENTATIVE.
8. THE TEXT FONT SHALL BE CENTERED ON THE STEEL PANEL IN BOTH DIRECTIONS.
9. ALL ALUMINUM PANEL SIGNING DIMENSIONS SHALL BE TREATED WITH PROTECTIVE COATING: CLEAR FILM LAMINATE AND SHALL BE UV RESISTANT.
10. LETTERING SHALL BE UPPERCASE LETTER.
11. ALL STEEL-TO-STEEL JOINTS SHALL BE WELDED AND GROUND FLUSH.
12. ALL EXPOSED STEEL SURFACES SHALL BE PRE-RUSTED.

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

SEAL



CITY REVIEW

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

CITY USE ONLY

CASE # 2024-7998

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

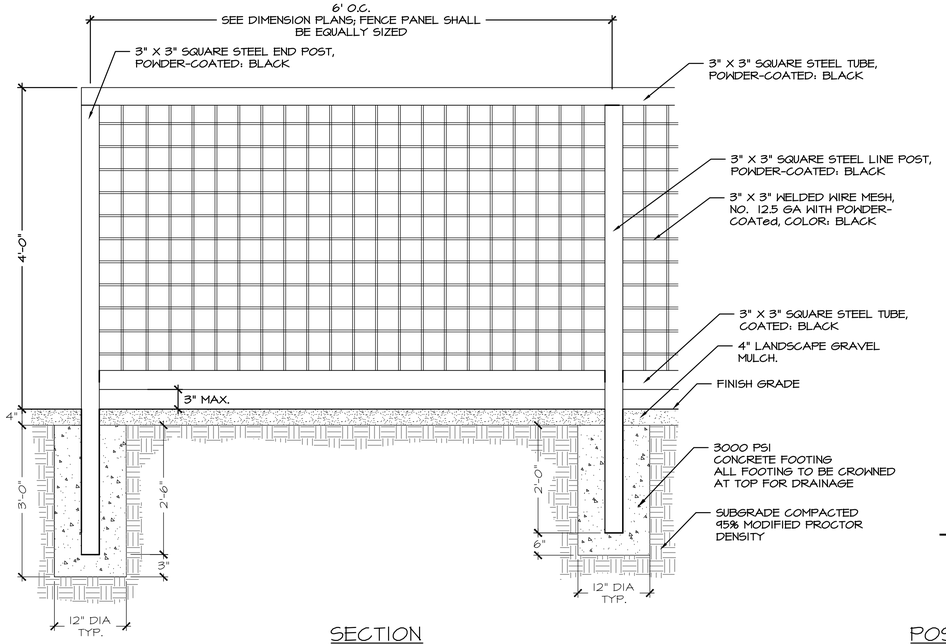
SITES SOUTHWEST

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

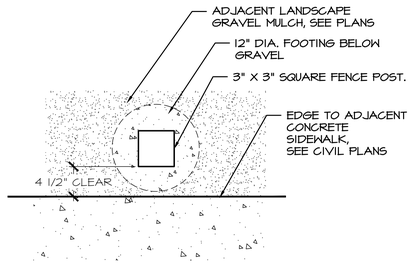
DATE:	SCALE:	SHEET:
MARCH 2025		4-32



SECTION

CONSTRUCTION NOTES APPLY FOR DETAIL A & B ON THIS SHEET:

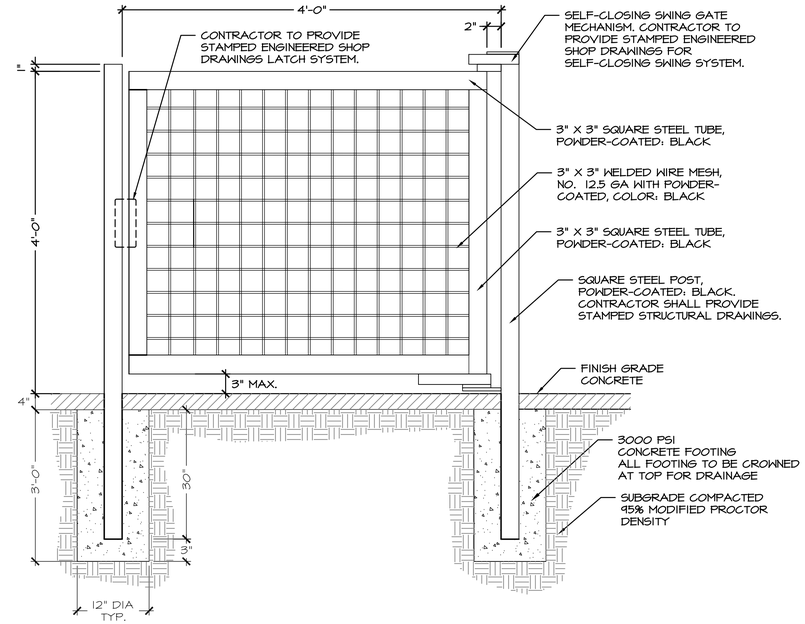
1. CONTRACTOR TO PROVIDE STAMPED ENGINEERED SHOP DRAWINGS FOR FENCE, FOOTINGS AND SELF-CLOSING SWING GATE W/ LATCH SYSTEM.
2. THE SELF-CLOSING SWING GATE SHALL SWING INWARDS ONLY, SEE PLAN.
3. CONTRACTOR SHALL PROVIDE MATERIAL SAMPLE TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
4. PROVIDE CLEAN WELDED ASSEMBLY FOR ENTIRE FENCE.
5. ALL PARTS POWDER-COATED, COLOR BLACK.
6. PROVIDE HEAVY DUTY INDUSTRIAL GRADE GALVANIZED HARDWARE AND ACCESSORIES COLOR POWDER-COAT BLACK
7. CONCRETE FOOTING SHALL BE 3000 PSI.
8. CENTER POST IN FOOTING.
9. ALL FOOTINGS TO BE CROWNED AT TOP FOR DRAINAGE.



POST IN LANDSCAPE - PLAN VIEW

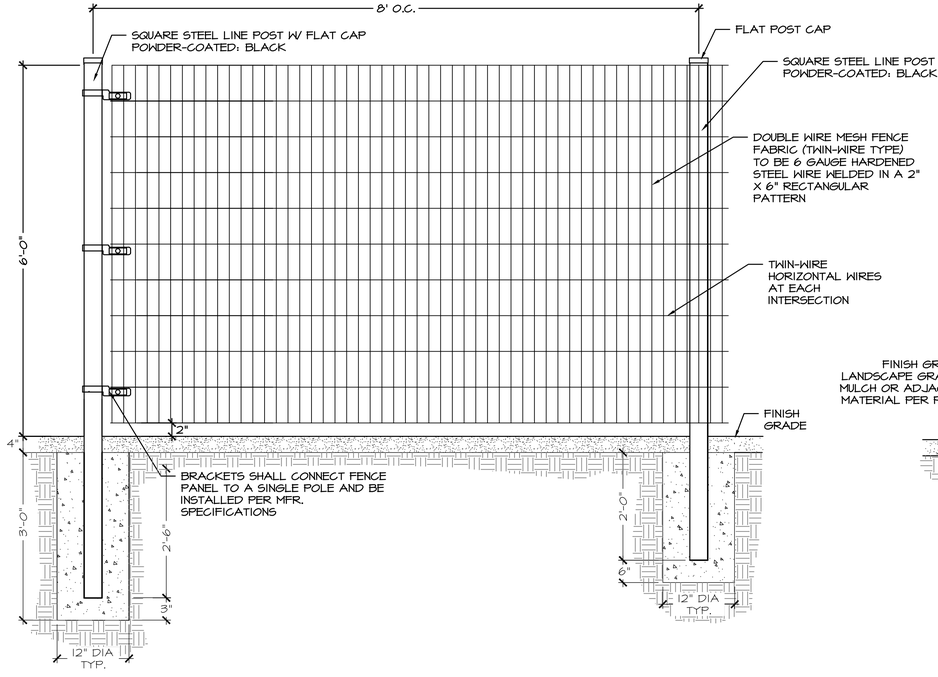
(A) 4' HIGH STEEL WELDED WIRE MESH FENCE W/ STEEL TUBE FRAME
PICNIC AREA

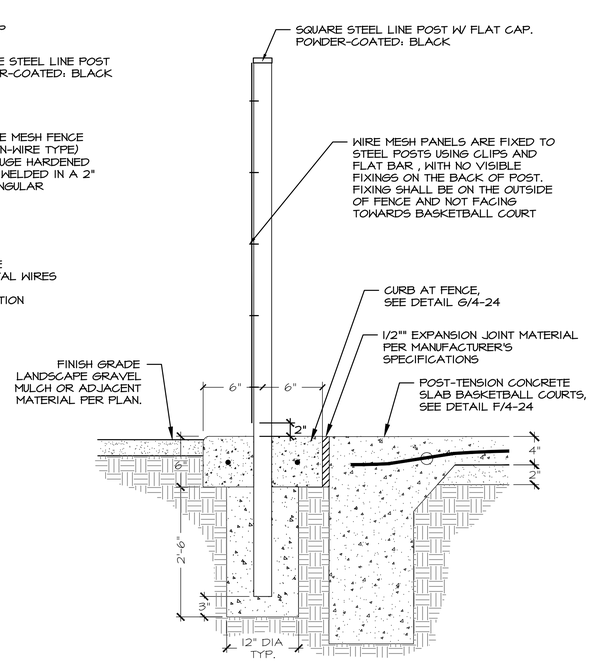
NOT TO SCALE



(B) 4' HIGH STEEL WELDED WIRE MESH SELF-CLOSING
SWING GATE W/ STEEL TUBE FRAME

NOT TO SCALE



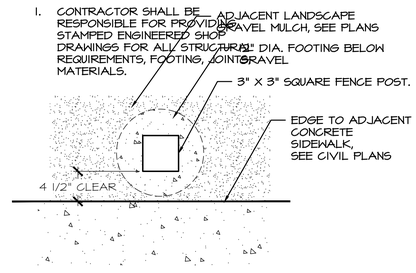


CONSTRUCTION NOTES APPLY FOR DETAIL A & B ON THIS SHEET:

1. CONTRACTOR TO PROVIDE STAMPED ENGINEERED SHOP DRAWINGS FOR FENCE, FOOTINGS AND FENCE THE SELF-CLOSING SWING GATE SHALL SWING INWARDS ONLY, SEE PLAN.
2. CONTRACTOR SHALL PROVIDE MATERIAL SAMPLE TO OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
3. PROVIDE CLEAN WELDED ASSEMBLY FOR ENTIRE FENCE.
4. ALL PARTS POWDER-COATED, COLOR BLACK.
5. PROVIDE HEAVY DUTY INDUSTRIAL GRADE GALVANIZED HARDWARE AND ACCESSORIES COLOR POWDER-COAT BLACK
6. CONCRETE FOOTING SHALL BE 3000 PSI.
7. CENTER POST IN FOOTING.
8. ALL FOOTINGS TO BE CROWNED AT TOP FOR DRAINAGE.

NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING STAMPED ENGINEERED SHOP DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS, FOOTING, JOINTS MATERIALS.



POST IN LANDSCAPE - PLAN VIEW

(C) 6' HIGH DOUBLE STEEL WIRE MESH FENCE
BASKETBALL AREA

NOT TO SCALE

CASE # 2024-7998

REVISIONS	DATE
⚠ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

SEAL

STATE OF NEW MEXICO
GEORGE E. BOROVICH
092
REGISTERED LANDSCAPE ARCHITECT
3-15-25

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

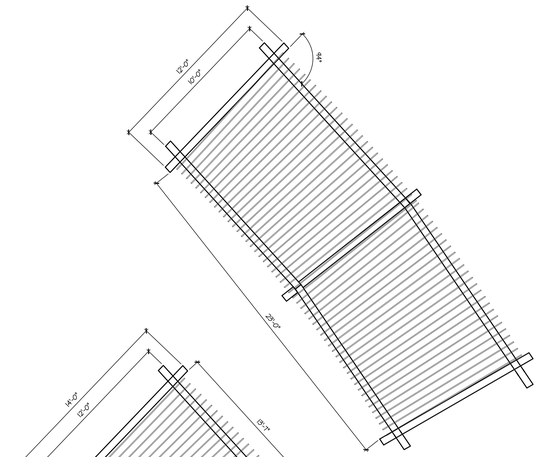
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

NOT FOR CONSTRUCTION

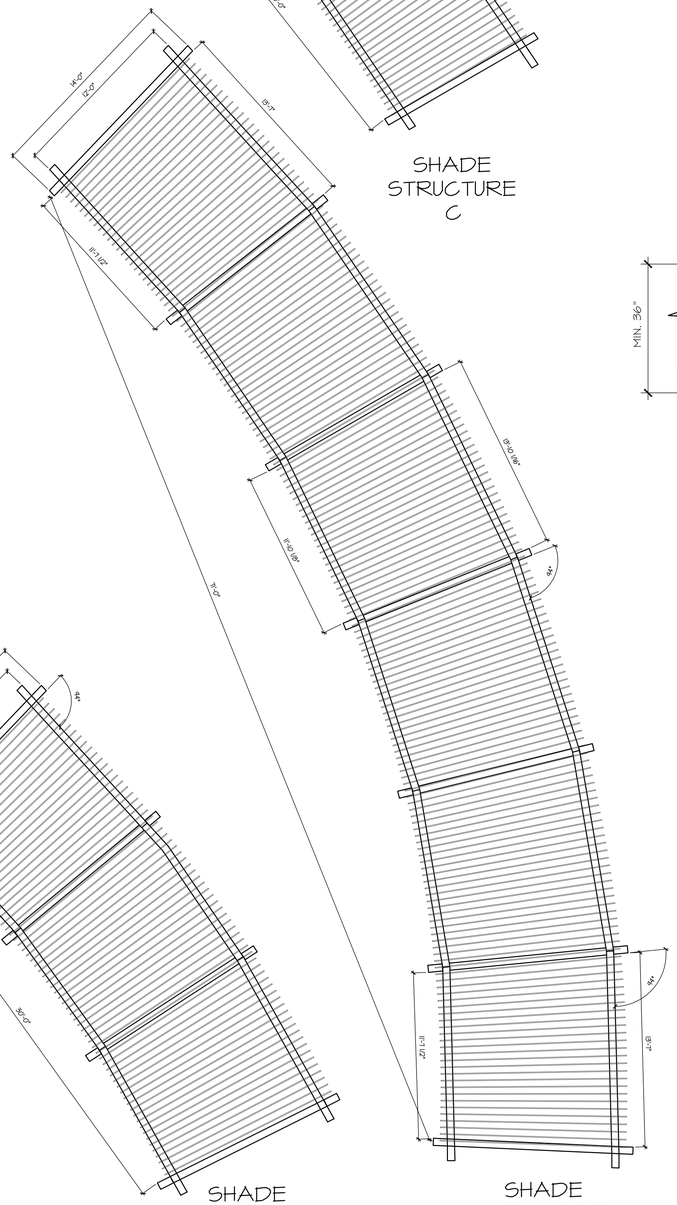
FINAL SUBDIVISION PLAT SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025		4-33

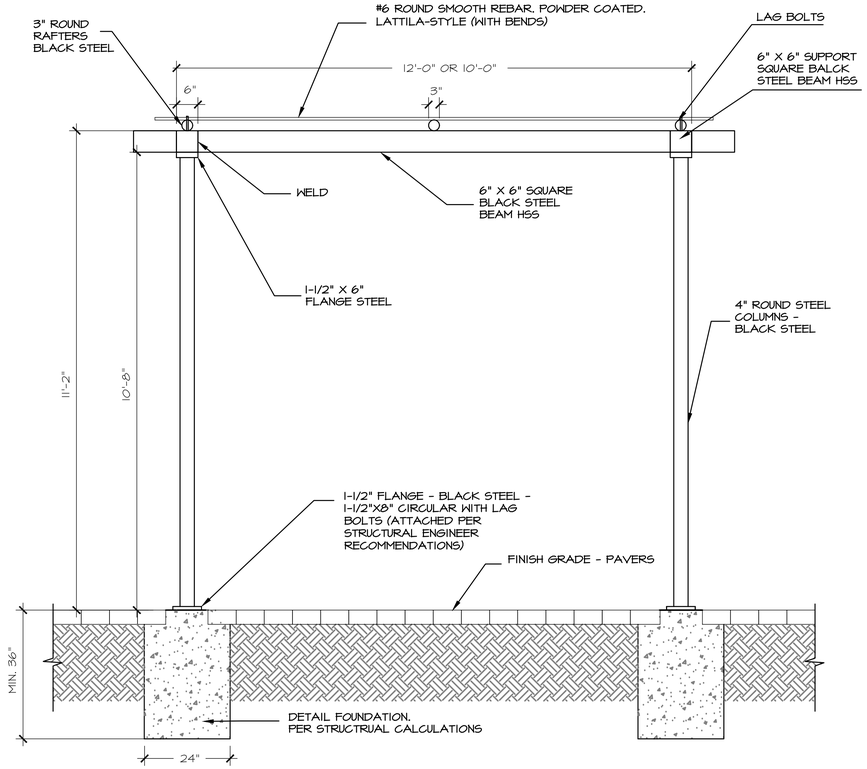


SHADE STRUCTURE C

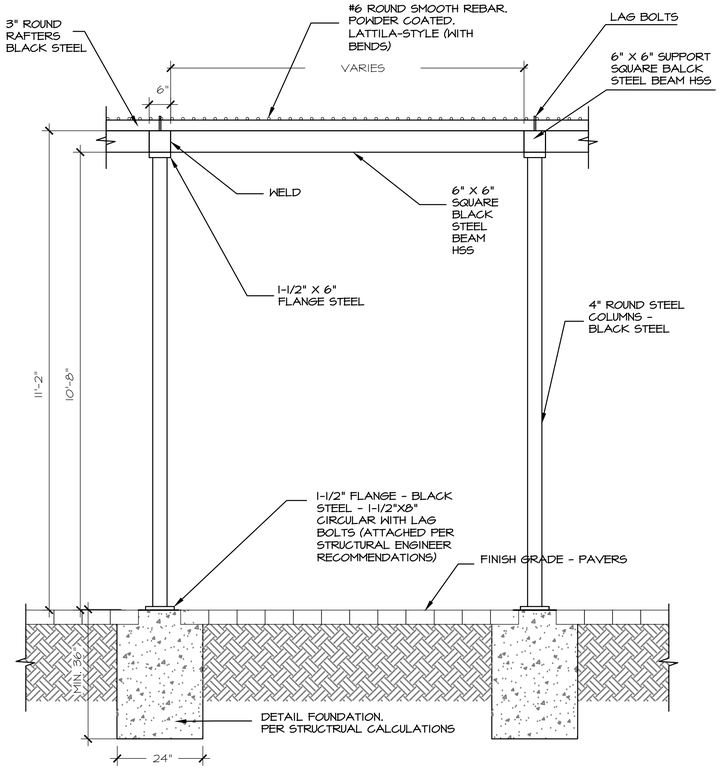


SHADE STRUCTURE B

SHADE STRUCTURE A



SIDE VIEW



FRONT VIEW



IMAGE JUST FOR REFERENCE - NOT ACTUAL DESIGN

A SHADE STRUCTURE - PLAZA

NOT TO SCALE

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.
4. 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.
5. LATTILA/LATTICE PATTERN SHOWN IS SCHEMATIC FOR LAYOUT PURPOSES.
6. ALL STEEL POSTS SHALL BE INSTALLED PLUMB, PERPENDICULAR TO GRADE.
7. ALL METAL JOINTS TO BE CONTINUOUSLY FILLET WELDED, TOP SURFACES TO BE GROUND FLUSH.
8. 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.
9. ENDS OF ALL TUBE MEMBERS TO BE CAPPED, WELDED, AND FINISHED AS NOTED ABOVE.
10. UTILIZE VANDAL RESISTANT HARDWARE. BOLT HEADS SHALL BE TACK WELDED TO STEEL SUPPORT AND SHALL NOT BE GALVANIZED.
11. LIGHTING FIXTURE PER ELECTRICAL ENGINEER..PROVIDE CLEAR PASSAGE FOR WIRING INSIDE OF POST AND SUPPORT BEAMS.
12. 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.

CASE # 2024-7998

REVISIONS	DATE
△ PARK MODIFICATIONS	12/23/2024
△	
△	
△	
△	
△	
△	

SEAL

STATE OF NEW MEXICO
GEORGE LAZOROVYCH
092
REGISTERED LANDSCAPE ARCHITECT
3-15-25

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

NOT FOR CONSTRUCTION

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

LANDSCAPE DETAILS

DATE:	SCALE:	SHEET:
MARCH 2025		4-34

GRADING NOTES

1. THE LIMITS OF CONSTRUCTION AND LOCATIONS OF THE CONTRACTOR'S STAGING AREAS SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE OWNER. THE LIMITS OF CONSTRUCTION SHALL BE CLEARLY DELINEATED AND SHALL BE THE MINIMUM REQUIRED TO MAINTAIN ALL WORKERS IN A SAFE CONDITION, TO PROVIDE ACCESS, AND TO MEET O.S.H.A. REGULATIONS.
2. CONTRACTOR IS REQUIRED TO PROVIDE DUST AND EROSION CONTROL PROTECTION.
3. GRADING SETBACKS TO EXTERIOR PROPERTY LINES ARE AS FOLLOWS:
   TOP OF VERTICAL SLOPE = ONE FIFTH THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
   TOE OF FILL SLOPE = ONE HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
4. THE SURVEYOR SHALL VERIFY SETBACKS, TIE-IN ELEVATIONS, AND TOPOGRAPHY WHEN STAKING PROJECT.
5. UNSUITABLE MATERIAL FROM SITE GRADING AND REMOVAL OPERATIONS, SHALL BE DISPOSED OF AT AN APPROVED LANDFILL.
6. ALL DISTURBED AREAS SHALL BE REVEGETATED AND COORDINATED WITH THE LANDSCAPING PLAN.
7. ALL FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE N.M.D.O.T. OR SITE SPECIFIC GEOTECHNICAL SPECIFICATIONS. THE FILL SHALL BE COMPACTED AS PER N.M.D.O.T. SPECIFICATIONS.
8. PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-8.12 (RELOCATION OF GUNNISON'S PRAIRIE DOGS).
9. PONDS SHALL BE LINED WITH FILTER FABRIC AND SLOPES SHALL BE LINED WITH 3"-5" COBBLE OR AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
10. ALL EXTERIOR CONCRETE SIDEWALK ELEVATIONS AT DOOR OPENINGS SHALL BE 1/2" LOWER THAN THE FINISHED FLOOR SLAB ELEVATIONS.
11. THE MAXIMUM CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED 2%.
12. THE PROJECT FIELD ENGINEER MAY ADJUST CUT AND FILL SLOPES TO BE UNDULATING AND CURVILINEAR TO AVOID TREES AND CONFORM TO EXISTING TERRAIN. CHANGES TO BE APPROVED BY CITY OF SANTA FE STAFF.
13. RAIN GARDENS TO BE INSTALLED IN ALL LANDSCAPE BUFFERS BETWEEN CURB AND SIDEWALK. RAIN GARDENS TO ADJUSTED IN THE FIELD AS NEEDED AND DIRECTED BY THE ENGINEER TO AVOID CONFLICTS WITH UTILITIES, FUTURE DRIVEWAYS, OR OTHER APPURTENANCES. SEE DETAILS, SHEETS 2-3 THROUGH 2-5.
14. ON LOT PONDING IS NOT REQUIRED FOR SINGLE FAMILY OR TOWN HOME LOTS.

CITY OF SANTA FE DRAINAGE NOTES

1. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF. STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR INDIVIDUAL BUILDINGS.

2. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE 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 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. STORMWATER DRAINAGE FACILITIES AND EASEMENTS SHALL BE CLEARED AND MAINTAINED TO REMOVE SEDIMENT BUILD UP, TRASH, AND OTHER DEBRIS THAT CONTRIBUTE TO CLOGGING AND POLLUTION LOADING AND SHALL BE MANAGED IN ACCORDANCE WITH SFCC 13-2. SEASONAL INSPECTION, SPRING, FALL, AND AFTER SIGNIFICANT STORM EVENTS IS RECOMMENDED.

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PROJECT WAS BUILT IN ACCORDANCE WITH THE SPECIFICATIONS AND THAT THESE RECORD DRAWINGS ARE TRUE AND CORRECT TO THE BEST OF MY BELIEF.

_____
ERIC A. CORNELIUS, N.M.P.E. NO. 22790
SANTA FE ENGINEERING CONSULTANTS, LLC.

DUST CONTROL

ALL ONSITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES.

ANY PERSON, OWNER, CONTRACTOR, OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPS) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS.

A PLAN, OR STORM WATER PREVENTION PLAN (SWPPP) WHEN APPLICABLE, LISTING THE BEST MANAGEMENT PRACTICES (BMPS), SHALL BE PROVIDED TO THE CITY ENGINEER OR HIS DESIGNEE FOR REVIEW AND APPROVAL. THE APPROVED BMPS SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL IN ORDER TO STABILIZE THE SITE.

THE INITIAL BMP SHALL ADDRESS HOW THE CONTRACTOR WILL MINIMIZE THE AMOUNT OF DISTURBED SOIL AND HOW THE CONTRACTOR WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.

SOME BMPS SHALL INCLUDE:

- THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
- THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
- HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
- RESTRICT ACCESS: RESTRICT ACCESS TO THE WORK AREA TO ONLY AUTHORIZED VEHICLES AND PERSONNEL.

IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE TO PREVENT OFF-PROPERTY TRANSPORT, THE CONTRACTOR, OWNER, OR OPERATOR SHALL USE AT LEAST ONE OR MORE OF THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPS):

- WET SUPPRESSION: APPLY WATER TO DISTURBED SOIL SURFACES, BACKFILL MATERIALS, SCREENINGS, AND OTHER DUST GENERATING OPERATIONS AS NECESSARY AND APPROPRIATE CONSIDERING CURRENT WEATHER CONDITIONS, AND PREVENT WATER USED FOR DUST CONTROL FROM ENTERING ANY PUBLIC RIGHT-OF-WAY, STORM WATER DRAINAGE FACILITY, OR WATERCOURSE.
- WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
- VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
- SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY OR WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
- COVER: INSTALL COVER MATERIALS SUCH AS TACKIfiERS, EROSION CONTROL BLANKETS, GRAVEL, VEGETATION (WHEN APPROPRIATE), COLD-MILLINGS, ETC., DURING PERIODS OF INACTIVITY AND PROPERLY ANCHOR THE COVER.
- SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

DRAINAGE MAINTENANCE:

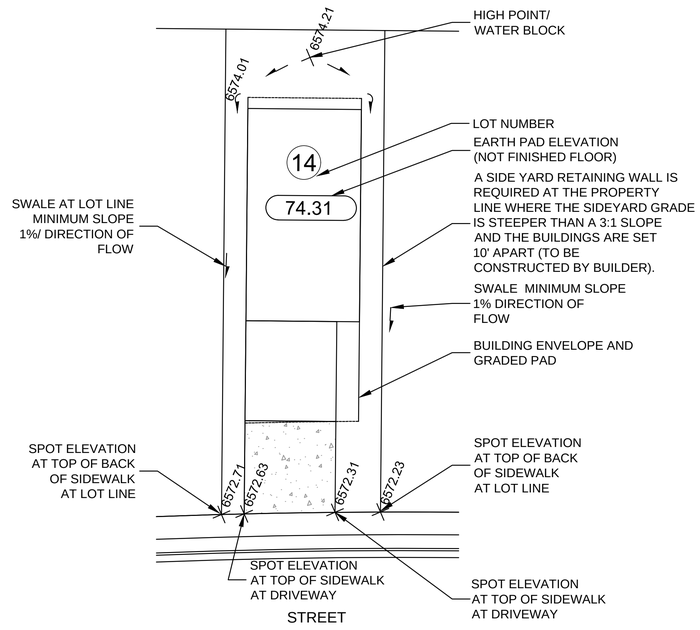
1. ALL DRAINAGE FACILITIES, INCLUDING DRAINAGE FACILITIES WITHIN THE CITY-OWNED PARK AS DELINEATED ON SHEET 4-3 "LANDSCAPE PARK PLAN" SHALL BE MAINTAINED BY ALL PROPERTY OWNERS OR THE HOA.

EARTHWORK NOTES

1. ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT OR AS NOTED IN THE NMDOT SSHBC.

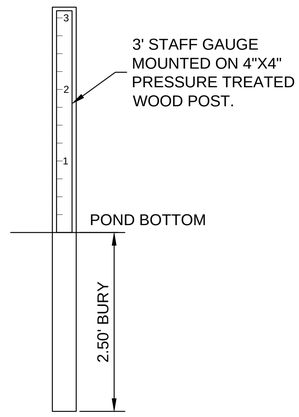
2. APPROXIMATE UNADJUSTED EARTHWORK VOLUMES (NOT INCLUDING SUB/OVER EXCAVATION IF REQUIRED):

   CUT = 53,400 C.Y.
   FILL = 44,500 C.Y.



GRADING KEYNOTE

SCALE: N.T.S.



POST AND STAFF GAUGE

SCALE: N.T.S.

ENGINEERS SEAL

DATE

REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

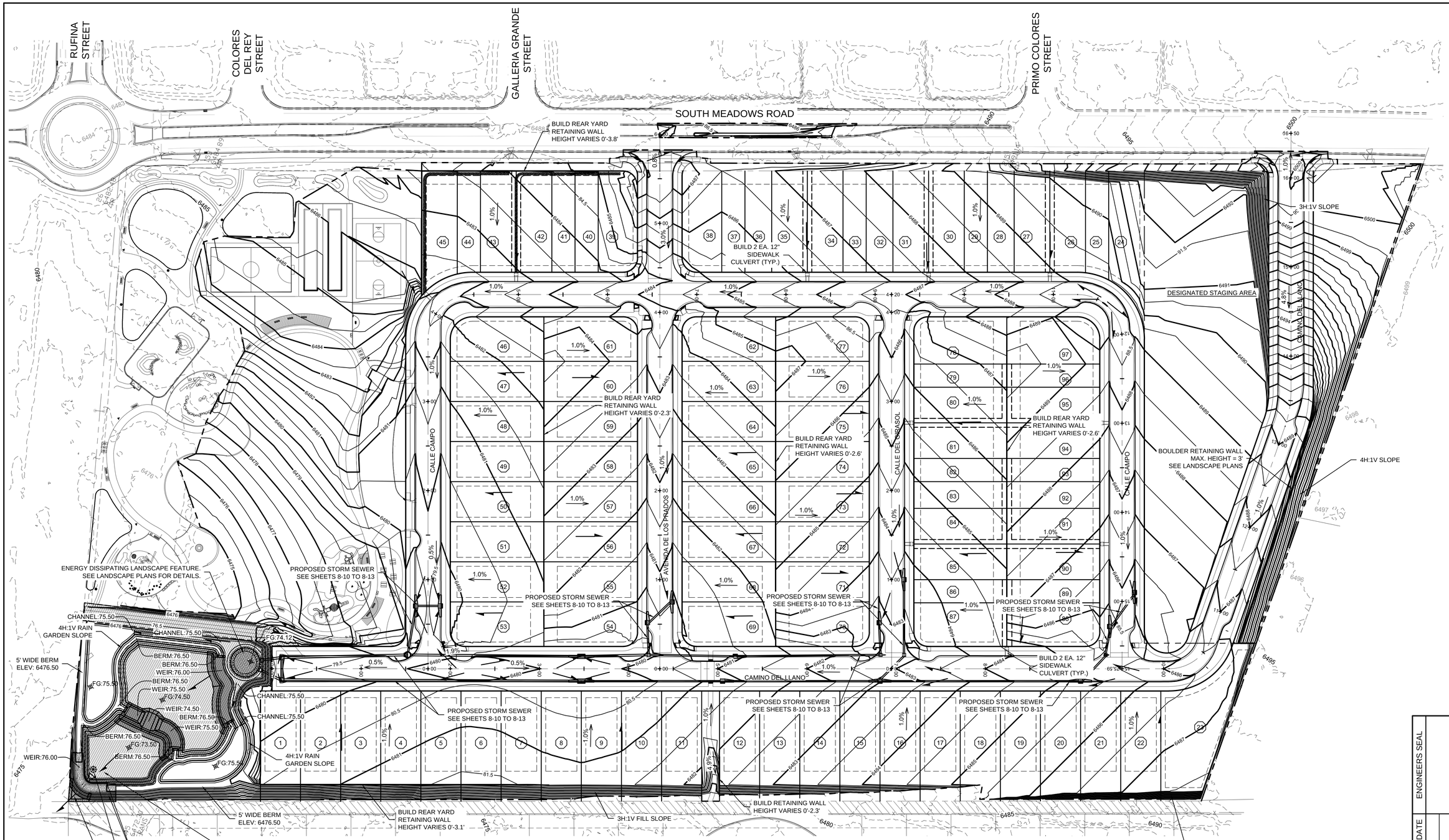
CITY USE ONLY

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

GRADING AND DRAINAGE NOTES

DATE:	SCALE:	SHEET:
DECEMBER 2024	N.T.S.	5-1



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.

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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		

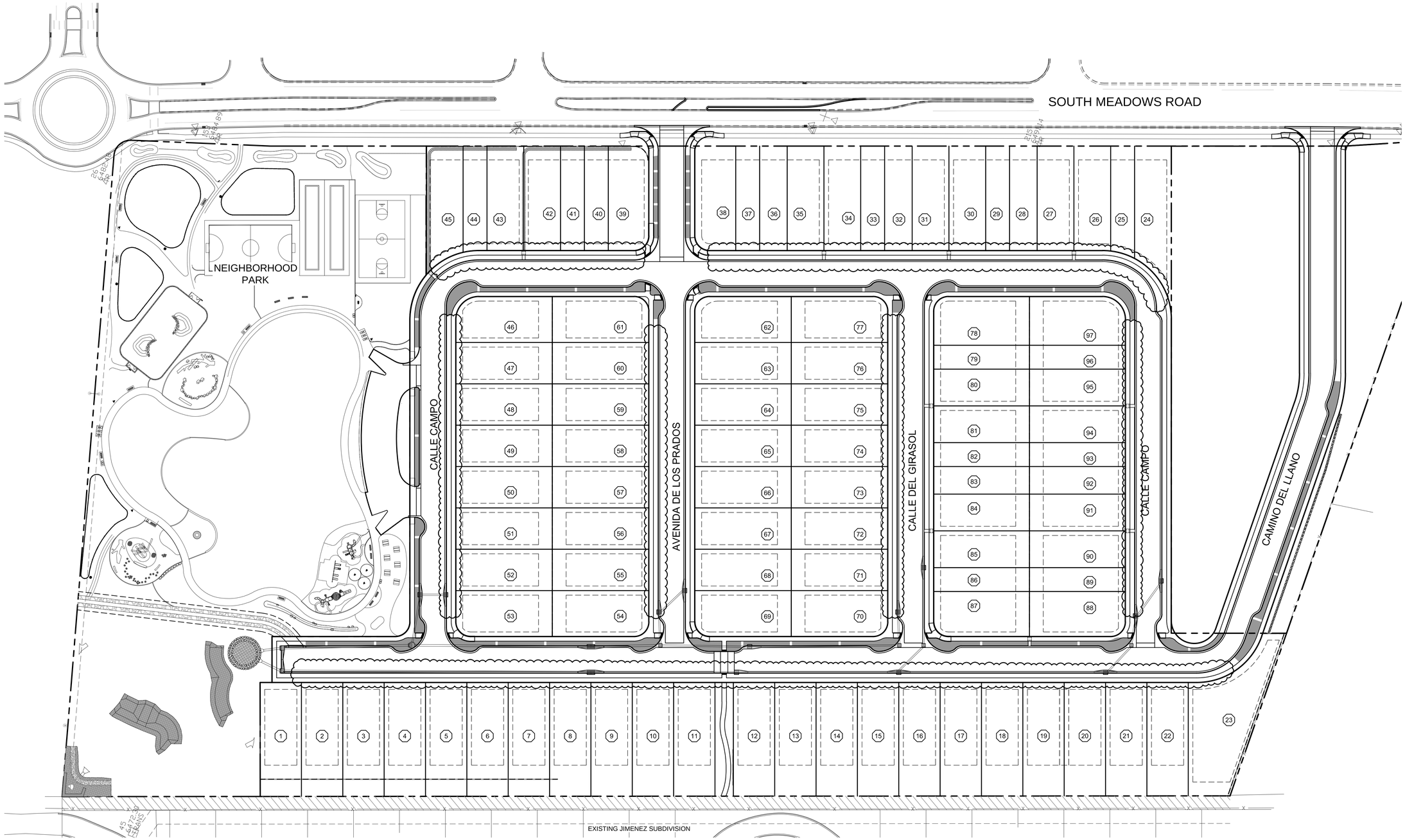
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

OVERALL GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	5-2

ENGINEERS SEAL
DATE
REVISIONS



CONCEPTUAL LANDSCAPE BUFFER SWALE LOCATIONS

SCALE: 1" = 50'

0 25 50 100

SCALE: 1" = 50'

ENGINEERS SEAL

DATE

REVISIONS

NOTES:

1. LANDSCAPE SWALES TO BE FIELD FIT AS DIRECTED BY THE PROJECT MANAGER.
2. SEE SHEET 2-3 FOR SWALE DETAILS ALONG PORTIONS OF ROADWAY WITHOUT DRIVEWAYS.
3. SEE SHEETS 2-4 & 2-5 FOR SWALE DETAILS ALONG LOT FRONTAGE.

LEGEND

SWALE ALONG PORTION OF ROADWAY WITHOUT DRIVEWAY (NOTE 2, THIS SHEET)

SWALE ALONG LOT FRONTAGE (NOTE 3, THIS SHEET)

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

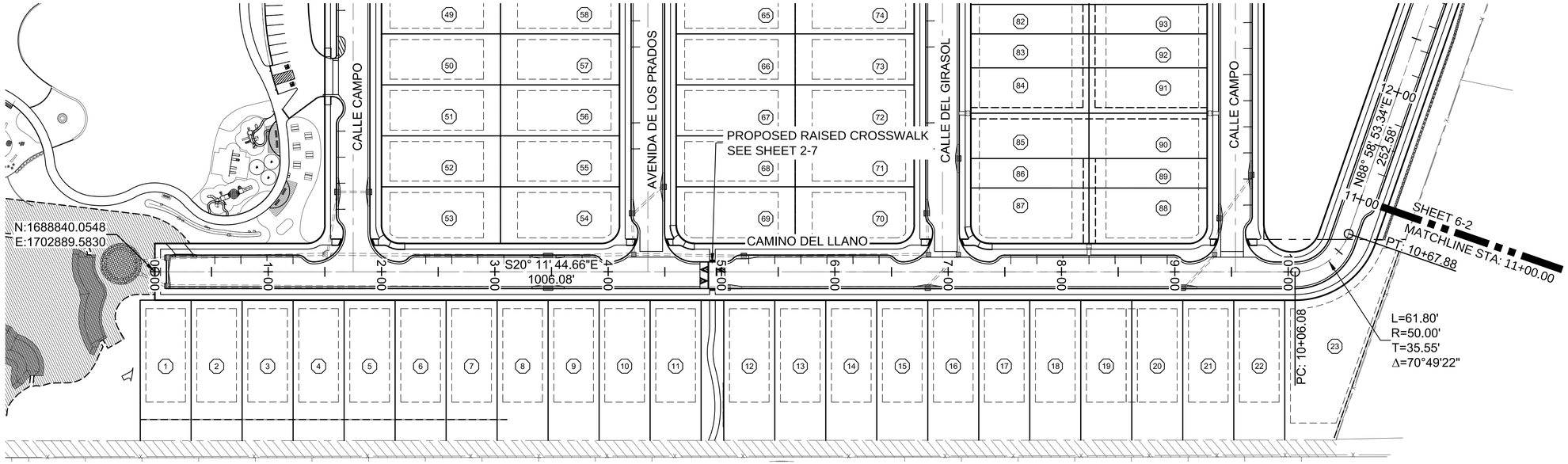
CITY USE ONLY

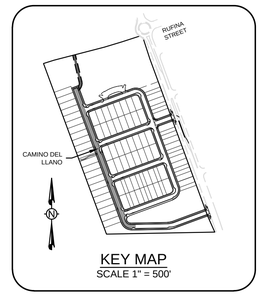
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

CONCEPTUAL LANDSCAPE BUFFER SWALE LOCATIONS

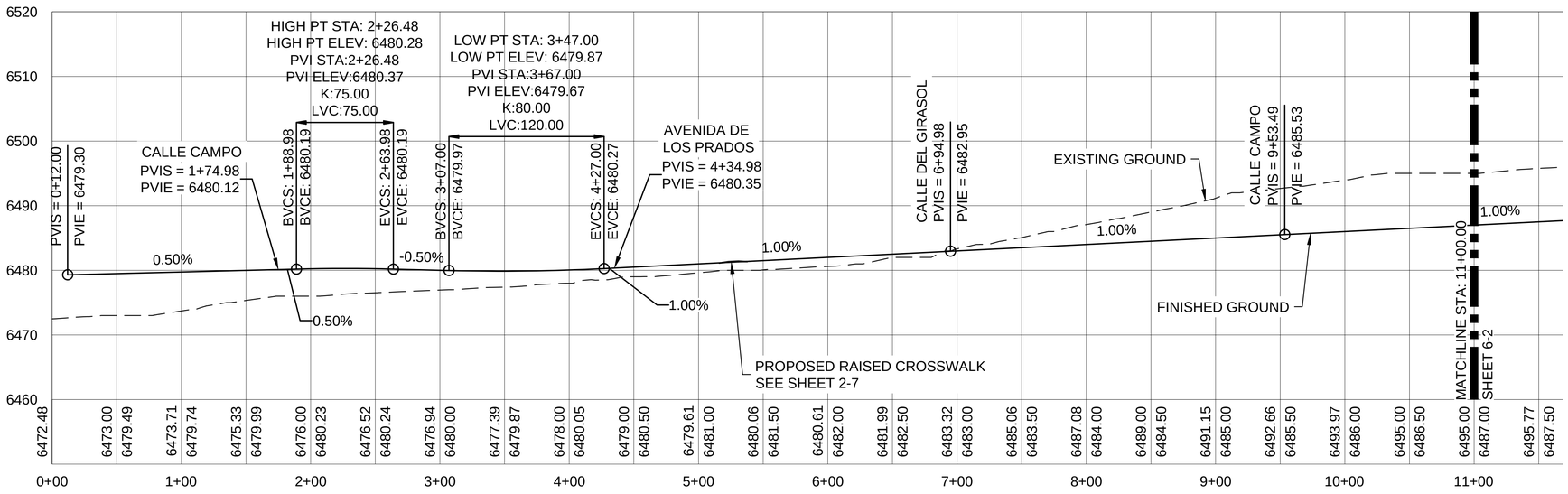
DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	5-3





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 # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

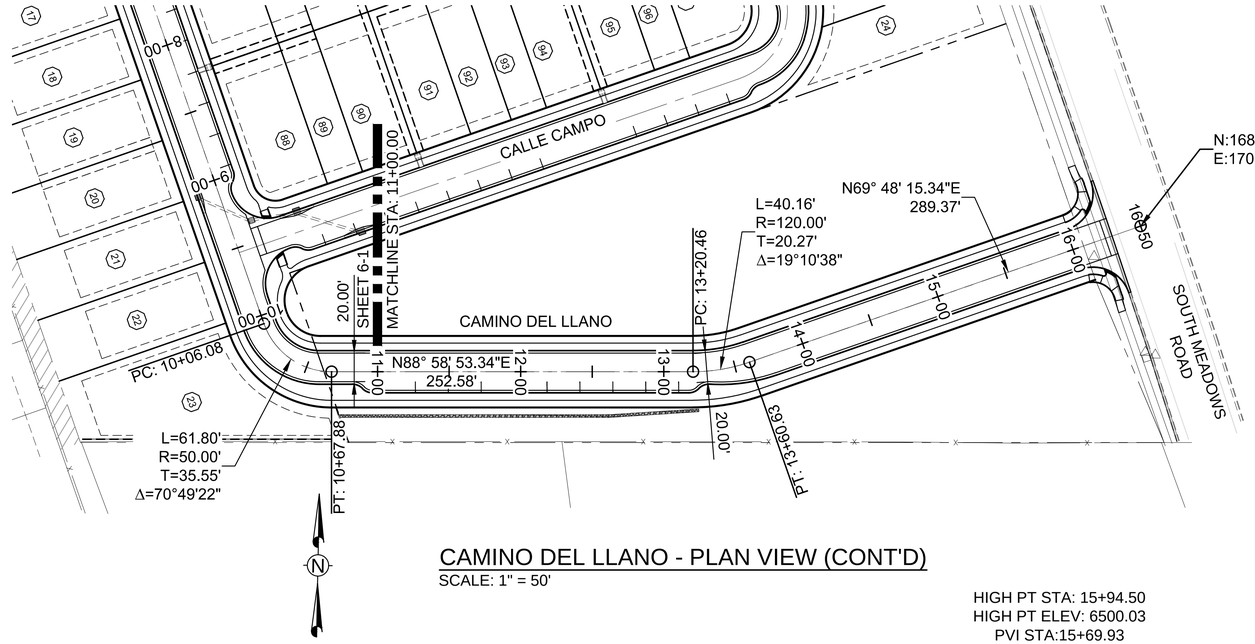
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

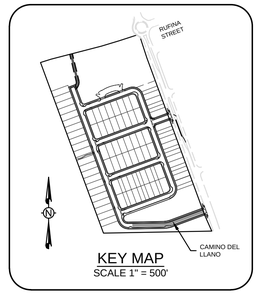
ROADWAY PLAN AND PROFILE

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	6-1

ENGINEERS SEAL
DATE
REVISIONS

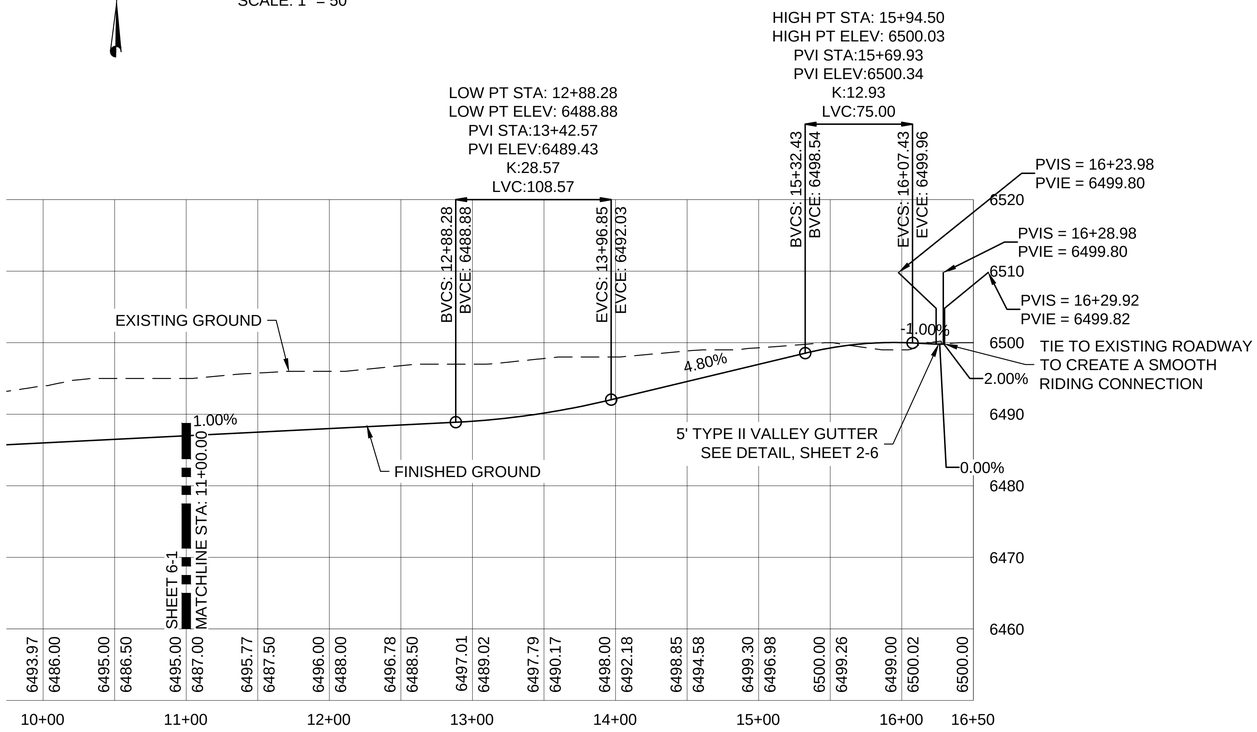


NOTE:
RIGHT TURN DECELERATION LANES ON SOUTH MEADOWS ROAD WERE DELETED AS PER DIRECTION OF THE CITY OF SANTA FE, TRAFFIC ENGINEER. SEE LETTER FROM JEANNE WOLFENBARGER DATED 11/12/24 ON FILE AT THE CITY.



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

CASE # 2024-7998
MODIFIED MARCH 2025
PER STAFF COMENTS

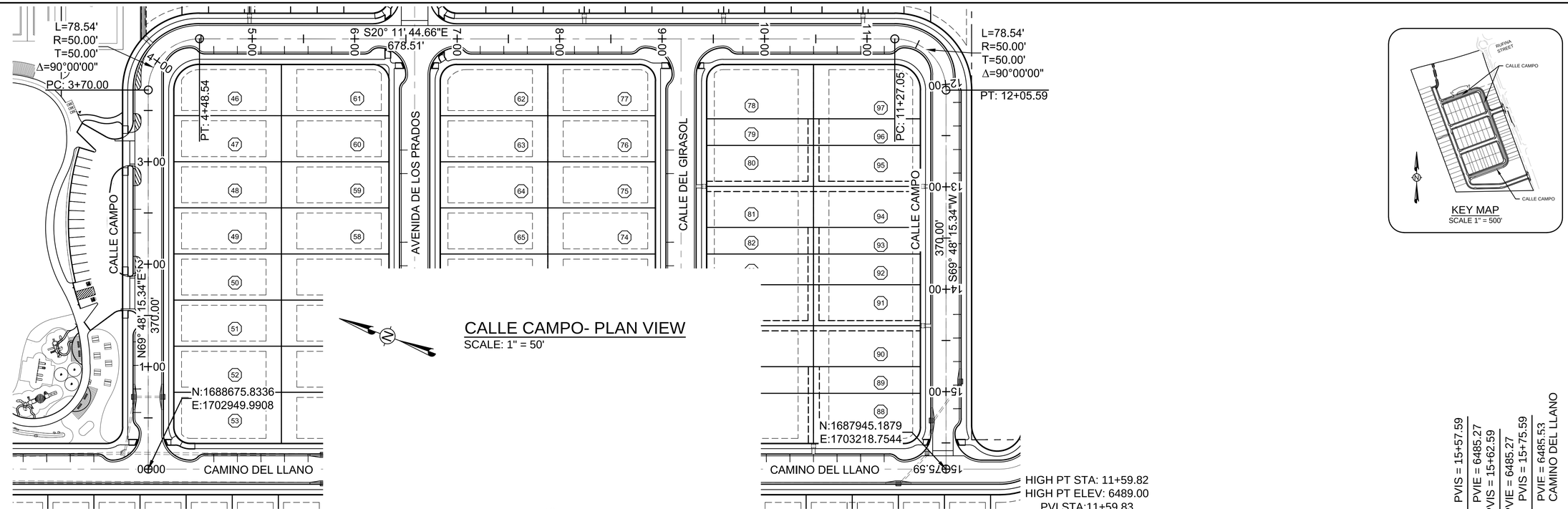
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY	USE	ONLY

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

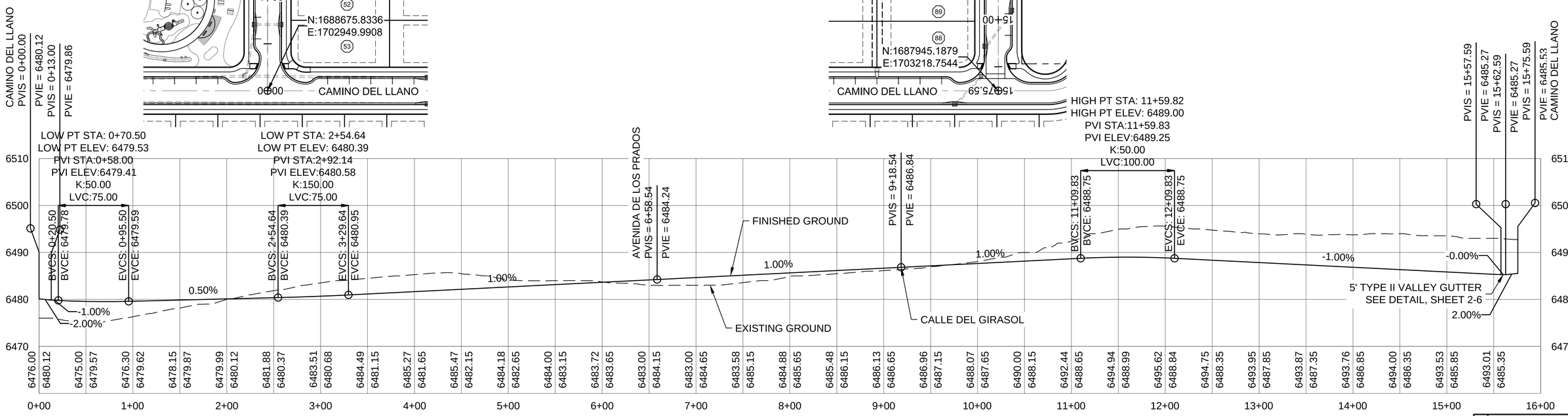
FINAL SUBDIVISION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 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

DATE

REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

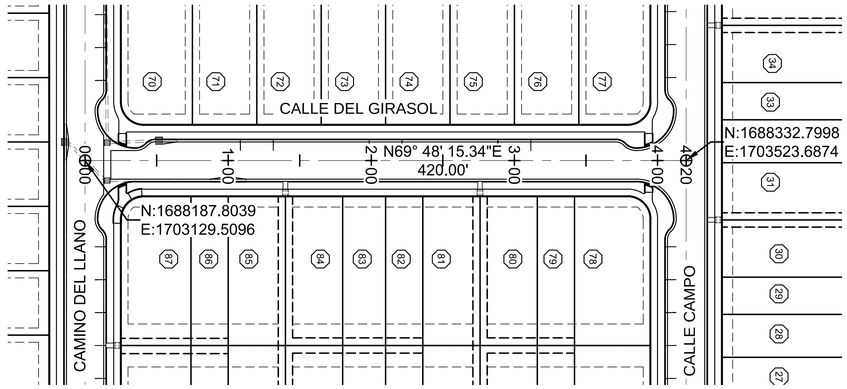
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY PLAN AND PROFILE (CONT'D)

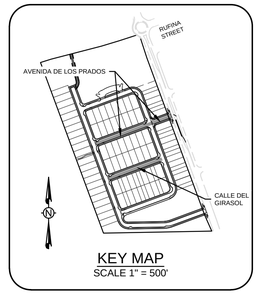
DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	6-3



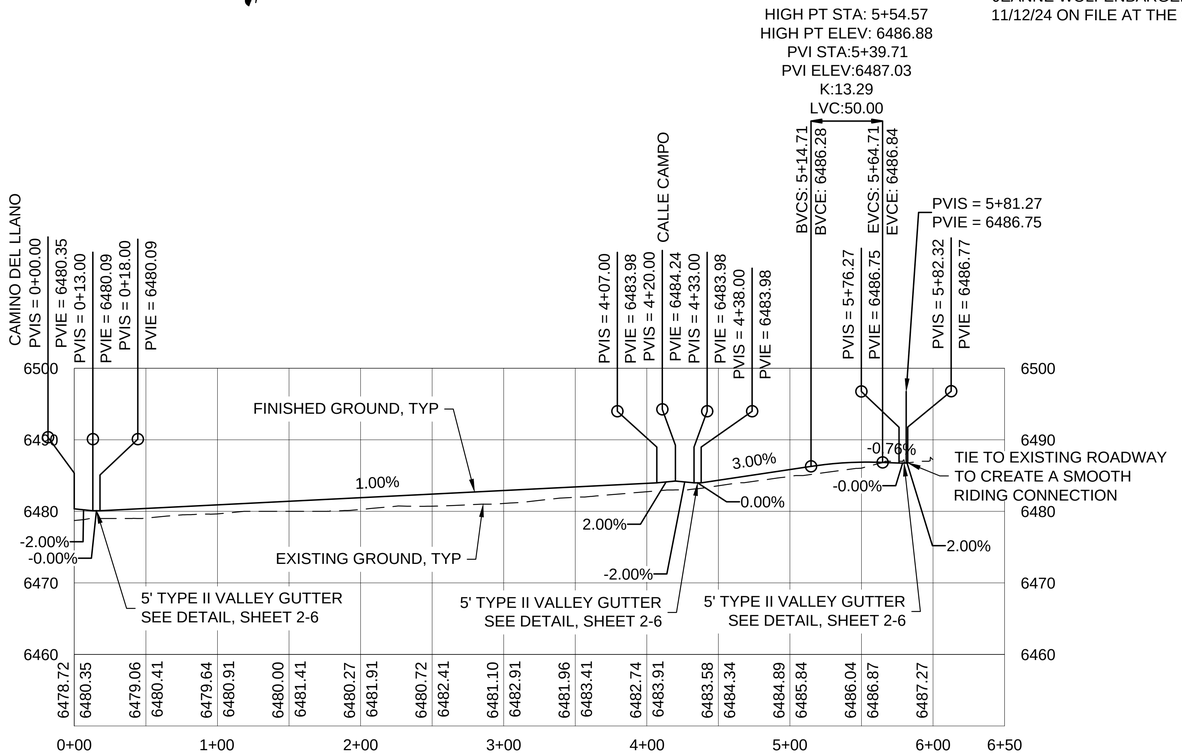
AVENIDA DE LOS PRADOS - PLAN VIEW
SCALE: 1" = 50'



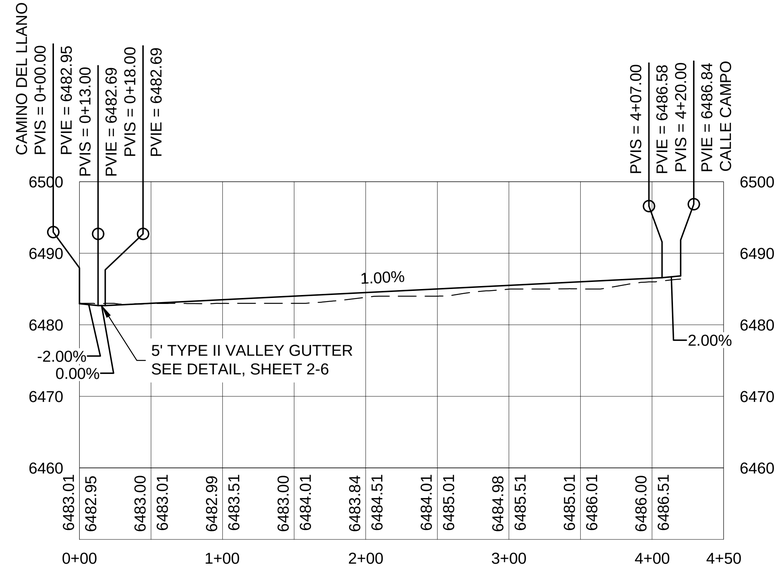
CALLE DEL GIRASOL - PLAN VIEW
SCALE: 1" = 50'



NOTE:
RIGHT TURN DECELERATION LANES ON SOUTH MEADOWS ROAD WERE DELETED AS PER DIRECTION OF THE CITY OF SANTA FE, TRAFFIC ENGINEER. SEE LETTER FROM JEANNE WOLFENBARGER DATED 11/12/24 ON FILE AT THE CITY.



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		
CITY USE ONLY		

CASE # 2024-7998
MODIFIED MARCH 2025
PER STAFF COMENTS

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	6-4

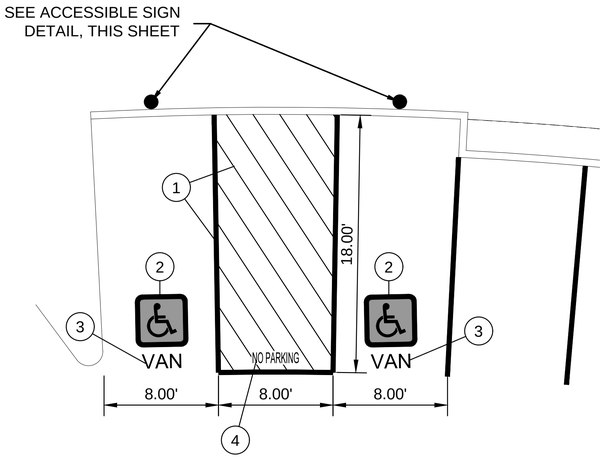
CITY OF SANTA FE SIGNING AND STRIPING NOTES:

SIGN AND POST REQUIREMENTS

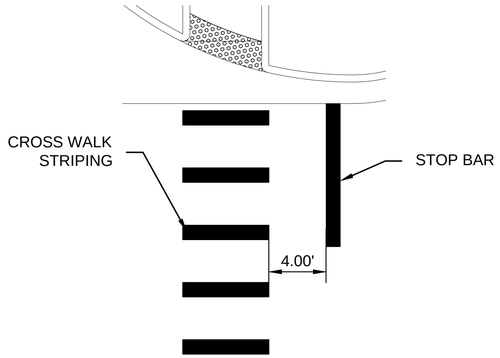
1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); *CURRENT* EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - *CURRENT* 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.

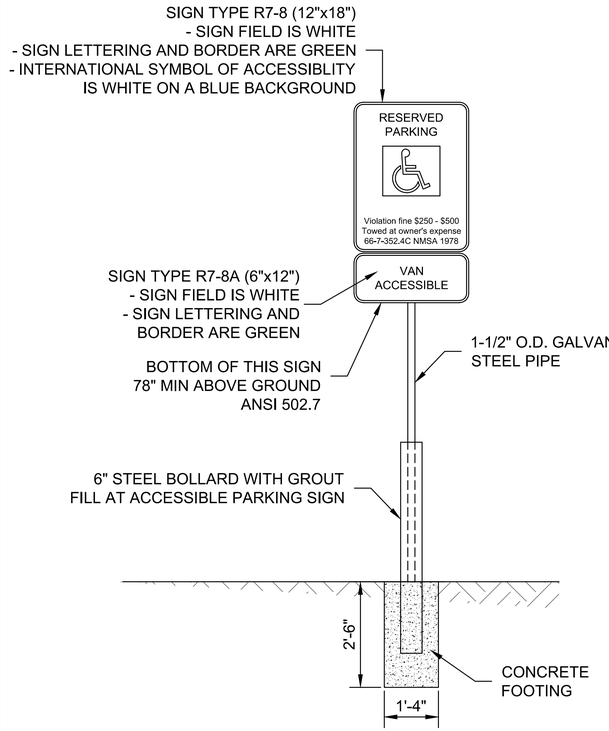


ADA PARKING DETAIL
SCALE: 1" = 5'

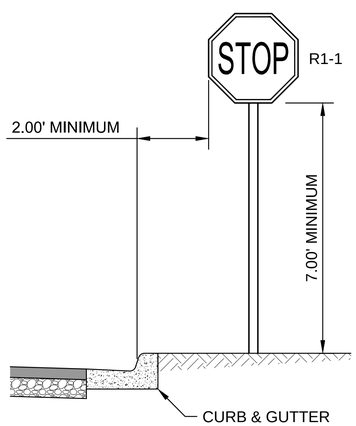


STOP BAR PLACEMENT DETAIL
SCALE: 1" = 5'

#	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)

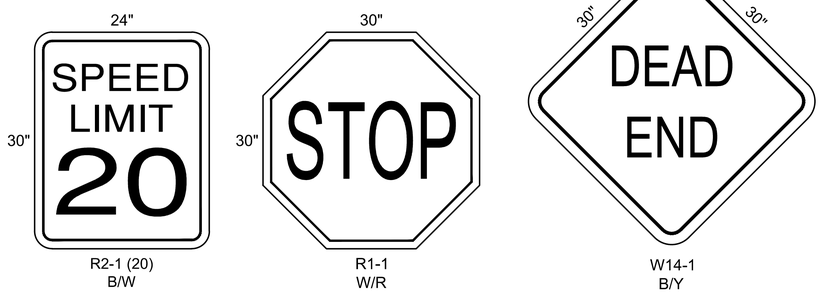


ACCESSIBLE SIGN DETAIL
SCALE: N.T.S.



TYPICAL SIGN PLACEMENT
SCALE: N.T.S.

R1-5
B/W
(36" X 36")



SIGN FACE DETAILS
SCALE: N.T.S.

ENGINEERS SEAL

DATE

REVISIONS

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

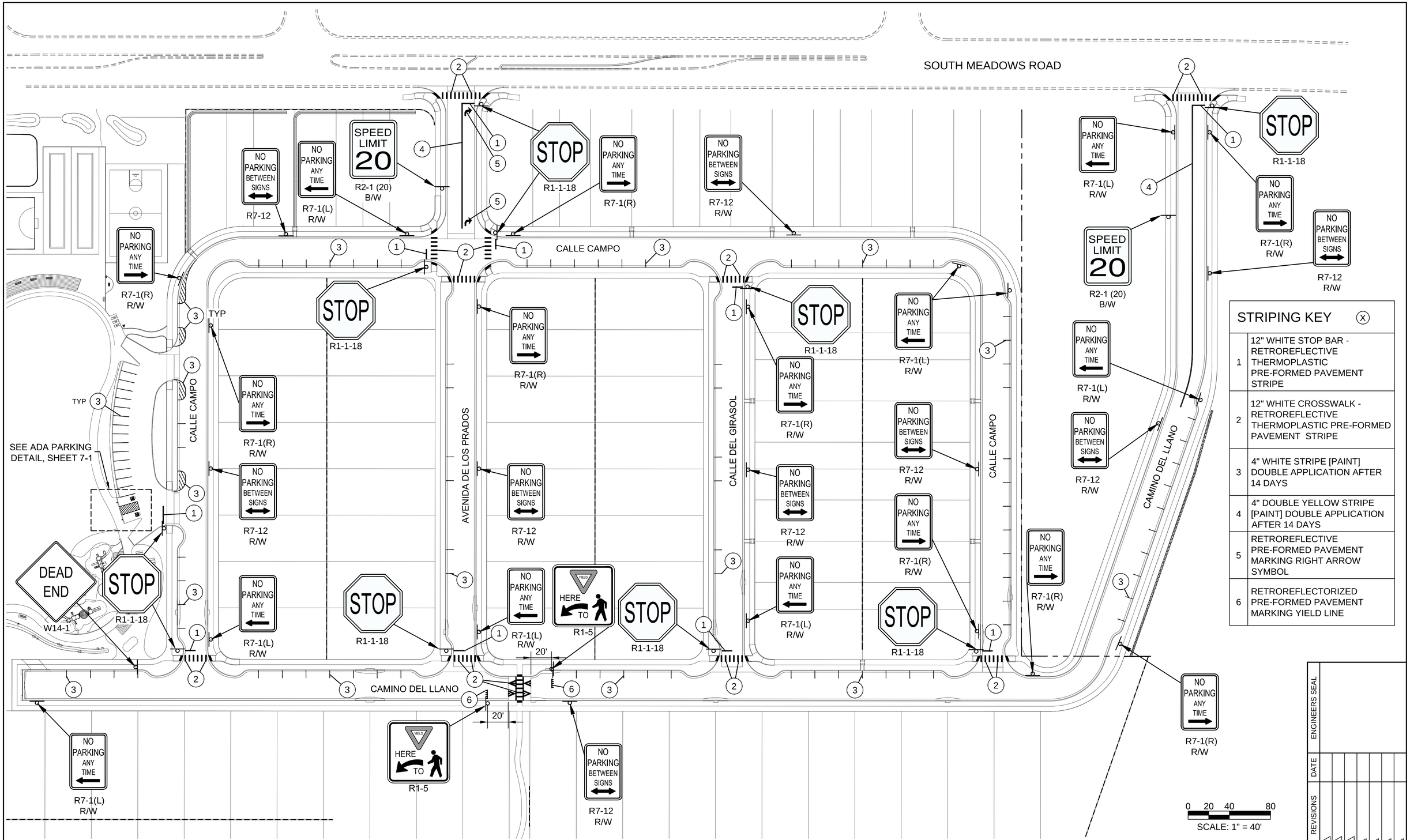
CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SIGNING AND STRIPING NOTES AND DETAILS

DATE:	SCALE:	SHEET:
DECEMBER 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'

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SIGNING AND STRIPING PLAN

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 40'	7-2



ON-STREET PARKING LAYOUT

SCALE: 1" = 40'

TOTAL ON-STREET PARKING STALLS SHOWN = 70

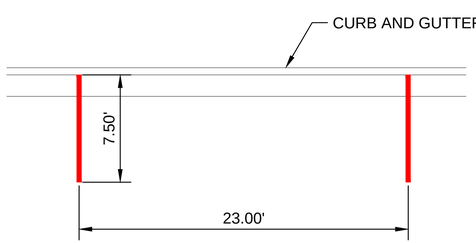
NOTE:
DRIVEWAYS SHOWN HEREON ARE CONCEPTUAL AND, THEREFORE THE PARKING LAYOUT IS SUBJECT TO CHANGE BASED ON FINAL DRIVEWAY LOCATIONS. HOWEVER, A MINIMUM OF 70 ON-STREET PARKING SPACES WILL BE PROVIDED.

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'

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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		

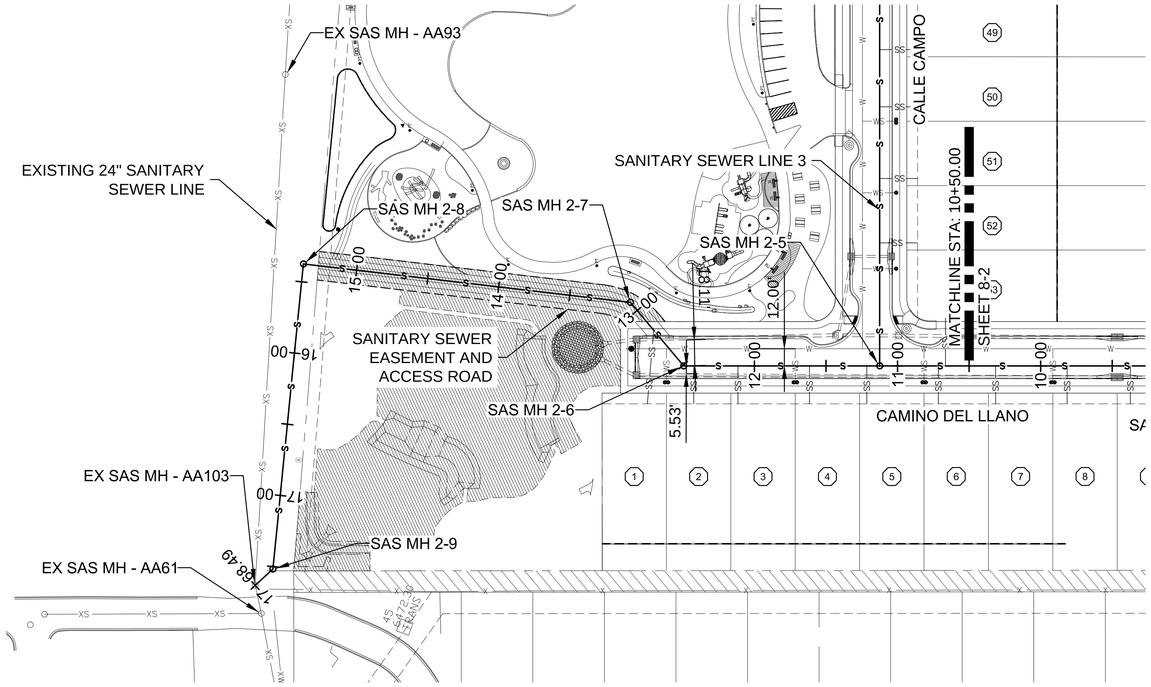
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

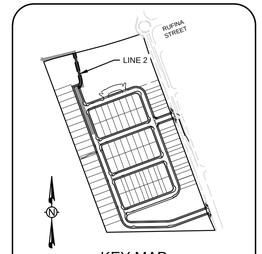
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ON-STREET PARKING LAYOUT

DATE:	SCALE:	SHEET:
DECEMBER 2024	AS NOTED	7-3

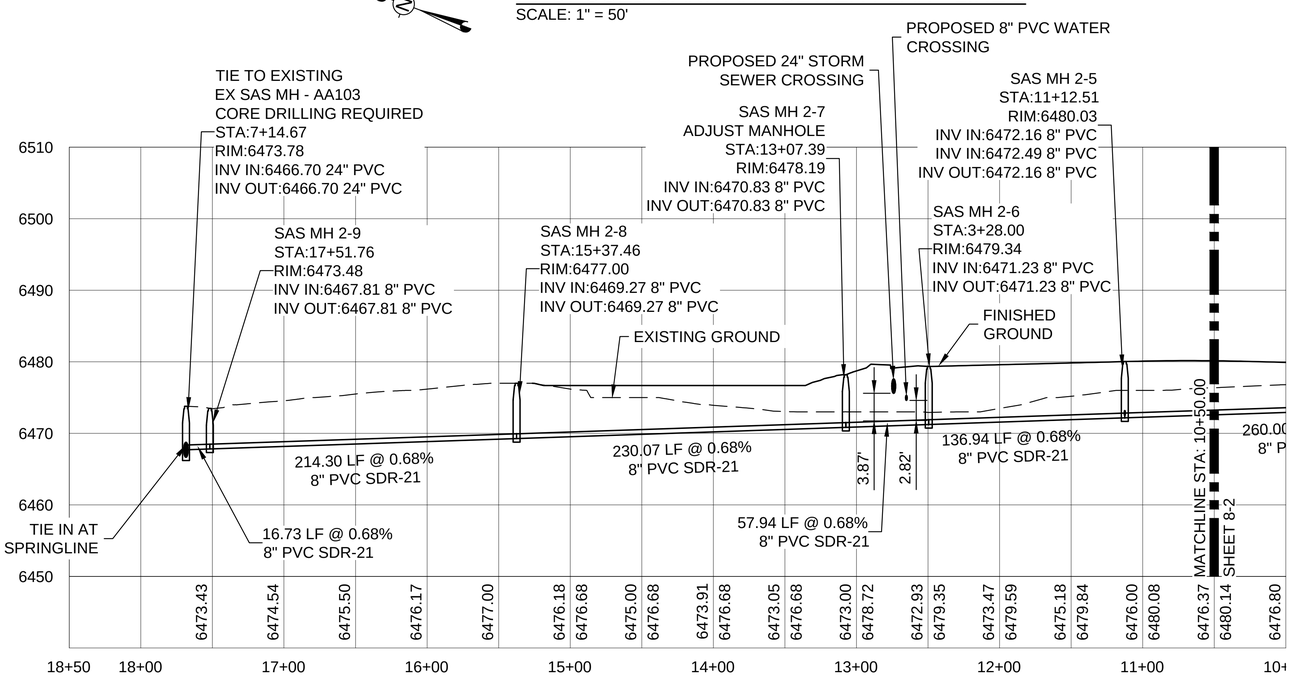
ENGINEERS SEAL
DATE
REVISIONS





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'

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

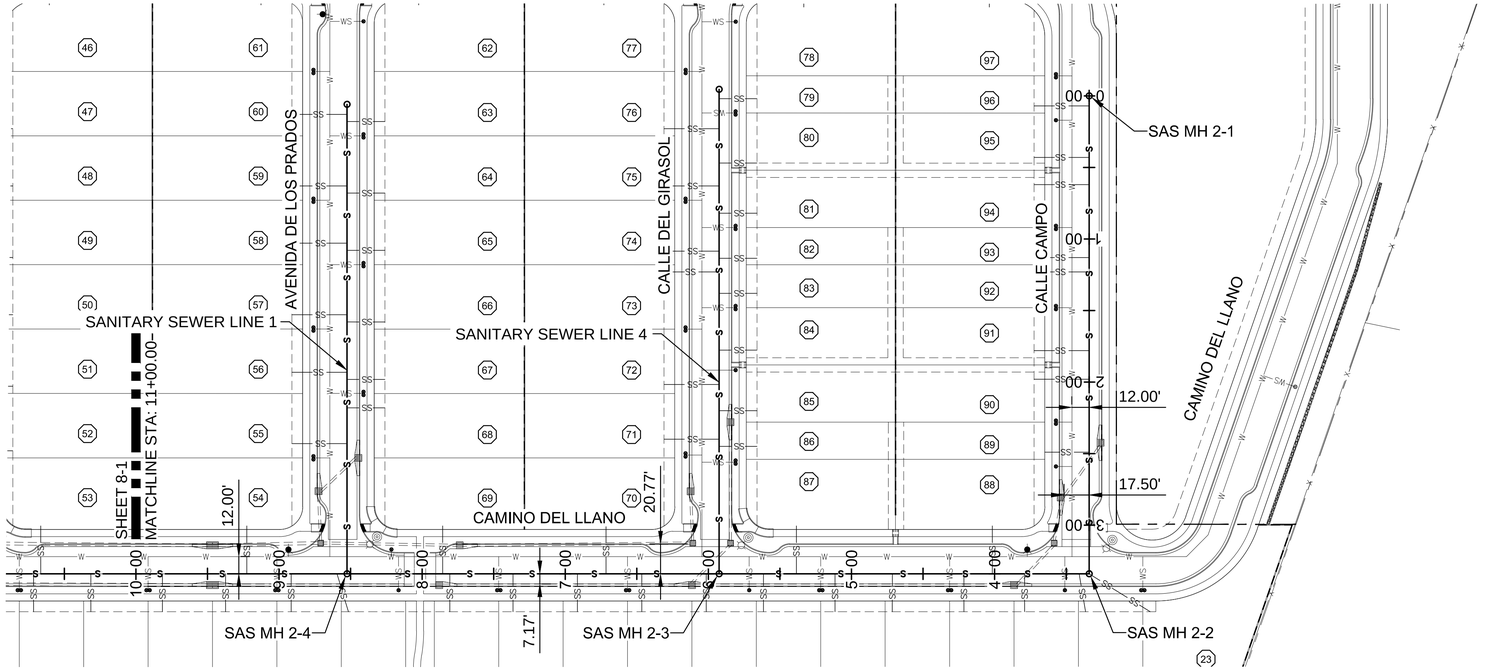
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

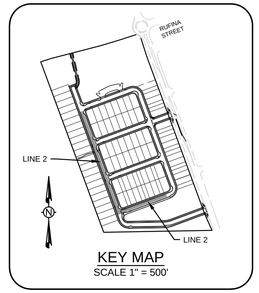
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SANITARY SEWER PLAN AND PROFILE

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	8-1

ENGINEERS SEAL
DATE
REVISIONS

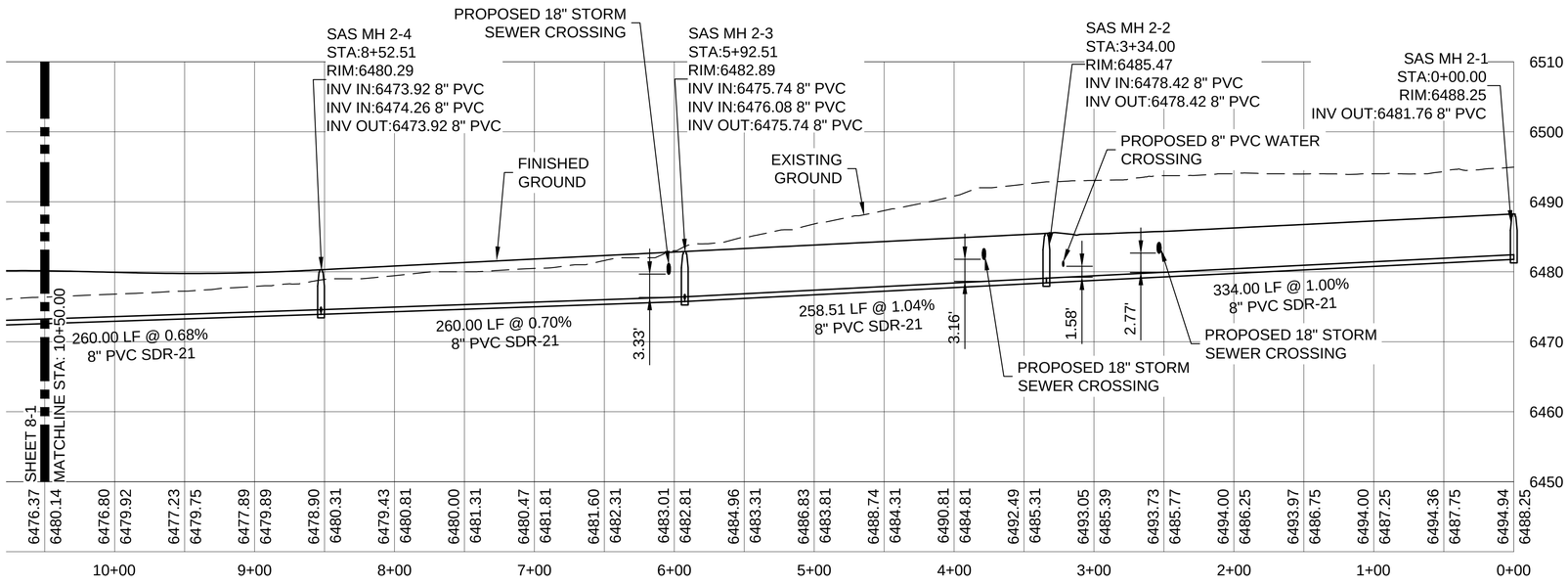




KEY MAP
SCALE 1" = 500'

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'

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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		

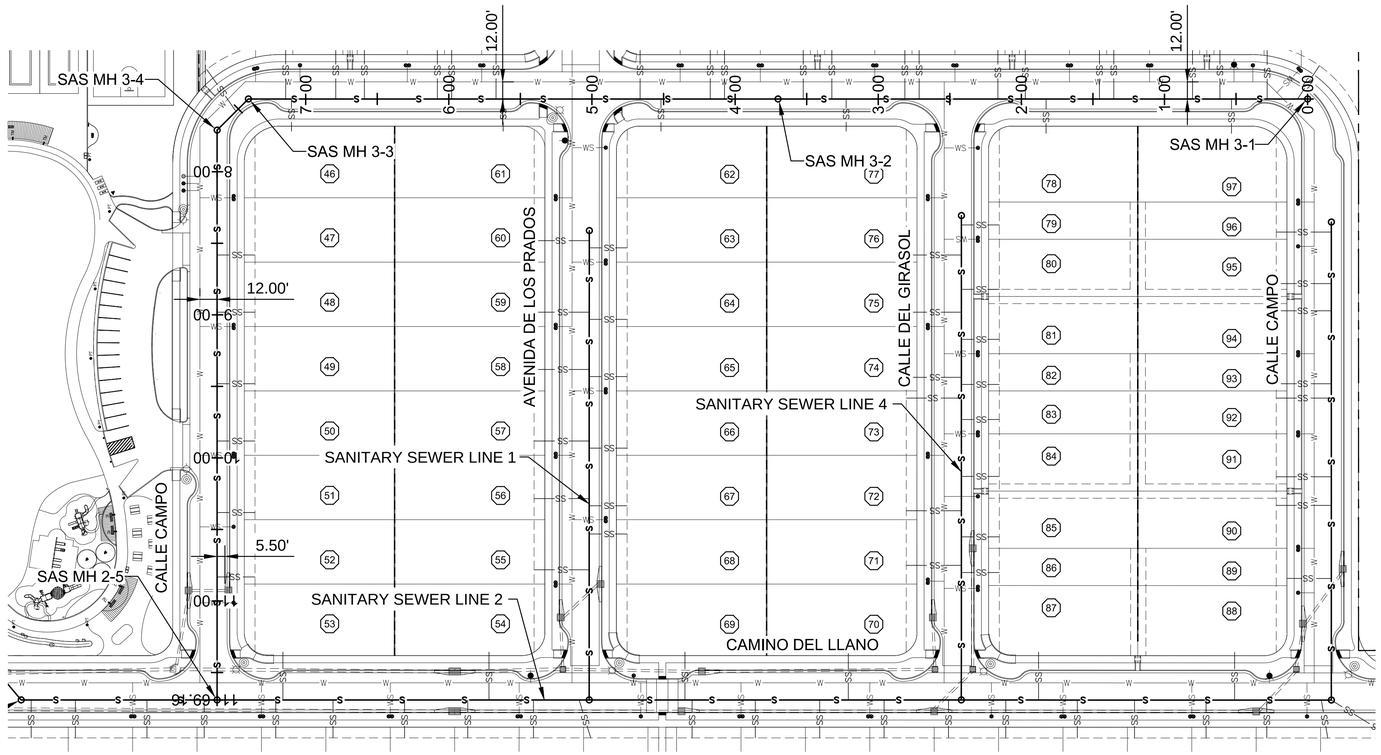
ENGINEERS SEAL
DATE
REVISIONS

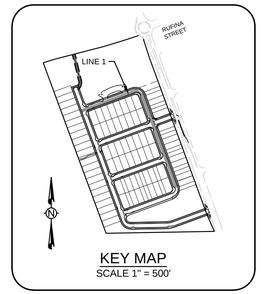
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SANITARY SEWER PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	8-2

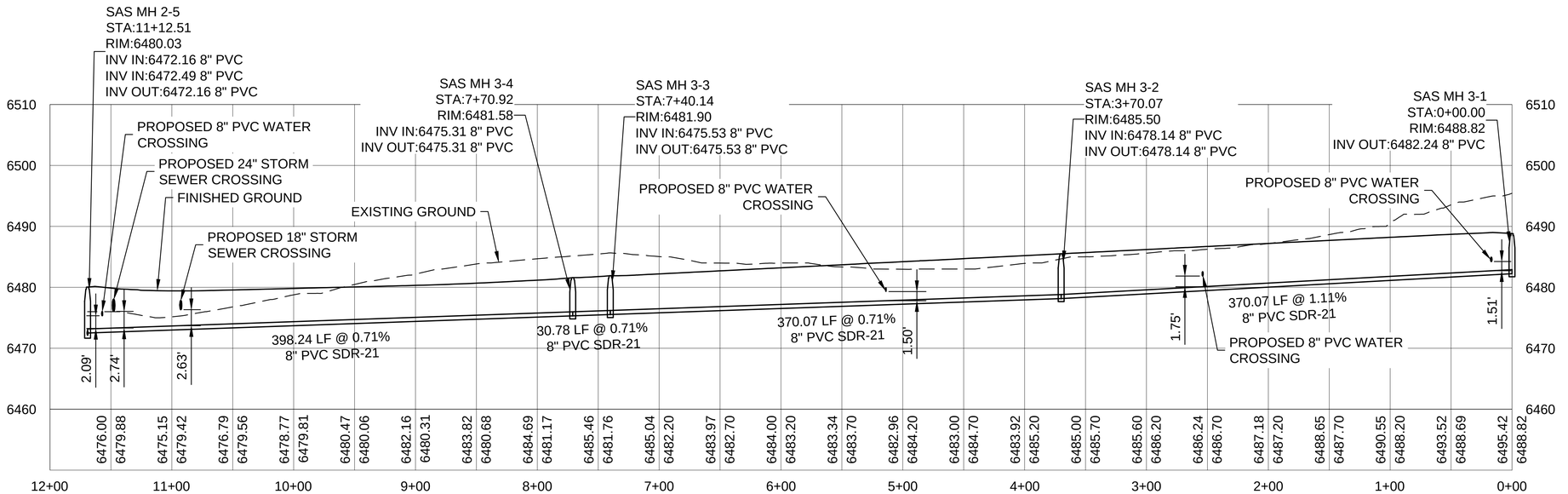




KEY MAP
SCALE 1" = 500'

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'

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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		

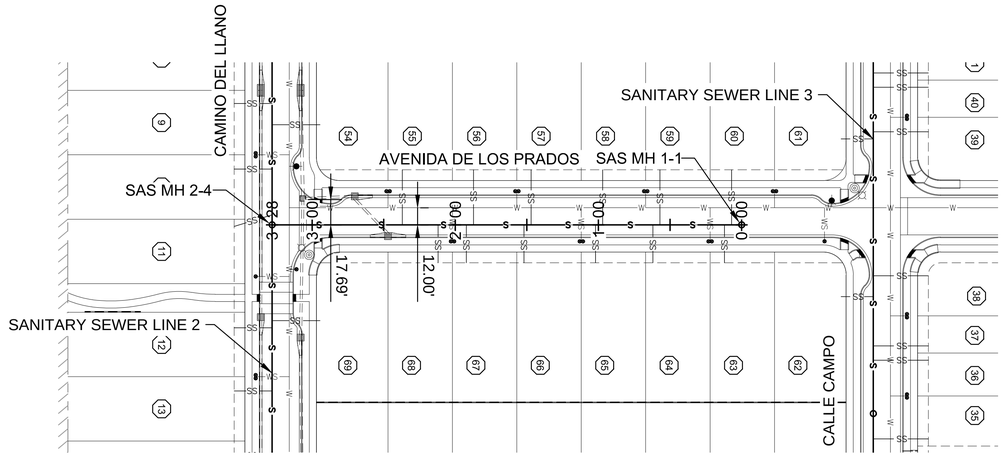
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SANITARY SEWER PLAN AND PROFILE

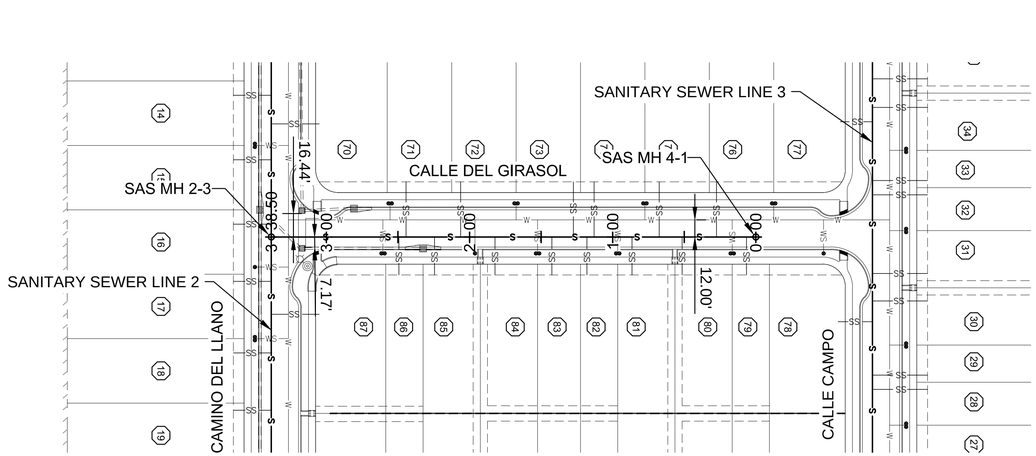
DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	8-3

ENGINEERS SEAL
DATE
REVISIONS



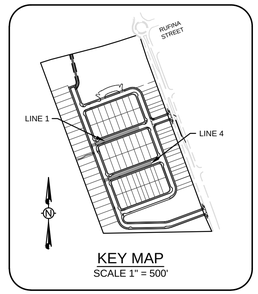
PROPOSED SANITARY SEWER PLAN - LINE 1

SCALE: 1" = 50'

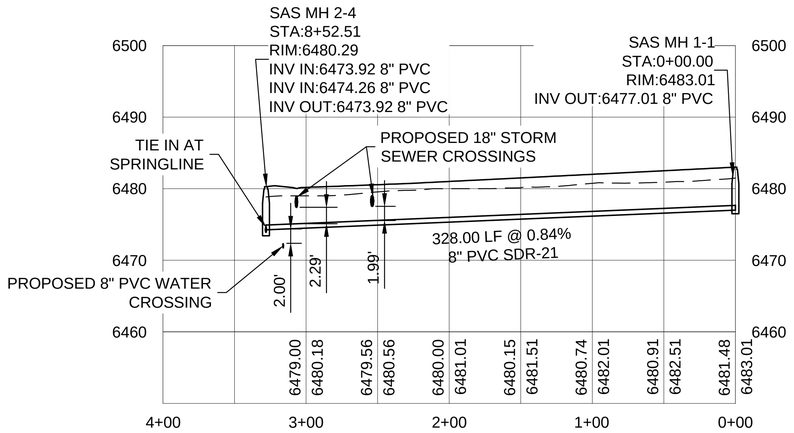


PROPOSED SANITARY SEWER PLAN - LINE 4

SCALE: 1" = 50'

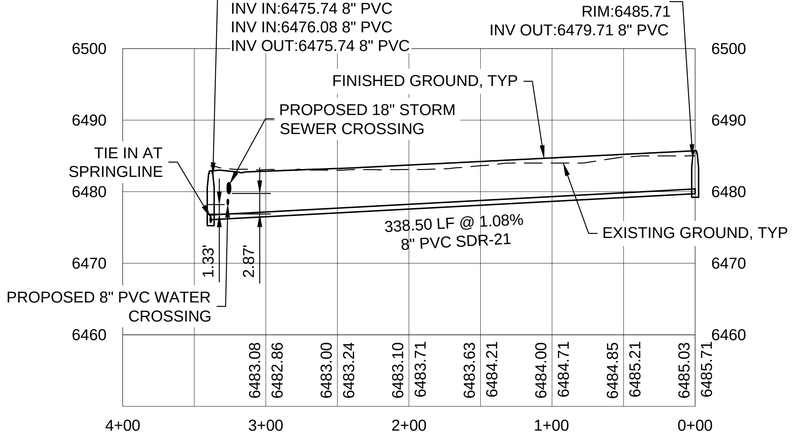


KEY MAP
SCALE 1" = 500'



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'

ENGINEERS SEAL

DATE

REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

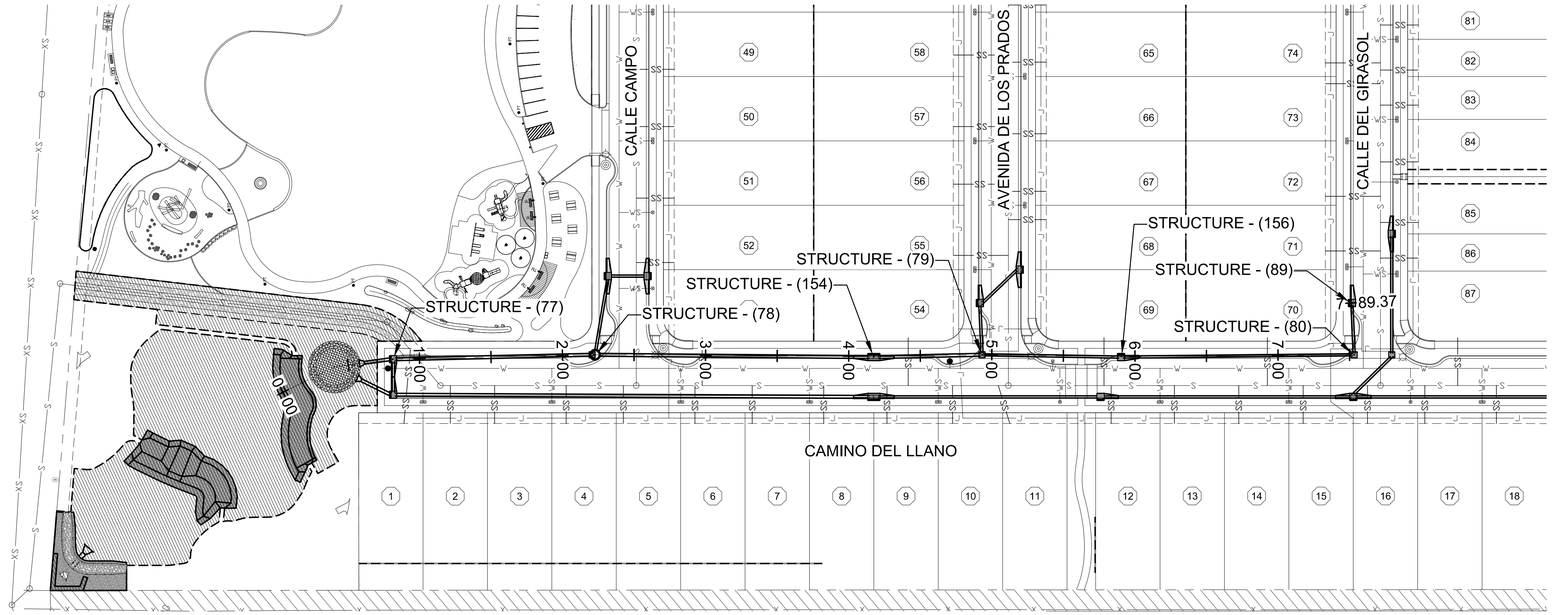
CITY USE ONLY

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

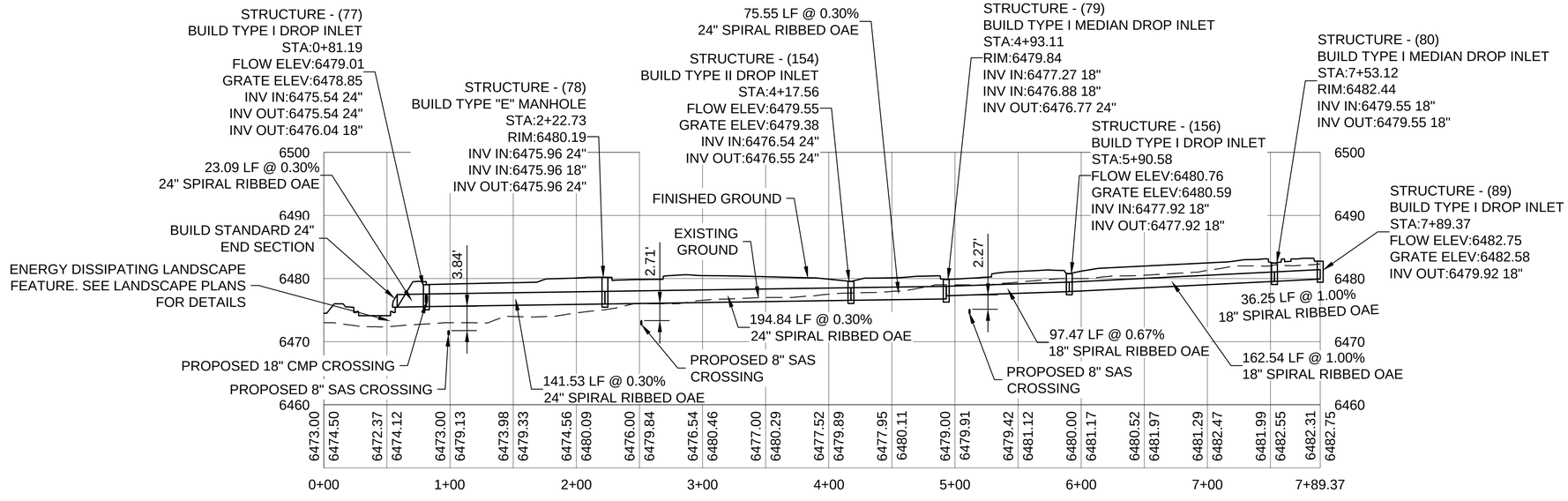
SANITARY SEWER PLAN AND PROFILE

DATE:	SCALE:	SHEET:
DECEMBER 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'

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

CITY USE ONLY

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

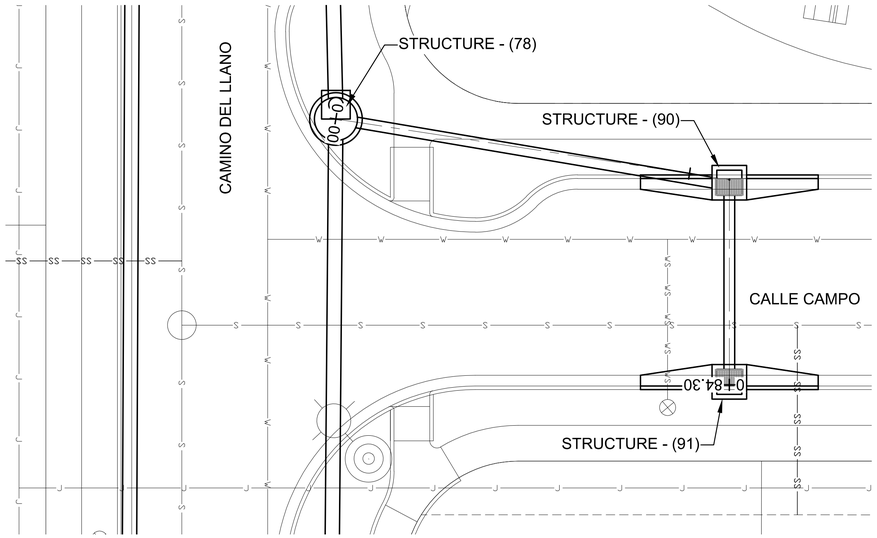
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

STRUCTURE SECTIONS - STS 1

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	8-10

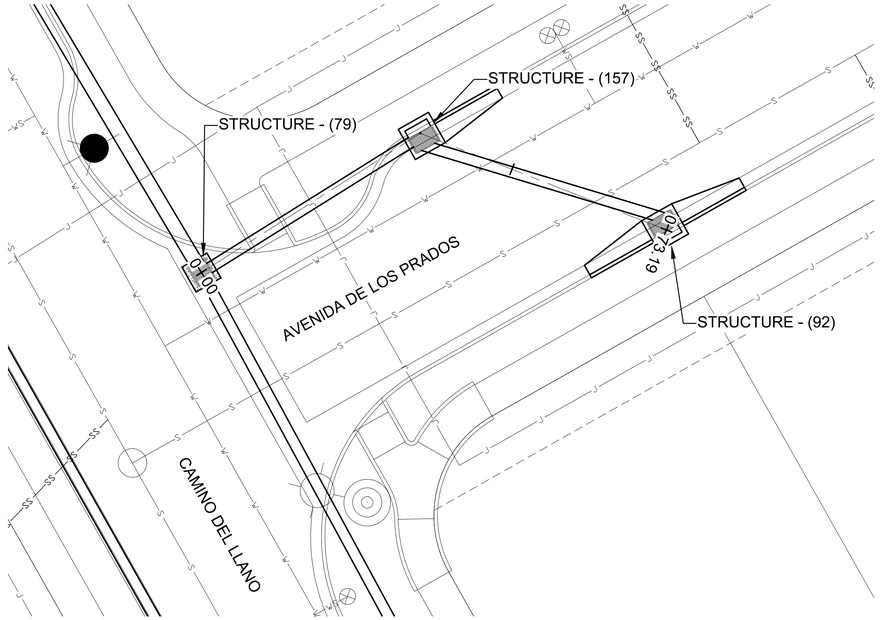
ENGINEERS SEAL
DATE
REVISIONS



N

PROPOSED STORM SEWER STS 1.1 - PLAN VIEW

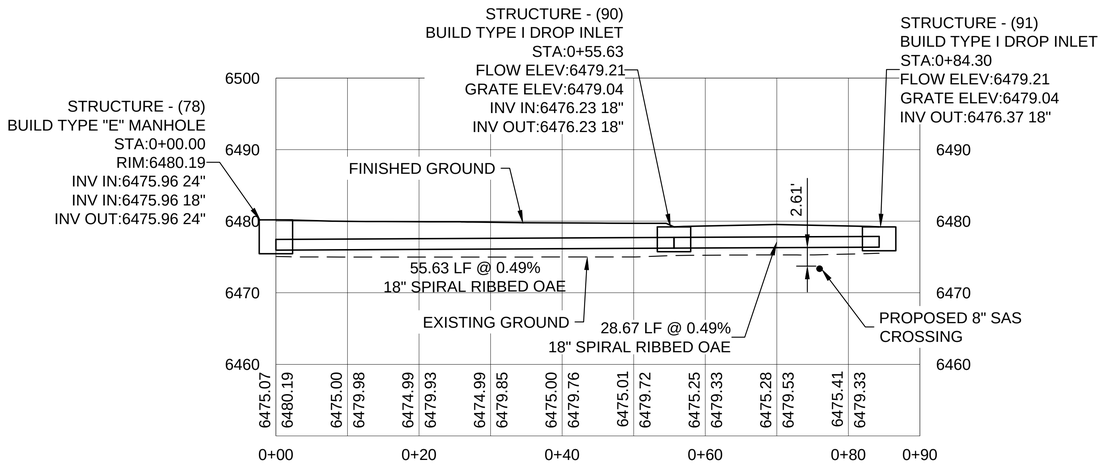
SCALE: 1" = 10'



N

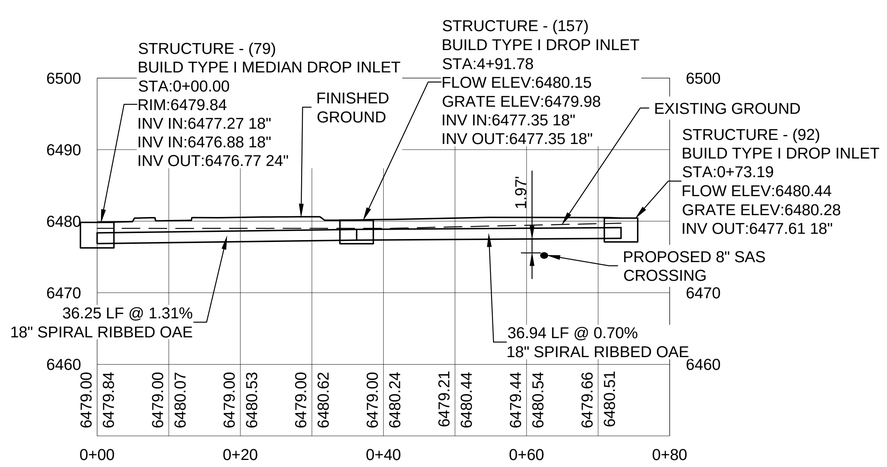
PROPOSED STORM SEWER STS 1.2 - PLAN VIEW

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

REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

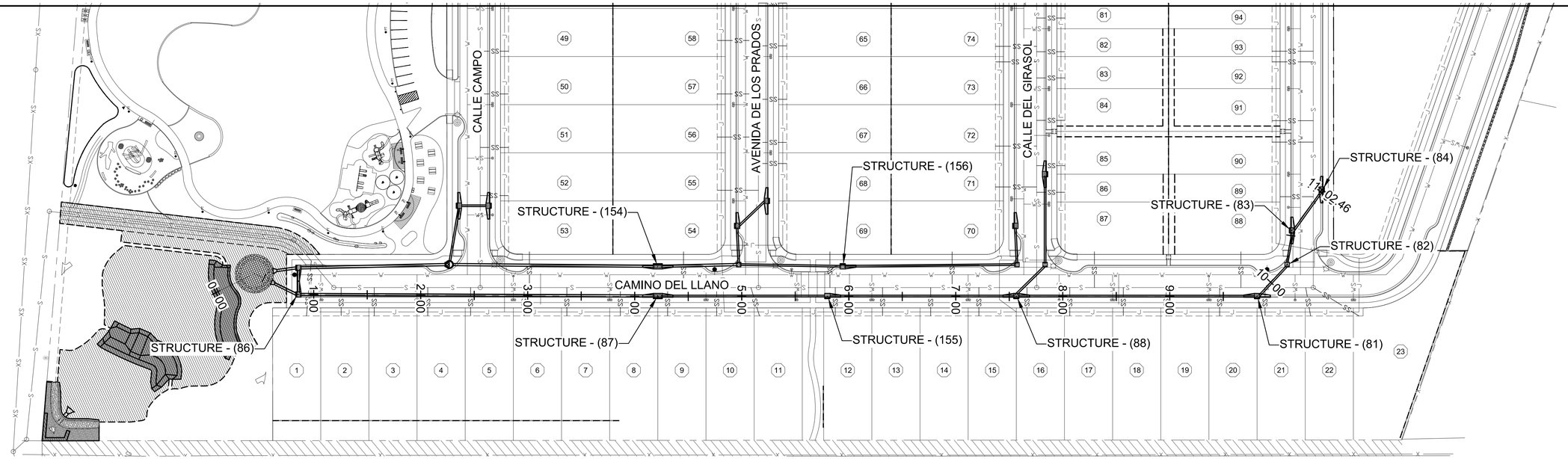
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

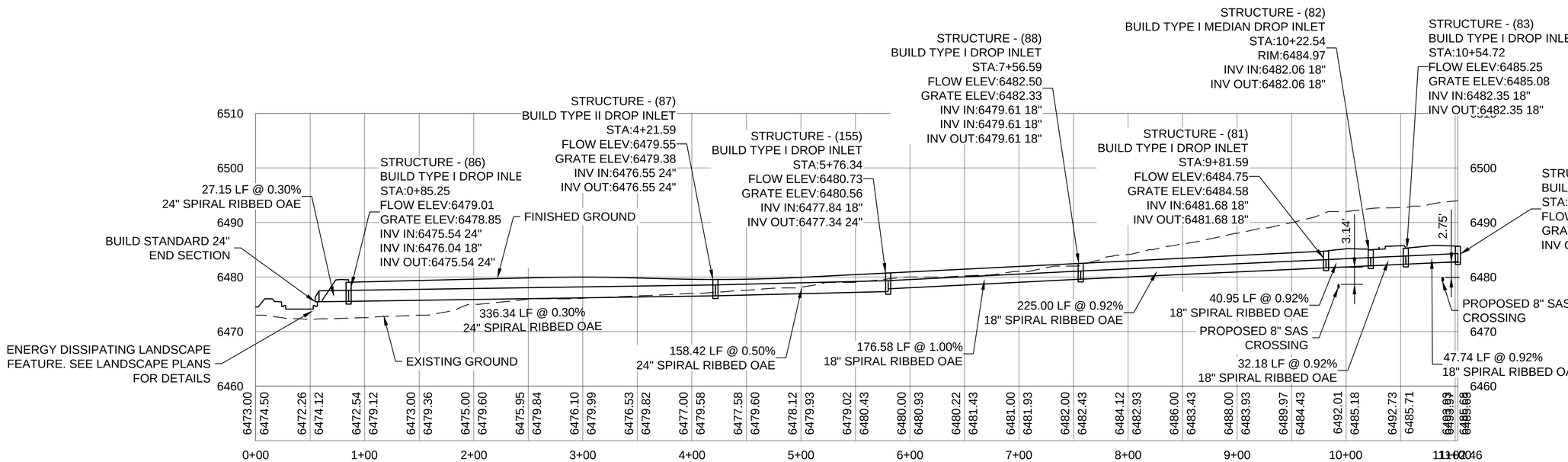
STRUCTURE SECTIONS - STS 1.1 & 1.2

DATE:	SCALE:	SHEET:
DECEMBER 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 # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

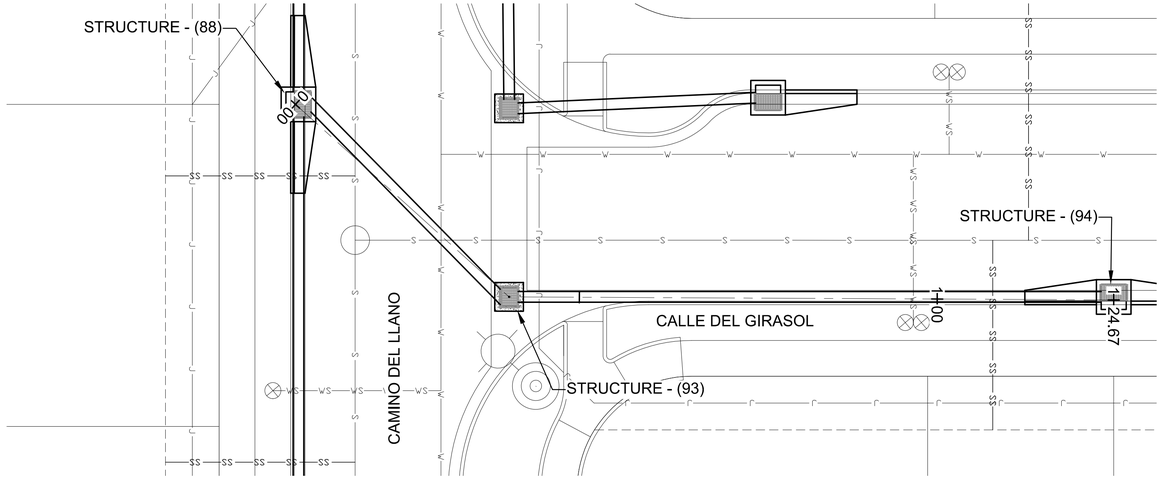
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

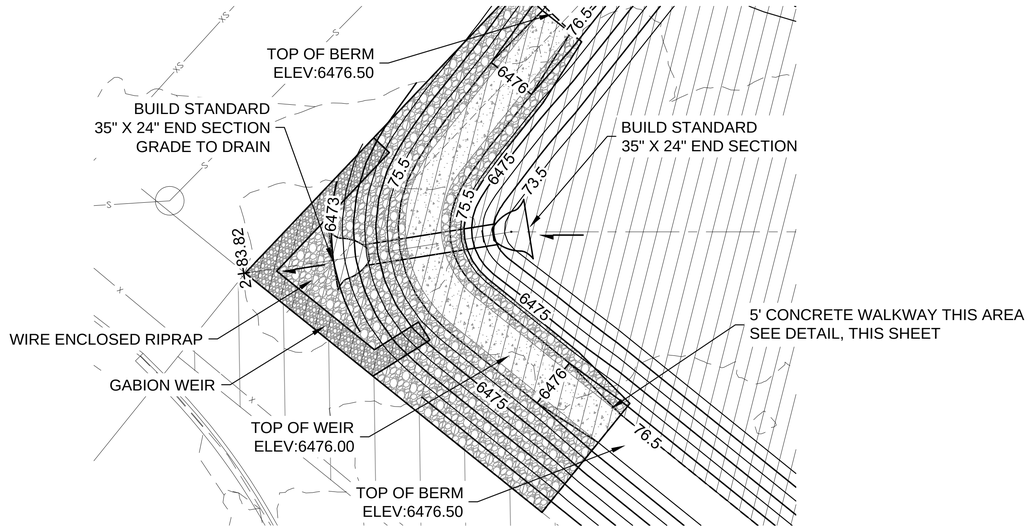
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

STRUCTURE SECTIONS - STS 2

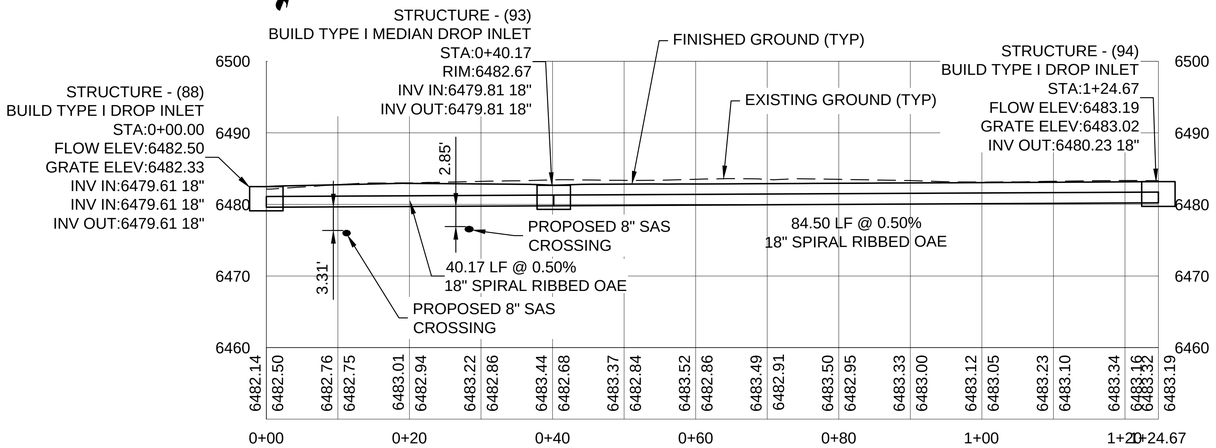
DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 10'	8-12





PROPOSED STORM SEWER STS 2.1 - PLAN VIEW

SCALE: 1" = 10'

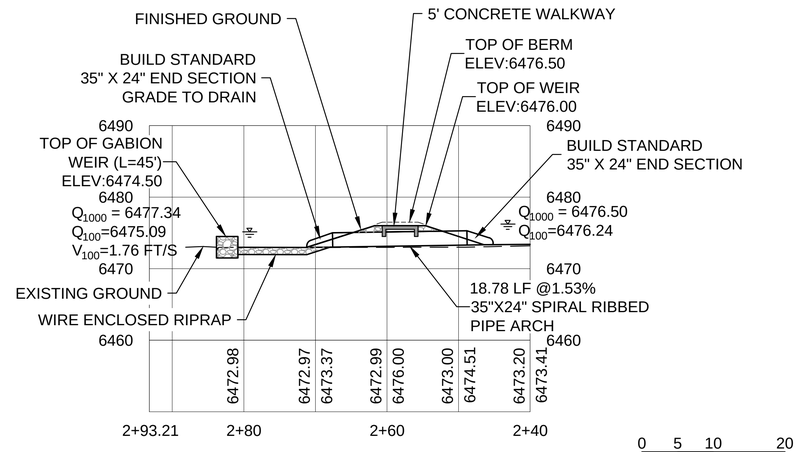


PROPOSED STORM SEWER STS 2.1 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

WATER CATCHMENT OUTFALL - PLAN VIEW

SCALE: 1" = 10'

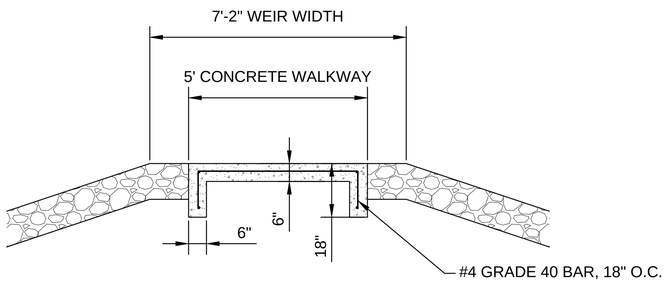


0 5 10 20

SCALE: 1" = 10'

WATER CATCHMENT OUTFALL - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



SIDEWALK DETAIL

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

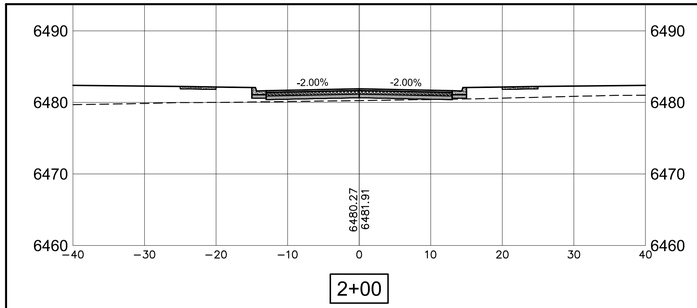
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

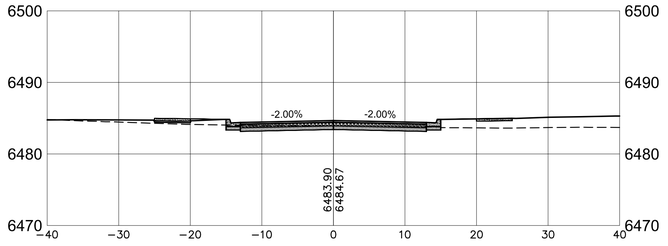
STRUCTURE SECTIONS - STS 2.1 & WATER CATCHMENT OUTFALL

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 10'	8-13

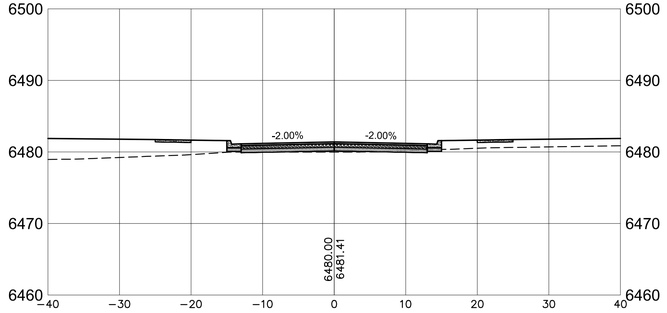
ENGINEERS SEAL
DATE
REVISIONS



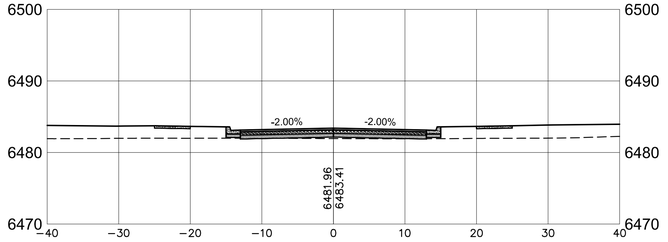
2+00



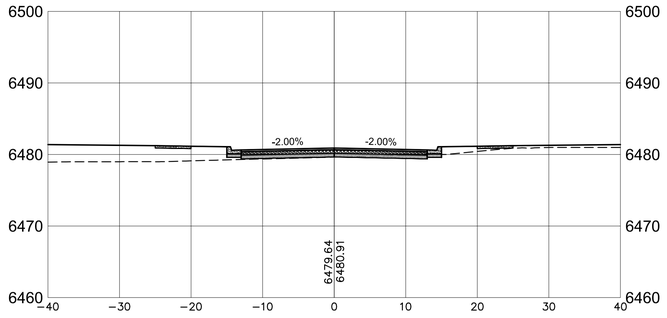
4+61



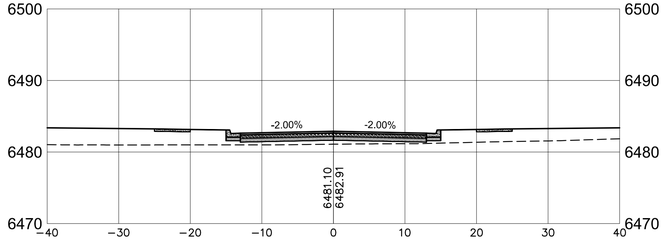
1+50



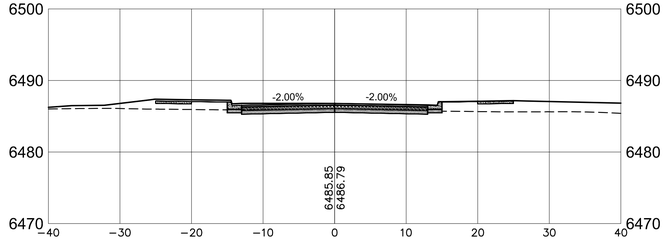
3+50



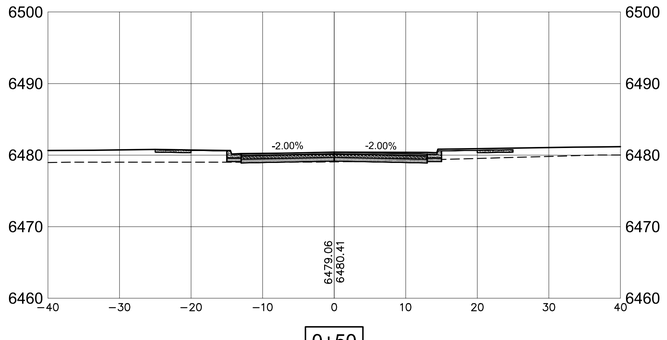
1+00



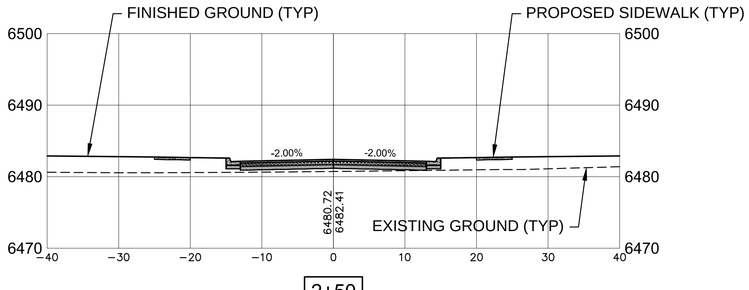
3+00



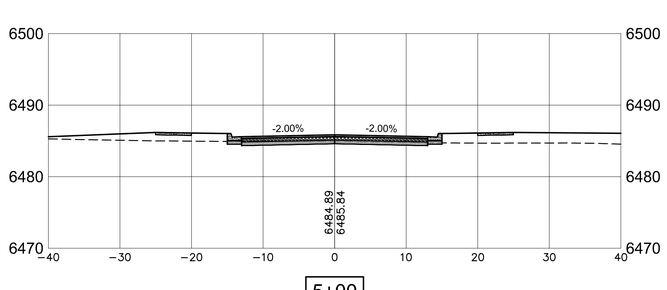
5+40.74



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'

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

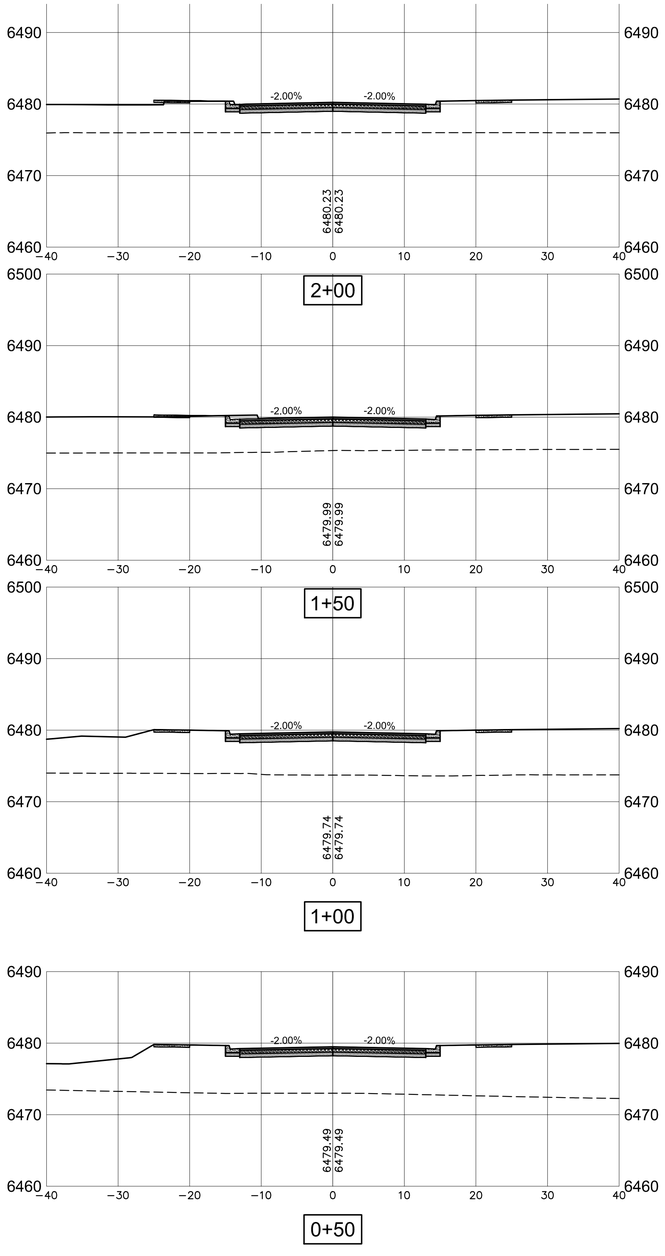
CITY USE ONLY

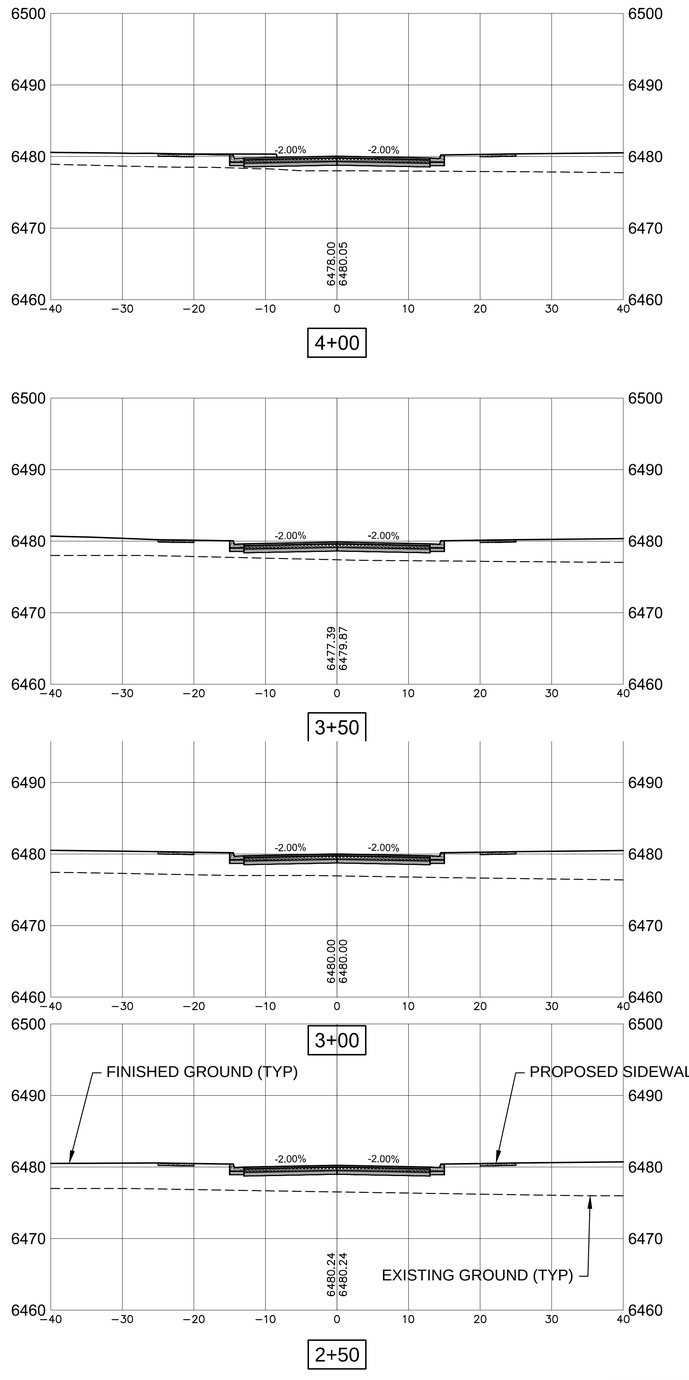
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

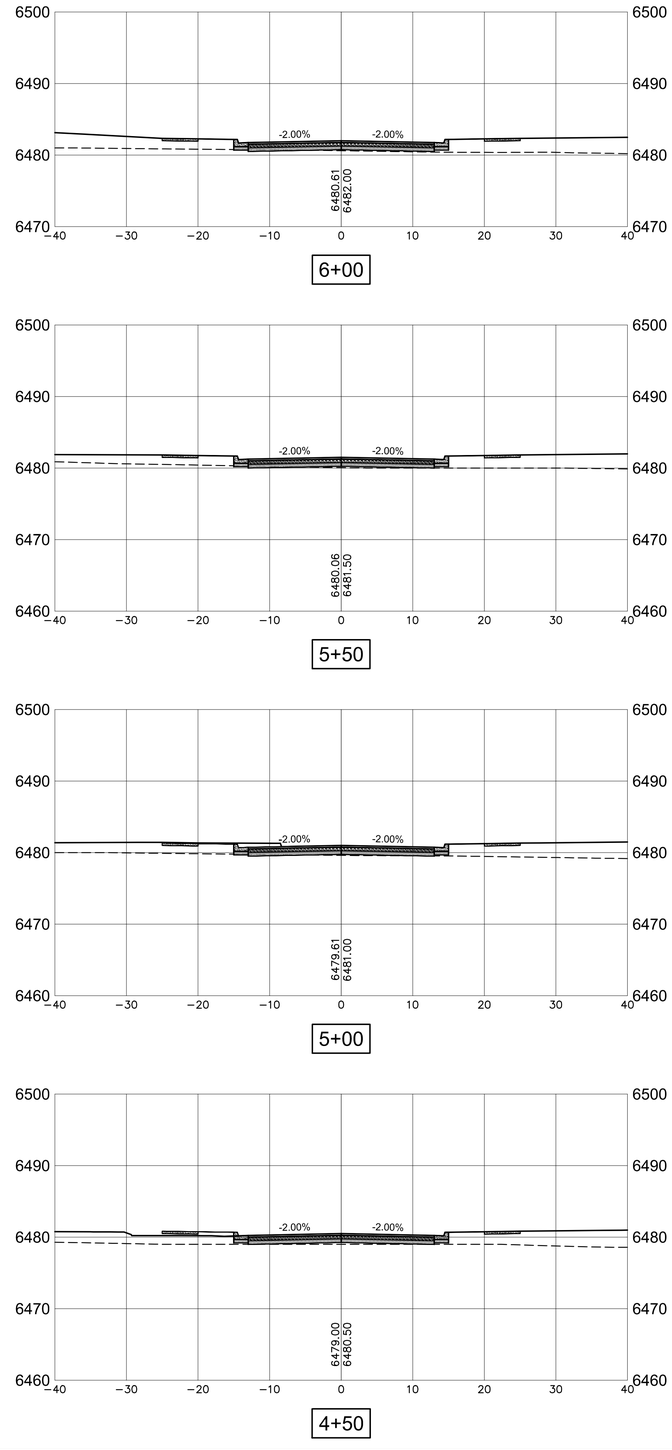
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - AVENIDA DE LOS PRADOS

DATE:	SCALE:	SHEET:
DECEMBER 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'

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

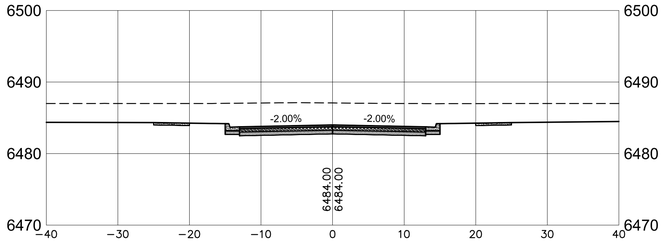
ROADWAY CROSS SECTIONS - CAMINO DEL LLANO

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 10'	9-2

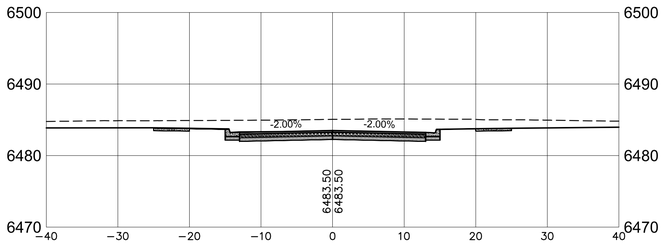
ENGINEERS SEAL

DATE

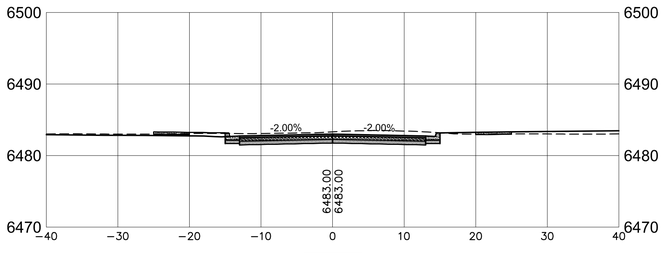
REVISIONS



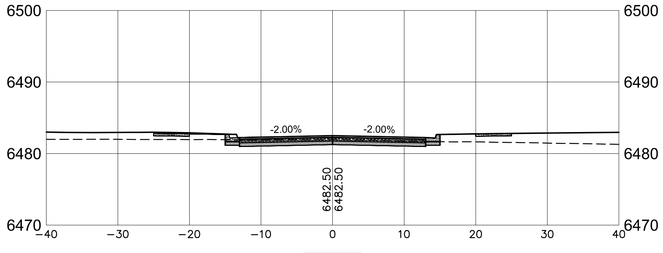
8+00



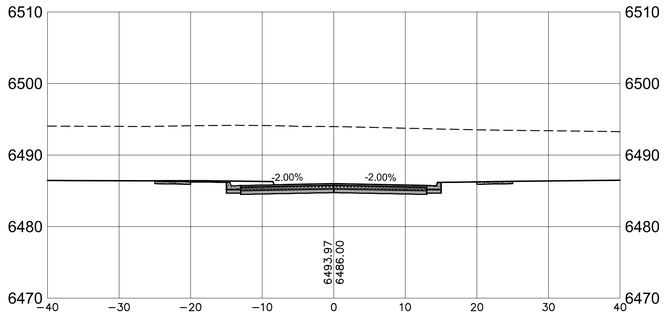
7+50



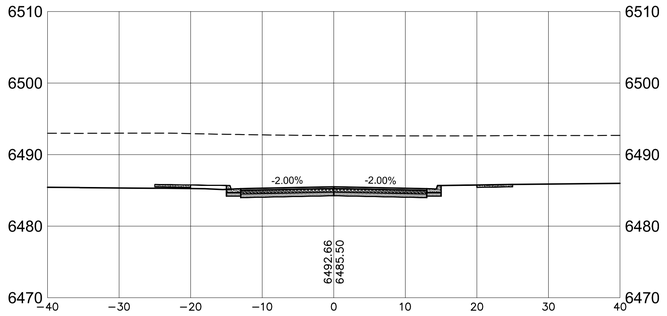
7+00



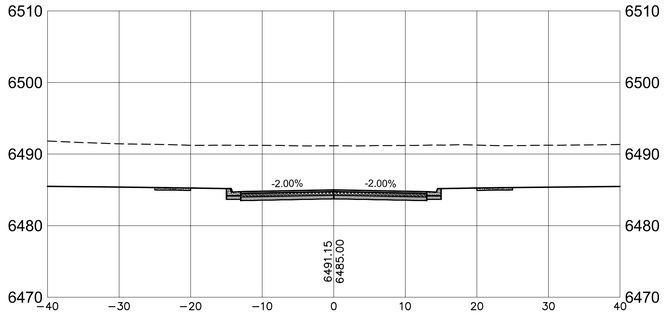
6+50



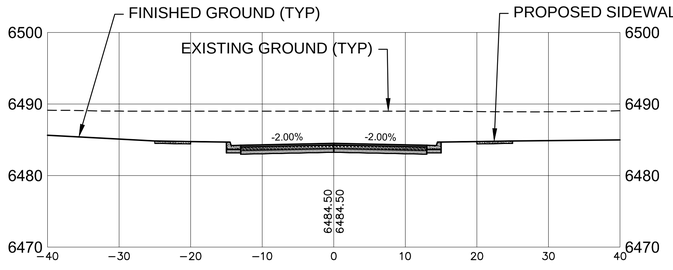
10+00



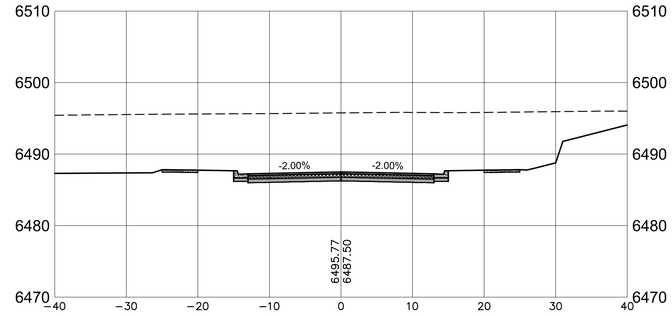
9+50



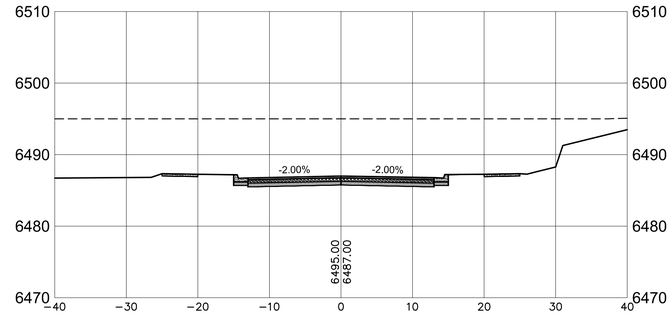
9+00



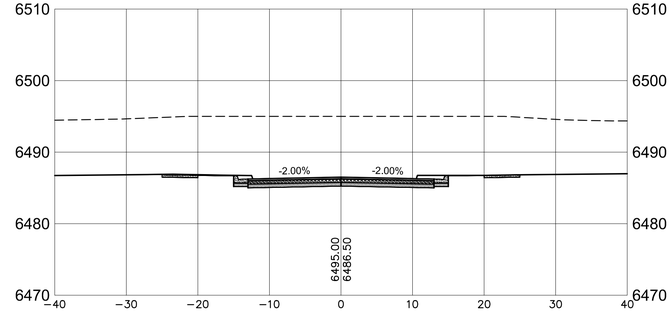
8+50



11+50



11+00



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 # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

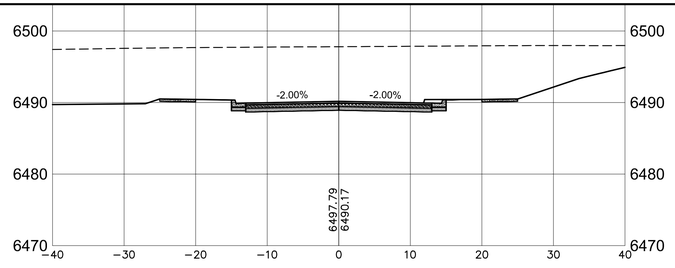
ROADWAY CROSS SECTIONS - CAMINO DEL LLANO(CONT'D)

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 10'	9-3

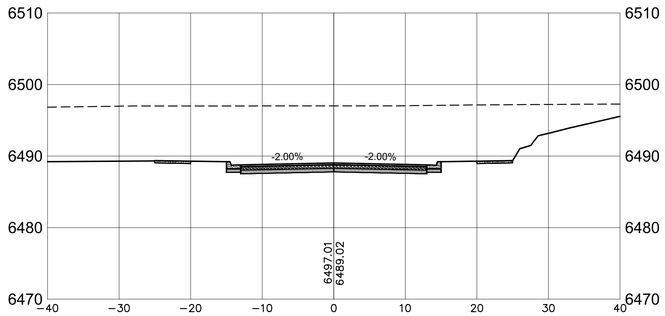
ENGINEERS SEAL

DATE

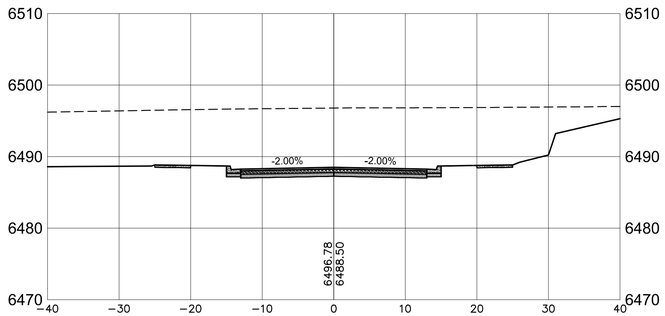
REVISIONS



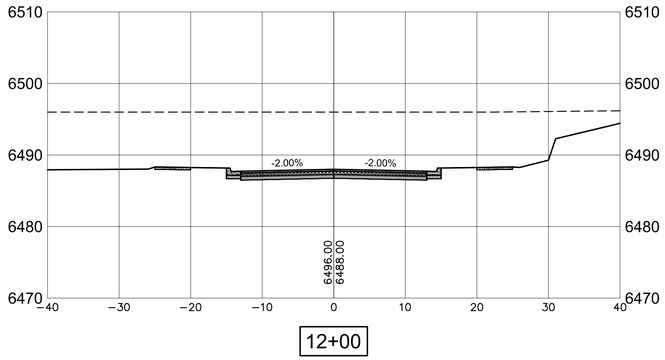
13+50



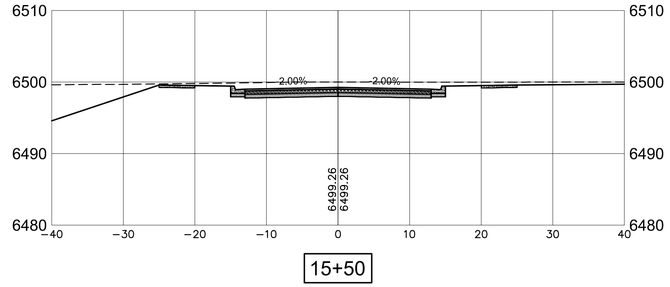
13+00



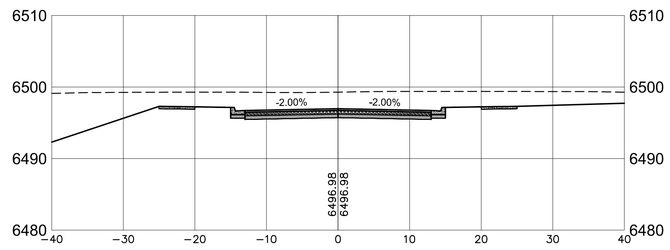
12+50



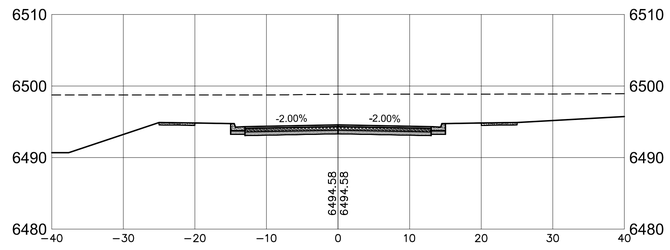
12+00



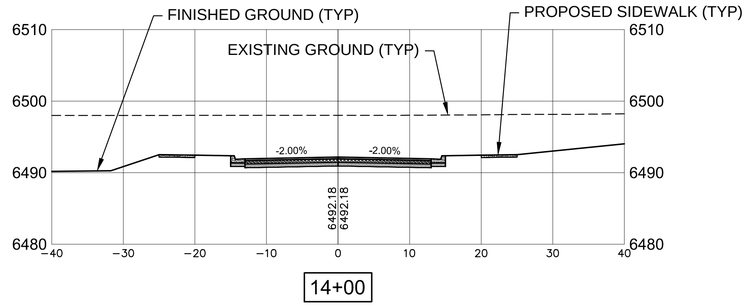
15+50



15+00



14+50



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 # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

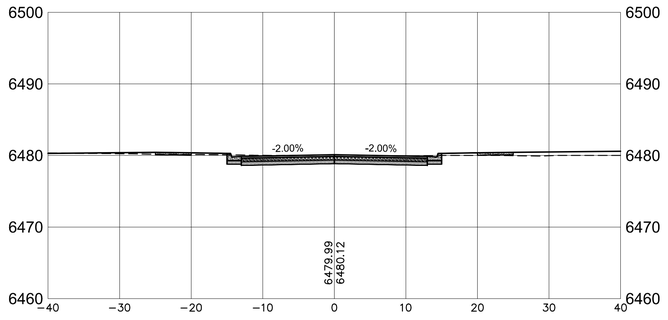
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

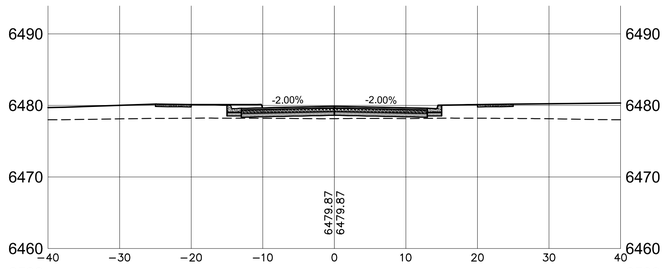
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CAMINO DEL LLANO (CONT'D)

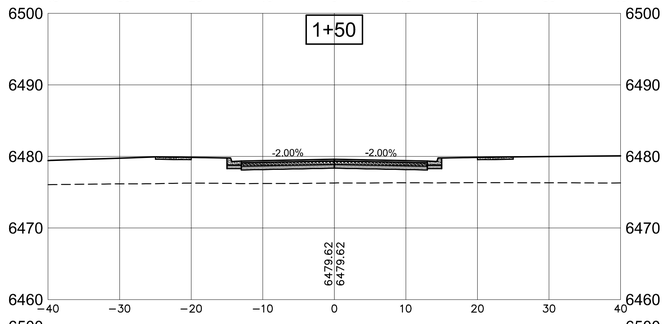
DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 10'	9-4



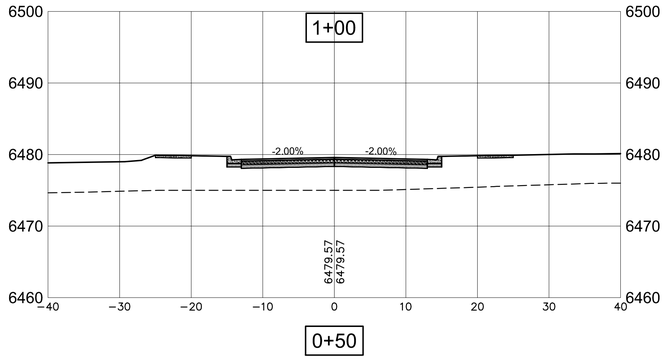
2+00



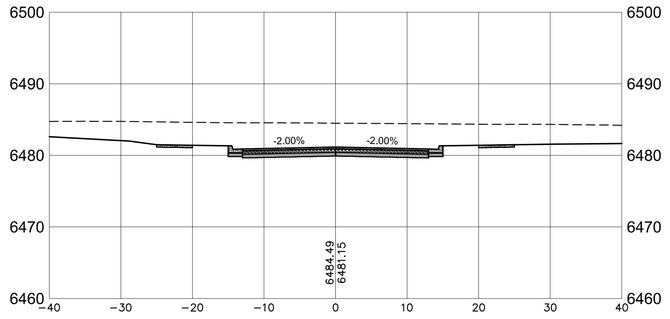
1+50



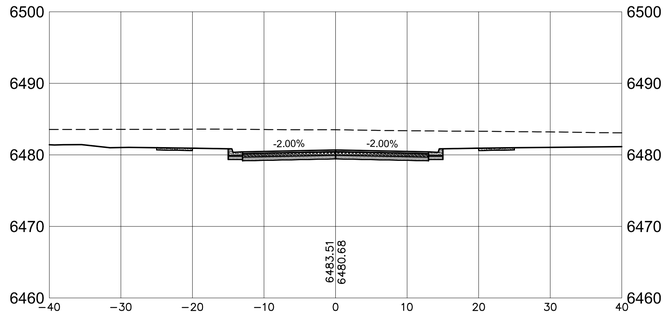
1+00



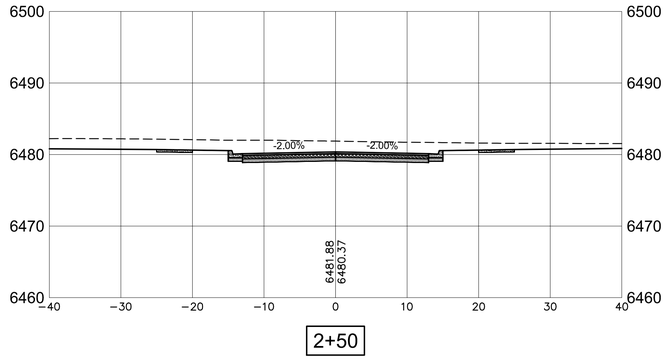
0+50



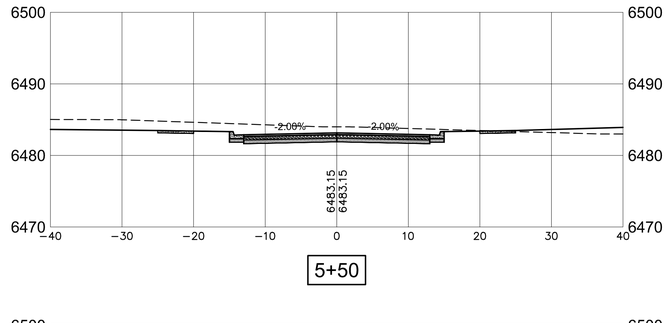
3+50



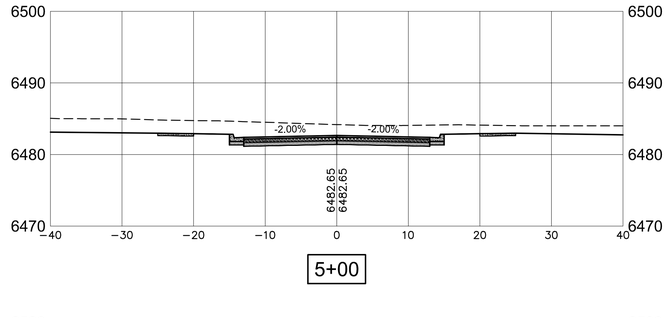
3+00



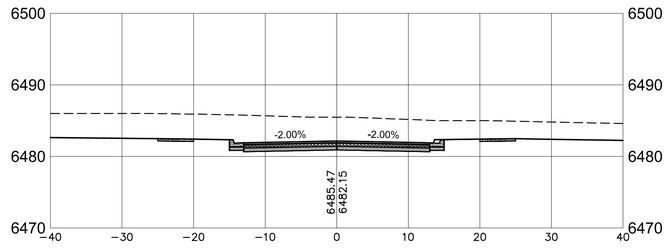
2+50



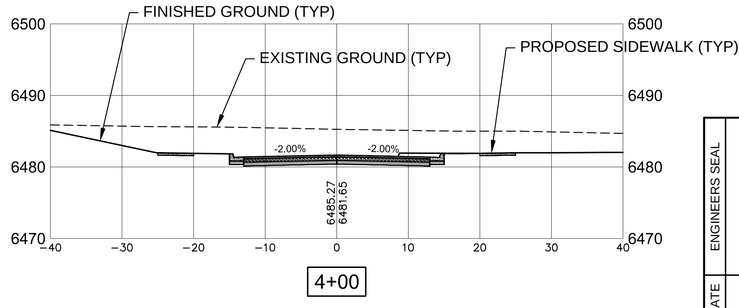
5+50



5+00



4+50



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 # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

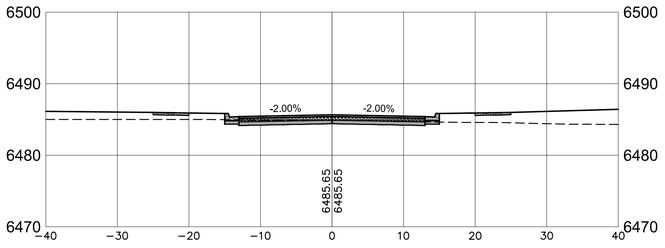
CITY USE ONLY

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

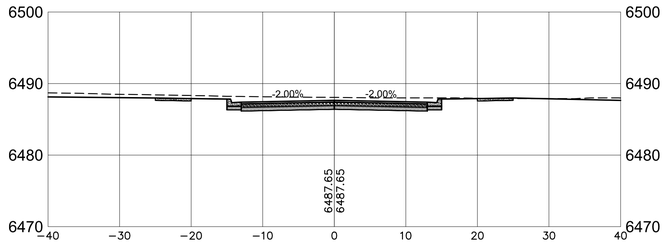
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO

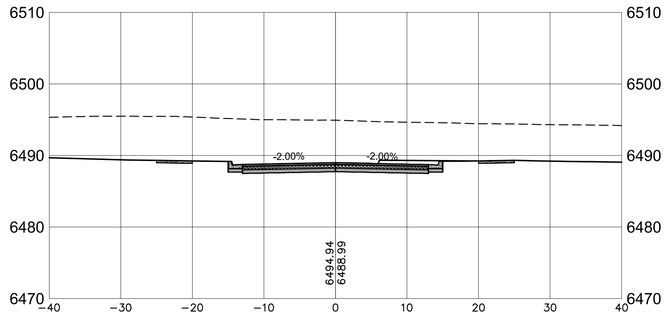
DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 10'	9-5



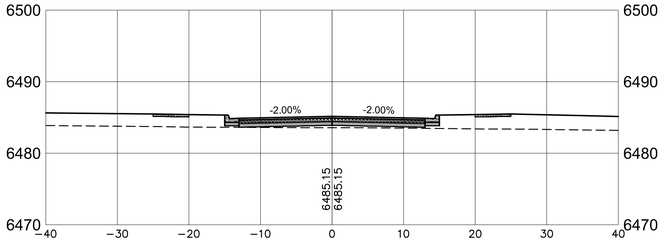
8+00



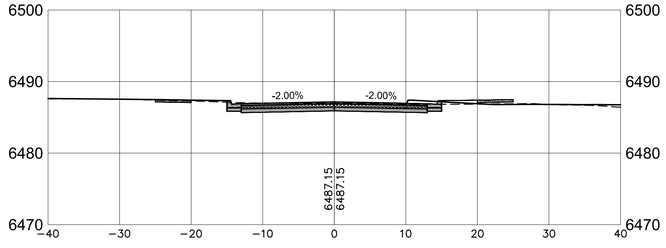
10+00



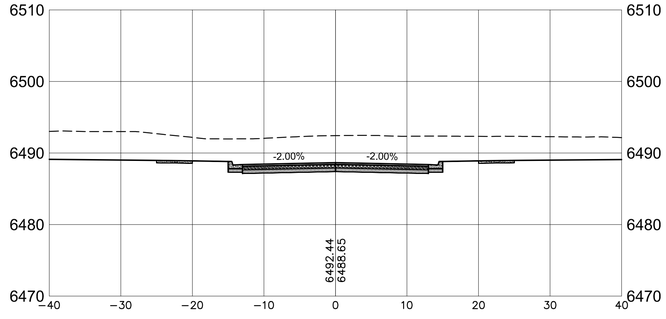
11+50



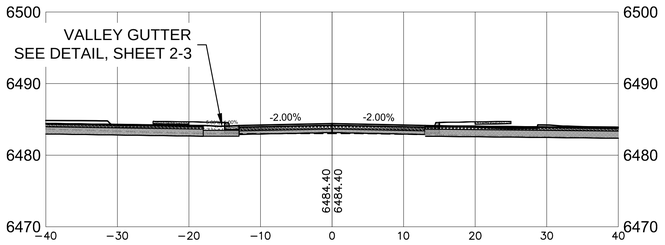
7+50



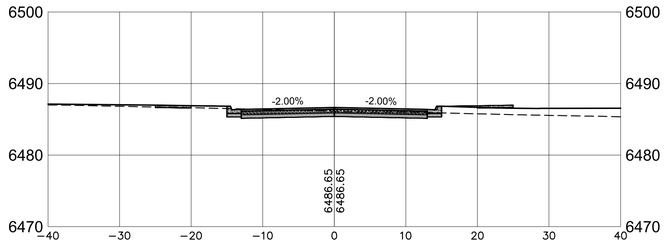
9+50



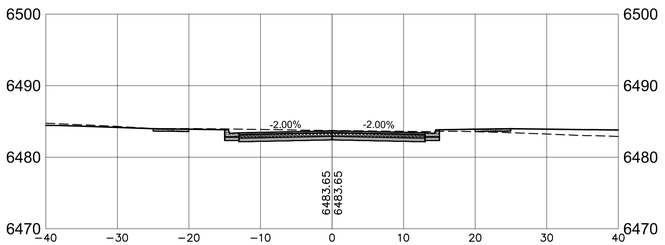
11+00



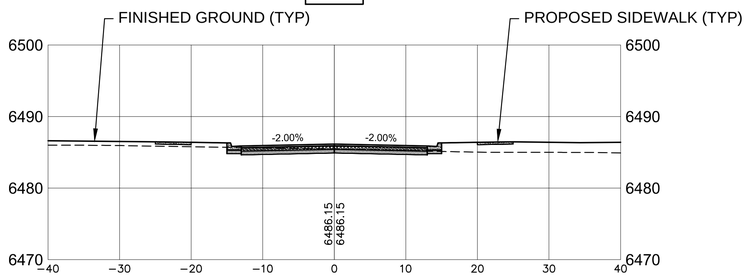
6+75



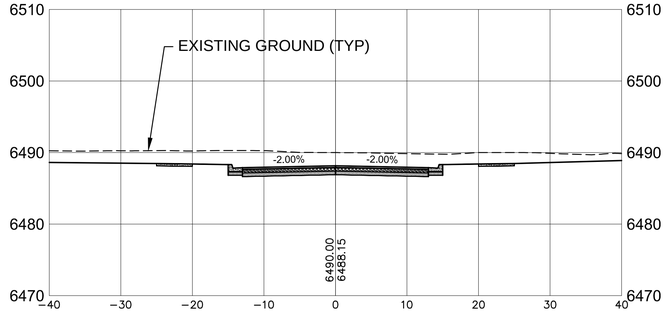
9+00



6+00



8+50



10+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 # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

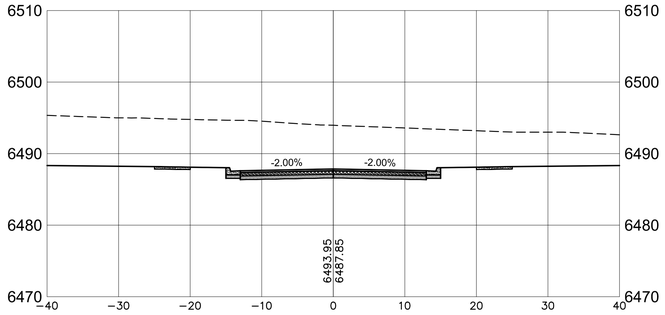
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

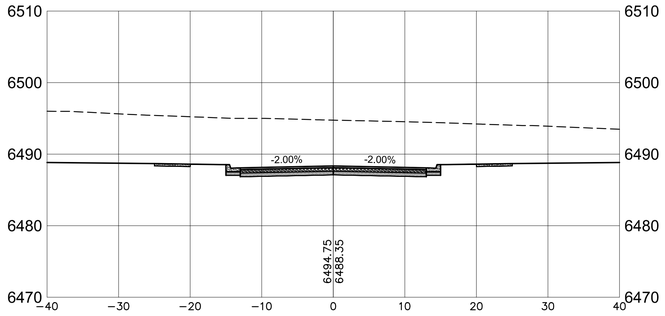
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

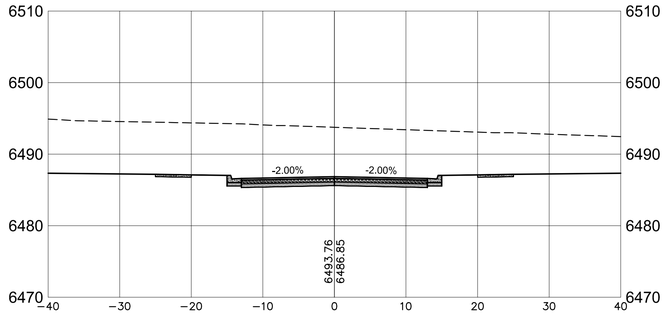
DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 10'	9-6



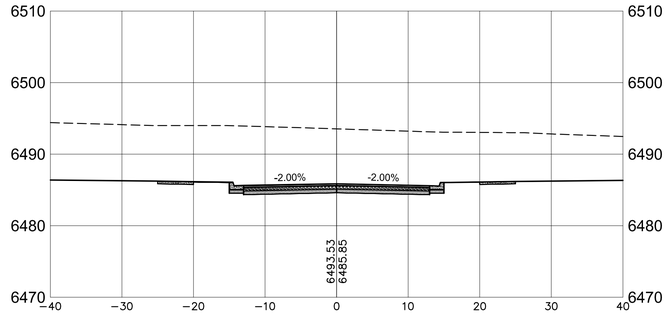
13+00



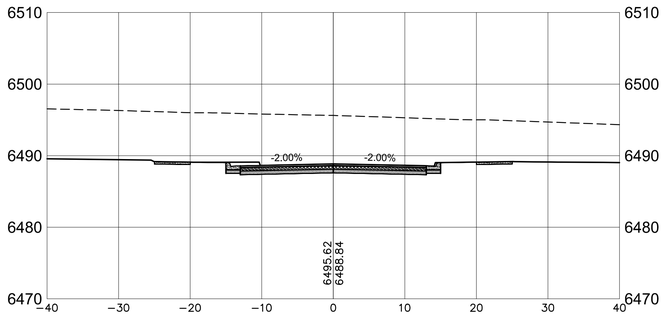
12+50



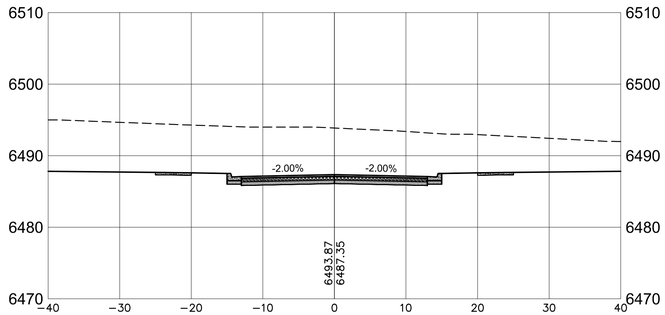
14+00



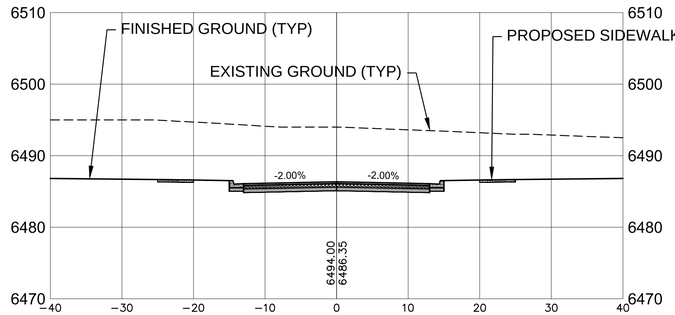
15+00



12+00



13+50



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	REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

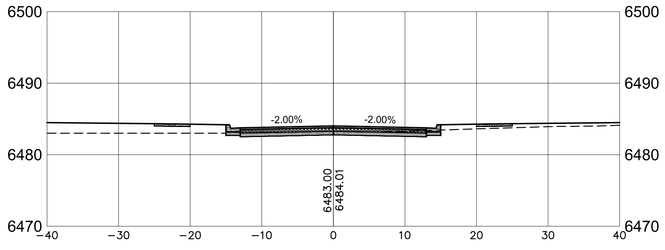
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

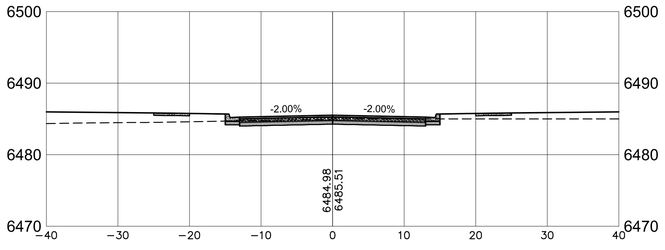
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE CAMPO (CONT'D)

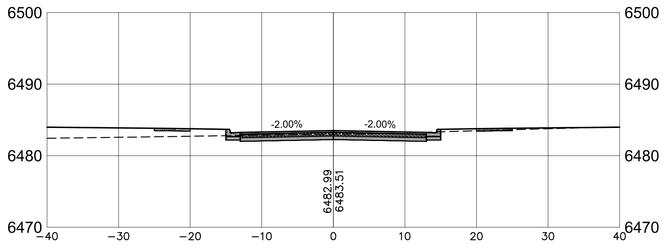
DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 10'	9-7



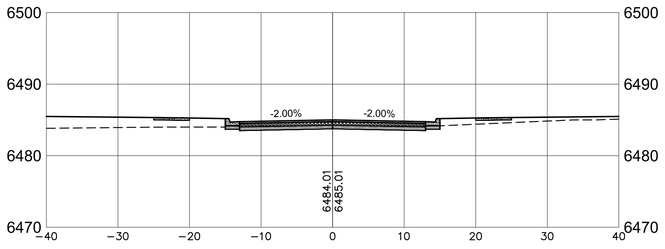
1+50



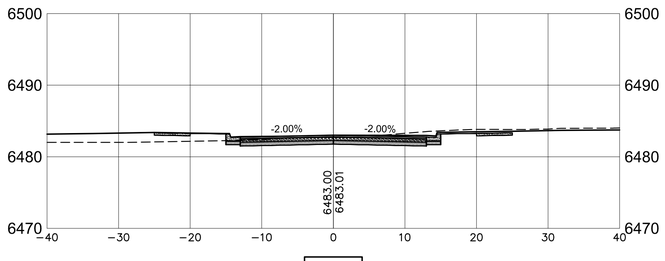
3+00



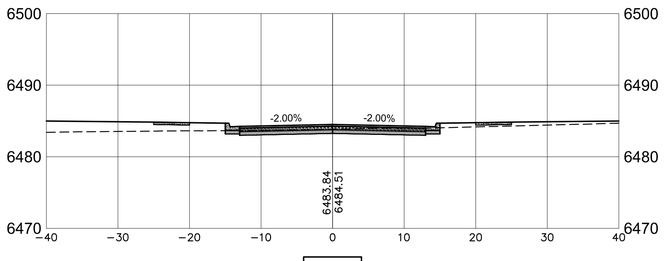
1+00



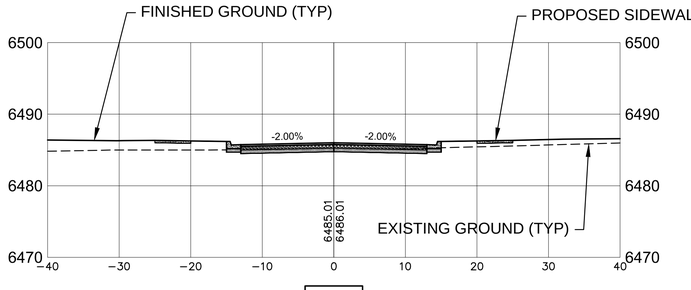
2+50



0+50



2+00



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 # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ROADWAY CROSS SECTIONS - CALLE DEL GIRASOL

DATE:	SCALE:	SHEET:
DECEMBER 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:

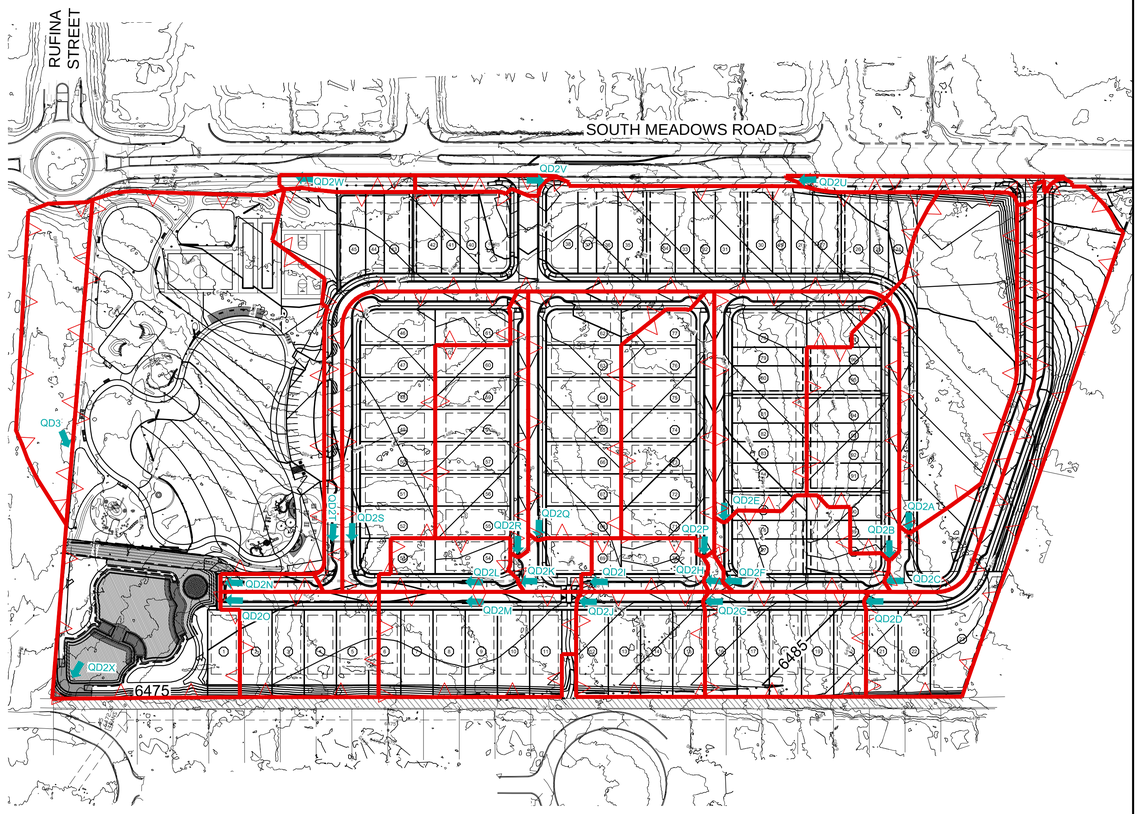
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage 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.

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

STORM WATER POLLUTION PREVENTION PLAN

DATE:	SCALE:	SHEET:
DECEMBER 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:

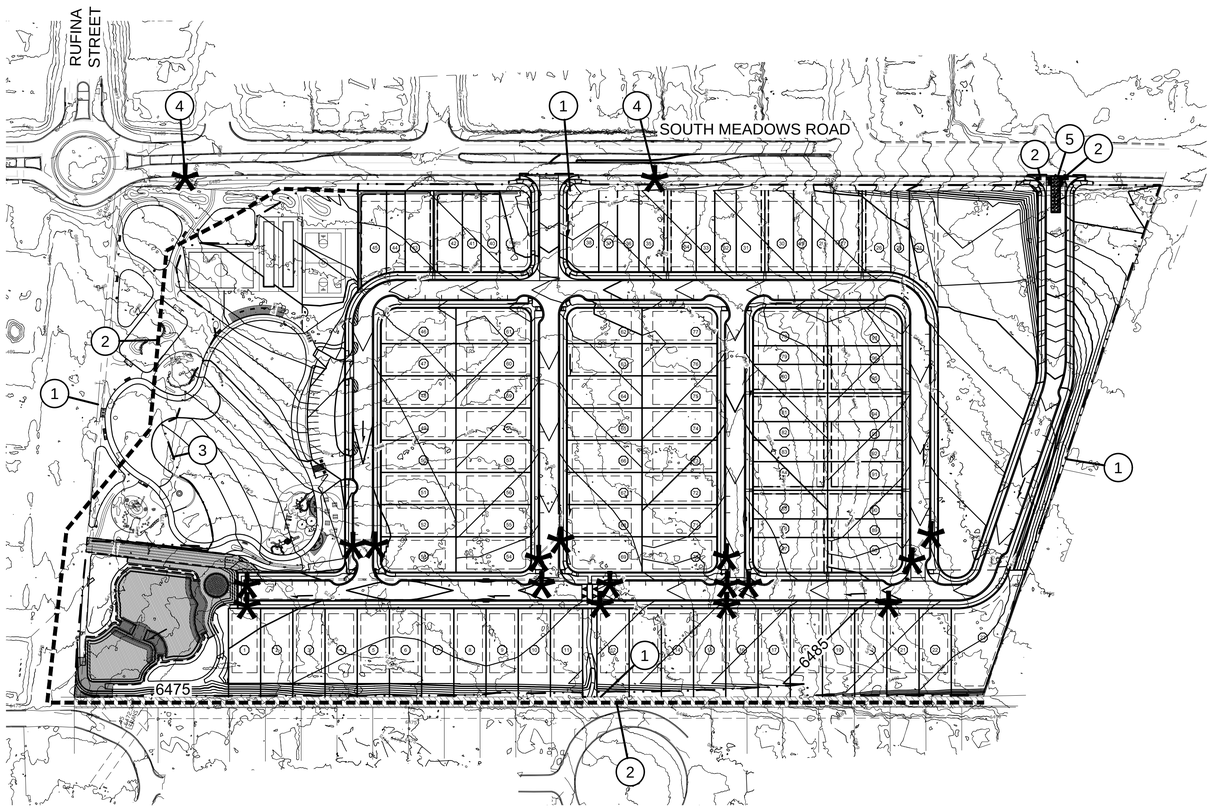
1. THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
2. THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR 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. 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
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

DATE:	SCALE:	SHEET:
DECEMBER 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.

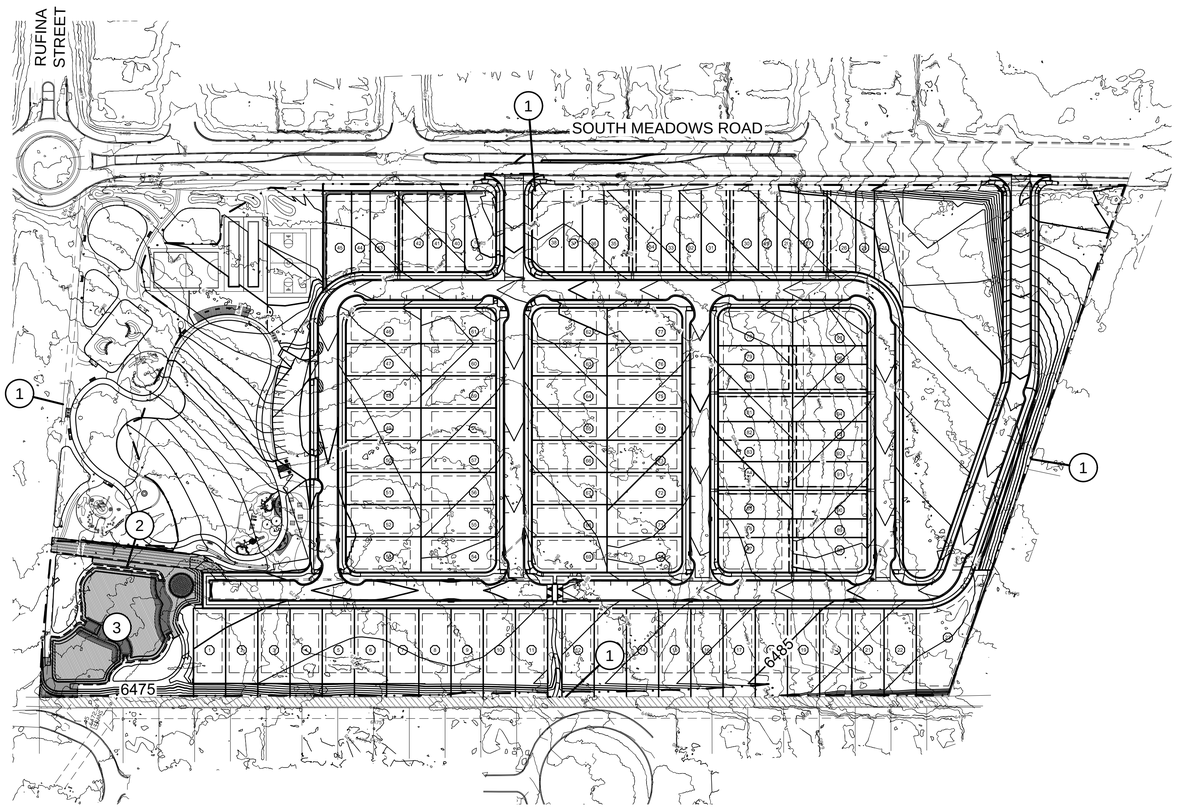
INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
ON OR ABOUT MARCH 15TH, ON OR ABOUT SEPTEMBER 15TH, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. THE MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE 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

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

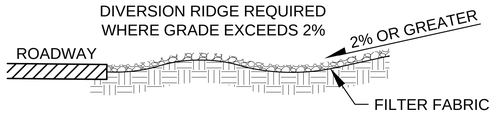
FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

PERMANENT EROSION AND SEDIMENT CONTROL PLAN

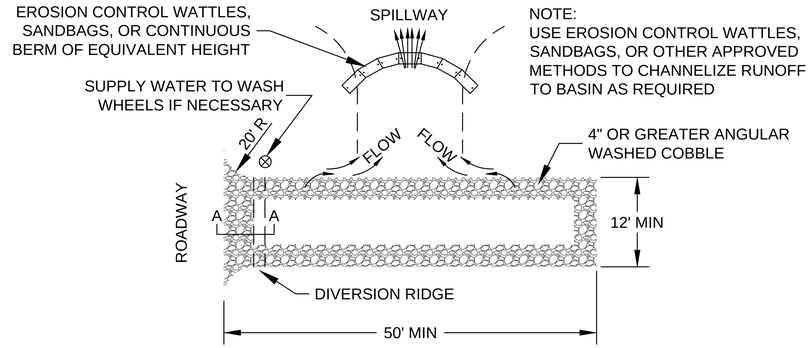
DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 100'	10-3

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

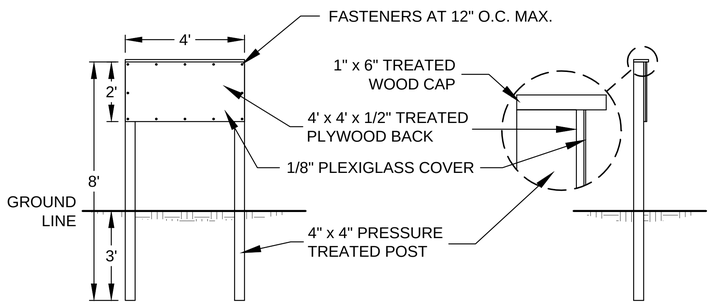


PLAN VIEW

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

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

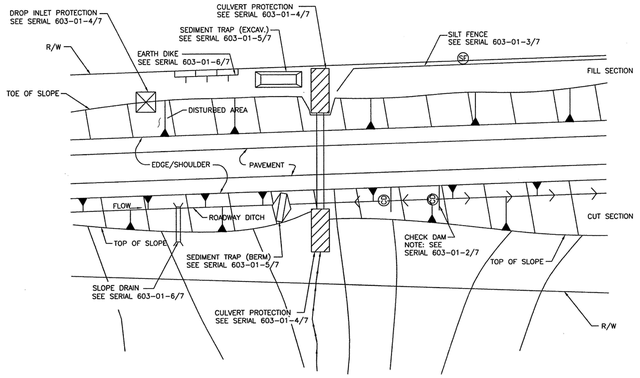
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

STORM WATER CONTROL DETAILS

DATE:	SCALE:	SHEET:
DECEMBER 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)

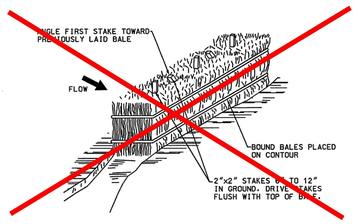
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES

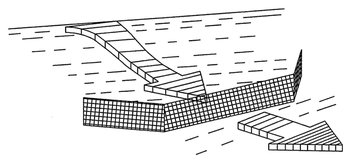
APPROVED Raymunda Van Haven 11/29/04
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-1/7 SERIAL 1 OF 7



TYPE II
STRAW BALE OPTION



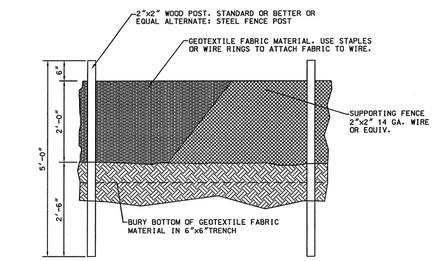
TYPE I
SILT FENCE

NOTES: SILT FENCE AND CHECK DAM

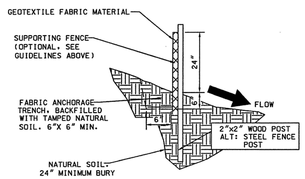
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE POST SPACING FOR SILT FENCES TO MINIMIZE MAINTENANCE.

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 II
STRAW BALE OPTION



TYPE I
SILT FENCE

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

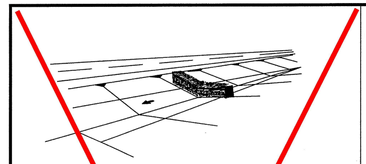
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SILT FENCE

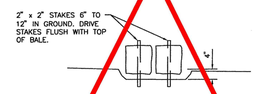
APPROVED Raymunda Van Haven 11/29/04
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

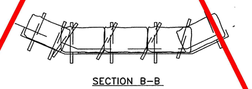
603-01-3/7



PLAN

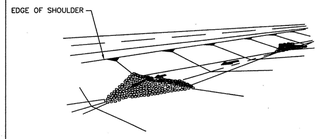


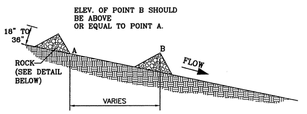
SECTION A-A

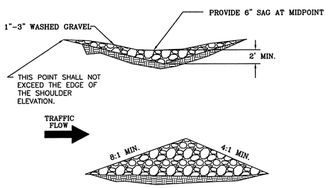


SECTION B-B

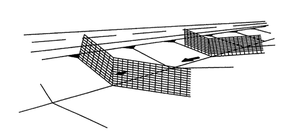
TYPE III
(STRAW BALE)

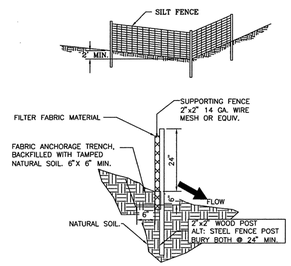






TYPE II
STONE DAM





TYPE I SILT FENCE

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

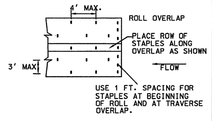
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CHECK DAMS

APPROVED Raymunda Van Haven 11/29/04
DESIGN ENGINEER — DATE

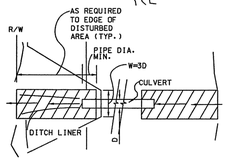
DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-2/7 SHEET 2 OF 7

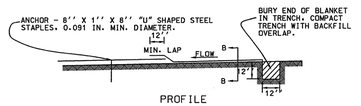




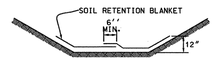
SOIL RETENTION BLANKET
STAPLE PATTERN



TYPICAL DITCH LINER
INSTALLATIONS AT CULVERTS



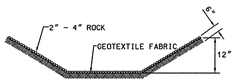
PROFILE
DITCH LINER



SECTION B-B

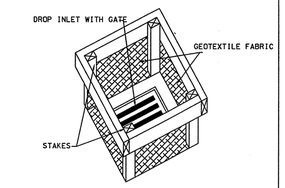
NOTES: CULVERT PROTECTION

1. WHEN CULVERT PROTECTION IS SPECIFIED, EITHER SOIL RETENTION BLANKETS OR SOIL RETENTION ROCK MAY BE PROVIDED.
2. THE CULVERT PROTECTION WIDTH REQUIRED SHALL BE IN ACCORDANCE WITH THESE DETAILS UNLESS SPECIFIED OTHERWISE.
3. THE SOIL RETENTION BLANKET INSTALLATION SHOWN OUTLINES MINIMUM REQUIREMENTS. MANUFACTURER'S RECOMMENDATIONS SHALL BE USED IF THEY ARE MORE STRINGENT.



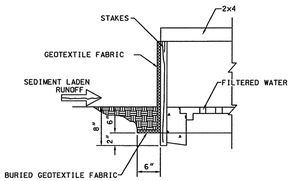
SECTION B-B

CULVERT PROTECTION

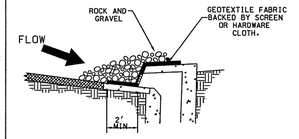


TYPE I

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



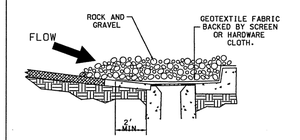
DROP INLET PROTECTION



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)

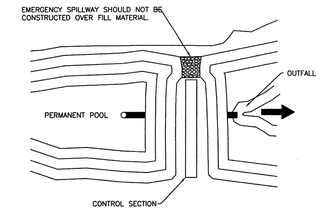
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CULVERT & DROP INLET PROTECTION

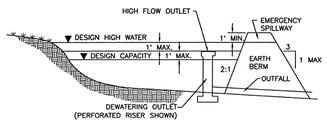
APPROVED Raymunda Van Haven 11/29/04
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-4/7

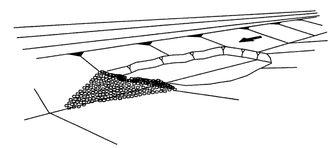


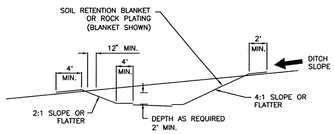
PLAN VIEW



CROSS SECTION

SEDIMENT BASIN



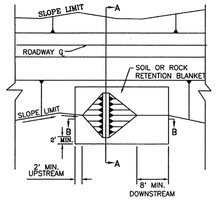


SEDIMENT BASIN, EXCAVATED

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.

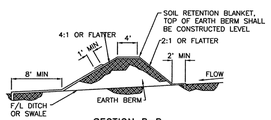
SEDIMENT TRAP



PLAN



SECTION A–A



SECTION B–B

EARTH DIKE (BERM)

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

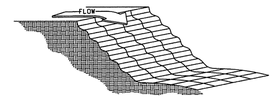
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

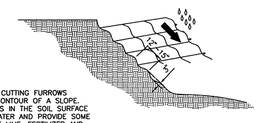
T.E.S.C.M. SEDIMENT BASIN, SEDIMENT TRAP & EARTH DIKE

APPROVED Raymunde Van Hoya 11/29/06
(DESIGN ENGINEER) DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

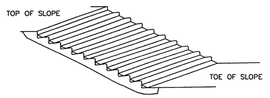
603-01-5/7 SHEET 5 OF 7

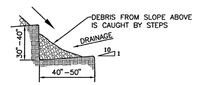




GROOVING IS CUTTING FURROWS ALONG THE CONTOUR OF A SLOPE. IRREGULARITIES IN THE SOIL SURFACE CATCH RAINWATER AND PROVIDE SOME RETENTION OF LIME, FERTILIZER AND SEED.

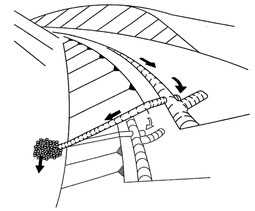
GROOVING SLOPES

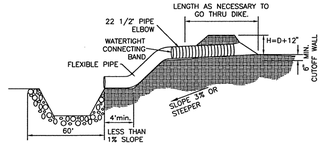


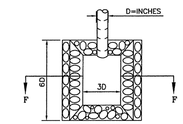


STAIR STEPPING CUT SLOPE

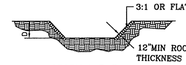
SURFACE ROUGHENING







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)

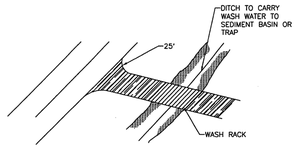
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

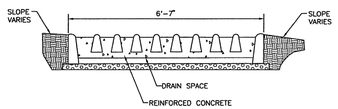
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES PIPE SLOPE DRAIN & SURFACE ROUGHENING

APPROVED Raymunde Van Hoya 11/29/06
(DESIGN ENGINEER) DATE

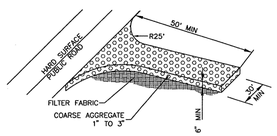
DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-6/7 SHEET 6 OF 7

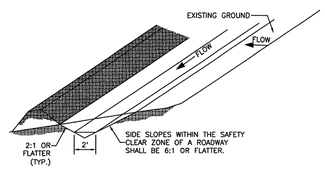




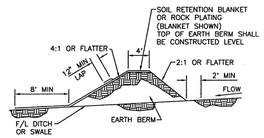
WASH RACK



OFFSITE TRACKING PREVENTION



TYPICAL SWALE CONFIGURATION



FILTER FABRIC DIVERSION DIKE

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

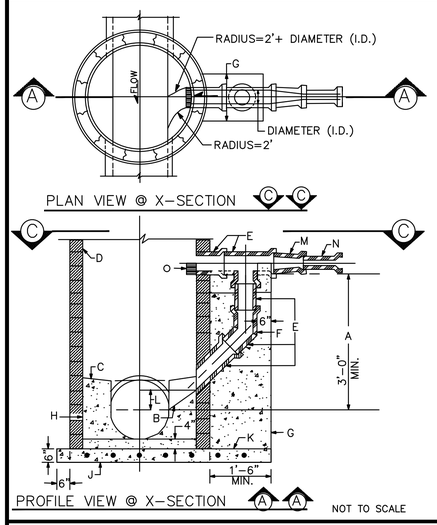
APPROVED Raymunde Van Hoya 11/29/06
(DESIGN ENGINEER) DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-7/7 SHEET 7 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.

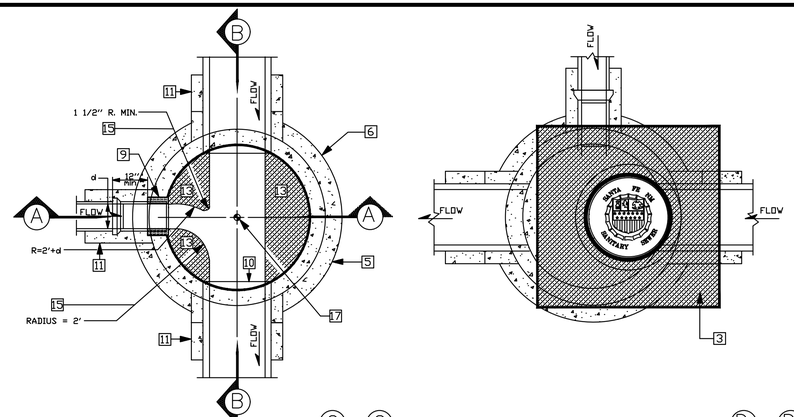
L. MINIMUM 2"(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.

M. REDUCER

N. SERVICE LINE

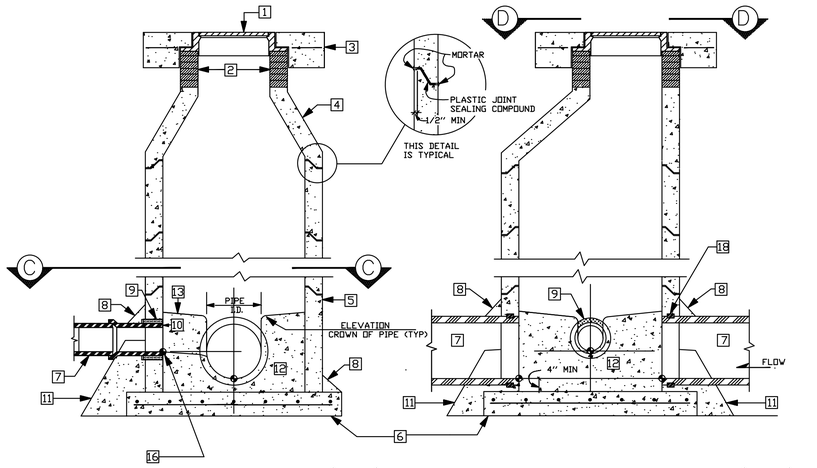
O. EXTEND PIPE 3"(IN) MINIMUM 6"(IN) MAXIMUM INTO MANHOLE TOP. 1/2 PIPE REMOVED.

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.

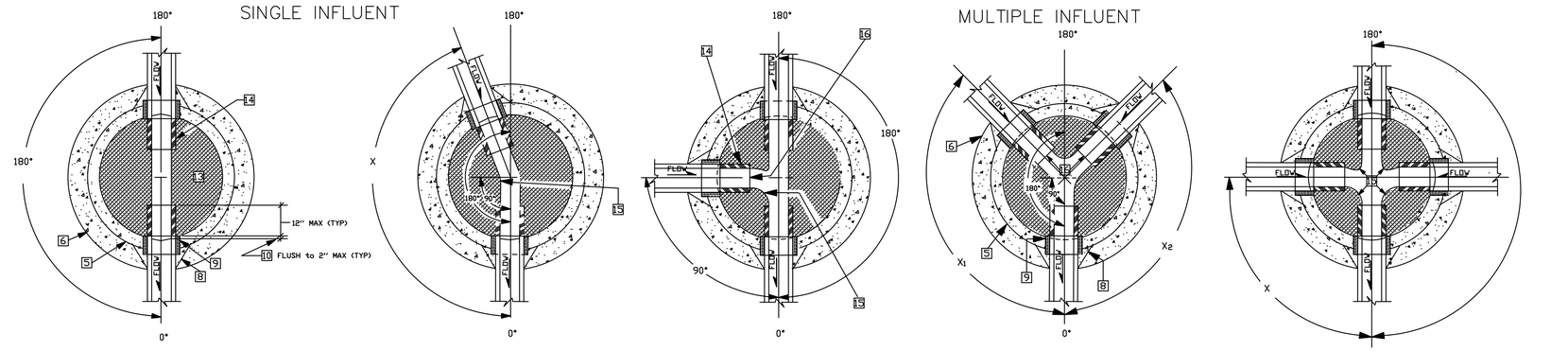
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

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.

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



NOT TO SCALE

SCDT1-4 - 6/7/00

CITY OF SANTA FE
WATER QUALITY DIVISION

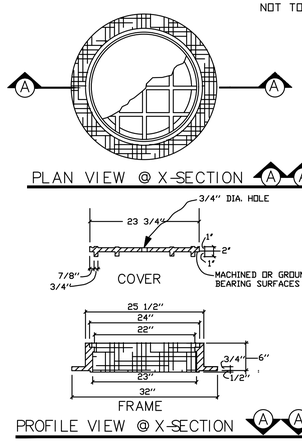
TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

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	

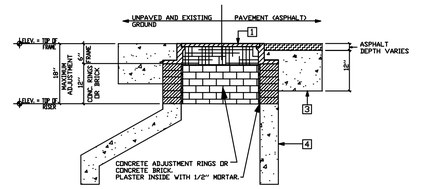
LEGEND

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

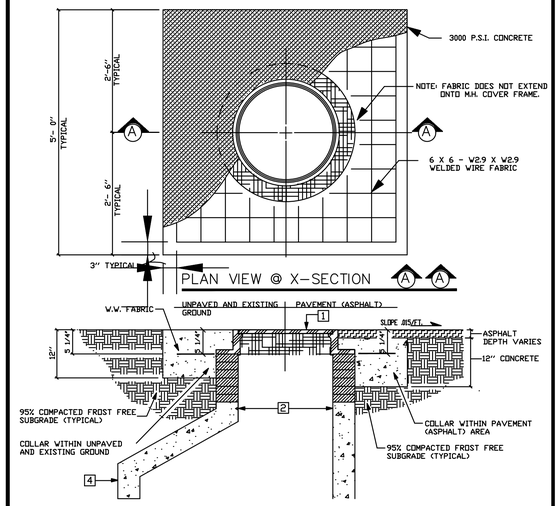


MANHOLE FRAME & COVER DETAIL/DWG # SAS-4



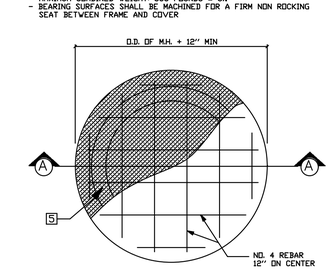
NOT TO SCALE

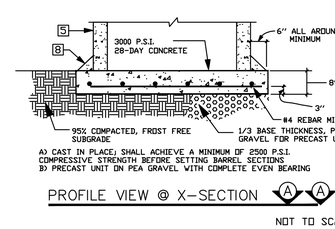
MANHOLE ADJUSTMENT DETAIL/DWG # SAS-5



CONCRETE COLLAR DETAIL/DWG. # SAS-6 NOT TO SCALE

- MAXIMUM COMBINED WEIGHT: 365 POUNDS ± 5%
- BEARING SURFACES SHALL BE MACHINED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER

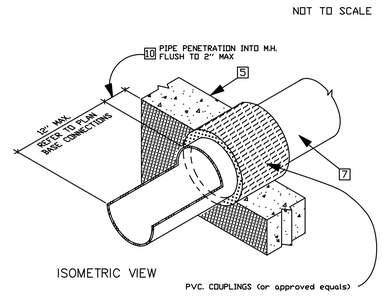




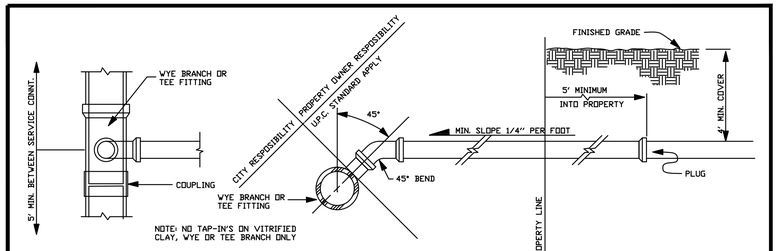
NOT TO SCALE

CONCRETE BASE DETAIL/DWG. # SAS-7

NOT TO SCALE

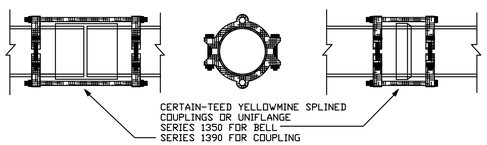


MANHOLE ADAPTER DETAIL/DWG. # SAS-8



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

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

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

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

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

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 9'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA; SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (inch) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE. MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1390 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS; SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; FOWLER "QUICKWAY",GENECO, HERSEY "PIONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL; 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM, APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 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:
REQUIREMENTS:
A. 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.

WATER QUALITY DIVISION UTILITY DEVELOPMENT

CITY OF SANTA FE
WATER QUALITY DIVISION

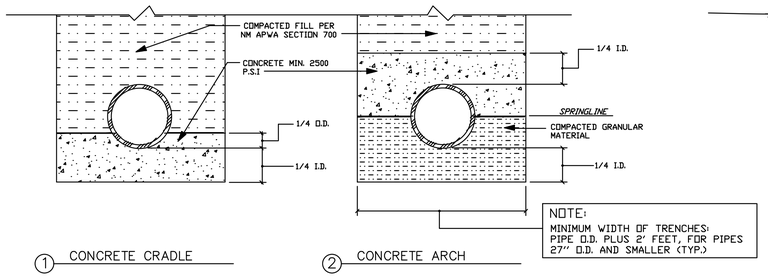
TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\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

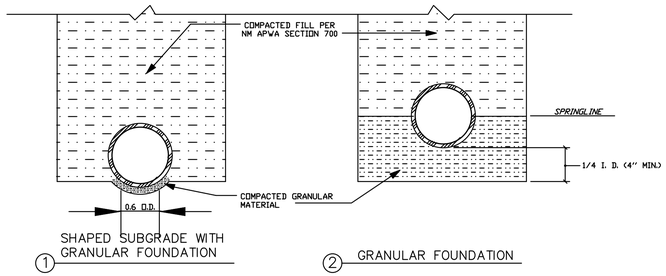
NOT TO SCALE

CLASS "A"



① CONCRETE CRADLE ② CONCRETE ARCH

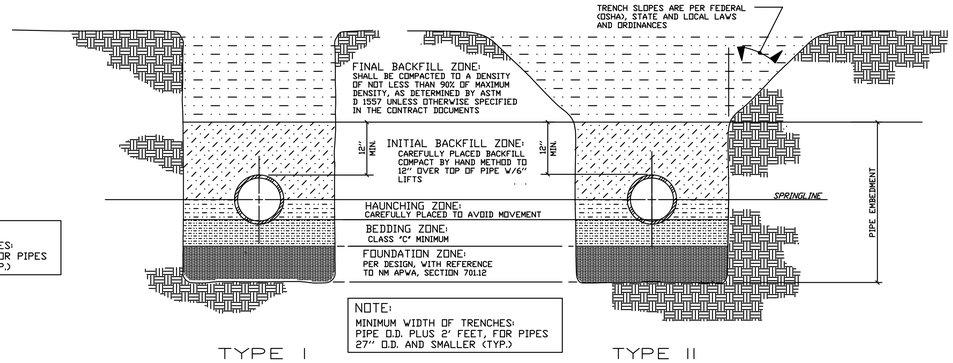
CLASS "B"



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.

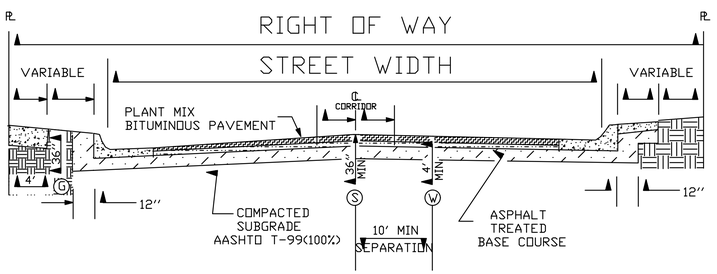
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

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



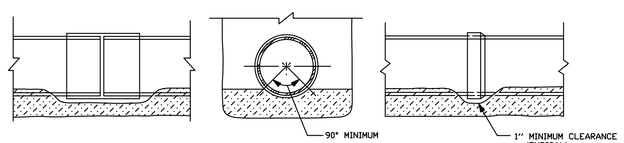
LEGEND

Ⓢ SEWER	℄ PROPERTY LINE
Ⓖ GAS	℄ CENTER LINE
Ⓦ WATER	

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

DATE: JULY 1992	REVISIONS	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	

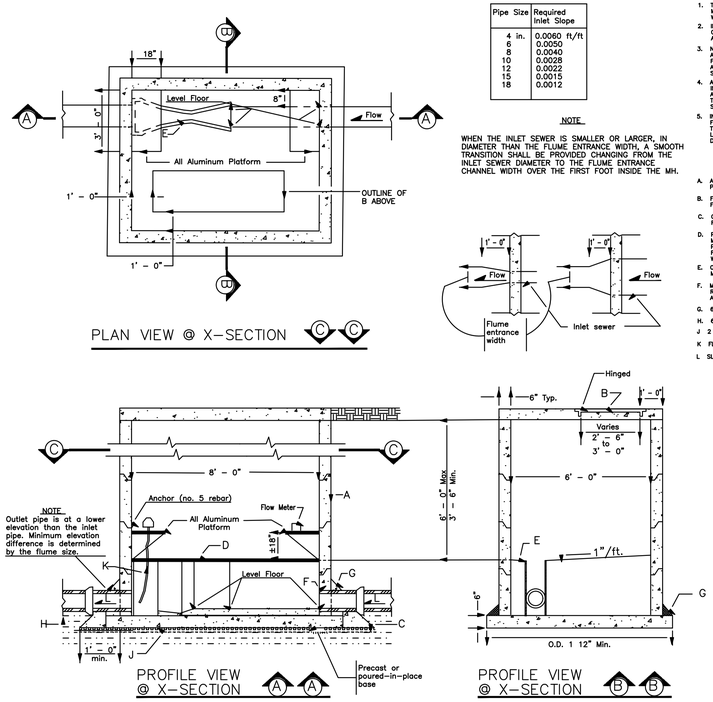


TABLE 1

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

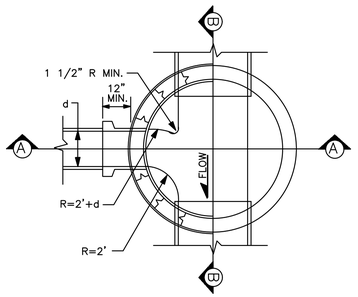
1. THIS DESIGN IS APPLICABLE FOR MANHOLES 6.0 FT. & LESS IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS GREATER THAN 6.0 FT. WILL REQUIRE THE 8' DIAMETER, ROUND MANHOLE PER DWG NO. IP-1.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL 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.

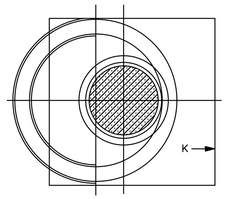
CONSTRUCTION NOTES

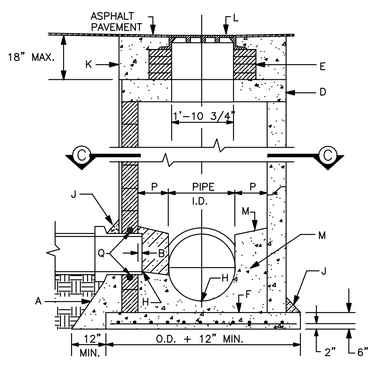
A. ALL MANHOLE BASES, RISER SECTIONS AND FLAT SLAB TOP SECTIONS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH CITY SPECIFICATIONS.
B. FRAME & COVER FOR NON-TRAFFIC AREAS SHALL BE NEENAH R-6661-VH OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-6663-DH OR EQUAL.
C. CONCRETE PIPE SUPPORTS 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.

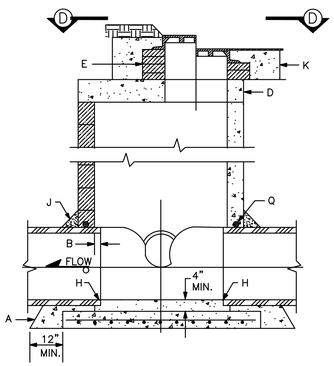
NOT TO SCALE

SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (6x8 RECTANGULAR)/DWG # IP-2









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

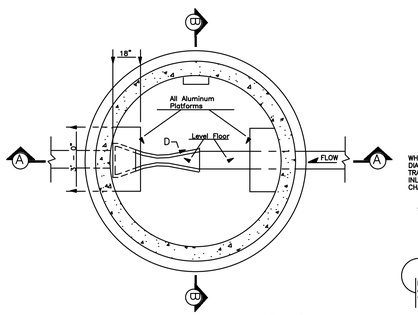
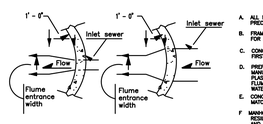


TABLE 1

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.

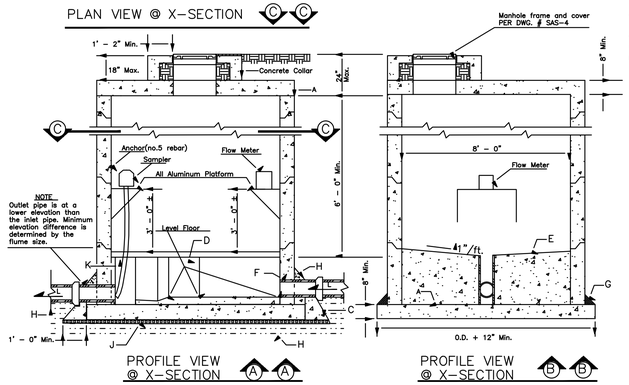


GENERAL NOTES

1. THIS DESIGN IS APPLICABLE FOR MANHOLES 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

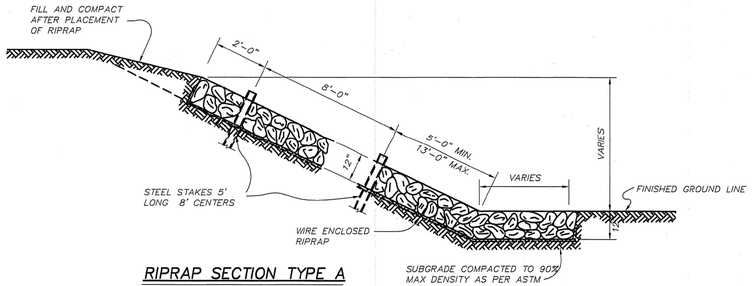
SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (8 FT. DIA.)/DWG. # IP-1

SCDT4-4X - 6/7/00

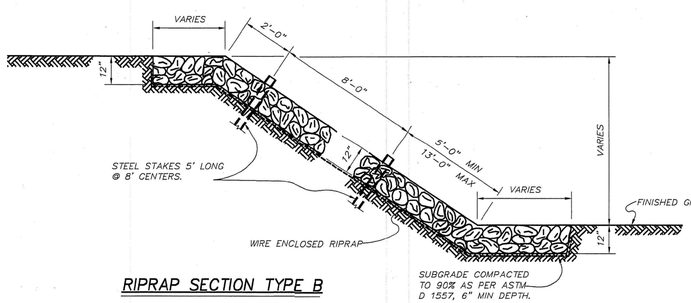
CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

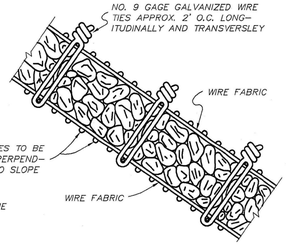
DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT4-4
DRAWN BY: G. CHAVEZ	8-4-92	
CADD RENDITION BY: G. CHAVEZ		SHEET 11-4
APPROVED BY: E. BROWN		



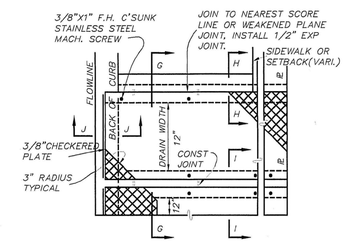
RIPRAP SECTION TYPE A



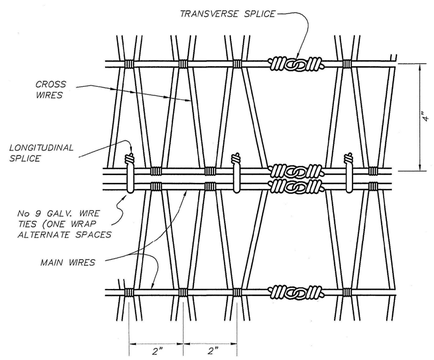
RIPRAP SECTION TYPE B



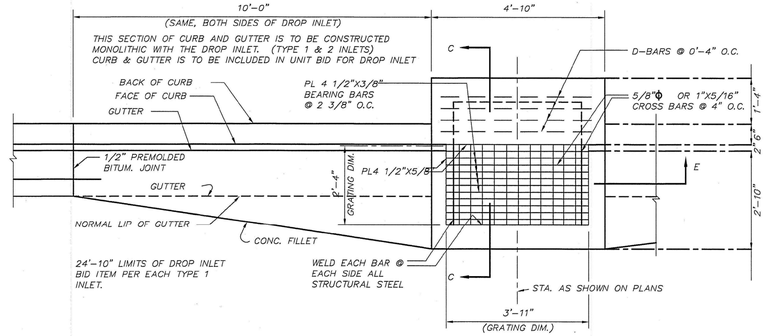
TYPICAL SECTION



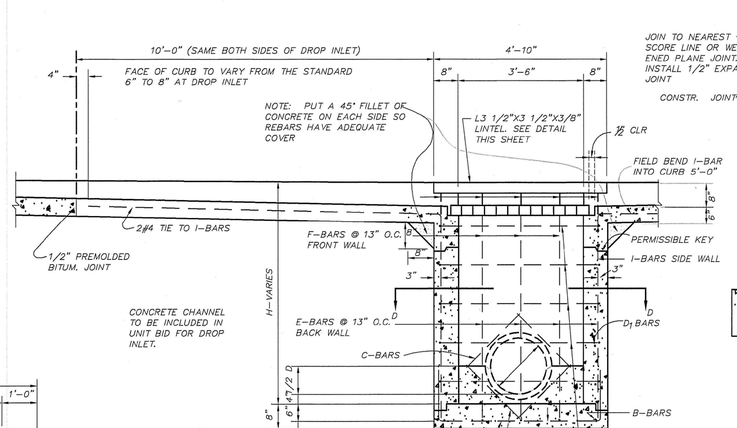
SINGLE AND OR MULTIPLE CULVERT PLAN



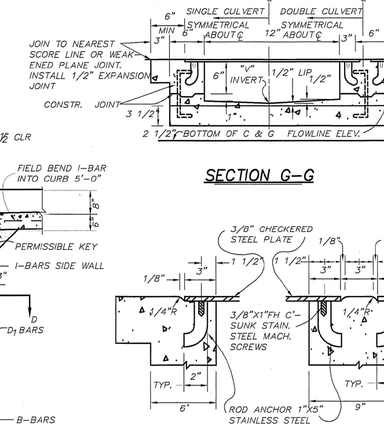
DETAIL OF WIRE FABRIC AND NORMAL SPLICE



TYPE – 1 INLET PLAN

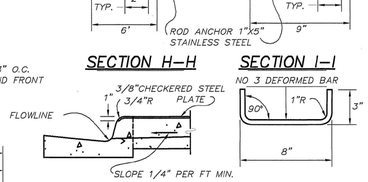


SECTION E–E



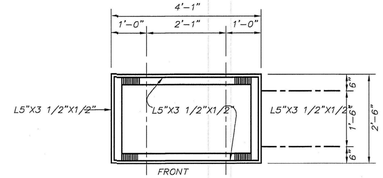
SECTION G–G

SECTION H–H

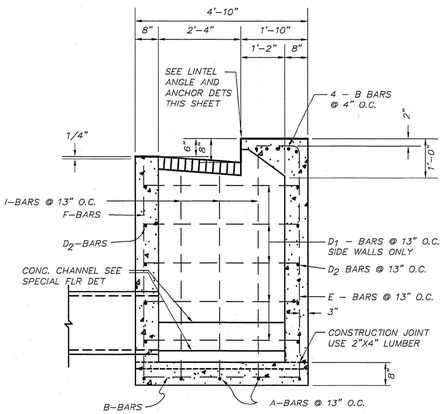


SECTION I–I

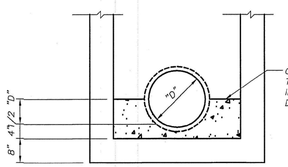
NO 3 DEFORMED BAR



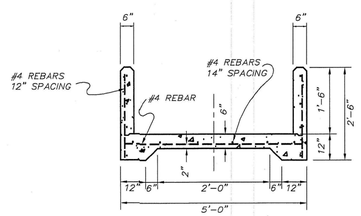
GRATING FRAME DETAIL



SECTION C–C



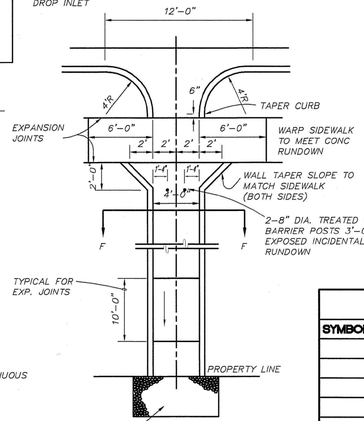
SPECIAL FLOOR DETAIL



NOTE: REINFORCING IS TO BE CONTINUOUS THRU EXPANSION JOINT

TYPICAL RUNDOWN DETAIL

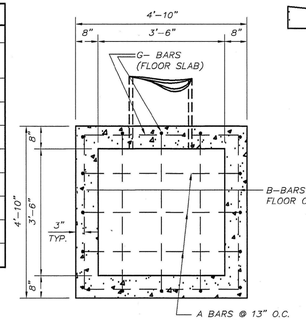
SECTION F–F



CONCRETE DRAINAGE RUNDOWN

RE–BAR SCHEDULE

BAR TYPE	SIZE & SHAPE	BAR NO.	BAR TYPE & QUANTITY
A	1'-6" 8 1 1/2" 4'-6" 8'-0"	#4	TYPE–1–8 REQUIRED TYPE–2–12 REQUIRED TYPE–2–8 REQUIRED
B	4'-6" 8'-0"	#4	TYPE–1–6 REQUIRED TYPE–2–6 REQUIRED
C	3'-6"	#4	TYPE–1–2 REQ'D PER OUTLET TYPE–2–2 REQ'D PER OUTLET
D_1	4'-6"	#4	TYPE–1–2 REQ'D PER FT HT. TYPE–2–2 REQ'D PER FT HT.
D_2	1'-6" 8 1 1/2" 4'-6" 8'-0"	#4	TYPE–1–2 REQ'D PER 13" HT. TYPE–2–2 REQ'D PER 13" HT.
E	1'-6" "H" LESS 0'-4"	#4	TYPE–1–5 REQUIRED TYPE–2–9 REQUIRED
F	"H" LESS 0'-8"	#4	TYPE–1–3 REQUIRED TYPE–2–7 REQUIRED
G	2'-6"	#4	TYPE–1–2 REQ'D PER OUTLET TYPE–2–2 REQ'D PER OUTLET
H	5'-0" 8 1 1/2" "H" LESS 0'-11"	#4	TYPE–1–8 REQ'D FIELD BEND TYPE–2–8 REQ'D INTO CURB



SECTION D–D

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.

RIPRAP – GENERAL NOTES:

1. WIRE FABRIC IS TO BE GALVANIZED "V" MESH OF THE FOLLOWING CONSTRUCTION: MAIN WIRES; TWO NO. 12 1/2 GAGE STRANDED WIRES SPACED AT 4" CROSS WIRES; SINGLE NO 12 1/2 GAGE WIRES SPACED AT 2" WITH NOT LESS THAN TWO TURNS AROUND THE MAIN WIRES. APPROXIMATE WEIGHT; 48 POUNDS PER 100 SQUARE FEET
2. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS PER YARD, 4" O.D. STANDARD STRENGTH GALVANIZED STEEL PIPE OR 4X4X3/8 STEEL ANGLES. STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
3. IF LENGTH OF SLOPE IS 15 FEET OR LESS ONLY ONE ROW OF STEEL STAKES, 2 FEET FROM THE TOP EDGE OF THE RIPRAP, WILL BE REQUIRED UNLESS OTHERWISE NOTED ON PLANS
4. AS AN ALTERNATE, WIRE FABRIC MAY BE GALVANIZED STEEL WIRE MEETING THE REQUIREMENTS FOR CLASS 3, FINISH 5. MEDIUM TENSILE STRENGTH COATED WIRE AS SET FORTH IN FEDERAL SPECIFICATION QQ–W–461. THE WIRES SHALL BE CONTINUOUS, HAVE A DIAMETER OF NOT LESS THAN 0.118 INCH AND SHALL BE TRIPLE TWISTED TO FORM A UNIFORM HEXAGONAL MESH PATTERN WITH A MAXIMUM OPENING SIZE OF 3"X4 3/4"
5. DETAIL FROM N M S H D DETAIL, SERIAL BRR–001–05

REVISION		
SYMBOL	DATE:	BY:

CITY OF SANTA FE

DRAINAGE DETAILS

DRAWN BY: 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 4FTx4FT MIN TURNING SPACE TO PROVIDE ACCESS TO PUSH BUTTONS.*

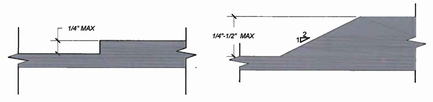
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

ADDITIONS OR ALTERATIONS TO ANY FACILITY SHALL CONFORM TO THE REQUIREMENTS OF THE NEW CONSTRUCTION STANDARDS WITHIN THE NMDOT PEDESTRIAN ACCESS STANDARDS AND PROWAG 2011 OR LATEST EDITION. ANY DESIGN / CONSTRUCTION DEVIATION THAT IS DEEMED AN VARIANCE OR TECHNICALLY INFEASIBLE BY THE DEFINITION BELOW SHALL REQUIRE SUBMITTAL AND APPROVAL OF ADA DESIGN VARIANCE PROCEDURES.

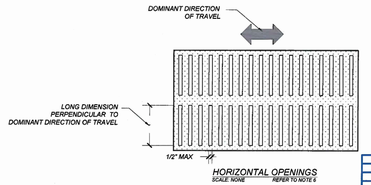
31. *EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE. THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OR FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF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

32. *TECHNICAL INFEASIBILITY: MEANS, WITH RESPECT TO AN ALTERATION OF A BUILDING OR A FACILITY, THAT IT HAS LITTLE LIKELIHOOD OF BEING ACCOMPLISHED BECAUSE EXISTING STRUCTURAL CONDITIONS WOULD REQUIRE REMOVING OR ALTERING A LOAD-BEARING MEMBER WHICH IS AN ESSENTIAL PART OF THE STRUCTURAL FRAME; OR BECAUSE OTHER EXISTING PHYSICAL OR SITE CONSTRAINTS PROHIBIT.*

33. *IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO 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: 1-15-15

608-001- 1

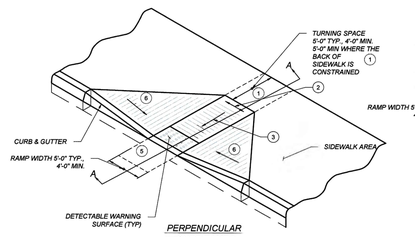
608-1 of 12

MICHAEL J. SMELKER — NEW MEXICO — 15350 — REGISTERED PROFESSIONAL ENGINEER — 1-13-15

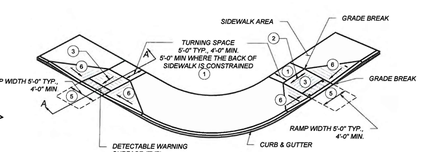
file path

DRAWING SCALE = NOT TO SCALE

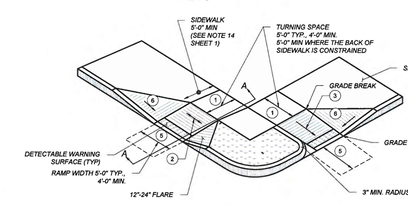
SUMMARY
FILENAME



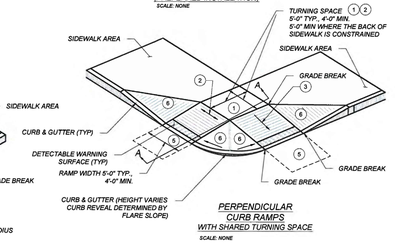
PERPENDICULAR CURB RAMP
SCALE: NONE



DUAL PERPENDICULAR CURB RAMP
(PREFERRED INSTALLATION)
SCALE: NONE



DUAL PERPENDICULAR CURB RAMP
(ALTERNATE INSTALLATION)
SCALE: NONE



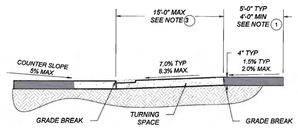
PERPENDICULAR CURB RAMPS WITH SHARED TURNING SPACE
SCALE: NONE

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.*



SECTION A-A
SCALE: NONE

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PERPENDICULAR
CURB RAMPS

APPROVED: DESIGN ENGINEER — DATE: 1-15-15

608-001-2

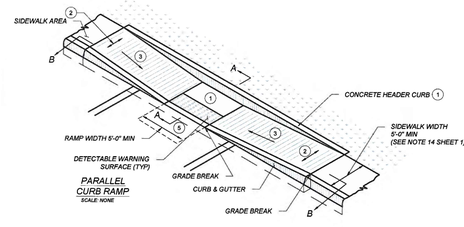
608- 2 of 12

MICHAEL J. SMELKER — NEW MEXICO — 15350 — REGISTERED PROFESSIONAL ENGINEER — 1-13-15

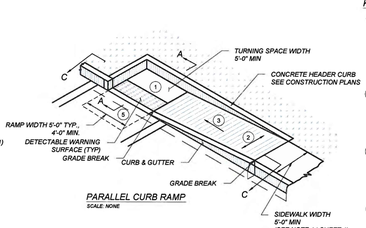
file path

DRAWING SCALE = NOT TO SCALE

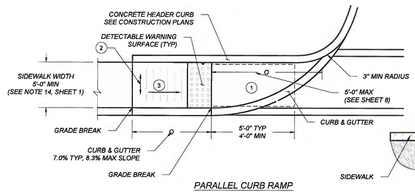
SUMMARY
FILENAME



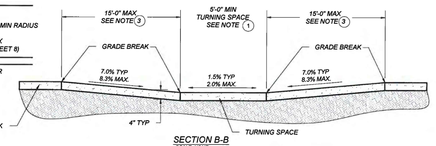
PARALLEL CURB RAMP
SCALE: NONE



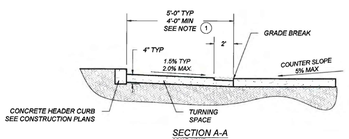
PARALLEL CURB RAMP
SCALE: NONE



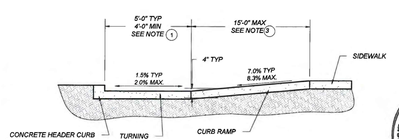
PARALLEL CURB RAMP
SCALE: NONE



SECTION B-B
SCALE: NONE



SECTION A-A
SCALE: NONE



SECTION C-C
SCALE: NONE

KEYED NOTES

1. *TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.*
2. *CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT 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

PARALLEL
CURB RAMPS

APPROVED: DESIGN ENGINEER — DATE: 1-15-15

608-001-3

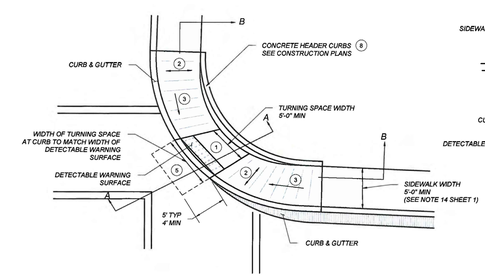
608- 3 of 12

MICHAEL J. SMELKER — NEW MEXICO — 15350 — REGISTERED PROFESSIONAL ENGINEER — 1-13-15

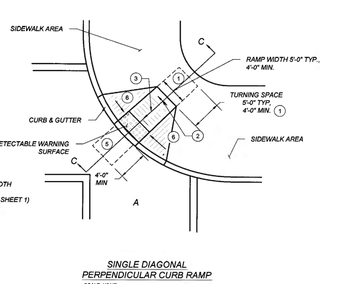
file path

DRAWING SCALE = NOT TO SCALE

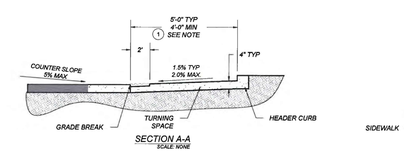
SUMMARY
FILENAME



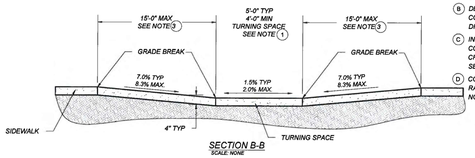
SINGLE DIAGONAL PARALLEL CURB RAMP
SCALE: NONE



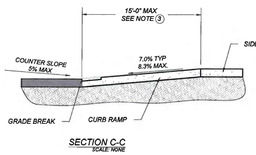
SINGLE DIAGONAL PERPENDICULAR CURB RAMP
SCALE: NONE



SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE



SECTION C-C
SCALE: NONE

KEYED NOTES

1. *TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.*
2. *CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT 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

DIAGONAL
CURB RAMPS

APPROVED: DESIGN ENGINEER — DATE: 1-15-15

608-001-4

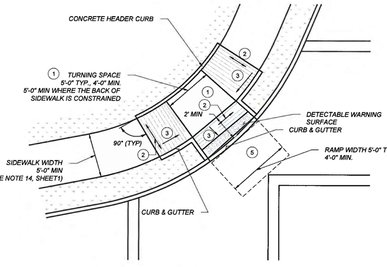
608- 4 of 12

MICHAEL J. SMELKER — NEW MEXICO — 15350 — REGISTERED PROFESSIONAL ENGINEER — 1-13-15

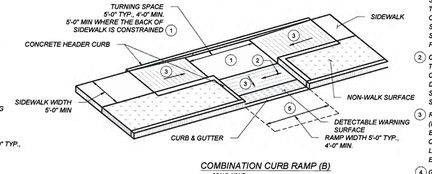
file path

DRAWING SCALE = NOT TO SCALE

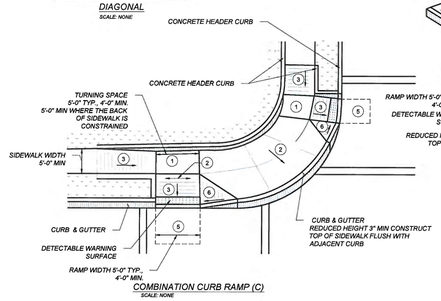
SUMMARY
FILENAME



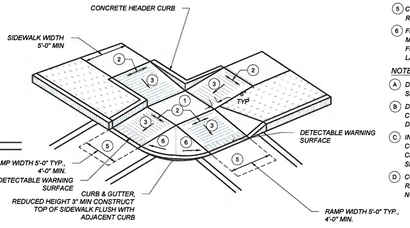
COMBINATION CURB RAMP (A) DIAGONAL
SCALE: NONE



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:

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 608604 AND NO SEPARATE PAYMENT WILL BE MADE.

MICHAEL J. SMELKER NEW MEXICO 15350 REGISTERED PROFESSIONAL ENGINEER
1-13-15

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

COMBINATION CURB RAMPS

APPROVED: _____ DESIGN ENGINEER — 1-13-15 DATE

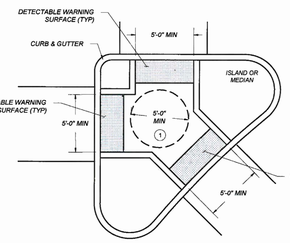
608-001-5

608- 5 of 12

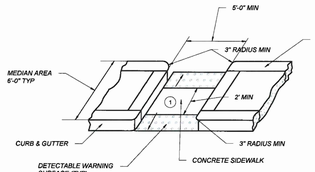
file path

DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME



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.
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 608604 AND NO SEPARATE PAYMENT WILL BE MADE.

MICHAEL J. SMELKER NEW MEXICO 15350 REGISTERED PROFESSIONAL ENGINEER
1-13-15

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN REFUGE ISLAND

APPROVED: _____ DESIGN ENGINEER — 1-13-15 DATE

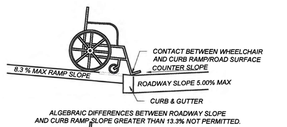
608-001-6

608- 6 of 12

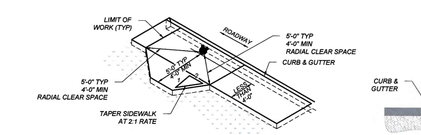
file path

DRAWING SCALE = NOT TO SCALE

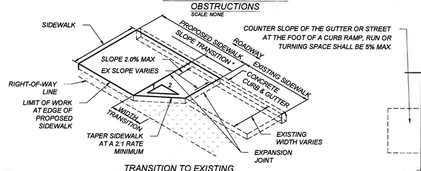
SUMMARY
FILENAME



CHANGE OF GRADE LIMITATIONS
SCALE: NONE



SIDEWALK ADDITION DUE TO OBSTRUCTIONS
SCALE: NONE



TRANSITION TO EXISTING SIDEWALK DETAIL
SCALE: NONE

CURB RAMP TRANSITION TO EXISTING SIDEWALK DETAIL

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

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

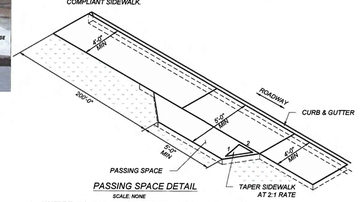
DEPENDING ON WHICH IS LONGEST, EITHER THE SLOPE TRANSITION OR WIDTH TRANSITION WILL CONTROL THE LENGTH OF SIDEWALK TRANSITION.

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



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



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.

MICHAEL J. SMELKER NEW MEXICO 15350 REGISTERED PROFESSIONAL ENGINEER
1-13-15

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

CURB RAMP AND SIDEWALK TRANSITION DETAILS

APPROVED: _____ DESIGN ENGINEER — 1-13-15 DATE

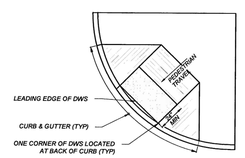
608-001-7

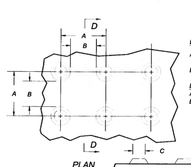
608- 7 of 12

file path

DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME



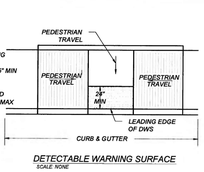


PLAN

SECTION D-D

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) TRUNCATED DOME DETAILS
SCALE: NONE

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.

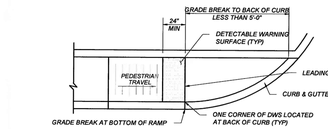
LOCATION:

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.

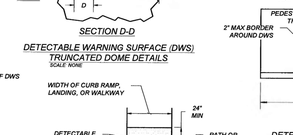
EXCEPTION: DETECTABLE WARNINGS SHALL NOT BE REQUIRED ON CUT THROUGH ISLANDS WHERE THE CROSSING IS LESS THAN 6 FT IN THE DIRECTION OF PEDESTRIAN TRAVEL.

NOTES:

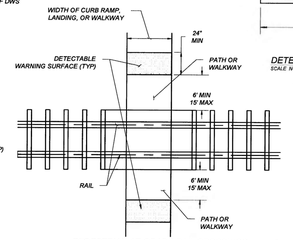
1. DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREETS, CURBS, OR SIDEWALKS BY ALL PUBLIC AGENCIES AND BY ALL PRIVATE ORGANIZATIONS CONSTRUCTING FACILITIES FOR PUBLIC USE.
2. DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, WALKWAY SURFACES, EITHER 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.



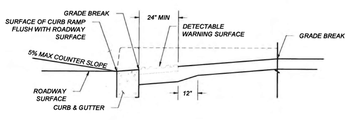
DETECTABLE WARNING SURFACE
SCALE: NONE



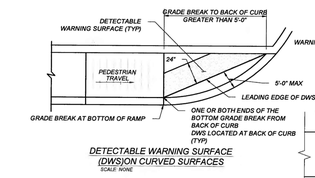
DETECTABLE WARNING SURFACE
SCALE: NONE



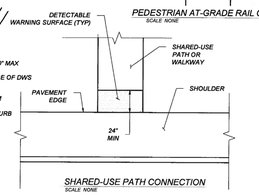
PEDESTRIAN AT-GRADE RAIL CROSSINGS
SCALE: NONE



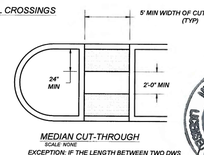
DETECTABLE WARNING SURFACE
SCALE: NONE



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



SHARED-USE PATH CONNECTION
SCALE: NONE



MEDIAN CUT-THROUGH
SCALE: NONE

EXCEPTION: IF THE LENGTH BETWEEN TWO DWS SURFACE IS LESS THAN 2' THEN DETECTABLE WARNING SURFACE WILL NOT BE INSTALLED

MICHAEL J. SMELKER NEW MEXICO 15350 REGISTERED PROFESSIONAL ENGINEER
1-13-15

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DETECTABLE WARNING SURFACE

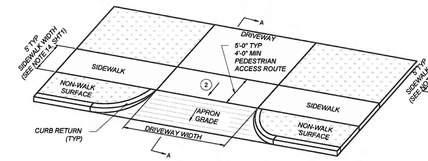
APPROVED: _____ DESIGN ENGINEER — 1-13-15 DATE

608-001-8

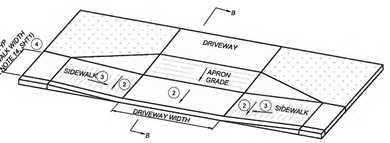
608- 8 of 12

file path

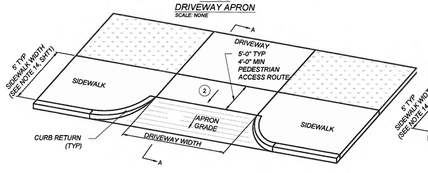
DRAWING SCALE = NOT TO SCALE



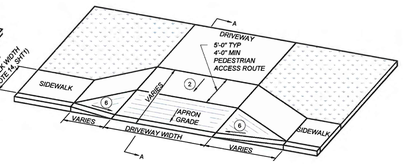
TYPE 2
DRIVEWAY APRON
SCALE: NONE



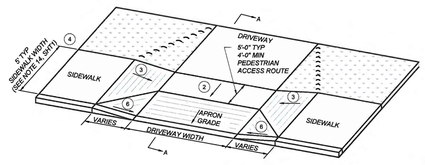
TYPE 3A
DRIVEWAY APRON
SCALE: NONE



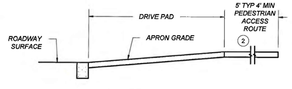
TYPE 2A
DRIVEWAY APRON
SCALE: NONE



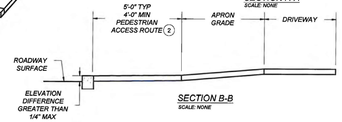
TYPE 2C
DRIVEWAY APRON
SCALE: NONE



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

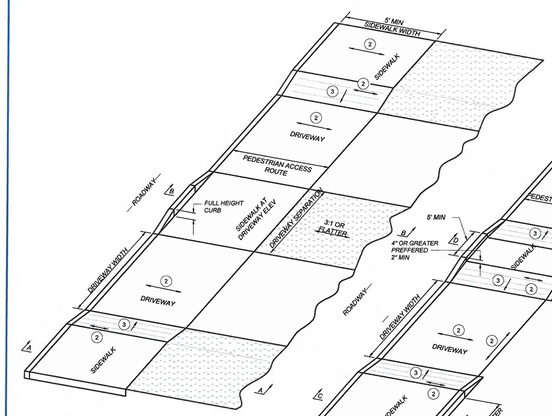
APPROVED _____ 1-13-15
DESIGN ENGINEER — DATE

608-001-9

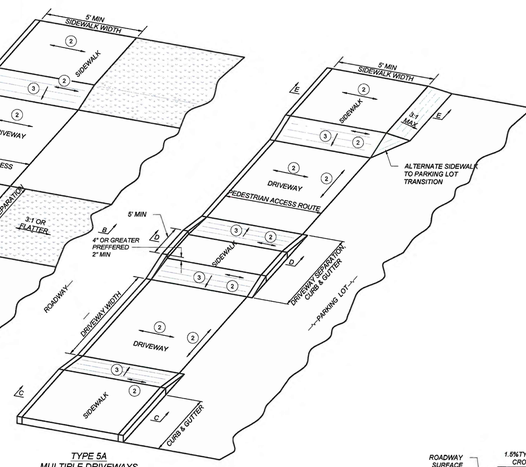
608- 9 of 12

file path

DRAWING SCALE = NOT TO SCALE



TYPE 5
MULTIPLE DRIVEWAYS
SCALE: NONE



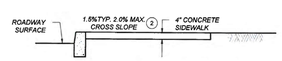
TYPE 5A
MULTIPLE DRIVEWAYS
SCALE: NONE

KEYED NOTES

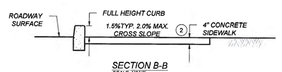
1. *TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED 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:

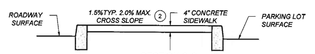
- (A) *DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.*
- (B) *DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.*
- (C) *IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS 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.*



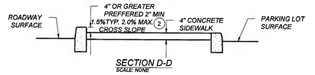
SECTION A-A
SCALE: NONE



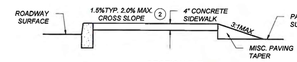
SECTION B-B
SCALE: NONE



SECTION C-C
SCALE: NONE



SECTION D-D
SCALE: NONE



SECTION E-E
SCALE: NONE

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

608-001-10

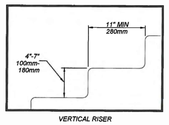
608- 10 of 12

file path

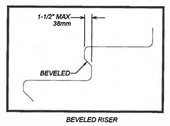
DRAWING SCALE = NOT TO SCALE

STAIRWAY REQUIREMENTS

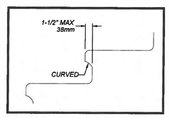
1. *STAIRWAYS SHALL BE 4 FT WIDE MINIMUM BETWEEN HANDRAILS.*
2. *ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTH. RISERS SHALL BE 4 INCHES (100mm) HIGH MINIMUM AND 7 INCHES (180mm) MAXIMUM. TREADS SHALL BE 11 INCHES (280mm) DEEP MINIMUM MEASURED FROM RISER TO 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 BE NOND 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.*



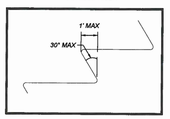
VERTICAL RISER



BEVELED RISER



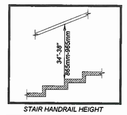
CURVED RISER



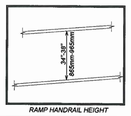
ANGLED RISER

HANDRAIL REQUIREMENTS

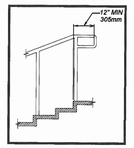
1. *HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.*
2. *HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCH BACK OR DOGLEG STAIRS OR RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.*
3. *TOP GRIPPING SURFACES OF HANDRAILS 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 WHERE 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.*



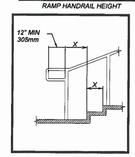
STAIR HANDRAIL HEIGHT



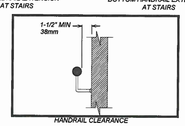
RAMP HANDRAIL HEIGHT



TOP HANDRAIL EXTENSION AT STAIRS



BOTTOM HANDRAIL EXTENSION AT STAIRS



HANDRAIL CLEARANCE

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS DETAILS
STAIRWAY AND HANDRAILS

APPROVED _____ 1-13-15
DESIGN ENGINEER — DATE

608-001-11

608- 11 of 12

file path

DRAWING SCALE = NOT TO SCALE

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.

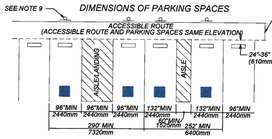
8. EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN ON A POST. SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE CLEARANCE TO THE BOTTOM OF THE SIGN (R7-8) SHALL BE AT LEAST 7 FEET (2100mm). LOCATED AT THE HEAD OF THE PARKING SPACE. VAN ACCESSIBLE PARKING SPACES SHALL HAVE 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:

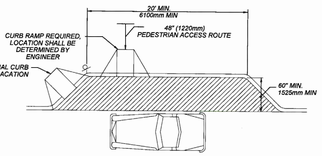
1. PASSENGER LOADING ZONES SHALL PROVIDE A 60 INCH (1525mm) WIDE ACCESS AISLE ADJACENT AND PARALLEL TO A VEHICLE PULL-UP SPACE. ACCESS AISLES SHALL BE 20 FEET (6100mm) LONG MINIMUM.

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

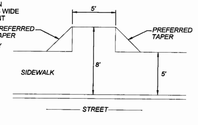
5. EACH ACCESSIBLE PASSENGER LOADING ZONE SHALL BE IDENTIFIED BY A SIGN ON A POST. SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.



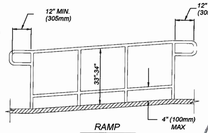
ACCESSIBLE PASSENGER LOADING ZONE
PLAN VIEW

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 404.*
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 O

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	0.064	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	0.064	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	0.111	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)

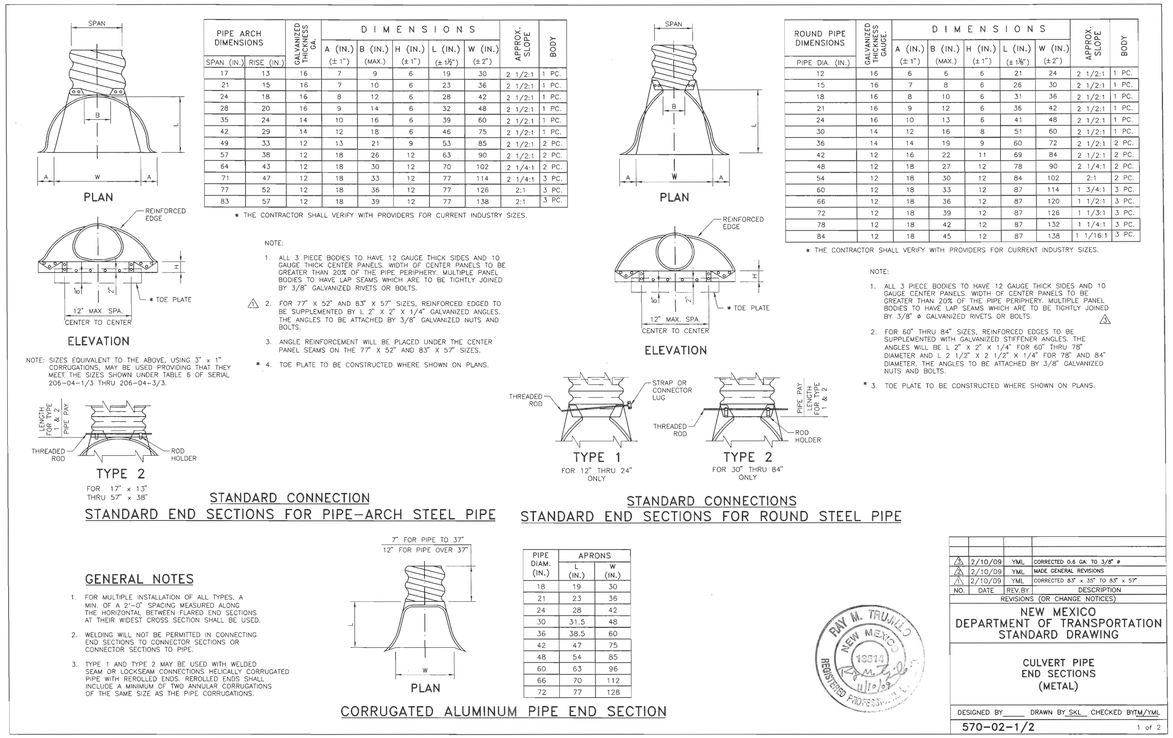
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

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 NO.	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 47" 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
1	7/10/09	YML	CORRECTED 0.6 GA. TO 3/8" ø
2	2/10/09	YML	MADE GENERAL REVISIONS
1	2/10/09	YML	CORRECTED 83" x 35" TO 83" x 57"
			REVISIONS (OR CHANGE NOTICES)

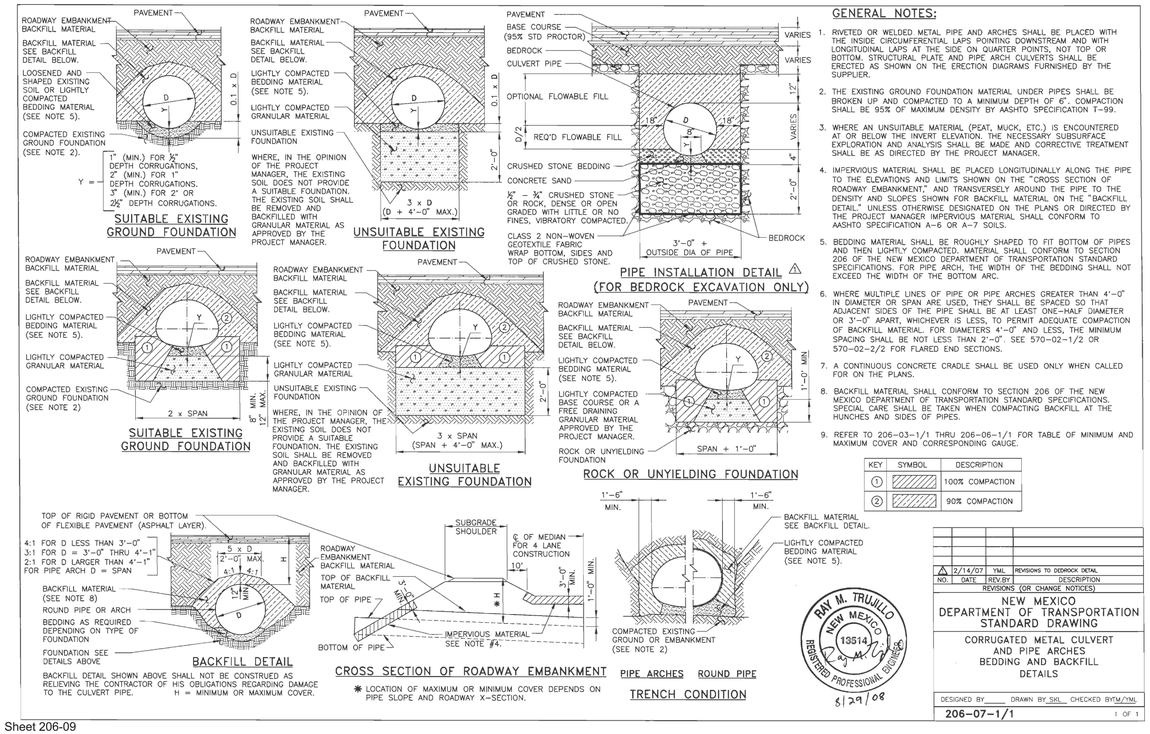
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

CULVERT PIPE
END SECTIONS
(METAL)

DESIGNED BY: DRAWN BY: SKL CHECKED BY: TM/YML

570–02–1/2 1 of 2

Sheet 570-02



NO.	DATE	REV.BY	DESCRIPTION
2	2/14/07	YML	REVISIONS TO BEDROCK DETAIL
			REVISIONS (OR CHANGE NOTICES)

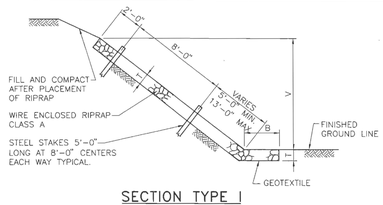
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

CORRUGATED METAL CULVERT
AND PIPE ARCHES
BEDDING AND BACKFILL
DETAILS

DESIGNED BY: DRAWN BY: SKL CHECKED BY: TM/YML

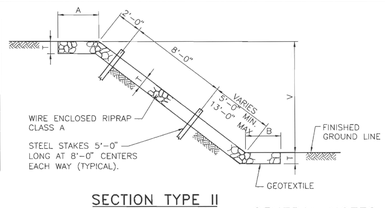
206–07–1/1 1 OF 1

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)

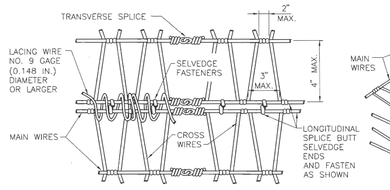


SECTION TYPE II

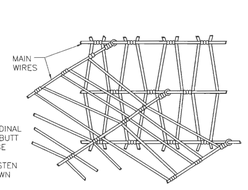
QUANTITIES PER LINEAR FOOT	
SLOPE	RIPRAP (CU. YDS.)
1 : 1	$\frac{T}{27}$ (A + B + 1.414V)
1.5 : 1	$\frac{T}{27}$ (A + B + 1.803V)
1.75 : 1	$\frac{T}{27}$ (A + B + 2.016V)
2 : 1	$\frac{T}{27}$ (A + B + 2.236V)
3 : 1	$\frac{T}{27}$ (A + B + 3.162V)
4 : 1	$\frac{T}{27}$ (A + B + 4.123V)

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.

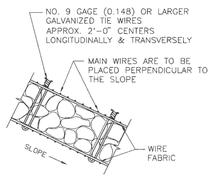


NORMAL INTERSECTION SPLICES

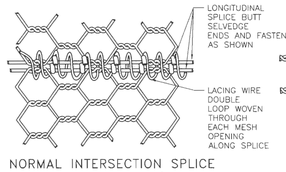


SKEWED INTERSECTION SPLICE

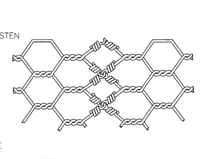
"W" MESH



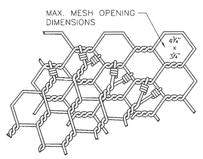
TYPICAL SECTION



NORMAL INTERSECTION SPLICE



TRANSVERSE SPLICE



SKEWED INTERSECTION SPLICE

HEXAGONAL MESH



NO.	DATE	REV.BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

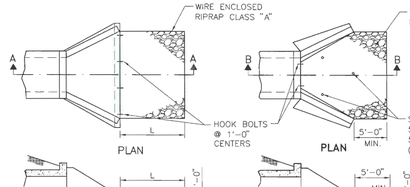
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

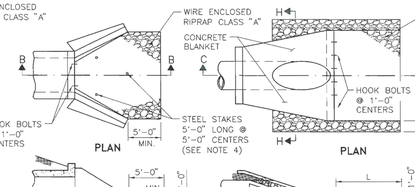
WIRE ENCLOSE RIPRAP CLASS "A"

DESIGNED BY ____ DRAWN BY SKL CHECKED BY YML

602-01-1/1 1 of 1

Sheet 602-01

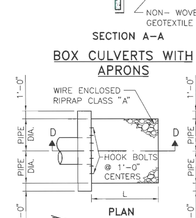




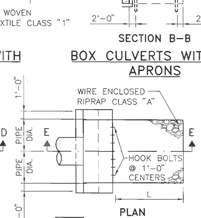
GENERAL NOTES

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.

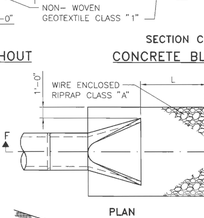
BOX CULVERTS WITH APRONS

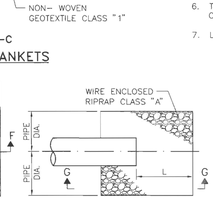


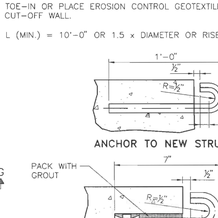
BOX CULVERTS WITHOUT APRONS



CONCRETE BLANKETS

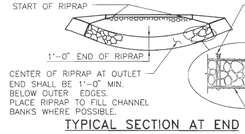




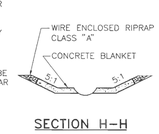


HOOK BOLT DETAILS

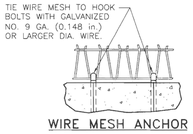
COST OF HOOK BOLT IN PLACE TO BE INCLUDED IN UNIT BID PRICE FOR RIPRAP.



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)			

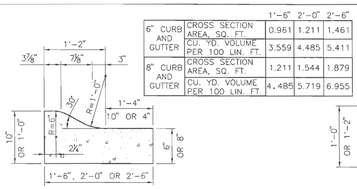
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

EROSION CONTROL AT CULVERT OUTLETS

DESIGNED BY TM DRAWN BY SKL CHECKED BY YML

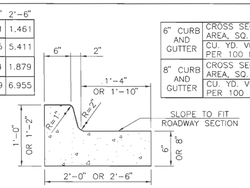
602-02-1/1 1 of 1

Sheet 602-02



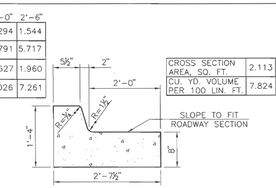
		1'-6"	2'-0"	2'-6"
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	0.961	1.211	1.461
	CU. YD. VOLUME PER 100 LIN. FT.	3.559	4.485	5.411
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.211	1.544	1.879
	CU. YD. VOLUME PER 100 LIN. FT.	4.485	5.719	6.955

CONCRETE MOUNTABLE CURB AND GUTTER TYPE "A"



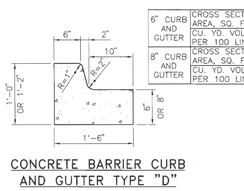
		2'-0"	2'-6"
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.294	1.544
	CU. YD. VOLUME PER 100 LIN. FT.	4.791	5.717
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.627	1.960
	CU. YD. VOLUME PER 100 LIN. FT.	6.026	7.261

CONCRETE BARRIER CURB AND GUTTER TYPE "B"



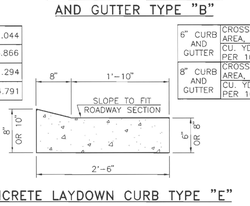
CROSS SECTION AREA, SQ. FT.	2.113
CU. YD. VOLUME PER 100 LIN. FT.	7.824

CONCRETE BARRIER CURB AND GUTTER TYPE "C"



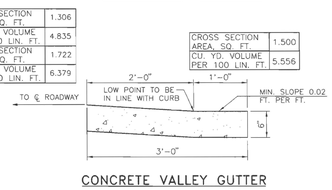
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.044
	CU. YD. VOLUME PER 100 LIN. FT.	3.866
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.294
	CU. YD. VOLUME PER 100 LIN. FT.	4.791

CONCRETE BARRIER CURB AND GUTTER TYPE "D"



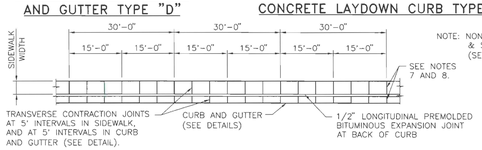
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.306
	CU. YD. VOLUME PER 100 LIN. FT.	4.835
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.722
	CU. YD. VOLUME PER 100 LIN. FT.	6.379

CONCRETE LAYDOWN CURB TYPE "E"



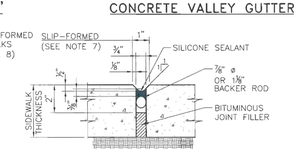
CROSS SECTION AREA, SQ. FT.	1.500
CU. YD. VOLUME PER 100 LIN. FT.	5.556

CONCRETE VALLEY GUTTER

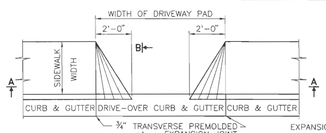


PLAN CURB AND GUTTER AND SIDEWALK

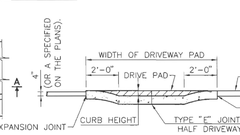
NOTE: NON-SLIP FORMED & SIDEWALKS (SEE NOTE 8)



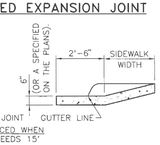
SEALED EXPANSION JOINT



PLAN DRIVE PAD



SECTION A-A

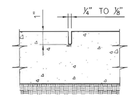


SECTION B-B



GENERAL NOTES

1. CONCRETE SHALL BE STRUCTURAL CONCRETE CLASS "A."
2. END OF DAYS POUR, 30 MINUTE INTERRUPTIONS, COLD JOINTS AND DROP INLETS SHALL DETERMINE THE LOCATION OF A CONSTRUCTION JOINT AND A 3/4" PREMOLDED BITUMINOUS JOINT IS REQUIRED.
3. PLACE TRANSVERSE CONTRACTION JOINTS AT 5'-0" INTERVALS AND AT THE END OF RADIUS POINTS OR ISLAND NOSES.
4. BED COURSE MATERIAL ON WHICH SIDEWALK IS TO BE PLACED SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T 99, METHOD C.
5. EXCAVATION AND PREMOLDED BITUMINOUS EXPANSION JOINTS TO BE INCLUDED IN THE UNIT PRICE BID FOR SIDEWALKS.
6. THE SILICONE SEALED JOINTS SHALL BE SEALED IN ACCORDANCE WITH SECTION 452 OF THE STANDARD SPECIFICATIONS.
7. FOR SLIP-FORMED CURB AND GUTTER, FURNISH 1" SEALED EXPANSION JOINTS AT 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)			

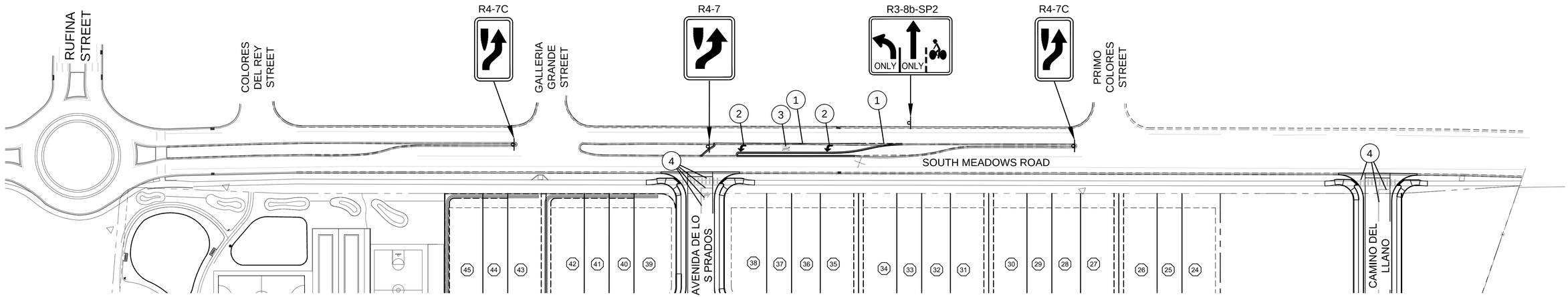
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

SIDEWALK
CURB AND GUTTER

DESIGNED BY ____ DRAWN BY SKL CHECKED BY YML

609-01-1/1 1 of 1

Sheet 609-01



OFFSITE SIGNING AND STRIPING PLAN

SCALE: 1" = 50'

CITY OF SANTA FE SIGNING AND STRIPING NOTES:

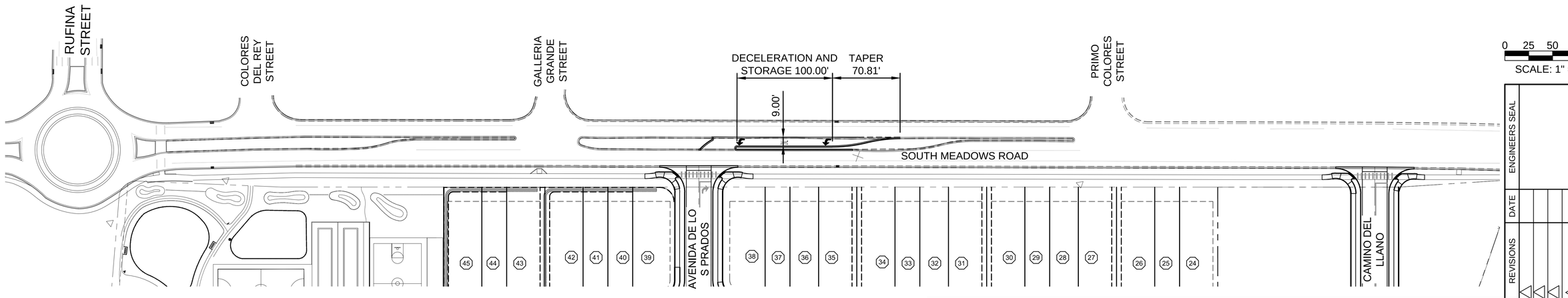
SIGN AND POST REQUIREMENTS

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 ⓧ	
1	4" WHITE STRIPE [PAINT] DOUBLE APPLICATION AFTER 14 DAYS
2	LEFT ARROW SYMBOL
3	WORD "ONLY" SYMBOL
4	ONSITE STRIPING, SEE SHEET 7-2



OFFSITE IMPROVEMENTS PLAN

SCALE: 1" = 50'

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

OFFSITE IMPROVEMENTS

DATE:	SCALE:	SHEET:
DECEMBER 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

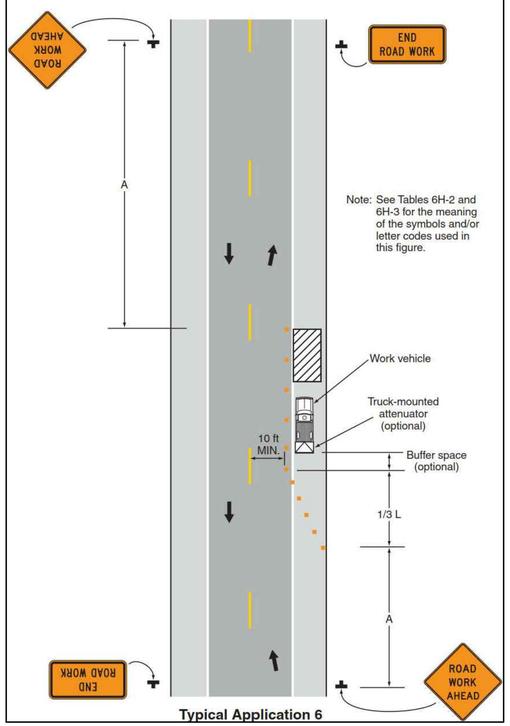
** The column headings A, B, and C are the dimensions shown in Figures 6H-1 through 6H-46. The A dimension is the distance from the transition or point of restriction to the first sign. The B dimension is the distance between the first and second signs. The C dimension is the distance between the second 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	$L = WS$

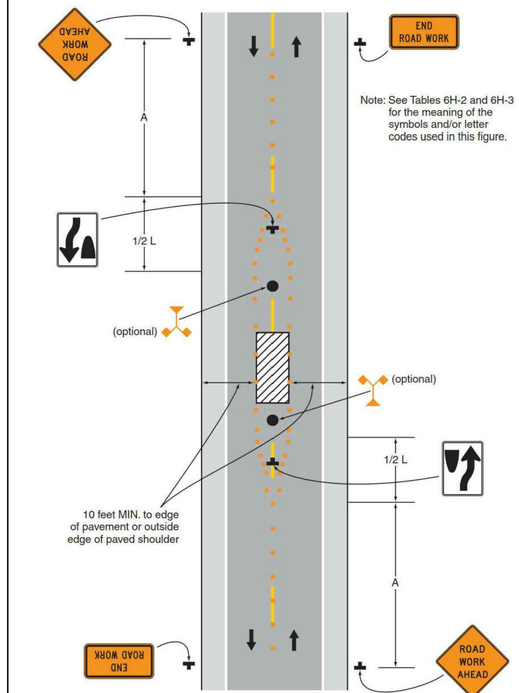
Where: L = taper length in feet
W = width of offset in feet
S = posted speed limit, or off-peak 85th-percentile speed prior to work starting, or the anticipated operating speed in mph

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.

ENGINEERS SEAL

DATE

REVISIONS

CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

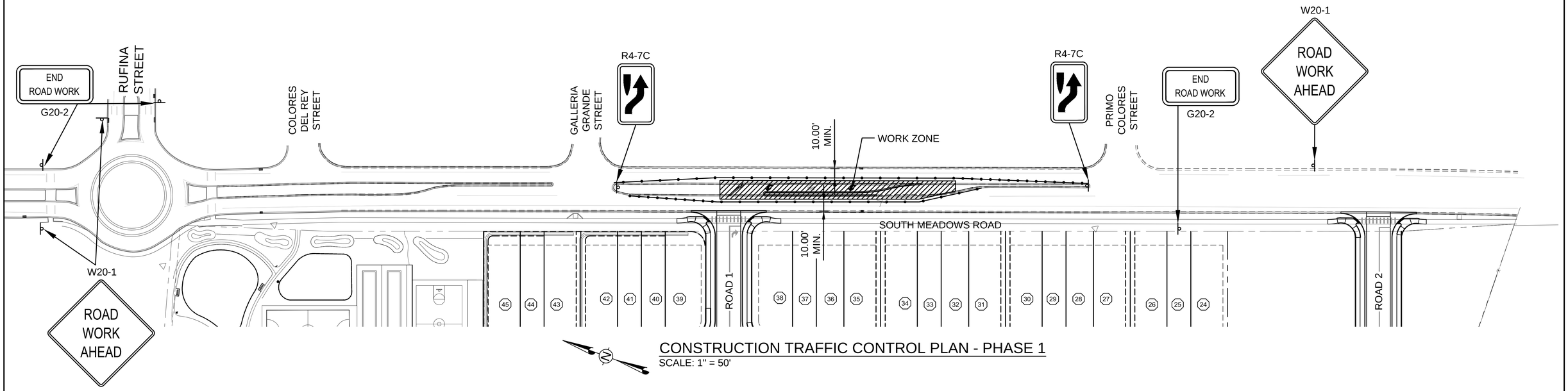
CITY USE ONLY

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

FINAL SUBDIVISION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

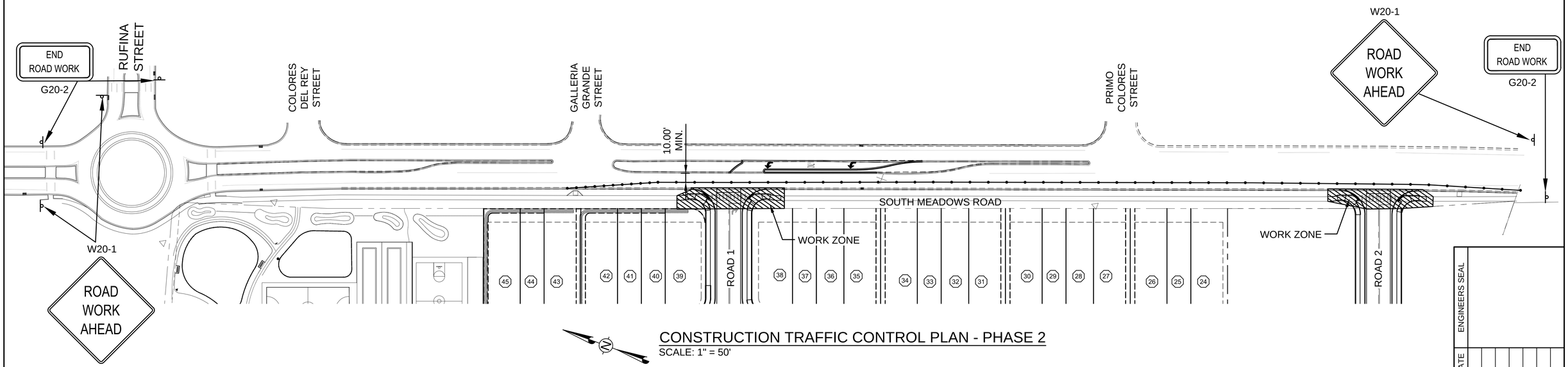
TRAFFIC CONTROL NOTES

DATE:	SCALE:	SHEET:
DECEMBER 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		

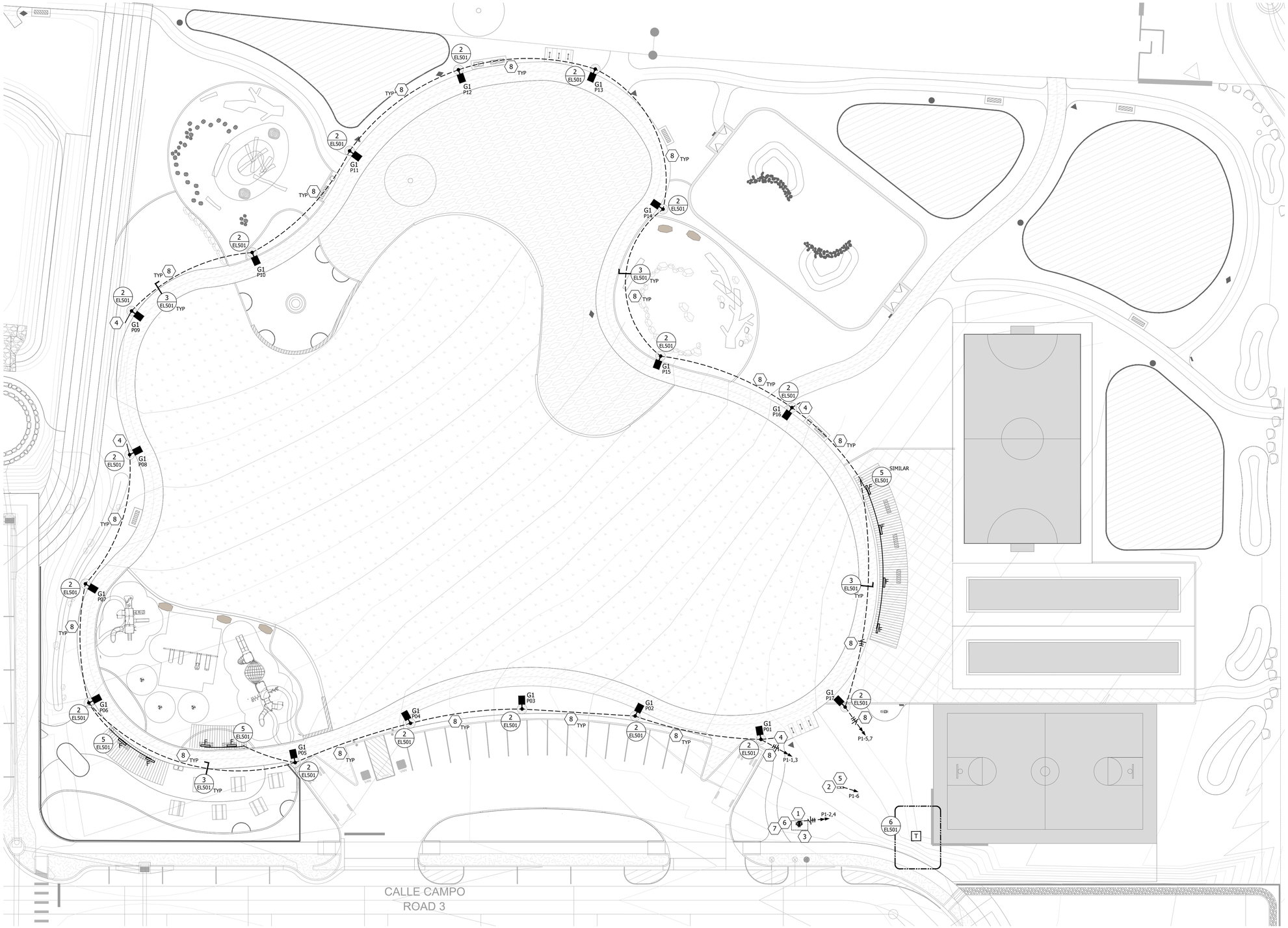
CASE # 2024-7998
MODIFIED MARCH, 2025
PER STAFF COMENTS

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

FINAL SUBDIVSION PLAT
SUBMITTAL FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

SUGGESTED SEQUENCE OF CONSTRUCTION

DATE:	SCALE:	SHEET:
DECEMBER 2024	1" = 50'	12-3



GENERAL SHEET NOTES

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS SEALED, SIGNED, AND DATED

THIS PLOT MAY NOT BE FULL SIZE - ADJUST SCALE ACCORDINGLY 1"

REFER TO GENERAL NOTES ON DRAWING EL001

A ADOBE ACROBAT® READER 8.0 OR LATER OR OTHER VIEWER IS REQUIRED TO VIEW ALL PORTIONS OF THESE DOCUMENTS AS A PDF

B THE FOLLOWING NOTES APPLY TO ALL ELECTRICAL WORK INCLUDED IN THE CONTRACT UNLESS NOTED OTHERWISE

C THE WORD PROVIDE SHALL MEAN TO FURNISH AND INSTALL - EXCEPTIONS SHALL BE NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS

D DO NOT SCALE THE DRAWINGS TO DETERMINE THE LOCATION OF LUMINAIRES, OUTLETS, OR EQUIPMENT - REFER TO THE OTHER DRAWINGS IN THIS SET (ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ETC) AND FIELD MEASUREMENTS FOR ALL PROJECT DIMENSIONS

E ALL OFF-SITE WORK IN PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH LOCAL GOVERNMENT REQUIREMENTS AND PERMITTING FOR ACCESS, SAFETY, TRAFFIC CONTROL, UTILITY LOCATION MARKING, AND CONSTRUCTION

NM ONE CALL 811 or (800) 321-2537

F EXISTING SITE AND OFF-SITE GROUND SURFACES AND SUB-SURFACE IMPROVEMENTS DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE RESPECTIVE OWNER - OBTAIN WRITTEN APPROVAL OF THE REPAIR OR REPLACEMENT FROM THE OWNER AND SUBMIT ONE COPY TO THE OWNER IN THIS CONSTRUCTION CONTRACT

G MAINTAIN AND PROTECT ALL EXISTING UTILITIES AND SERVICES DURING CONSTRUCTION - OUTAGES SHALL BE SCHEDULED AND NOTICES ISSUED A MINIMUM OF 2-DAYS PRIOR

H REFER TO OTHER SITE PLANS IN THIS SET OF DRAWINGS FOR LOCATIONS OF EXISTING AND NEW WATER, SEWER, GAS, AND STORM DRAIN UTILITY LOCATIONS AND SERVICE REPRESENTATIVE CONTACT INFORMATION

I THE LOCATION AND ROUTING OF EXISTING ELECTRICAL ITEMS ARE SHOWN APPROXIMATE BASED ON THE BEST AVAILABLE INFORMATION - ACTUAL LOCATIONS AND CIRCUIT ROUTING MAY BE DIFFERENT - ALL LOCATIONS AND ROUTING OF EXISTING ELECTRICAL ITEMS AND CIRCUITS MUST BE FIELD VERIFIED BY THE CONTRACTOR - CIRCUIT NUMBERS SHOWN ARE FROM THE RECORD DRAWINGS AND HAVE NOT BEEN VERIFIED

J EXISTING ELECTRICAL ITEMS THAT ARE TO REMAIN ARE SHOWN IN BLUE COLOR - EXISTING ELECTRICAL ITEMS THAT ARE TO BE REMOVED ARE SHOWN IN RED COLOR - EXISTING ELECTRICAL ITEMS THAT ARE NOT INVOLVED WITH THE WORK OF THIS CONTRACT MAY NOT BE SHOWN

K EXPOSED, CONCEALED, AND BURIED RACEWAY ARE SHOWN BY DRAWING LINE TYPE - REFER TO THE ELECTRICAL SYMBOL LEGEND FOR LINE TYPE DEFINITIONS

L PROVIDE ADHERED LABEL AT EACH POLE HANDHOLE READING **NO COPPER WIRE USED INSIDE**.

SHEET KEYNOTES

1 COORDINATE STUB-UP LOCATION w/ THE EQUIPMENT INSTALLER

2 IRRIGATION CONTROLLER

3 IRRIGATION BACKFLOW PREVENTER AND HOTBOX

4 PROVIDE CAPPED 1"C STUB-OUT 24" MIN BFG

5 EXTEND BRANCH CCT INTO IRRIGATION CONTROLLER PEDESTAL AND CONNECT

6 PROVIDE 2-GANG DOUBLE-DUPLEX 20A WR GFCI RCP w/ IN-USE COVER INSIDE HOTBOX - COORDINATE LOCATION AND HEIGHT w/ EQP PROVIDER

7 ONE DUPLEX RCP PER CCT - 1500W MAX PER RCP

8 PROVIDE 3#8 AL & #10G - 1+1/2"C 24" MIN BFG

1 SITE PLAN
SCALE: 1" = 20'

0 10' 20' 40'

N

Copyright © 3/14/2025 by AEA PC 2025.005

ELECTRICAL ENGINEERING
7401 Hancock Cr NE Suite C
Albuquerque, NM 87109
505.433.3310 AEANM.COM

CASE # 2024-7998

REVISIONS	DATE

SEAL: 3/14/2025 DENNIS L. WETTERSTROM NEW MEXICO 9726 REGISTERED PROFESSIONAL ENGINEER

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

CITY USE ONLY

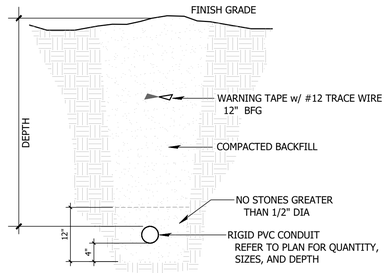
PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

FINAL SUBDIVISION PLAT SUBMITTAL
FOR LOS PRADOS
3600 AND 3740 SOUTH MEADOWS ROAD

ELECTRICAL
SITE PLAN - PARK

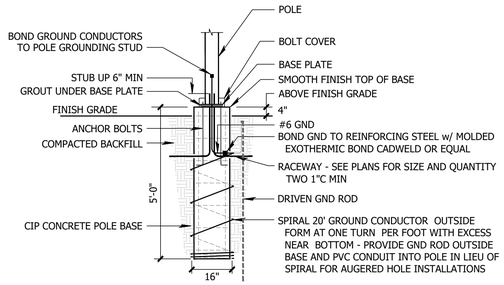
DATE:	SCALE:	SHEET:
MARCH 2025	1" = 20'-0"	EL101

005EASP-1.dwg



3 SECTION

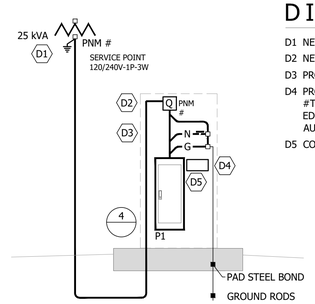
BURIED CONDUIT (NOT ENCASED)
NO SCALE



REFER TO STRUCTURAL DRAWINGS FOR DEPTH, REINFORCING, COMPACTION, AND INSTALLATION NOTES
REFER TO CIVIL SITE DRAWINGS FOR FINISH GRADE
REFER TO ARCHITECTURAL FOR BASE FINISH

2 DETAIL

ROUND FORMED POLE BASE LOW ABOVE GRADE
NO SCALE



1 DIAGRAM

SERVICE AND DISTRIBUTION
NOT TO SCALE

DIAGRAM KEY NOTES

- D1 NEW PAD-MOUNT UTILITY TRANSFORMER
- D2 NEW UTILITY METER
- D3 PROVIDE PAD-MOUNT METER PEDESTAL w/ PANEL BOARD
- D4 PROVIDE INTERNAL SURGE PROTECTION DEVICE EQUAL TO SQ-D #TVS1HWA10X 120/240V-1P-3W+G, 100kA PER PHASE, UL1449 3rd EDITION TYPE 2, SINE WAVE TRACKING, 200 kA SCR, 150V MCOV, AUDIBLE ALARM, ALARM CONTACTS
- D5 CONNECT SPD TO BUS ON LOAD SIDE OF MCB

GENERAL SHEET NOTES

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS SEALED, SIGNED, AND DATED

THIS PLOT MAY NOT BE FULL SIZE - ADJUST SCALE ACCORDINGLY 1"

REFER TO GENERAL NOTES ON DRAWING EL001

GROUNDING ELECTRODE CONDUCTOR SIZE

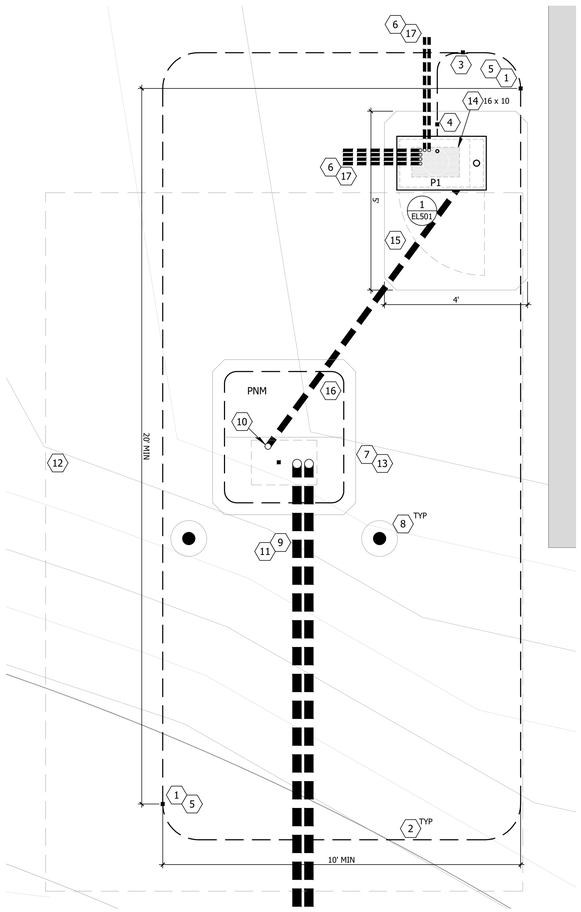
SERVICE PHASE CONDUCTOR SIZE CU	SERVICE PHASE CONDUCTOR SIZE AL	MINIMUM GEC SIZE CU	EQUIVALENT AWG	EQUIVALENT KCMIL
<=2	<=1/0	8	2	66.4
1 - 1/0	2/0 - 3/0	6	1/0	105.6
2/0 - 3/0	4/0 - 250	4	2/0	133.1
>3/0 - 350	>250 - 500	2	3/0	167.8
>350 - 600	>500 - 900	1/0	4/0	211.6
>600 - 1100	>900 - 1750	2/0		
>1100	>1750	3/0		

USE TOTAL CONDUCTOR AREA PER PHASE FOR PARALLEL CONDUCTORS - NEC TABLE 250.66

BONDING LEGEND
■ EXOTHERMIC WELD □ BOLTED BRONZE CLAMP

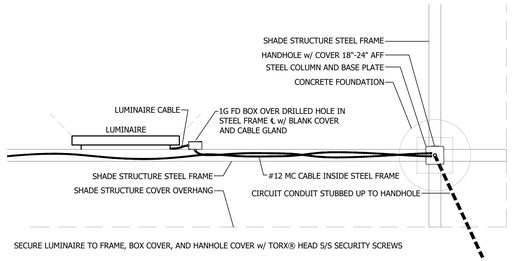
SHEET KEYNOTES

1. DRIVEN GND ROD w/ TOP 12" BELOW FINISH GRADE
2. PROVIDE #4/0 AWG STRANDED BARE CU CONDUCTOR 12" BELOW FINISH GRADE
3. BOND GND ELECTRODE CONDUCTOR TO LOOP CONDUCTOR
4. BOND TO REINFORCING STEEL IN SLAB
5. BOND TO THE TOP OF EACH ROD
6. PROVIDE 2-1"C CAPPED STUB-OUTS FROM PANEL BOARD 24" MIN BFG
7. PROVIDE CIP CONCRETE OR FORMED POLYMER RESIN CONCRETE TRANSFORMER PAD w/ BLOCK-OUTS PER UTILITY REQUIREMENTS
8. PROVIDE STEEL PIPE BOLLARD PER UTILITY REQUIREMENTS
9. PROVIDE GRC ELBOWS PER UTILITY REQUIREMENTS
10. STUB-UP CONDUIT INTO TRANSFORMER SECONDARY COMPARTMENT
11. PROVIDE TWO 3"C PER UTILITY REQUIREMENTS
12. MAINTAIN CLEARANCE AROUND TRANSFORMER PER UTILITY REQUIREMENTS
13. COMPACT SOIL TO 95% DENSITY BELOW PAD
14. PROVIDE PAD BLOCK-OUTS FOR CONDUIT
15. PROVIDE REINFORCED CONCRETE SLAB AT EQUIPMENT
16. REFERENCE PNM ESG DS-7-14.0, DS-7-16.1, AND DS-7-16.12 SINGLE-PHASE PADMOUNTED TRANSFORMER
17. CAP, TAG, AND MARK LOCATION OF CONDUIT STUBOUT FOR FUTURE EXTENSION



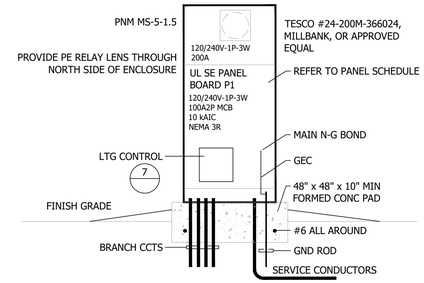
6 PARTIAL SITE PLAN

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



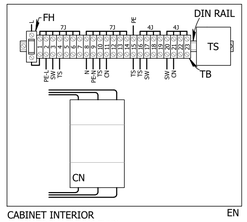
5 DETAIL PLAN

SHADE STRUCTURE ELECTRICAL
SCALE: 1/2" = 1'-0"



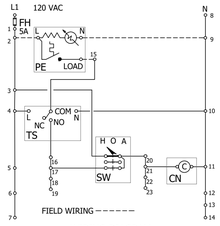
4 DETAIL

PEDESTAL METER, PANEL BOARD, AND LTG CONTROL
NO SCALE



CABINET INTERIOR
ALL CONTROL WIRE #16 THHN

EN



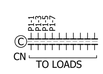
WIRING DIAGRAM

PROGRAM TIMESWITCH TO CLOSE CONTACTS EVERY DAY FROM 5:00 am TO 11:00 pm

NP1: "LIGHTING", NP2: "PARK LIGHTING"



CABINET FRONT



CONTACTOR DIAGRAM

TS TIMESWITCH, 7-DAY DIGITAL, 120V, SPDT, LCD DISPLAY, BATTERY BACKUP, 35mm DIN RAIL MTG, MANUAL OVERRIDE BUTTON, INTERMATIC #FM1D20A-120
PE PHOTOELECTRIC SWITCH, SPST, 120V, INTERMATIC #EK4436SM FOR 1/2"C MTG; #EK4336S FOR FLUSH WALL BOX OR WP J-BOX MTG; #EK4036S FOR DRILLED ENCLOSURE MTG
CN LTG CONTACTOR, ELECTRICALLY HELD, 600V 30A CONTACTS, 120V COIL, NUMBER OF POLES AS REQUIRED MINIMUM 4-POLE, SQUARE-D #8903-LO1000-V02
TB TERMINAL BLOCK, 35mm DIN RAIL MTG, #14-4 SOLDERLESS BOX LUGS
FH FUSIBLE TERMINAL BLOCK, 35mm DIN RAIL MTG, 250-VOLT
SW SELECTOR SWITCH, COVER MTD, HAND-OFF-AUTO, 120V, SQUARE-D #9001-KS43BH13 w/ #KN260SP
NP NAMEPLATE, ENGRAVED PHENOLIC, WHITE LETTERS ON BLACK
EN ENCLOSURE, 16"W x 16"H x 8"D NEMA 12, 16 GA STEEL, PADLOCK HANDLE LATCH, ANSI #61 GRAY POLYESTER POWDER FINISH, HOFFMAN #CSD16168 w/ CP1616 w/ C-WHPTO

7 DIAGRAM

LTG CONTACTOR w/ PE & TS CONTROL
NO SCALE

FEEDER SCHEDULE

FEEDER NAME	CONDUIT COUNT	PHASE QUAN	PHASE SIZE	NEUTRAL QUAN	NEUTRAL SIZE	GROUND QUAN	GROUND SIZE	P & N TYPE	INSULATION TYPE	CONDUIT SIZE IN	CONDUIT FILL %	SCC AMPS	VDROP MAX %	ARC FLASH ENERGY [1]	ARC FLASH BOUNDARY [2]	NOTES
P1	1	2	2	1	2			CU	THHN/THWN-2	1+1/4	22.5	3,155	0.01	0.58	11.6	

GENERAL NOTES
CONDUIT SIZES ARE MINIMUM GRC - CONDUCTOR SIZES ARE MINIMUM CU THHN/THWN-2 UNLESS INDICATED OTHERWISE
SPARE CONDUITS ARE NOT INCLUDED IN THIS SCHEDULE - REFER TO PLAN KEYED NOTES
FAULT CURRENT (SCC) AND ARC FLASH CALCULATED AT INDICATED EQUIPMENT LINE TERMINALS
[1] cal/cm² at 18-INCHES
[2] INCHES FROM ARC AT 1.2 cal/cm²

NUMBERED NOTES
1 EXISTING FEEDER
2 ISOLATED GROUND INCLUDED

LOAD SUMMARY

FEEDER NAME	LOAD AMPS ALLOWED [1]	LOAD AMPS CONNECTED	LOAD AMPS DEMAND	LOAD AMPS SPARE [1]	FEEDER % DEMAND	FEEDER % LOAD [1]	SF	W/SF CONNECT	W/SF DEMAND
P1	115	22	22	78	100	19			

[1] ALLOWABLE LOAD AMPS, SPARE LOAD AMPS, AND FEEDER LOAD % ARE BASED ON 75°C CONDUCTOR RATING

AEA PC
ELECTRICAL ENGINEERING
7401 Hancock Ct NE Suite C
Albuquerque, NM 87109
505.433.3310 AEANM.COM
Copyright © 3/14/2025 by AEA PC 2025.005

CASE # 2024-7998

REVISIONS	DATE

SEAL

3/14/2025
DENNIS L. WETTERSTROM
NEW MEXICO
9726
REGISTERED PROFESSIONAL ENGINEER

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.		
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

ELECTRICAL
DIAGRAMS AND DETAILS - PARK

DATE:	SCALE:	SHEET:
MARCH 2025		EL501

005EASP-1.dwg

PANEL BOARD SCHEDULE

VOLTAGE (L-L): 240
PHASE: 1
WIRE: 3
MOUNTING: FLUSH
MANUFACTURER:
OPTIONS:
TOP: MCB
BOTTOM:

PANEL BOARD NAME: **P1**
BUS RATING, Amps: 125
MAIN BREAKER RATING, Amps: 100
FEEDER PROTECTION, Amps:
GROUND BUS: ISOLATED FROM NEUTRAL
MAIN BOND JUMPER: NO
SHORT CCT RATING (SCCR): 10,000
DEFAULT POWER FACTOR: 95%

LOAD TYPE	LOAD DESCRIPTION	LOAD kW	NOTE	CB SIZE	CCT #	Φ	CCT #	CB SIZE	NOTE	LOAD kW	LOAD DESCRIPTION	LOAD TYPE
LTG	PEDESTRIAN SW	0.4		20 1	1	A	2	20 1		1.5	BFP HOTBOX	RCP
LTG		0.4		2P J	3	C	4	2P J		1.5		RCP
LTG	PEDESTRIAN NE	0.5		20 1	5	A	6	15		0.1	IRRIGATION CONTROL	OTH
LTG		0.5		2P J	7	C	8	20				
					9	A	10					
					11	C	12					

LOAD SUMMARY	kW
Phase A:	3
Phase C:	2
THIS SECTION:	5
Phase A:	
Phase C:	
SUB-FEED & FEED-THROUGH:	
Phase A:	3
Phase C:	2
BUS TOTAL:	5
Demand Imbalance % A:	0.3%
C:	-0.8%
Demand Imbalance %	0.8%

Notes
A - AFI arcing fault interrupter
C - Through lighting contactor
D - Dual (tandem) circuit breaker
G - GFI ground fault interrupter
K - Kirk key interlock
L - Handle LOCK-OFF/LOCK-ON
N - New CB in existing space
R - Replace existing CB with new CB
S - Switched neutral
T - 120V shunt trip
W - Switching duty rated SWD
X - Relocated existing CB
Z - 100% rated

Options
A - NEMA 12/3R enclosure
B - NEMA 12 enclosure
C - Door-in-door front
D - Hinged front
E - Top and bottom box extensions
F - 400 Hz rating
G - Isolated ground bus
H - 100% rating
J - NEMA 4X enclosure
K - Internal SPD
L - User metering (mains)
M - User metering (branch circuits)
N - Stainless Steel enclosure & trim

	Connected kW	Demand kW	Demand %	Demand Amps
Lighting	2	2	100	
Receptacles	3	3	100	
Other	0	0	100	
Total	5	5	100	22

LUMINAIRE SCHEDULE

KEY	DESCRIPTION	MANUFACTURER / CATALOG NO.	LUMENS	WATTS	FINISH	VOLTS	NOTES
G1	**LUMINAIRE:** POST TOP, CUT-OFF, IES TYPE 2 DISTRIBUTION, ONE-PIECE DIE-CAST ALUMINUM HOUSING, TEMPERED GLASS LENS, EXTRUDED SILICONE HOUSING GASKET, S/S HARDWARE, THERMOSET POLYESTER POWDER PAINT, 4000˚K, 80+ CRI, -40˚F RATED DRIVER, 10 kA SURGE PROTECTION, IP66 RATED, UL1598, 5-YEAR LED AND DRIVER WARRANTY, 1.45 EPA, 40 LB **POLE:** 15-FT 4.0"Φ ROUND STRAIGHT ALUMINUM, 4 GA (0.23") MIN WALL THICKNESS, 6.6 EPA MIN AT 100-MPH STEADY, 2-PIECE MATCHING BOLT COVER, 4 3/4" MIN GALVANIZED ANCHOR BOLTS, 9.0" BOLT CIRCLE	LUMINAIRE: LUMCA / PR8476-54LED0590W-240-L2B-40KC80-ITC-COLOR-5GP10 POLE: LUMCA / AP04-15HD-RAB-WB24-4-COLOR-AB	8,630	90	BLACK	240	
F	36-48" MODULAR LINEAR, SURFACE MOUNT, ROTATION ADJUSTABLE, EXTRUDED ALUM HOUSING, TEMPERED GLASS LENS, 4000°K, 30° DISTRIBUTION, -4°F RATED START INTEGRAL DRIVER, IP64 UL1598, NON-DIM	INSIGHT / PEX-HO-40K-3030-SM-48-240-DIM-MG-LV w/ LC-5-B OSRAM-TRAXON / XB.N3.8396130	2,600	44	BLACK	120	1

GENERAL NOTES UNLESS NOTED OTHERWISE:
LAMPS ARE LED - LAMP CODES ARE GENERAL ELECTRIC
FINISH COLORS ARE WHITE - COLORS SHALL BE SELECTED FROM MANUFACTURER'S STANDARD DURING SUBMITTAL REVIEW UNLESS NOTED CUSTOM
LUMINAIRES SHALL BE AS SPECIFIED OR APPROVED EQUAL PRIOR TO BID/ORDER
DIMMING DRIVERS SHALL BE 0-10 Vdc 2-WIRE ELECTRONIC 100-1% DIM-TO-OFF
COLOR TEMPERATURE SHALL BE 3500˚K, CRI 85 MIN, >90% PF, <20% THD, INTEGRAL BALLAST/DRIVERS 120-277V, SINGLE CIRCUIT
LUMENS LISTED ARE MINIMUM DELIVERED AND WATTS ARE MAXIMUM PER IESNA LM-79-08 BY INDEPENDENT TESTING LAB PHOTOMETRIC REPORT

NUMBERED NOTES:
1 PROVIDE CONNECTING CABLES w/ CONNECTORS FOR FEED CABLE TO OUTLET AND DEAD END CAP



REQUIRED PARK LIGHTING CONTROL PROGRAM TIMELINE - ALL DAYS

AEA PC ELECTRICAL ENGINEERING
7401 Hancock Ct NE Suite C
Albuquerque, NM 87109
505.433.3310 AEANM.COM
Copyright © 3/14/2025 by AEA PC 2025.005

CASE # 2024-7998

REVISIONS	DATE
△	
△	
△	
△	
△	
△	
△	

SEAL: 3/14/2025 KEVIN S L. WETTERSTRUM NEW MEXICO 9726 REGISTERED PROFESSIONAL ENGINEER

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.		
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

ELECTRICAL
SCHEDULES - PARK

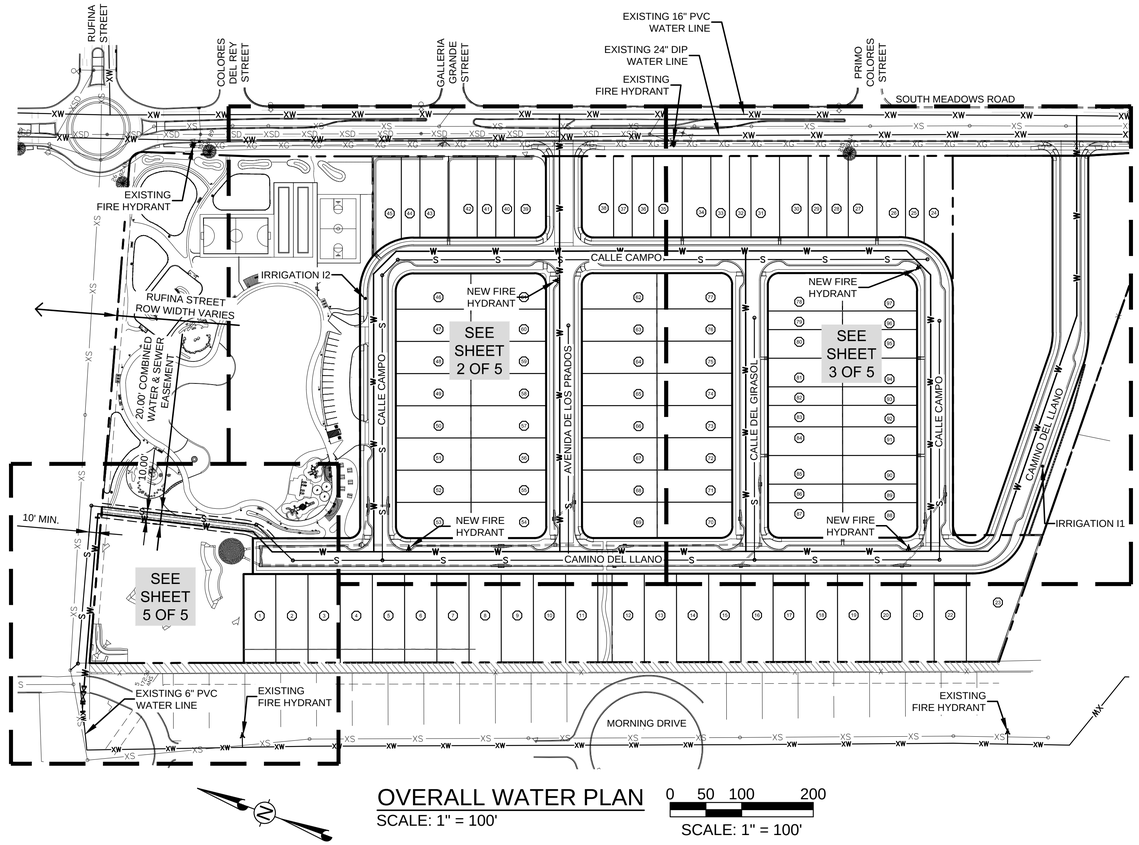
DATE:	SCALE:	SHEET:
MARCH 2025		EL601

005EASP-1.dwg

LOS PRADOS PUBLIC WATERLINE IMPROVEMENTS

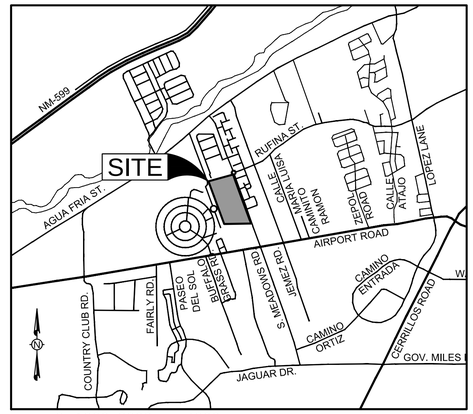
3600 & 3740 SOUTH MEADOWS RD

DOMESTIC SERVICE TABLE			
LOT NUMBER	ADDRESS	SERVICE LINE SIZE	METER SIZE
1 & 2	4962 & 4960 Camino Del Llano	1"	2x5/8" DS
3 & 4	4958 & 4956 Camino Del Llano	1"	2x5/8" DS
5 & 6	4954 & 4952 Camino Del Llano	1"	2x5/8" DS
7 & 8	4950 & 4948 Camino Del Llano	1"	2x5/8" DS
9 & 10	4946 & 4944 Camino Del Llano	1"	2x5/8" DS
11	4942 Camino Del Llano	3/4"	5/8" DS
12 & 13	4940 & 4938 Camino Del Llano	1"	2x5/8" DS
14 & 15	4936 & 4934 Camino Del Llano	1"	2x5/8" DS
16	4932 Camino Del Llano	3/4"	5/8" DS
17 & 18	4930 & 4928 Camino Del Llano	1"	2x5/8" DS
19 & 20	4926 & 4924 Camino Del Llano	1"	2x5/8" DS
21	4922 Camino Del Llano	3/4"	5/8" DS
22 & 23	4920 & 4918 Camino Del Llano	1"	2x5/8" DS
24 & 25	4819 & 4821 Calle Campo	1"	2x5/8" DS
26	4823 Calle Campo	3/4"	5/8" DS
27 & 28	4825 & 4827 Calle Campo	1"	2x5/8" DS
29 & 30	4829 & 4831 Calle Campo	1"	2x5/8" DS
31 & 32	4833 & 4835 Calle Campo	1"	2x5/8" DS
33 & 34	4837 & 4839 Calle Campo	1"	2x5/8" DS
35 & 36	4841 & 4843 Calle Campo	1"	2x5/8" DS
37 & 38	4845 & 4847 Calle Campo	1"	2x5/8" DS
39 & 40	4851 & 4853 Calle Campo	1"	2x5/8" DS
41 & 42	4855 & 4857 Calle Campo	1"	2x5/8" DS
43	4859 Calle Campo	3/4"	5/8" DS
44 & 45	4861 & 4863 Calle Campo	1"	2x5/8" DS
46 & 47	4866 & 4868 Calle Campo	1"	2x5/8" DS
48 & 49	4870 & 4872 Calle Campo	1"	2x5/8" DS
50 & 51	4874 & 4876 Calle Campo	1"	2x5/8" DS
52	4878 Calle Campo	3/4"	5/8" DS
53	4880 Calle Campo	3/4"	5/8" DS
54 & 55	4615 & 4613 Avenida De Los Prados	1"	2x5/8" DS
56 & 57	4611 & 4609 Avenida De Los Prados	1"	2x5/8" DS
58 & 59	4607 & 4605 Avenida De Los Prados	1"	2x5/8" DS
60 & 61	4603 & 4601 Avenida De Los Prados	1"	2x5/8" DS
62	4602 Avenida De Los Prados	3/4"	5/8" DS
63 & 64	4604 & 4606 Avenida De Los Prados	1"	2x5/8" DS
65 & 66	4608 & 4610 Avenida De Los Prados	1"	2x5/8" DS
67 & 68	4612 & 4614 Avenida De Los Prados	1"	2x5/8" DS
69	4616 Avenida De Los Prados	3/4"	5/8" DS
70 & 71	4719 & 4717 Calle Del Girasol	1"	2x5/8" DS
72 & 73	4715 & 4713 Calle Del Girasol	1"	2x5/8" DS
74 & 75	4707 & 4705 Calle Del Girasol	1"	2x5/8" DS
76 & 77	4703 & 4701 Calle Del Girasol	1"	2x5/8" DS
78	4702 Calle Del Girasol	3/4"	5/8" DS
79 & 80	4704 & 4706 Calle Del Girasol	1"	2x5/8" DS
81 & 82	4708 & 4710 Calle Del Girasol	1"	2x5/8" DS
83 & 84	4712 & 4714 Calle Del Girasol	1"	2x5/8" DS
85	4716 Calle Del Girasol	3/4"	5/8" DS
86 & 87	4718 & 4720 Calle Del Girasol	1"	2x5/8" DS
88	4802 Calle Campo	3/4"	5/8" DS
89 & 90	4804 & 4806 Calle Campo	1"	2x5/8" DS
91 & 92	4808 & 4810 Calle Campo	1"	2x5/8" DS
93 & 94	4812 & 4814 Calle Campo	1"	2x5/8" DS
95	4816 Calle Campo	3/4"	5/8" DS
96 & 97	4818 & 4820 Calle Campo	1"	2x5/8" DS
Drinking Fountain	4871-A Calle Campo	3/4"	5/8" DS
Dog Fountain	4871-B Calle Campo	3/4"	5/8" DS



OVERALL WATER PLAN
SCALE: 1" = 100'

0 50 100 200
SCALE: 1" = 100'



0 1000 2000 4000
SCALE: 1" = 2000'

VICINITY MAP
SCALE: 1" = 2000'

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 8ll TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE CoSFWD FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD. PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY CoSFWD.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND CoSFWD.
16. WORK ON CoSFWD FACILITIES SHALL NOT BEGIN UNTIL CoSFWD HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
17. ANY AND ALL EASEMENTS FOR CITY-OWNED INFRASTRUCTURE SHALL BE OBTAINED/VERIFIED AND RECORDED BY DEVELOPER BEFORE PROJECT COMMENCEMENT. CONTRACTOR SHALL VERIFY THE EASEMENT IS IN PLACE BEFORE INSTALLING ANY INFRASTRUCTURE.
18. ALL METER BOXES AND HYDRANTS MUST HAVE 5 FEET OF UNOBSTRUCTED CLEARANCE ON ALL SIDES
19. ALL TEES ARE MJ x MJ x FLG.
20. ALL VALVES ON TEES ARE FLG x MJ.

IRRIGATION SERVICE TABLE			
NUMBER	ADDRESS	SERVICE LINE SIZE	METER SIZE
I1	4911-A Camino Del Llano	1"	1" IR
I2	4871-C Calle Campo	1.5"	1.5" IR

(1) SERVICE TYPES
DS IS A METERED SERVICE CONNECTION FOR DOMESTIC SERVICE OR COMBINATION OF DOMESTIC AND IRRIGATION SERVICE. BACKFLOW PREVENTERS ARE REQUIRED FOR SERVICES OVER 2 INCH OR IF REQUIRED BY CoSFW.
FS IS A FIRE SERVICE DEDICATED FOR AUTOMATIC FIRE SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
IR IS A METERED SERVICE CONNECTION FOR A DEDICATED IRRIGATION SYSTEM. ALL IRRIGATION SYSTEMS REQUIRE A BACKFLOW PREVENTER.
(2) PEAK FLOW IN GALLONS PER MINUTE.
(3) RESIDUAL PRESSURE IS POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.
(4) LIST ADDRESS / BUILDING NUMBERS OR NAMES SERVED.

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER _____ PE _____ DATE _____

REV DATE: 5/6/2025

RECORD MAPPING

	INITIALS	DATE
AS BUILT	_____	___/___/___
VALVE MAPS	_____	___/___/___
GIS (MAPPING)	_____	___/___/___
Inspector approved	_____	___/___/___

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

3600 & 3740 SOUTH MEADOWS ROAD SANTA FE, NM

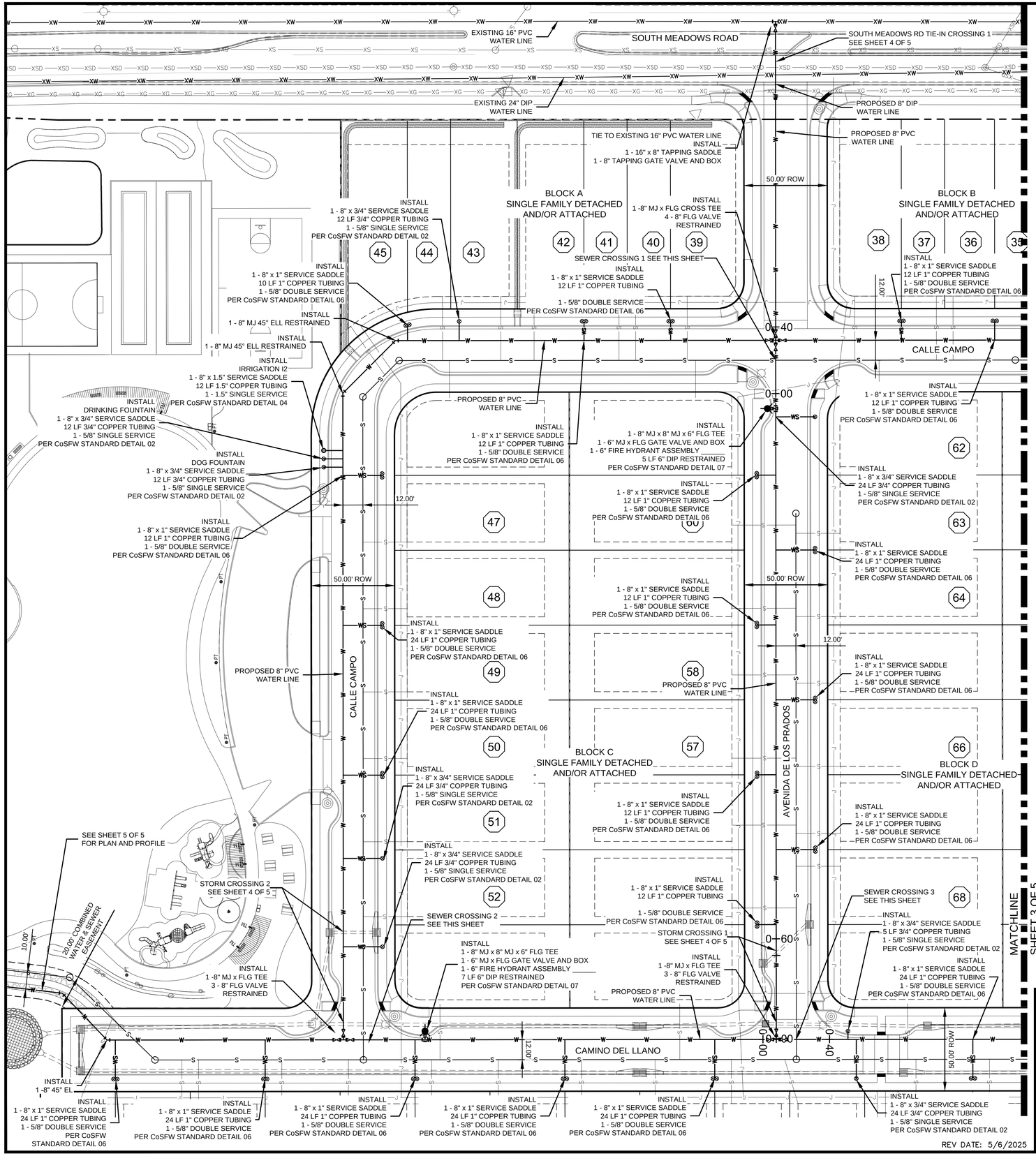
PLAT RECORDING INFORMATION
BOOK _____
PAGE _____
FILE
DATE _____

APPROVED
_____ CITY OF SANTA FE WATER DIVISION DATE
_____ SANTA FE FIRE DEPARTMENT DATE

INSPECTOR
_____
DATE: _____

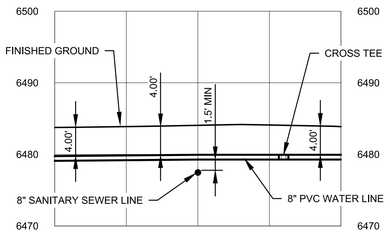
AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
L13,M13	T 16N . R 08E . S 1	

2024
25
(1 OF 5)



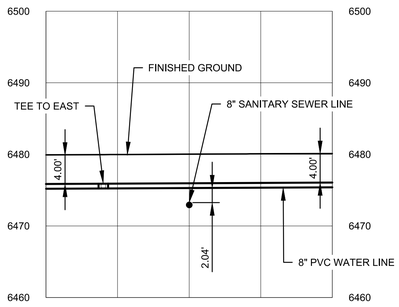
LEGEND

- EXISTING ASSUMED WATER LINE
- PROPOSED WATER LINE
- PROPOSED GRAVITY SEWER
- PROPOSED JOINT TRENCH
- PROPOSED FIRE HYDRANT
- SINGLE METER
- DOUBLE METER



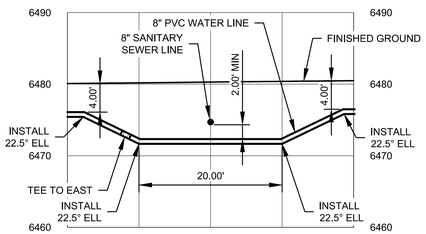
SEWER CROSSING 1

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



SEWER CROSSING 2

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



SEWER CROSSING 3

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

DETAILED WATER PLAN

SCALE: 1" = 30'

0 15 30 60

SCALE: 1" = 30'

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER PE DATE

RECORD MAPPING

	INITIALS	DATE
AS BUILT		
VALVE MAPS		
GIS (MAPPING)		
Inspector approved		

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

3600 & 3740 SOUTH MEADOWS ROAD SANTA FE, NM

PLAT RECORDING INFORMATION
BOOK
PAGE
FILE
DATE

APPROVED

CITY OF SANTA FE WATER DIVISION DATE

SANTA FE FIRE DEPARTMENT DATE

INSPECTOR
DATE:

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
L13,M13	T 16N . R 08E . S 1	

2024

25

(2 OF 5)

SOUTH MEADOWS ROAD

EXISTING 16" PVC WATER LINE

EXISTING FIRE HYDRANT

EXISTING 24" DIP WATER LINE

PROPOSED 8" DIP WATER LINE

TIE TO EXISTING 16" PVC WATER LINE
INSTALL
1 - 16" x 8" TAPPING SADDLE
1 - 8" TAPPING GATE VALVE AND BOX

SOUTH MEADOWS RD TIE-IN CROSSING 2
SEE SHEET 4 OF 5

0+60

0+00

PROPOSED 8" PVC WATER LINE

50.00' ROW

LEGEND

- EXISTING ASSUMED WATER LINE
- PROPOSED WATER LINE
- PROPOSED GRAVITY SEWER
- PROPOSED JOINT TRENCH
- PROPOSED FIRE HYDRANT
- SINGLE METER
- DOUBLE METER

BLOCK B
SINGLE FAMILY DETACHED
AND/OR ATTACHED

INSTALL
1 - 8" x 1" SERVICE SADDLE
12 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 -8" MJ x FLG TEE
3 - 8" FLG VALVE
RESTRAINED

INSTALL
1 - 8" x 3/4" SERVICE SADDLE
12 LF 3/4" COPPER TUBING
1 - 5/8" SINGLE SERVICE
PER CoSFW STANDARD DETAIL 02

INSTALL
1 - 8" MJ 45° ELL RESTRAINED

INSTALL
1 - 8" x 1" SERVICE SADDLE
24 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 - 8" MJ 45° ELL RESTRAINED

PROPOSED 8" PVC WATER LINE

CALLE CAMPO

0+40

0+00

50.00' ROW

SEWER CROSSING 7
SEE THIS SHEET

SEWER CROSSING 4
SEE THIS SHEET

INSTALL
1 - 8" MJ x 8" MJ x 6" FLG TEE
1 - 6" MJ x FLG GATE VALVE AND BOX
1 - 6" FIRE HYDRANT ASSEMBLY
12 LF 6" DIP RESTRAINED
PER CoSFW STANDARD DETAIL 07

INSTALL
1 - 8" x 1" SERVICE SADDLE
12 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 - 8" x 3/4" SERVICE SADDLE
12 LF 3/4" COPPER TUBING
1 - 5/8" SINGLE SERVICE
PER CoSFW STANDARD DETAIL 02

INSTALL
1 - 8" x 3/4" SERVICE SADDLE
24 LF 3/4" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

PROPOSED 8" PVC WATER LINE

BLOCK D
SINGLE FAMILY DETACHED
AND/OR ATTACHED

BLOCK E
SINGLE FAMILY DETACHED
AND/OR ATTACHED

CALLE DEL GIRASOL

CALLE CAMPO

12.00'

50.00' ROW

CAMINO DEL LLANO

INSTALL
1 - 8" MJ 22.5° ELL RESTRAINED

INSTALL
1 - 8" MJ 45° ELL RESTRAINED

INSTALL
1 - 8" x 1" SERVICE SADDLE
24 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

PROPOSED 8" PVC WATER LINE

INSTALL
IRRIGATION I1
1 - 8" x 1" SERVICE SADDLE
24 LF 1" COPPER TUBING
1 - 1" SINGLE SERVICE
PER CoSFW STANDARD DETAIL 03

STORM CROSSING 3
SEE SHEET 4 OF 5

INSTALL
1 -8" MJ x FLG TEE
3 - 8" FLG VALVES
RESTRAINED

SEWER CROSSING 6
SEE THIS SHEET

SEWER CROSSING 5
SEE THIS SHEET

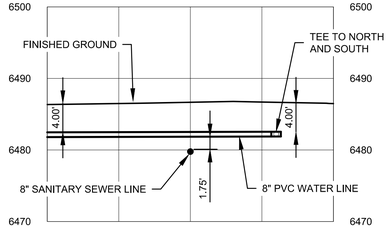
INSTALL
1 - 8" x 1" SERVICE SADDLE
24 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 - 8" x 3/4" SERVICE SADDLE
24 LF 3/4" COPPER TUBING
1 - 5/8" SINGLE SERVICE
PER CoSFW STANDARD DETAIL 02

INSTALL
1 - 8" x 1" SERVICE SADDLE
12 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

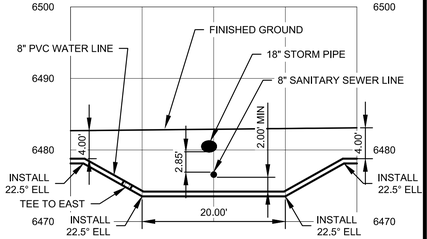
SHEET 2 OF 5
MATCHLINE

REV DATE: 5/6/2025



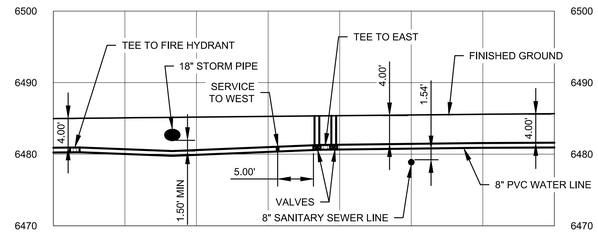
SEWER CROSSING 4

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



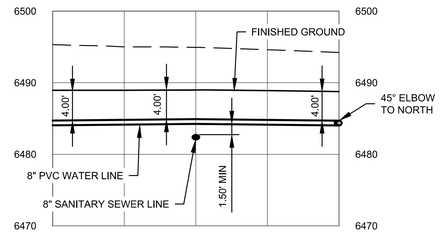
SEWER CROSSING 5

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



SEWER CROSSING 6

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



SEWER CROSSING 7

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

DETAILED WATER PLAN

SCALE: 1" = 30'

0 15 30 60

SCALE: 1" = 30'

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER PE DATE

RECORD MAPPING

	INITIALS	DATE
AS BUILT		
VALVE MAPS		
GIS (MAPPING)		
Inspector approved		

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

3600 & 3740 SOUTH MEADOWS ROAD SANTA FE, NM

PLAT RECORDING INFORMATION
BOOK
PAGE
FILE
DATE

APPROVED

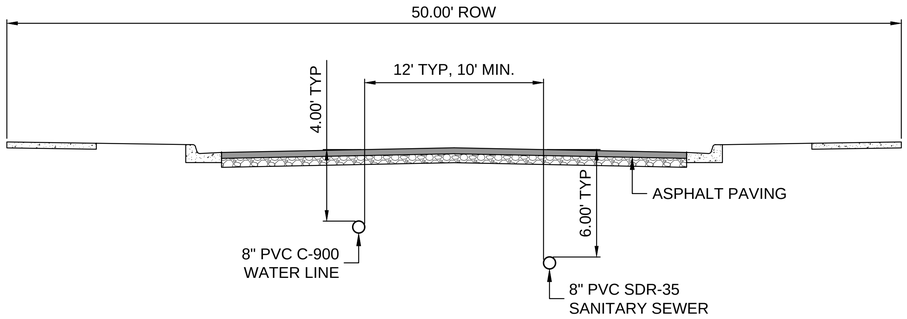
CITY OF SANTA FE WATER DIVISION DATE

SANTA FE FIRE DEPARTMENT DATE

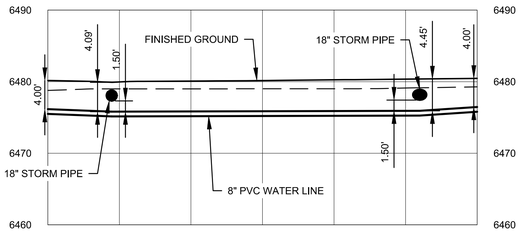
INSPECTOR
DATE:

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
L13,M13	T 16N . R 08E . S 1	

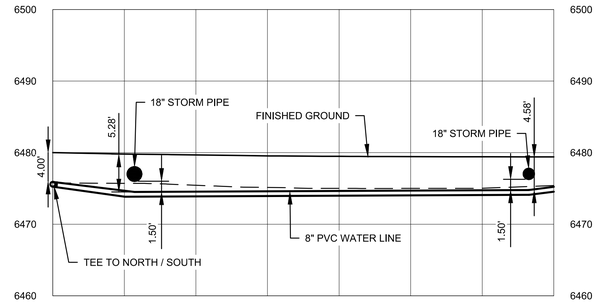
2024
25
(3 OF 5)



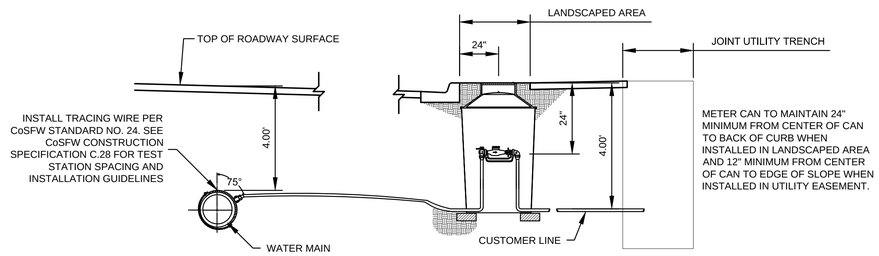
TYPICAL ROADWAY SECTION
SCALE: N.T.S.



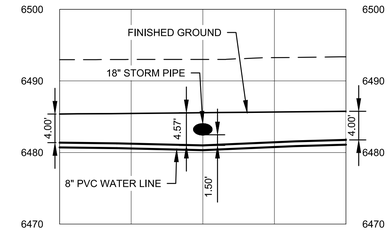
STORM CROSSING 1
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



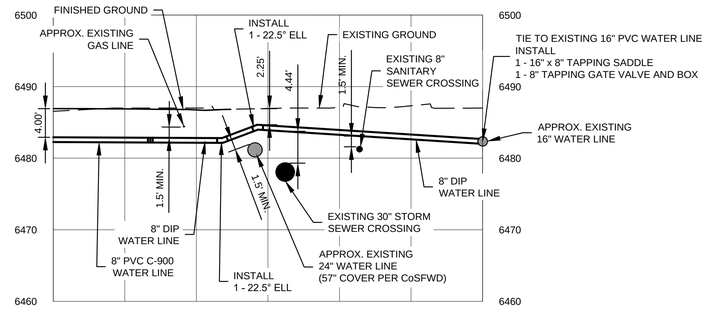
STORM CROSSING 2
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



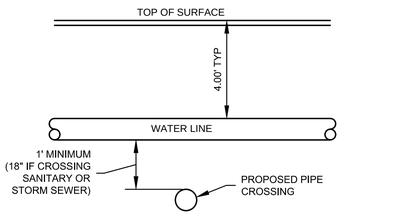
TYPICAL WATER SERVICE AND METER CAN PLACEMENT DETAIL
SCALE: N.T.S.



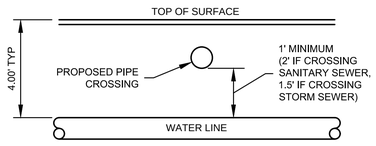
STORM CROSSING 3
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



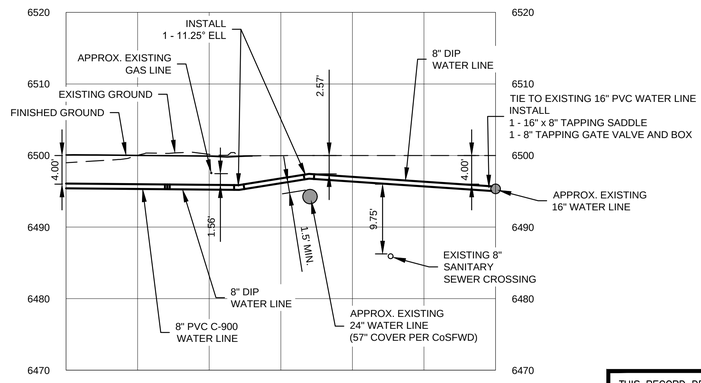
SOUTH MEADOWS RD TIE IN CROSSING 1
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



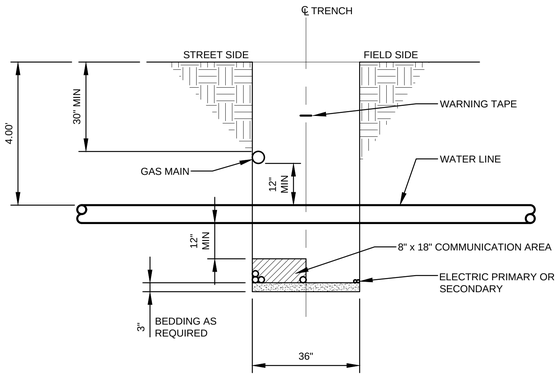
TYPICAL UTILITY CROSSING DETAIL (OVER)
SCALE: N.T.S.



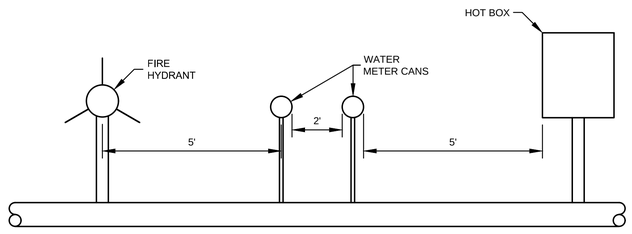
TYPICAL UTILITY CROSSING DETAIL (UNDER)
SCALE: N.T.S.



SOUTH MEADOWS RD TIE IN CROSSING 2
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



UTILITY TRENCH AND CROSSING DETAIL FOR CUSTOMER LINE
SCALE: N.T.S.



SEPARATION SPACING DETAIL
SCALE: N.T.S.

REV DATE: 5/6/2025

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER _____ PE _____ DATE _____

RECORD MAPPING

	INITIALS	DATE
AS BUILT	_____	___/___/___
VALVE MAPS	_____	___/___/___
GIS (MAPPING)	_____	___/___/___
Inspector approved	_____	___/___/___

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

3600 & 3740 SOUTH MEADOWS ROAD SANTA FE, NM

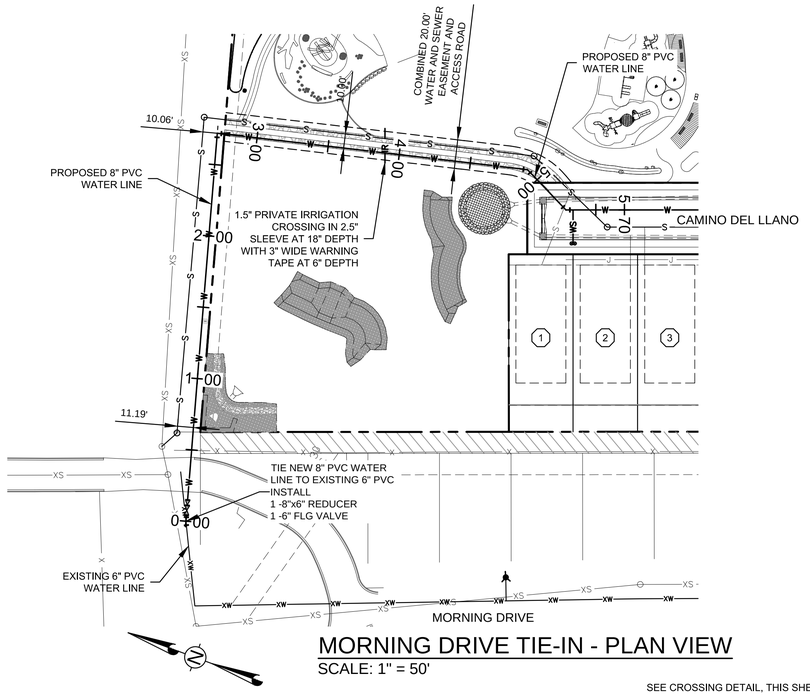
PLAT RECORDING INFORMATION
BOOK _____
PAGE _____
FILE
DATE _____

APPROVED
_____ CITY OF SANTA FE WATER DIVISION DATE
_____ SANTA FE FIRE DEPARTMENT DATE

INSPECTOR
_____
DATE: _____

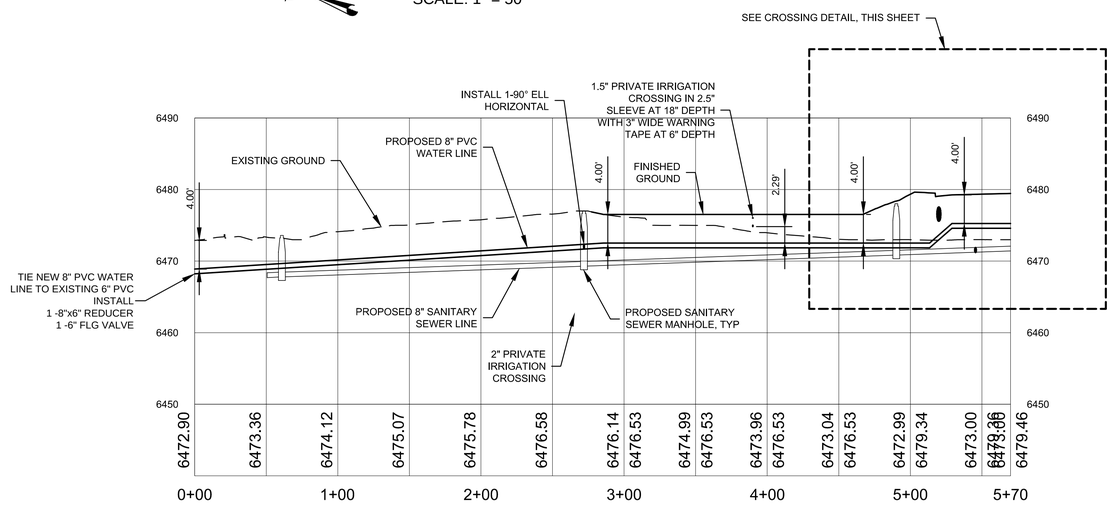
AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
L13,M13	T 16N . R 08E . S 1	

2024
25
(4 OF 5)



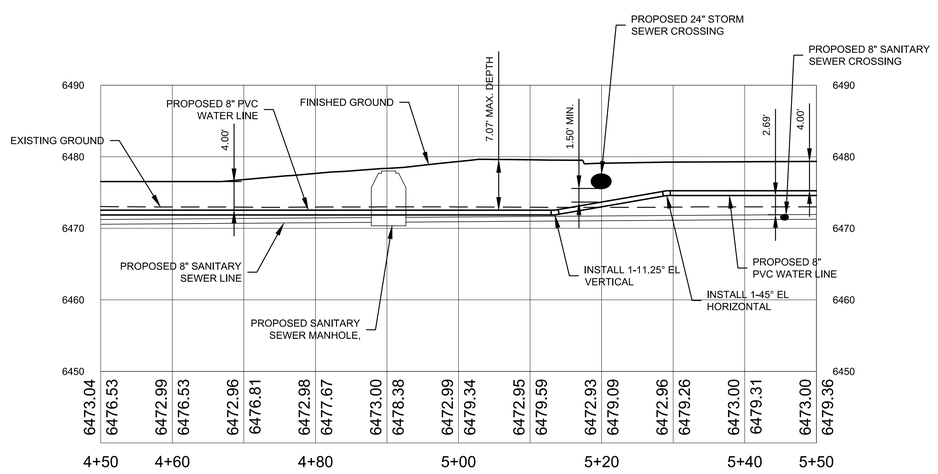
MORNING DRIVE TIE-IN - PLAN VIEW

SCALE: 1" = 50'



MORNING DRIVE TIE-IN - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



CROSSING DETAIL

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

REV DATE: 5/6/2025

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER _____ PE _____ DATE _____

RECORD MAPPING

	INITIALS	DATE
AS BUILT	_____	___/___/___
VALVE MAPS	_____	___/___/___
GIS (MAPPING)	_____	___/___/___
Inspector approved	_____	___/___/___

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

3600 & 3740 SOUTH MEADOWS ROAD SANTA FE, NM

PLAT RECORDING INFORMATION
BOOK _____
PAGE _____
FILE
DATE _____

APPROVED

_____ CITY OF SANTA FE WATER DIVISION DATE

_____ SANTA FE FIRE DEPARTMENT DATE

INSPECTOR _____ DATE: _____

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
L13,M13	T 16N . R 08E . S 1	

2024
25
(5 OF 5)

CONDITIONS OF APPROVAL	DATE OF DRT COMMENT	CONDITION / CORRECTION	DEPARTMENT/ DIVISION	DRT MEMBER	TO BE COMPLETED	RESPONSIBLE PARTY	SHEET # STATUS/ COMMENTS
Provide Drainage Detail and make noted revisions. Satisfy all required actions below.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Done
Provide Construction Plan Set with amenities.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. See details on sheets 4-23 through 4-32.
The park shall be built as part of phase 1	3.21.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Acknowledged. See plat note #21.
Modify drainage/ stormwater notes to include the following language: **(See Plat Language and Open Space Tab Below)**	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Done
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	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Done, rain gardens added throughout site.
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	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. The pond design has been revised to reflect the naturalistic design intent of the total park area. The new design includes curvilinear pond edges, accessible rain garden areas (including edible shrubs/trees) that are strategically fed by the adjacent pond to maximize water harvesting on site, a perimeter path to provide pedestrian access and engagement, and an attractive energy distributor feature to re-direct stormwater entering the pond.
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.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Rain garden planting & soils per landscape plans. Subsurface drainage consists of percolation based on rates shown in the geotechnical report (P-1, 30 min/in).
Specify gravel construction exit should use "4'' OR GREATER ANGULAR WASHED COBBLE"	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Done. See entrance detail on Sheet 10-4.
Provide more details on what happens to this water during high flows?	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	See Terrain Management Report's description of the Water Catchment Area, page IV-5
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.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Note #21 amended. Note #23 was added to sheet 4-0 under General Notes: "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." Note #1 was added under Stormwater ponding: "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.
Seeding Notes #2 (page 13), All seeding must meet 70% establishment coverage prior to being accepted.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Note was added.
Planting Notes #3 (page 13), Warranty and Maintenance correct entity to City of Santa Fe Public Works/Park and Open Space from "Bernalillo County"	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Note was corrected.
Irrigation Notes, #12, (page 13)—rephrase to pressure testing to City of Santa Fe standards or industry standards, whichever is highest.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Added note for pressure testing to City of Santa Fe standards or industry standards, whichever is highest

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%.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Note was corrected.
Sod & Seeding Schedule for Parks (Page 14), provide details on composition of all seed mixes with %. bio retention pond seed mix, reclamation mix missing.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Seed mix compositions added for all seed mixes.
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	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Pinus Ponderosa removed and replaced with Eastern White Pine.
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	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Prunus Cerasifer 'Krauter Vesuvius' removed and replaced with Ulmus parvifolia 'Frontier Elm'
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	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Teucrium cossonii, Creeping Germander, removed and replaced with Salvia x. sylvestris 'May Night', May Night Salvia.
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.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Mahonia repens removed and replaced with Baptisia australis, Wild Indigo. Placement revised to allow for increase in size of plant material.
Reduce plant density adjacent to basketball court and picnic area to address sight lines for safety. Desert Willow is shrubby and in zone 6.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Plant density reduced in area adjacent to basketball court and picnic area. Desert Willow replaced with nanking cherry in swale area.
Compliance with Standards (page 15), Irrigation systems... backflow prevention hot box is required to be insulated and vandal-proof.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Hot box is insulated type and note for locking and vandal resistance added.
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.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. All referenced to copper pipe and fittings changed to galvanized. Revised detail F to show isolation valve in separate valve box before riser and changed to preferred mfr. model
Isolation Valve detail (page 35), detail "H" , will need to be a Champion Brass Manual Straight inline valve, RS series, size to line.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Isolation valve was changed from Watts to Champion Brass valve per note
Please add a General Note that any and all tree substitutions must be approved by Parks Arborist.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Note was added to Planting Notes #1, sheet 4-0
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.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	The two-track access road cannot be changed as per Stan Holland's determination, and will be needed for service along the sewer line. The access road needs to be within the 20'-0" easement of the sewer line. Due to this requirement it would be difficult to design a curvier/softer road within the 20' easement.
What is a "straw pile" indicated here (page 16)?	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Straw pile got removed from plan.
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.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Exercise equipment was removed from site plan and detail sheets.
Note #15 (page 17) what is the aluminum edger for? Provide more details.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	No action was needed; was clarified in meeting w/ P&R. See detail B/4-29
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.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	SSW & SFE providing a more desirable design for the spillway and overall pond design. Please see plan 4-3 and detail B/4-30 and civil plans for more information.
Dog Area (page 18), the dog enclosure is too small to divide. Remove inside fence to create a single, unified space.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed.
Page 18, mini pitch and bocce court needs a minimum of a 3' separation similar to the basketball court side.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Mini-pitch and bocce court have separation of 4'.
Plant Schedule (page 24), Forestriera Neomexicana, Desert Olive or NM Privet, must be installed at min of 6' tall.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Forestiera Neomexicana size revised to 6' tall.

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.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Plant material removed from play area. Quantities will be transferred to raingarden area.
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.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	1. North side of the park: a chicane for access control at the east and west entrance of the Acequia trail will be provided, see sheets 4-3, 4-4, 4-7 & 4-8, for more information. 2. East side of the park: Access will be controlled by a 4'-6" high split rail fence along with landscape boulders at the path entrances and cobblestone landscape swales. Note that the opening along the East site boundary should not exceed 3' is added to sheet 4-3 & 4-4 and 4-7 & 4-8.
Bubbler irrigation required for all trees and shrub (page 36)	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Complete. All plants have bubbler irrigation rather than drip
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.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	As shown on sheet 4-3 and 4-4 the compacted crusher fines will be replaced with compacted & stabilized crusher fines (perimeter). Specifications and manufacturer's detail included to detail B on sheet 4-26. Email was sent on 02/05/2025 by Danile Lopez, Equity and ADA Manager on confirmation that the design of the park is ADA compliant.
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 specs. language approval will be required by Parks and Open Space Division Director	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Note: Preliminary design for signages shown on sheet 4-31 and 4-32 for review and approval by P&R and land use project manager Janice Biletnikoff on the information & language to get approval.. Final Design for signages will be provided in building permit plans. Size and height requirement will meet city code and specs.
Shade structures—We like these! Please provide photos of similar structures.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. See detail of shade structure on detail sheet 4-34.
Pollinator shrubs are required in the wildflower meadow area (acequia trail entrance) and in all existing areas	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Buddleia's and other native shrubs placed to provide a buffer between path entrances and the wildflower meadow.
Maintenance schedules and requirements must be included in the final documents.	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Note #23 was added to sheet 4-0 under General Notes: "RESPONSIBILITY FOR LANDSCAPE AND IRRIGATIO 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."
Applicant shall install the required models for park acceptance: 1. Irrigation Controller and Meter models, IRRInet M AC. 24 Station Outputs, "x" Inputs, UHF Hi Power Radio w/Transformer, Antenna, Surge Protection, Interspace 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	3.21.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	1. Note : Controller Motorolla model IRRInet M AC. Added to control park irrigation system. Noted type of Meter, but referenced also Civil sheets where the meter is shown, see civil utility plan. 2. Steel Bench: Completed. See detail C/ 4-28. 3. Dog bag station: Completed. Total amount of 4, please see detail A/4-28. 4. Total amount trash (5) five and total amount recycling bin (3) three are placed throughout the park. After discussion with Melissa and Andrea from Exemplary we have specified exactly the same products as CoSF as purchased recently. Note: the specified products are not matching the products listed in the comment. Please see details D & E/4-28 for more information. 5. Water fountain provides bottle fill option, basin and dog bowl, see detail B/4-28. Separated meter and backflow will be provided, see in civil utility plan. 6. Picnic table: Completed. Note: SSW proposes color: Argento instead of Black, please see detail A/4-29.
Page 9, Sheet 1-9: Park Permit, as per 23-2 SFCC specifies requirements for Street Division issuance of a street cut permit for construction within the park parcel. Any new development must adhere to specified requirements to procdie insurance and bonding with defined start and finish dates, conducting city inspections and compaction testing, 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.	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Surveyor	Okay

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.	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Surveyor	Done
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."	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Surveyor	Added to Plat, note #23
Page 3, sheet 1-3, add Proposed HOA drainage maintenance area with line work delineation	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Done
Page 4 Dedication and Affidavit: Drainage Facility Maintenance Notes D, drainage is misspelled, missing "e"	8.27.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Surveyor	Corrected
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."	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Surveyor	Corrected
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.	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Done
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.	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	SSW: A sediment trap at the curbs, see detail A/4-26.
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.	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	SSW: Note was added to #23 on General Note Sheet 4-0.
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.	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	SSW: Note was added to Note 3 on Sheet 4-00.
Page 25: Call out number 5 on right side of playground area is floating in middle of planter, should likely go to edger.	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	SSW: Callout #5 was shifted to the right place, see sheet 4-3.
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."	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	SSW: HOA drainage maintenance area with line work delineation was added to sheet 4-7.
Page 58: Overall Grading and Drainage Plan, add delineation of the HOA maintenance area within the rain garden	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Done
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."	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Done
Page 58, Sheet 5-2: Berms in pond need additional armoring until vegetation is established	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	SSW: The weirs/berms within the ponds for the Los Prados project were designed to include slope armoring where needed and use other less intrusive interventions where not. Where the weirs and berms experience substantial water forces and velocities due to drainage from precipitation the soil is protected by armoring with riprap. On the downstream sides of the weirs and berms where velocities will be much reduced we would like to use a strategy that has been very successful for us in the past on other projects called "One Rock Seeding". We used this approach on NM 14 from Madrid to San Marcos; along I40 in the cut through the escarpment of the Rio Grande, and on many other like projects. One Rock Seeding on slopes of 3:1 or less the soil on the slope will be ruffed with a chain or a harrow dragged behind a tractor. On the ruffled soil 1/2" to 3/8" gravel will be applied one gravel shard in depth. Along with the gravel, native grass seed will be applied at rates specified in the plans. The gravel and seed will then be watered in with a water spray that does not disturb the seeded gravel. A water Truck is not to be used. The gravel seed surface shall be left undisturbed until the seed germinates.
Page 58, Sheet 5-2: Will individual lots/properties have swales incorporated into landscaping for passive water management?	8.27.24	Technical Correction	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Individual lot landscaping is not part of this project. Each lot will require its own building permit at a later date
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.	12.19.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering	Okay
Applicant is responsible to comply with all Parks and Open Space Comments whether they are on lists within the final drawing set.	12.19.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Santa Fe Engineering / Sites Southwest	Okay

Page 4-0, Stormwater Ponding Note #2, Make correction to "Owner is responsible for providing maintenance logs upon request."	12.19.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed. Revision cloud added to note on sheet 4-0
Maintenance area ta 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.	12.19.24	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Planning Commission	Sites Southwest	Completed.
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 2 of Los Prados.	1.16.25	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to submittal of any application for any part of phase 2	JenkinsGavin Inc	Noted
The applicant shall obtain final design approval for the park design for the City Parks Department prior to Final Plat.	1.16.25	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to Final Plat Hearing	JenkinsGavin Inc	In Progress
Satisfy all required actions listed in the DRT response letter from City Parks found in attachment B.	1.16.25	Condition of Approval	Parks and Open Space	Melissa McDonald	Prior to park inspection and City acceptance	Santa Fe Engineering / Sites Southwest	Okay
Per discussion 6' high fence shall be included at the southwest corner of the basketball court						Sites Southwest	Completed. Detail shown on sheet 4-33. note is added that contractor shall provide sample to owner or owner's representative for approval prior to installation.
Per discussion 4' high fence & gate shall be installed at the southwest corner adjacent to the public sidewalk						Sites Southwest	Completed. Detail shown on sheet 4-33
Revisions clouds in "RED" were added to all sheets to make sure all comments got addressed and marked						Sites Southwest	Completed.

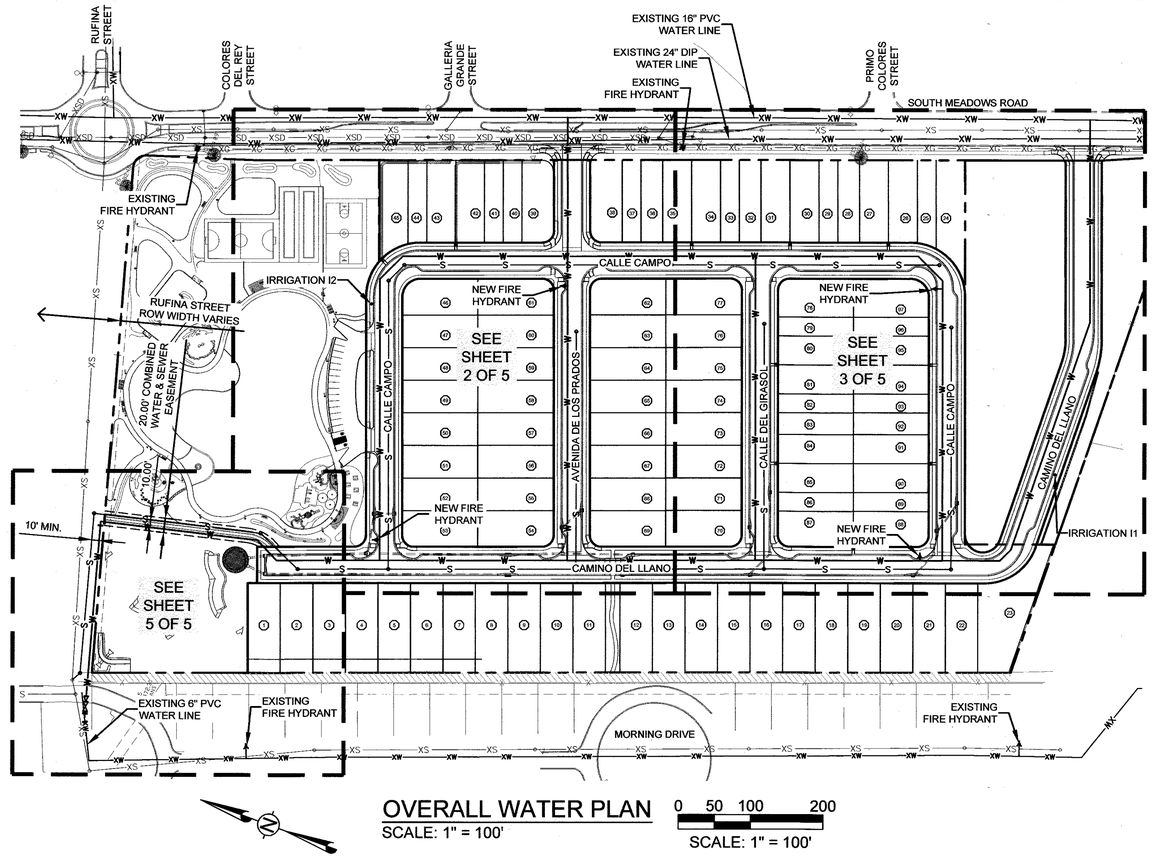
LOS PRADOS PUBLIC WATERLINE IMPROVEMENTS

3600 & 3740 SOUTH MEADOWS RD

DOMESTIC SERVICE TABLE			
LOT NUMBER	ADDRESS	SERVICE LINE SIZE	METER SIZE
1 & 2	4962 & 4960 Camino Del Llano	1"	2x5/8" DS
3 & 4	4958 & 4956 Camino Del Llano	1"	2x5/8" DS
5 & 6	4954 & 4952 Camino Del Llano	1"	2x5/8" DS
7 & 8	4950 & 4948 Camino Del Llano	1"	2x5/8" DS
9 & 10	4946 & 4944 Camino Del Llano	1"	2x5/8" DS
11	4942 Camino Del Llano	3/4"	5/8" DS
12 & 13	4940 & 4938 Camino Del Llano	1"	2x5/8" DS
14 & 15	4936 & 4934 Camino Del Llano	1"	2x5/8" DS
16	4932 Camino Del Llano	3/4"	5/8" DS
17 & 18	4930 & 4928 Camino Del Llano	1"	2x5/8" DS
19 & 20	4926 & 4924 Camino Del Llano	1"	2x5/8" DS
21	4922 Camino Del Llano	3/4"	5/8" DS
22 & 23	4920 & 4918 Camino Del Llano	1"	2x5/8" DS
24 & 25	4819 & 4821 Calle Campo	1"	2x5/8" DS
26	4823 Calle Campo	3/4"	5/8" DS
27 & 28	4825 & 4827 Calle Campo	1"	2x5/8" DS
29 & 30	4829 & 4831 Calle Campo	1"	2x5/8" DS
31 & 32	4833 & 4835 Calle Campo	1"	2x5/8" DS
33 & 34	4837 & 4839 Calle Campo	1"	2x5/8" DS
35 & 36	4841 & 4843 Calle Campo	1"	2x5/8" DS
37 & 38	4845 & 4847 Calle Campo	1"	2x5/8" DS
39 & 40	4851 & 4853 Calle Campo	1"	2x5/8" DS
41 & 42	4855 & 4857 Calle Campo	1"	2x5/8" DS
43	4859 Calle Campo	3/4"	5/8" DS
44 & 45	4861 & 4863 Calle Campo	1"	2x5/8" DS
46 & 47	4866 & 4868 Calle Campo	1"	2x5/8" DS
48 & 49	4870 & 4872 Calle Campo	1"	2x5/8" DS
50 & 51	4874 & 4876 Calle Campo	1"	2x5/8" DS
52	4878 Calle Campo	3/4"	5/8" DS
53	4880 Calle Campo	3/4"	5/8" DS
54 & 55	4615 & 4613 Avenida De Los Prados	1"	2x5/8" DS
56 & 57	4611 & 4609 Avenida De Los Prados	1"	2x5/8" DS
58 & 59	4607 & 4605 Avenida De Los Prados	1"	2x5/8" DS
60 & 61	4603 & 4601 Avenida De Los Prados	1"	2x5/8" DS
62	4602 Avenida De Los Prados	3/4"	5/8" DS
63 & 64	4604 & 4606 Avenida De Los Prados	1"	2x5/8" DS
65 & 66	4608 & 4610 Avenida De Los Prados	1"	2x5/8" DS
67 & 68	4612 & 4614 Avenida De Los Prados	1"	2x5/8" DS
69	4616 Avenida De Los Prados	3/4"	5/8" DS
70 & 71	4719 & 4717 Calle Del Girasol	1"	2x5/8" DS
72 & 73	4715 & 4713 Calle Del Girasol	1"	2x5/8" DS
74 & 75	4707 & 4705 Calle Del Girasol	1"	2x5/8" DS
76 & 77	4703 & 4701 Calle Del Girasol	1"	2x5/8" DS
78	4702 Calle Del Girasol	3/4"	5/8" DS
79 & 80	4704 & 4706 Calle Del Girasol	1"	2x5/8" DS
81 & 82	4708 & 4710 Calle Del Girasol	1"	2x5/8" DS
83 & 84	4712 & 4714 Calle Del Girasol	1"	2x5/8" DS
85	4716 Calle Del Girasol	3/4"	5/8" DS
86 & 87	4718 & 4720 Calle Del Girasol	1"	2x5/8" DS
88	4802 Calle Campo	3/4"	5/8" DS
89 & 90	4804 & 4806 Calle Campo	1"	2x5/8" DS
91 & 92	4808 & 4810 Calle Campo	1"	2x5/8" DS
93 & 94	4812 & 4814 Calle Campo	1"	2x5/8" DS
95	4816 Calle Campo	3/4"	5/8" DS
96 & 97	4818 & 4820 Calle Campo	1"	2x5/8" DS
Drinking Fountain	4871-A Calle Campo	3/4"	5/8" DS
Dog Fountain	4871-B Calle Campo	3/4"	5/8" DS

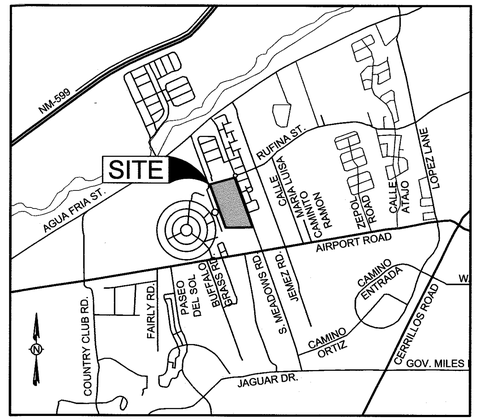
LEGEND

- EXISTING ASSUMED WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- EXISTING STORM DRAIN
- EXISTING GRAVITY SEWER
- PROPOSED GRAVITY SEWER
- EXISTING GAS LINE
- PROPOSED FIRE HYDRANT
- PROPOSED PRIVATE IRRIGATION LINE



OVERALL WATER PLAN
SCALE: 1" = 100'

0 50 100 200
SCALE: 1" = 100'



0 1000 2000 4000
SCALE: 1" = 2000'

VICINITY MAP
SCALE: 1" = 2000'

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 8ll TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE CoSFWD FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD. PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY CoSFWD.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND CoSFWD.
16. WORK ON CoSFWD FACILITIES SHALL NOT BEGIN UNTIL CoSFWD HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
17. ANY AND ALL EASEMENTS FOR CITY-OWNED INFRASTRUCTURE SHALL BE OBTAINED/VERIFIED AND RECORDED BY DEVELOPER BEFORE PROJECT COMMENCEMENT. CONTRACTOR SHALL VERIFY THE EASEMENT IS IN PLACE BEFORE INSTALLING ANY INFRASTRUCTURE.
18. ALL METER BOXES AND HYDRANTS MUST HAVE 5 FEET OF UNOBSTRUCTED CLEARANCE ON ALL SIDES
19. ALL TEES ARE MJ x MJ x FLG.
20. ALL VALVES ON TEES ARE FLG x MJ.

ERIC A. CORNELIUS
NEW MEXICO
22799
PROFESSIONAL ENGINEER
5/15/25

IRRIGATION SERVICE TABLE			
NUMBER	ADDRESS	SERVICE LINE SIZE	METER SIZE
I1	4911-A Camino Del Llano	1"	1" IR
I2	4871-C Calle Campo	1.5"	1.5" IR

(1) SERVICE TYPES
DS IS A METERED SERVICE CONNECTION FOR DOMESTIC SERVICE OR COMBINATION OF DOMESTIC AND IRRIGATION SERVICE. BACKFLOW PREVENTERS ARE REQUIRED FOR SERVICES OVER 2 INCH OR IF REQUIRED BY CoSFW.
FS IS A FIRE SERVICE DEDICATED FOR AUTOMATIC FIRE SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
IR IS A METERED SERVICE CONNECTION FOR A DEDICATED IRRIGATION SYSTEM. ALL IRRIGATION SYSTEMS REQUIRE A BACKFLOW PREVENTER.
(2) PEAK FLOW IN GALLONS PER MINUTE.
(3) RESIDUAL PRESSURE IS POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.
(4) LIST ADDRESS / BUILDING NUMBERS OR NAMES SERVED.

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER PE DATE

RECORD MAPPING

	INITIALS	DATE
AS BUILT		
VALVE MAPS		
GIS (MAPPING)		
Inspector approved		

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

3600 & 3740 SOUTH MEADOWS ROAD SANTA FE, NM

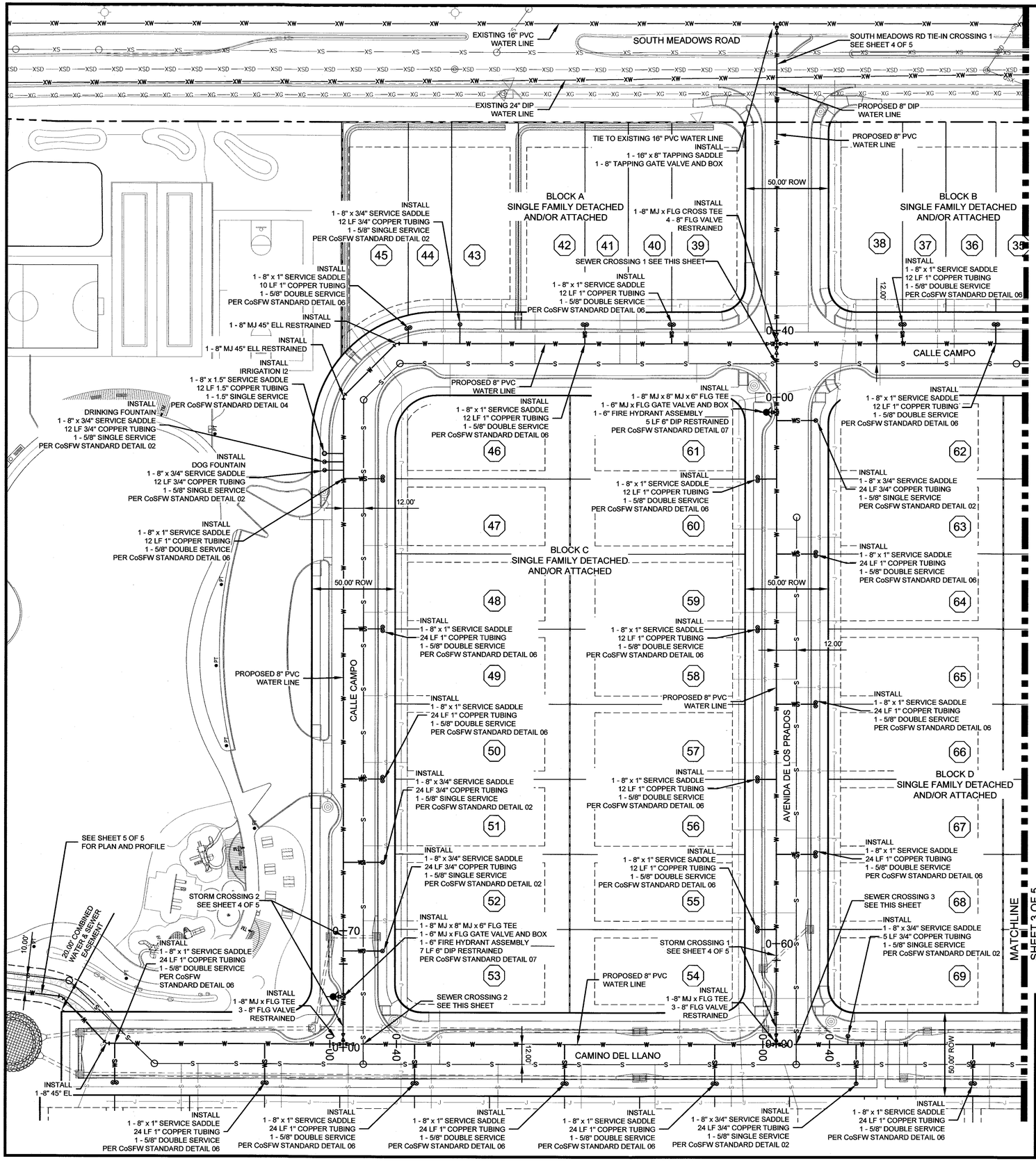
PLAT RECORDING INFORMATION
BOOK
PAGE
FILE
DATE

APPROVED
CITY OF SANTA FE WATER DIVISION 5-15-25 DATE
SANTA FE FIRE DEPARTMENT 5-16-2025 DATE

INSPECTOR
DATE:

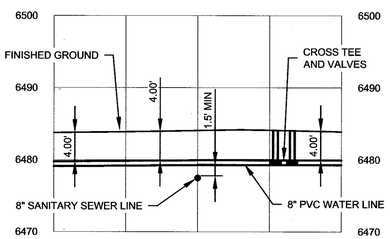
AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
L13,M13	T 16N . R 08E . S 1	

2024
25
(1 OF 5)



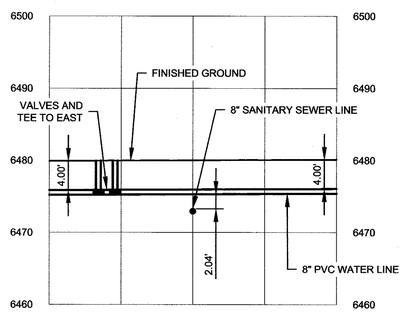
LEGEND

- EXISTING ASSUMED WATER LINE
- PROPOSED WATER LINE
- PROPOSED GRAVITY SEWER
- PROPOSED JOINT TRENCH
- PROPOSED FIRE HYDRANT
- SINGLE METER
- DOUBLE METER



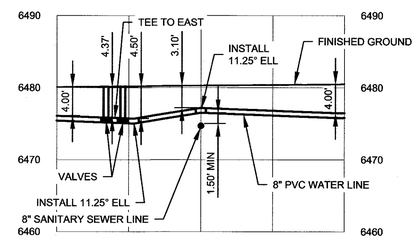
SEWER CROSSING 1

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



SEWER CROSSING 2

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



SEWER CROSSING 3

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

ERIC A. CORNELIUS NEW MEXICO 22798 PROFESSIONAL ENGINEER 5/15/25

DETAILED WATER PLAN

SCALE: 1" = 30'

0 15 30 60

SCALE: 1" = 30'

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER _____ PE _____ DATE _____

RECORD MAPPING

	INITIALS	DATE
AS BUILT		
VALVE MAPS		
GIS (MAPPING)		
Inspector approved		

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

3600 & 3740 SOUTH MEADOWS ROAD SANTA FE, NM

PLAT RECORDING INFORMATION
BOOK _____
PAGE _____
FILE DATE _____

APPROVED
CITY OF SANTA FE WATER DIVISION 5-15-25 DATE
SANTA FE FIRE DEPARTMENT 5-16-2025 DATE

INSPECTOR _____
DATE: _____

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
L13,M13	T 16N . R 08E . S 1	

2024
25
(2 OF 5)

SOUTH MEADOWS ROAD

EXISTING 16" PVC WATER LINE

EXISTING FIRE HYDRANT

EXISTING 24" DIP WATER LINE

PROPOSED 8" DIP WATER LINE

TIE TO EXISTING 16" PVC WATER LINE
INSTALL
1 - 16" x 8" TAPPING SADDLE
1 - 8" TAPPING GATE VALVE AND BOX

SOUTH MEADOWS RD TIE-IN CROSSING 2
SEE SHEET 4 OF 5

PROPOSED 8" PVC WATER LINE

50.00' ROW

BLOCK B
SINGLE FAMILY DETACHED
AND/OR ATTACHED

BLOCK D
SINGLE FAMILY DETACHED
AND/OR ATTACHED

BLOCK E
SINGLE FAMILY DETACHED
AND/OR ATTACHED

CALLE CAMPO

CALLE DEL GIRASOL

CAMINO DEL LLANO

SHEET 2 OF 5
MATCHLINE

SEWER CROSSING 4
SEE THIS SHEET

SEWER CROSSING 5
SEE THIS SHEET

SEWER CROSSING 6
SEE THIS SHEET

SEWER CROSSING 7
SEE THIS SHEET

STORM CROSSING 3
SEE SHEET 4 OF 5

INSTALL
1 -8" MJ x FLG TEE
3 - 8" FLG VALVE
RESTRAINED

INSTALL
1 - 8" x 1" SERVICE SADDLE
12 LF 1" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 - 8" x 3/4" SERVICE SADDLE
24 LF 3/4" COPPER TUBING
1 - 5/8" SINGLE SERVICE
PER CoSFW STANDARD DETAIL 02

INSTALL
1 - 8" x 3/4" SERVICE SADDLE
24 LF 3/4" COPPER TUBING
1 - 5/8" DOUBLE SERVICE
PER CoSFW STANDARD DETAIL 06

INSTALL
1 - 8" MJ 45° ELL RESTRAINED

INSTALL
1 - 8" MJ x 8" MJ x 6" FLG TEE
1 - 6" MJ x FLG GATE VALVE AND BOX
1 - 6" FIRE HYDRANT ASSEMBLY
12 LF 6" DIP RESTRAINED
PER CoSFW STANDARD DETAIL 07

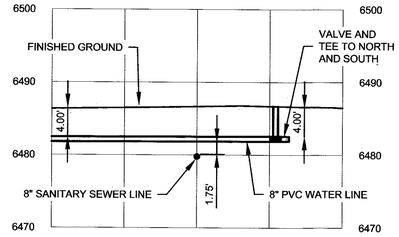
INSTALL
1 - 8" MJ x 8" MJ x 6" FLG TEE
1 - 6" MJ x FLG GATE VALVE AND BOX
1 - 6" FIRE HYDRANT ASSEMBLY
5 LF 6" DIP RESTRAINED
PER CoSFW STANDARD DETAIL 07

INSTALL
1 - 8" MJ 22.5° ELL RESTRAINED

INSTALL
IRRIGATION 11
1 - 8" x 1" SERVICE SADDLE
24 LF 1" COPPER TUBING
1 - 1" SINGLE SERVICE
PER CoSFW STANDARD DETAIL 03

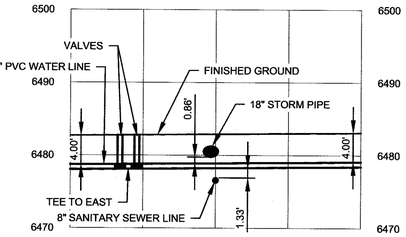
LEGEND

- EXISTING ASSUMED WATER LINE
- PROPOSED WATER LINE
- PROPOSED GRAVITY SEWER
- PROPOSED JOINT TRENCH
- PROPOSED FIRE HYDRANT
- SINGLE METER
- DOUBLE METER



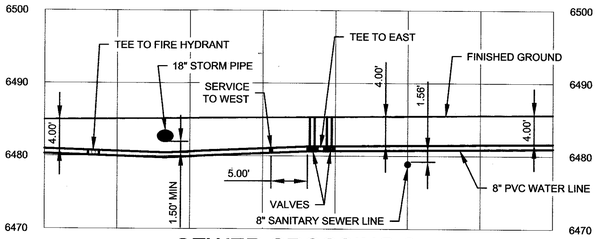
SEWER CROSSING 4

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



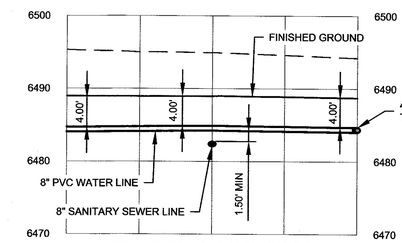
SEWER CROSSING 5

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



SEWER CROSSING 6

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



SEWER CROSSING 7

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

DETAILED WATER PLAN

SCALE: 1" = 30'

0 15 30 60
SCALE: 1" = 30'

ERIC A. CORNELIUS
NEW MEXICO
22790
PROFESSIONAL ENGINEER
5/15/25

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER _____ PE _____ DATE _____

RECORD MAPPING

	INITIALS	DATE
AS BUILT		
VALVE MAPS		
GIS (MAPPING)		
Inspector approved		

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

3600 & 3740 SOUTH MEADOWS ROAD SANTA FE, NM

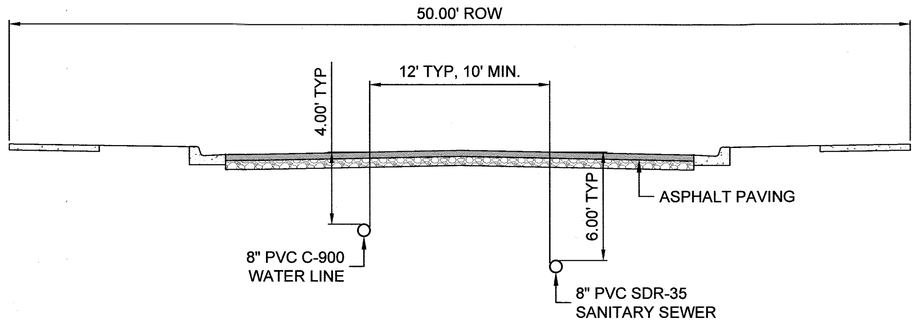
PLAT RECORDING INFORMATION
BOOK
PAGE
FILE DATE

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 5-15-25
SANTA FE FIRE DEPARTMENT — DATE 5-16-2025

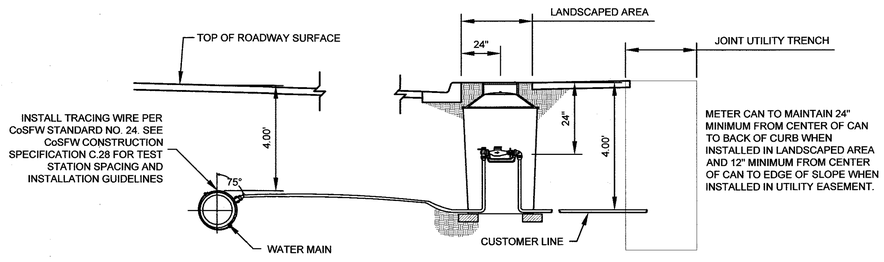
INSPECTOR
DATE:

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
L13,M13	T 16N . R 08E . S 1	

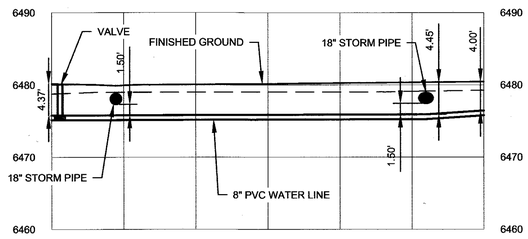
2024
25
(3 OF 5)



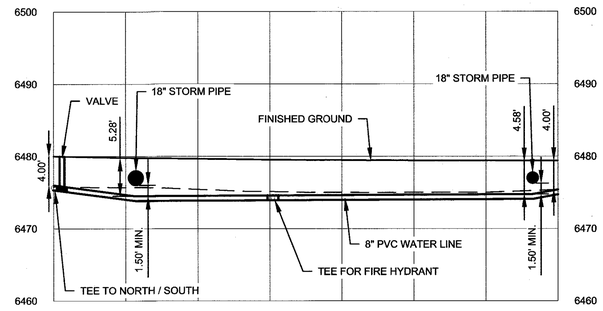
TYPICAL ROADWAY SECTION
SCALE: N.T.S.



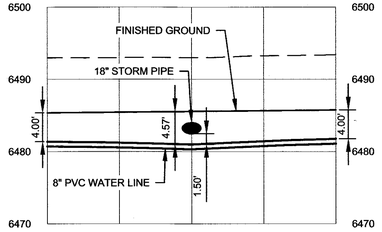
TYPICAL WATER SERVICE AND METER CAN PLACEMENT DETAIL
SCALE: N.T.S.



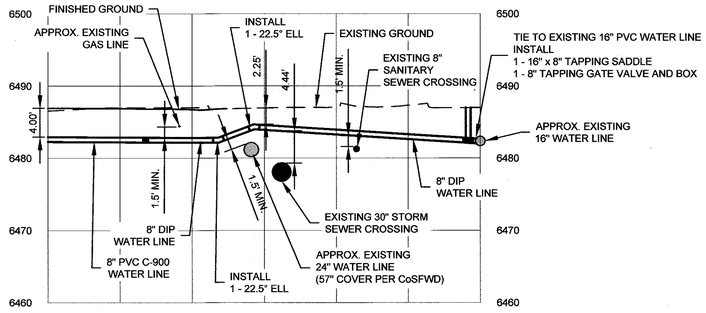
STORM CROSSING 1
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



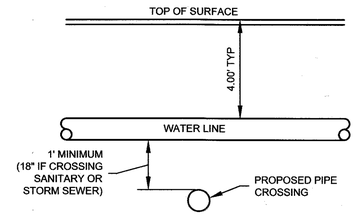
STORM CROSSING 2
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



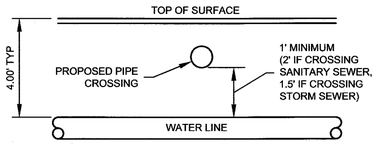
STORM CROSSING 3
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



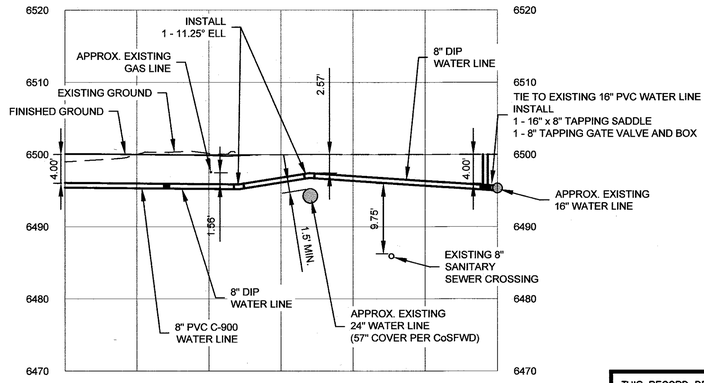
SOUTH MEADOWS RD TIE IN CROSSING 1
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



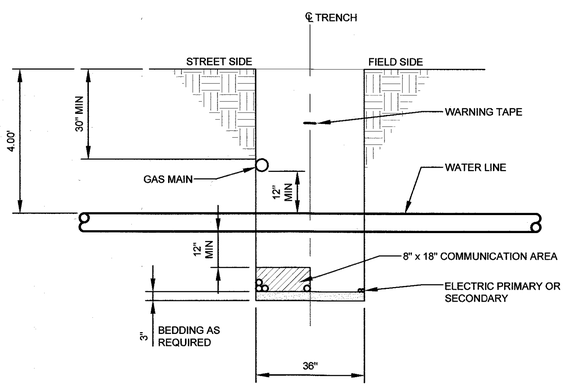
TYPICAL UTILITY CROSSING DETAIL (OVER)
SCALE: N.T.S.



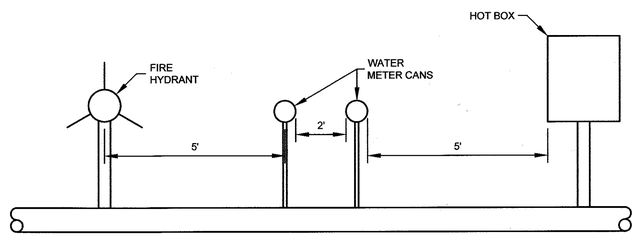
TYPICAL UTILITY CROSSING DETAIL (UNDER)
SCALE: N.T.S.



SOUTH MEADOWS RD TIE IN CROSSING 2
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



UTILITY TRENCH AND CROSSING DETAIL FOR CUSTOMER LINE
SCALE: N.T.S.



SEPARATION SPACING DETAIL
SCALE: N.T.S.

ERIC A. CORNELIUS
NEW MEXICO
22708
PROFESSIONAL ENGINEER
5/15/25

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER _____ PE _____ DATE _____

RECORD MAPPING

	INITIALS	DATE
AS BUILT	_____	___/___/___
VALVE MAPS	_____	___/___/___
GIS (MAPPING)	_____	___/___/___
Inspector approved	_____	___/___/___

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

3600 & 3740 SOUTH MEADOWS ROAD SANTA FE, NM

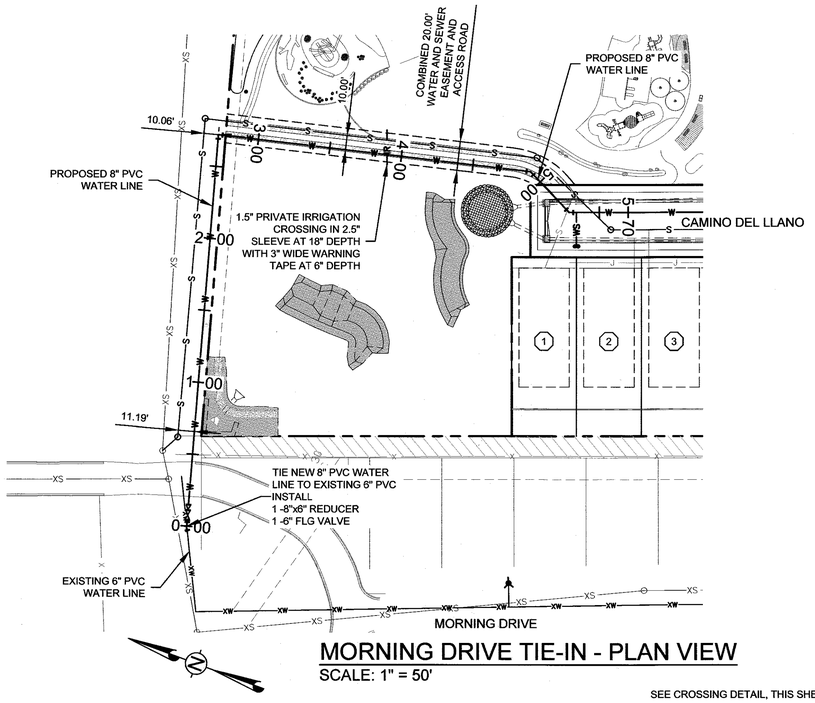
PLAT RECORDING INFORMATION
BOOK _____
PAGE _____
FILE
DATE _____

APPROVED
CITY OF SANTA FE WATER DIVISION 5-15-25 DATE
SANTA FE FIRE DEPARTMENT 5.16.2025 DATE

INSPECTOR _____
DATE: _____

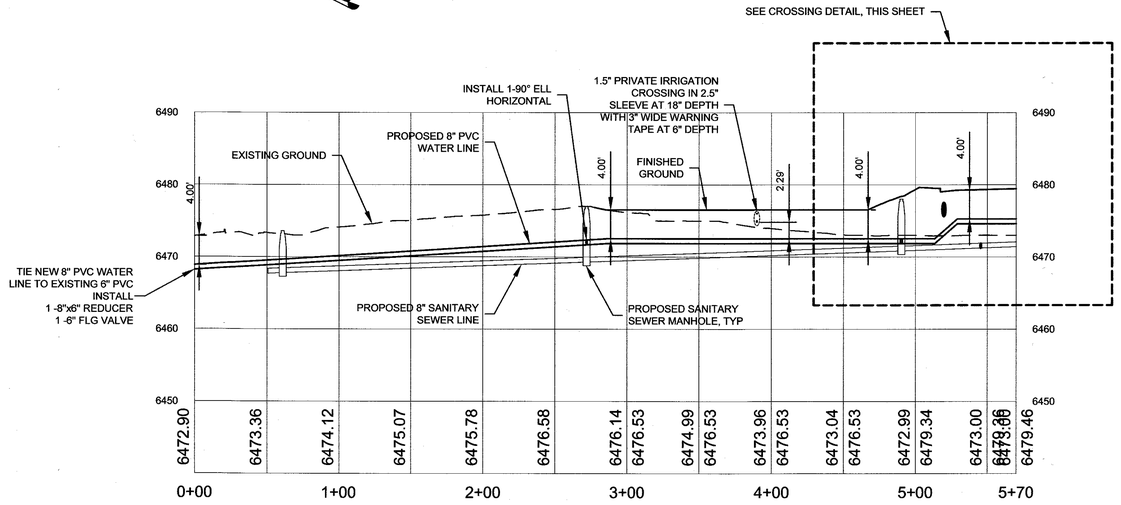
AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
L13,M13	T 16N . R 08E . S 1	

2024
25
(4 OF 5)



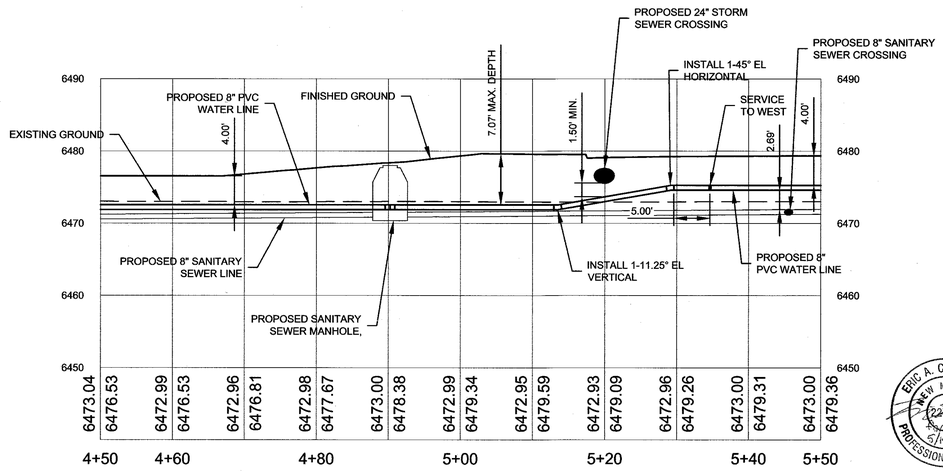
MORNING DRIVE TIE-IN - PLAN VIEW

SCALE: 1" = 50'



MORNING DRIVE TIE-IN - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



CROSSING DETAIL

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

ERIC A. CORNELIUS
NEW MEXICO
22798
PROFESSIONAL ENGINEER
5/15/25

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER _____ PE _____ DATE _____

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

RECORD MAPPING

	INITIALS	DATE
AS BUILT	_____	__/__/__
VALVE MAPS	_____	__/__/__
GIS (MAPPING)	_____	__/__/__
Inspector approved	_____	__/__/__

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

3600 & 3740 SOUTH MEADOWS ROAD SANTA FE, NM

PLAT RECORDING INFORMATION
BOOK _____
PAGE _____
FILE DATE _____

APPROVED
CITY OF SANTA FE WATER DIVISION — 5-15-25 DATE
SANTA FE FIRE DEPARTMENT — 5.16.2025 DATE

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
L13,M13	T 16N . R 08E . S 1	

INSPECTOR _____
DATE: _____

2024
25
(5 OF 5)

Planning and Land Use Department
Planning Commission Staff Report

Case No's: 2024-8901 & 8902

Hearing Date: June 5th, 2025

Agent: JenkinsGavin Inc.

Owner: Cold Water Development Fund QOZF,

Request: Rezoning and Master Plan

Location: 2768 Agua Fria

Case Mgr.: Joel Cruz-Haber

Zoning: Mixed-Use (MU)

Future Land Use: Transitional Mixed-Use

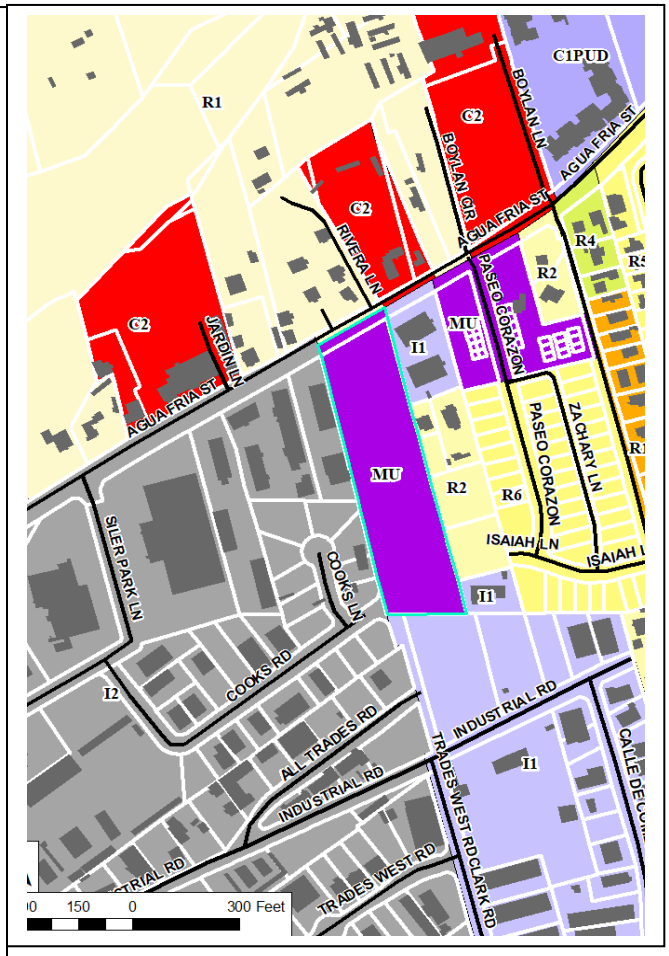
Overlay: Rivers and Trails Archeological District

Master Plan: None

Pre-app Mtg: December 7th, 2023

ENN Mtg: February 29th, 2024 & April 23rd, 2024

Proposal: The applicant requests approval for the Rezoning of a lot from MU (Mixed Use) to C-2 (General Commercial) and the approval of a Master Plan to develop a 130-unit mixed-use community.



Case #2024 – 8901 2768 Agua Fria Rezoning. JenkinsGavin, Agent, for Cold Water Development Fund QOZF, LLC, Owner, requests approval for a rezoning of a 4.12-acre lot located at 2768 Agua Fria Rd. from MU (Mixed Use) to C-2 (General Commercial) (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov, (505) 955-6684).

Case #2024 – 8902 2768 Agua Fria Master Plan. JenkinsGavin, Agent, for Cold Water Development Fund QOZF, LLC, Owner, requests approval of a master plan on a 4.12-acre lot located at 2768 Agua Fria Rd. to develop a 130-unit mixed-use community. (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov, (505)955-6684).

I. RECOMMENDATION:

City Planning and Land Use Department staff ("Staff") recommends **the Planning Commission recommend the Governing Body *approve* Case #2024 – 8901 2768 Agua Fria Rezoning** and **Case #2024 – 8902 2768 Agua Fria Master Plan**.

Two motions will be required for this case:

1. *Recommend the Governing Body approve or deny Case #2024-8901 - "2768 Agua Fria Rezoning."*

2. *Recommend the Governing Body approve or deny Case #2024-8902 - "2768 Agua Fria Master Plan," subject to the conditions of approval and technical corrections.*

II. EXECUTIVE SUMMARY:

The 4.12-acre subject property is located at 2768 Agua Fria, just east of the Siler and Agua Fria intersection (the "Property"). The applicant ("Applicant") asks the Planning Commission to recommend that the Governing Body approve 1) rezoning the Property from Mixed-Use to C-2 (General Commercial) (the "Rezoning"), and 2) a master plan that proposes a development comprised of two (2) multifamily buildings and one (1) mixed-use building, totaling 71,500 SF (square feet), including 130 residential units and 1,450 SF of retail space (the "Master Plan"). The Master Plan includes a pool, clubhouse, courtyard, playground and 185 parking spaces. If the Master Plan is approved, the Applicant would be required to submit a development plan that provides further details for the proposed mixed-use development. The Applicant has not requested any variances for the Master Plan and based on Staff's review of all relevant and available material; it is Staff's conclusion that no variances are needed at this time.

III. PROJECT ANALYSIS

A. Property Information

The subject property is a vacant 4.12-acre parcel located at 2768 Agua Fria Street, just east of the Siler Road and Agua Fria Street intersection (the "Property"). According to the future land use map ("Future Land Use Map") (s*ee* Figure 2: *"Future Land Use Map"*) the Property is designated as Transitional Mixed Use ("TMXU"). The City's official zoning map ("Zoning Map") designates the Property as Mixed Use or "MU" and provides that the Property lies within the River and Trails Archaeological Review District Overlay.

The Code requires that all rezonings be consistent with the applicable policies of the 1999 General Plan ("General Plan"), including the Future Land Use map. The Future Land Use Map's TMXU policy designation allows a "mixing of compatible land uses within the same tract." The TMXU definition does not identify an appropriate residential density range, only that development "may include such uses as residential, including single-family and multi-family residential where the scale and intensity are deemed appropriate…and appropriately scaled retail/services that are intended to primarily serve the residential uses as an added local amenity." Therefore, the Future Land Use Map does not call for any specific density for the Property. However, the zone does regulate residential density, based on the height of buildings, with shorter buildings being more limited than taller ones:

> *Buildings of twenty-five (25) feet or less in height shall not exceed a maximum of twelve (12) dwelling units per acre and buildings of between twenty-five (25) feet and thirty-five (35) feet or less in height shall not exceed fourteen (14) dwelling units per acre.*
>
> Santa Fe City Code ("SFCC" or "Code") 1987, § 14-7.3(B)(1)(d)(ii)

The requested C-2 rezoning, if approved, would be consistent with the Future Land Use Map; therefore, no General Plan amendment is required in order to approve the Rezoning. In addition, the change from MU to C-2 eliminates the density restrictions established by the MU District and therefore is more consistent with General Plan policies encouraging infill development[1], mixed uses[2], and concentrating the population at greater densities to reduce car dependency[3]

[1] *See* General Plan Policy 3-G-3: "There shall be infill development at densities that support the construction of affordable housing, and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area, including the Railyard property."
[2] *See* General Plan Policy 3-G-2: "There shall be a mix of uses and housing types in all parts of the city."
[3] *See* General Plan Policy 4-1-G-2:"Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes."

Figure 1: Proposed Master Plan Site (boundary for illustrative purposes only)



Figure 2: Future Land Use Map

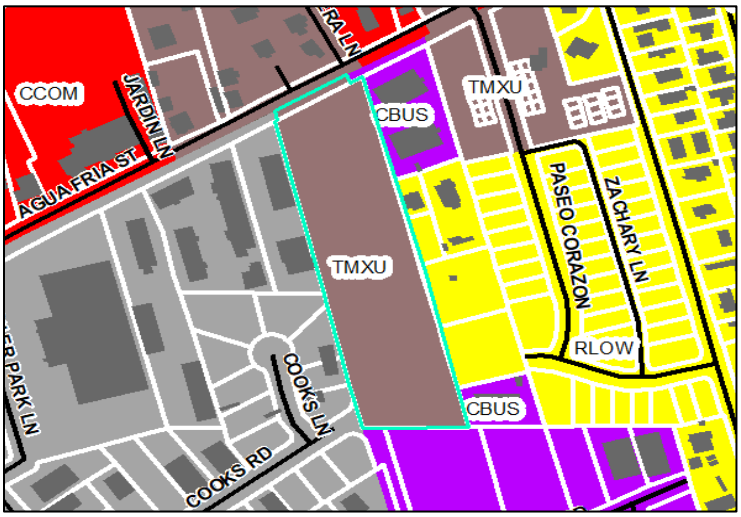
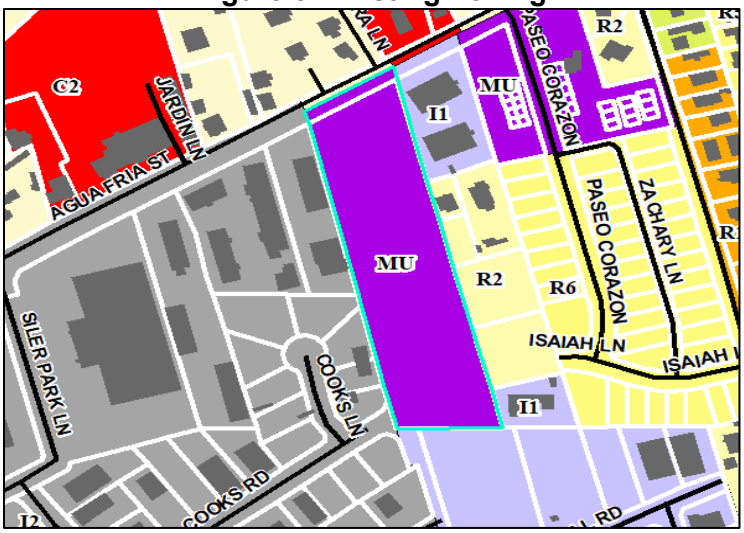


Figure 3: Existing Zoning



B. Surrounding Zoning and Land Use

Zoning designations for the surrounding properties include I-2 (Heavy Industrial), I1 (Light Industrial), General Commercial (C-2) and R-2 and R-1 (low density residential). The City Zoning Map is shown in Figure 3: *"Existing Zoning*."

The surrounding land includes single-family residential units to the north and east, commercial uses to the west, and a scrapyard to the southwest. Nearby uses include live-work units, multifamily uses, restaurants and a brewery.

C. Project Zoning

The Property is currently zoned MU (Mixed-Use), but the Applicant has requested to rezone the property to C-2 (General Commercial). C-2 district allows for retail space, multifamily, and other commercial uses listed in the table of permitted uses per §14-6.1. The proposed rezoning and Master Plan I meet all dimensional standards for C-2 as shown in the table below.

Table 1. Zoning Requirements

Requirement	C-2	Proposed
Height	45 feet	45 feet
Setbacks	Street: 15 feet Rear: 10 feet Side: 0 feet	30 feet +
Open Space	250 SF/unit = 32,500 SF	52,300 SF
Lot Coverage	60% maximum	40%
Density	None	31 units/acre

D. Legal Lot of Record

The Applicant has provided a certificate of compliance for a legal lot of record that was approved by the Planning Commission on April 4, 2024, as a part of case # 2024-7951. (Attachment C-5)

E. Master Plan

As stated in the "Executive Summary," the Master Plan includes two (2) multifamily buildings and one (1) mixed-use building. The three buildings together are 71,500 SF and propose 130 residential units as well as 1,450 SF of retail space. The Master Plan includes a pool, clubhouse, courtyard, playground, dog park, twelve (12) bicycle parking spaces and 185 vehicular parking spaces. The Applicant is providing a public Right-of-Way (ROW) easement that connects Isaiah Lane to Cooks Road for a future connection. Should the city develop the road extension from Isaiah Lane through the property and connection to Cooks Road, the dog park and 6 vehicular parking spaces will be eliminated. The Master Plan would still meet open space requirements even if the dog park were to be eliminated to accommodate the road extension in the future., and the Applicant submitted a parking study that includes the elimination of the 35 vehicular parking spaces.

F. Access and Traffic

primary vehicular access to the Property will be from Agua Fria Street, with a secondary gated emergency access point located at the southwest corner of the property on Cooks Road. In response to Staff's request the Applicant has dedicated a 42-foot-wide access and utility easement to accommodate a potential future extension of Cooks Road to connect to the proposed secondary emergency access point at the southeast corner of the parcel. The Applicant will provide appropriate encumbrances and dedication for the road easement connecting Isaiah Lane to Cooks Road, prior to recording any future development plan.

Primary pedestrian, transit and cycling is also from Agua Fria Street, but additional pedestrian access to Cooks Road will be provided via a private gate. Cyclists can access the property via a bicycle lane on Agua Fria Rd or the pedestrian gate off Cooks Road. Transit riders are served by two (2) westbound bus stops, three (3) eastbound bus stops, located within a five-minute walking distance of the subject parcel along route one (1) also known as Agua Fria route.

According to the attached Traffic Impact Analysis (TIA), all studied intersections are projected to operate at acceptable levels of service. Additionally, an eastbound right-turn deceleration lane at the main site entrance is warranted during the afternoon peak hour.

Phillip Gallegos of Wilson & Company has reviewed the TIA on behalf of the City Traffic Division and agrees with the TIA. Comments from the City Traffic Division and Wilson & Company can be found in attachment A.

G. Fire Prevention and Emergency Access

Per the Master Plan, fire and other emergency vehicles will primarily be able to access the driveway off Agua Fria St. Secondary fire and emergency access will be provided off Cooks Rd. There are two fire hydrants close to the property, one approximately sixty (60) feet west of the property on the south side of Agua Fria Street, and the second on the north side of Cooks Road approximately eighty-six (86) feet west of the property. If a development plan is submitted for the master planned area in the future, the Applicant will be required to submit further information and analysis regarding fire prevention.

The City Fire Prevention Division has reviewed the Rezoning and Master Plan cases. The fire marshal's comments can be found in Attachment A.

H. Vehicular Parking

The Applicant submitted a preliminary parking plan based on the parking requirements outlined in the SFCC Chapter 14 Appendix, Exhibit A, "Parking and Loading Requirements", Table 14-8.6-1. Per the parking requirements the project is required to provide 185 spaces. However, the Applicant submitted a parking demand study ("Parking Demand Study") proposing a reduction in parking down 16.76% or thirty-one (31) parking spaces (Attachment C-12). The Applicant's proposal to reduce the parking requirement by 31 spaces results in a total of 154 vehicle parking spaces for the project. The study justifies the reduction based on proximity to transit and bicycle facilities, reduced parking demands associated with affordable housing units, implementation of parking demand management strategies with affordable housing units, and Institute of Transportation Engineers (ITE) Parking Generation Rates to conclude that the parking plan will exceed demand at the site. Staff concur with the Parking Demand Study and recommend that the parking requirement reduction be granted.

Below is a table showing the Staff's analysis of how the project meets the parking requirements set out in the Code:

Table 2. Parking

Requirement	Unit Count	Parking Requirement	Parking Proposed	Parking Demand Reduction
1.25 parking spaces per ≤ 800 SF unit	95	118.75	119	Whole site
1.5 spaces per 800 SF - 1,200 SF unit	19	28.5	29	Whole site
2 spaces per >1200 SF unit	16	32	32	Whole site
Commercial (NLA/200)	1000 SF	5	5	Whole site
ADA Accessible		8	8	8
Total		185	185	154

I. Bicycle Parking

Twelve (12) bicycle parking spots are depicted on the Master Plan sheets, meeting the required number bicycle parking spaces per Table 14-8.6-3. Engineered drawings for proposed bicycle racks that meet dimensional standards will be required when a development plan is submitted.

J. Terrain Management and Landscaping

The Property gently slopes from east to west. Stormwater detention will be managed through a series of

small ponds, while passive water harvesting[4] will occur within the landscaped areas. Under the terms of the Master Plan, the developer will be required to include landscaping improvements that such as street trees along Agua Fria Street, and plantings in parking areas and designated open spaces. For more information, please refer to the Preliminary Grading and Landscaping Plans of the proposed Master Plan in Attachment D of this report.

The Land Use Technical Review Division ("Technical Review Division") reviewed the application for terrain management and landscaping. The Technical Review Division provided technical corrections and conditions of approval for the Master Plan. Should the Applicant submit a development plan in the future, Staff recommend that the Applicant include a drainage report, slope analysis, significant tree count, and lighting plan with the development plan submittal application.

K. City Utilities

Water

Two buildings (described in the Master Plan as Buildings 1 and 2) will receive City water through a new service line connected to an existing waterline on Agua Fria Street, with a dedicated master meter installed for each building. The third building (Building 3) will receive water via a separate connection to the waterline on Cooks Road, also equipped with its own master meter.

The City's water division has recommended conditional approval of the Master Plan. The Applicant must submit an approved water plan with their development plan application and an Agreement to Construct and Dedicate (ACD) prior to building permit approval. For additional details, please refer to the Master Utility Plan of the proposed Master Plan in Attachment C.

The Applicant submitted a water budget that the Applicant calculated using an estimation of the average water use per unit, common areas and landscaping.

water budget details can be found in Table 3. The water budget will be updated to account for landscaping if and when a development plan is submitted.

Table 3. Water Budget Details

Use per unit annually	29,947 gallons	.092-acre feet
Total domestic use for 130 new units	3,893,108.3 gallons	11.95-acre feet
Leasing office and common areas	500,000 gallons	1.53-acre feet
First 3 Years of Landscaping	TBD (landscaping will be designed in Development Plan stage)	TBD
9.8% CONTINGENCY per SFCC §14-8.13(E)(1)	430,524.6 gallons	1.32-acre feet
Total annual water consumption	4,823,632.9 gallons	14.8 A/F/Y

[4] "Passive water harvesting" is "[t]he collection or storage of precipitation or runoff in surface or in-ground structures with no means of mechanical distribution." SFCC 1987, § 14-12.1 "Definitions", "Passive water harvesting"

Sewer

Sewer service will be provided through a new manhole connection to the existing trunk line running along the northern edge of the property, as well as a connection to the existing sewer line on Cooks Road. The City's wastewater division has reviewed the application and has requested the following notes prior to recordation of the Master Plan, "All sewer service lines shall be SCH 40 PVC, 6" sewer lines shall have a minimum of 1% slope, and 4" lines shall have a minimum of 2% slope." For additional details, please refer to the Master Utility Plan of the proposed Master Plan in Exhibit C.

L. Impact on Schools

The Applicant submitted a "School Impact Form" as part of this application, which is included in Exhibit C-9. The schools impacted include El Camino Real Elementary, El Camino Real Middle School and Santa Fe High School.

M. Santa Fe Homes Program

In accordance with the Santa Fe Homes Program ("SFHP") (as described in SFCC 1987, Sections 26-1 and 14-8.11), the Applicant has submitted a proposal that identifies thirteen (13) units (10% of the total units) to be rented at 80% AMI. The remaining 5% will be paid as a fee-in-lieu towards the Housing Trust Fund. An executed rental proposal agreement with the SFHP will be required with any future development plan application submittal.

N. Archaeology

The Property is located in the River and Trails Archaeological District. The parcel has not received archeological clearance. The Applicant shall submit an archaeology survey whether or when a development plan application is submitted. Archaeological clearance is not required at this time but shall be required prior to approval of any final development plan or plat for this project per SFCC 1987, Section 14-3.13(B)(2).

IV. ZONING APPROVAL CRITERIA

Section 14-3.5(A) and (C) SFCC 2001 sets forth approval criteria for rezoning as follows:

(1) The Planning Commission and the Governing Body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

Table 4: Rezoning Approval Criteria

Criterion 1 (14-3.5(C)(1)(a)): one or more of the following conditions exist: **(i) There was a mistake in the original zoning;** **(ii) There has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) A different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met: (Yes/No)** **YES**

Applicant's Response:

(i) There was a mistake in the original zoning; N/A

(ii) There has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning;

This area has gradually densified over the years resulting in a diverse neighborhood of suburban residential development patterns, multi-family development, and commercial uses. The most significant and relevant change is the housing shortage that Santa Fe is currently facing. Increasing the supply of all types of housing is critical to accommodating projected growth and addressing affordability. In addition, a key component of economic development is an adequate supply of housing to support a robust workforce. The rezone will directly result in an increase of local housing supply and affordability.

(iii) A different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans.

The subject property is an ideal location for greater housing density, served by the Santa Fe Trails bus system, proximate to services and employment, and less than half a mile from the Santa Fe River Trail, providing direct access to downtown. Accordingly, the project aligns with General Plan Themes and Policies, such as Affordable Housing, Transportation Alternatives, Economic Diversity, Urban Form/Higher Densities, Community Oriented Development, and Mixed-Use. Furthermore, the project exemplifies the following elements of the General Plan Land Use Framework: Compact Urban Form, Mix of Uses in All New and Existing Neighborhoods, Mix of Housing Types in All Neighborhoods, and Transit Supportive Development. The applicable Themes and Policies of the General Plan are further summarized below:

Affordable Housing Policy 4-4-G-7
This increase in housing supply provided by the project will help alleviate the current housing shortage in Santa Fe. In addition, 10% of the units will be set-aside as affordable units and a 5% fee paid to the Affordable Housing Trust Fund to support future affordable housing efforts.

Economic Development Strategic Plan
The provision of adequate housing opportunities for the workforce is critical to economic development. Furthermore, the project enhances the mixed-use environment of the Agua Fria corridor, whose residents will support local businesses in the vicinity.

Urban Form/Higher Densities - Growth Management Methods 4.1
"In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows. This approach does not necessarily require greater building height but rather greater massing on specifically identified infill sites within the Urban Area."

The rezoning supports the General Plan's emphasis on higher densities and a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl, and supporting walkability and transit-oriented development. By promoting higher-density residential development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

Community-Oriented Development - Growth Management Methods 4-1-G-3
"Use a full range of growth management methods to achieve a superior quality of life and to ensure a financially and environmentally sustainable community."
The project will help meet the community's housing needs in a sustainable manner. Developing housing in the Agua Fria corridor provides walkable access to services and employment opportunities. Furthermore, the site is served by Route 1 of the Santa Fe Trails bus system.

Compact Urban Form 4-3-G-2
Rezoning to C-2 supports a more compact urban form by making more efficient use of the land. This is particularly important for infill sites where existing utility and roadway infrastructure can be leveraged without the need for extensive new development. This efficient use of land and infrastructure is a key goal of the General Plan, helping to reduce the environmental impact of development and supporting more sustainable urban growth.

Mix of Housing Types in All Neighborhoods (3.3 Land Use Framework)
"Future Land Use (Figure 3-2) illustrates neighborhoods with integrated housing types, designed to locate a larger share of residences close to transit and neighborhood centers." The subject property is in a diverse neighborhood of commercial uses and a variety of residential densities. The project adds to this diversity, increasing the housing supply in this mixed-use area. Furthermore, access to public transit, services, and employment make the site an ideal infill location for multi-family development.

Staff Response:

(i) Staff finds that there is no mistake in the current MU zoning.

(ii) After reviewing aerial imagery, Staff finds that there has been change to the surrounding area including the addition of more housing (particularly multi-family housing) and a reduction in industrial uses. For example, from 2018 to 2024, multiple multifamily complexes have been constructed in the surrounding area such as, Homewise condominiums, Siler Yard apartments, Acequia lofts, and the Boylan apartments. Furthermore, a review of forthcoming project proposals indicates this trend will likely continue with the addition of more housing and commercial developments along the Agua Fria corridor. Therefore, it is Staff's conclusion that there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning.

(iii) The C-2 zoning designation would allow for additional housing density than the current MU zoning. Additionally, the C-2 designation allows for additional flexibility in terms of building form and programing than the MU zoning. Both components better support the General Plan themes

including compact urban form, infill, affordable housing and mixed-use development. Since the Rezoning is being submitted concurrently with a Master Plan that proposes a development, the different use category requested in the Rezoning is more advantageous to the community and consistent with General Plan themes.

Staff finds the Applicant has addressed this criterion.

Criterion 2 (14-3.5(C)(b)): all the rezoning requirements of Chapter 14 have been met;	**Criterion Met: (Yes/No) YES**

Applicant's Response:
All the rezoning requirements of Chapter 14 have been met.

Staff Response:

Staff finds that the rezoning requirements of Chapter 14 have been met: specifically, §14-3.1 "Applicable General Provisions" (the authority to file; form of the application; fees paid; pre-application conference and ENN requirements, sign posting and public notice) and the provisions, procedures, and additional requirements of §14-3.5 "Rezonings." Additionally, the rezoning application has been transmitted and reviewed by the Development Review Team (DRT) of whom review and ensure the requirements in Chapter 14 have been met.

Criterion 3 (14-3.5(C)(1)(c)): the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met: (Yes/No) YES**

Applicant's Response:

The requested C-2 zoning complies with the property's designation of Transitional Mixed-Use. Furthermore, the project conforms to the General Plan as outlined below:

Affordable Housing Policy 4-4-G-7
This increase in housing supply provided by the project will help alleviate the current housing shortage in Santa Fe. In addition, 10% of the units will be set-aside as affordable units and a 5% fee paid to the Affordable Housing Trust Fund to support future affordable housing efforts.

Economic Development Strategic Plan
The provision of adequate housing opportunities for the workforce is critical to economic development. Furthermore, the project enhances the mixed-use environment of the Agua Fria corridor, whose residents will support local businesses in the vicinity.

Urban Form/Higher Densities - Growth Management Methods 4.1
"In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows. This approach does not necessarily require greater building height but rather greater massing on specifically identified infill sites within the Urban Area." The rezoning supports the General Plan's emphasis on higher densities and a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban

sprawl, and supporting walkability and transit-oriented development. By promoting higher-density residential development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

Community-Oriented Development - Growth Management Methods 4-1-G-3
"Use a full range of growth management methods to achieve a superior quality of life and to ensure a financially and environmentally sustainable community." The project will help meet the community's housing needs in a sustainable manner. Developing housing in the Agua Fria corridor provides walkable access to services and employment opportunities. Furthermore, the site is served by Route 1 of the Santa Fe Trails bus system.

Compact Urban Form 4-3-G-2
Rezoning to C-2 supports a more compact urban form by making more efficient use of the land. This is particularly important for infill sites where existing utility and roadway infrastructure can be leveraged without the need for extensive new development. This efficient use of land and infrastructure is a key goal of the General Plan, helping to reduce the environmental impact of development and supporting more sustainable urban growth.

Mix of Housing Types in All Neighborhoods (3.3 Land Use Framework)
"Future Land Use (Figure 3-2) illustrates neighborhoods with integrated housing types, designed to locate a larger share of residences close to transit and neighborhood centers."
The subject property is in a diverse neighborhood of commercial uses and a variety of residential densities. The project adds to this diversity, increasing the housing supply in this mixed-use area. Furthermore, access to public transit, services, and employment make the site an ideal infill location for multi-family development.

Staff Response:

The policy designation for the Property is described in the Future Land Use Map as TMXU, which allows a "mixing of compatible land uses within the same tract." The TMXU definition does not identify an appropriate residential density range, only that development "may include such uses as residential, including single-family and multi-family residential where the scale and intensity are deemed appropriate…and appropriately scaled retail/services that are intended to primarily serve the residential uses as an added local amenity."

The proposed rezone from MU to C-2 zoning and prevailing uses will be for multi-family and retail uses. Guiding policies within the General Plan for future land uses not only encourage but recommends mixed use development per 3-G-2. While both allow mixed use development, the MU District is limited in density based on height of structures while the C-2 District is performance based per §14-7.3(B)(d)(ii). Whereas parcels in the C-2 district do not have any density requirements per table §14-7.3-1. The change to a C-2 Zoned District supports the General Plan themes including compact urban form, infill, affordable housing and mixed-use development.

The Applicant has addressed this criterion.

Criterion 4 (14-3.5(C)(d)): the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met: (Yes/No) YES**

Applicant Response:

General Plan Figure 4-4, Urban Sub-Areas, designates the subject property and surrounding area as an "Infill Area." The Growth Management Chapter of the General Plan specifically calls for prioritization of infill development in Santa Fe to maximize the efficient use of public infrastructure, while meeting the demand for urban land or development and directing new growth towards the historic core of the city rather than on the undeveloped fringes. The proposed infill project is aligned with these strategic directives and is responsive to community needs for housing in this area of the City. General Plan Section 4.1 states, *"In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows" to help "create efficient use of already existing roads and utilities, help ensure cost efficient public transit and provide the type of housing that will be in demand…"*.

Staff Response:

SFCC 1987, Section 14-3.5(C)(2)(b) prohibits a rezoning if the rezoning will "affect an area of less than two acres." The Property is 4.12-acres and therefore exceeds the required two acres., the Rezoning and proposed use is sufficient and meets .

The project meets city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of the growth of the city. The project is located within he "Infill Area" identified in the Growth Management Chapter of the General Plan figure 4-4 Urban Sub-Areas and proposes a development that meets the needs of the community while being served by sufficient infrastructure including roads, utilities and transit. Furthermore, the infill development area represents the highest priorities for public investment for infrastructure and city services. The "Urban Area" has the potential to absorb 1,000 new housing units within the designated "Infill area," which includes vacant infill sites per the growth management section 4.4.1 of the General Plan. Therefore, the subject parcel is geographically located that sufficiently meets the projected growth rate goals for the city of 30,000 additional residents by 2020 (General Plan 4.3.1).

Staff finds the applicant as addressed this criterion.

Criterion 5 (14-3.5(C)(1)(e)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met: (Yes/No) YES**

Applicant's Response:

The subject property is served by existing roadways and public water and sewer infrastructure. In addition, the site is proximate to the Santa Fe River Trail, providing access to the City's network of urban trails and open space.

Staff Response:

Staff from the relevant City departments, including water, wastewater and traffic engineering have reviewed the zoning criteria as it relates to the masterplan and have determined that the property is sufficiently served by infrastructure so long as the Applicant meets the conditions and technical corrections identified in this report. Notably, the project is located near two major urban trails and Frenchy's Field Park. Additional improvements to the project's infrastructure may be required when a Development Plan is submitted.

Staff finds the applicant as addressed this criterion.

Criterion 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts; or** **(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met: (Yes/No)** **YES**

Applicant's Response:

The proposed project aligns well with numerous General Plan policies and principles, as addressed above. Furthermore, it is a model of the type of infill development that the General Plan specifically encourages, adding to the mix of housing types in the neighborhood, providing 13 affordable apartment homes, creating a transition between lower and higher intensity land uses, and creating higher density housing adjacent to a transit corridor.

Staff Response:

A. The existing zoning of mixed-use/multifamily (MU) is consistent with the prevailing/ proposed general commercial (C-2) and character of the area and the Future Land Use identified in the General Plan. For example, land use classification within the greater Agua Fria area have evolved from a rural character to take on a more suburban character. The proposed rezone will help preserve the lifestyle and character or semirural residential areas while providing for sensitive urban development, mixed use of land uses, and residential densities allowed in C-2 districts.

B. The property is 4.12 acres therefore, larger than 2 acres.

C. The Applicant did not directly address this criterion; however, supporting information is provided throughout the report. While the rezoning enables the development of the subject property, it does not benefit the landowner at the expense of the surrounding landowners or the public. The Master Plan proposes a mix of residential and neighborhood-scale commercial uses that

align with General Plan Policies for infill, multimodal access, and increased housing supply. The project includes 130 new residential units, with 10% set aside as affordable housing and a 5% fee contribution to the City's Affordable Housing Trust Fund, thereby supporting broader community housing goals. The Applicant also facilitates a potential future street connection between Isiah Lane and Cooks Road, advancing long-term transportation connectivity. All site improvements will be the developer's responsibility, and no public costs are transferred. The rezoning facilitates the implementation of a coordinated land use strategy with clear community benefits. Staff finds the Applicant has addressed this criterion

Table 5: SFCC §14-3.5 (D): Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;	**Criterion Met: (Yes/No) YES**
Applicant's Response: The Applicant is prepared to construct necessary infrastructure improvements to accommodate future development on the property in accordance with the Traffic Impact Analysis and applicable City regulations.	
Staff Response: The Traffic Impact Analysis (TIA) submitted by the Applicant has identified off-site infrastructure improvements that include installing a right turn deacceleration lane totaling 110 feet and a two-way left turn lane at the intersection of Agua Fria and the access point of the property (Exhibit C-13). All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and the City of Santa Fe requirements. Staff finds the Applicant has addressed this criterion.	
(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.	**Criterion Met: (Yes/No) YES**
Applicant's Response: Any requisite infrastructure improvements will be determined at the Development Plan stage and will be implemented as part of the project.	

Staff Response:

Additional streets, sidewalks, and curb improvements shall be determined if and when the applicant submits a Development Plan application. Furthermore, a 42' access easement shall be placed near the Southeast corner going through the subject parcel from East to West in the event the City is able to develop a right- of-way connecting Paseo Corazon Street to Cooks Road.

Staff finds the Applicant has addressed this criterion.

V. MASTER PLAN APPROVAL CRITERIA SECTION 14-3.9(D)(1)

SFCC Section 14-3.9 governs the authority, procedures, and restrictions for master plans. The Criteria for approval of master plans are detailed below:

Table 6: Master Plan Approval Criteria

Criterion 1: the master plan is consistent with the general plan;	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

The proposed Master Plan supports General Plan Theme1.7.1 – Affordable Housing, which calls on the Planning Commission and Governing Body to "actively participate in the creation of affordable housing" by approving development that creates opportunities for housing to serve all income segments in all areas of the city. In addition, the following land use principles in General Plan Section 3.3 are embodied by the proposal:

• *Compact Urban Form*: As an infill site, the project exemplifies a compact urban form.
• *Mix of Housing Types in All Neighborhoods*: Calls for the integration of diverse housing types close to transit and neighborhood centers. The proposal will enable residential development at a density that will promote a diversity of housing types in the neighborhood.
• *Quality of Life.* The Plan specifically seeks to promote community interests over private interests to ensure the availability of resources, services and amenities to all residents. The Master Plan will enable the future development of much needed market rate and affordable housing, which will serve a diversity of Santa Fe residents.
• *Sustainable Growth.* The project will efficiently utilize existing infrastructure and balance resource protection with meeting community needs through residential infill development. Chapter 4 of the General Plan states, "Promoting infill over development at the periphery of the city is a key component of growth management. Providing a mix of housing densities and products is essential to promoting a balanced socioeconomic profile for all neighborhoods within the city. Infill development can be designed to be fully compatible and to integrate with surrounding neighborhoods, at densities that support the construction of affordable housing."

The General Plan specifically calls for a mixture of housing types in all neighborhoods and for the active creation of affordable housing – objectives which this proposal seeks to address by enabling

residential development at a density that is compatible with its surroundings and creating the possibility for a diversity of housing types and pricing options.

Staff Response:

The Master Plan is consistent with the General Plan. It complies with land use themes and guiding policies including Sustainable Growth, Affordable Housing, Character, Mixed Use, Compact Urban form established in section 3-1 and 3-G-3. The Master Plan is also consistent with Growth Management strategies in Chapter 4, City Character in Chapter 5, Infrastructure and Public Services in chapter 7, and the overall General Plan Themes set forth in chapter 1. Finally, it also complies with the Future Land Use Map, which designates this parcel as "Transitional Mixed-Use".

Staff finds the Applicant has addressed this criterion.

Criterion 2: the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

The C-2 zoning district is a robust mixed-use zoning category that supports both commercial uses and multi-family development at higher densities. The proposed mixed-use development will serve as an appropriate transition from the more intense commercial uses to the west and the residential development patterns to the east. Furthermore, the Master Plan demonstrates compliance with Chapter 14 development standards with respect to height, lot coverage, parking, open space, terrain management, and landscaping.

Staff Response:

The proposed Master Plan is consistent with the purpose and intent of the C-2 zoning district and have been conditioned to meet specific design criteria that shall apply when a Development Plan application is submitted. The review process provided technical corrections and conditions of approval to ensure all applicable standards for a C-2 district have been met such as uses, parking, lot size, lot coverage, minimum setbacks, and height of structures per section 14-7.3-1.

Staff finds the applicant as addressed this criterion.

Criterion 3: development of the master plan area will contribute to the coordinated and efficient development of the community;	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area, as called for in the General Plan. In addition, the subject property makes efficient use of existing infrastructure as an infill site – a value repeatedly emphasized in the General Plan. Furthermore, as stated above, the development program proposed by the Master Plan will serve to achieve a transition between lower intensity residential land uses to the east and the higher intensity commercial uses to the west. Transitions like this are critical to the coordinated

development of the community and serve to buffer residential neighborhoods from areas of high intensity land uses.
Staff Response: The Master Plan proposes an efficient use of an increasingly rare large infill parcel. It provides a transition in intensity between high-intensity industrial uses to lower intensity residential uses, while providing additional retail opportunities to serve the immediate vicinity. The project will be in close proximity to several transportation options and the growing commercial and entertainment district around the Siler and Rufina intersection. Staff finds the Applicant has addressed this criterion.

Criterion 4: the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.	**Criterion Met:** (Yes/No) **YES**
Applicant Response: The existing roadway and utility infrastructure are adequate to serve the project. The Traffic Impact Analysis (TIA) demonstrates that the roadway network has the capacity for the proposed development, with the potential construction of a right turn deacceleration lane at the site access.	
Staff Response: The proposed infrastructure has been reviewed based on the regulations established in chapter 14 by land use staff and the Departmental Review Team (DRT) encompassing, fire, water, wastewater, public works, terrain management, traffic, and landscaping. Based on the analysis of staffs and DRT's review, it is determined the proposed infrastructure can be accommodate the impacts of the site. The lot is vacant therefore, existing infrastructure is not present at the site however, landscaping requirements will require significant trees that are removed be replaced at the time of construction. Individual DRT technical corrections and conditions of approval can be found in Attachment A of this report. Staff finds the Applicant has addressed this criterion.	

VI. EARLY NEIGHBORHOOD NOTIFICATION

Two Early Neighborhood Notification (ENN) meetings were held for this project. The first was held on January 24th, 2024, and the second was held on April 23rd, 2024.

At the first ENN meeting, members of the Applicant team, city staff, and approximately 20 members of the public were in attendance. The Applicant team presented an overview of the proposed development and received questions from the public and City staff. The public asked questions on topics including parking, affordable housing, traffic, building height, and neighboring uses.

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

VII. ATTACHMENTS

ATTACHMENT A: Development Review Team

1. Compiled Conditions of Approval and Technical Corrections
2. MPO DRT Memo
3. City Engineer DRT Memo
4. Fire DRT Memo
5. Water Utility DRT Memo
6. Wastewater DRT Memo
7. Traffic DRT Memo
8. Archeological DRT Memo
9. Landscape DRT Memo

ATTACHMENT B: Maps and Photos

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

ATTACHMENT C: Applicant Materials

1. Application Report and Approval Criteria Responses
2. Master Plan Application and Authorization
3. Rezoning Application and Authorization
4. Warranty Deed
5. Certificate of Compliance
6. Rezoning Ordinance 2007-29
7. Utility Service Application
8. SFHP Proposal
9. School Impact Form
10. Water Budget
11. ENN Notes
12. Parking Study
13. TIA

ATTACHMENT D: Master Plan Sheets

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

Title	Name	Initials
Department Director	Heather Lamboy, AICP	HLL
Assistant Department Director	Maggie Moore	MRM
Planning Division Manager	Dan Esquibel	DAE
Planner Senior	Joel Cruz-Haber	JCH

City of Santa Fe, New Mexico

Cases #2024-8901 & 8902
2768 Agua Fria
Rezoning and Master Plan
Planning Commission
June 5th, 2025

Exhibit A

Development Review Team

1. **Compiled Conditions of Approval and Technical Corrections**
2. **MPO DRT Memo**
3. **City Engineer DRT Memo**
4. **Fire DRT Memo**
5. **Water Utility DRT Memo**
6. **Wastewater DRT Memo**
7. **Traffic DRT Memo**
8. **Archaeological DRT Memo**
9. **Landscaping DRT Memo**

Conditions of Approval and Technical Corrections

#	Condition of Approval	Dept. or Division	To be completed:
1	Demonstrate on plans locations of 12 bicycle parking spaces according to specification attached in the MPO DRT comments attachment.	MPO	Prior to Masterplan Recordation
2	All sidewalks, including along Agua Fria, should be 5' minimum per street design criteria.	MPO	Prior to Masterplan Recordation
3	Label each building/section of a building with its intended use. (E.G., Café, Residential, gym, etc.)	Land Use	Prior to Masterplan Recordation
4	Label the parking spots to be included in the Shared Parking Plan.	Land Use	Prior to Masterplan Recordation
5	Clarify in Site Data section which Open Space requirement you are proposing to meet. If using Active Water Harvesting, demonstrate on plans how that harvesting will be achieved.	Land Use	Prior to Masterplan Recordation
6	Add to utility master plan the following note: All sewer service lines shall be SCH 40 PVC".	Wastewater	Prior to Masterplan Recordation
7	Indicate the sizes of the individual sewer service lines.	Wastewater	Prior to Masterplan Recordation
8	Add to utility master plan the following note; All 6 inch sewer service lines shall have a minimum 1% slope and 4 inch sewer lines shall have a minimum 2% slope	Wastewater	Prior to Masterplan Recordation
9	The north arrow is pointing in the wrong direction for the master utility plan, please correct.	WasteWater	Prior to Masterplan Recordation

10	503.1.1 Fire Department shall have 150 feet distance to any portion of the building on any new construction.	Fire Safety	Prior to Masterplan Recordation
11	Shall comply with IFC 2021 Section D105.2 for width of fire apparatus access road minimums 26'-0" for buildings 30+ feet in height. (not clear on heights of buildings)	Fire Safety	Prior to Masterplan Recordation
12	Shall provide 28'-0" minimum radius turns within developments.	Fire Safety	Prior to Masterplan Recordation
13	507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 (new hydrants verified if needed)	Fire Safety	Prior to Masterplan Recordation
14	Provide a professional landscape design which fulfills Section 14-8.4 of the City of Santa Fe Code.	Landscaping	Prior to Development Plan Approval
15	The 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 areas as required by 14-8.4(H) & 14-8.4(F) respectively. Provide open space and retention pond square footage and lineal footage for street trees.	Landscaping	Prior to Development Plan Approval
16	Provide the open space Planting Requirements information on the landscape plan per city code 14-8.4(H) (Ord. No. 2014-31 § 32). (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. (2) In addition to required trees and shrubs, open space areas shall be landscaped with groundcover plants or decorative mulch or naturally occurring groundcover plants shall be	Landscaping	Prior to Development Plan Approval

	maintained. 3) Street trees and landscaping required for parking lots may be counted toward meeting the minimum planting requirements for open space. (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.		
17	Provide a Plant Schedule List of the plant material to be used in the landscape. Provide the botanical and common name of the plants, quantity, size, and water use as shown in the City of Santa Fe approved plant list.	Landscaping	Prior to Development Plan Approval
18	Provide a significant tree survey, list species, size, and quantities. Any trees to be removed shall be mark on the plan with a red X.	Landscaping	Prior to Development Plan Approval
19	Provide perimeter screening for parking lots per city code 14-8.4(I)(2)	Landscaping	Prior to Development Plan Approval
20	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 (LIDS).	Landscaping	Prior to Development Plan Approval
21	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	Landscaping	Prior to Development Plan Approval
22	Provide a complete set of installation details, notes, and specifications for the irrigation system. Show in the detailed drawings the installation of all assemblies without any questions about size or type of materials to use for said irrigation system.	Landscaping	Prior to Development Plan Approval
23	Separate meters shall be required for irrigation for commercial customers unless the total landscaped area on the lot is less than	Landscaping	Prior to Development Plan Approval

	1000 square feet. Provide a dedicated irrigation meter, 25-1.1(3) SFCC 1987.		
24	Provide an outdoor lighting plan with photometric data and footcandle plan per 14-8.9(C) COSF code. Average Maintained Horizontal Foot-candles at Grade for Commercial Areas: Sidewalks 1.0, Pedestrian Area 2.0, Parking Lots 1.0, Building Entrances 5.0, Building Grounds 1.0, Public Spaces 3.0. The maximum illumination at any point shall not exceed the allowed average by more than 1.5 Foot-candles.	Landscaping	Prior to Development Plan Approval

Development Review Team (DRT)
Comment Form

Date: 9/6/2024

DRT Member: Leah Yngve

Dept/Div: PW/MPO

Case No.: **Case #2024-8901. 2768 Agua Fria Rezoning.**

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. Demonstrate an easement on plans a continuation of Cooks Road to the east property line where it can be continued to Isaiah Lane in the future.	Prior to Public Hearing	
2.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. All sidewalks, including along Agua Fria, should be 5' minimum per street design criteria	Prior to Public Hearing	
2. Plans should demonstrate sidewalk connections to/from Agua Fria and Cooks Road	Prior to Public Hearing	
3. Demonstrate on plans locations of 12 bicycle parking spaces according to specification attached in this form	Prior to Public Hearing	
4. "provide for the continuation or appropriate projection of existing streets in surrounding areas" per Chap 14 backed up by Chapter 6 would be enough to quell any opposition to the connection.		

Explanation of Conditions or Corrections (if needed):

Continuation of Cooks Road to the east property line:

The General Plan and Code clearly indicate connections between developments should be made. Isaiah Lane is complete 150 feet to the east of this property and can be continued to Cooks Lane. This property should design around that opportunity as supported by the General Plan:

"A street network that promotes flexibility of routes and connections between and within neighborhoods is promoted."

Form Updated: September 2023

6-1-G-5 Ensure that new development is more "connected" to its surroundings with an increased number of access points and pedestrian and bicycle connections to a neighborhood network.

6-1-I-10 Provide for future connections to the undeveloped edge and where connection to existing urban development is poor.

And chapter 14 of the code:

14-9.2 - STREET IMPROVEMENT AND DESIGN STANDARDS

(A) **Street Network**

(1) The arrangement, character, extent, grade and location of all *streets* shall conform to the *general plan* and shall be considered in their relationship to existing and planned *streets*, to topographic conditions and to public convenience and safety.

(2) Major *streets* shall be constructed, extended and widened in accordance with the *general plan* and the metropolitan transportation plan.

(3) Local *streets* shall be constructed, extended and widened in accordance with the *general plan* and to accommodate the orderly *development* of the types and *intensities* of *development* shown on the future land use map.

(4) The arrangement of *streets* in a *development* shall:

(a) provide for the continuation or appropriate projection of existing *streets* in surrounding areas; or

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

Form Updated: September 2023

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: 9/10/2024

DRT Member: Dee Beingessner

Dept/Div: Land Use/Engineering

Case No.: **Case #2024-8901. 2768 Agua Fria Rezoning.**

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.		
2.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. Drainage Report, Slope Analysis, Significant Tree count and Lighting plan will be required at time of development plan submittal.	At Development Plan Submittal	
2.		
3.		
4.		

Explanation of Conditions or Corrections (if needed):

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: January 17, 2024

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Prevention Division

Case No.: 2024-8901_8902_2768_agua_fria_RZ_MP

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.

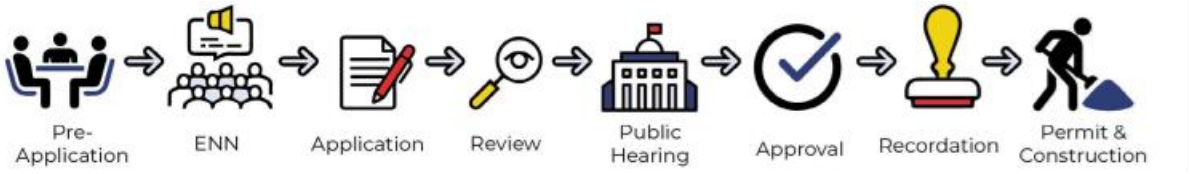


Timing of Conditions of Approval + Technical Corrections

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**:**
	Prior to public hearing	
1. 503.1.1 Fire Department shall have 150 feet distance to any portion of the building on any new construction.		
2. Shall comply with IFC 2021 Section D105.2 for width of fire apparatus access road minimums 26'-0" for buildings 30+ feet in height. (not clear on heights of buildings)		
3. Shall provide 28'-0" minimum radius turns within developments.		
4. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 (new hydrants verified if needed)		

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

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

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

1. Shall locate the Fire Department Connection on the property for proper access and clearance for the fire department.
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: September 5, 2024

DRT Member: Taylor Jurgens

Dept/Div: Public Utilities/Water Division

Case No.: Case 2024-8901: 2768 Agua Fria Rezoning and Master Plan

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.

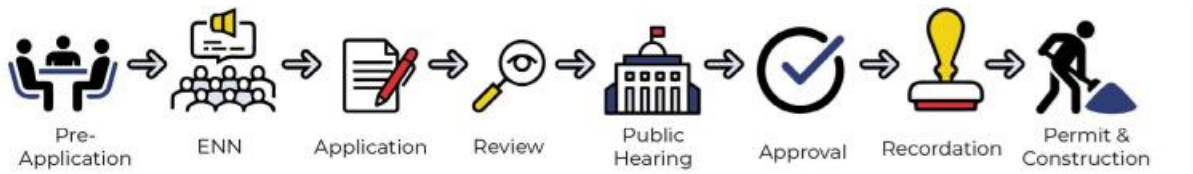


Timing of Conditions of Approval + Technical Corrections

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 to be submitted to the City Water Division for review as part of the Development Plan application and review.	Prior to approval of Development Plan	
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.		
4.		
5.		
6.		

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

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

1. [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: September 11, 2024

DRT Member: Stan Holland, Engineer

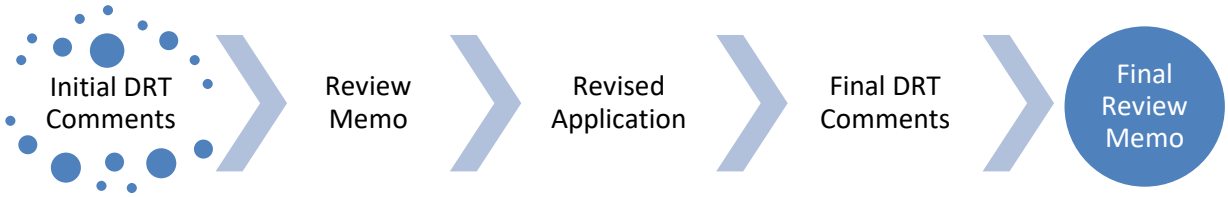
Dept/Div: Public Utilities\Wastewater

Case No.: 2024-8901-8902-2768 Agua Fria

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.

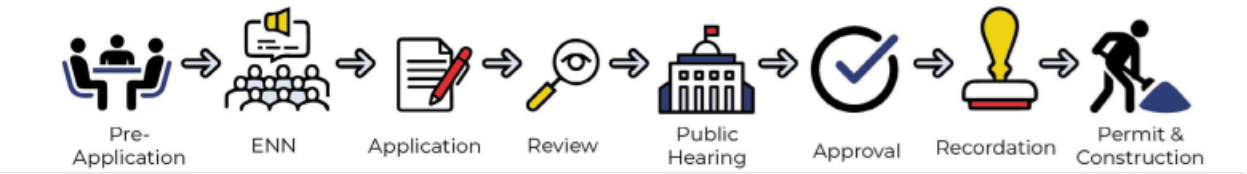


Timing of Conditions of Approval + Technical Corrections

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



*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. Add to utility master plan the following note; All sewer service lines shall be SCH 40 PVC	Prior to Planning Commission	
2. Indicate the sizes of the individual sewer service lines		
3. Add to utility master plan the following note; All 6 inch sewer service lines shall have a minimum 1% slope and 4 inch sewer lines shall have a minimum 2% slope		
4. The north arrow is pointing in the wrong direction for the master utility plan		

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)

Date: September 10, 2024

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

Dept/Div: Public Works/Traffic

Case No.: 2024-8901/8902: 2768 Agua Fria Street Rezone and Master Plan

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:

Case #

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

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. See attached email from Wilson & Company dated 9.9/2024	Prior to Planning Commission	
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. The TIA acknowledges that an eastbound deceleration lane is required for the site. The traffic engineer should consult the City's "Agua Fria Corridor Study" dated 11/15/2023, which describes over 308 accidents in a 10-year period on Agua Fria between Osage and Siler Roads, and with 71% of those accidents being rear-end collisions. **A right-turn deceleration lane into the site will be required to be analyzed per the City's new TIA guidelines.**
2. 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: April 2024

Agua Fria Lot 38 TIA Review

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

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

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

Date Monday, September 9th, 2024 at 2:23 PM

Leroy, I have reviewed the TIA submitted by BHI for Agua Fria Lot 38 and have the following comments:

The TIA recommends that an eastbound right turn lane is required per the SAMM for the proposed access point on Agua Fria. The report states that it appears that there is insufficient right of way to construct this. This should be researched further since as per our phone conversation Agua Fria has a high rate of rear end collisions. The developer should investigate as how this lane could be put in either by acquiring right of way or constructing it within the existing right of way and the developer's property. As discussed the developer should work with the city and also since the City's new TIA guidelines are in place the developer should analyze both the SAMM requirements and the City's new TIA Guidelines to be able to accommodate this right turn lane requirement. The City's requirements as per the City's TIA Guidelines might be more accommodating for this right turn lane to be constructed.

The TIA also states that "A dedicated right turn lane is required at several existing access points along Agua Fria" and those should be further evaluated as well as stated in the recommendations. The TIA also states that the "Installation of the proposed access point at Agua Fria should include the two-way left turn lane at the intersection. This two-way left turn lane should remain in place to serve the westbound left users into the site" and I concur with this finding.

On page 30 there is a grammatical correction in paragraph 3 2nd sentence should be "does meet" instead of "due meet"

Please let me know if you have any questions or need more information. As discussed a meeting with BHI who prepared the TIA should be scheduled to discuss the above. Thanks, Phil

Phil Gallegos, PE

Civil Engineer

Wilson & Company, Inc., Engineers & Architects

4401 Masthead Street NE, Suite 150 I 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.

From: DURAN, PAUL A.
Sent: Tuesday, May 27, 2025 9:33 AM
To: CRUZ-HABER, JOEL A.
Subject: 2768 Agua Fria

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, Joel,

Below are the code citations for the archaeological clearance prior to a final development plan:

14-3.13(2) River and Trails Archaeological Review District:

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

(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.

Please let me know if you may need any additional information.

Thank you and have a good day,

Paul

Paul A. Duran
Senior Planner, Historic Preservation Division
Planning & Land Use Department
Office: (505) 955-6629
Cell: (505) 920-1777

Please submit all Historic inquiries and questions directly to: Historicpreservation@santafenm.gov.

Please submit all Historic pre-application, administrative approval, and case documents directly to: HPDsubmittal@santafenm.gov.

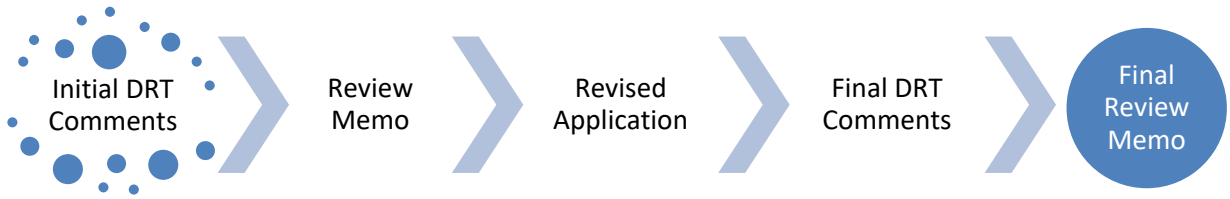
For Historic Preservation information and applications please see: https://santafenm.gov/land-use/historic-preservation

CITY OF SANTA FE
HISTORIC PRESERVATION

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.

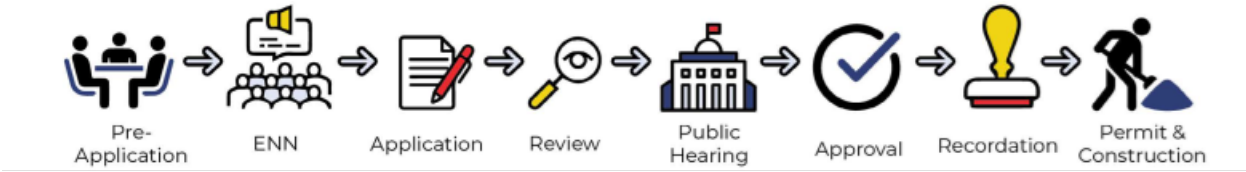


Timing of Conditions of Approval + Technical Corrections

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 28, 2025

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, and Outdoor Lighting

Case No.: 2024-8901/8902 2768 Agua Fria Master Plan

Case Planner: CRUZ-HABER, JOEL A., Senior Planner, jacruzhaber@santafenm.gov

---

Conditions of Approval and Technical Corrections Tables

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

Case #

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

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Provide a professional landscape design which fulfills Section 14-8.4 of the City of Santa Fe Code.	Prior to Development Plan Approval	
2. 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 areas as required by 14-8.4(H) & 14-8.4(F) respectively. Provide open space and retention pond square footage and lineal footage for street trees.	Prior to to Development Plan Approval	
3. Provide the open space Planting Requirements information on the landscape plan per city code 14-8.4(H) (Ord. No. 2014-31 § 32). (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. (2) In addition to required trees and shrubs, *open space* areas shall be *landscaped* with groundcover plants or decorative *mulch* or naturally occurring groundcover plants shall be maintained. 3) *Street trees* and landscaping required for parking lots may be counted toward meeting the minimum planting requirements for *open space.* (4) At least twenty-five percent of required trees and shrubs	Prior to to Development Plan Approval	

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.		
4. Provide a Plant Schedule List of the plant material to be used in the landscape. Provide the botanical and common name of the plants, quantity, size, and water use as shown in the City of Santa Fe approved plant list.	Prior to to Development Plan Approval	
5. Provide a significant tree survey, list species, size,and quantities. Any trees to be removed shall be mark on the plan with a red X.	Prior to to Development Plan Approval	
6. Provide perimeter screening for parking lots per city code 14-8.4(I)(2)	Prior to to Development Plan Approval	
7. 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 (LIDS).	Prior to to Development Plan Approval	
8. 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 to Development Plan Approval	
9. Provide a complete set of installation details, notes, and specifications for the irrigation system. Show in the detailed drawings the installation of all assemblies without any questions about size or type of materials to use for said irrigation system.	Prior to to Development Plan Approval	
10. Separate meters shall be required for irrigation for commercial customers unless the total landscaped area on the lot is less than 1000 square feet. Provide a dedicated irrigation meter, 25-1.1(3) SFCC 1987.	Prior to to Development Plan Approval	
11. Provide an outdoor lighting plan with photometric data and footcandle plan per 14-8.9(C) COSF code. Average Maintained Horizontal Foot-candles at Grade for Commercial Areas: Sidewalks 1.0, Pedestrian Area 2.0, Parking Lots 1.0, Building Entrances 5.0, Building Grounds 1.0, 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 to Development Plan Approval	
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)

City of Santa Fe, New Mexico

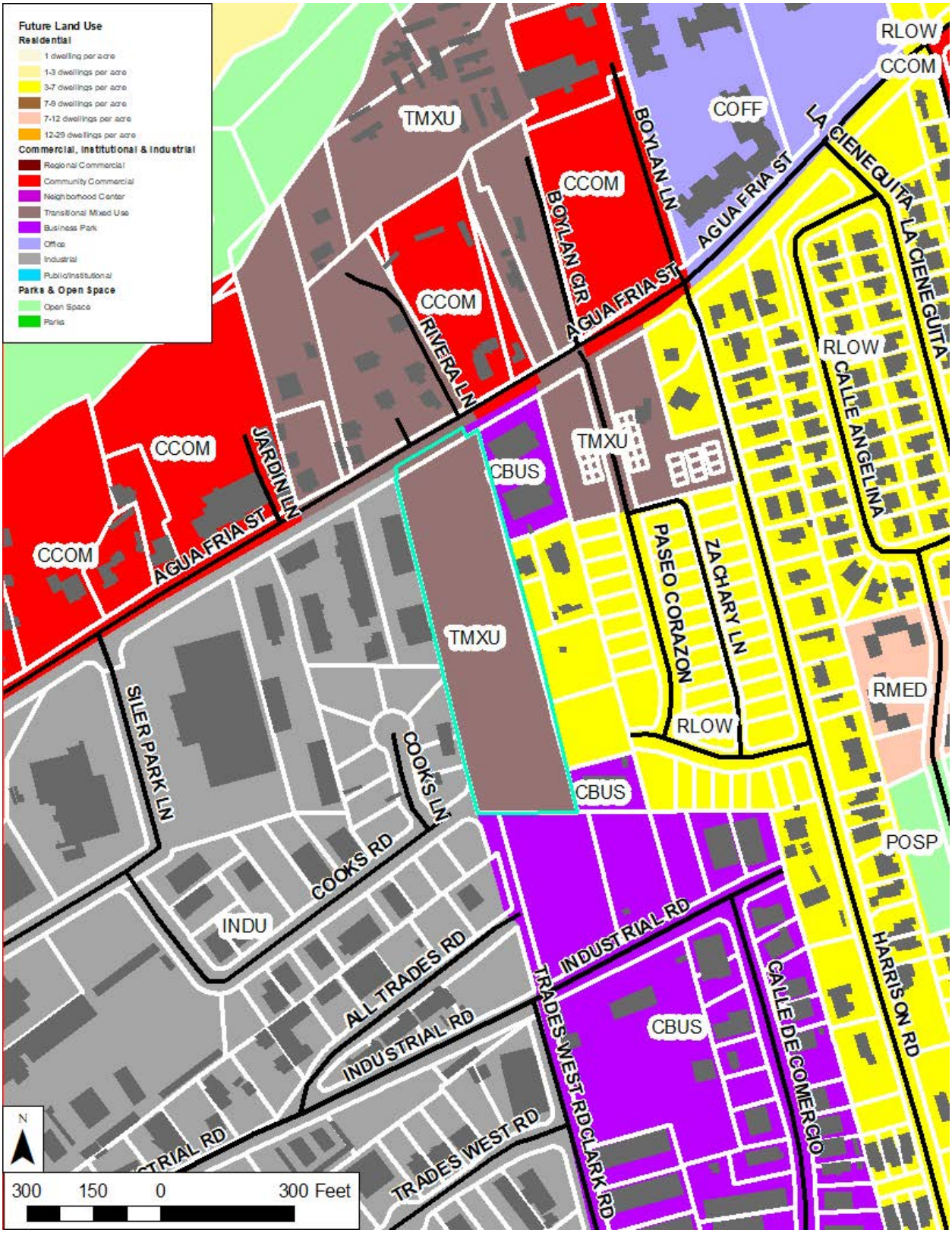
Case #2024-8901 & 8902
2768 Agua Fria
Rezoning and Master Plan
Planning Commission
June 5th, 2025

Exhibit B

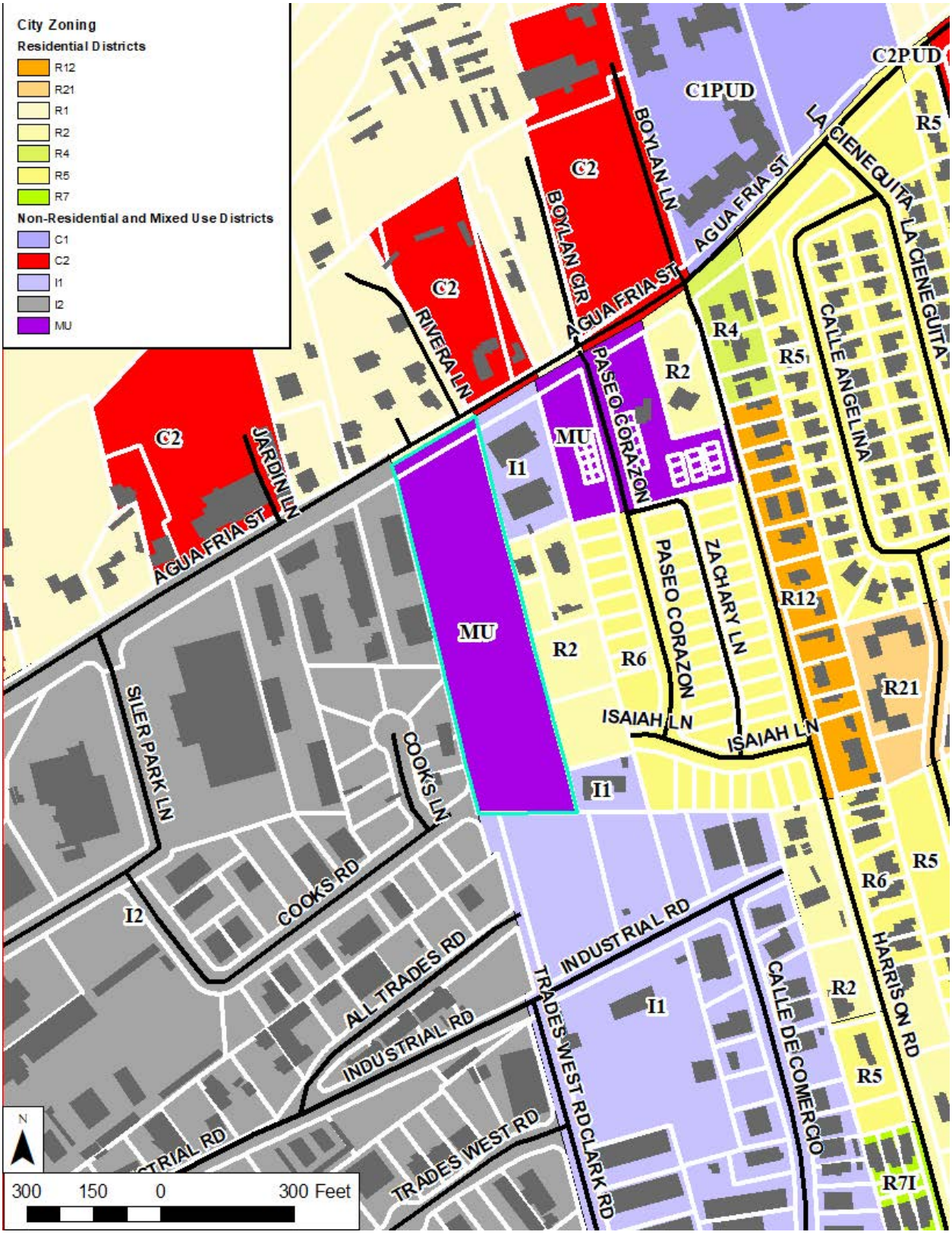
Maps and Photos

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



BIRDSEYE (North)



City of Santa Fe, New Mexico

Case #2024-8901 & 8902
2768 Agua Fria
Rezoning and Master Plan
Planning Commission
June 5th, 2025

Exhibit C

Application Materials

1. Application Report and Approval Criteria Responses
2. Master Plan Application and Authorization
3. Rezoning Application and Authorization
4. Warranty Deed
5. Certificate of Compliance
6. Rezoning Ordinance 2007-29
7. Utility Service Application
8. SFHP Proposal
9. School Impact Form
10. Water Budget
11. ENN Notes
12. Parking Study
13. TIA

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

August 12, 2024 ***(Revised May 15, 2025)***

Joel Cruz-Haber, Senior Planner
Current Planning Division
City of Santa Fe Land Use Department
200 Lincoln Ave.
Santa Fe, NM 87501

RE: Letter of Application
2768 Agua Fria St. Rezone & Master Plan

Dear Joel:

This letter is respectfully submitted on behalf of Cold Water Development Fund QOZF, LLC (the "Applicant") in application for a Rezone and Master Plan of the property at 2768 Agua Fria St. The ±4.12-acre subject property is zoned Mixed-Use (MU), with a General Plan Future Land Use designation of Transitional Mixed-Use, and is undeveloped. This submittal includes the following requests:

1. Rezone from MU to C-2, General Commercial
2. Master Plan for 130-unit mixed-use community

Background

The subject property was granted approved of a General Plan Amendment on January 25, 2006 from Residential Low Density to Transitional Mixed-Use. The property was subsequently rezoned on August 8, 2007 from R-2 (Residential, two units per acre) to MU. Please see attached Rezone Ordinance 2007-29.

Legal Lot of Record was established via a Certificate of Compliance approved by the Planning Commission on June 6, 2024. The Findings of Fact and Conclusion of Law are included with this application.

Project Description

The 4.12-acre property is located directly off Agua Fria Street approximately one-third mile east of Siler Road. This segment of the Agua Fria corridor is a diverse, mixed-use neighborhood that includes a range of residential densities, commercial development, and industrial uses. A Master Plan is submitted with this Rezone application addressing the potential future development of the property as a130-unit multi-family residential community with a local-serving commercial component. In compliance with the Santa Fe Homes Program, 10% of the units will be affordable and a 5% fee-in-lieu will be contributed to the Affordable Housing Trust Fund.

Rezone Request

The subject parcel is currently zoned MU and we are requesting a rezone to C-2, General Commercial. Responses to the rezoning approval criteria in SFCC §14-3.5(C) and (D) are detailed below.

(a) *One or more of the following conditions exist:*

(i) *there was a mistake in the original zoning.* N/A

(ii) *there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning.*

Applicant Response: This area has gradually densified over the years resulting in a diverse neighborhood of suburban residential development patterns, multi-family development, and commercial uses. The most significant and relevant change is the housing shortage that Santa Fe is currently facing. Increasing the supply of all types of housing is critical to accommodating projected growth and addressing affordability. In addition, a key component of economic development is an adequate supply of housing to support a robust workforce. The rezone will directly result in an increase of local housing supply and affordability.

(iii) *a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans.*

Applicant Response: The subject property is an ideal location for greater housing density, served by the Santa Fe Trails bus system, proximate to services and employment, and less than half a mile from the Santa Fe River Trail, providing direct access to downtown. Accordingly, the project aligns with General Plan Themes and Policies, such as Affordable Housing, Transportation Alternatives, Economic Diversity, Urban Form/Higher Densities, Community Oriented Development, and Mixed-Use. Furthermore, the project exemplifies the following elements of the General Plan Land Use Framework: Compact Urban Form, Mix of Uses in All New and Existing Neighborhoods, Mix of Housing Types in All Neighborhoods, and Transit Supportive Development. The applicable Themes and Policies of the General Plan are further summarized below:

Affordable Housing Policy 4-4-G-7

This increase in housing supply provided by the project will help alleviate the current housing shortage in Santa Fe. In addition, 10% of the units will be set-aside as affordable units and a 5% fee paid to the Affordable Housing Trust Fund to support future affordable housing efforts.

Economic Development Strategic Plan

The provision of adequate housing opportunities for the workforce is critical to economic development. Furthermore, the project enhances the mixed-use environment of the Agua Fria corridor, whose residents will support local businesses in the vicinity.

Urban Form/Higher Densities - Growth Management Methods 4.1

"In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows. This approach does not necessarily require greater building height but rather greater massing on specifically identified infill sites within the Urban Area."

The rezoning supports the General Plan's emphasis on higher densities and a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl, and supporting walkability and transit-oriented development. By promoting higher-density residential development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

Community-Oriented Development - Growth Management Methods 4-1-G-3

"Use a full range of growth management methods to achieve a superior quality of life and to ensure a financially and environmentally sustainable community."

The project will help meet the community's housing needs in a sustainable manner. Developing housing in the Agua Fria corridor provides walkable access to services and employment opportunities. Furthermore, the site is served by Route 1 of the Santa Fe Trails bus system.

Compact Urban Form 4-3-G-2

Rezoning to C-2 supports a more compact urban form by making more efficient use of the land. This is particularly important for infill sites where existing utility and roadway infrastructure can be leveraged without the need for extensive new development. This efficient use of land and infrastructure is a key goal of the General Plan, helping to reduce the environmental impact of development and supporting more sustainable urban growth.

Mix of Housing Types in All Neighborhoods (3.3 Land Use Framework)

"Future Land Use (Figure 3-2) illustrates neighborhoods with integrated housing types, designed to locate a larger share of residences close to transit and neighborhood centers."

The subject property is in a diverse neighborhood of commercial uses and a variety of residential densities. The project adds to this diversity, increasing the housing supply in this mixed-use area. Furthermore, access to public transit, services, and employment make the site an ideal infill location for multi-family development.

(b) *all the rezoning requirements of Chapter 14 have been met.*

Applicant Response: All the rezoning requirements of Chapter 14 have been met.

(c) *the rezoning is consistent with the applicable policies of the general plan, including the future land use map.*

Applicant Response: The requested C-2 zoning complies with the property's designation of Transitional Mixed-Use. Furthermore, the project conforms to the General Plan as outlined below:

Affordable Housing Policy 4-4-G-7

This increase in housing supply provided by the project will help alleviate the current housing shortage in Santa Fe. In addition, 10% of the units will be set-aside as affordable units and a 5% fee paid to the Affordable Housing Trust Fund to support future affordable housing efforts.

Economic Development Strategic Plan

The provision of adequate housing opportunities for the workforce is critical to economic development. Furthermore, the project enhances the mixed-use environment of the Agua Fria corridor, whose residents will support local businesses in the vicinity.

Urban Form/Higher Densities - Growth Management Methods 4.1

"In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows. This approach does not necessarily require greater building height but rather greater massing on specifically identified infill sites within the Urban Area."

The rezoning supports the General Plan's emphasis on higher densities and a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl, and supporting walkability and transit-oriented development. By promoting higher-density residential development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

Community-Oriented Development - Growth Management Methods 4-1-G-3

"Use a full range of growth management methods to achieve a superior quality of life and to ensure a financially and environmentally sustainable community."

The project will help meet the community's housing needs in a sustainable manner. Developing housing in the Agua Fria corridor provides walkable access to services and employment opportunities. Furthermore, the site is served by Route 1 of the Santa Fe Trails bus system.

Compact Urban Form 4-3-G-2

Rezoning to C-2 supports a more compact urban form by making more efficient use of the land. This is particularly important for infill sites where existing utility and roadway infrastructure can be leveraged without the need for extensive new development. This efficient use of land and infrastructure is a key goal of the General Plan, helping to reduce the environmental impact of development and supporting more sustainable urban growth.

Mix of Housing Types in All Neighborhoods (3.3 Land Use Framework)

"Future Land Use (Figure 3-2) illustrates neighborhoods with integrated housing types, designed to locate a larger share of residences close to transit and neighborhood centers."

The subject property is in a diverse neighborhood of commercial uses and a variety of residential densities. The project adds to this diversity, increasing the housing supply in this mixed-use area. Furthermore, access to public transit, services, and employment make the site an ideal infill location for multi-family development.

(d) *the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city.*

Applicant Response: General Plan Figure 4-4, Urban Sub-Areas, designates the subject property and surrounding area as an "Infill Area." The Growth Management Chapter of the General Plan specifically calls for prioritization of infill development in Santa Fe in order to maximize the efficient use of public infrastructure, while meeting the demand for urban land for development and directing new growth towards the historic core of the city rather than on the undeveloped fringes. The proposed infill project is in alignment with these strategic directives and responsive to community needs for housing in this area of the City. General Plan Section 4.1 states, *"In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows" to help "create efficient use of already existing roads and utilities, help ensure cost-efficient public transit, and provide the type of housing that will be in demand…"*.

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

Applicant Response: The subject property is served by existing roadways and public water and sewer infrastructure. In addition, the site is proximate to the Santa Fe River Trail, providing access to the City's network of urban trails and open space.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

Applicant Response: The proposed project aligns well with numerous General Plan policies and principles, as addressed above. Furthermore, it is a model of the type of infill development that the General Plan specifically encourages, adding to the mix of housing types in the neighborhood, providing 13 affordable apartment homes, creating a transition between lower and higher intensity land uses, and creating higher density housing adjacent to a transit corridor.

SFCC §14-3.5 (D): Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

Applicant Response: The Applicant is prepared to construct necessary infrastructure improvements to accommodate future development on the property in accordance with the Traffic Impact Analysis and applicable City regulations.

(2) If the proposed rezoning creates a need for additional streets , sidewalks or curbs necessitated by and attributable to the new development , the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Applicant Response: Any requisite infrastructure improvements will be determined at the Development Plan stage and will be implemented as part of the project.

Master Plan

A Master Plan is submitted with this Rezone application addressing the conceptual development program for a 130-unit multi-family community with a local-serving commercial component. Three buildings are proposed with a combination of two and three stories. In keeping with the development patterns along Agua Fria Street, Building 1 adjacent to the road will be two stories and includes the commercial space at the northeast corner. Building 2 is three stories and sited along the west boundary to buffer the residential properties to the east. Similarly, Building 3 also comprises three stories. Courtyards at Buildings 1 and 3 off outdoor lounge space and recreational areas. In addition, a dog park, clubhouse/fitness center, and pool are located at the south end of the site.

Permissible Uses. Given the neighborhood context, it is appropriate to define and limit the C-2 uses that will be permitted. The proposed permissible uses are as follows:

- Single-Family Residential
- Multi-Family Residential
- Food and Beverage
- Retail
- Studios
- Arts Activities
- Service Establishments

Access and Traffic. The project is accessed directly from Agua Fria St. and a secondary, gated emergency access is provided at Cooks Road at the southwest property corner. Pedestrian access to Cooks Rd. will also be provided. At the City's request, a 42-foot access and utility easement will be granted to support the potential future eastern extension of Cooks Road. Per the attached Traffic Impact Analysis, all intersections analyzed operate at acceptable levels of service. An eastbound right-turn decel lane is warranted at the site access in the PM peak hour.

Parking. 185 parking spaces are required and 160 are provided. In accordance with SFCC §14-8.6(B)(4)(d) and (e), a Parking Demand Study is submitted with this application in request for a parking reduction and shared parking between the residential and commercial uses.

Utilities. Water service to Buildings 1 and 2 will be provided via a new service line connection to the existing waterline in Agua Fria St., with a master meter installed for each building. Building 3 will connect to the waterline in Cooks Rd. with a separate master meter. Sewer service is provided via a new manhole connection to the existing trunk line that traverses the north side of the property and a connection to the existing sewer line in Cooks Rd. Please refer to the Master Utility Plan for more information.

Terrain Management and Landscaping. The site slopes gently from east to west. Stormwater detention is provided in a series of small ponds and passive water harvesting will be provided in the landscaped areas. Landscaping improvements will include street trees along Agua Fria, and

requisite plantings in the parking and open space areas. Please refer to the Preliminary Grading and Landscaping Plans for additional details.

The Master Plan approval criteria in §14-3.9(D) are addressed below:

(a) The master plan is consistent with the general plan;

Applicant Response: The proposed Master Plan supports *General Plan Theme1.7.1 – Affordable Housing*, which calls on the Planning Commission and Governing Body to "*actively participate in the creation of affordable housing*" by approving development that creates opportunities for housing to serve all income segments in all areas of the city. In addition, the following land use principles in *General Plan Section 3.3* are embodied by the proposal:

- *Compact Urban Form:* As an infill site, the project exemplifies a compact urban form.
- *Mix of Housing Types in All Neighborhoods*: Calls for the integration of diverse housing types close to transit and neighborhood centers. The proposal will enable residential development at a density that will promote a diversity of housing types in the neighborhood.
- *Quality of Life*. The Plan specifically seeks to promote community interests over private interests to ensure the availability of resources, services and amenities to *all* residents. The Master Plan will enable the future development of much needed market rate and affordable housing, which will serve a diversity of Santa Fe residents.
- *Sustainable Growth*. The project will efficiently utilize existing infrastructure and balance resource protection with meeting community needs through residential infill development. Chapter 4 of the General Plan states, "*Promoting infill over development at the periphery of the city is a key component of growth management. Providing for a mix of housing densities and products is essential to promoting a balanced socioeconomic profile for all neighborhoods within the city. Infill development can be designed to be fully compatible and to integrate with surrounding neighborhoods, **at densities that support the construction of affordable housing***." The General Plan specifically calls for a mixture of housing types in all neighborhoods and for the active creation of affordable housing – objectives which this proposal seeks to address by enabling residential development at a density that is compatible with its surroundings and creating the possibility for a diversity of housing types and pricing options.

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

Applicant Response: The C-2 zoning district is a robust mixed-use zoning category that supports both commercial uses and multi-family development at higher densities. The proposed mixed-use development will serve as an appropriate transition from the more intense commercial uses to the west and the residential development patterns to the east.

Furthermore, the Master Plan demonstrates compliance with Chapter 14 development standards with respect to height, lot coverage, parking, open space, terrain management, and landscaping.

(c) Development of the master plan area will contribute to the coordinated and efficient development of the community; and

Applicant Response: The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area, as called for in the General Plan. In addition, the subject property makes efficient use of existing infrastructure as an infill site – a value repeatedly emphasized in the General Plan. Furthermore, as stated above, the development program proposed by the Master Plan will serve to achieve a transition between lower intensity residential land uses to the east and the higher intensity commercial uses to the west. Transitions like this are critical to the coordinated development of the community and serve to buffer residential neighborhoods from areas of high intensity land uses.

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

Applicant Response: The existing roadway and utility infrastructure are adequate to serve the project. The Traffic Impact Analysis (TIA) demonstrates that the roadway network has the capacity for the proposed development, with the potential construction of a right-turn decel lane at the site access.

Archaeology
The subject parcel is located in the River and Trails Archaeological District. An archaeology survey will be prepared and submitted with the Development Plan application.

Water Budget
A Conceptual Water Budget is submitted herewith for reference. In accordance with City regulations, water rights will be provided to offset the water demand.

Affordable Housing – Santa Fe Homes Program
As stated above and in accordance with the Santa Fe Homes Program ("SFHP"), 10% of the units will be set aside as affordable and a 5% fee-in-lieu will be contributed to the Affordable Housing Trust Fund.

Early Neighborhood Notification
Two Early Neighborhood Notification Meetings were held on January 24 and April 23, 2024. City staff, Applicant, consultants, and members of the public were in attendance. Please refer to the attached meeting notes for details.

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

1. Master Plan and Rezone Applications
2. Agent Authorization Letter
3. Warranty Deed
4. Legal Lot of Record Certificate of Compliance
5. Rezone Ordinance
6. Utility Service Application
7. SFHP Proposal
8. Santa Fe Public School Form
9. Conceptual Water Budget
10. ENN Meeting Notes
11. Traffic Impact Analysis
12. Master Plan Submittal Set

The Development Review Fees are calculated as follows:

Master Plan:	$500.00
Rezone	$1,000.00
TOTAL	**- $1,500.00**

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

Thank you for your consideration.

Sincerely,



Jennifer Jenkins, Principal

(date stamp)

MASTER PLAN APPLICATION

Parcel Information

Project Name: Agua Fria Multi Family Master Plan

Address: 2768 Agua Fria Street

Property Size: 4.12 acres

Current Use of Land: vacant

Proposed Use of Land: Residential/ Commercial

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

Are any variances required? YES ☐ NO ☑

Preapplication Conference Date: 12/07/2023

Early Neighborhood Notice (ENN) meeting date: #1 2/29/24 #2 4/23/24

Zoning: Current: MU Mixed Use
Proposed: C-2 General Commercial

Property Owner Information

Name: Cold Water Development Fund QOZF, LLC
First *Last*

Address: 106 Faithway Street
Street Address *Suite/Unit #*

Santa Fe NM 87501
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 Avenue Suite 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:

I/We authorize *<<See attached notarized owner authorization.>>* 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	☒	Los Prados Master Plan Set	☐	
☒	Archaeological Clearance (if applicable)	☒	Traffic Impact Analysis (if required)	☒	Proof of Compliance with Conditions of Annexation Approval (if applicable)	☒	Sewer and Water Plan (including profiles and details)	☐	
☐									

Master Plan Submittal Requirements, as defined by Section 14-3.9(C) SFCC 1987:

Applicants for developments that require master 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 the vicinity;
(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) proposed changes to the zoning of land within the master plan area and the types, extent and intensity of land uses that are proposed;
(d) the proposed boundaries of tracts comprising the various land use areas and development phases;
(e) proposed modifications to the infrastructure serving the site, including locations of utilities and public and private streets and driveways and traffic control measures;
(f) the phases of development, if applicable;
(g) if public or private infrastructure is proposed to be constructed in phases, a plan for the timing, financing and responsibility for infrastructure construction;
(h) a development water budget as required by Section 14-8.13;
(i) for master plans involving five or more acres of land, the land use director may require an analysis of the fiscal impact to the city of providing utility and other municipal services to the area.

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: _____ Date: August 12, 2024

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

Revised 12-11-12

(date stamp)

REZONING APPLICATION 14-3.5

Parcel Information

Project Name: Agua Fria Multi Family Property Size: 4.12 acres

Address: 2768 Agua Fria Street

Current Zoning: (MU) Mixed Use Proposed Zoning: (C-2) General Commercial

Does a Development Plan application accompany this application? YES ☐ NO ☑

Preapplication Conference Date: 12/07/2023 UPC Code Number: 1051097275431000000

Early Neighborhood Notice (ENN) meeting date: #1 2/29/24 #2 4/23/24

Property Owner Information

Name: Cold Water Development Fund QOZF, LLC
First *Last*

Address: 106 Faithway Street
Street Address *Suite/Unit #*

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

Phone: E-mail Address:

Applicant/Agent Information (if different from owner)

Company Name: Jenkins Gavin, Inc.

Name: Jennifer Jenkins
First *Last*

Address: 130 Grant Ave Suite 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:

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

Signed: Date:

Signed: Date:

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

Submittal Checklist (Requirements found in Section 14-3.5 SFCC 1987)

Six (6) 24"x36" or 11"x17" scalable plan sets and 1 CD with a PDF copy are required. Submittal requirements may vary based on the individual application and the requested zoning district. The City reserves the right to request additional information at any time during the review process. See Section 14-4 and 14-5 SFCC 1987 for rezoning regulations related to specific zones. Please include the following and check box to indicate submittal:

☑	Letter of Application (intent, location, acreage)	☑	Narrative addressing approval criteria (see below)	☑	Legal Lot of Record, Legal Description	☐	Development Plan (see Section 14-3.8 SFCC 1987)
☐	Landscape, Parking and Lighting Plan, Signage Specifications	☐	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	☑	Traffic Impact Analysis (if required)	☐	Archaeological Clearance (if applicable)
☐	Sewer and Water Plan (including profiles and details), letter of availability (if applicable)	☐	Phasing Plan (if applicable)				

Rezoning Approval Criteria, Sections 14-3.5(C) and (D) SFCC 1987

(C) Approval Criteria

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:
  (i) there was a mistake in the original zoning;
  (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or
  (iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

(b) all the rezoning requirements of Chapter 14 have been met;

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

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

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

(D) Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning requirements.

Signature: Jennifer Jenkins Date: August 12, 2024

October 27, 2023

Current Planning Division
City of Santa Fe Land Use Department
200 Lincoln Avenue,
Santa Fe, New Mexico 87501

RE: Cold Water Development Fund QOZF, LLC
Agua Fria: Lot 38

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,

Cold Water Development Fund QOZF, LLC

By: Andrew Duetta, Manager

Signed: _____ Date NOV 2, 2023

ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me this 2nd day of November, 2023 by Andrew W. Werner Duetta.

Lori M. Vigil
Notary Public

06-01-2024
My Commission Expires

STATE OF NEW MEXICO
NOTARY PUBLIC
LORI M. VIGIL
Commission # 1091563
My Comm. Exp. 06/01/2024

SWTE Courtesy 2816-2022

e-Recorded 2007233 02/27/23 SFC

WARRANTY DEED

AGUA FRIA DEVELOPMENT QOZB, LLC, a New Mexico limited liability company, for consideration paid, grants to COLD WATER DEVELOPMENT FUND QOZF, LLC, a New Mexico limited liability company, the address for which is 154 W. Marcy Street, Suite 104, Santa Fe, New Mexico 87501, the following described real property in Santa Fe County, New Mexico:

> Lot Thirty-eight (38) as shown on "Boundary Survey Plat Prepared for Department of the Interior Bureau of Land Management, showing Section 33, T17N, R9E, N.M.P.M., Santa Fe County, N.M.", filed in the office of the County Clerk, Santa Fe County, New Mexico on October 18, 1995, in Plat Book 318, page 032, as Document No. 921,975

Subject to: Restrictions, reservations, easements of record and taxes for the year 2023 and thereafter

with warranty covenants

Dated: February 27, 2023

AGUA FRIA DEVELOPMENT QOZB, LLC
a New Mexico limited liability company

By: PIGEON HAWK QOZF, LLC
a New Mexico limited liability company

Its: Manager

By_____
Marc Bertram, Managing Member

COUNTY OF SANTA FE } WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for Record On The 27TH Day Of February, A.D., 2023 at 01:28:52 PM And Was Duly Recorded as Instrument # 2007233 Of The Records Of Santa Fe County

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

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS.

The foregoing instrument was acknowledged before me on January 27th, 2023, by Marc Bertram, Managing Member of Pigeon Hawk QOZF, LLC, a New Mexico limited liability company, as Manager of Agua Fria Development QOZB, LLC, a New Mexico limited liability company, on behalf of said limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
KATARINA SOMMER
Commission # 1130609
My Comm. Exp. Sept. 21, 2024

Katarina Sommer
Notary Public
My Commission Expires

CITY OF SANTA FE, NEW MEXICO

ORDINANCE NO. 2007-29

AN ORDINANCE

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE; CHANGING THE CLASSIFICATION FROM R-2 TO MU; APPROVING A MASTER PLAN, AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO A CERTAIN PARCEL OF LAND COMPRISING 4.12 ACRES MORE OR LESS LOCATED WITHIN SECTION 33, T17N, R9E, N.M.P.M., GENERALLY LOCATED ON THE SOUTH SIDE OF AGUA FRIA ROAD APPROXIMATELY 500 FEET WEST OF HARRISON ROAD ("AGUA FRIA COMPOUND" ZONING CASE NO. ZA 2007-01)

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

Section 1. The following real property (the "Property") located within the municipal boundaries of the city of Santa Fe, which is restricted to and classified as R-2 (Residential, Two units per acre).

A parcel of land comprising 4.12 acres, Lot 38 within Section 33, T.17N., R.19E., N.M.P.M. as shown in the attached Boundary Survey "Exhibit A" attached hereto and incorporated by reference. Said Boundary Survey is recorded with the County of Santa Fe, State of New Mexico, October 18, 1995 in book 318, page 32 of the records of Santa Fe County.

Section 2. The official zoning map of the City of Santa Fe adopted by Ordinance No. 2001-27 is amended to conform to the changes of zoning classifications for the property set forth in Section 1 of this Ordinance.

Section 3. The rezoning action effected by this ordinance is subject to the conditions of approval set forth in "Exhibit B" attached hereto and incorporated by reference.

Section 4. The Master Plan for development of the property (Exhibit C, attached) is hereby approved.

Section 5. This Ordinance shall be published one time by the title and general summary and shall become effective five days after such publication.

Section 6. The rezoning action with respect to the Property affected by this Ordinance is subject to the time restrictions set forth in Section 14-3.5(D)(1) SFCC 2001 (Two-year Review/Rescission).

PASSED , APPROVED AND ADOPTED this 8th day of August, 2007.

DAVID COSS, MAYOR

ATTEST:

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

FRANK D. KATZ, 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
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

CERTIFICATE OF COMPLIANCE AS LEGAL LOT OF RECORD

RE: Legal Lot of Record status for a parcel identified as 2768 Agua Fria Street, depicted as Lot 38 on a boundary Survey Plat prepared for Department of the Interior Bureau of Land Management in 1995 **recorded in Book 318, Page 32 as instrument number 921.975, records of Santa Fe County, New Mexico** on October 18, 1995 (hereinafter, the "Property").

In compliance with Subsection 14-3.7(A)(7) of the Santa Fe City Code ("SFCC") this Certificate of Compliance documents status as a legal lot of record for the Property.

This Planning Commission ("Commission") considered the following documents:

1. Survey Plat prepared for Richard P. Cook showing the split of Lot 2 into 2-A, 2-B, and the consolidation of Lot 1 with the remainder of Lot 2 to form lot 1-2-C all within a portion of projected section 22, T/17N, R.9E, N.M.P.M. recorded by the Office of the Santa Fe County Clerk on September 16, 1994, recorded in Book 286, Page 2 as Instrument Number 877873.
2. Amended Cook's Industrial Subdivision recorded by the County of Santa Fe August 20, 1985, in Book 156, Page 12 as instrument number 574,639.
3. Lot Line Adjustment of Tract 3 Lot 2, tract 3 Lot 1A and PC 2838 TR. 5 recorded by the County of Santa Fe on May 1, 1998, in Book 385, Page 35, as instrument number 1022556.
4. Quitclaim Deed "Otila M. Quintana, daughter of Inex Montoya, and Juan B. Quintana, her husband for consideration paid, quitclaim to Maria Magdalena B. Montoya (now Arias)" recorded by the County of Santa Fe on August 24, 1962, as instrument number 258,868.
5. Lot Split Survey for Lawrence Boyd of Lot 36 recorded b the County of Santa Fe on September 16, 2008, on September 16, 2008, in Book 690, Page 4 as instrument number 1538,57.
6. Warranty Deed, "Santos I. Montoya, a married man dealing in his sole and separate property and Maclovio Montoya, a married man for consideration paid grant to Santos I. Montoya and Marie Montoya, husband and wife, and Maclovio Montoya and Juanita Montoya, husband and wife as joint tenants" recorded by the County of Santa Fe on April 30, 1998, in Book 1486, Page 202 as instrument 1022377.
7. Warranty Deed, "Maclovio B. Montoya and Juanita T. Montoya for consideration paid grant to Santos I. Montoya" recorded by the County of Santa Fe on August 5, 1974, in Book 314, Page 146.
8. Warranty Deed "Samarkand Properties Ltd. for consideration paid grants to Thanh Long Nguyen and Lan Kim Nguyen, husband and wife" recorded by the County of Santa Fe on May 10, 1994, in Book 1055, Page 112-113 as instrument number 862,179.

SFC CLERK RECORDED 09/11/2024

SFCC 1987, §14-3.7(A)(7)(b) allows the Planning Commission to issue a certificate of compliance "for a lot or contiguous lots that have been created in violation of the procedural requirements of this section if it determines that the lots comply with all other applicable standards of Chapter 14 or it imposes conditions of approval necessary to ensure such compliance."

Following a public hearing on April 4, 2024, in which the Commission considered the above-referenced documents, heard reports from city staff and the applicant, and opened the floor the public comment, the Commission found that the Property was "[a] lot that was created in such a manner that would today qualify for a lot split the City of Santa Fe's Family Transfer Subdivision Ordinance," and that it therefore met the applicable criteria under SFCC 1987, §14-3.7(A)(7)(b). The lot is granted compliance with the City of Santa Fe Zoning Ordinance.

Approval of the Certificate of Compliance makes no determination regarding the conformity or lack thereof pertaining to development or structures on the property.

Janet Clow 9/5/24

Janet Clow, Chair, City of Santa Fe Planning Commission Date

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

SUBSCRIBED AND SWORN to before me this 5 day of September 2024.

By Janet Clow.

Notary Public

My Commission Expires:
5/30/28

DANIEL A ESQUIBEL
Notary Public
State of New Mexico
Comm. # 2003334
My Comm. Exp. May 30, 2028

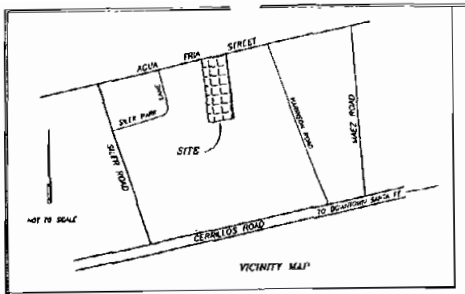
SFC CLERK RECORDED 09/11/2024

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

CERTIFICATE OF COMPLIA
PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 11TH Day Of September, 2024 at 09:45:27 AM And Was Duly Recorded as Instrument # 2041564 Of The Records Of Santa Fe County

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





LINE	BEARING	DISTANCE
L1	N68°30'01"E	9.40'

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. 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

FLOOD ZONE

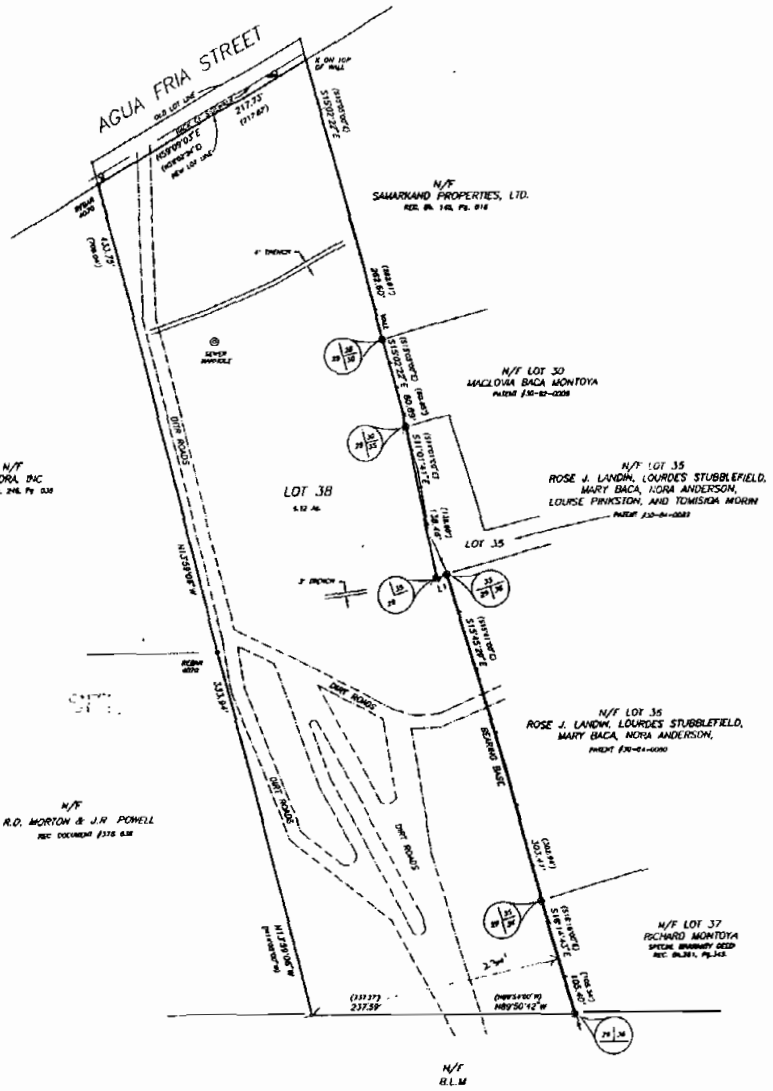
THIS PROPERTY LIES WITHIN ZONE "C" AREAS OF MINIMAL FLOODING, AS SHOWN ON F.I.R.M. PANEL 350070 0007 B, DATED JULY 2, 1980.

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 18 day of Mar 1995 A.D. at 2:05 o'clock PM and was duly recorded in book 280 page(s) 092 of the records of Santa Fe County.

Witness my Hand and Seal of office
JOHN G. ARNOLD
County Clerk, Santa Fe County, N.M.
By: Deputy

Fee $21.975





REFERENCE DOCUMENTS

1. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP NEW MEXICO PROJECT No. HES-44-4784(2) C.I.P. #51 SANTA FE COUNTY (SHEET 3 OF 6) FINAL MAP DATED 12/10/90 PREPARED BY: LANDMARK SURVEYS, SANTA FE, NEW MEXICO.
2. BUREAU OF LAND MANAGEMENT SURVEY OF LOTS, T17N, R9E, N.M.P.M. ACCEPTED MARCH 12, 1984.
3. BUREAU OF LAND MANAGEMENT DEPENDENT RESURVEY AND SURVEY OF LOTS, T17N, R9E, N.M.P.M. ACCEPTED SEPT. 12, 1981
4. BUREAU OF LAND MANAGEMENT SUPPLEMENTAL PLAT SHOWING SECTION 33, T17N, R9E, N.M.P.M. ACCEPTED OCT. 29, 1940.
5. THE UNITED STATES OF AMERICA TO RICHARD P. MONTOYA PATENT #30-82-0017, DATED JUNE 15th, 1982

LEGEND

BEARINGS ARE DERIVED FROM T17N, R9E, N.M.P.M., SURVEY OF LOTS UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT, TOWNSHIP PLAT ACCEPTED MARCH 12, 1984.

- DENOTES REBAR, OR AS SHOWN FOUND
- DENOTES REBAR, OR AS SHOWN SET
- DENOTES CALCULATED POINT, NOT SET
- DENOTES BRASS CAP FOUND
- DENOTES FENCE
- DENOTES UTILITY METER/VALVE/PEDISTAL/BOX/ETC
- DENOTES SEWER MANHOLE
- DENOTES OVERHEAD LIGHT
- DENOTES FREE STANDING WALL
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT
- INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT

NOTES

1. BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS
2. THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 06th DAY OF MARCH, 1995, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

EDWARD M. TRUJILLO, N.M.P.L.S. #12332



316032

BOUNDARY SURVEY

PLAT PREPARED FOR

DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGMENT

SHOWING

LOT 38

WITHIN

SECTION 33, T17N, R9E, N.M.P.M.
SANTA FE COUNTY, N.M

DAWSON SURVEYS INC.
27747 I-25 N. FRONTAGE RD.
PROFESSIONAL LAND SURVEYORS
SANTA FE, N.M.
FILE#2887A, BDY DATE:03/31/95

Exhibit A
for Ordinance
Page 1 of 1
2007-134

EXHIBIT B:
CONDITIONS OF APPROVAL
ORDINANCE NO. 2007-29

AGUA FRIA REZONING

Exhibit B-1:	**Engineering Division Traffic Review**
Exhibit B-2:	**Subdivision Engineer**
Exhibit B-3:	**Solid Waste Division**
Exhibit B-4:	**Landscaping Review**
Exhibit B-5:	**Parks, Trails, and Open Space**
Exhibit B-6:	**Wastewater Division**
Exhibit B-7:	**Office of Affordable Housing**

City of Santa Fe, New Mexico

memo

DATE: March 29, 2007

TO: Donna Wynant, Planning and Land Use Department

FROM: John Romero, Public Works Dpt/Engineering Div/Traffic Impacts Section JR

SUBJECT: **Case #ZA-2007-01, Agua Fria Compound Rezoning**

ISSUE

Request to rezone 4.12 acres from R-2 (Residential, two units per acre) to MU (Mixed Use). The property is located on the south side of Agua Fria Road and west of Harrison Road.

RECOMMENDED ACTION:

Review comments are based on submittals received on March 14. 2007. The comments below should be considered as Conditions of Approval to be addressed in a satisfactory manner prior to subsequent submittals:

1. A Condition of approval imposed during General Plan Amendment approval recommended that the developer dedicate sufficient right-of-way to accommodate a Clark Road extension from Industrial Road to Agua Fria Road (see attached Traffic memo dated 11/3/2005). The Santa Fe Metropolitan Planning Organization has since determined that the extension of Clark Road to Agua Fria is not a recommended alternative (see attached MPO memo dated 03/29/06). In light of this, the Public Works Department rescinds their initial recommendation of dedicating right-of-way for the Clark Road extension.

If you have any questions or need any more information, feel free to contact me at 955-6638. Thank you.

Attachments: Traffic memo dated 11/3/2005
MPO memo dated 03/29/06

M:\Traffic Impacts\01-TIAs\2005\Agua Fria Compound\Agua Fria Compound 03-29-07.doc

Exhibit B-1
for Ordinance No. 2007-29

SS001 PM5 - 7/95

City of Santa Fe, New Mexico

memo

DATE: April 20, 2007

TO: Donna Wynant, Case Manager

FROM: Risana Zaxus, M.S., PE
City Engineer

RE: Case # ZA 2007-01
Agua Fria Compound Rezoning

I reviewed Sheet A-1, "Agua Fria Compound Concept & Landscape Plan," dated March 17, 2007.

This plan sheet does not show drainage ponds as did the previous drawings that I reviewed. Runoff control measures will be required when the property is developed, per Article 14-8.1(F)(2)(c)(ii).

Also of note is that when the property is developed, the Gunnison's Prairie Dogs shall be relocated per Article 14-8.12 of the Land Development Code.

A complete review of this project will be required when it proceeds to the Development Plan phase.

Exhibit 2

for Ordinance No. 2007-29

SS001.PM5 - 7/95

City of Santa Fe
New Mexico

DEVELOPMENT REVIEW TEAM TRANSMITTAL FORM

RECEIVED
MAR 15 2007
DEVELOPMENT REVIEW

Case #ZA 2007-01. Agua Fria Compound Rezoning. Jim Hays and Associates, Inc., agent for Marc Bertram and Eric Enfield, requests rezoning of 4.12 acres from R-2 (Residential, two units per acre) to MU (Mixed Use). The property is located on the south side of Agua Fria Road and west of Harrison Road. (Donna Wynant, case manager)

Name: Jim Hays
Hays and Associates, Inc.
Agent/ Owner **# 982-5467 FAX 982-7944**

Submittal date **March 12, 2007**
Email hays@haysinc.com

DRT final Comments by **March 22, 2007**
Planning Commission date **May 03, 2007**

- ☐ **PDR Case File/Case Manager**
- ☐ **Fire Inspector(s)**
- ☐ **Traffic Division Engineer**
- ☐ **Waste Water Division Engineer**
- ☐ **PW/ Engineering Division**
- ☐ **Landscaping**
- ☐ **Water Division Engineer**
- ☐ **Subdivision Engineer**
- ☐ **Office of Affordable Housing**
- ☒ **Solid Waste Division Engineer** 3/15/07
- ☐ **Trails & Open Space**

COMMENTS: NO SOLID WASTE ISSUES at this Time.

Contact RANDALL MARLO @ 955-2228

Case Manager: Donna Wynant x6325

Lou Baker x 6656 lbaker@ci.santa-fe.nm.us
Daniel A. Esquibel x 6587 daesquibel@ci.santa-fe.nm.us
Gary G. Park x 6954 ggpark@ci.santa-fe.nm.us
Charlie D. Gonzales x 6955 cdgonzales@ci.santa-fe.nm.us
Wendy M. Blackwell x 6127 wmblackwell@ci.santa-fe.nm.us
Greg T. Smith x 6957 gtsmith@ci.santa-fe.nm.us
Donna J. Wynant x 6325 djwynant@ci.santa-fe.nm.us
RB Zaxus x 6658 rbzaxus-onaxis@ci.santa-fe.nm.us

Exhibit B-3 for Ordinance

City of Santa Fe, New Mexico

memo

DATE: April 17, 2007

TO: Donna Wynant, Land Use Senior Planner,
Planning Division

CC: R. B. Zaxus, City Subdivision Engineer,
Engineering Development Review Division

FROM: Charlie Gonzales, Land Use Senior Planner, CHARLIE
Engineering Development Review Division

RE: **Landscaping Comments for case #ZA 2007-01. Agua Fria Compound Rezoning**

Below are comments for the Agua Fria Compound Rezoning request. These comments are based on the plan set dated March 17, 2007. A Landscaping Plan shall be submitted, showing compliance with the following:

Landscaping : Sheet A-1

1. Show compliance with Section 14-8.4 (E) (1) (4). Water Harvesting and Irrigation Standards. Please provide explanation and coordinate with Grading and Drainage Plan.
2. Show compliance with Section 14-8.4 (F) (2) (a) – (i). Plant Material Standards. More information needs to be submitted in order to conduct a thorough review of the plans. (Preferably on a chart or table)
    - Plant size, (height and caliper, including trees)
    - Mature size, (height and spread).
    - Shrubs to be 5 gallons minimum,
    - 2" of mulch, seed mix and fertilization.
    - Landscaping of stormwater retention/detention ponds.
3. Show compliance with Section 14-8.4 (F) (5). Existing Vegetation. Explain and show how many trees/shrubs will be removed, replaced or added.
4. Show compliance with Section 14-8.4 (G) (2) (b). Street Tree Standards. Provide additional tree on perimeter of the South Boundary.
5. Show compliance with Section 14-8.4 (H). Open Space Landscaping Requirements.

A more complete review will be conducted upon receiving the additional information as mentioned above.

Exhibit B-4
for Ordinance
No. 2007-29

APPLICATION NAME: Agua Fria Compound Rezoning

CASE NO.: ZA 2007-01

REVIEW DATE: March 21, 2007

HEARING DATE: May 3, 2007

CASE MANAGER: Donna Wynant

REVIEWED BY: Anne McLaughlin

PARKS, OPEN SPACE & TRAILS REVIEW

No comment.

Exhibit B-5
for Ordinance No. 2007-29

City of Santa Fe
New Mexico

MEMO

Wastewater Management Division
DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: March 21, 2007

To: Donna Wyatt, Planner
Planning and Land Use

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

Subject: Case #ZA 2007-01 Agua Fria Compound Rezoning

The Wastewater Division has no objection to the rezoning request. The Wastewater Division will require extension of sewer easements to the property line on the north and east side of the project boundaries on the proposed development plan.

Please contact me at 955-4637 if you have any questions.

cc: Jim Hays
File

Exhibit B6
for Ordinance
Page 152 of 196

FILE COPY

SANTA FE HOMES PROGRAM

PROPOSAL FOR SALE UNITS

Agua Fria Compound Live Work

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this 9 day of May, 2007 by Hays and Associates Inc. ("SFHP Developer").

RECITALS

A. SFHP Developer is the developer of 4.12 acres located on the south side of Agua Fria Road Approximately 600 feet west of Maes Road. SFHP Developer proposes to develop the property as described in the document attached hereto as Exhibit 1 *(Development Plan)* incorporated herein by reference, and hereinafter referred to as the "Property".

B. SFHP Developer desires to develop the Property, and seeks from the City, development incentives subject to the terms and conditions hereinafter set forth.

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 a Re-zoning approval from R-2 to a Residential Mixed Use designation for thirty two (32) live/work homes.

2. The Property is to be developed with finished homes for rent and for sale.

B. SFHP PLAN. SFHP Developer proposes to build a total of thirty two (32) live work condominiums on 4.12 acres. This results in a SFHP unit requirement of 4.8 affordable

homes. The unit requirement is based on a thirty percent requirement for the "live" portion of the project (1/2 x 32 = 16 x 30% = 4.8 SFHP homes). SFHP Developer proposes to construct four (4) SFHP live/work homes as indicated on the attached SFHP Plan (Exhibit 2). The .8 fraction of the requirement will be satisfied with a forty three thousand six hundred dollar ($43,600) fractional payment to the City's Investment Loan Fund (ILF) for affordable housing per the formula in the SFHP Ordinance. The prices stated on the SFHP Pricing Schedule (Exhibit 3) do not include a reduction for homeowner's dues. Should there be homeowners' dues, the price shall be reduced accordingly. SFHP Developer proposes to deliver the first two (2) SFHP live/work homes for sale before the first fourteen (14) market rate live/work homes have sold and the second two (2) SFHP live/work homes for sale before the final fourteen (14) live/work homes have been sold

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.

D. REPORTING. SFHP Developer proposes to sign an affidavit declaring that the sale prices did not exceed the amount specified in the SFHP Agreement.

E. MONITORING. SFHP Developer proposes to provide such information and documentation as the City may reasonably require in order to insure that the actual sales were in compliance with the SFHP Agreement.

F. DEVELOPMENT INCENTIVES. SFHP Developer requests a reduction in the amount of submittal fees for development review applications, waivers of the building permit

Exhibit B-7
P. 2 of 8
for Ordinance
Page 1154 of 1946

fees, capital impact fees, and sewer extension fees proportional to the number of SFHP units. SFHP Developer also requests a reduction to the water utility extension fee and an exemption from the retrofit and consumptive water rights requirements for the SFHP units.

G. 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.

H. CERTIFICATION. Income Certification of buyers of the SFHP units will be provided by the City's Agent, either Homewise or The Santa Fe Community Housing Trust.

I. ACCESS. SFHP Developer proposes to grant access to the City or its agent to inspect the following records of SFHP Developer for the SFHP units in order to determine compliance with the SFHP Ordinance and the SFHP Agreement: the sales agreement with the SFHP buyer, information relating to when the affordable unit was completed and made available for occupancy, permits and waivers of permits for affordable units and similar types of information regarding the affordable units and the relationship with the market units in terms of similar design and architecture.

IN WITNESS WHEREOF, this Proposal is made the day and year first written above.

SFHP DEVELOPER:

STATE OF NEW MEXICO)
)ss.

Exhibit B-7
P. 3 of 8
For Ordinance No. 2007-29

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 10th day of May, 2007,

by Jim Hays.

OFFICIAL SEAL
Gloria A Roybal
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission expires

NOTARY PUBLIC

Gloria A. Roybal

My Commission Expires:

9-21-2010

REVIEWED BY:

D R Pacheco
OFFICE OF AFFODABLE HOUSING

5/11/07
DATE

Attach: Exhibit 1 - Subdivision layout (proposed)
Exhibit 2 - Pricing Schedule
Exhibit 3 - SFHP unit obligation calculation worksheet
Exhibit 4 – Unit types and requirements

Exhibit B-7
p 4 of 7
for Ordinance 1156 of 1346
Page 115 of 1346

EXHIBIT 2

SANTA FE HOMES PROGRAM

PRICING SCHEDULE

Effective August 25, 2005*

Refer to Section 26-1.16 (B) and the SFHP Administrative Procedures
For specific requirements contact The Office of Affordable Housing

Income Range	Affordable Home Price Studio	Affordable Home Price 1 Bedroom	Affordable Home Price 2 Bedroom	Affordable Home Price 3 Bedroom	Affordable Home Price 4 Bedroom
Income Range 2	$74,500	$85,000	$97,000	$109,000	$122,000
Income Range 3	$100,500	$111,000	$126,000	$142,000	$158,000
Income Range 4	$125,500	$136,000	$155,000	$175,000	$194,000

*Prices are revised according to the most recent area median income published by HUD.
Household income based upon HUD area median incomes as of 2/24/2005.

AFFORDABLE PRICES AND BEDROOM SIZES REQUIRED

Income Range	Affordable Home Price **2 bedroom**	Affordable Home Price **3 Bedroom**	Affordable Home Price **4 Bedroom**
Income Range 2	**One** Unit $97,500		
Income Range 3		**Two** Units $142,000	
Income Range 4			**One** Unit $194,000

Exhibit B-7
p. 5 of 7
for Ordinance No. 2007-34

EXHIBIT 3

SFHP FOR SALE UNIT CALCULATION WORKSHEET

The project is proposed in a Transitional Mixed Use zoning district.

The project has an area of approximately 4.12 acres.

The project is proposing 32 live/work homes with the affordable homes requirement based on 30% of 16 homes (the "live" portion of the project).

Calculate SFHP Obligation

1. Total number of all units to be built in development	16
2. Multiply number from line 1 by 30%	4.8
3. Enter whole number result of line 2 calculation. **This is the total number of SFHP units that must be built in the development**	4
4. Determine how many units are required in each applicable Income Range. Divide number from line 3 by 3. Enter the **whole** number result in each of the following Income Ranges:	
4a. Income Range 2:	1
4b. Income Range 3:	2
4c. Income Range 4:	1
5. If the total of lines 4a, 4b and 4c does not equal the total required from line 3, add one unit to the requirement for Income Range 3 (line 4b). If the new total still does not equal the total required from line 3, add one unit to the requirement for Income Range 2 (line 4a). Enter new totals on lines 5a, 5b and 5c. The total of lines 5a, 5b, and 5c must equal this total from line 3. **This is the total number of SFHP units that must be provided in each Income Range.**	
5a. Income Range 2:	**1**
5b. Income Range 3:	**2**
5c: Income Range 4:	**1**
6. Determine fractional fee. Enter the remaining fraction resulting from the calculation in line 2:	.8
7. Multiply the fraction from line 6 by $54,500*. **This is the total fractional fee that is owed:**	**$43,600**

*The base fractional fee is updated when the AMI is updated and is equal to one-half the price of a 3 bedroom home for Income Range 2.

Exhibit B-7
P. 6 of 7
for Ordinance No. 2007-29

EXHIBIT 4

SANTA FE HOMES PROGRAM

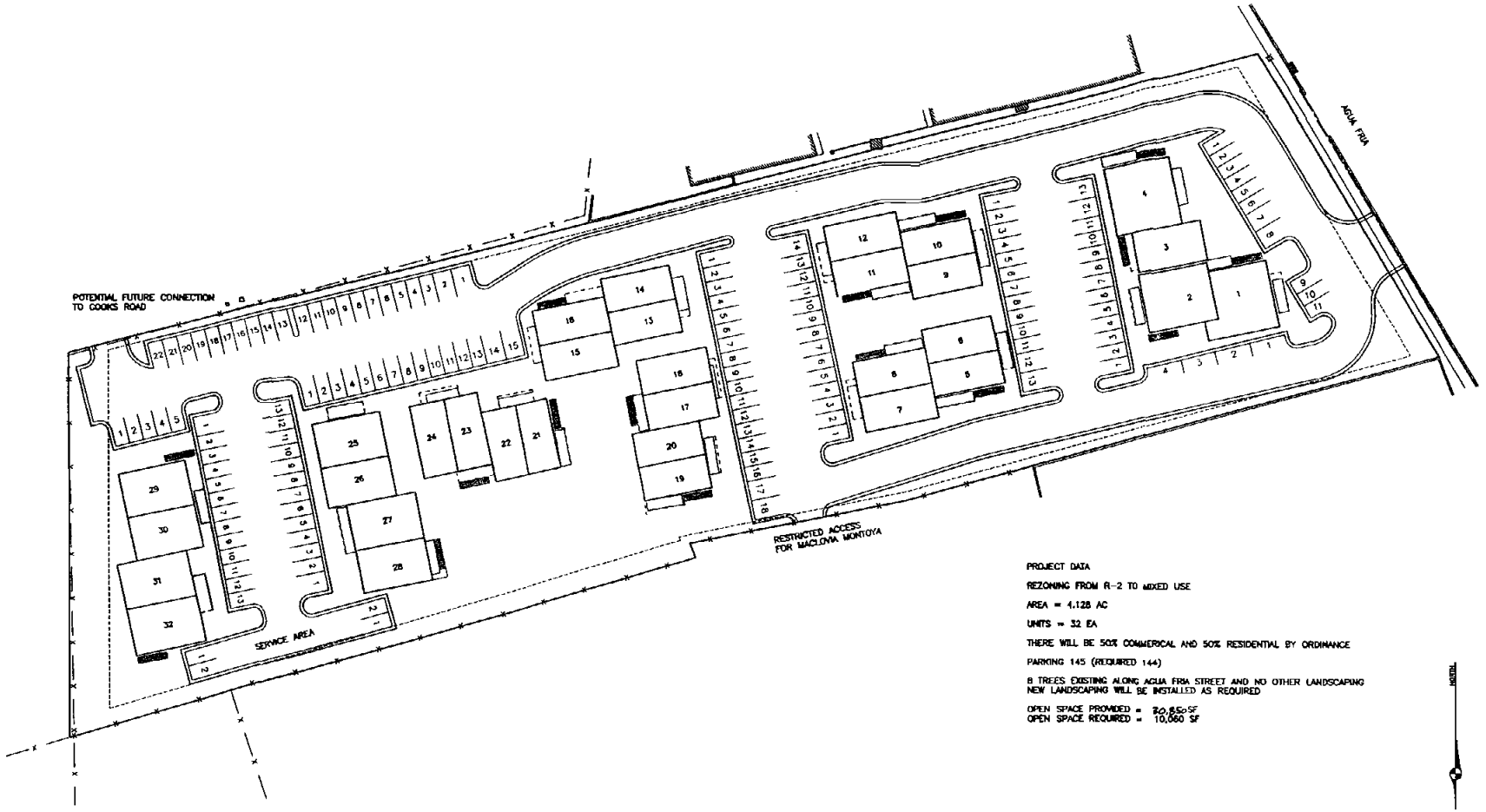
UNIT TYPES AND REQUIREMENTS

Refer to Section 26-1.17 and the SFHP Administrative Procedures
For specific requirements contact The Office of Affordable Housing

1. Total number of required SFHP Units	4
2. Required distribution: Apply the following percentages to the total from line 1 to determine the required number of units of each type. If a fraction results, round up for .5 or over, round down for .4 or under	
2a. Studio/One bedroom/Two Bedroom. 25% x Line 1	1
2 b. Three Bedroom: 50% x Line 1	2
2 c. Four Bedroom: 25% x Line 1	1
3. The sum of lines 2a, 2b, and 2c should equal the total from Line 1. If this total is greater than the total from line 1, drop one unit from Line 2a (Studio/One Bedroom/Two Bedroom). If the new total is still greater than the total from line 1, drop one unit from line 2c (Four Bedroom). This is the required distribution of unit sizes that must be provided, unless an alternate distribution is approved by the Office of Affordable Housing.	
3a. Studio/One Bedroom/Two Bedroom. 25% x Line 1*	1
3b. Three Bedroom: 50% x Line 1	2
3c. Four Bedroom: 25% x Line 1	1

* The Office of Affordable Housing shall have the authority to further specify the required percentage of Studio, One Bedroom and Two Bedroom homes, taking into consideration the type of non-SFHP units offered for sale in the development.

Exhibit B-7
p. 7 of 7
An Ordinance No. 2007-29



PROJECT DATA

REZONING FROM R-2 TO MIXED USE

AREA = 4.128 AC

UNITS = 32 EA

THERE WILL BE 50% COMMERICAL AND 50% RESIDENTIAL BY ORDINANCE

PARKING 145 (REQUIRED 144)

8 TREES EXISTING ALONG AGUA FRIA STREET AND NO OTHER LANDSCAPING NEW LANDSCAPING WILL BE INSTALLED AS REQUIRED

OPEN SPACE PROVIDED = 20,850 SF
OPEN SPACE REQUIRED = 10,060 SF

NORTH

SCALE: 1" = 30'

REVISIONS	
DATE	BY

CONCEPTUAL SITE PLAN / MASTERPLAN

AGUA FRIA COMPOUND

SCALE: 1"=30' | DATE: MARCH 12, 2007 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

SHEET 4

Exhibit C
For Ordinance
NO. 2007-29

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:

- ✓ Sewer Service Technical Evaluation Request
- ✓ Water Service Technical Evaluation Request
- ___ Agreement for Metered Service (AMS)
- ___ Agreement to Construct and Dedicate Public Improvements (ACD)
- ___ Annexation Application Water Budget
- ✓ Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # _____

Applicant Name: Cold Water Development Fund QOZF, LLC

Project Address: 2768 Agua Fria Street

***Required - Attach a Plat of the Property (legal lot of record and proposed development)**

* Certificate of Compliance: Approved at PC on 6.6.24

Plat Filing Information: Year_____ Book_____ Page_____ Township, Range, Section: S33 T17N R 9E

Location: (check one only) Inside Corporate City Limits ✓ Outside Corporate City Limits____

Property Uniform Property Code: _____ Existing Well: Yes _____ No ✓

Legal Description including lot size: LOT 38, 4.22 AC, S33 T17N R 9E, UPC 1051097275431000000

Short Description of Project: Master Plan and Rezone of a residential development with a small commercial space

Construction Start Date: 2025

*RESIDENTIAL PROJECT - Complete the following

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments): Mixed Multi Family Residential/ Commercial
2. Total number of lots approved on final plat/development plan: N/A
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
__	Single Family Dwelling Unit, lot size less than 6,000 sq. ft.	.15 afy per d.u.	
_____	Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft	.17 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.	.25 afy per d.u.	_____
_____	Mobile Home (in Mobile home park)	.17 afy per d.u.	_____
_____	Accessory Dwelling Unit	.09 afy per d.u.	_____
130__	Apartment/Condominium	.16 afy per d.u.	
_____	Senior Complex	.12 afy per d.u.	_____
130__	**Total**	**Total Residential Water Demand**	_____ **AFY**

*COMMERCIAL PROJECT - Complete the following

Type of Project: (i.e. Office, Retail, Mixed, etc.) Mixed: Multi Family + Small Scale Commercial Serving
Total gross floor area of building: Retail 1,450 square feet
Total area of lot, tract or parcel: 4.12 acres
Automatic Fire Sprinkler System: X Yes _____ No
Building Construction Type: _____
Building Square Footage: 115, 250 sf
Site Plan Attached: X 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.)	_____
X Retail, Small (Individual stores or shopping areas < 25,000 sq ft)	1,450 sf	(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 _____

APARTMENT BUILDING:
1ST FLOOR HEATED: 42,200 SF
2ND FLOOR HEATED: 42,200 SF
3RD FLOOR HEATED: 27,000 SF
TOTAL APARTMENT: 111,400 SF

RETAIL/FITNESS (2-STORY): 2,600 SF
(retail bottom floor, 1,450 sf)
(fitness upper floor, 1,50 sf)
CLUBHOUSE (1-STORY): 1,250 SF
TOTAL PROJECT HEATED: 115,250 SF

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: Cold Water Development Fund QOZF, LLC	*Only If Applicable
Mailing Address: 106 Faithway Street Santa Fe, NM 87501	AGENT: JenkinsGavin Inc. Angelica Reed
	Title: Project Assistant
	Mailing Address: 130 Grant Ave Suite 101 Santa Fe, NM 87501
Phone Number:	Phone Number: 505-820-7444
Mobile Number:	Mobile Number: 505-386-6343

Information Provided By: Check one: Owner _____ Agent ✓

Signature: *Angelica Reed* Date: August 12, 2024

Technical Evaluation to be Sent to: Check one: Owner _____ Agent ✓

COMMENTS: Water budget presented is conceptual

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

SANTA FE HOMES PROGRAM

RENTAL PROPOSAL

"Cold Water Development Fund QOZF. LLC"
Santa Fe, New Mexico

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this _____ day of _____, 2024 by *Cold Water Development Fund QIZF, LLC* ("SFHP Developer").

RECITALS

A. SFHP Developer is the developer of *2768 Agua Fria 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 **Master Plan** and **Rezone** approval.

2. The Property is to be developed as a mixed-use project, which includes **130** rental units as described below:

Studio:	34 Units
1Bedroom:	76 Units
2 Bedroom:	18
3 Bedroom:	02 Units
Total	130 Multi Family Units

B. SFHP PLAN. Developer is proposing an alternate means of compliance with the Santa Fe Homes Program ordinance by setting aside 10% of the Project's total units for income-qualified tenants. Rents will be restricted to rates affordable to those earning no more than 80% of the Area Median Income (AMI), as determined by the Department of Housing and Urban Development (HUD)'s annual AMI statistic. The set-aside units will be substantially proportionate in bedroom type to the market rate units, with some flexibility permitted in response to market conditions, with rents calculated as described in **Exhibit 2**.

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. DEVELOPMENT INCENTIVES. SFHP Developer requests the following development incentives:

Waiver of 100% of the following fees as calculated for the entire Project: Development Review Application Fees, Construction Permit Fees, Impact Fees, and Utility Expansion Charges. In addition, water offsets will be waived for the **13** affordable units per SFCC §14-8.13(B)(5).

E. 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.

F. 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.

G. 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: ***Cold Water Development Fund QOZF. LLC***

_____
Title: _____

STATE OF NEW MEXICO)
)ss.
COUNTY OF SANTA FE)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this ____day of _____, 2024, by_____ on behalf of *Cold Water Development Fund QOZF. LLC*.

_____
NOTARY PUBLIC

My Commission Expires:

_____

REVIEWED BY:

_____ _____
OFFICE OF AFFORDABLE HOUSING DATE

Attach: Exhibit 1 – Site Plan/Location Map (proposed)
Exhibit 2 - SFHP calculation worksheet

EXHIBIT 1

Site Plan/Location Map

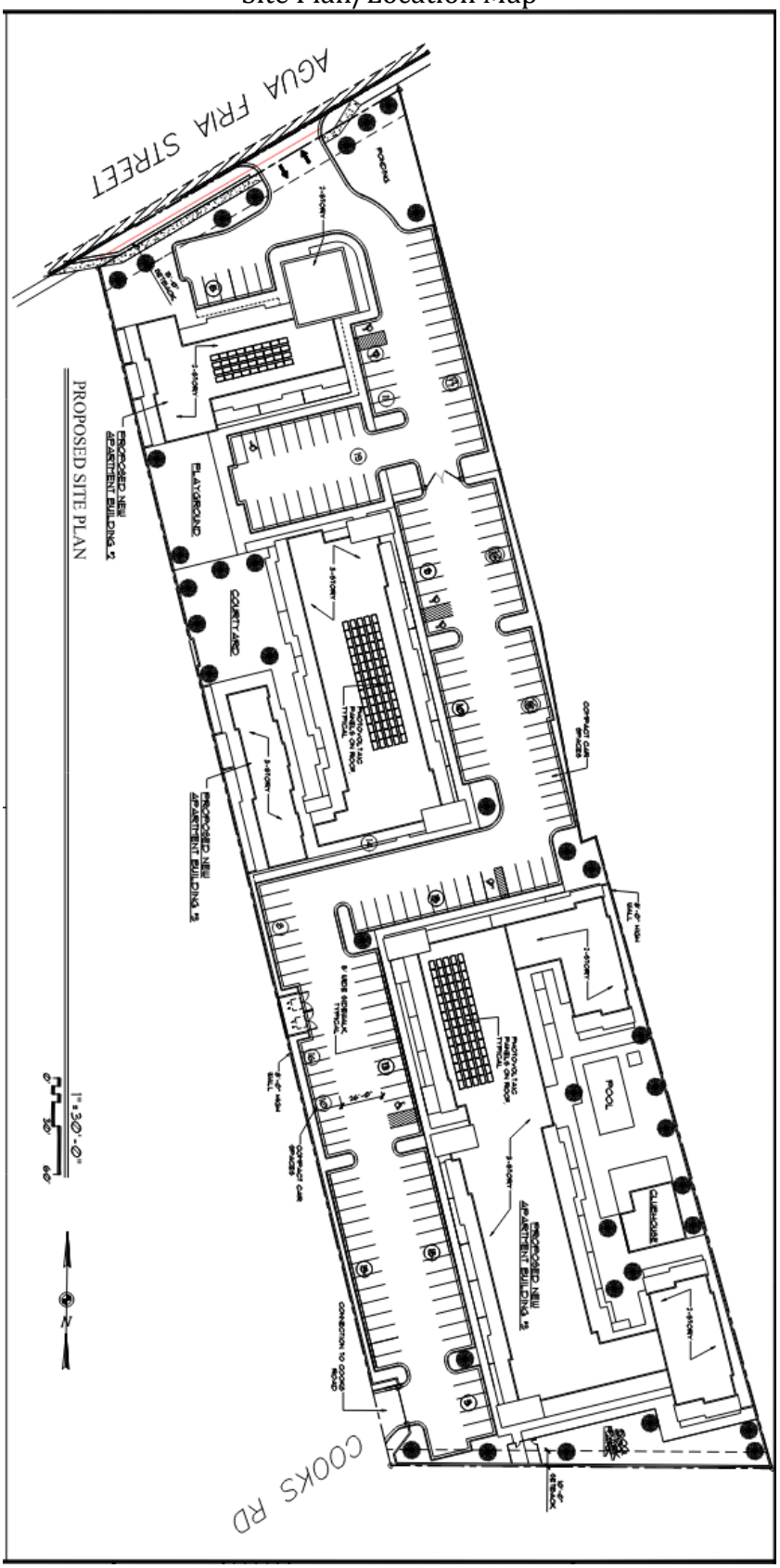


EXHIBIT 2

SFHP RENTAL UNIT CALCULATION WORKSHEET

The project is proposed as a ***C2-General Commercial zoning*** district, permitting ***no maximum*** units per acre. The project has an area of approximately ***4.12*** acres. The project is proposing ***130*** rental homes; studio ***34,*** one-bedroom units ***76,*** two-bedroom units ***18***, and ***2*** 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

130 total units x 0.15 = ***19.50*** SFHP unit(s) is/are required.

13 SFHP units will be provided and a fractional fee paid for the **0.60 units.**

SFHP Rent/Unit Distribution

	HH Size	Max. Rent	80% AMI	Total # Units	# of Affordable Units
Studio	1	$ 1,065	$42,600	34	5
1 BR	1	$ 1,065		76	12
2 BR	2	$ 1,216	$48,650	18	3
3 BR	3	$ 1,318	$54,750	2	0
4 BR	4+	$ 1,464	$60,800	0	0

FRACTIONAL FEE-IN-LIEU CALCULATION WORKSHEET

In addition to providing affordable rental units, the Developer proposes to comply with SFHP through the payment of a fee based on 5% of the total units as per Ordinance 2019-30.

Proposed Project

Unit Type	% of Total	# of Units
Studio	26.2%	34
1 BR	58.5%	76
2 BR	13.8%	18
3 BR	1.5%	2
	100%	130

Steps for Calculation

1. enter # of each unit type
2. multiply # of units by 5%
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

Affordability Gap Voucher Calculation

Bedrooms	# Units	Aff'd Units (5%)	Fee/Unit	Total Fee
0	34	5.1	$ 413	$50,551.20
1	76	11.4	$ 656	$179,481.60
2	18	2.7	$ 763	$49,442.40
3	2	0.3	$ 1,204	$8,668.80
TOTAL	130	19.5		$288,144.00

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.

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: Agua Fria: Multi Family
2. Location of Property: 2768 Agua Fria St.
3. Owner/Agent Name: JenkinsGavin Inc.

   Mailing Address: 130 Grant Ave Suite 101 Santa Fe, NM 87501

   Phone & Fax: 505-820-7444
4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	**Unit Quantity**	**Average Price**
Single Family (detached) Single Family (attached) Townhome/ Apartment Multi-Family Commercial	150	

5. Elementary School Zone for Proposed Development: El Camino Real Elementary
6. Middle School Zone for Proposed Development: El Camino Real Middle School
7. High School Zone for Proposed Development: Santa Fe High School
8. Build out Rates (Year/s; #/yr): _____

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

Agua Fria Master Plan and Rezone
Preliminary Water Budget
August 12, 2024

110	Apartments
1.25	Residents/unit
138	Residents
18	Apartments
1.5	Residents/ Units
27	Residents
2	Apartments
2.0	Residents/unit
4	Residents

TOTALS

130	Units
169	Residents
1.30	Residents/unit

USAGE PER UNIT	**GPY**	**AFY**
5 FLUSHES/DAY @ 1.26 GAL EACH	2,980.5	0.009
SHOWER - 10 MINUTES/DAY @ 1.5 GPM	7,096.4	0.022
BATHROOM SINK - 5 MIN/DAY @ 2.2 GPM	5,204.1	0.016
LAUNDRY - 0.3 LOADS /DAY @ 20 GAL/LOAD	3,154.0	0.010
DISHWASHER - 0.3 LOADS/DAY @ 13 GAL/LOAD	2,050.1	0.006
KITCHEN SINK - 10 MIN/DAY @ 2.0 GPM	9,461.9	0.029
SUBTOTAL PER UNIT	*29,947.0*	*0.092*
TOTAL DOMESTIC USAGE FOR 130 UNITS	3,893,108.3	11.95
LEASING OFFICE & COMMON AREAS	500,000.0	1.53
LANDSCAPE IRRIGATION	TBD	AFY
ANNUAL WATER BUDGET	**4,393,108.3**	13.48
9.8% Contingency per SFCC §14-8.13(E)(1)	**430,524.6**	1.32
TOTAL	**4,823,632.9**	**14.80**
ANNUAL WATER BUDGET PER DWELLING UNIT	37,104.9	0.114

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

AGUA FRIA MULTI FAMILY REZONE AND MASTER PLAN
EARLY NEIGHBORHOOD NOTIFICATION MEETING NOTES

Date: January 24, 2024
Time: 5:30 to 6:30 PM
Location: Virtual Meeting held via Zoom
Attendees: City Land Use Department Representative (Maggie Moore) (Daniel Alvarado)
JenkinsGavin, Inc. (Jennifer Jenkins) (Angelica Reed)
Project Team
±20 Attendees

A presentation was given by Jennifer Jenkins of JenkinsGavin, Inc. regarding upcoming Rezone and Master Plan application to the City of Santa Fe for the property located at 2768 Agua Fria Street.

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**
(Screen Share: Video of Scrap Yard) There is an industrial metal complex right against your project. EPA needs to shut this place down, it's not safe. It's polluted and full of toxic waste. They have had several violation notices.	Thank you for the information. Daniel Alvarado: Agua Fria is a transitional neighborhood and is quickly creating more residential properties. The city does not have the jurisdiction to regulate Capitol Scrap. Jennifer Jenkins: The residents are of the utmost importance and we are looking at all our options. We have a tall wall around the property to buffer against non-residential uses. This is a very diverse part of town.
Will there be ADA parking?	Absolutely, and it is already reflected in the plans for the commercial and residential.
Will you be paying the fee in lieu?	We are still addressing this and getting a better sense of the cost. We are looking at doing a fee in lieu or maybe even a mix.
As residents here we ask that you be a good neighbor and respect the surrounding neighborhoods.	Agua Fria Road is a very distinct location as it has several mixed uses from industrial, commercial and residential. We want to make sure we are respecting our neighbors while also creating housing, it's a balancing act.

As the President of the las Cienegita HOA, I represent over 250 households it's unfair to have the ENN online. We prefer face to face meetings. Most of the residents can't access this online due to age, technology or the time of day it is held.	Daniel Alvarado: Since Covid we found that doing these online is much more accessible for residents. Tech can be a barrier but even our phones have access to connect to Zoom.
The TIA is a very important process as the traffic on Agua Fria and Siler is already out of control. We have spoken up about it and nothing is ever done.	Noted.
There are Acequia' s on the property that need to be cared for, this is too high a density for the area and it's not affordable for anyone local.	Maggie Moore: Just for clarity affordable homes are never advertised at the affordable rate. They are advertised at market rate and the affordability takes place behind the senses so not as to effect the Market.
Are these for sale or rent?	These are rentals
This project is way out of line and this needs to stop. The Acequia Lofts were already too much and this is over the top. 3 stories is crazy and R-20 max.	Noted.
Our family owns the property to the east side and we worry about the height of the building. It needs to come down for privacy.	We hear your concerns and we would also love to discuss the height of the wall that will be near your home to make sure we give as much privacy as we possibly can. The wall can be anywhere from 5-6 Ft. or 8ft if you want to go taller.
We used to play baseball in that field and we would call it El Llanito. Maybe you can name it that?	We like that, thank you.
I am opposed to the 3story and density of this project. Most of us can't afford to live in the town we were born in and we are what add to the City Different. These need to be made affordable.	Noted.
Why the rezone?	We all know that more housing is needed in Santa Fe. The rezone will allow us to have a greater quantity of housing, as well as have the residential/ commercial space.
Can we see a copy of the Traffic Study?	Once we submit to the City of Santa Fe everything will be public record and at your disposal.
There is a huge difference between 2 and 3 stories, it needs to come down to 2 stories. It will fit the neighborhood better.	Thank you!

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

AGUA FRIA MULTI FAMILY REZONE AND MASTER PLAN
EARLY NEIGHBORHOOD NOTIFICATION MEETING NOTES

Date: April 23, 2024
Time: 5:30 to 6:30 PM
Location: Virtual Meeting held via Zoom
Attendees: City Land Use Department Representative (Maggie Moore) (Daniel Alvarado)
JenkinsGavin, Inc. (Jennifer Jenkins) (Angelica Reed)
Project Team
±17 Attendees

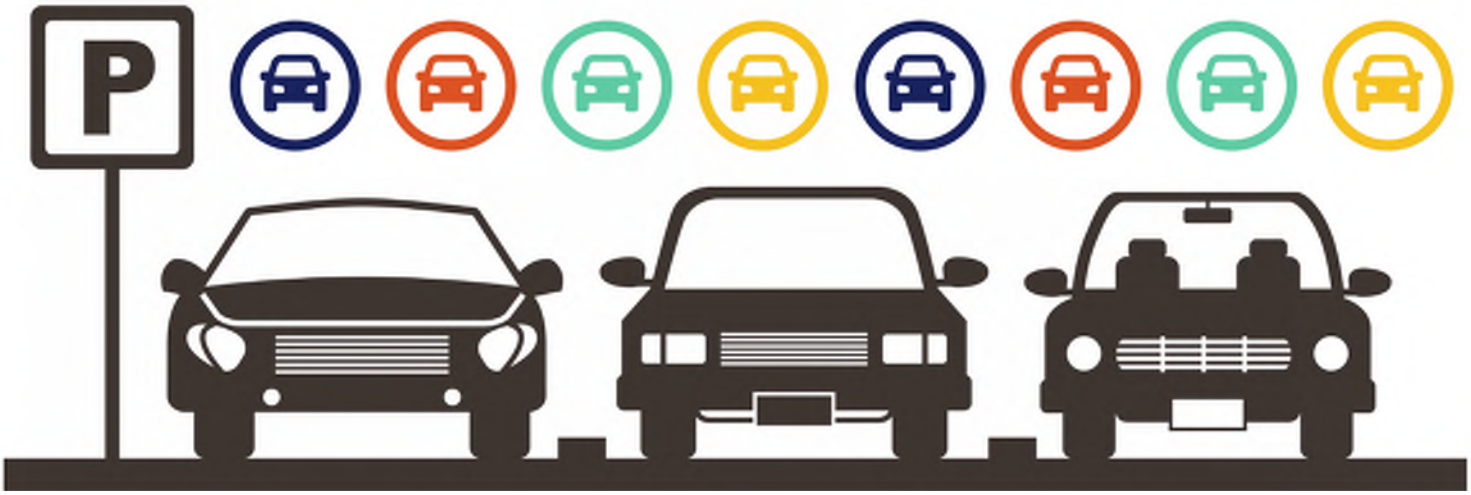
A presentation was given by Jennifer Jenkins of JenkinsGavin, Inc. regarding upcoming Rezone and Master Plan application to the City of Santa Fe for the property located at 2768 Agua Fria Street.

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**
Is there affordable housing provided?	This is a combo where 10% (13) affordable houses and a 5% fee in lieu.
There are concerns about the location of this project and the industrial site to the west.	We took that into consideration and shifted the buildings to give a better buffer.
Will the Traffic Impact Analysis be made public? You should look at Osage as well.	When we submit to the City of Santa Fe everything will become public record. We will be looking at the Agua Fria and Siler intersection. Noted.
There are several traffic issues on Agua Fria that need to be addressed.	There is a road redesign that has been adopted for Agua Fria that includes road improvements but I don't have a precise date on when that is to begin.
Daniel Alvarado: Can you let people know what a Conceptual Plan is and its intent?	A Conceptual Plan creates an envelope for what is acceptable to be developed in the area. It's a high level/ conceptual level.
Could the street be named El Llanito?	Noted, we like that.
What is the closest transit and trail connectivity?	Frenchie's Park is ½ mile, which is a bike able distance. There is also an existing bike lane on Agua Fria and you can connect to the River trail via Siler Rd. Bus transit is Route 1, East to West.

What will the sizes of these apartments be?	Likely there will be a variety of studio, 1, 2 & a few 3 bedroom apartments.
What size will the affordable housing apartments be?	They will match in proportion of the market rate units.
Who had this zoned Transitional Mixed Use?	The previous owner did so in 2007 with a plan to develop however the recession hit and it did not move forward.
Why are we switching from Transitional Mixed Use to C-2?	For the unit count, we can only achieve this density for our housing needs with a C-2 zoning. It also includes the neighborhood/ commercial aspect for us to utilize.
Could you have done a variance?	We cannot do a variance for density.
This is an opportunity zone how does that help the project?	Yes, it incentivizes projects to generate economic developments, there are great tax benefits after 10 years.
How are you handling the industrial side of this?	We are proposing a significant wall on the South and West side as well as placing the parking on the West side nearest the industrial yard.
Does the 3 story building meet the criteria for this neighborhood?	Context is important, this is a very diverse neighborhood and we want to respect our neighbors. But because this is a residential and industrial it's a balancing act.
What is the highest point for the building?	C2 Zoning is 42' and our building will be between 36-38'.
Why was R29 not acceptable for this?	C2 does not have a maximum density and it will allow for the commercial space which R29 does not.
What will the rental rate be?	That depends, we are about 3 years away from that. We will need to see what the market is doing at that time.
The Cooks Road connection is not maintained by the city, this a concern for more congestion on the street.	Thank you we will research further.





2768 Agua Fria Street Parking Demand Study

PREPARED FOR: COLD WATER DEVELOPMENT FUND

PREPARED BY: BOHANNAN HUSTON INC



CONTENTS

Introduction 2
Proposed and Required Parking 3
Santa Fe Context 4
Site Characteristics and Location Benefits 6
Parking Management Strategies 10
Parking Demand Estimate 12
Conclusion 14
Appendix A: Site Plan 16

INTRODUCTION

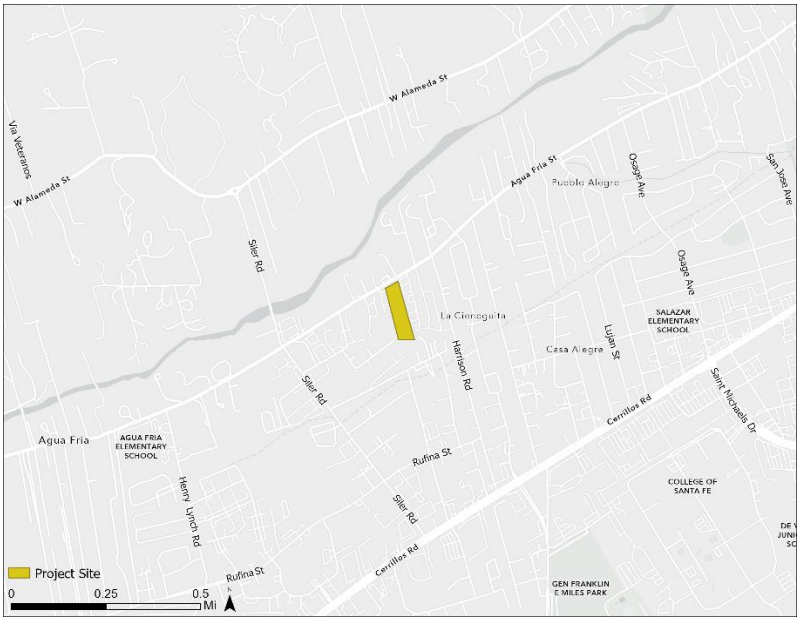
This parking study supports Cold Water Development Fund's multi-family residential development at 2768 Agua Fria Street in Santa Fe, New Mexico (referred to in this study as the Agua Fria Development). Although the development plans include 31 fewer parking spaces than are required by the City of Santa Fe's Municipal Code, the City allows parking to be supplied below required minimums if supported by a parking demand study.[1] This study estimates the future parking demand at the site taking into account parking generation rates, the planning and policy context within the City of Santa Fe, the site's proximity to multimodal transportation options, and parking demand reduction strategies that will be included within the development.

Background

The Agua Fria Development will be a three-story multifamily housing complex consisting of three buildings and outdoor amenities for residents. There will be 25 studio units, 70 one-bedroom units, 19 two-bedroom units, and 16 three-bedroom units for a total of 130 units. There will also be a small 1000 square foot retail space.

Development plans for site lay out 160 parking spaces. However, the developer is providing a roadway easement at the south end of the site. If the roadway is built, it would remove six parking spaces. For the purposes of this parking study, the amount of provided parking is assumed to be 154 spaces to estimate parking needs if the easement is needed in the future. Figure 1 shows the location of the project site.

Figure 1: 2768 Agua Fria Development Location Map



[1] Santa Fe Municipal Code 14-8.6 (B)(4)

Study Considerations

This study considers the following factors in assessing potential future parking demand:

- **Santa Fe's Context:** Santa Fe has a severe housing shortage.[2] Higher than necessary parking requirements decrease the supply of housing while increasing housing costs. Santa Fe plans and policies support increasing the supply of housing while decreasing space set aside for parking.
- **Site Characteristics and Location Benefits:** Due to the site's proximity to transit and bicycle facilities, as well as the numerous employment opportunities and destinations within walking distance, residents have ample transportation options that reduce their need for owning vehicles and visitors can access the site without driving. In addition, demographic data show higher rates of zero-vehicle households near the project site and low rates of households owning more than two vehicles, indicating that future residents may also have low rates of vehicle ownership.
- **Parking Management Strategies:** Strategies that will be included in the Agua Fria Development - such as unbundling parking costs from rent costs, providing affordable units, and shared parking - are proven strategies that can reduce the demand for parking and allow for more efficient use of space.
- **ITE Parking Generation Rates:** This study includes parking generation rates from the Institute of Transportation Engineers' (ITE) Parking Generation Manual (6th Edition). These estimates show that the developer's parking plan will exceed expected demand at the site.

Parking generation rates, coupled with an analysis of the site's context, demonstrate that the proposed parking supply of 154 spaces will be sufficient and appropriate for the Agua Fria Development.

PROPOSED AND REQUIRED PARKING

The Santa Fe municipal code sets parking requirements for multifamily housing based on the square footage of the unit. Table 1 demonstrates Santa Fe's parking minimums as applied to the Agua Fria Development.

[2] Draft City of Santa Fe Five Year Affordable Housing Strategic Plan. 2024.

Table 1: Santa Fe Parking Minimums for 2768 Agua Fria Street Development

	Units <800 SF	Units 800 SF – 1199 SF	Units 1200 SF and over	Retail
Number of Units	95	19	16	1000 SF NLA
Parking Spaces Required per Unit	1.25	1.5	2	1 per 200 SF NLA*
Required Parking Spaces	118.75	28.5	32	5
Total Required Parking Spaces	**185****			

Net Leasable Area

***Rounded up to the nearest whole number*

Table 2 describes the difference between required and proposed parking spaces. The developer plans to provide 31 fewer parking spaces than are required, or 17% below requirements.

Table 2: Required and Proposed Parking Spaces at 2768 Agua Fria Street Development

Dwelling Units	130
Required Parking	185
Provided Parking	154
Percent Below Requirements	17%

SANTA FE CONTEXT

Santa Fe has a severe housing shortage: from 2015 -2021, the City of Santa Fe added 6,462 households but only 4,925 housing units. By 2030, the city will need at least 1,045 more rental units to accommodate household growth.

The housing shortage is especially acute for low-income households. There is a shortage of 1,210 units affordable for households with income at 30% Area Median Income (AMI) or below, and a shortage of 1,087 units affordable for households with income between 30% and 50% AMI.[3]

As of June 2023, Santa Fe had a 4% rental vacancy rate, with an even lower rate (3%) for rental units priced below $2000. According to the City of Santa Fe Five Year Affordable Housing Strategic Plan, “low vacancy rates reflect the inability of supply to keep pace with demand for housing across the region.” In Santa Fe, the lack of supply causes higher-income households to occupy homes affordable to lower-income households, which further exacerbates the affordable housing crisis.[4]

The Agua Fria Development will help ease the affordable housing crisis by setting aside 10 percent of its units as affordable. In addition, the market-rate units can address the housing shortage and affordability issues by increasing the overall supply of housing.

However, parking costs can drive up the cost of housing development, which are passed on to renters through higher rents and decreased housing supply. Providing one parking space per unit increases

[3] Draft City of Santa Fe Five Year Affordable Housing Strategic Plan. 2024.
[4] Ibid

development costs by 12.5% and providing two spaces per unit increases the cost by 25%.[5] Meanwhile, parking lots at many locations are rarely, if ever, full.

While much of Santa Fe's land uses and roadways are auto-oriented, the City is shifting towards a more multi-modal environment that provides better walking, biking, and transit facilities. Overly large parking lots contribute to sprawl and make multi-modal environments difficult to implement. Reducing the size of the parking lot will support a multi-modal environment and allow Cold Water Development Fund to construct more housing units, which are needed to address Santa Fe's housing shortage.

The following Santa Fe plans and policies support parking management and appropriately sized parking areas at the Agua Fria Development.

Multimodal Transition Plan (2022)

The Santa Fe Multimodal Transition Plan provides strategies to reduce auto dependency and move towards a multimodal transportation system. The Parking Strategy Plan (2022) recommends adjusting parking space requirements to better match current parking demand patterns. The Plan further recommends implementing parking minimum reductions for projects that include other mobility strategies. As the Agua Fria Development provides mobility strategies in the form of unbundled parking, shared parking, and affordable housing, parking minimum reductions would be appropriate for the site under the Multimodal Transition Plan's recommendations.

Santa Fe General Plan (1999)

The Santa Fe General Plan identifies themes that guide policy development and planning within the City. Two of the themes support the idea of reduced parking for infill housing developments:

- **Transportation alternatives:** Reduce automobile dependence and dominance.
- **Urban form:** Promote a compact urban form and encourage sensitive/compatible infill development.

The development at Agua Fria Development will promote transportation alternatives through parking management practices and providing residents with options to walk, bike, and take transit. As an infill development with an appropriately sized parking area, the project also represents progress towards developing a compact urban form.

City of Santa Fe Land Use & Urban Design Plan

The City of Santa Fe Land Use & Urban Design Plan recommends reducing minimum parking requirements and states that "One of the biggest contributors to sprawl and poor land management can be found in the amount of land devoted to massive parking lots that are rarely, if ever, full."

[5] Todd Litman. *Parking Requirement Impacts on Housing Affordability*. Victoria Transport Policy Institute. 2021.

City of Santa Fe Five Year Affordable Housing Strategic Plan (2024)

The City of Santa Fe Affordable Housing Plan identifies outdated parking restrictions as a barrier to housing production.

SITE CHARACTERISTICS AND LOCATION BENEFITS

The Agua Fria Development's location is well-suited for residents and visitors who prefer multi-modal transportation options. Due to the site's proximity to transit, biking facilities, daily destinations, and employment opportunities, residents will be able to own fewer cars, reducing the demand for parking at the site. Research has shown that employment density and access to destinations is associated with reduced parking demand at multifamily developments.[6]

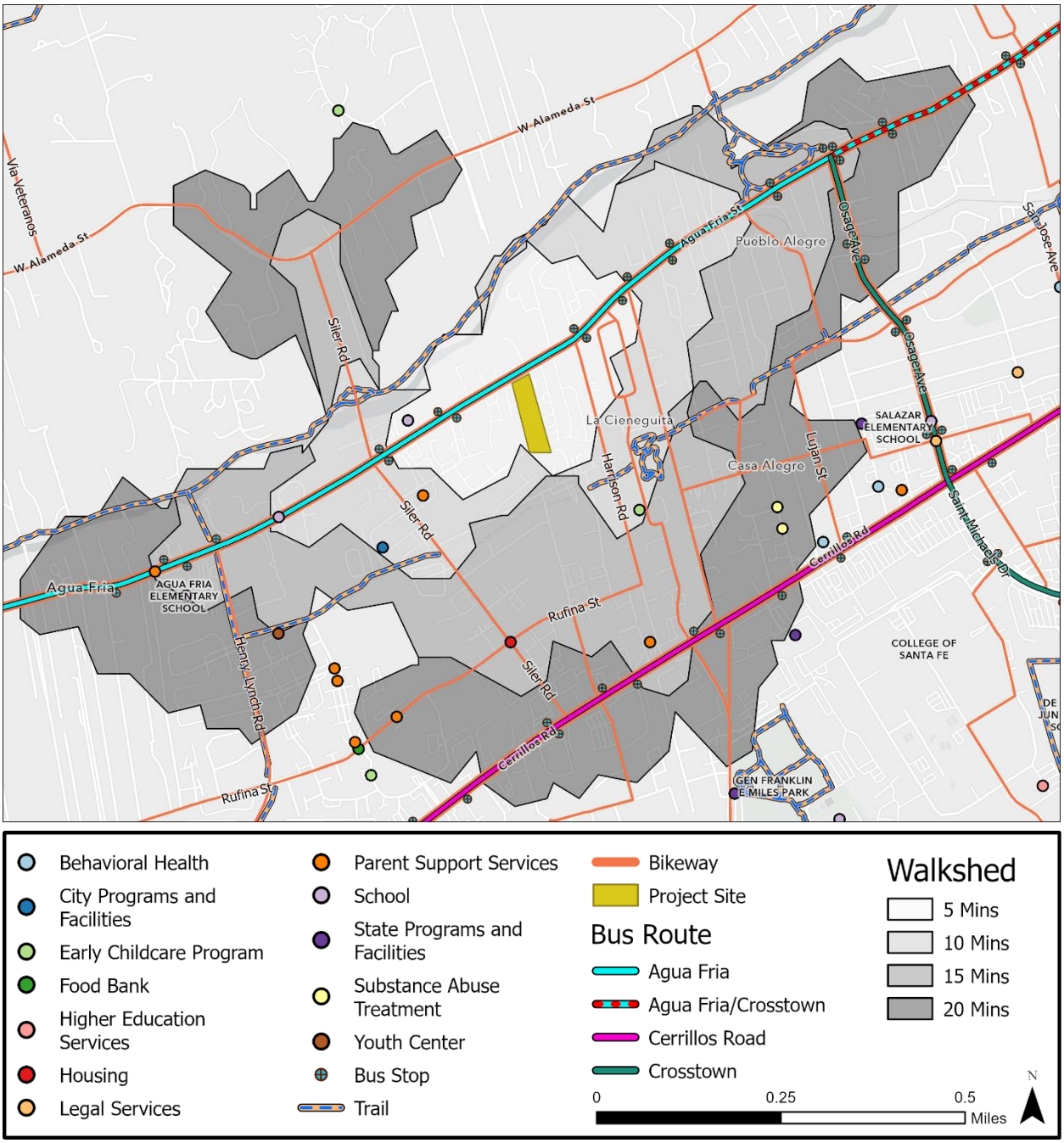
Walking

Residents of the Agua Fria Development will be able to access many daily destinations within a 20-minute walk. Figure 2 depicts public facilities that can be accessed within a five-, ten-, and twenty-minute walk from the site. In addition, within a twenty-minute walk, residents can access:

- Several restaurants and breweries
- Latinos Unidos Mini Market
- CVS pharmacy
- Three city parks

[6] McCahill, C. (2017). Factors affecting residential parking occupancy in Madison, Wisconsin. *Transportation Research Record*, *2651*(1), 71-79.
Rowe, D., Morse, S., Ratchford, C., Haas, P., & Becker, S. (2014). Modeling of multifamily residential parking use in King County, Washington. *Transportation Research Record*, *2469*(1), 57-64.

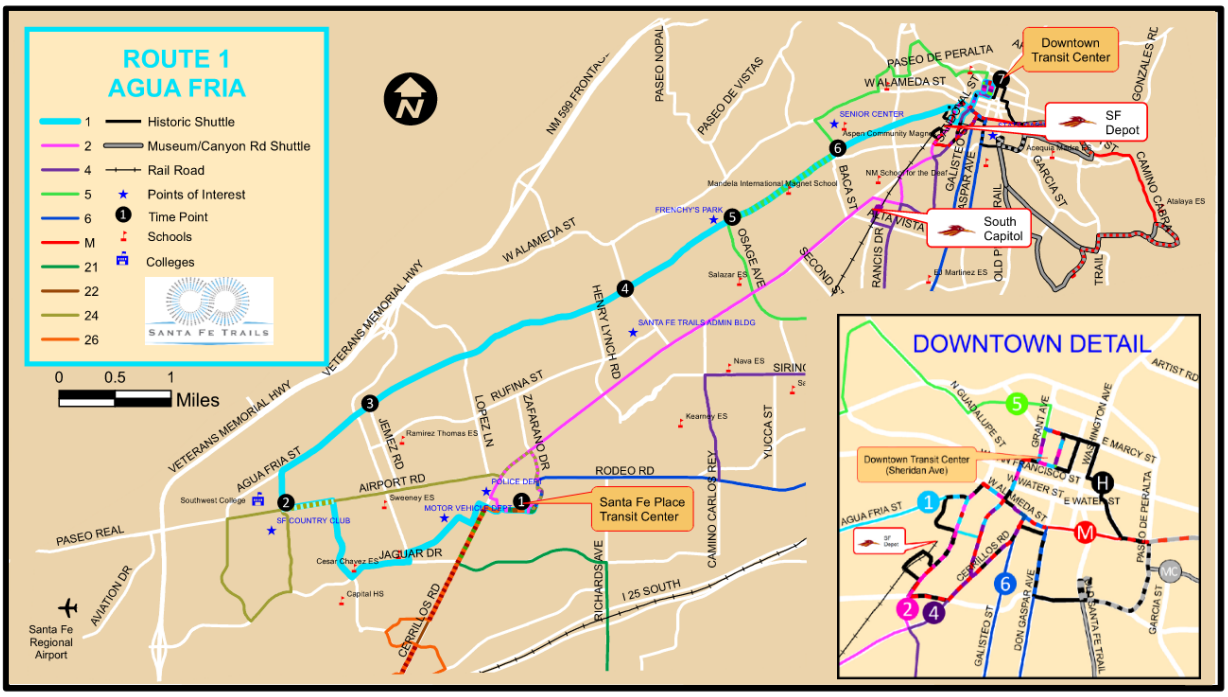
Figure 2: Walkshed and Transportation Map



Transit

The development will be located within a three-minute walk of bus stops on Agua Fria Street (Santa Fe Trails Route 1). Route 1 provides hourly bus service from 8:30 am to 6:00 pm every day of the week, with on-demand service from 7:00 am to 8:00 am and 6:30 pm to 7:30 pm. The route runs from the Downtown Transit Center along Agua Fria Street to the Santa Fe Place Transit Center (see Figure 3).

Figure 3: Santa Fe Trails Route 1 Map



In addition, 2768 Agua Fria Street is located about a twenty-minute walk from Route 2 bus stops. Route 2 provides more frequent transit service along Cerrillos Road, running every 30 minutes from 7:00 am to 8:00 pm daily.

Biking

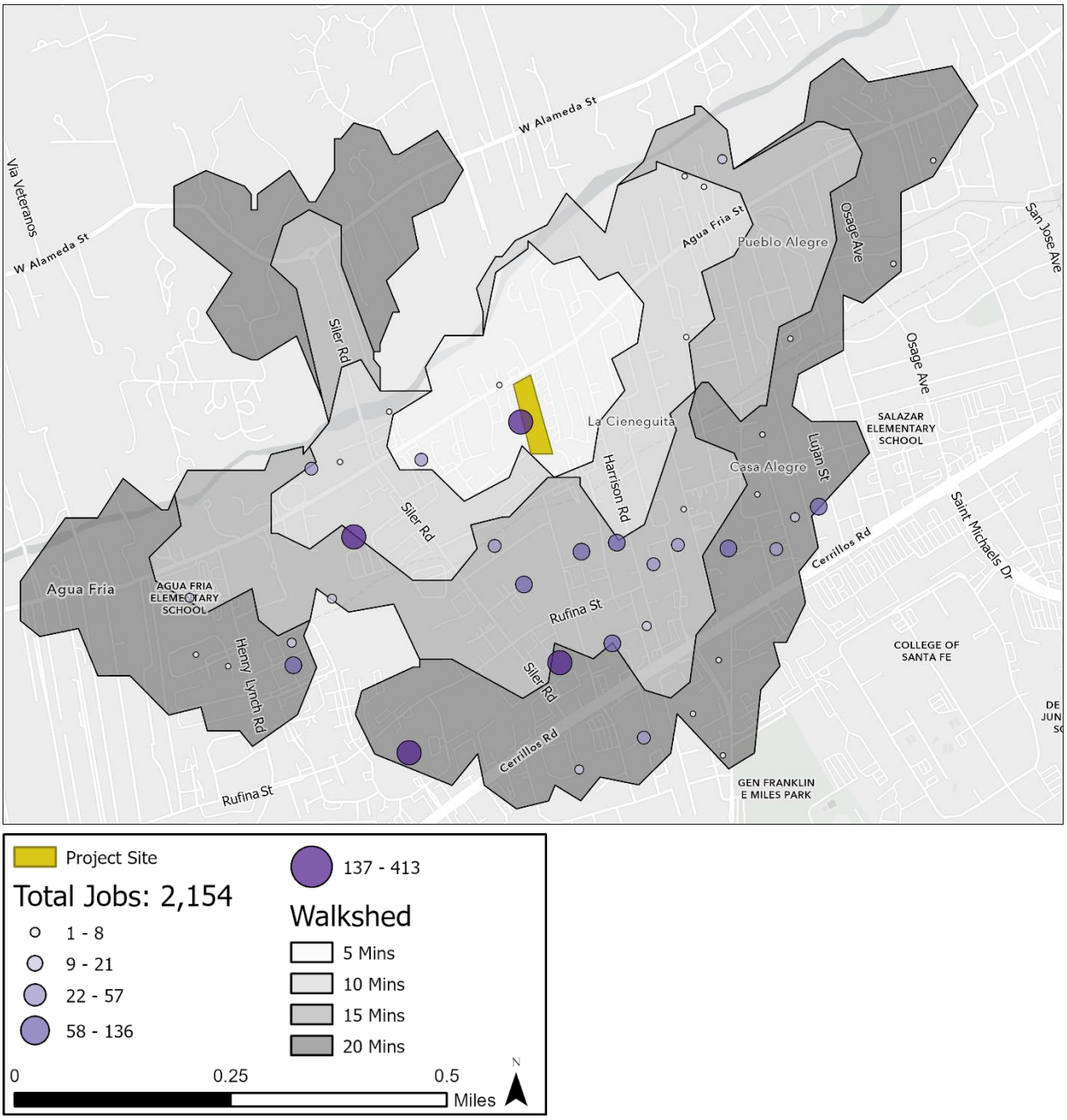
The Agua Fria Development is ideally located for bicycle travel. Comfortable and high-quality bicycle facilities allow residents to access a wide range of destinations in Santa Fe.

Agua Fria Street has bike lanes from Siler Road to Saint Francis Drive. The River Trail, a high-quality multi-use trail separated from cars, can be accessed via a five-minute bike ride on the bike lanes on Agua Fria Street. The River Trail connects three miles further to downtown Santa Fe. There are also many neighborhood bike routes that can be taken to connect to destinations, such as Wal-Mart and Smith's, along Cerrillos Road and further south.

Employment Access

Future residents of the Agua Fria Development will be able to access employment opportunities within walking distance, further reducing the need for vehicle ownership. Figure 4 shows employment density within walking distance of the Agua Fria Development. There are 2,154 jobs within a 20-minute walk of the project site, including a large cluster directly adjacent to the site.

Figure 4: Employment Access Map



Vehicle Availability

Vehicle availability is directly related to parking demand, as households with low vehicle availability require fewer parking spaces for their vehicles. The Agua Fria Development is in Census Tract 12.02, which has lower vehicle availability for renter-occupied households than the City of Santa Fe as a whole. 14 percent of renter-occupied households do not have a vehicle (4 percent higher than the City of Santa Fe). Renters in Census Tract 12.02 are also less likely to have access to three or more vehicles (4 percent for Census Tract 12.02 vs 8 percent for the City of Santa Fe).

Table 3: Vehicles Available, Renter-Occupied Households

	Census Tract 12.02		Santa Fe	
	Count	Percent	Count	Percent
No Vehicle Available	230	14%	1,448	10%
1 Vehicle Available	829	51%	8,134	54%
2 Vehicles Available	504	31%	4,297	28%
3 or More Vehicles Available	60	4%	1,261	8%
Total Renter-Occupied Housing Units	1,623		15,140	

Source: Social Explorer Tables: ACS 2023 (5-Year Estimates)(SE), ACS 2023 (5-Year Estimates), Social Explorer; U.S. Census Bureau

PARKING MANAGEMENT STRATEGIES

Shared Parking

Shared parking allows for adjacent uses with offset peak hours to share parking facilities, reducing the total number of parking spaces needed to meet demand for both uses. The five spaces required for the Agua Fria Development's retail space can be shared between shoppers and residents because of offset peak hours. Residential peak hours are from 10 pm to 7 am, when most residents are at home. Retail peak hours are from 1 pm to 6 pm, when many residential parking spaces will be vacant.[7] For a detailed analysis of shared parking at the site, reference the Parking Demand Estimate section.

Affordable Housing

Affordable housing tends to have lower parking demand than market-rate housing. As 10 percent of the Agua Fria Development will be affordable units, lower parking demand can be expected at the site.

Affordable housing developments have been shown to have significantly lower parking demand than market-rate housing. A study from San Diego conducted in 2011 researched how income levels, transit access, land use context, and housing size contribute to vehicle ownership and parking demand. The study found that:

- Parking demand for affordable projects is about one half of typical rental units in San Diego.
- Parking demand is lower in areas with many walkable destinations and more transit service.
- In all of the projects studied, the amount of peak overnight parking used was less than the amount supplied.[8]

[7] ITE Parking Generation Manual, 6th Edition. Land Use Code 220 and 814 Time of Day Distributions.
[8] Willson, R., O'connor, T., & Hajjiri, S. (2012). Parking at affordable housing: Study results in San Diego, California. *Transportation research record*, *2319*(1), 13-20.

A 2014 study in King County, Washington, came to a similar conclusion, finding that as the percentage of affordable units in a development went up, parking use went down.[9]

Unbundled Parking Costs

Costs for parking spaces can be unbundled from rent costs to create a more equitable fee structure for tenants and can reduce parking demand at residential developments.[10] Parking costs can be unbundled either by charging renters an additional fee per parking space, or by offering a discount to residents who do not need a parking space. Unbundling parking costs can reduce parking demand by 10% - 20%[11], as residents may choose to not own a vehicle, or own fewer vehicles, to save money on housing costs. Providing tenants the option to opt out of paying for parking not only reduces parking demand, but also improves housing affordability and provides a more equitable fee structure.

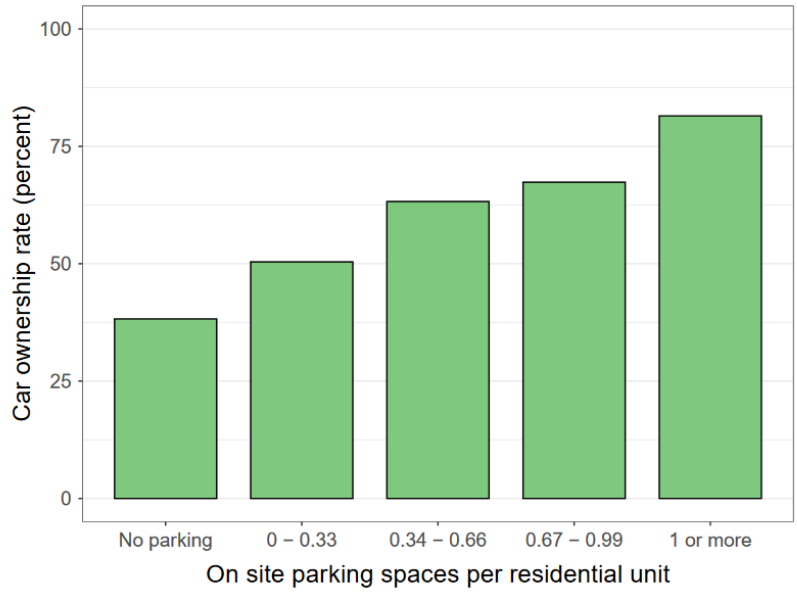
Induced Demand

Research on transportation behavior indicates that supplying high amounts of parking leads to an increase in vehicle ownership. A study based in San Francisco analyzed the relationship between parking availability and vehicle ownership at affordable housing developments. Researchers selected apartment complexes that use affordable housing lotteries, meaning that residents were assigned housing randomly and did not select it based on parking availability or other transportation-related preferences.

The study found that tenants at apartment buildings with less parking owned fewer vehicles, and that parking availability did not affect employment or job mobility.[12] Figure 5 shows that the percent of households who owned a vehicle increased with parking availability.

[9] Rowe, D., Morse, S., Ratchford, C., Haas, P., & Becker, S. (2014). Modeling of multifamily residential parking use in King County, Washington. *Transportation Research Record*, *2469*(1), 57-64.
[10] Ibid
[11] Litman, Todd. *Parking Management: Strategies, Evaluation and Planning*. Victoria Transport Policy Institute, 2023.
[12] Millard-Ball, A., West, J., Rezaei, N., & Desai, G. *What do residential lotteries show us about transportation choices?*. 2022. *Urban Studies*, *59*(2), 434-452.

Figure 5: Car Ownership by Parking Availability



Source: Millard-Ball et al., 2022

Demand for parking is flexible, as residents will change their transportation behaviors based on parking availability. The result of providing fewer parking spaces at the Agua Fria Development will likely be reduced rates of vehicle ownership and higher use of alternative transportation modes such as walking, biking, or riding transit.

PARKING DEMAND ESTIMATE

The ITE Parking Generation Manual (6th Edition) compiles parking studies for a wide variety of land uses and contexts in order to provide parking demand estimates. Parking demand for multifamily residential uses can be estimated using either the number of dwelling units or the number of bedrooms. This study uses bedrooms to calculate parking demand, as parking generation rates tend to be more accurate when assessed on a per-bedroom rate rather than by unit.[13]

Table 4 shows the number of bedrooms at the Agua Fria Development and Table 5 describes ITE parking generation rates for the development.

Table 4: Agua Fria Street Development Bedrooms

	Studio Units	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units	Total
Number of Units	25	70	19	16	130
Number of Bedrooms	25	70	38	48	181

[13] Smith, Mary S. Shared Parking. 3rd ed. Washington, DC: Urban Land Institute, ICSC, and National Parking Association, 2020.

Table 5: ITE Parking Demand Estimates for Agua Fria Development (181 Bedrooms)

Weighted Average	123 spaces
Fitted Curve	119 space
85th Percentile	156 spaces
Average Rate	0.68 spaces per bedroom

ITE Land Use Code 220: Multifamily Housing 2+ Bedrooms (Low-Rise), General Urban/Suburban Context, not close to rail transit

The average parking demand for a multifamily residential development with 181 bedrooms is 123 spaces. The developer plans on providing 154 spaces at the development, 31 more spaces than the ITE's estimated average parking demand. The development will provide parking at rates close to the conservative 85th percentile estimated parking demand.

The development will also include a small retail space, which could generate additional parking demand. The ITE Parking Generation Manual does include parking demand estimates for retail land uses; however, studies are limited and data quality is poor for small retail spaces like the one proposed at the Agua Fria Development. For this analysis, Santa Fe's parking requirement of five spaces was used to assess retail demand.

Shared Parking

Parking can be shared between the residential use and the retail use due to offset peak hours. Table 6 estimates the parking demand at the site at various times of day. ITE parking generation rates were used to estimate demand at the site for residential uses, and Santa Fe's requirement of five parking spaces was used to estimate demand for the retail use.[14]

[14] Land Use Code 220 (Low-Rise Multifamily Residential) was used to calculate residential parking generation rates and utilization rates. Utilization rates for Land Use Code 814 (Variety Store) was used for the shared parking analysis. Due to the lack of studies on small retail spaces, ITE parking generation rates were not used to estimate retail parking demand. Instead, the analysis assumes that the five required parking spaces will reflect demand for the retail use. Weekend rates were omitted due to low data quality.

Table 6: Estimated Parking Utilization By Time of Day

	Residential (123 spaces)		Retail (5 spaces)		Total Utilized Parking Spaces
Hour	Weekday Utilization Rate	Utilized Parking Spaces	Weekday Utilization Rate	Utilized Parking Spaces	
12:00-4:00 AM	97%	119	—	0	119
5:00 AM	100%	123	—	0	123
6:00 AM	96%	118	3%	0	118
7:00 AM	85%	105	5%	0	105
8:00 AM	67%	82	22%	1	84
9:00 AM	54%	66	58%	3	69
10:00 AM	48%	59	56%	3	62
11:00 AM	45%	55	64%	3	59
12:00 PM	45%	55	63%	3	59
1:00 PM	42%	52	80%	4	56
2:00 PM	42%	52	88%	4	56
3:00 PM	47%	58	81%	4	62
4:00 PM	49%	60	81%	4	64
5:00 PM	56%	69	100%	5	74
6:00 PM	64%	79	78%	4	83
7:00 PM	72%	89	49%	2	91
8:00 PM	77%	95	41%	2	97
9:00 PM	85%	105	32%	2	106
10:00 PM	92%	113	—	0	113
11:00 PM	95%	117	—	0	117

Peak demand hours between the two uses do not overlap; no more than 123 spaces are needed at any given time of day to meet demand for both uses. The peak demand time at the site is at 5:00 am, when the retail space is likely to be closed.

CONCLUSION

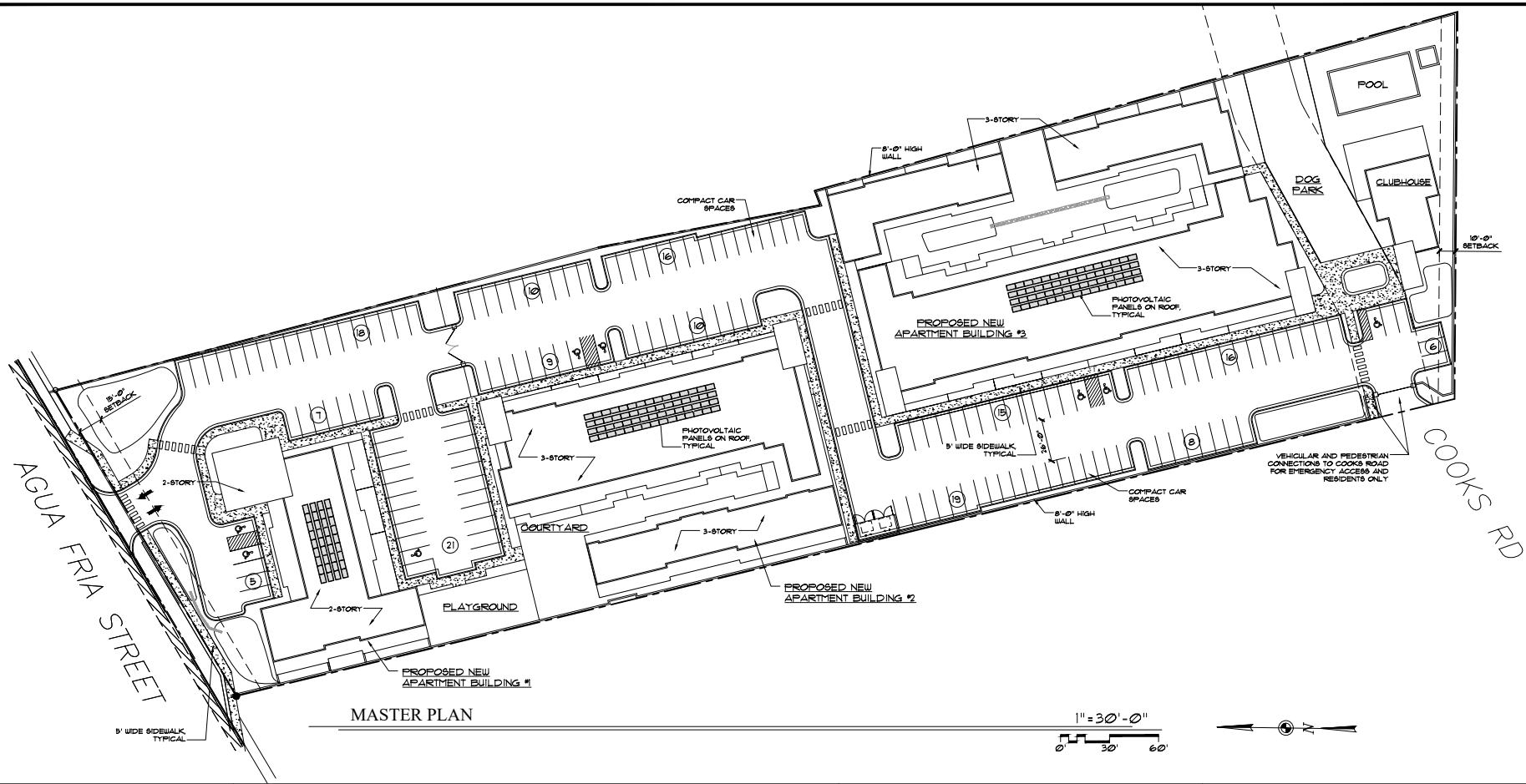
Although the proposed site plan for the Agua Fria Development has 31 fewer parking spaces than are required by Santa Fe Municipal Code, this study demonstrates that there will be ample parking to meet the needs of residents and retail customers.

1. Santa Fe's policies and plans support appropriately-sized parking lots and aim to increase housing supply and affordability. As an infill, mixed-use development, the Agua Fria Street Development will help the City meet their housing, land-use, and transportation goals.
2. The project's location provides residents with multimodal transportation options, including walking, transit, and biking. The site is especially well-suited for bicycle transportation.

3. There are currently high rates of zero-vehicle renter households in the development's census tract, and low rates of renter households that own more than two vehicles.
4. The developer is employing parking management strategies that will reduce parking demand, including setting aside 10 percent of the units as affordable housing, sharing parking with the retail use, and unbundling parking costs from rent costs. These strategies have been shown through robust academic research to reduce parking demand.
5. ITE parking demand estimates indicate that an average of 123 spaces and a conservative 85th percentile rate of 156 spaces will be needed. These estimates indicate that the site plan's 154 parking spaces will be appropriate for the site's needs.
6. As retail hours do not overlap with peak parking demand hours for residential uses, the five spaces required for the retail use can be effectively shared with residents.

By building an appropriately-sized parking lot, the Agua Fria Development will help contribute to Santa Fe's goals of building infill development that addresses the City's housing needs.

APPENDIX A: SITE PLAN



MASTER PLAN 1" = 30'-0"

0' 30' 60'

PERMISSIBLE USES:

RESIDENTIAL:
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL

COMMERCIAL:
- FOOD AND BEVERAGE
- RETAIL
- STUDIO
- ARTS ACTIVITIES
- SERVICE ESTABLISHMENTS

GENERAL NOTES:

1. PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO 2002-29 AND RESOLUTION 2002-35 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 CDSF WATER CONSERVATION STAGE.
8. LANDSCAPE DESIGN SHALL COMPLY WITH APPLICABLE PROVISIONS OF SFCC SECTION 14-8.4.
9. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5), PLANT ATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF CDSF ORDINANCE NO. 2008-02 (IMPACT FEES).
11. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE CDSF ORDINANCE NO, 2002-20 TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
12. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
13. 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.
14. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
15. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 1412.1.
16. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
17. THIS DEVELOPMENT LIES OUTSIDE OF A CITY OF SANTA FE HISTORIC DISTRICT.
18. THE LAYOUT SHOWN HEREON IS CONCEPTUAL AND MAY BE MODIFIED AS PART OF DEVELOPMENT PLAN PROCESS WITHOUT THE NEED FOR MASTER PLAN AMENDMENT

SITE DATA:

PROPOSED ZONING: C2

LOT SIZE
4.1194 ACRES (179,445.2635 SQ. FT.)

FOOTPRINT
TOTAL FOOTPRINT: 61,790 SF

LOT COVERAGE
REQUIRED 60% MAXIMUM
PROVIDED 40%

OPEN SPACE
REQUIRED: 250 SF PER GROUND FLOOR DWELLING UNIT FOR MIXED-USE PROJECTS PER SFCC 14-7.5(D)(8)(c)
*(49) GROUND FLOOR DWELLING UNITS X 250= 12,250

PROVIDED: COMMON OPEN SPACE = 32,010 SF
PRIVATE OPEN SPACE = 19,159 SF
TOTAL OPEN SPACE = 51,169 SF (29%)

BUILDING HEIGHT:
C-2 ZONING MAXIMUM ALLOWABLE HEIGHT: 45'
MAXIMUM PROPOSED BUILDING HEIGHT: 45'

UNIT COUNT:

STUDIO/SMALL 1 BR:	25 UNITS
1-BEDROOM:	70 UNITS
2-BEDROOM:	19 UNITS
3-BEDROOM:	16 UNITS
TOTAL UNITS:	130 UNITS

PARKING CALCS

RETAIL:	1/200 SQ. FT.
RESIDENTIAL:	OVER 5 UNITS (LESS THAN 800 SQ.FT.) 1 ASSIGNED AND 0.25 UNASSIGNED
RESIDENTIAL:	OVER 5 UNITS (800 -1200 SQ. FT.) 1 ASSIGNED AND 0.5 UNASSIGNED

COMMERCIAL	1,000 NLA SQ. FT./200 = 5
RESIDENTIAL LESS THAN 800 SQ. FT.	95 UNITS x 1.25 = 118.75
RESIDENTIAL 800-1,200 SQ. FT.	19 UNITS x 1.5 = 28.5
RESIDENTIAL OVER 1,200 SQ. FT.	16 UNITS x 2 = 32

TOTAL PARKING SPACES REQUIRED 185
PROVIDED 160 INC. 8 H-CAP

ARCHITECTURAL ALLIANCE LLC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
www.archallinc.com

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE INC AND ARE NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECTURAL ALLIANCE INC. © 2025

NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE
MASTER PLAN

2768 AGUA FRIA STREET
SANTA FE, NM 87505

PROJECT NO. 97-15

CHECKED BY	HR	DATE 03/20/25
DRAWN BY	HR	DATE 03/20/25

SHEET TITLE
MASTER PLAN

SHEET NO.
C-2

2768 AGUA FRIA STREET PARKING DEMAND SUPPLEMENTAL RESPONSE

This supplement was prepared in response to City of Santa Fe comments on the 2768 Agua Fria Street Parking Demand Study. It includes an analysis of peer city parking practices, availability of on-demand rideshare and delivery services, and an explanation of how ITE's parking generation methodology is context-sensitive and reflects the characteristics of Santa Fe.

PEER CITY PARKING PRACTICES

While academic research on residential parking demand is largely focused on dense, urban cities, hundreds of smaller communities have eliminated or reduced parking requirements. More small cities and towns have eliminated parking minimums than large or mid-sized cities (see Figure 1). Many of these communities have low densities and are without high-frequency transit service.

Figure 1: Count of US Jurisdictions that have eliminated parking minimums

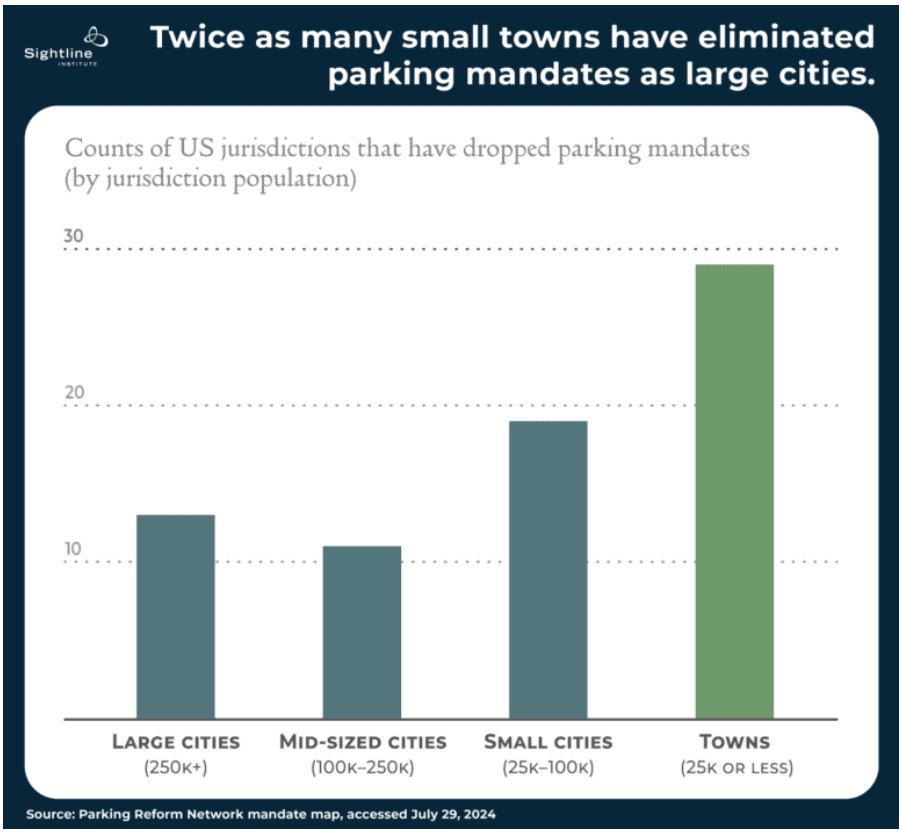


Chart source: Sightline Institute: https://www.sightline.org/2024/09/04/twice-as-many-small-towns-have-eliminated-parking-mandates-as-large-cities/

Table 1 shows parking minimums for peer cities. All of the cities included in the table have eliminated parking minimums, with the exception of Sandpoint, which has lower residential parking minimums than Santa Fe.[1]

Table 1: Population, Population Density, and Transit for Cities with Reduced or Eliminated Parking Minimums

City	Population	Population Density (residents per square mile)	Fixed- Route Transit Availability	Highest-Frequency Transit Service
Santa Fe, NM	~89,000	1,689	Yes	30 min
Sandpoint, ID	~10,000	2,161	Yes	Hourly
Jackson, TN	~68,000	1,147	Yes	30 min
Lansing, KS	~11,000	913	No	None
Bend, OR	~100,000	2,949	Yes	30 min
Portsmouth, OH	~18,000	1,701	No	None
Ecorse, MI	~9,000	3,279	No	None
Chattahoochee Hills, GA	~3,000	48	No	None
Seabrook, NH	~8,000	936	No	None
Gastonia, NC	~84,000	1,600	Yes	Hourly
Rogers, AR	~70,000	1,800	Yes	30 min

Many of the cities presented have lower population densities than Santa Fe. None of the cities have more frequent transit service than Santa Fe, and several of the cities have no fixed-route transit at all. Reducing or eliminating parking minimums is not only possible, but is becoming common practice among smaller communities with low population density and limited transit availability.

ON-DEMAND SERVICES

On-demand services in Santa Fe include rideshare such as Uber and Lyft and grocery delivery services.

- Uber and Lyft both provide rides on-demand and can be utilized 24/7 depending on the availability of drivers.
- Food delivery services available in Santa Fe include Uber Eats, DoorDash, and GrubHub.
- Grocery delivery services are provided by Instacart, DoorDash, Wal-Mart, and Uber Eats.

The availability of on-demand rideshare and food delivery services provides more options for Santa Fe residents who do not own vehicles or who share a vehicle with others in their household. These services can reduce the need for car ownership at the Agua Fria Development.

[1] 1 space required per unit <12,000 sf; 1.4 spaces required for units >12,000 sf

ITE PARKING GENERATION RATES

The ITE Parking Generation peak hour demand estimate is context-sensitive and backed by a large number of parking studies.

The ITE Parking Generation Manual is a compilation of parking count studies taken in a variety of land use contexts. On average, a development of the same size and in the same land use context as the Agua Fria Development will need 123 spaces to accommodate peak hour parking demand. The Agua Fria Development's proposed parking plan will have 31 more spaces than are estimated to be needed. This weighted average peak hour parking demand estimate reflects industry best practice in determining how many spaces will be needed.

The original parking study submittal also included the 85th percentile parking demand estimate of 156 spaces. Of the sites studied by ITE, 85 percent had peak hour parking demand of less than 156 spaces. Only 15 percent of developments had peak hour parking demand higher than 156 spaces. ITE does not recommend using the 85th percentile estimate as a tool to determine the level of parking that should be supplied. The 85th percentile estimate was included to show that the vast majority of developments have peak hour parking demand below this level.

Only studies taken from contexts similar to Santa Fe's were used in generating the ITE estimate, and the parking demand estimate is aligned with Santa Fe's land use and transportation context. Parking counts from 97 sites with the same context factors were compiled by ITE to generate the peak hour parking demand estimate. The three context factors used for the analysis are described below:

1. Type of development
    a. Low-rise (2-3 levels) multifamily housing with at least one dwelling unit with two or more bedrooms
2. Proximity to rail transit
    a. Not within ½ mile of rail transit
3. Land use context

a. General urban/suburban (see call-out box for detailed description)

General Urban/Suburban Land Use Context

An area associated with **almost homogeneous vehicle-centered access**. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle. The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land uses are typically concentrated at intersections or spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind the parking area or surrounded by parking. The mixing of land uses is only in terms of their proximity, not in terms of function. A retail land use may focus on serving a regional clientele whereas a service land use may target motorists or pass-by vehicle trips for its customers. Even if the land uses are complementary, **a lack of pedestrian, bicycling, and transit facilities or services limit non-vehicle travel.**

The Agua Fria Street Development's location is more multi-modal than the general urban/suburban context used for the ITE analysis, as described in the Locations Benefits section of the parking study submittal. In addition, parking demand reduction strategies (unbundled parking and affordable housing) will reduce demand at the site further. **Given these factors, it is reasonable to expect that parking demand at the site will be below the average peak hour demand estimate of 123 spaces.**

AGUA FRIA LOT 38 DEVELOPMENT

TRAFFIC IMPACT ANALYSIS

FINAL SUBMITTAL

OCTOBER 17, 2024



Prepared For:

Cold Water Development Fund QOZF, LLC

106 Faithway St

Santa Fe, NM 87501

Prepared By:

Bohannan Huston

Engineering

Spatial Data

Advanced Technologies

AGUA FRIA, LOT 38 DEVELOPMENT
TRAFFIC IMPACT ANALYSIS

FINAL SUBMITTAL

Date:

October 17, 2024

Prepared by:

Bohannan Huston, Inc.
7500 Jefferson St NE
Courtyard Two
Albuquerque, NM 87109

Prepared for:

Cold Water Development Fund QOZF, LLC
106 Faithway St
Santa Fe, NM 87501

Carl D. Vermillion, PE, PTOE, RSP1 **Date**

TABLE OF CONTENTS

I. INTRODUCTION AND SUMMARY 1
A. Study Purpose 1
B. Executive Summary 1
1. Site Location and Study Area 1
2. Principal Findings 2
3. Recommendations 2
II. PROPOSED DEVELOPMENT 5
A. Land Use and Intensity 5
B. Development Phasing and Timing 5
III. STUDY AREA CONDITIONS 5
A. Study Area 5
B. Site Accessibility 5
C. Data Sources 6
IV. EXISTING CONDITIONS ANALYSIS 7
A. Background 7
1. Adjacent Roadways 7
2. Multi-Modal Conditions 7
B. Existing Traffic Conditions 8
C. Level of Service Definitions 8
D. Existing Intersection Capacity Analysis 9
V. PROJECTED TRAFFIC 11
A. Site Traffic Forecasting 11
1. Trip Generation 11
2. Trip Distribution and Assignment 12
3. Traffic Projections 12
VI. TRAFFIC AND IMPROVEMENT ANALYSIS 14
1. 2027 No Build Intersection Capacity Analysis 14
2. 2027 Build Intersection Capacity Analysis 17
3. 2042 No Build Intersection Capacity Analysis 20
4. 2042 Build Intersection Capacity Analysis 23

B. Turn Lane Evaluation 26
VII. CONCLUSIONS AND RECOMMENDATIONS 28
A. Conclusions 28
B. Recommendations 28

FIGURES

Figure 1 | Vicinity Map and Proposed Site Plan 4
Figure 2 | Existing Traffic Volumes 10
Figure 3 | Trip Distribution Percentages 13
Figure 4 | 2027 No Build Traffic Volumes 16
Figure 5 | 2027 Build Traffic Volumes 19
Figure 6 | 2042 No Build Traffic Volumes 22
Figure 7 | 2042 Horizon Year Build Traffic Volumes 25

TABLES

Table 1 | LOS Definitions 8
Table 2 | Existing Signalized Intersection Results 9
Table 3| Existing Unsignalized Intersection Results 9
Table 4| Trip Generation 11
Table 5 | 2027 No Build Signalized Intersection Results 14
Table 6 | 2027 No Build Unsignalized Intersection Results 15
Table 7 | 2027 Build Signalized Intersection Results 17
Table 8 | 2027 Build Unsignalized Intersection Results 18
Table 9 | 2042 Horizon Year No Build Signalized Intersection Results 20
Table 10 | 2042 Horizon Year No Build Unsignalized Intersection Results 21
Table 11 | 2042 Horizon Year Build Signalized Intersection Results 23
Table 12 | 2042 Horizon Year Build Unsignalized Intersection Results 24

APPENDICES

Appendix A Existing Data

Appendix B 2024 Existing Intersection Capacity Analysis

Appendix C Turning Movement Development

Appendix D 2027 No Build Intersection Capacity Analysis

Appendix E 2027 Build Intersection Capacity Analysis

Appendix F 2042 No Build Intersection Capacity Analysis

Appendix G 2042 Build Intersection Capacity Analysis

I. INTRODUCTION AND SUMMARY

Cold Water Development Fund QOZF proposes to develop Lot 38, situated southwest of the Agua Fria and Broadmoor Blvd intersection. The proposed development will include 130 multi-family housing units.

A. STUDY PURPOSE

The purpose of the traffic study is to determine the impacts of the proposed development on the surrounding roadway network, evaluate the operation of the proposed site entrances, and to recommend any mitigation measures that may be necessary to support additional traffic generated by the new development.

B. EXECUTIVE SUMMARY

1. SITE LOCATION AND STUDY AREA

The site is located northeast of the Agua Fria and Siler intersection in Santa Fe, New Mexico. A vicinity map and proposed site plan are shown in Figure 1.

The study area consists of the following intersections:

- Agua Fria Street and Siler Road (existing 4-way signalized intersection)
- Agua Fria Street and Harrison Road (existing 4-way unsignalized intersection)
- Agua Fria Street and Siler Park Lane (existing 3-way unsignalized intersection)
- Siler Road & Siler Park Lane (existing 3-way unsignalized intersection)
- Agua Fria Street and North Site Entrance (future 3-way unsignalized intersection)

The intersection evaluations include analysis for the AM and PM peak hours for the following traffic conditions:

- Existing traffic (2024)
- 2027 Completion Year without the proposed site development (2027 No Build)
- 2027 Completion Year with the proposed site development (2027 Build)
- 2042 Horizon Year without the proposed site development (2042 No Build)
- 2042 Horizon Year with the proposed side development (2042 Build)

2. PRINCIPAL FINDINGS

The traffic analysis found that all intersections operate overall acceptably in the 2024 Existing, 2027 No Build and 2027 Build conditions.

In the 2042 No Build and Build scenarios, the westbound thru movement at the signalized intersection, Agua Fria and Siler, will operate at LOS F in the PM peak hour. Since the first occurrence of this appears in the no build scenario, the development is not responsible for this and further assessments as the horizon year nears is recommended.

A dedicated right turn lane was evaluated based on the SAMM, the Santa Fe TIA Guidelines, and AASHTO. A right turn lane on Agua Fria and the proposed access point is required based on the SAMM, but is not required based on the Santa Fe TIA Guidelines. Based on AASHTO requirements, if a turn lane is provided it specifies a desirable deceleration distance of 205 feet for a speed of 35 MPH. It also describes that it is not practical on many facilities to provide the full length of deceleration length in the turn lane due to constraints such as right-of-way, distance available between adjacent intersections, and storage needs. As right-of-way constraints exist along Agua Fria, this concern was evaluated to determine a length of right turn deceleration distance that could be included along the frontage of the development property. From the edge of the property to the access point an approximately 110-foot-long deceleration lane would be able to be constructed. If the adjacent properties are ever developed in the future, the City of Santa Fe may extend this turn lane to the full 205 feet if determined appropriate at that time. It is our professional recommendation that a right turn lane should be constructed at the access point of the proposed development and that this deceleration lane should be 110 feet in length.

Additionally left turn lanes were evaluated based on the SAMM, Santa Fe TIA Guidelines, and AASHTO. The westbound left on Agua Fria at the proposed access point does not meet the SAMM volumes during the AM peak hour but does meet the guidance in the PM peak hour. The Santa Fe TIA Guidelines show this left turn lane being warranted due to the high volume on Agua Fria in this area. As a two-way left turn lane is present along Agua Fria to serve the accesses along it, the existing lanes should remain so that all access points in the vicinity may be served.

3. RECOMMENDATIONS

- Installation of the proposed access point at Agua Fria should include the two-way left turn lane at the intersection. This two-way left turn lane should remain in place to serve the westbound left users into the site.

- An eastbound dedicated right turn lane is recommended at the proposed access point. This right turn lane shall be 110 feet in length along the frontage of the proposed development property.
- All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and the City of Santa Fe requirements.



Bohannan Huston
www.bhinc.com 800.877.5332

AGUA FRIA, LOT 38 DEVELOPMENT
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 1
SITE PLAN

C:\Users\CVERMILLION\appdata\local\temp\AcPublish_13736\20240415_Figures.dwg Aug 12, 2024 - 2:21pm

II. PROPOSED DEVELOPMENT

A. LAND USE AND INTENSITY

The proposed development is a 130-unit multi-family residential subdivision.

The development is located east of the Agua Fria and Siler intersection. The study area is not developed.

B. DEVELOPMENT PHASING AND TIMING

The project is expected to be developed by 2027.

III. STUDY AREA CONDITIONS

A. STUDY AREA

The study area consists of the following intersections:

- Agua Fria Street and Siler Road (existing 4-way signalized intersection)
- Agua Fria Street and Harrison Road (existing 3-way unsignalized intersection)
- Agua Fria Street and Siler Park Lane (existing 3-way unsignalized intersection)
- Siler Road & Siler Park Lane (existing 3-way unsignalized intersection)
- Agua Fria Street and North Site Entrance (future 3-way unsignalized intersection)

B. SITE ACCESSIBILITY

The development will include the main access on Agua Fria Street, approximately 0.3 miles east of the Agua Fria and Siler intersection. The development will also have a gated emergency access off of Cooks Road. This emergency access will not have assigned use as part of this study. The site access location on Agua Fria Street is an existing roadway with one lane in each direction and center two-way left turning lane, future 3-way intersection.

The primary routes to the site are anticipated to be either Agua Fria Street, Siler Road or Harrison Road.

C. DATA SOURCES

The data used in this report consist of the traffic volumes described below, aerial photography and mapping from Google Earth®, as well as information provided by Cleland Traffic Counts.

IV. EXISTING CONDITIONS ANALYSIS

A. BACKGROUND

Roadway federal classification is updated approximately every four years. The classification process involves local governments, the Mid Region Council of Governments (MRCOG), New Mexico Department of Transportation (NMDOT), and the Federal Highway Administration (FHWA). The 2024 MRCOG 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 adjacent roadways:

- Agua Fria Street is a minor arterial with one lane in each direction and a two-way left turn lane. Agua Fria has a posted speed limit of 35 miles per hour (MPH). Agua Fria provides regional connectivity within the greater Santa Fe area, serving as a link between major/minor roadways which travel north-south directions, including Highway 285 and I-25. Sidewalks and bicycle lanes exist along Agua Fria in this area.
- Siler Road is a minor arterial, with one lane in each direction and a two-way left turn lane. Siler Road has a posted speed limit of 30 MPH. Siler provides regional connectivity within Santa Fe, serving as a connector roadway to NM 14 which leads to Tijeras and I-40 to the south, or I-25 to the south, or US 285 to the northeast. Sidewalks and bicycle lanes exist along Agua Fria in this area.
- Harrison Road is a local roadway with speedhumps no centerline striping. Harrison Road has a posted speed limit of 25 MPH. Sidewalk, curb and gutter exist along Harrison Road in this area.
- Siler Park Lane is a local roadway with no centerline striping or posted speed limit. It has an assumed speed limit of 25 MPH. Siler Park Lane has curb and gutter. No sidewalk or bike paths exist along Siler Park Lane.
- Cooks Road is a local roadway with no centerline striping or posted speed limit. Cooks Road has sidewalk, curb and gutter. Bike lanes/paths do not exist along Cooks Road.

2. MULTI-MODAL CONDITIONS

The Santa Fe Bikeways and Trails map includes designated bicycle lanes on both sides of Agua Fria from Siler to Avenida Cristobal Colon. This map also includes Agua Fria

as a shared use-higher traffic roadway where it does not denote bike lanes or shoulders. Siler Road also includes a bike lane/shoulders from Cerrillos Road to Alameda. Additionally, the bikeways and trails map shows Rufina and Harrison as shared use with lower traffic/speed.

The Santa Fe river trail is located along the north banks of the Santa Fe river, which runs parallel to the north of Agua Fria through the project limits. The nearest access to this trail is currently at Siler Road with many additional access points along the 10 mile trail. Additional access points are in discussion at the City but are not yet under construction.

The Santa Fe Trails bus system currently has an active route along Agua Fria Street, which passes the proposed development. The system map denotes this route as route 1 with the nearest bus stop being located east of the intersection of Agua Fria and Siler.

Additionally, Cerrillos Road has route 2 running along it within a mile of the proposed development. This route has the closest bus stop located at Cerrillos Road and Siler.

B. EXISTING TRAFFIC CONDITIONS

Traffic counts for the intersections analyzed in the study area were collected on March 19, 2024, and March 20, 2024. Existing traffic counts are included in Appendix A. The counts included 6-hour turning movement counts. Build traffic for the proposed subdivisions was estimated by counting the houses, developing trip generation, and distributing those trips onto the Build roadway network, similar to a normal traffic study.

C. LEVEL OF SERVICE DEFINITIONS

The *Highway Capacity Manual Seventh Edition* (HCM) defines Level of Service (LOS) for signalized and 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. When intersections operate below this level, improvements are considered, where feasible. Other critical movements are also desired to have LOS D or better if possible.

D. EXISTING INTERSECTION CAPACITY ANALYSIS

The traffic volume for all existing intersections were analyzed using Highway Capacity Software version 7 (HCS7), which uses the intersection methodology from the Seventh Edition of the Highway Capacity Manual (HCM). Existing traffic volumes are shown in Figure 2. Individual intersection output for the existing conditions analysis is included in Appendix B. The results are summarized in Table 2 and Table 3.

The signalized intersection of Agua Fria Street and Siler Road operates at an acceptable level of service in the AM and PM peak hours.

Table 2 | Existing Signalized Intersection Results

Intersection/Movement	2024 AM Peak			2024 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Agua Fria & Siler	21.8	0.80	C	28.1	0.88	C
* – HCM 95th percentile queue rounded to next 25-foot increment						

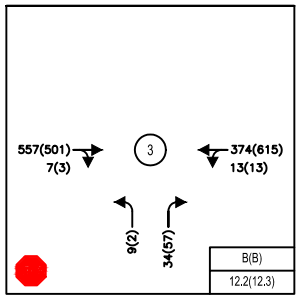
The unsignalized intersections operate at acceptable levels of service in the AM and PM peak hours with a LOS no worse than C. The Results for the unsignalized intersections are shown in Table 3.

Table 3| Existing Unsignalized Intersection Results

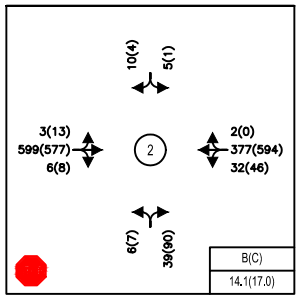
Intersection/Movement	2024 AM Peak				2024 PM Peak			
	Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Agua Fria & Harrison								
Eastbound Approach	8.1	0.00	0	A	8.8	0.01	0	A
Westbound Approach	8.9	0.04	25	A	8.9	0.05	25	A
Northbound Approach	14.1	0.11	25	B	15.3	0.23	25	C
Southbound Approach	13.3	0.04	25	B	17.0	0.03	25	C
Agua Fria & Siler Park Lane								
Westbound Approach	8.7	0.01	0	A	8.7	0.01	0	A
Northbound Approach	12.2	0.02	25	B	12.3	0.02	25	B
Siler Road & Siler Park Lane								
Westbound Approach	16.4	0.13	25	C	19.0	0.23	25	C
Southbound Approach	0.4	0.01	0	A	0.4	0.01	0	A
* – HCM 95th percentile queue rounded to next 25-foot increment								

LEGEND

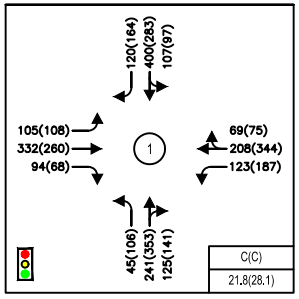
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)



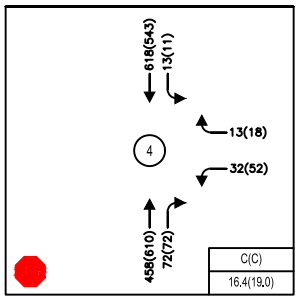
AGUA FRIA ST / SILER PARK LN



AGUA FRIA ST / HARRISON RD



AGUA FRIA ST / SILER RD



SILER RD / SILER PARK LN



C:\Users\CVERMILLION\appdata\local\temp\AcPublish_13736\20240415_Figures.dwg Aug 12, 2024 - 2:21pm

Bohannan Huston
www.bhinc.com 800.877.5332

AGUA FRIA, LOT 38 DEVELOPMENT
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 2
2024 EXISTING

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 10th 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.

Table 4| Trip Generation

Land Use	ITE Code	Size	Daily	AM Enter	AM Exit	PM Enter	PM Exit
Multi-Family Housing (Low-Rise)	220	130	909	15	48	48	28

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 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 Albuquerque and 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 Subarea.

The gravity model utilized socioeconomic data obtained from the Mid Region Council of Governments (MRCOG), which included population and employment estimates for each subarea within the Albuquerque and Santa Fe Metropolitan Planning Area to develop the trip distribution.

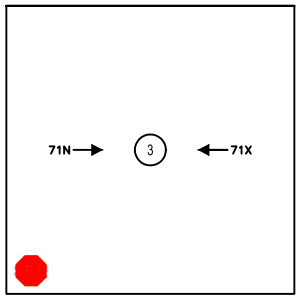
Spreadsheets showing the development of the trip distribution are included in Appendix C. Trip distribution percentages are shown in Figure 3.

3. TRAFFIC PROJECTIONS

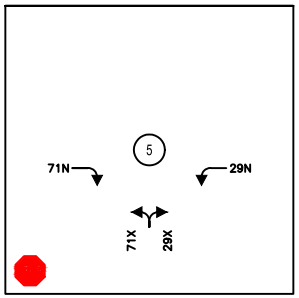
A background growth rate of 1% was applied to provide an estimate of potential future growth of traffic at all intersections evaluated. The growth rate determination and data are summarized in the spreadsheets included in Appendix C.

LEGEND

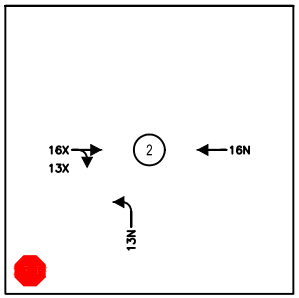
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- N — Entering
- X — Exiting



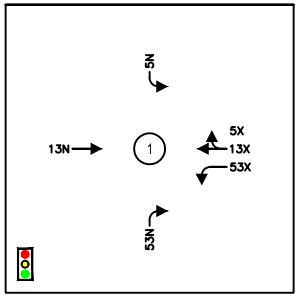
AGUA FRIA ST / SILER PARK LN



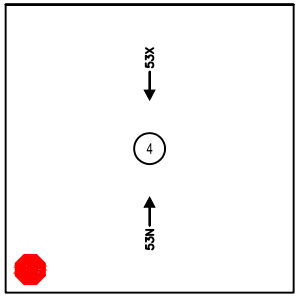
AGUA FRIA ST / NORTH SITE ENTRANCE



AGUA FRIA ST / HARRISON RD



AGUA FRIA ST / SILER RD



SILER RD / SILER PARK LN



Bohannan Huston
www.bhinc.com 800.877.5332

AGUA FRIA, LOT 38 DEVELOPMENT
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 3
RESIDENTIAL TRIP DISTRIBUTION PERCENTAGES

C:\Users\CVERMILLION\appdata\local\temp\AcPublish_13736\20240415_Figures.dwg Aug 12, 2024 - 2:21pm

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 HCS7 which implements the Highway Capacity Manual procedures.

1. 2027 NO BUILD INTERSECTION CAPACITY ANALYSIS

The 2027 No Build analysis assumes that the proposed development is not completed in the 2027 and 2042 time periods. Figure 4 shows the 2027 No Build Results. Table 5 and Table 6 show the No Build results. The HCS outputs are included in Appendix D.

The study found that the signalized intersection, Agua Fria Street and Siler Road, operates at acceptable levels of service, LOS C in the AM and PM peak hours for the 2027 No Build condition.

For the 2027 No Build scenario the signalized intersection of Agua Fria Street and Siler operates at LOS C in both the AM and PM peak hours. Table 5 shows the No Build Signalized Results.

Table 5 | 2027 No Build Signalized Intersection Results

Intersection	2027 AM Peak			2027 PM Peak		
	Delay	V/C	LOS	Delay	V/C	LOS
Agua Fria & Siler	22.6	0.81	C	30.0	0.90	C
* – HCM 95th percentile queue rounded to next 25-foot increment						

The study found that all unsignalized intersections operate at acceptable levels of service in the 2027 No Build condition with all movements at LOS C or better for both AM and PM peak hours.

For the 2027 No Build condition, the Agua Fria and Harrison intersection has eastbound and westbound approaches that are expected to operate at a LOS A in the AM and PM peak hours. The northbound and southbound approaches are expected to operate at a LOS B in the AM peak hour and LOS C in the PM peak hour.

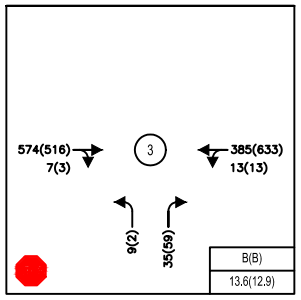
The Agua Fria and Siler Park Lane intersection produced results that the westbound approach is expected to operate at a LOS A in the AM and PM peak hour while the northbound approach is expected to operate at a LOS B during both peak hours.

The Siler and Siler Park Lane intersection is expected to operate at a LOS C for the westbound approach in both the AM and PM peak hour. The Southbound approach is expected to operate at a LOS A in both the AM and PM peak hour.

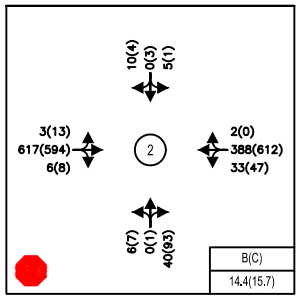
Table 6 | 2027 No Build Unsignalized Intersection Results								
	2027 AM Peak				2027 PM Peak			
Intersection/Movement	Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Agua Fria & Harrison								
Eastbound Approach	8.1	0.00	0	A	8.9	0.01	0	A
Westbound Approach	9.0	0.04	25	A	9.0	0.05	25	A
Northbound Approach	14.4	0.11	25	B	15.7	0.24	25	C
Southbound Approach	13.6	0.04	25	B	17.4	0.03	25	C
Agua Fria & Siler Park Lane								
Westbound Approach	8.8	0.01	0	A	8.6	0.01	0	A
Northbound Approach	13.6	0.10	25	B	12.9	0.13	25	B
Siler Road & Siler Park Lane								
Westbound Approach	16.7	0.14	25	C	19.7	0.25	50	C
Southbound Approach	8.7	0.01	0	A	0.4	0.01	0	A
* – HCM 95th percentile queue rounded to next 25-foot increment								

LEGEND

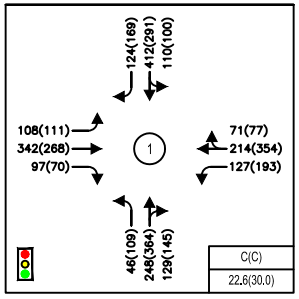
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)



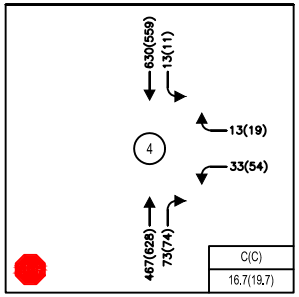
AGUA FRIA ST / SILER PARK LN



AGUA FRIA ST / HARRISON RD



AGUA FRIA ST / SILER RD



SILER RD / SILER PARK LN



C:\Users\CVERMILLION\appdata\local\temp\AcPublish_13736\20240415_Figures.dwg Aug 12, 2024 - 2:21pm

Bohannan Huston
www.bhinc.com 800.877.5332

AGUA FRIA, LOT 38 DEVELOPMENT
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 4
2027 AM(PM) NO BUILD
PEAK HOUR TRAFFIC VOLUMES

2. 2027 BUILD INTERSECTION CAPACITY ANALYSIS

The trips generated by the site (Table 4) were assigned to the intersections using the trip percentages and associated volumes, shown in Figure 3. These trips were added to the 2027 No Build traffic projections.

The study found that the signalized intersection, Agua Fria and Siler will operate at acceptable levels of service in the 2027 Build condition with a LOS C in both the AM and PM peak hour.

The 2027 Build capacity analysis is shown in Table 7 and Table 8. The individual intersection output is included in Appendix E.

Table 7 | 2027 Build Signalized Intersection Results

Intersection	2027 AM Peak			2027 PM Peak		
	Delay	V/C	LOS	Delay	V/C	LOS
Agua Fria & Siler	23.4	0.82	C	32.1	0.92	C
* – HCM 95th percentile queue rounded to next 25-foot increment						

For the 2027 Build condition at Agua Fria and Harrison Road, the eastbound and westbound approaches are expected to operate at LOS A in the AM and PM peak hour. The northbound and southbound movements are expected to operate at LOS B in the AM peak hour and LOS C in the PM peak hour.

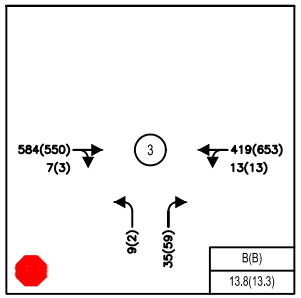
Under the 2027 Build condition at Agua Fria and Siler Park Lane the westbound approach is expected to operate at a LOS A in both the AM and PM peak hour while the northbound approach is expected to operate at LOS B in both the AM and PM peak hours.

At the Siler Road & Siler Park Lane intersection the westbound approach is expected to degrade to LOS C in the PM peak hour. All other movements operate at acceptable Levels of Service in both the AM and PM peak hour.

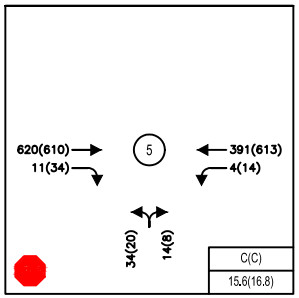
Table 8 | 2027 Build Unsignalized Intersection Results								
	2027 AM Peak				2027 PM Peak			
Intersection/Movement	Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Agua Fria & Harrison								
Eastbound Approach	8.1	0.00	0	A	8.9	0.01	0	A
Westbound Approach	9.1	0.04	25	A	9.0	0.05	25	A
Northbound Approach	14.8	0.12	25	B	16.9	0.27	50	C
Southbound Approach	13.7	0.04	25	B	17.6	0.03	25	C
Agua Fria & Siler Park Lane								
Westbound Approach	8.8	0.01	0	A	8.7	0.01	0	A
Northbound Approach	13.8	0.10	25	B	13.3	0.13	25	B
Siler Road & Siler Park Lane								
Westbound Approach	17.0	0.14	25	C	20.4	0.26	25	C
Southbound Approach	8.7	0.01	0	A	9.4	0.01	0	A
Agua Fria & North Site Entrance								
Westbound Approach	8.9	0.00	0	A	9.0	0.02	0	A
Northbound Approach	15.6	0.13	25	C	16.8	0.09	25	C
* – HCM 95th percentile queue rounded to next 25-foot increment								

LEGEND

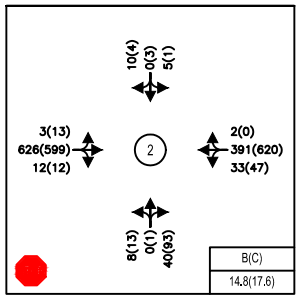
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)



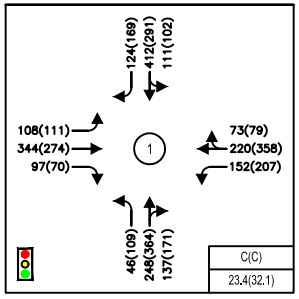
AGUA FRIA ST / SILER PARK LN



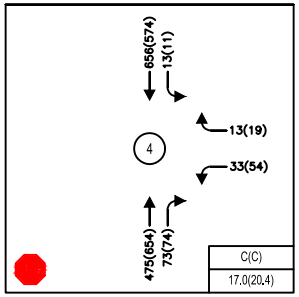
AGUA FRIA ST / NORTH SITE ENTRANCE



AGUA FRIA ST / HARRISON RD



AGUA FRIA ST / SILER RD



SILER RD / SILER PARK LN



C:\Users\CVERMILLION\appdata\local\temp\AcPublish_13736\20240415_Figures.dwg Aug 12, 2024 - 2:21pm

Bohannan Huston
www.bhinc.com 800.877.5332

AGUA FRIA, LOT 38 DEVELOPMENT
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 5
2027 AM(PM) BUILD
PEAK HOUR TRAFFIC VOLUMES

3. 2042 NO BUILD INTERSECTION CAPACITY ANALYSIS

The 2042 Horizon Year No Build analysis assumes the proposed development is completed in the 2027 time period. Figure 6 shows the 2042 Horizon Year No Build Results. Table 9 and Table 10 show a summary of the No Build results. The HCS outputs are included in Appendix F.

The traffic analysis found that the signalized intersection, Agua Fria Street and Siler Road operate overall acceptably for the 2042 No Build condition in the AM and PM peak hours however, during the PM peak hour the westbound movement degrades to LOS F due to the background traffic growth. This decline in operation is not due to the development traffic.

Table 9 | 2042 Horizon Year No Build Signalized Intersection Results

Intersection	2042 AM Peak			2042 PM Peak		
	Delay	V/C	LOS	Delay	V/C	LOS
Agua Fria & Siler	31.8	0.87	C	51.9	1.16	D**

* – HCM 95th percentile queue rounded to next 25-foot increment
** - Movements of LOS F

The traffic analysis found in the 2042 No Build condition all unsignalized intersections operate at acceptable Levels of Service in both the AM and PM peak hours.

For the 2042 No Build condition the Agua Fria Street and Harrison Road is expected to continue to operate at acceptable conditions. All movements at this intersection are expected to continue to operate at acceptable levels of service.

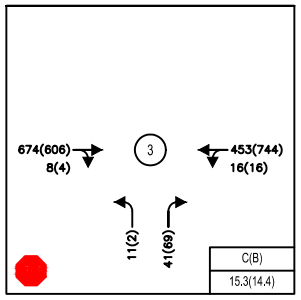
For the Agua Fria Street and Siler Park Lane intersection also continues to operate acceptably. All movement continue to operate at acceptable level of service.

The Siler Road & Siler Park Lane intersection continues to operate with all movements operating at acceptable Levels of Service in both the AM and PM peak hours.

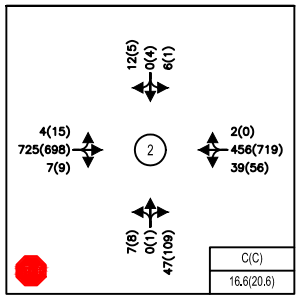
Table 10 | 2042 Horizon Year No Build Unsignalized Intersection Results								
	2042 AM Peak				2042 PM Peak			
Intersection/Movement	Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Agua Fria & Harrison								
Eastbound Approach	8.3	0.00	0	A	9.3	0.02	25	A
Westbound Approach	9.5	0.05	25	A	9.5	0.07	25	A
Northbound Approach	16.6	0.15	25	C	19.2	0.33	50	C
Southbound Approach	15.4	0.05	25	C	20.6	0.04	25	C
Agua Fria & Siler Park Lane								
Westbound Approach	9.1	0.02	25	A	8.9	0.02	25	A
Northbound Approach	15.3	0.14	25	C	14.4	0.17	25	B
Siler Road & Siler Park Lane								
Westbound Approach	19.6	0.19	25	C	22.3	0.26	25	C
Southbound Approach	9.1	0.02	25	A	9.9	0.02	25	A
* – HCM 95th percentile queue rounded to next 25-foot increment								

LEGEND

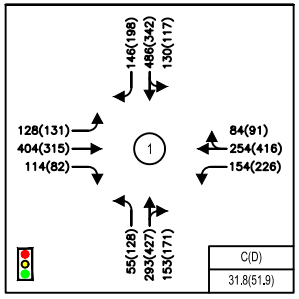
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)



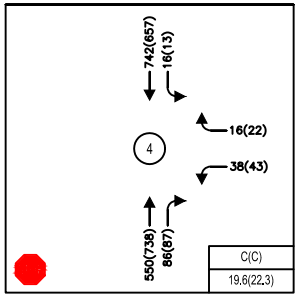
AGUA FRIA ST / SILER PARK LN



AGUA FRIA ST / HARRISON RD



AGUA FRIA ST / SILER RD



SILER RD / SILER PARK LN



C:\Users\CVERMILLION\appdata\local\temp\AcPublish_13736\20240415_Figures.dwg Aug 12, 2024 - 2:21pm

Bohannan Huston
www.bhinc.com 800.877.5332

AGUA FRIA, LOT 38 DEVELOPMENT
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 6
2042 HORIZON YEAR
AM(PM) NO BUILD
PEAK HOUR TRAFFIC VOLUMES

4. 2042 BUILD INTERSECTION CAPACITY ANALYSIS

The trips generated by the site (Table 4) were assigned to the intersections using the trip percentages and associated volumes, shown in Figure 3. These trips were added to the 2042 Horizon Year No Build traffic projections shown in Appendix G 2042 Build Intersection Capacity Analysis. Figure 7 shows the 2042 Build Traffic Volumes and a summary of the results are shown in Table 11 and Table 12. The individual intersection output is included in Appendix G.

The 2042 Horizon Year Build traffic analysis found that the signalized intersection, Agua Fria and Siler continues to have a deficient movement during the PM peak hour. The westbound thru movement operates at a LOS F in the PM peak hour with a delay of 151.4 seconds per vehicle. This deficiency is also noted in the No build scenario and therefore is not caused by the development traffic.

Table 11 | 2042 Horizon Year Build Signalized Intersection Results

Intersection	2042 AM Peak			2042 PM Peak		
	Delay	V/C	LOS	Delay	V/C	LOS
Agua Fria & Siler	33.2	0.88	C	56.8	1.20	E**

* – HCM 95th percentile queue rounded to next 25-foot increment
** - Movements of LOS F

For the 2042 Build condition, the study found that all unsignalized intersections operate at an acceptable Level of Service in both the AM and PM peak hours.

The eastbound and westbound approaches at the Agua Fria and Harrison intersection operate at a LOS A in the AM and PM peak hour. The northbound and southbound approaches operate at a LOS C in the AM and PM peak hour.

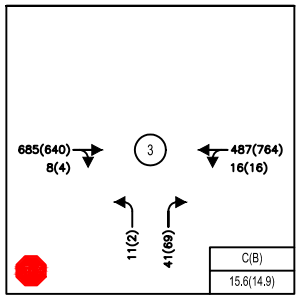
At the Agua Fria Street and Siler Park Lane intersection, all movements operate at acceptable Levels of Service in both the AM and PM peak hours.

At the Siler Road & Siler Park Lane intersection, the westbound approach is expected to degrade to LOS D in the PM peak hour. All other movements operate better than LOS D in both the AM and PM peak hours.

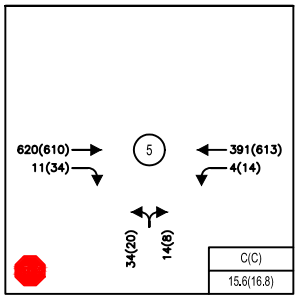
Table 12 | 2042 Horizon Year Build Unsignalized Intersection Results								
	2042 AM Peak				2042 PM Peak			
Intersection/Movement	Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Agua Fria & Harrison								
Eastbound Approach	8.3	0.00	0	A	9.3	0.02	25	A
Westbound Approach	9.5	0.05	25	A	9.5	0.07	25	A
Northbound Approach	17.1	0.17	25	C	21.5	0.38	50	C
Southbound Thru Approach	15.5	0.05	25	C	20.9	0.04	25	C
Agua Fria & Siler Park Lane								
Westbound Approach	9.2	0.02	25	A	9.0	0.02	25	A
Northbound Approach	15.6	0.14	25	C	14.9	0.17	25	B
Siler Road & Siler Park Lane								
Westbound Approach	20.1	0.20	25	C	26.1	0.36	50	D
Southbound Approach	9.1	0.02	25	A	10.0	0.02	25	A
Agua Fria & North Site Entrance								
Westbound Approach	8.9	0.00	0	A	9.0	0.02	25	A
Northbound Approach	15.6	0.13	25	C	16.8	0.09	25	C
* – HCM 95th percentile queue rounded to next 25-foot increment								

LEGEND

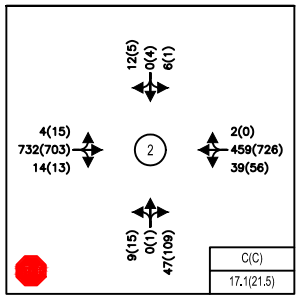
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)



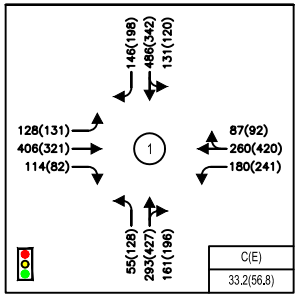
AGUA FRIA ST / SILER PARK LN



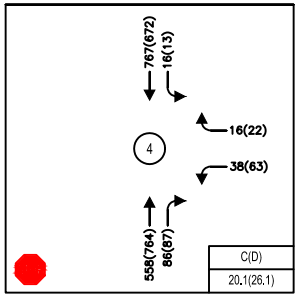
AGUA FRIA ST / NORTH SITE ENTRANCE



AGUA FRIA ST / HARRISON RD



AGUA FRIA ST / SILER RD



SILER RD / SILER PARK LN



C:\Users\CVERMILLION\appdata\local\temp\AcPublish_13736\20240415_Figures.dwg Aug 12, 2024 - 2:21pm

Bohannan Huston
www.bhinc.com 800.877.5332

AGUA FRIA, LOT 38 DEVELOPMENT
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 7
2042 HORIZON YEAR
AM(PM) BUILD
PEAK HOUR TRAFFIC VOLUMES

B. TURN LANE EVALUATION

Analyses of the state access management manual (SAMM), comparisons to Transportation Impact Analysis (TIA) Guidelines by the City of Santa Fe, and AASHTO documentation were completed to determine the need to install new right turn or left turn lanes at several of the intersections included in the study area.

Included in decision making for these deceleration lanes was the safety analysis for the Agua Fria Street Corridor Study that was recently completed. This section of the study is included in Appendix C for reference. This safety analysis showed 308 accidents over a 10-year period with 71% of those accidents being rear-end collisions. The FHWA Highway Safety Programs suggests countermeasures that address specific types of crashes. A counter measure that is suggested to help address rear end crashes attributed to turning vehicles hit from behind is providing turning lanes at intersections. As the turn lane evaluation looked at several guidance documents based on national standards, New Mexico standards, and City of Santa Fe standards, a recommendation will take all available information and follow a best practice to help decrease the amount of rear end collisions along Agua Fria creating a safer environment for the traveling public.

Agua Fria has a posted speed limit of 35 MPH, and the development will see a volume of 11 vehicles in the AM peak hour and 34 vehicles during the PM peak hour taking an eastbound right into the site. During both peak hours, a dedicated right turn lane is required based on the SAMM criteria. The Santa Fe TIA Guidelines have different vehicle volumes for the requirement of dedicated right turn lanes, and therefore the major road volume criteria is not met for a right turn lane for a two-lane roadway at 35 MPH. For this right turn lane, the deceleration length is calculated based on AASHTO recommendations. With a speed of 35 MPH, AASHTO states that a deceleration distance of 205 feet is needed. The Santa Fe guidelines and AASHTO also state that a moderate amount of deceleration within the through lanes is acceptable. Due to existing right-of-way constraints along Agua Fria, the length from the edge of the property to the access point is the limiting factor without requiring right of way acquisitions to adjacent property owners. The length of deceleration lane, which includes the taper, that would fit into this area is approximately 110 feet. This would mean that a vehicle would slow to 25 MPH in the through lane with the remainder of deceleration occurring in the dedicated right turn lane. Since the SAMM criteria warrants this right turn lane, it is recommended to install this dedicated right turn lane with a length of 110 feet along the frontage of the proposed development. If development of the adjacent property occurs in the future, the City of Santa Fe may recommend extending this turn lane to the full 205-foot requirement.

The development will also see a volume of 4 vehicles in the AM peak hour and 14 vehicles during the PM peak hour entering the development via a westbound left movement. The AM peak hour does not require a dedicated turn lane although the

PM peak hour does meet the threshold requiring a left turn lane per the SAMM. The Santa Fe TIA Guidelines show the volume criteria is met for a left turn lane for a two-lane roadway at 35 MPH. As a two way left turn lane is present along Agua Fria to serve the accesses along it, the existing lanes should remain so that all access points in the vicinity may be served.

The signalized intersection of Agua Fria and Siler Road was also looked at closer to determine the need for dedicated right turning lanes. The SAMM states that one of the purposes of speed change lanes at signalized intersections are to improve intersection operational efficiency. The intersection operates acceptably during the opening year of 2027 but the westbound includes declines in 2042 due to background growth even without the additional traffic generated by the development. In the horizon year it may be beneficial to take a closer look at this movement to determine if a dedicated westbound right turning lane should be installed at this intersection. Using the Santa Fe TIA Guidelines, the major road volume criteria is not met for a right turn lane for a two-lane roadway at 35 MPH. Alternative mitigation efforts should be explored prior to 2042.

According to the SAMM, the intersection of Siler Road and Siler Park Lane meets the threshold for a dedicated northbound right turning lane in existing conditions during both AM and PM peak hours. The Santa Fe TIA Guidelines show the major road volume criteria is not met for a right turn lane for a two-lane roadway at 35 MPH. Since this turn lane is not required based on the Santa Fe TIA Guidelines, we recommend this not be installed. Additionally, since this is in existing conditions this right turn lane should not be the responsibility of the developer.

Agua Fria and Siler Park Lane was also evaluated and does not require an eastbound dedicated right turn lane at the intersection based on the SAMM. A westbound dedicated left turn lane is required based on the SAMM. There is an existing westbound left turn lane at this intersection with a length of approximately 50 feet. Additionally, this area includes a two way left turn lane that could be used to extend this left turn lane if needed. The Santa Fe TIA Guidelines for turning lane requirements indicated the major road volume criteria is not met for a right turn lane for a two-lane roadway at 35 MPH. The traffic volume is met for a dedicated left turn lane for a two-way roadway at 35 MPH. The operational analysis shows that the westbound left at this location will not see a queue develop during either peak hour. The Santa Fe TIA Guidelines state that the minimum turn bay length of 50 feet shall be provided. Since this is met for the westbound left turn lane, additional length is not required. Additionally, no trips associated with the development are assigned to this movement, so these turn lanes at this intersection should not be the responsibility of the developer.

The applicable tables from the SAMM and Santa Fe TIA Guidelines criteria is included in Appendix C for reference

VII. CONCLUSIONS AND RECOMMENDATIONS

A. CONCLUSIONS

The traffic analysis found that all intersections operate overall acceptably in the 2024 Existing, 2027 No Build and 2027 Build conditions.

In the 2042 No Build and Build scenarios, the westbound thru movement at the signalized intersection, Agua Fria and Siler, will operate at LOS F in the PM peak hour. Since the first occurrence of this appears in the no build scenario, the development is not responsible for this and further assessments as the horizon year nears is recommended.

A dedicated right turn lane was evaluated based on the SAMM, the Santa Fe TIA Guidelines, and AASHTO. A right turn lane on Agua Fria and the proposed access point is required based on the SAMM, but is not required based on the Santa Fe TIA Guidelines. AASHTO requirements state that if a turn lane is provided it specifies a desirable deceleration distance of 205 feet for a speed of 35 MPH. It states that it is not practical on many facilities to provide the full length of deceleration length in the turn lane due to constraints such as right-of-way, distance available between adjacent intersections, and storage needs. As right-of-way constraints exist along Agua Fria, this concern was evaluated to determine a length of right turn deceleration distance that could be included along the frontage of the development property. From the edge of the property to the access point an approximately 110-foot-long deceleration lane would be able to be constructed. If the adjacent properties are ever developed in the future, the City of Santa Fe may extend this turn lane to the full 205 feet if determined appropriate at that time. It is our professional recommendation that a right turn lane should be constructed at the access point of the proposed development and that this deceleration lane should be 110 feet in length.

Additionally left turn lanes were evaluated based on the SAMM, Santa Fe TIA Guidelines, and AASHTO. The westbound left on Agua Fria at the proposed access point does not meet the SAMM volumes during the AM peak hour but does meet the guidance in the PM peak hour. The Santa Fe TIA Guidelines show this left turn lane being warranted due to the high volume on Agua Fria in this area. As a two-way left turn lane is present along Agua Fria to serve the accesses along it, the existing lanes should remain so that all access points in the vicinity may be served.

B. RECOMMENDATIONS

- Installation of the proposed access point at Agua Fria should include the two-way left turn lane at the intersection. This two-way left turn lane should remain in place to serve the westbound left users into the site.

- An eastbound dedicated right turn lane is required at the proposed access point. This right turn lane shall be 110 feet in length along the frontage of the proposed development property.
- All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and the City of Santa Fe requirements.

APPENDIX A
EXISTING DATA

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

Counter R.C.

File Name : Agua Fria St. and Siler Rd.
Site Code : 03192024
Start Date : 3/19/2024
Page No : 1

Groups Printed- Cars - Trucks - Buses

	Agua Fria St. Eastbound						Agua Fria St. Westbound						Siler Rd. Northbound						Siler Rd. 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
06:00 AM	2	15	2	0	0	19	1	4	2	0	1	8	3	7	10	0	0	20	1	7	2	0	0	10	57
06:15 AM	8	21	12	0	0	41	5	9	6	0	0	20	2	6	7	0	0	15	1	22	4	0	0	27	103
06:30 AM	5	25	19	0	0	49	9	9	3	0	0	21	1	27	8	0	0	36	5	22	5	0	0	32	138
06:45 AM	9	44	13	0	0	66	7	14	5	0	0	26	3	14	18	0	0	35	10	26	5	0	0	41	168
Total	24	105	46	0	0	175	22	36	16	0	1	75	9	54	43	0	0	106	17	77	16	0	0	110	466
07:00 AM	11	25	7	0	0	43	11	17	5	0	0	33	3	27	13	0	0	43	9	36	10	0	0	55	174
07:15 AM	8	51	17	0	0	76	20	25	13	0	0	58	6	32	21	0	0	59	15	45	15	0	0	75	268
07:30 AM	27	54	21	0	0	102	21	33	15	0	0	69	9	57	30	0	0	96	17	73	18	0	0	108	375
07:45 AM	25	89	23	0	0	137	35	63	16	0	1	115	11	64	28	0	0	103	26	99	35	1	1	162	517
Total	71	219	68	0	0	358	87	138	49	0	1	275	29	180	92	0	0	301	67	253	78	1	1	400	1334
08:00 AM	25	77	23	0	0	125	33	46	16	0	0	95	11	52	27	0	1	91	32	112	33	0	0	177	488
08:15 AM	23	79	27	0	0	129	25	52	18	0	0	95	12	65	25	0	0	102	31	102	24	0	0	157	483
08:30 AM	32	87	21	0	0	140	30	47	19	1	0	97	11	60	45	0	0	116	18	87	28	0	0	133	486
08:45 AM	29	78	16	0	0	123	24	42	6	1	0	73	14	69	41	0	1	125	20	72	18	0	0	110	431
Total	109	321	87	0	0	517	112	187	59	2	0	360	48	246	138	0	2	434	101	373	103	0	0	577	1888
*** BREAK ***																									
03:00 PM	35	60	15	0	0	110	40	78	13	1	1	133	19	82	38	0	0	139	18	75	33	0	0	126	508
03:15 PM	35	53	19	0	0	107	43	85	19	1	0	148	29	74	43	1	0	147	18	61	30	0	0	109	511
03:30 PM	21	67	12	0	0	100	40	72	18	0	0	130	15	65	38	0	0	118	19	93	37	0	0	149	497
03:45 PM	19	72	24	0	0	115	30	65	13	0	0	108	27	69	36	0	0	132	28	92	35	1	0	156	511
Total	110	252	70	0	0	432	153	300	63	2	1	519	90	290	155	1	0	536	83	321	135	1	0	540	2027
04:00 PM	16	76	13	0	0	105	38	74	17	0	0	129	18	67	39	0	0	124	24	77	19	0	0	120	478
04:15 PM	22	66	21	0	0	109	38	83	15	0	0	136	25	87	40	0	0	152	24	67	40	0	0	131	528
04:30 PM	25	77	11	0	0	113	36	77	18	0	0	131	21	81	43	0	1	146	21	56	40	0	0	117	507
04:45 PM	31	59	23	1	0	114	57	88	15	0	0	160	26	79	31	2	1	139	23	87	37	0	0	147	560
Total	94	278	68	1	0	441	169	322	65	0	0	556	90	314	153	2	2	561	92	287	136	0	0	515	2073
05:00 PM	24	63	14	0	0	101	38	92	16	1	0	147	33	91	38	0	0	162	29	64	36	0	0	129	539
05:15 PM	28	61	20	0	0	109	56	87	26	0	0	169	26	102	29	0	1	158	24	76	51	0	0	151	587
05:30 PM	30	54	18	0	0	102	43	78	14	0	0	135	21	76	38	0	0	135	22	68	36	1	0	127	499
05:45 PM	30	63	8	0	0	101	45	85	16	0	0	146	16	62	35	1	0	114	19	55	21	0	0	95	456
Total	112	241	60	0	0	413	182	342	72	1	0	597	96	331	140	1	1	569	94	263	144	1	0	502	2081
Grand Total	520	1416	399	1	0	2336	725	1325	324	5	3	2382	362	1415	721	4	5	2507	454	1574	612	3	1	2644	9869
Apprch %	22.3	60.6	17.1	0	0		30.4	55.6	13.6	0.2	0.1		14.4	56.4	28.8	0.2	0.2		17.2	59.5	23.1	0.1	0		
Total %	5.3	14.3	4	0	0	23.7	7.3	13.4	3.3	0.1	0	24.1	3.7	14.3	7.3	0	0.1	25.4	4.6	15.9	6.2	0	0	26.8	
Cars	517	1404	395	1	0	2317	722	1315	324	5	3	2369	356	1402	706	4	5	2473	451	1557	610	3	1	2622	9781
% Cars	99.4	99.2	99	100	0	99.2	99.6	99.2	100	100	100	99.5	98.3	99.1	97.9	100	100	98.6	99.3	98.9	99.7	100	100	99.2	99.1

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

File Name : Agua Fria St. and Siler Rd.
Site Code : 03192024
Start Date : 3/19/2024
Page No : 2

Groups Printed- Cars - Trucks - Buses

	Agua Fria St. Eastbound						Agua Fria St. Westbound						Siler Rd. Northbound						Siler Rd. 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	4	3	0	0	9	0	1	0	0	0	1	5	12	5	0	0	22	1	15	0	0	0	16	48
% Trucks	0.4	0.3	0.8	0	0	0.4	0	0.1	0	0	0	0	1.4	0.8	0.7	0	0	0.9	0.2	1	0	0	0	0.6	0.5
Buses	1	8	1	0	0	10	3	9	0	0	0	12	1	1	10	0	0	12	2	2	2	0	0	6	40
% Buses	0.2	0.6	0.3	0	0	0.4	0.4	0.7	0	0	0	0.5	0.3	0.1	1.4	0	0	0.5	0.4	0.1	0.3	0	0	0.2	0.4

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

File Name : Agua Fria St. and Siler Rd.
Site Code : 03192024
Start Date : 3/19/2024
Page No : 3

	Agua Fria St. Eastbound				Agua Fria St. Westbound				Siler Rd. Northbound				Siler Rd. 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 06:00 AM to 12:00 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	25	89	23	137	35	63	16	114	11	64	28	103	26	99	35	160	514
08:00 AM	25	77	23	125	33	46	16	95	11	52	27	90	32	112	33	177	487
08:15 AM	23	79	27	129	25	52	18	95	12	65	25	102	31	102	24	157	483
08:30 AM	32	87	21	140	30	47	19	96	11	60	45	116	18	87	28	133	485
Total Volume	105	332	94	531	123	208	69	400	45	241	125	411	107	400	120	627	1969
% App. Total	19.8	62.5	17.7		30.8	52	17.2		10.9	58.6	30.4		17.1	63.8	19.1		
PHF	.820	.933	.870	.948	.879	.825	.908	.877	.938	.927	.694	.886	.836	.893	.857	.886	.958
Cars	103	329	92	524	123	207	69	399	45	239	121	405	105	396	119	620	1948
% Cars	98.1	99.1	97.9	98.7	100	99.5	100	99.8	100	99.2	96.8	98.5	98.1	99.0	99.2	98.9	98.9
Trucks	2	2	2	6	0	0	0	0	0	2	2	4	1	4	0	5	15
% Trucks	1.9	0.6	2.1	1.1	0	0	0	0	0	0.8	1.6	1.0	0.9	1.0	0	0.8	0.8
Buses	0	1	0	1	0	1	0	1	0	0	2	2	1	0	1	2	6
% Buses	0	0.3	0	0.2	0	0.5	0	0.3	0	0	1.6	0.5	0.9	0	0.8	0.3	0.3
Peak Hour Analysis From 12:15 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	25	77	11	113	36	77	18	131	21	81	43	145	21	56	40	117	506
04:45 PM	31	59	23	113	57	88	15	160	26	79	31	136	23	87	37	147	556
05:00 PM	24	63	14	101	38	92	16	146	33	91	38	162	29	64	36	129	538
05:15 PM	28	61	20	109	56	87	26	169	26	102	29	157	24	76	51	151	586
Total Volume	108	260	68	436	187	344	75	606	106	353	141	600	97	283	164	544	2186
% App. Total	24.8	59.6	15.6		30.9	56.8	12.4		17.7	58.8	23.5		17.8	52	30.1		
PHF	.871	.844	.739	.965	.820	.935	.721	.896	.803	.865	.820	.926	.836	.813	.804	.901	.933
Cars	108	259	68	435	186	342	75	603	106	353	138	597	97	281	164	542	2177
% Cars	100	99.6	100	99.8	99.5	99.4	100	99.5	100	100	97.9	99.5	100	99.3	100	99.6	99.6
Trucks	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	1
% Trucks	0	0	0	0	0	0	0	0	0	0	0.7	0.2	0	0	0	0	0.0
Buses	0	1	0	1	1	2	0	3	0	0	2	2	0	2	0	2	8
% Buses	0	0.4	0	0.2	0.5	0.6	0	0.5	0	0	1.4	0.3	0	0.7	0	0.4	0.4

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

Counter R.C.

File Name : Agua Fria St. and Harrison Rd.
Site Code : 03202024
Start Date : 3/20/2024
Page No : 1

Groups Printed- Cars - Trucks - Buses

	Agua Fria St. Eastbound						Agua Fria St. Westbound						Harrison Rd. Northbound						Boylan Ln. 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
06:00 AM	1	16	0	0	0	17	0	14	0	0	0	14	2	0	0	0	0	2	0	0	0	0	0	0	33
06:15 AM	1	27	0	0	0	28	1	15	0	0	0	16	0	0	2	0	0	2	0	0	0	0	0	0	46
06:30 AM	0	35	2	0	0	37	0	15	1	0	0	16	0	0	1	0	0	1	0	0	0	0	0	0	54
06:45 AM	9	48	0	0	0	57	0	36	1	0	0	37	1	0	4	0	0	5	1	0	2	0	0	3	102
Total	11	126	2	0	0	139	1	80	2	0	0	83	3	0	7	0	0	10	1	0	2	0	0	3	235
07:00 AM	5	46	0	0	0	51	4	37	1	0	0	42	1	1	1	0	0	3	1	0	0	0	0	1	97
07:15 AM	1	76	1	0	0	78	4	46	1	0	0	51	0	0	4	0	0	4	3	0	3	0	0	6	139
07:30 AM	0	70	0	0	0	70	3	48	0	0	0	51	1	0	6	0	0	7	1	0	5	0	0	6	134
07:45 AM	2	151	2	0	0	155	13	97	1	0	0	111	3	0	9	0	0	12	1	0	4	0	0	5	283
Total	8	343	3	0	0	354	24	228	3	0	0	255	5	1	20	0	0	26	6	0	12	0	0	18	653
08:00 AM	0	148	1	0	0	149	8	94	0	0	0	102	0	0	13	0	0	13	2	0	3	0	0	5	269
08:15 AM	1	132	1	0	0	134	6	93	0	0	0	99	1	0	6	0	0	7	1	0	3	0	0	4	244
08:30 AM	0	168	2	0	0	170	5	93	1	1	0	100	2	0	11	0	0	13	1	0	0	1	0	2	285
08:45 AM	1	150	2	0	0	153	7	83	0	0	0	90	2	0	9	0	0	11	0	0	1	0	0	1	255
Total	2	598	6	0	0	606	26	363	1	1	0	391	5	0	39	0	0	44	4	0	7	1	0	12	1053
*** BREAK ***																									
03:00 PM	2	125	1	0	0	128	5	108	0	0	0	113	0	1	12	0	0	13	0	0	1	0	0	1	255
03:15 PM	4	108	3	0	0	115	8	133	1	0	0	142	3	0	13	0	0	16	0	0	1	0	0	1	274
03:30 PM	9	130	2	0	0	141	7	149	2	0	0	158	3	1	10	0	0	14	3	0	6	0	0	9	322
03:45 PM	2	129	2	0	1	134	8	135	2	0	0	145	2	0	15	0	0	17	2	0	4	0	0	6	302
Total	17	492	8	0	1	518	28	525	5	0	0	558	8	2	50	0	0	60	5	0	12	0	0	17	1153
04:00 PM	1	141	4	0	0	146	16	133	1	0	0	150	0	0	16	0	0	16	0	1	4	0	0	5	317
04:15 PM	0	131	1	1	0	133	7	159	0	0	0	166	2	0	12	0	0	14	0	0	2	0	0	2	315
04:30 PM	0	131	2	0	0	133	7	150	0	0	0	157	1	1	24	0	0	26	0	1	1	0	0	2	318
04:45 PM	11	141	3	0	0	155	13	126	0	0	0	139	1	0	29	0	0	30	1	0	0	0	0	1	325
Total	12	544	10	1	0	567	43	568	1	0	0	612	4	1	81	0	0	86	1	2	7	0	0	10	1275
05:00 PM	2	150	1	0	0	153	12	156	0	1	1	170	3	0	20	0	0	23	0	0	0	0	0	0	346
05:15 PM	0	155	2	0	0	157	14	162	0	0	1	177	2	0	17	0	0	19	0	2	3	0	0	5	358
05:30 PM	0	128	4	1	0	133	3	121	0	0	1	125	2	1	13	0	0	16	0	0	0	0	0	0	274
05:45 PM	0	114	2	0	0	116	7	114	0	1	0	122	1	0	8	0	0	9	0	0	0	0	0	0	247
Total	2	547	9	1	0	559	36	553	0	2	3	594	8	1	58	0	0	67	0	2	3	0	0	5	1225
Grand Total	52	2650	38	2	1	2743	158	2317	12	3	3	2493	33	5	255	0	0	293	17	4	43	1	0	65	5594
Apprch %	1.9	96.6	1.4	0.1	0		6.3	92.9	0.5	0.1	0.1		11.3	1.7	87	0	0		26.2	6.2	66.2	1.5	0		
Total %	0.9	47.4	0.7	0	0	49	2.8	41.4	0.2	0.1	0.1	44.6	0.6	0.1	4.6	0	0	5.2	0.3	0.1	0.8	0	0	1.2	
Cars	52	2620	37	2	1	2712	158	2294	12	3	3	2470	33	5	251	0	0	289	17	4	43	1	0	65	5536
% Cars	100	98.9	97.4	100	100	98.9	100	99	100	100	100	99.1	100	100	98.4	0	0	98.6	100	100	100	100	0	100	99

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

File Name : Agua Fria St. and Harrison Rd.
Site Code : 03202024
Start Date : 3/20/2024
Page No : 2

Groups Printed- Cars - Trucks - Buses

	Agua Fria St. Eastbound						Agua Fria St. Westbound						Harrison Rd. Northbound						Boylan Ln. 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	11	1	0	0	12	0	7	0	0	0	7	0	0	1	0	0	1	0	0	0	0	0	0	20
% Trucks	0	0.4	2.6	0	0	0.4	0	0.3	0	0	0	0.3	0	0	0.4	0	0	0.3	0	0	0	0	0	0	0.4
Buses	0	19	0	0	0	19	0	16	0	0	0	16	0	0	3	0	0	3	0	0	0	0	0	0	38
% Buses	0	0.7	0	0	0	0.7	0	0.7	0	0	0	0.6	0	0	1.2	0	0	1	0	0	0	0	0	0	0.7

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

File Name : Agua Fria St. and Harrison Rd.
Site Code : 03202024
Start Date : 3/20/2024
Page No : 3

	Agua Fria St. Eastbound				Agua Fria St. Westbound				Harrison Rd. Northbound				Boylan Ln. 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 06:00 AM to 12:00 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	2	151	2	155	13	97	1	111	3	0	9	12	1	0	4	5	283
08:00 AM	0	148	1	149	8	94	0	102	0	0	13	13	2	0	3	5	269
08:15 AM	1	132	1	134	6	93	0	99	1	0	6	7	1	0	3	4	244
08:30 AM	0	168	2	170	5	93	1	99	2	0	11	13	1	0	0	1	283
Total Volume	3	599	6	608	32	377	2	411	6	0	39	45	5	0	10	15	1079
% App. Total	0.5	98.5	1		7.8	91.7	0.5		13.3	0	86.7		33.3	0	66.7		
PHF	.375	.891	.750	.894	.615	.972	.500	.926	.500	.000	.750	.865	.625	.000	.625	.750	.953
Cars	3	590	6	599	32	371	2	405	6	0	37	43	5	0	10	15	1062
% Cars	100	98.5	100	98.5	100	98.4	100	98.5	100	0	94.9	95.6	100	0	100	100	98.4
Trucks	0	5	0	5	0	3	0	3	0	0	1	1	0	0	0	0	9
% Trucks	0	0.8	0	0.8	0	0.8	0	0.7	0	0	2.6	2.2	0	0	0	0	0.8
Buses	0	4	0	4	0	3	0	3	0	0	1	1	0	0	0	0	8
% Buses	0	0.7	0	0.7	0	0.8	0	0.7	0	0	2.6	2.2	0	0	0	0	0.7
Peak Hour Analysis From 12:15 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	131	2	133	7	150	0	157	1	1	24	26	0	1	1	2	318
04:45 PM	11	141	3	155	13	126	0	139	1	0	29	30	1	0	0	1	325
05:00 PM	2	150	1	153	12	156	0	168	3	0	20	23	0	0	0	0	344
05:15 PM	0	155	2	157	14	162	0	176	2	0	17	19	0	2	3	5	357
Total Volume	13	577	8	598	46	594	0	640	7	1	90	98	1	3	4	8	1344
% App. Total	2.2	96.5	1.3		7.2	92.8	0		7.1	1	91.8		12.5	37.5	50		
PHF	.295	.931	.667	.952	.821	.917	.000	.909	.583	.250	.776	.817	.250	.375	.333	.400	.941
Cars	13	574	8	595	46	589	0	635	7	1	90	98	1	3	4	8	1336
% Cars	100	99.5	100	99.5	100	99.2	0	99.2	100	100	100	100	100	100	100	100	99.4
Trucks	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0	2
% Trucks	0	0.2	0	0.2	0	0.2	0	0.2	0	0	0	0	0	0	0	0	0.1
Buses	0	2	0	2	0	4	0	4	0	0	0	0	0	0	0	0	6
% Buses	0	0.3	0	0.3	0	0.7	0	0.6	0	0	0	0	0	0	0	0	0.4

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

Counter R.C.

File Name : Agua Fria St. and Siler Park Ln.
Site Code : 03192024
Start Date : 3/19/2024
Page No : 1

Groups Printed- Cars - Trucks - Buses

	Agua Fria St. Eastbound						Agua Fria St. Westbound						Siler Park Ln. Northbound						
Start Time	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Int. Total
06:00 AM	0	23	0	0	0	23	0	7	0	0	0	7	0	0	0	0	0	0	30
06:15 AM	0	34	0	0	0	34	0	22	0	0	0	22	0	0	0	0	0	0	56
06:30 AM	0	43	1	0	1	45	1	23	0	0	0	24	0	0	2	0	0	2	71
06:45 AM	0	60	7	0	0	67	3	24	0	0	0	27	0	0	1	0	0	1	95
Total	0	160	8	0	1	169	4	76	0	0	0	80	0	0	3	0	0	3	252
07:00 AM	0	42	6	0	0	48	4	38	0	0	0	42	1	0	2	0	0	3	93
07:15 AM	0	88	0	0	0	88	3	64	0	0	0	67	1	0	0	0	0	1	156
07:30 AM	0	96	2	0	2	100	5	75	0	0	0	80	0	0	3	0	0	3	183
07:45 AM	0	149	0	0	0	149	3	102	0	0	0	105	1	0	9	0	0	10	264
Total	0	375	8	0	2	385	15	279	0	0	0	294	3	0	14	0	0	17	696
08:00 AM	0	132	3	0	0	135	5	100	0	0	0	105	2	0	9	0	0	11	251
08:15 AM	0	134	2	0	0	136	3	88	0	0	0	91	3	0	7	0	0	10	237
08:30 AM	0	142	2	0	0	144	2	84	0	1	0	87	3	0	9	0	0	12	243
08:45 AM	0	139	2	0	1	142	4	78	0	0	0	82	1	0	10	0	0	11	235
Total	0	547	9	0	1	557	14	350	0	1	0	365	9	0	35	0	0	44	966
*** BREAK ***																			
03:00 PM	0	108	1	0	0	109	4	136	0	1	0	141	2	0	6	0	0	8	258
03:15 PM	0	116	2	0	1	119	6	149	0	2	0	157	3	0	10	0	0	13	289
03:30 PM	0	123	1	0	2	126	5	132	0	1	0	138	0	0	18	0	0	18	282
03:45 PM	0	146	1	0	0	147	5	99	0	0	0	104	6	0	13	0	0	19	270
Total	0	493	5	0	3	501	20	516	0	4	0	540	11	0	47	0	0	58	1099
04:00 PM	0	138	3	0	0	141	4	138	0	0	0	142	9	0	19	0	0	28	311
04:15 PM	0	127	2	0	1	130	5	151	0	0	0	156	1	0	16	0	0	17	303
04:30 PM	0	140	0	0	2	142	3	147	0	0	0	150	0	0	16	0	1	17	309
04:45 PM	0	104	2	1	0	107	4	141	0	0	0	145	1	0	7	0	0	8	260
Total	0	509	7	1	3	520	16	577	0	0	0	593	11	0	58	0	1	70	1183
05:00 PM	0	130	0	1	0	131	1	156	0	1	0	158	0	0	17	0	0	17	306
05:15 PM	0	127	1	0	1	129	5	171	0	0	0	176	1	0	17	0	1	19	324
05:30 PM	0	130	1	0	0	131	1	154	0	0	0	155	0	0	5	0	0	5	291
05:45 PM	0	119	1	0	1	121	2	127	0	0	0	129	2	0	6	0	1	9	259
Total	0	506	3	1	2	512	9	608	0	1	0	618	3	0	45	0	2	50	1180
Grand Total	0	2590	40	2	12	2644	78	2406	0	6	0	2490	37	0	202	0	3	242	5376
Apprch %	0	98	1.5	0.1	0.5		3.1	96.6	0	0.2	0		15.3	0	83.5	0	1.2		
Total %	0	48.2	0.7	0	0.2	49.2	1.5	44.8	0	0.1	0	46.3	0.7	0	3.8	0	0.1	4.5	
Cars	0	2562	40	2	12	2616	78	2392	0	6	0	2476	37	0	200	0	3	240	5332
% Cars	0	98.9	100	100	100	98.9	100	99.4	0	100	0	99.4	100	0	99	0	100	99.2	99.2

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

File Name : Agua Fria St. and Siler Park Ln.
Site Code : 03192024
Start Date : 3/19/2024
Page No : 2

Groups Printed- Cars - Trucks - Buses

	Agua Fria St. Eastbound						Agua Fria St. Westbound						Siler Park Ln. Northbound						
	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	7	0	0	0	7	0	2	0	0	0	2	0	0	2	0	0	2	11
% Trucks	0	0.3	0	0	0	0.3	0	0.1	0	0	0	0.1	0	0	1	0	0	0.8	0.2
Buses	0	21	0	0	0	21	0	12	0	0	0	12	0	0	0	0	0	0	33
% Buses	0	0.8	0	0	0	0.8	0	0.5	0	0	0	0.5	0	0	0	0	0	0	0.6

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

File Name : Agua Fria St. and Siler Park Ln.
Site Code : 03192024
Start Date : 3/19/2024
Page No : 3

	Agua Fria St. Eastbound				Agua Fria St. Westbound				Siler Park Ln. Northbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 12:00 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:45 AM													
07:45 AM	0	149	0	149	3	102	0	105	1	0	9	10	264
08:00 AM	0	132	3	135	5	100	0	105	2	0	9	11	251
08:15 AM	0	134	2	136	3	88	0	91	3	0	7	10	237
08:30 AM	0	142	2	144	2	84	0	86	3	0	9	12	242
Total Volume	0	557	7	564	13	374	0	387	9	0	34	43	994
% App. Total	0	98.8	1.2		3.4	96.6	0		20.9	0	79.1		
PHF	.000	.935	.583	.946	.650	.917	.000	.921	.750	.000	.944	.896	.941
Cars	0	548	7	555	13	373	0	386	9	0	34	43	984
% Cars	0	98.4	100	98.4	100	99.7	0	99.7	100	0	100	100	99.0
Trucks	0	5	0	5	0	0	0	0	0	0	0	0	5
% Trucks	0	0.9	0	0.9	0	0	0	0	0	0	0	0	0.5
Buses	0	4	0	4	0	1	0	1	0	0	0	0	5
% Buses	0	0.7	0	0.7	0	0.3	0	0.3	0	0	0	0	0.5
Peak Hour Analysis From 12:15 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 04:30 PM													
04:30 PM	0	140	0	140	3	147	0	150	0	0	16	16	306
04:45 PM	0	104	2	106	4	141	0	145	1	0	7	8	259
05:00 PM	0	130	0	130	1	156	0	157	0	0	17	17	304
05:15 PM	0	127	1	128	5	171	0	176	1	0	17	18	322
Total Volume	0	501	3	504	13	615	0	628	2	0	57	59	1191
% App. Total	0	99.4	0.6		2.1	97.9	0		3.4	0	96.6		
PHF	.000	.895	.375	.900	.650	.899	.000	.892	.500	.000	.838	.819	.925
Cars	0	497	3	500	13	611	0	624	2	0	57	59	1183
% Cars	0	99.2	100	99.2	100	99.3	0	99.4	100	0	100	100	99.3
Trucks	0	0	0	0	0	1	0	1	0	0	0	0	1
% Trucks	0	0	0	0	0	0.2	0	0.2	0	0	0	0	0.1
Buses	0	4	0	4	0	3	0	3	0	0	0	0	7
% Buses	0	0.8	0	0.8	0	0.5	0	0.5	0	0	0	0	0.6

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

Counter R.C.

File Name : Siler Rd. and Siler Park Ln.
Site Code : 03192024
Start Date : 3/19/2024
Page No : 1

Groups Printed- Cars - Trucks - Buses

	Siler Park Ln. Westbound						Siler Rd. Northbound						Siler Rd. Southbound						
Start Time	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Int. Total
06:00 AM	0	0	0	0	0	0	0	24	3	0	0	27	0	11	0	0	0	11	38
06:15 AM	0	0	0	0	0	0	0	18	3	0	0	21	2	34	0	0	0	36	57
06:30 AM	1	0	3	0	0	4	0	36	5	0	0	41	3	50	0	0	0	53	98
06:45 AM	1	0	0	0	0	1	0	38	7	0	1	46	2	47	0	0	0	49	96
Total	2	0	3	0	0	5	0	116	18	0	1	135	7	142	0	0	0	149	289
07:00 AM	2	0	0	0	0	2	0	44	9	0	0	53	0	55	0	0	0	55	110
07:15 AM	3	0	0	0	0	3	0	66	4	0	0	70	1	78	0	0	0	79	152
07:30 AM	6	0	0	0	0	6	0	103	9	0	1	113	0	117	0	0	0	117	236
07:45 AM	8	0	3	0	0	11	0	121	17	0	0	138	4	153	0	0	0	157	306
Total	19	0	3	0	0	22	0	334	39	0	1	374	5	403	0	0	0	408	804
08:00 AM	5	0	3	0	0	8	0	97	15	0	2	114	5	165	0	0	0	170	292
08:15 AM	9	0	4	0	0	13	0	99	16	0	1	116	2	149	0	0	0	151	280
08:30 AM	10	0	3	0	0	13	0	141	24	0	0	165	2	151	0	0	0	153	331
08:45 AM	7	0	2	0	0	9	0	121	16	0	3	140	3	103	0	0	0	106	255
Total	31	0	12	0	0	43	0	458	71	0	6	535	12	568	0	0	0	580	1158
*** BREAK ***																			
03:00 PM	15	0	5	0	0	20	0	143	19	0	0	162	7	121	0	0	0	128	310
03:15 PM	15	0	3	0	0	18	0	146	19	1	2	168	2	122	0	0	0	124	310
03:30 PM	20	0	3	0	0	23	0	127	21	0	0	148	5	143	0	0	0	148	319
03:45 PM	13	0	4	0	0	17	0	136	16	0	0	152	1	134	0	1	0	136	305
Total	63	0	15	0	0	78	0	552	75	1	2	630	15	520	0	1	0	536	1244
04:00 PM	18	0	6	0	0	24	0	135	14	0	0	149	5	130	0	0	0	135	308
04:15 PM	18	0	7	0	0	25	0	147	14	0	1	162	6	119	0	0	0	125	312
04:30 PM	17	0	3	0	0	20	0	143	21	0	0	164	4	114	0	0	0	118	302
04:45 PM	7	0	7	0	0	14	0	144	15	1	2	162	1	158	0	1	0	160	336
Total	60	0	23	0	0	83	0	569	64	1	3	637	16	521	0	1	0	538	1258
05:00 PM	13	0	3	0	0	16	0	172	19	1	1	193	1	122	0	0	0	123	332
05:15 PM	15	0	5	0	0	20	0	151	17	0	1	169	5	149	0	0	0	154	343
05:30 PM	14	0	2	0	0	16	0	146	3	0	0	149	2	128	0	1	0	131	296
05:45 PM	5	0	1	0	0	6	0	113	9	0	1	123	1	102	0	0	0	103	232
Total	47	0	11	0	0	58	0	582	48	1	3	634	9	501	0	1	0	511	1203
Grand Total	222	0	67	0	0	289	0	2611	315	3	16	2945	64	2655	0	3	0	2722	5956
Apprch %	76.8	0	23.2	0	0		0	88.7	10.7	0.1	0.5		2.4	97.5	0	0.1	0		
Total %	3.7	0	1.1	0	0	4.9	0	43.8	5.3	0.1	0.3	49.4	1.1	44.6	0	0.1	0	45.7	
Cars	219	0	64	0	0	283	0	2582	311	3	13	2909	63	2630	0	3	0	2696	5888
% Cars	98.6	0	95.5	0	0	97.9	0	98.9	98.7	100	81.2	98.8	98.4	99.1	0	100	0	99	98.9

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

File Name : Siler Rd. and Siler Park Ln.
Site Code : 03192024
Start Date : 3/19/2024
Page No : 2

Groups Printed- Cars - Trucks - Buses

	Siler Park Ln. Westbound						Siler Rd. Northbound						Siler Rd. Southbound						
	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Int. Total
Trucks	3	0	3	0	0	6	0	18	3	0	3	24	1	19	0	0	0	20	50
% Trucks	1.4	0	4.5	0	0	2.1	0	0.7	1	0	18.8	0.8	1.6	0.7	0	0	0	0.7	0.8
Buses	0	0	0	0	0	0	0	11	1	0	0	12	0	6	0	0	0	6	18
% Buses	0	0	0	0	0	0	0	0.4	0.3	0	0	0.4	0	0.2	0	0	0	0.2	0.3

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

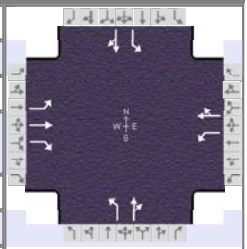
File Name : Siler Rd. and Siler Park Ln.
Site Code : 03192024
Start Date : 3/19/2024
Page No : 3

	Siler Park Ln. Westbound				Siler Rd. Northbound				Siler Rd. Southbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 12:00 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:45 AM													
07:45 AM	8	0	3	11	0	121	17	138	4	153	0	157	306
08:00 AM	5	0	3	8	0	97	15	112	5	165	0	170	290
08:15 AM	9	0	4	13	0	99	16	115	2	149	0	151	279
08:30 AM	10	0	3	13	0	141	24	165	2	151	0	153	331
Total Volume	32	0	13	45	0	458	72	530	13	618	0	631	1206
% App. Total	71.1	0	28.9		0	86.4	13.6		2.1	97.9	0		
PHF	.800	.000	.813	.865	.000	.812	.750	.803	.650	.936	.000	.928	.911
Cars	31	0	12	43	0	452	72	524	13	614	0	627	1194
% Cars	96.9	0	92.3	95.6	0	98.7	100	98.9	100	99.4	0	99.4	99.0
Trucks	1	0	1	2	0	4	0	4	0	4	0	4	10
% Trucks	3.1	0	7.7	4.4	0	0.9	0	0.8	0	0.6	0	0.6	0.8
Buses	0	0	0	0	0	2	0	2	0	0	0	0	2
% Buses	0	0	0	0	0	0.4	0	0.4	0	0	0	0	0.2
Peak Hour Analysis From 12:15 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 04:30 PM													
04:30 PM	17	0	3	20	0	143	21	164	4	114	0	118	302
04:45 PM	7	0	7	14	0	144	15	159	1	158	0	159	332
05:00 PM	13	0	3	16	0	172	19	191	1	122	0	123	330
05:15 PM	15	0	5	20	0	151	17	168	5	149	0	154	342
Total Volume	52	0	18	70	0	610	72	682	11	543	0	554	1306
% App. Total	74.3	0	25.7		0	89.4	10.6		2	98	0		
PHF	.765	.000	.643	.875	.000	.887	.857	.893	.550	.859	.000	.871	.955
Cars	52	0	18	70	0	608	72	680	11	539	0	550	1300
% Cars	100	0	100	100	0	99.7	100	99.7	100	99.3	0	99.3	99.5
Trucks	0	0	0	0	0	0	0	0	0	1	0	1	1
% Trucks	0	0	0	0	0	0	0	0	0	0.2	0	0.2	0.1
Buses	0	0	0	0	0	2	0	2	0	3	0	3	5
% Buses	0	0	0	0	0	0.3	0	0.3	0	0.6	0	0.5	0.4

APPENDIX B
2024 EXISTING INTERSECTION CAPACITY ANALYSIS

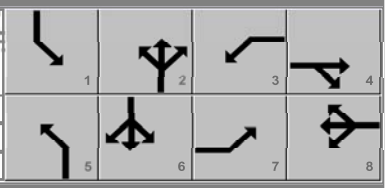
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	EXISTING AM PEAK HOUR	PHF	0.96
Urban Street	Agua Fria Street	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_EXAM AF-S.xus		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	105	332	94	123	208	69	45	241	125	107	400	120

Signal Information			
Cycle, s	64.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	2.9	1.5	22.6	5.1	0.2	15.4
Yellow	3.0	0.0	3.0	3.0	0.0	4.0
Red	1.0	0.0	1.0	1.0	0.0	1.0

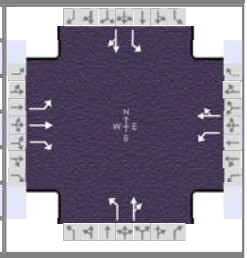
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.3	20.6	9.1	20.4	6.9	26.6	8.3	28.0
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.3	4.1	4.3	4.2	4.4	4.2	4.4
Queue Clearance Time (g_s), s	5.9	13.1	5.4	11.3	3.0	13.5	4.5	19.4
Green Extension Time (g_e), s	0.2	2.5	0.3	2.6	0.1	4.6	0.3	4.5
Phase Call Probability	0.86	1.00	0.90	1.00	0.57	1.00	0.87	1.00
Max Out Probability	0.00	0.14	0.00	0.09	0.00	0.00	0.00	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	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	109	346	98	128	289		47	381		111	542	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1818		1810	1776		1781	1810	
Queue Service Time (g_s), s	3.9	11.1	3.2	3.4	9.3		1.0	11.5		2.5	17.4	
Cycle Queue Clearance Time (g_c), s	3.9	11.1	3.2	3.4	9.3		1.0	11.5		2.5	17.4	
Green Ratio (*g/C*)	0.08	0.24	0.24	0.32	0.24		0.40	0.35		0.42	0.37	
Capacity (*c*), veh/h	147	455	383	297	434		256	621		404	674	
Volume-to-Capacity Ratio (*X*)	0.744	0.760	0.256	0.431	0.665		0.183	0.614		0.276	0.804	
Back of Queue (*Q*), ft/ln (95 th percentile)	85	212	52	60	175		18	200		43	284	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	8.4	2.0	2.4	7.0		0.7	8.0		1.7	11.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.68	1.69	0.42	0.50	1.46		0.14	1.49		0.48	3.16	
Uniform Delay (d_1), s/veh	29.1	22.9	19.9	17.7	22.3		14.8	17.5		12.9	18.2	
Incremental Delay (d_2), s/veh	7.2	2.6	0.3	1.0	2.1		0.3	1.2		0.4	2.3	
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	36.3	25.5	20.2	18.7	24.5		15.2	18.7		13.3	20.5	
Level of Service (LOS)	D	C	C	B	C		B	B		B	C	
Approach Delay, s/veh / LOS	26.7	C		22.7	C		18.3	B		19.3	B	
Intersection Delay, s/veh / LOS	21.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.92	B	1.90	B	2.09	B
Bicycle LOS Score / LOS	1.40	A	1.18	A	1.19	A	1.57	B

HCS Signalized Intersection Results Summary

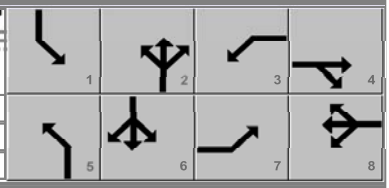
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	PM PEAK HOUR	PHF	0.93
Urban Street	Agua Fria Street	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_EXPM AF-S.xus		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	108	260	68	187	344	75	106	353	141	97	283	164

Signal Information			
Cycle, s	79.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.7	0.3	28.4	6.8	1.9	21.2	
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	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.8	25.2	12.7	27.2	9.0	32.7	8.7	32.4
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.4	4.1	4.4	4.2	4.5	4.2	4.5
Queue Clearance Time (g_s), s	7.1	12.3	8.3	20.6	5.1	23.4	4.9	21.0
Green Extension Time (g_e), s	0.2	3.0	0.5	1.6	0.3	5.2	0.3	5.3
Phase Call Probability	0.92	1.00	0.99	1.00	0.92	1.00	0.90	1.00
Max Out Probability	0.00	0.16	0.01	0.98	0.00	0.03	0.00	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	116	280	73	201	451		114	531		104	481	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1841		1810	1793		1781	1768	
Queue Service Time (g_s), s	5.1	10.3	2.9	6.3	18.6		3.1	21.4		2.9	19.0	
Cycle Queue Clearance Time (g_c), s	5.1	10.3	2.9	6.3	18.6		3.1	21.4		2.9	19.0	
Green Ratio (*g/C*)	0.09	0.26	0.26	0.37	0.28		0.42	0.36		0.42	0.36	
Capacity (*c*), veh/h	153	481	405	430	515		314	649		255	633	
Volume-to-Capacity Ratio (*X*)	0.761	0.581	0.181	0.467	0.875		0.363	0.819		0.409	0.759	
Back of Queue (*Q*), ft/ln (95 th percentile)	112	202	48	115	365		57	352		54	312	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.4	8.0	1.9	4.6	14.6		2.3	14.0		2.1	12.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.89	1.61	0.38	0.96	3.04		0.42	2.61		0.60	3.46	
Uniform Delay (d_1), s/veh	35.5	25.9	23.1	18.8	27.3		16.8	23.0		18.1	22.5	
Incremental Delay (d_2), s/veh	7.6	1.1	0.2	0.8	13.3		0.7	3.1		1.1	1.9	
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	43.1	27.0	23.3	19.6	40.6		17.5	26.1		19.2	24.4	
Level of Service (LOS)	D	C	C	B	D		B	C		B	C	
Approach Delay, s/veh / LOS	30.4	C		34.1	C		24.6	C		23.5	C	
Intersection Delay, s/veh / LOS	28.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.92	B	1.91	B	2.10	B
Bicycle LOS Score / LOS	1.26	A	1.56	B	1.55	B	1.45	A

Copyright © 2024 University of Florida, All Rights Reserved.

HCS Two-Way Stop-Control Report

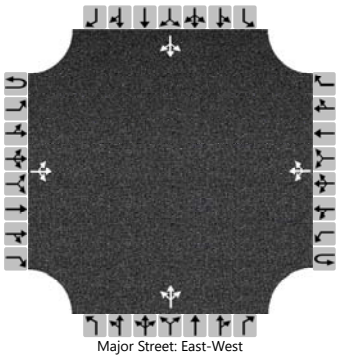
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2024
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	EXISTING

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		3	599	6		32	377	2		6	0	39		5	0	10
Percent Heavy Vehicles (%)		2				1				4	4	4		0	0	0
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.11				7.14	6.54	6.24		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.54	4.04	3.34		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3				34					47				16	
Capacity, c (veh/h)		1162				950					442				449	
v/c Ratio		0.00				0.04					0.11				0.04	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.4				0.1	
95% Queue Length, Q_{95} (ft)											10.3				2.5	
Control Delay (s/veh)		8.1	0.0	0.0		8.9	0.4	0.4			14.1				13.3	
Level of Service (LOS)		A	A	A		A	A	A			B				B	
Approach Delay (s/veh)		0.1				1.1				14.1				13.3		
Approach LOS		A				A				B				B		

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

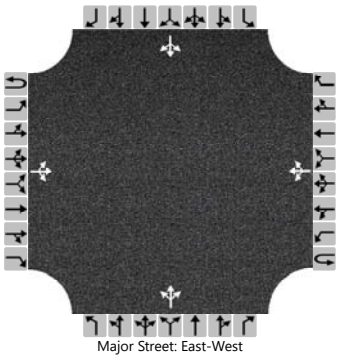
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2024
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	EXISTING

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		13	577	8		46	594	0		7	1	90		1	3	4
Percent Heavy Vehicles (%)		1				1				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.21				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				49					104				9	
Capacity, c (veh/h)		958				964					452				309	
v/c Ratio		0.01				0.05					0.23				0.03	
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.9				0.1	
95% Queue Length, Q_{95} (ft)											22.5				2.5	
Control Delay (s/veh)		8.8	0.2	0.2		8.9	0.7	0.7			15.3				17.0	
Level of Service (LOS)		A	A	A		A	A	A			C				C	
Approach Delay (s/veh)	0.4				1.3				15.3				17.0			
Approach LOS	A				A				C				C			

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

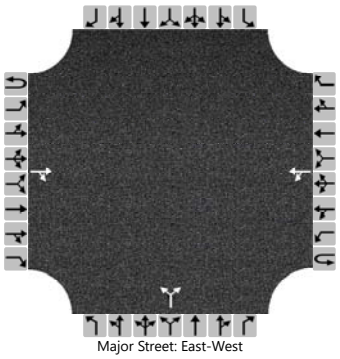
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2024
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	EXISTING

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			557	7		13	374			0		9				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage			Left + Thru							1						

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						14					10					
Capacity, c (veh/h)						985					507					
v/c Ratio						0.01					0.02					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						8.7	0.2				12.2					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)						0.4				12.2						
Approach LOS						A				B						

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

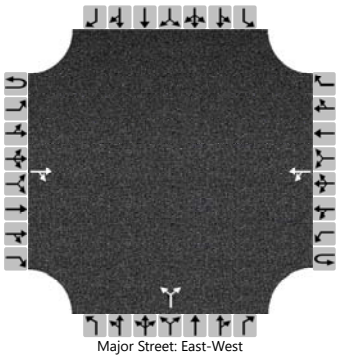
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2024
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	EXISTING

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			557	7		13	374			0		9				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						14					10					
Capacity, c (veh/h)						980					503					
v/c Ratio						0.01					0.02					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						8.7	0.2				12.3					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)					0.4				12.3							
Approach LOS					A				B							

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

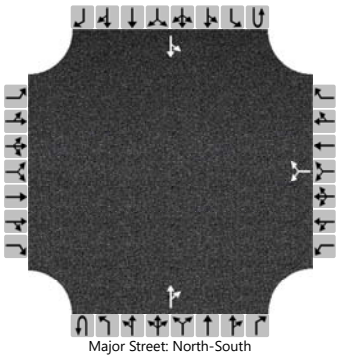
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2024
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	EXISTING

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
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	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						32		13			458	72		13	618	
Percent Heavy Vehicles (%)						1		1						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.41		6.21						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)							49							14		
Capacity, c (veh/h)							366							999		
v/c Ratio							0.13							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)							16.4							8.7	0.2	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						16.4								0.4		
Approach LOS						C								A		

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

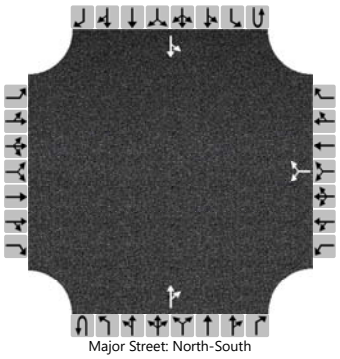
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2024
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	EXISTING

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
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	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						52		18			610	72		11	543	
Percent Heavy Vehicles (%)						0		0						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

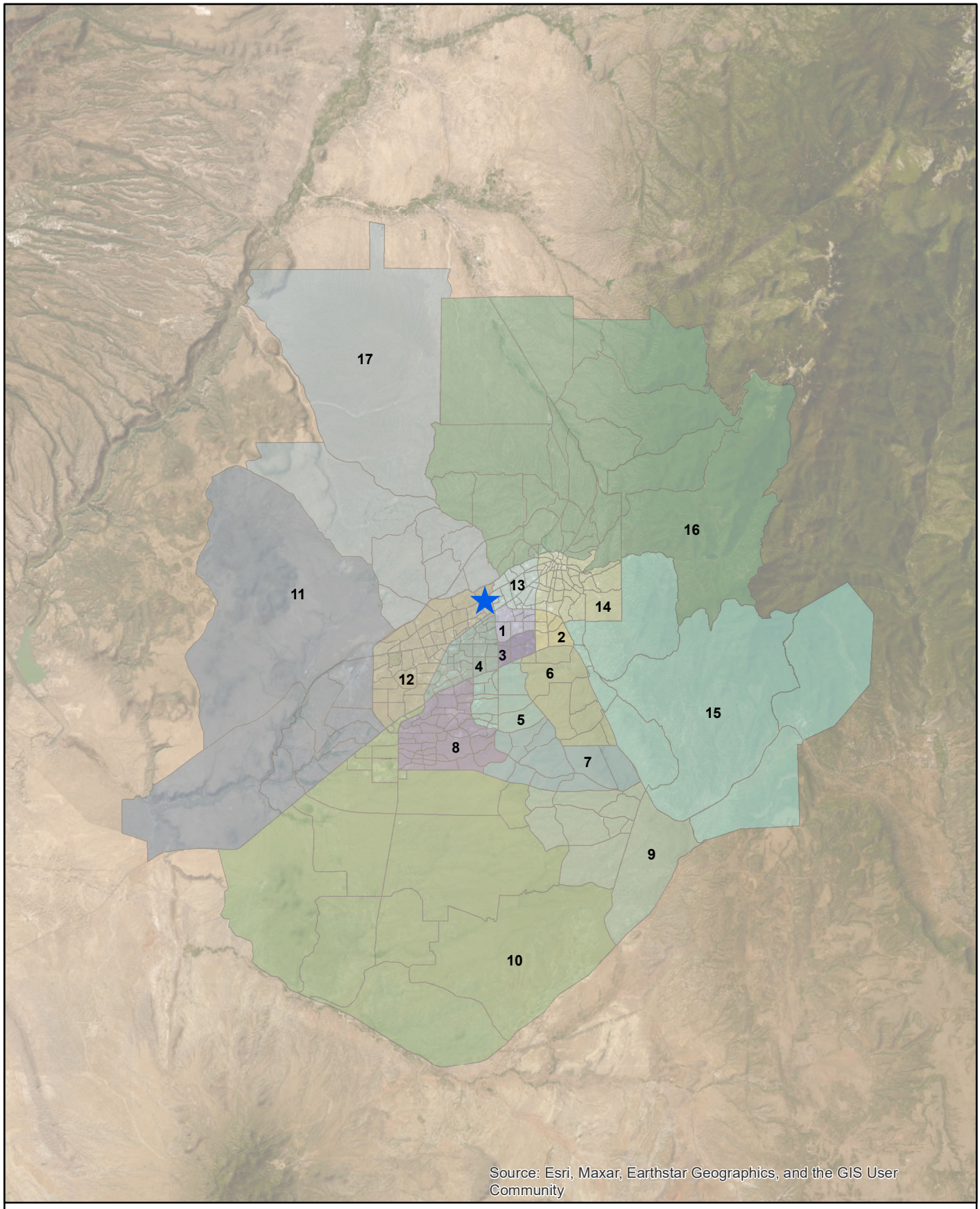
Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.11		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							77							12		
Capacity, c (veh/h)							334							866		
v/c Ratio							0.23							0.01		
95% Queue Length, Q_{95} (veh)							0.9							0.0		
95% Queue Length, Q_{95} (ft)							22.6							0.0		
Control Delay (s/veh)							19.0							9.2	0.2	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						19.0								0.4		
Approach LOS						C								A		

Copyright © 2024 University of Florida. All Rights Reserved.

APPENDIX C
TURNING MOVEMENT DEVELOPMENT



Bohannan Huston
www.bhinc.com 800.877.5332

N
W E
S

0 13,750 27,500 Feet
1 in = 27,992 ft

Agua Fria

Santa Fe Region
Traffic Analysis Zones

P:\20240415\TRANS\Study\Analysis\Programs\GIS\SantaFe_BaseMap.mxd
Author: magarcia

April 2024

AGUA FRIA RESIDENTIAL TRIP DISTRIBUTION
EMPLOYMENT BY AGGREGATED TAZ
2024

Aggregated TAZ's	Employees			DISTANCE	EMP./DIST.	%	Agua Fria Road - To/From East		
	2015	2040	2024	(D)	2024	2024	% Utilizing	% Employment/D Dist. Utilizing	EMP/Dist
1	3,453	2,540	3,149	1.41	2,233	11.53%	5%	0.58%	112
2	1,986	1,822	1,931	2.88	671	3.46%			
3	1,298	1,776	1,457	2.25	648	3.35%			
4	4,183	8,318	5,561	2.34	2,377	12.27%			
5	325	417	356	4.03	88	0.46%			
6	248	345	280	5.02	56	0.29%			
7	42	38	41	7.09	6	0.03%			
8	1,350	1,792	1,497	5.57	269	1.39%			
9	655	654	655	11.01	59	0.31%	15%	0.05%	9
10	1,082	1,094	1,086	10.13	107	0.55%			
11	399	1,984	927	7.4	125	0.65%			
12	6,827	8,904	7,519	3.25	2,314	11.95%			
13	5,956	4,456	5,456	1.39	3,925	20.27%	30%	6.08%	1,178
14	23,927	18,392	22,082	3.76	5,873	30.33%	30%	9.10%	1,762
15	552	551	552	7.18	77	0.40%	30%	0.12%	23
16	2,748	2,613	2,703	5.65	478	2.47%	20%	0.49%	96
17	326	376	343	6.07	56	0.29%			
TOTALS =	55,357	56,072	55,595		19,362	100.00%		16%	

2015 and 2040 Santa Fe Tmodel Socioeconomic Forecasts

ABQ values from MRCOG 2040 Forecasts - Distance adjusted to reflect estimated percentage from Albuquerque

AGUA FRIA RESIDENTIAL TRIP DISTRIBUTION
EMPLOYMENT BY AGGREGATED TAZ
2024

Aggregated TAZ's	Employees			DISTANCE	EMP./DIST.	%	Agua Fria Road - To/From West		
	2015	2040	2024	(D)	2024	2024	% Utilizing	% Employment/D Dist. Utilizing	EMP/Dist
1	3,453	2,540	3,149	1.41	2,233	11.53%			
2	1,986	1,822	1,931	2.88	671	3.46%			
3	1,298	1,776	1,457	2.25	648	3.35%			
4	4,183	8,318	5,561	2.34	2,377	12.27%	25%	3.07%	594
5	325	417	356	4.03	88	0.46%			
6	248	345	280	5.02	56	0.29%	5%	0.01%	3
7	42	38	41	7.09	6	0.03%			
8	1,350	1,792	1,497	5.57	269	1.39%	60%	0.83%	161
9	655	654	655	11.01	59	0.31%			
10	1,082	1,094	1,086	10.13	107	0.55%	80%	0.44%	86
11	399	1,984	927	7.4	125	0.65%	65%	0.42%	81
12	6,827	8,904	7,519	3.25	2,314	11.95%	65%	7.77%	1,504
13	5,956	4,456	5,456	1.39	3,925	20.27%			
14	23,927	18,392	22,082	3.76	5,873	30.33%			
15	552	551	552	7.18	77	0.40%			
16	2,748	2,613	2,703	5.65	478	2.47%			
17	326	376	343	6.07	56	0.29%	70%	0.20%	40
TOTALS =	55,357	56,072	55,595		19,362	100.00%		13%	

2015 and 2040 Santa Fe Tmodel Socioeconomic Forecasts

ABQ values from MRCOG 2040 Forecasts - Distance adjusted to reflect estimated percentage from Albuquerque

AGUA FRIA RESIDENTIAL TRIP DISTRIBUTION
EMPLOYMENT BY AGGREGATED TAZ
2024

Aggregated TAZ's	Employees			DISTANCE	EMP./DIST.	%	Siler Road - To/From North		
	2015	2040	2024	(D)	2024	2024	% Utilizing	% Employment/D Dist. Utilizing	EMP/Dist
1	3,453	2,540	3,149	1.41	2,233	11.53%			
2	1,986	1,822	1,931	2.88	671	3.46%			
3	1,298	1,776	1,457	2.25	648	3.35%			
4	4,183	8,318	5,561	2.34	2,377	12.27%			
5	325	417	356	4.03	88	0.46%			
6	248	345	280	5.02	56	0.29%			
7	42	38	41	7.09	6	0.03%			
8	1,350	1,792	1,497	5.57	269	1.39%			
9	655	654	655	11.01	59	0.31%			
10	1,082	1,094	1,086	10.13	107	0.55%			
11	399	1,984	927	7.4	125	0.65%	5%	0.03%	6
12	6,827	8,904	7,519	3.25	2,314	11.95%	5%	0.60%	116
13	5,956	4,456	5,456	1.39	3,925	20.27%	5%	1.01%	196
14	23,927	18,392	22,082	3.76	5,873	30.33%	5%	1.52%	294
15	552	551	552	7.18	77	0.40%	10%	0.04%	8
16	2,748	2,613	2,703	5.65	478	2.47%	80%	1.98%	383
17	326	376	343	6.07	56	0.29%	30%	0.09%	17
TOTALS =	55,357	56,072	55,595		19,362	100.00%		5%	

2015 and 2040 Santa Fe Tmodel Socioeconomic Forecasts

ABQ values from MRCOG 2040 Forecasts - Distance adjusted to reflect estimated percentage from Albuquerque

AGUA FRIA RESIDENTIAL TRIP DISTRIBUTION
EMPLOYMENT BY AGGREGATED TAZ
2024

Aggregated TAZ's	Employees			DISTANCE	EMP./DIST.	%	Siler Road - To/From South		
	2015	2040	2024	(D)	2024	2024	% Utilizing	% Employment/D Dist. Utilizing	EMP/Dist
1	3,453	2,540	3,149	1.41	2,233	11.53%	50%	5.77%	1,117
2	1,986	1,822	1,931	2.88	671	3.46%	70%	2.42%	469
3	1,298	1,776	1,457	2.25	648	3.35%	70%	2.34%	453
4	4,183	8,318	5,561	2.34	2,377	12.27%	60%	7.36%	1,426
5	325	417	356	4.03	88	0.46%	70%	0.32%	62
6	248	345	280	5.02	56	0.29%	75%	0.22%	42
7	42	38	41	7.09	6	0.03%	70%	0.02%	4
8	1,350	1,792	1,497	5.57	269	1.39%	25%	0.35%	67
9	655	654	655	11.01	59	0.31%	60%	0.18%	36
10	1,082	1,094	1,086	10.13	107	0.55%	15%	0.08%	16
11	399	1,984	927	7.4	125	0.65%	25%	0.16%	31
12	6,827	8,904	7,519	3.25	2,314	11.95%	25%	2.99%	578
13	5,956	4,456	5,456	1.39	3,925	20.27%	60%	12.16%	2,355
14	23,927	18,392	22,082	3.76	5,873	30.33%	60%	18.20%	3,524
15	552	551	552	7.18	77	0.40%	55%	0.22%	42
16	2,748	2,613	2,703	5.65	478	2.47%			
17	326	376	343	6.07	56	0.29%			
TOTALS =	55,357	56,072	55,595		19,362	100.00%		53%	

2015 and 2040 Santa Fe Tmodel Socioeconomic Forecasts

ABQ values from MRCOG 2040 Forecasts - Distance adjusted to reflect estimated percentage from Albuquerque

AGUA FRIA RESIDENTIAL TRIP DISTRIBUTION
EMPLOYMENT BY AGGREGATED TAZ
2024

Aggregated TAZ's	Employees			DISTANCE	EMP./DIST.	%	Harrison Road - To/From South		
	2015	2040	2024	(D)	2024	2024	% Utilizing	% Employment/D Dist. Utilizing	EMP/Dist
1	3,453	2,540	3,149	1.41	2,233	11.53%	45%	5.19%	1,005
2	1,986	1,822	1,931	2.88	671	3.46%	30%	1.04%	201
3	1,298	1,776	1,457	2.25	648	3.35%	30%	1.00%	194
4	4,183	8,318	5,561	2.34	2,377	12.27%	15%	1.84%	356
5	325	417	356	4.03	88	0.46%	30%	0.14%	26
6	248	345	280	5.02	56	0.29%	20%	0.06%	11
7	42	38	41	7.09	6	0.03%	30%	0.01%	2
8	1,350	1,792	1,497	5.57	269	1.39%	15%	0.21%	40
9	655	654	655	11.01	59	0.31%	25%	0.08%	15
10	1,082	1,094	1,086	10.13	107	0.55%	5%	0.03%	5
11	399	1,984	927	7.4	125	0.65%	5%	0.03%	6
12	6,827	8,904	7,519	3.25	2,314	11.95%	5%	0.60%	116
13	5,956	4,456	5,456	1.39	3,925	20.27%	5%	1.01%	196
14	23,927	18,392	22,082	3.76	5,873	30.33%	5%	1.52%	294
15	552	551	552	7.18	77	0.40%	5%	0.02%	4
16	2,748	2,613	2,703	5.65	478	2.47%			
17	326	376	343	6.07	56	0.29%			
TOTALS =	55,357	56,072	55,595		19,362	100.00%		13%	

2015 and 2040 Santa Fe Tmodel Socioeconomic Forecasts

ABQ values from MRCOG 2040 Forecasts - Distance adjusted to reflect estimated percentage from Albuquerque

AGUA FRIA RESIDENTIAL TRIP DISTRIBUTION
EMPLOYMENT BY AGGREGATED TAZ
2024

Aggregated TAZ's	Employees 2015	Employees 2040	Employees 2024	DISTANCE (D)	EMP./DIST. 2024	% 2024			
1	3,453	2,540	3,149	1.41	2,233	11.53%	11.53%	0.00%	100%
2	1,986	1,822	1,931	2.88	671	3.46%	3.46%	0.00%	100%
3	1,298	1,776	1,457	2.25	648	3.35%	3.35%	0.00%	100%
4	4,183	8,318	5,561	2.34	2,377	12.27%	12.27%	0.00%	100%
5	325	417	356	4.03	88	0.46%	0.46%	0.00%	100%
6	248	345	280	5.02	56	0.29%	0.29%	0.00%	100%
7	42	38	41	7.09	6	0.03%	0.03%	0.00%	100%
8	1,350	1,792	1,497	5.57	269	1.39%	1.39%	0.00%	100%
9	655	654	655	11.01	59	0.31%	0.31%	0.00%	100%
10	1,082	1,094	1,086	10.13	107	0.55%	0.55%	0.00%	100%
11	399	1,984	927	7.4	125	0.65%	0.65%	0.00%	100%
12	6,827	8,904	7,519	3.25	2,314	11.95%	11.95%	0.00%	100%
13	5,956	4,456	5,456	1.39	3,925	20.27%	20.27%	0.00%	100%
14	23,927	18,392	22,082	3.76	5,873	30.33%	30.33%	0.00%	100%
15	552	551	552	7.18	77	0.40%	0.40%	0.00%	100%
16	2,748	2,613	2,703	5.65	478	2.47%	2.47%	0.00%	100%
17	326	376	343	6.07	56	0.29%	0.29%	0.00%	100%
TOTALS =	55,357	56,072	55,595		19,362	100.00%	100.00%	0.00%	0%

2015 and 2040 Santa Fe Tmodel Socioeconomic Forecasts

ABQ values from MRCOG 2040 Forecasts - Distance adjusted to reflect estimated percentage from Albuquerque

New Mexico Department of TRANSPORTATION

MS2 Transportation Data Management System

Help

Home | Login | Locate | Locate All | Email This

Auto-Locate OFF

List View | All DIRs | Report Center

Record 1 of 1 Goto Record go

Location ID	22874	MPO ID	181811
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	No
LRS ID	FL4735P	LRS Loc Pt.	2.501431
SF Group	09	Route Type	Two-Way Roadway
AF Group	09	Route	FL4735
GF Group	09	Active	Yes
Class Dist Grp	09	Category	
Seas Clss Grp	Statewide		
WIM Group	FC-NOT-1		
QC Group	Perm		
Fnct'l Class	(4) Minor Arterial	Milepost	
Located On	AGUA FRIA ST		
Loc On Alias	JCT. MAEZ		

More Detail

STATION DATA Show Data

Directions: 2-WAY | NEG 1 | POS 1

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2022	10,417	1,166	11	52	9,782 (94%)	635 (6%)	
2021	11,217	1,180	11	50	10,578 (94%)	639 (6%)	
2020	10,021	1,120	11	52	9,320 (93%)	701 (7%)	
2019	11,705		11	53	11,213 (96%)	492 (4%)	
2018	11,416	1,236	11	53	11,019 (97%)	397 (3%)	

1-5 of 18

Travel Demand Model

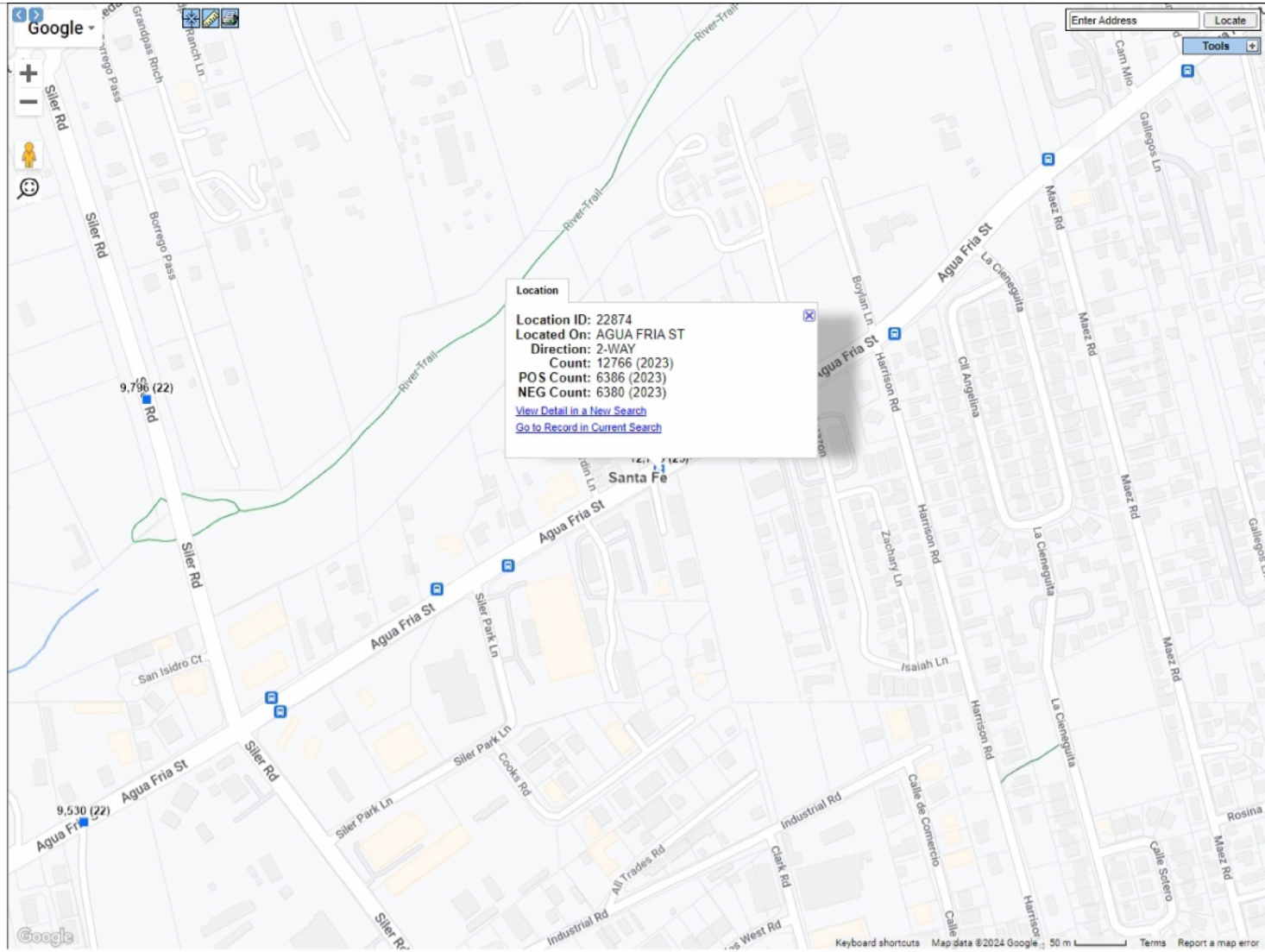
Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT

Date	Int	Total
Sun 4/30/2023	15	12,459
Sun 4/23/2023	15	12,088
Sun 4/16/2023	15	12,508
Sun 4/9/2023	15	10,864
Sat 4/8/2023	15	14,235
Wed 3/29/2023	15	12,766
Tue 3/28/2023	15	12,725
Mon 3/27/2023	15	12,421
Sun 3/26/2023	15	7,825
Sat 3/25/2023	15	10,093

VOLUME TREND

Year	Annual Growth
2022	-7%
2021	12%
2020	-14%
2019	3%
2018	-6%
2017	-13%
2016	21%
2015	0%
2014	-3%
2013	-7%



AGUA FRIA, LOT 38 DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: Agua Fria Street & Siler Road

AM Peak Hour

	Eastbound Agua Fria			Westbound Agua Fria			Northbound Siler			Southbound Siler		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)	105	332	94	123	208	69	45	241	125	107	400	120
Background Growth	3	10	3	4	6	2	1	7	4	3	12	4
No Build (2027)	108	342	97	127	214	71	46	248	129	110	412	124
Entering		2							8	1		
Exiting				25	6	2						
Build (2027)	108	344	97	152	220	73	46	248	137	111	412	124
Background Growth	19	62	17	27	40	13	8	45	25	20	74	22
No Build (2042 Horizon Year)	128	404	114	154	254	84	55	293	153	130	486	146
Entering		2							8	1		
Exiting				25	6	2						
Build (2042 Horizon Year)	128	406	114	180	260	87	55	293	161	131	486	146
PHF	*0.96*			*0.96*			*0.96*			*0.96*		
HV %		*1.3*			*0.3*			*1.5*			*1.1*	

PM Peak Hour

	Eastbound Agua Fria			Westbound Agua Fria			Northbound Siler			Southbound Siler		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)	108	260	68	187	344	75	106	353	141	97	283	164
Background Growth	3	8	2	6	10	2	3	11	4	3	8	5
No Build (2027)	111	268	70	193	354	77	109	364	145	100	291	169
Entering		6							25	2		
Exiting				15	4	1						
Build (2027)	111	274	70	207	358	79	109	364	171	102	291	169
Background Growth	19	47	12	34	62	14	19	64	25	17	51	30
No Build (2042 Horizon Year)	131	315	82	226	416	91	128	427	171	117	342	198
Entering		6							25	2		
Exiting				15	4	1						
Build (2042 Horizon Year)	131	321	82	241	420	92	128	427	196	120	342	198
PHF	*0.93*			*0.93*			*0.93*			*0.93*		
HV %		*0.2*			*0.5*			*0.5*			*0.4*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Trip Distribution % Enter		13.0%							53.0%	5.0%		
Trip Distribution % Exit				53.0%	13.0%	5.0%						

AGUA FRIA, LOT 38 DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: Agua Fria Street & Harrison Road

AM Peak Hour

	Eastbound Agua Fria			Westbound Agua Fria			Northbound Harrison			Southbound Harrison		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)	3	599	6	32	377	2	6		39	5		10
Background Growth		18	0	1	11	0	0		1	0		
No Build (2027)	3	617	6	33	388	2	6		40	5		10
Entering					2		2					
Exiting		8	6									
Build (2027)	3	625	12	33	391	2	8		40	5		10
Background Growth	1	108	1	6	68		1		7	1		2
No Build (2042 Horizon Year)	4	725	7	39	456	2	7		47	6		12
Entering					2		2					
Exiting		8	6									
Build (2042 Horizon Year)	4	732	14	39	459	2	9		47	6		12
PHF	*0.95*			*0.95*			*0.95*			*0.95*		
HV %		*1.5*			*1.4*			*4.4*			*0*	

PM Peak Hour

	Eastbound Agua Fria			Westbound Agua Fria			Northbound Harrison			Southbound Harrison		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)	13	577	8	46	594		7	1	90	1	3	4
Background Growth		17		1	18				3			
No Build (2027)	13	594	8	47	612		7	1	93	1	3	4
Entering					8		6					
Exiting		4	4									
Build (2027)	13	599	12	47	620		13	1	93	1	3	4
Background Growth	2	104	1	8	107		1		16		1	1
No Build (2042 Horizon Year)	15	698	9	56	719	0	8	1	109	1	4	5
Entering					8		6					
Exiting		4	4									
Build (2042 Horizon Year)	15	703	13	56	726	0	15	1	109	1	4	5
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*0.5*			*0.8*			*0*			*0*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Trip Distribution % Enter					16.0%		13.0%					
Trip Distribution % Exit		16.0%	13.0%									

AGUA FRIA, LOT 38 DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: Agua Fria Street & Siler Park Lane

AM Peak Hour

	Eastbound Siler Park			Westbound Siler Park			Northbound Agua Fria			Southbound Agua Fria		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)		557	7	13	374		9		34			
Background Growth		17			11				1			
No Build (2027)		574	7	13	385		9		35			
Entering		11										
Exiting					34							
Build (2027)		584	7	13	419		9		35			
Background Growth		100	1	2	67		2		6			
No Build (2042 Horizon Year)		674	8	16	453		11		41			
Entering		11										
Exiting					34							
Build (2042 Horizon Year)		685	8	16	487		11		41			
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*1.6*			*0.3*			*0*			*2*	

PM Peak Hour

	Eastbound Siler Park			Westbound Siler Park			Northbound Agua Fria			Southbound Agua Fria		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)		501	3	13	615		2		57			
Background Growth		15	0	0	18		0		2			
No Build (2027)		516	3	13	633		2		59			
Entering		34										
Exiting					20							
Build (2027)		550	3	13	653		2		59			
Background Growth		90	1	2	111				10			
No Build (2042 Horizon Year)		606	4	16	744		2		69			
Entering		34										
Exiting					20							
Build (2042 Horizon Year)		640	4	16	764	0	2	0	69	0	0	0
PHF	*0.93*			*0.93*			*0.93*			*0.93*		
HV %		*0.8*			*0.7*			*0*			*2*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Trip Distribution % Enter		71.0%										
Trip Distribution % Exit					71.0%							

AGUA FRIA, LOT 38 DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: Siler Road & Siler Park Lane

AM Peak Hour

	Eastbound Siler Park			Westbound Siler Park			Northbound Siler			Southbound Siler		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)				32		13		458	72	13	618	
Background Growth				1				9	1		12	
No Build (2027)				33		13		467	73	13	630	
Entering								8				
Exiting											25	
Build (2027)				33		13		475	73	13	656	
Background Growth				6		2		82	13	2	111	
No Build (2042 Horizon Year)				38		16		550	86	16	742	
Entering								8				
Exiting											25	
Build (2042 Horizon Year)				38		16		558	86	16	767	
PHF	*0.91*			*0.91*			*0.91*			*0.91*		
HV %		*4.4*			*1.2*			*2*			*0.6*	

PM Peak Hour

	Eastbound Siler Park			Westbound Siler Park			Northbound Siler			Southbound Siler		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)				52		18		610	72	11	543	
Background Growth				2		1		18	2	0	16	
No Build (2027)				54		19		628	74	11	559	
Entering								25				
Exiting											15	
Build (2027)				54		19		654	74	11	574	
Background Growth				9		3		110	13	2	98	
No Build (2042 Horizon Year)				63		22		738	87	13	657	
Entering								25				
Exiting											15	
Build (2042 Horizon Year)				63		22		764	87	13	672	
PHF	*0.96*			*0.96*			*0.96*			*0.96*		
HV %		*0*			*0.3*			*2*			*0.7*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Trip Distribution % Enter								53.0%				
Trip Distribution % Exit											53.0%	

AGUA FRIA, LOT 38 DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: Agua Fria & North Site Entrance

AM Peak Hour

	Eastbound Agua Fria			Westbound Agua Fria			Northbound North Site Entrance			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)		608			383							
Background Growth		12			8							
No Build (2027)		620			391							
Entering			11	4								
Exiting							34		14			
Build (2027)		620	11	4	391		34		14			
Background Growth												
No Build (2042 Horizon Year)		620			391							
Entering			11	4								
Exiting							34		14			
Build (2042 Horizon Year)		620	11	4	391		34		14			
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

PM Peak Hour

	Eastbound Agua Fria			Westbound Agua Fria			Northbound North Site Entrance			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)		598			601							
Background Growth		12			12							
No Build (2027)		610			613							
Entering			34	14								
Exiting							20		8			
Build (2027)		610	34	14	613		20		8			
Background Growth												
No Build (2042 Horizon Year)		610	0	0	613		0		0			
Entering			34	14								
Exiting							20		8			
Build (2042 Horizon Year)		610	34	14	613		20		8			
PHF	*0.96*			*0.96*			*0.96*			*0.96*		
HV %		*2*			*2*			*2*			*2*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Trip Distribution % Enter			71.0%	29.0%								
Trip Distribution % Exit							71.0%		29.0%			

Table 17.B-1
Criteria for Deceleration Lanes on
URBAN TWO-LANE HIGHWAYS

Turning Volume [1] (vph)	LEFT-TURN DECELERATION LANE			RIGHT-TURN DECELERATION LANE		
	Minimum Directional Volume in the Through Lane (vphpl) [2]			Minimum Directional Volume in the Through Lane (vphpl) [2]		
	≤ 30 mph	35 to 45 mph	45 to 55 mph	≤ 30 mph	35 to 40 mph	45 to 55 mph
< 5	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
5	510	450	330	1,080	610	360
10	390	330	210	700	400	240
15	320	250	150	500	280	170
20	270	200	120	380	210	140
25	230	160	100	300	180	120
30	200	130	Required	250	160	110
35	170	110	Required	220	150	100
40	150	Required	Required	200	140	Required
45	130	Required	Required	190	Required	Required
≥ 46	Required	Required	Required	Required	Required	Required
	Left-turn Deceleration Lanes are Required on Urban Two-lane Highways for the following Left-turn Volumes: • ≤ 30 mph : 46 vph or more • 35 to 40 mph : 36 vph or more • 45 to 55 mph : 26 vph or more			***Right-turn Deceleration Lanes are Required on Urban Two-lane Highways for the following Right-turn Volumes:*** • ≤ 30 mph : 46 vph or more • 35 to 40 mph : 41 vph or more • 45 to 55 mph : 36 vph or more		

Notes:

1. *Use linear interpolation for turning volumes between 5 and 45 vph.*
2. *The directional volume in the through lane includes through vehicles and turning vehicles.*

FIGURE 1. LEFT TURN LANE WARRANT CRITERIA

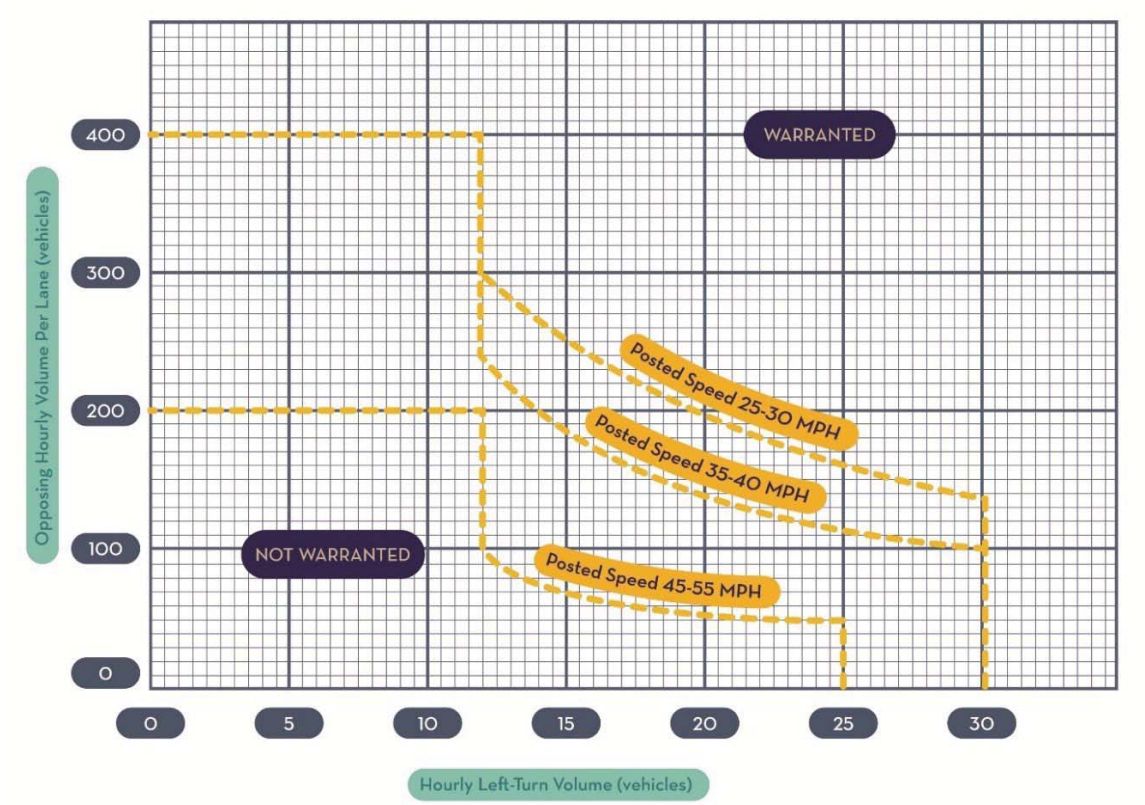
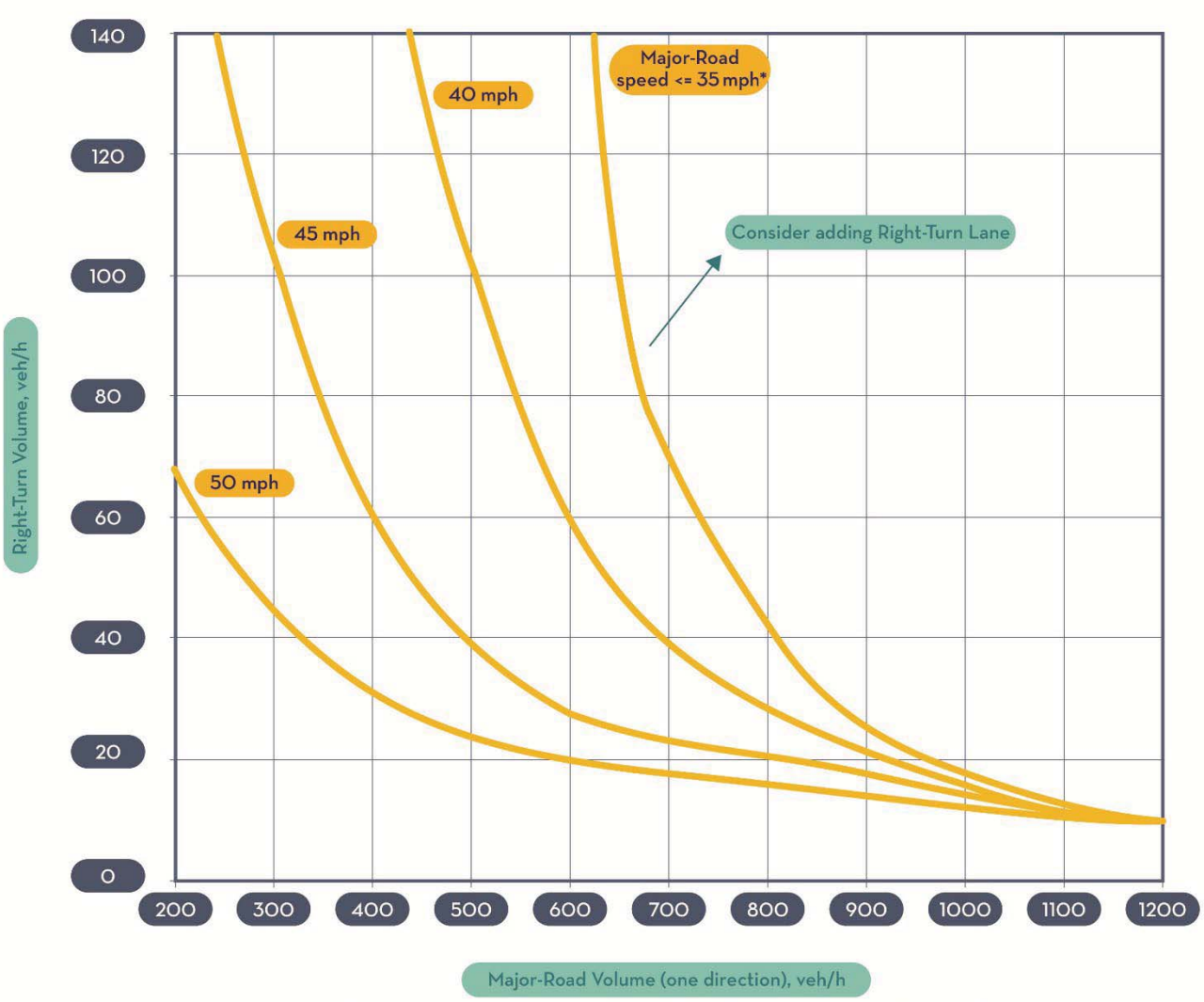
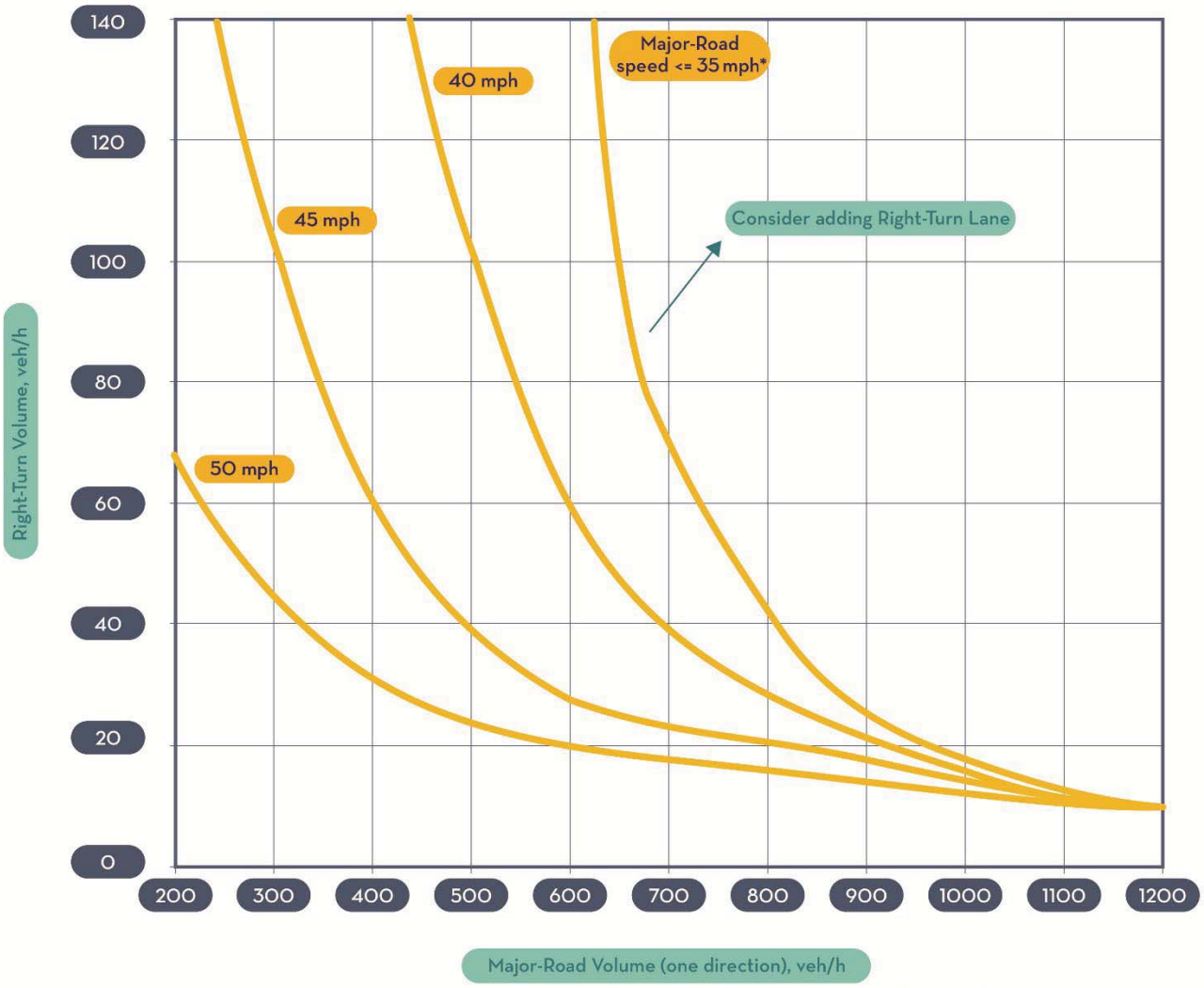


FIGURE 2. RIGHT TURN LANE CRITERIA FOR TWO-LANE ROADWAY



**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

FIGURE 3. RIGHT TURN LANE CRITERIA FOR FOUR+ 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

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 1**.

TABLE 1. 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 1:

Note 1: Storage length should be provided from operational analyses. 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.

17. MULTIMODAL REVIEW

The 2022 City of Santa Fe Multimodal Transition Plan includes two overarching goals:

Goal 1. Move Santa Fe towards a city where all elements of an active life can be achieved without the need for a private automobile.

2.3 Safety Analysis

2.3.1 Crash Records (2010-2020)

Historical crash data was provided by the City of Santa Fe for the most recent ten years available (2010 to 2020). The crash data requested was for the study area on Agua Fria Street from Siler Road to Osage Avenue. The crash data was analyzed to identify any crash trends within the study limits.

There was a total of 308 reported crashes within the study limits. **Table 9** summarizes the total crash severity. The full crash data can be found in **Appendix C**.

Table 9: Total Crashes (2010-2020)

Year	Crash Severity			Total
	Fatal	Injury	PDO*	
2010	0 (0%)	10 (33%)	20 (67%)	30 (100%)
2011	0 (0%)	12 (37%)	20 (63%)	32 (100%)
2012	0 (0%)	5 (28%)	13 (72%)	18 (100%)
2013	0 (0%)	6 (29%)	15 (71%)	21 (100%)
2014	0 (0%)	4 (17%)	19 (83%)	23 (100%)
2015	0 (0%)	17 (53%)	15 (47%)	32 (100%)
2016	0 (0%)	23 (42%)	32 (58%)	55 (100%)
2017	0 (0%)	7 (30%)	16 (70%)	23 (100%)
2018	0 (0%)	6 (21%)	22 (79%)	28 (100%)
2019	0 (0%)	9 (35%)	17 (65%)	26 (100%)
2020	0 (0%)	4 (20%)	16 (80%)	20 (100%)
Total	**0 (0%)**	**103 (33%)**	**205 (67%)**	**308 (100%)**

*PDO – Property Damage Only

The following observations were concluded from the historical crash data:

- Out of the total crashes in the ten-year period, none of them resulted in a fatal crash, 33% (103 crashes) resulted in injury with no fatalities and 67% (205 crashes) resulted in property damage only (PDO).
- Approximately 88% (272 crashes) of all the crashes had as classification collision with other vehicle, and 7% (21 crashes) were classified as collision with a fixed object.
- About 80% (246 crashes) of all the crashes occurred during daylight conditions, 11% (35 crashes) occurred during dark-lighted conditions, 3% (11 crashes) occurred in unknown conditions, 3% (10 crashes) occurred during dusk conditions, 2% (5 crashes) occurred during dark-not-lighted conditions, and 1% (1 crashes) occurred during dawn conditions.
- Close to 94% (290 crashes) of all crashes occurred during clear weather conditions, 3% (9 crashes) occurred in unknown weather conditions, 1.3% (4 crashes) occurred in snowing weather conditions, 1.3% (4 crashes) occurred in raining weather conditions, and 0.4% (1 crashes) occurred in other weather conditions.
- From the total crashes, 6% (18 crashes) were alcohol related and 1% (2 crashes) were related to drug involvement.

Physical conditions during crashes such as lighting, and weather did not indicate any strong influence on crashes.

Table 10: Lighting Conditions

Lighting Conditions	Crash Count
Daylight	246 (80%)
Dark & Low Light*	51 (17%)
Unknown	11 (3%)
Total	**308 (100%)**

*Dark & Low Light include the following light conditions: Dark-Not Lighted, Dark-Lighted, Dawn and Dusk.

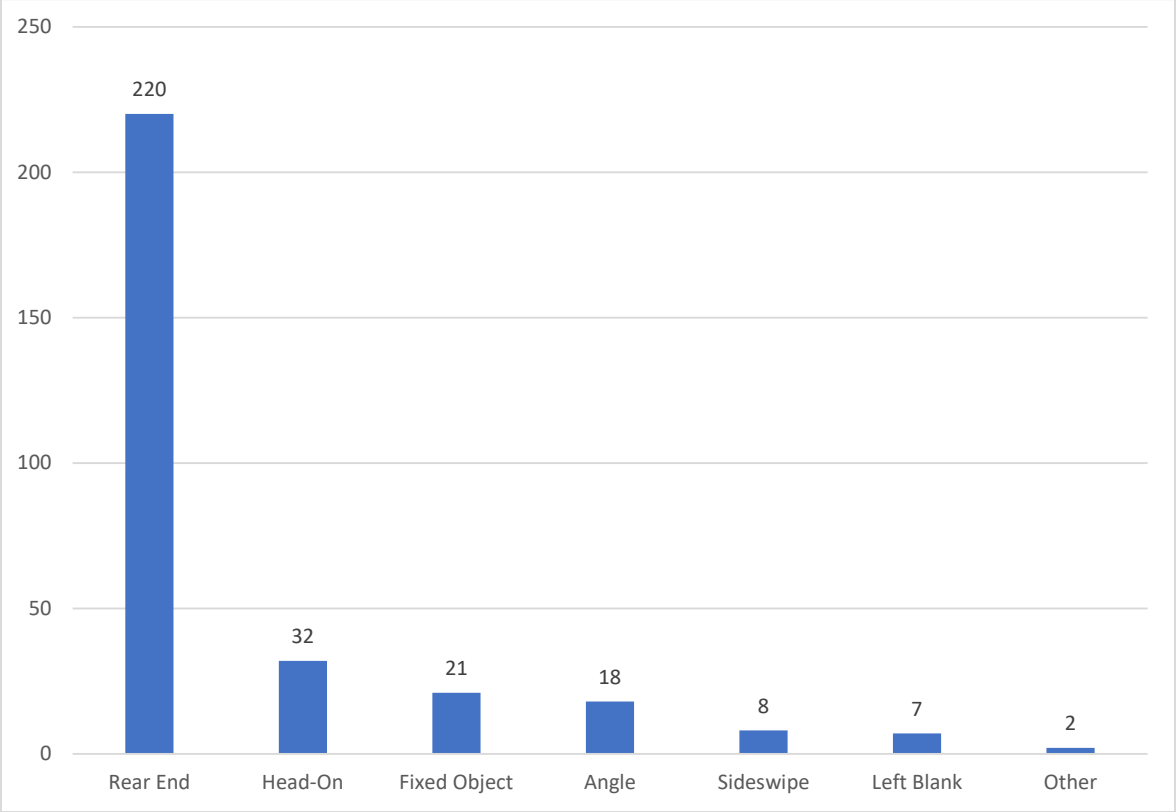


Figure 7: Crash Type Summary

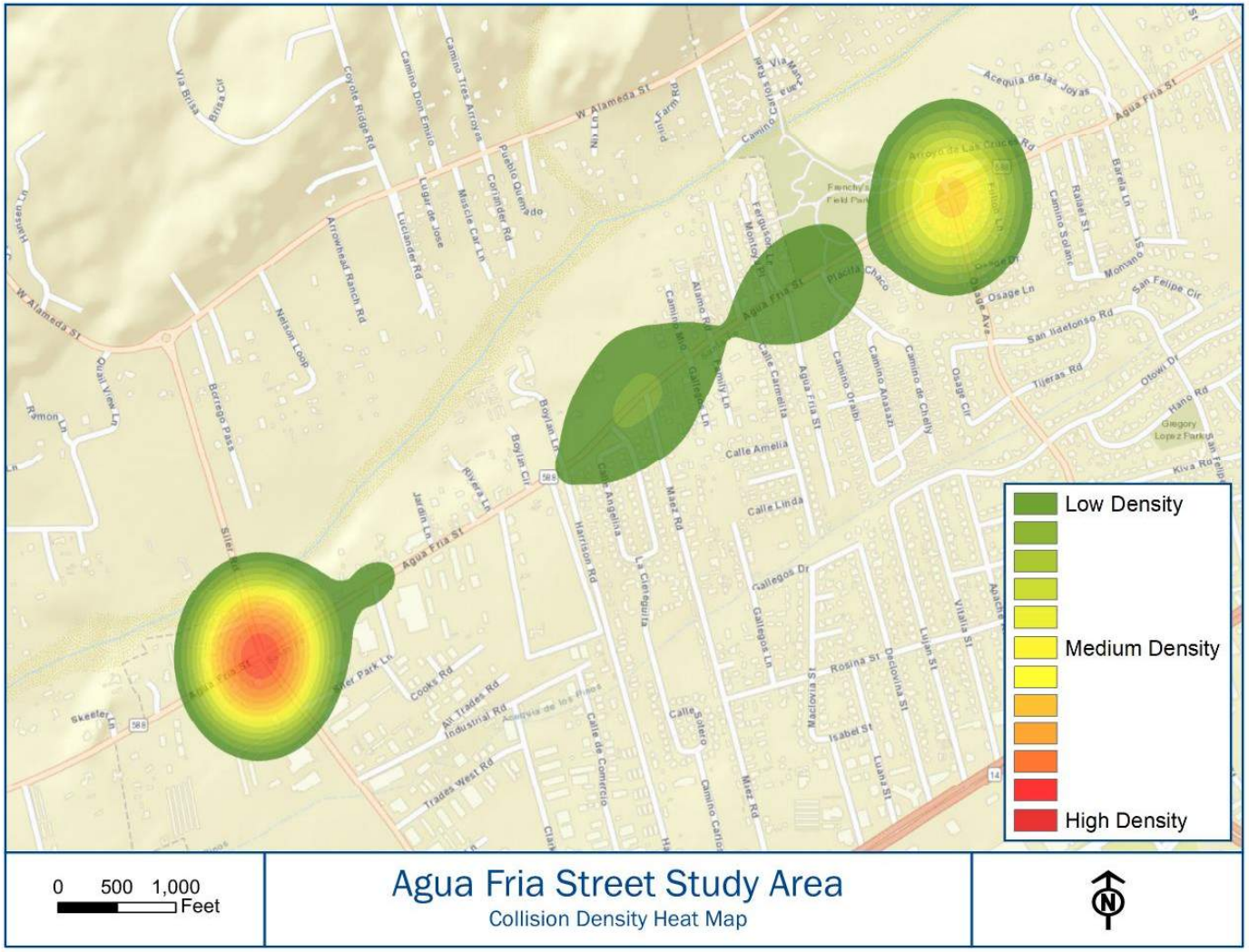


Figure 8: Crash Heat Map

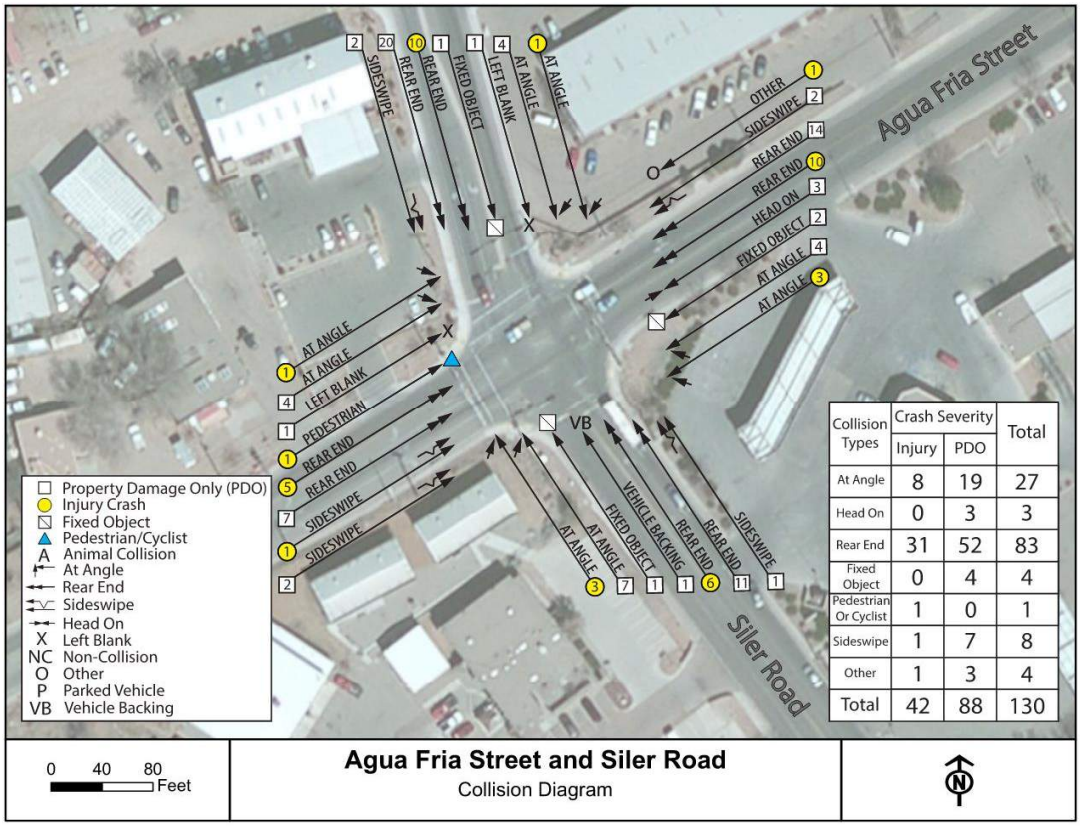
The following intersections were analyzed further based on the historical crash data provided:

1. Agua Fria Street and Siler Road
2. Agua Fria Street and Siler Park Lane
3. Agua Fria Street and Harrison Road
4. Agua Fria Street and La Cieneguita
5. Agua Fria Street and Maez Road
6. Agua Fria Street and Camino Carlos Rael
7. Agua Fria Street and Calle Carmilita
8. Agua Fria Street and Ferguson Lane
9. Agua Fria Street and Camino de Chelly
10. Agua Fria Street and Osage Avenue

In addition, sight triangles were analyzed for Intersections #2 through #8. The AASHTO *2018 Policy on Geometric Design of Highways and Streets, 7th Edition*, has standards for departure sight triangles. Measured from the stop bar on the side street for instance on one end and to the center of the through lane on the other end. These were used to determine if a stopped vehicle on a minor roadway has sufficient sight distance from the intersection to enter or cross a major roadway.

Intersection #1 – Agua Fria Street and Siler Road

The intersection of Agua Fria Street and Siler Road had a total of 130 reported crashes. From the crash data, it was reported that 83 of the crashes were rear end and 27 crashes were angle. The pedalcyclist car crash happened in 2015 and was contributed to following too closely, it occurred on a clear day during daylight, information provided did not indicate any strong influences. From the total, 88 of the collisions were reported as property damage only and 42 were injury only. Seven crashes at this intersection were alcohol related.

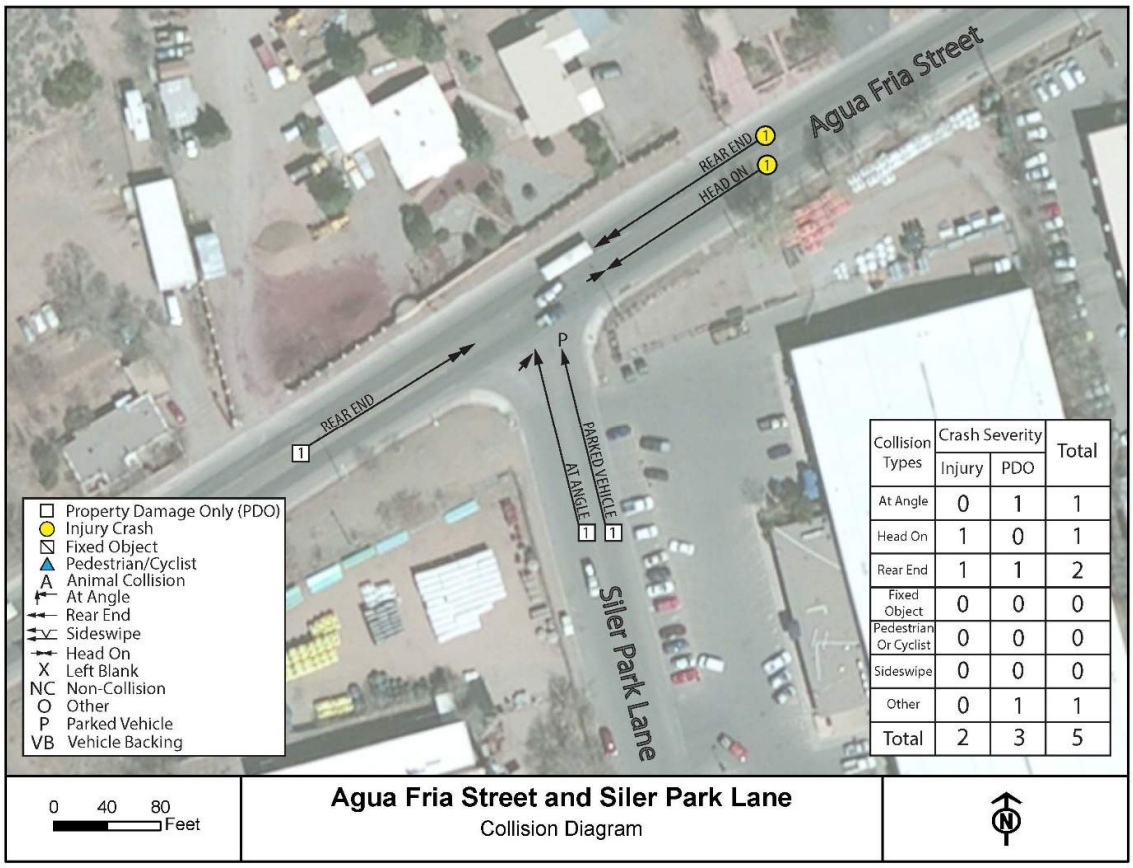


Collision Types	Crash Severity		Total
	Injury	PDO	
At Angle	8	19	27
Head On	0	3	3
Rear End	31	52	83
Fixed Object	0	4	4
Pedestrian Or Cyclist	1	0	1
Sideswipe	1	7	8
Other	1	3	4
Total	42	88	130

Figure 9: Intersection #1 – Agua Fria Street and Siler Road – Crash Types and Crash Severity

Intersection #2 – Agua Fria Street and Siler Park Lane

Five crashes were reported at the intersection of Agua Fria Street and Siler Park Lane, two were reported as rear end, one as entering at an angle, one as head-on and one as a collision with a parked vehicle. Two crashes were reported as injury with no fatalities and three were reported as property damage only. Two crashes at this intersection were alcohol related.



Collision Types	Crash Severity		Total
	Injury	PDO	
At Angle	0	1	1
Head On	1	0	1
Rear End	1	1	2
Fixed Object	0	0	0
Pedestrian Or Cyclist	0	0	0
Sideswipe	0	0	0
Other	0	1	1
Total	2	3	5

Figure 10: Intersection #2 – Agua Fria Street and Siler Park Lane – Crash Types and Crash Severity

Intersection #2 - Sight Distance Analysis

Stopping sight distance was used instead of the intersection sight distance since according to AASHTO, "if the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient distance to anticipate and avoid collisions." Intersection Control Case B was used to determine the sight triangles at the intersection of Agua Fria Street and Siler Park Lane. The vertex of the sight triangle is measured 14.5-ft from the edge of traveled way as described in AASHTO.

Case B1 – Left Turn from Stop

Case B1 is for a vehicle stopped at a minor street, trying to make a left-turn onto the major street. According to AASHTO (Table 9-7), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 11 shows the sight triangles for the Siler Park Lane northbound approach. The vegetation at the corner reduces and inhibits the view of the sight triangle.

Case B2 – Right Turn from Stop
Case B2 is for a vehicle stopped at a minor street, trying to make a right-turn onto the major street. According to AASHTO (Table 9-9), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 11 shows the sight triangles for the Siler Park Lane northbound approach. There are trees and a fence at the corner property that obstructs the sight triangle (see Figure 37).

It is recommended that objects within the sight triangle will need to be kept below 3-ft.

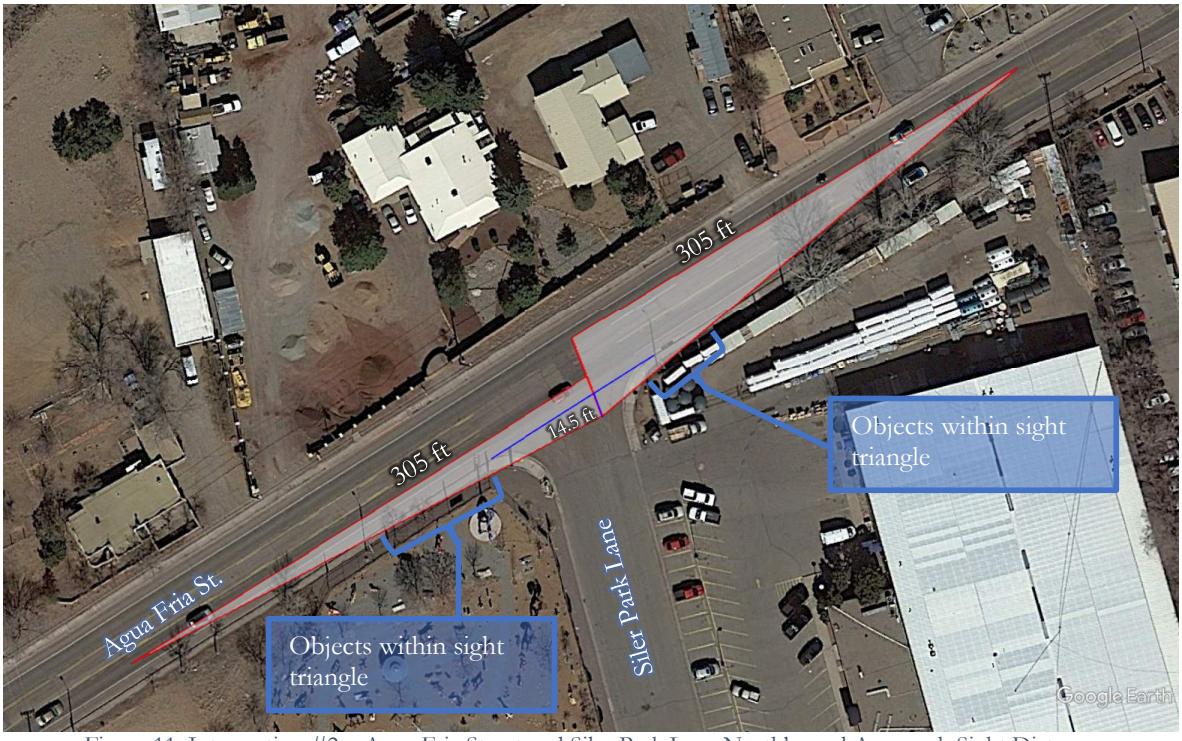
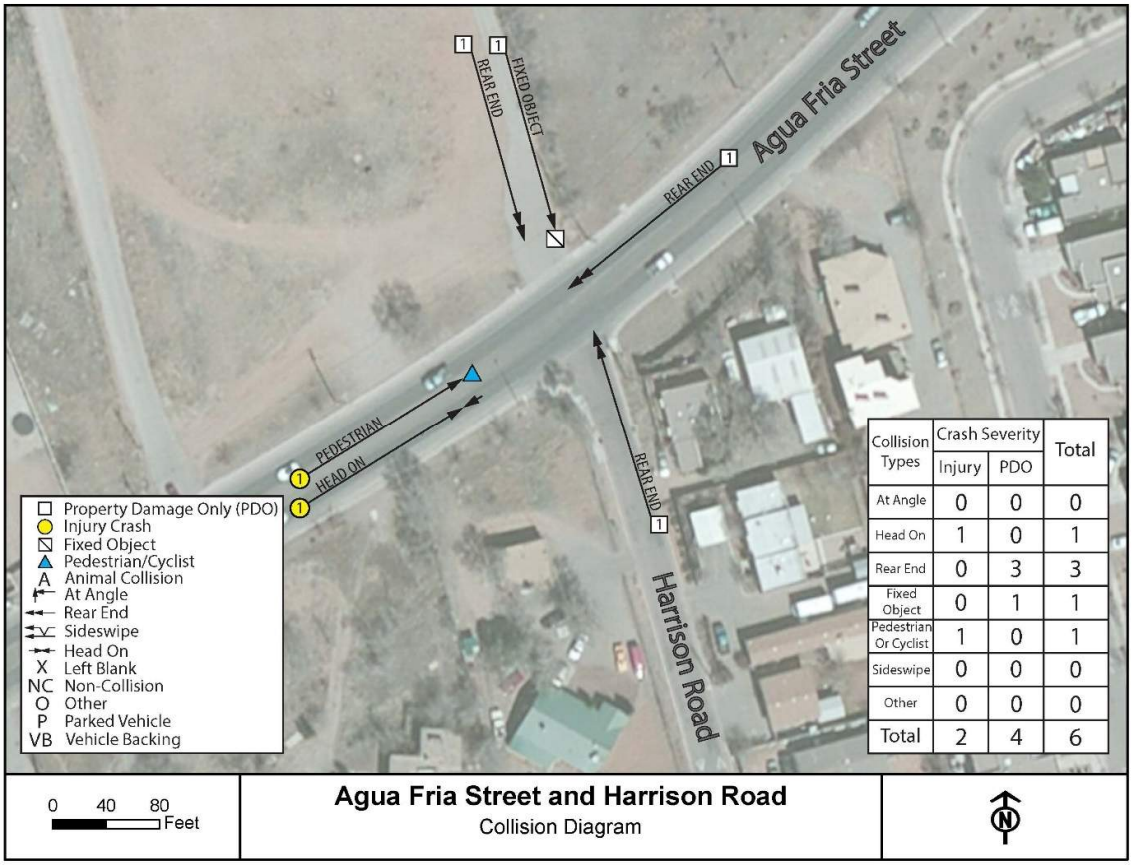


Figure 11: Intersection #2 – Agua Fria Street and Siler Park Lane Northbound Approach Sight Distance

Intersection #3 – Agua Fria Street and Harrison Road

Six total crashes were reported at the intersection of Agua Fria Street and Harrison Road, three were reported as rear end, one as a collision with a fixed object, one as head-on, and one as a collision with a parked vehicle. The crash involving a cyclist was in 2013 and contributed to the driver disregarding the traffic signal, it occurred on a clear day during daylight, information provided did not indicate any strong influences. Two crashes were reported as injury with no fatalities and four were reported as property damage only. For this intersection, none of the crashes were alcohol related.



Collision Types	Crash Severity		Total
	Injury	PDO	
At Angle	0	0	0
Head On	1	0	1
Rear End	0	3	3
Fixed Object	0	1	1
Pedestrian Or Cyclist	1	0	1
Sideswipe	0	0	0
Other	0	0	0
Total	2	4	6

Figure 12: Intersection #3 – Agua Fria Street and Harrison Road – Crash Types and Crash Severity

Intersection #3 - Sight Distance Analysis

Stopping sight distance was used instead of the intersection sight distance. Intersection Control Case B was used to determine the sight triangles at the intersection of Agua Fria Street and Harrison Road. The vertex of the sight triangle is measured 14.5-ft from the edge of traveled way as described in AASHTO.

Case B1 – Left Turn from Stop

Case B1 is for a vehicle stopped at a minor street, trying to make a left-turn onto the major street. According to AASHTO (Table 9-7), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 13 shows the sight triangles for the Harrison Road northbound approach. There are no objects within the sight triangle. Figure 14 shows the sight triangles for the Boylan Lane southbound approach. There are no objects within the sight triangle.

Case B2 – Right Turn from Stop
Case B2 is for a vehicle stopped at a minor street, trying to make a right-turn onto the major street. According to AASHTO (Table 9-9), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 13 shows the sight triangles for the Harrison Road northbound approach. There are no objects within the sight triangle. **Figure 14** shows the sight triangles for the Boylan Lane southbound approach. A bus stop sign can be found within the sight triangle that is over 3-ft in height, however, it does not block the view of the driver.



Figure 13: Intersection #3 – Agua Fria Street and Harrison Road Southbound Approach Sight Distance

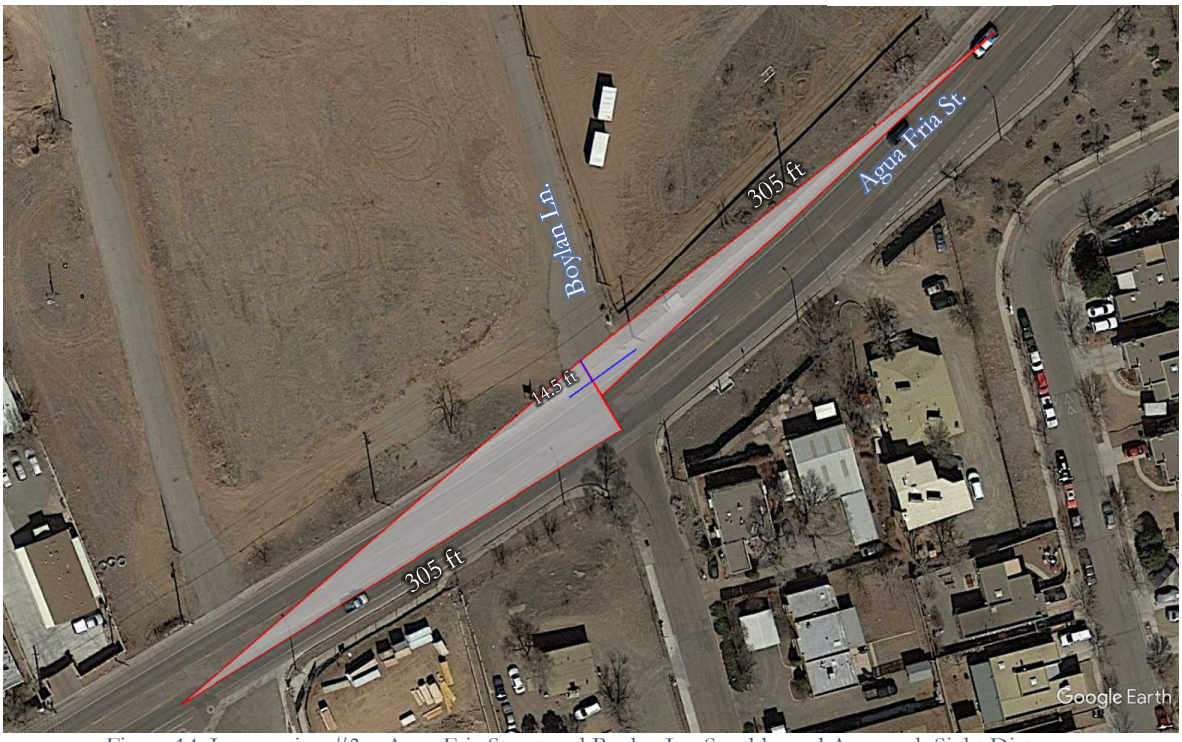


Figure 14: Intersection #3 – Agua Fria Street and Boylan Ln. Southbound Approach Sight Distance

Intersection #4 – Agua Fria Street and La Cieneguita

Four total crashes were reported at the Agua Fria Street and La Cieneguita intersection, one was reported as rear end, one as head-on and one crash with no information regarding crash classification or analysis (left blank), and one as a collision with a parked vehicle. One crash was reported as injury with no fatalities and three were reported as property damage only. For this intersection, none of the crashes were alcohol related.

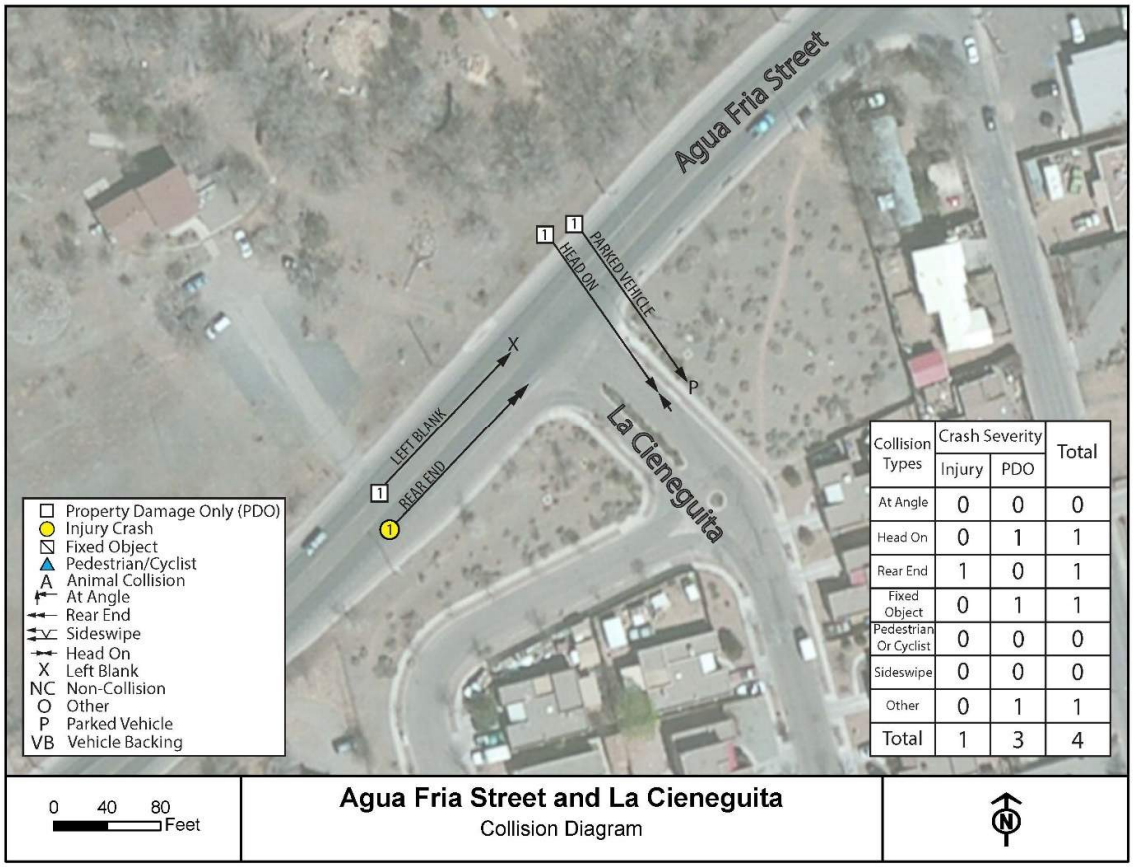


Figure 15: Intersection #4 – Agua Fria Street and La Cieneguita– Crash Types and Crash Severity

Intersection #4 - Sight Distance Analysis

Stopping sight distance was used instead of the intersection sight distance. Intersection Control Case B was used to determine the sight triangles at the intersection of Agua Fria Street and La Cieneguita. The vertex of the sight triangle is measured 14.5-ft from the edge of traveled way as described in AASHTO.

Case B1 – Left Turn from Stop

Case B1 is for a vehicle stopped at a minor street, trying to make a left-turn onto the major street. According to AASHTO (Table 9-7), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 16 shows the sight triangles for the La Cieneguita northbound approach. There are no objects within the sight triangle.

Case B2 – Right Turn from Stop
Case B2 is for a vehicle stopped at a minor street, trying to make a right-turn onto the major street. According to AASHTO (Table 9-9), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 16 shows the sight triangles for the La Cieneguita northbound approach. There are no objects within the sight triangle.

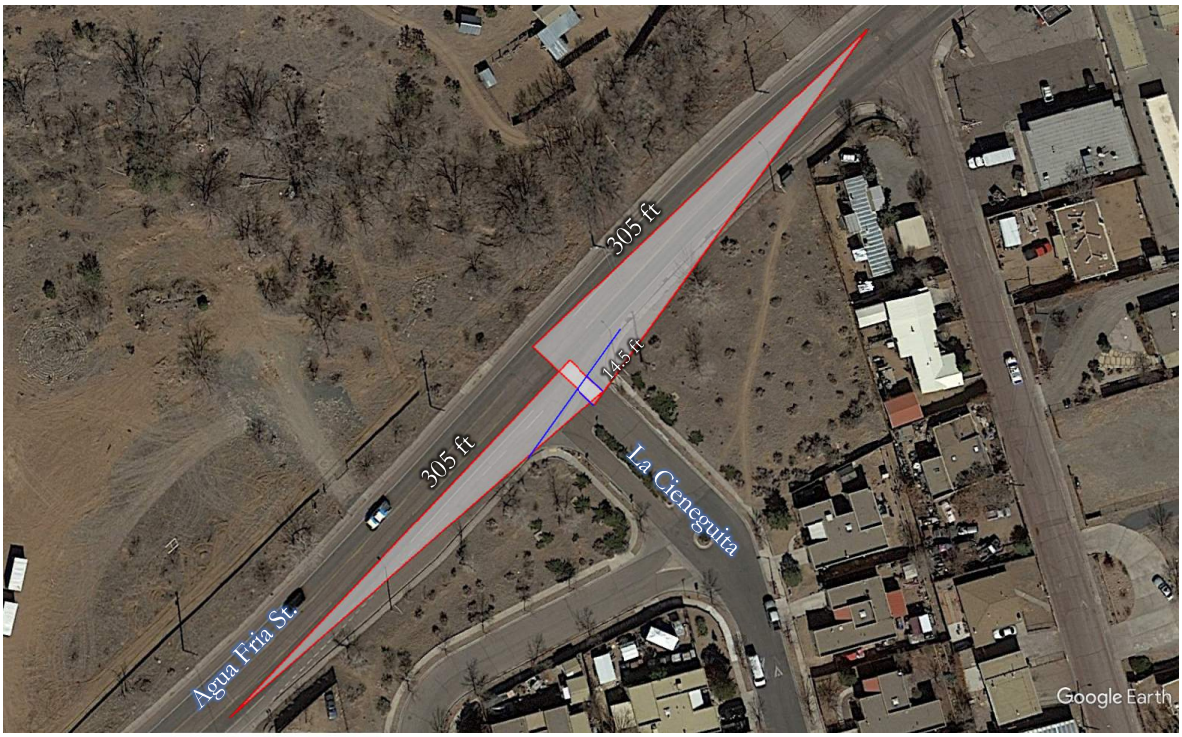
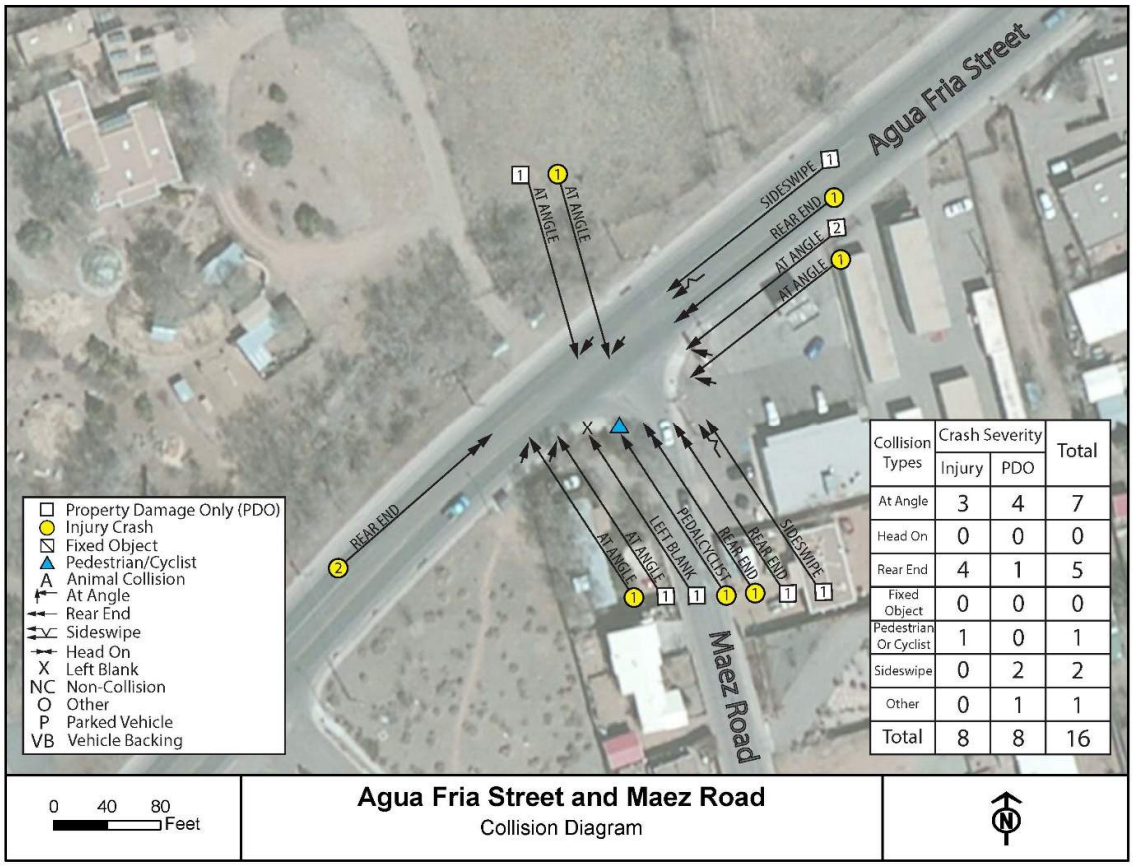


Figure 16: Intersection #4 – Agua Fria Street and La Cieneguita Northbound Approach Sight Distance

Intersection #5 – Agua Fria Street and Maez Road

The intersection of Agua Fria Street and Maez Road had a total of sixteen (16) crashes. Seven crashes were reported as entering at an angle, five as rear end, two as sideswipe, one as a collision with a pedalcyclist and one crashes with no information regarding crash classification or analysis (left blank). The crash that involved a cyclist happened in 2016 with a contributing factor of driver inattention, it occurred on a clear day during daylight, information provided did not indicate any strong influences. Eight of these collisions were property damage only and eight were injury only. For this intersection, none of the crashes were alcohol related.



Collision Types	Crash Severity		Total
	Injury	PDO	
At Angle	3	4	7
Head On	0	0	0
Rear End	4	1	5
Fixed Object	0	0	0
Pedestrian Or Cyclist	1	0	1
Sideswipe	0	2	2
Other	0	1	1
Total	8	8	16

Figure 17: Intersection #5 – Agua Fria Street and Maez Road – Crash Types and Crash Severity

Intersection #5 - Sight Distance Analysis

Stopping sight distance was used instead of the intersection sight distance. Intersection Control Case B was used to determine the sight triangles at the intersection of Agua Fria Street and Maez Road. The vertex of the sight triangle is measured 14.5-ft from the edge of traveled way as described in AASHTO.

Case B1 – Left Turn from Stop

Case B1 is for a vehicle stopped at a minor street, trying to make a left-turn onto the major street. According to AASHTO (Table 9-7), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 18 shows the sight triangles for the Maez Road northbound approach. There are no objects within the sight triangle.

Case B2 – Right Turn from Stop
Case B2 is for a vehicle stopped at a minor street, trying to make a right-turn onto the major street. According to AASHTO (Table 9-9), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 18 shows the sight triangles for the Maez Road northbound approach. There are objects over 3-ft in height within the sight triangle, which reduces and inhibits the view of the sight triangle.

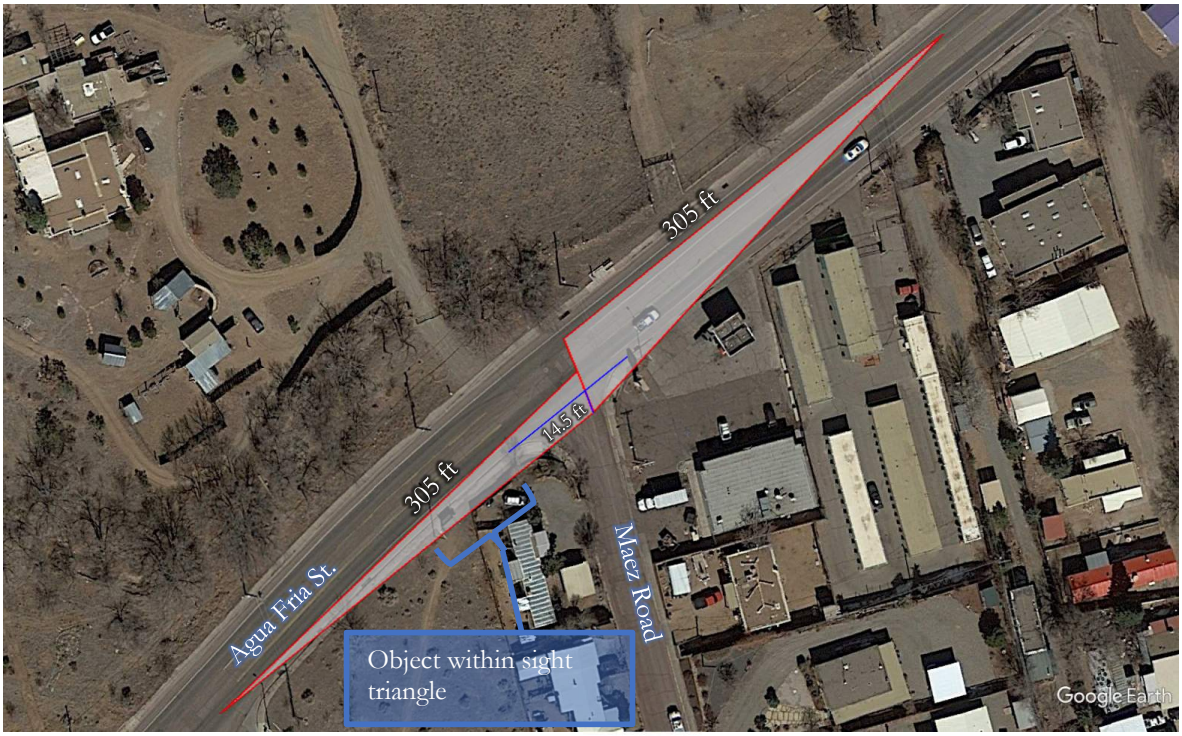
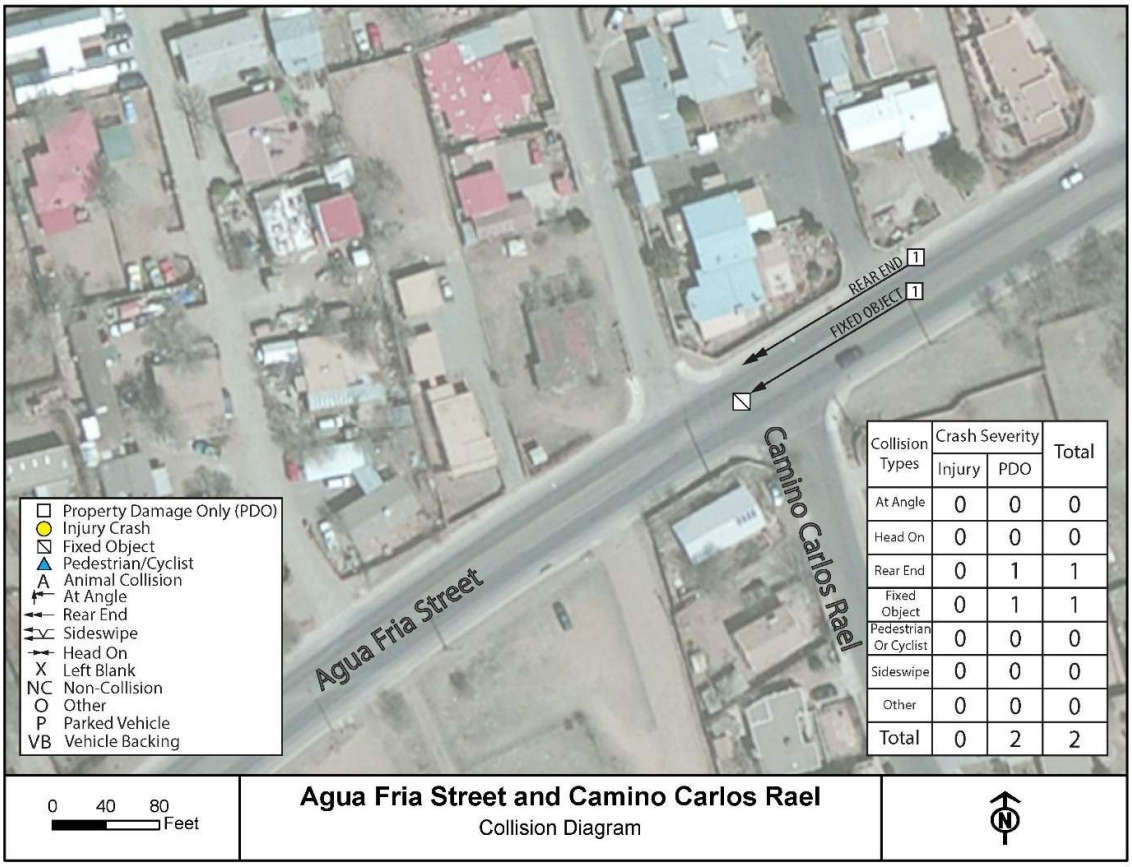


Figure 18: Intersection #5 – Agua Fria Street and Maez Road Northbound Approach Sight Distance

Intersection #6 – Agua Fria Street and Camino Carlos Rael

Two crashes were observed at the intersection of Agua Fria Street and Camino Carlos Rael, one was reported as a rear end collision, and one as a collision with a fixed object. Both crashes were reported as property damage only. One of the crashes was alcohol related.



Collision Types	Crash Severity		Total
	Injury	PDO	
At Angle	0	0	0
Head On	0	0	0
Rear End	0	1	1
Fixed Object	0	1	1
Pedestrian Or Cyclist	0	0	0
Sideswipe	0	0	0
Other	0	0	0
Total	0	2	2

Figure 19: Intersection #6 – Agua Fria Street and Camino Carlos Rael – Crash Types and Crash Severity

Intersection #6 - Sight Distance Analysis

Stopping sight distance was used instead of the intersection sight distance. Intersection Control Case B was used to determine the sight triangles at the intersection of Agua Fria Street and Camino Carlos Rael. The vertex of the sight triangle is measured 14.5-ft from the edge of traveled way as described in AASHTO.

Case B1 – Left Turn from Stop

Case B1 is for a vehicle stopped at a minor street, trying to make a left-turn onto the major street. According to AASHTO (Table 9-7), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 20 shows the sight triangles for the Camino Carlos Rael southbound approach. There is a rock wall at the corner property that obstructs the sight triangle.

Case B2 – Right Turn from Stop

Case B2 is for a vehicle stopped at a minor street, trying to make a right-turn onto the major street. According to AASHTO (Table 9-9), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 20 shows the sight triangles for the Camino Carlos Rael southbound approach. There is a wood fence at the corner property that obstructs the sight triangle (see **Figure 39**).

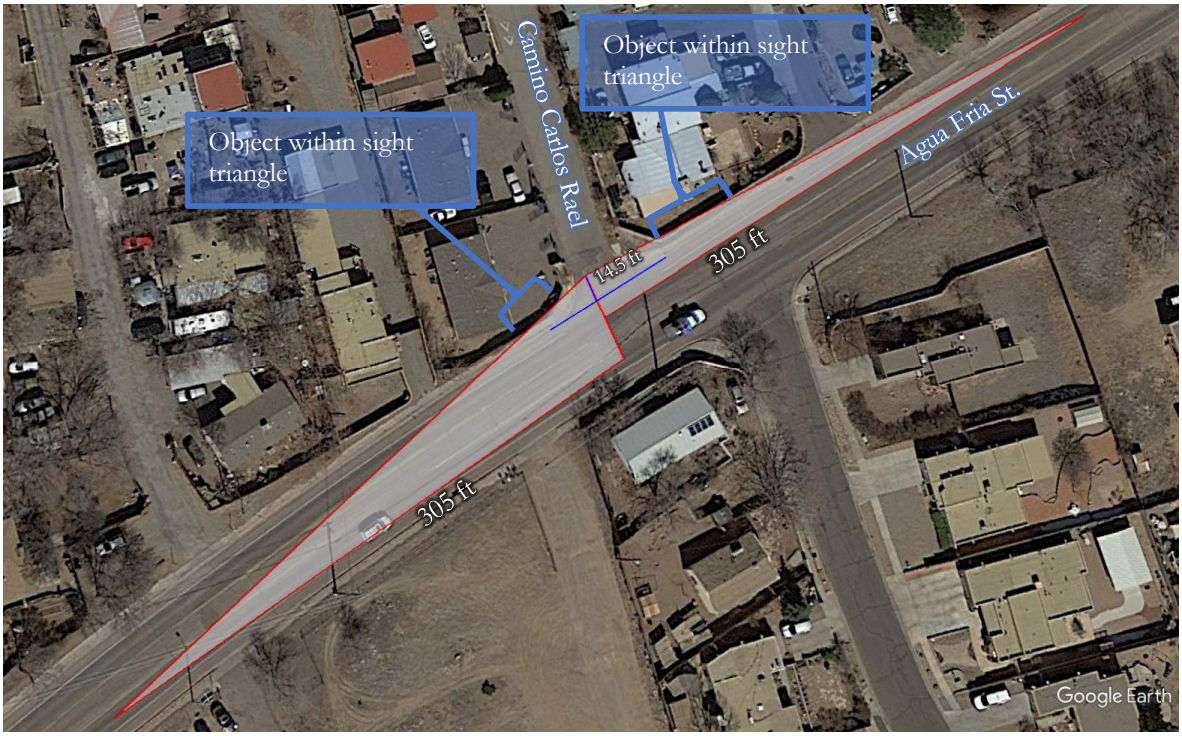
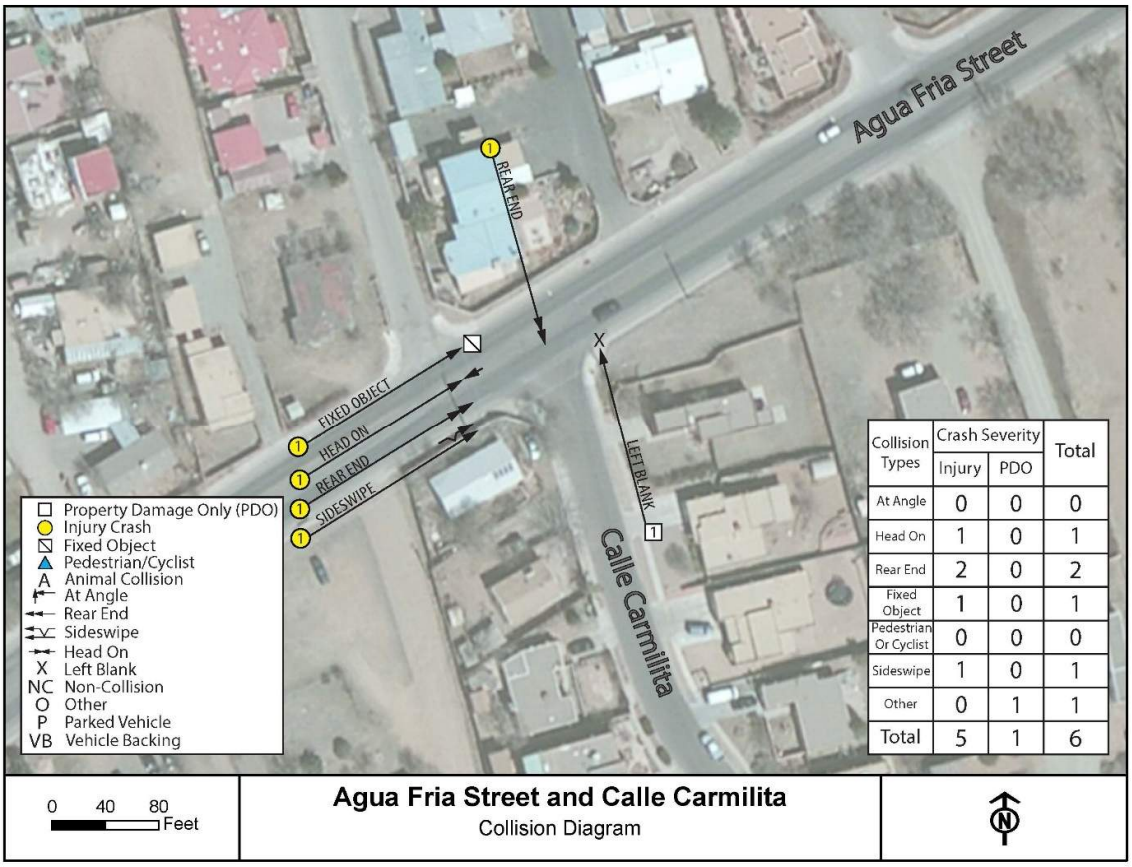


Figure 20: Intersection #6 – Agua Fria Street and Camino Carlos Rael Southbound Approach Sight Distance

Intersection #7 – Agua Fria Street and Calle Carmilita

Six crashes were reported at the intersection of Agua Fria Street and Calle Carmilita. Two were reported as rear end, one as sideswipe, one as head-on, one as a collision with a fixed object and one crash had no information regarding crash classification or analysis (left blank). Five crashes were reported as injury with no fatalities and one was reported as property damage only. One crash at this intersection was alcohol related.



Collision Types	Crash Severity		Total
	Injury	PDO	
At Angle	0	0	0
Head On	1	0	1
Rear End	2	0	2
Fixed Object	1	0	1
Pedestrian Or Cyclist	0	0	0
Sideswipe	1	0	1
Other	0	1	1
Total	5	1	6

Figure 21: Intersection #7 – Agua Fria Street and Calle Carmilita – Crash Types and Crash Severity

Intersection #7 - Sight Distance Analysis

Stopping sight distance was used instead of the intersection sight distance. Intersection Control Case B was used to determine the sight triangles at the intersection of Agua Fria Street and Calle Carmilita. The vertex of the sight triangle is measured 14.5-ft from the edge of traveled way as described in AASHTO.

Case B1 – Left Turn from Stop

Case B1 is for a vehicle stopped at a minor street, trying to make a left-turn onto the major street. According to AASHTO (Table 9-7), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 22 shows the sight triangles for the Calle Carmilita northbound approach. There are no objects within the sight triangle.

Case B2 – Right Turn from Stop

Case B2 is for a vehicle stopped at a minor street, trying to make a right-turn onto the major street. According to AASHTO (Table 9-9), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 22 shows the sight triangles for the Calle Carmilita northbound approach. There is a concrete wall at the corner property that obstructs the sight triangle (see **Figure 40**).



Figure 22: Intersection #7 – Agua Fria Street and Calle Carmilita. Northbound Approach Sight Distance

Intersection #8 – Agua Fria Street and Ferguson Lane

No crashes were reported at this intersection during the ten-year timeframe that was analyzed.

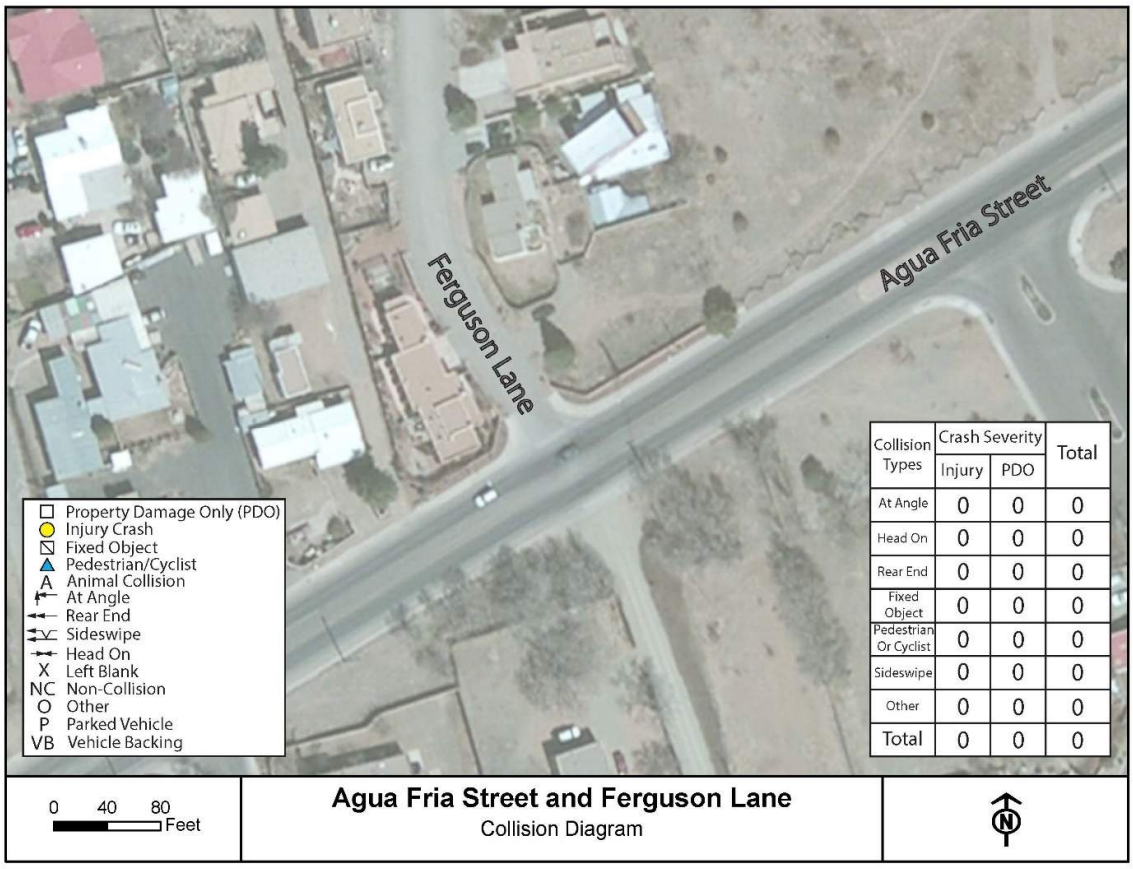


Figure 23: Intersection #8 – Agua Fria Street and Ferguson Lane – Crash Types and Crash Severity

Intersection #8 - Sight Distance Analysis

Stopping sight distance was used instead of the intersection sight distance. Intersection Control Case B was used to determine the sight triangles at the intersection of Agua Fria Street and Ferguson Lane. The vertex of the sight triangle is measured 14.5-ft from the edge of traveled way as described in AASHTO.

Case B1 – Left Turn from Stop

Case B1 is for a vehicle stopped at a minor street, trying to make a left-turn onto the major street. According to AASHTO (Table 9-7), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 24 shows the sight triangles for the Ferguson Lane southbound approach. There is a block wall that obstructs the sight triangle (see Figure 41). **Figure 25** shows the sight triangles for the Agua Fria Street northbound approach.

Case B2 – Right Turn from Stop

Case B2 is for a vehicle stopped at a minor street, trying to make a right-turn onto the major street. According to AASHTO (Table 9-9), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 24 shows the sight triangles for the Ferguson Lane southbound approach. There is a block wall within the sight triangle. **Figure 25** shows the sight triangles for the Agua Fria Street northbound approach. There are no objects within the sight triangle.



Figure 24: Intersection #8 – Agua Fria Street and Ferguson Lane Southbound Approach Sight Distance



Figure 25: Intersection #8 – Agua Fria Street and Agua Fria Street Northbound Approach Sight Distance

Intersection #9 – Agua Fria Street and Camino de Chelly

The intersection of Agua Fria Street and Camino de Chelly had a total of fifteen (15) crashes. It was reported that 11 of the crashes were classified as rear end, two as sideswipe and two as a collision with a fixed object. Eight of the crashes were classified as injury crash only and seven as property damage crashes. For this intersection, none of the crashes were alcohol related.

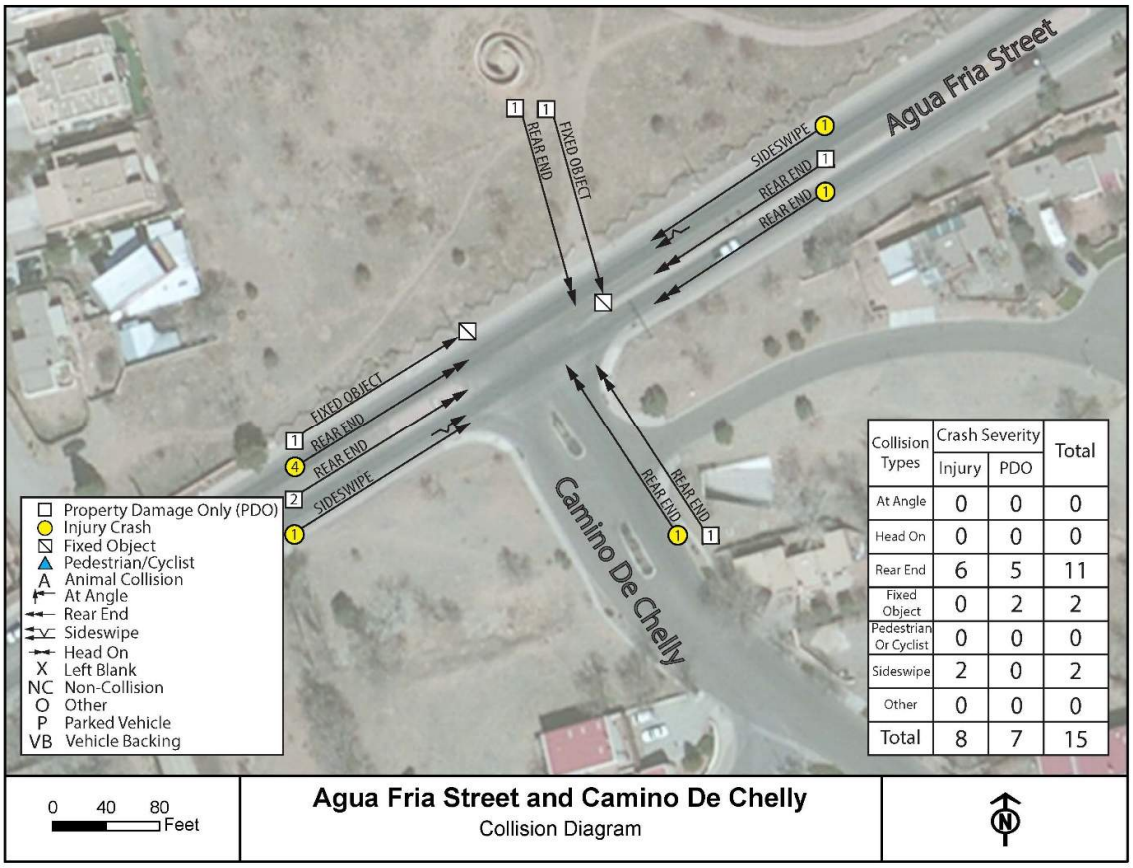


Figure 26: Intersection #9 – Agua Fria Street and Camino de Chelly – Crash Types and Crash Severity

Intersection #9 - Sight Distance Analysis

Stopping sight distance was used instead of the intersection sight distance. Intersection Control Case B was used to determine the sight triangles at the intersection of Agua Fria Street and Camino De Chelly. The vertex of the sight triangle is measured 14.5-ft from the edge of traveled way as described in AASHTO.

Case B1 – Left Turn from Stop

Case B1 is for a vehicle stopped at a minor street, trying to make a left-turn onto the major street. According to AASHTO (Table 9-7), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 27 shows the sight triangles for the Camino De Chelly northbound approach. There are no objects within the sight triangle.

Case B2 – Right Turn from Stop
Case B2 is for a vehicle stopped at a minor street, trying to make a right-turn onto the major street. According to AASHTO (Table 9-9), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

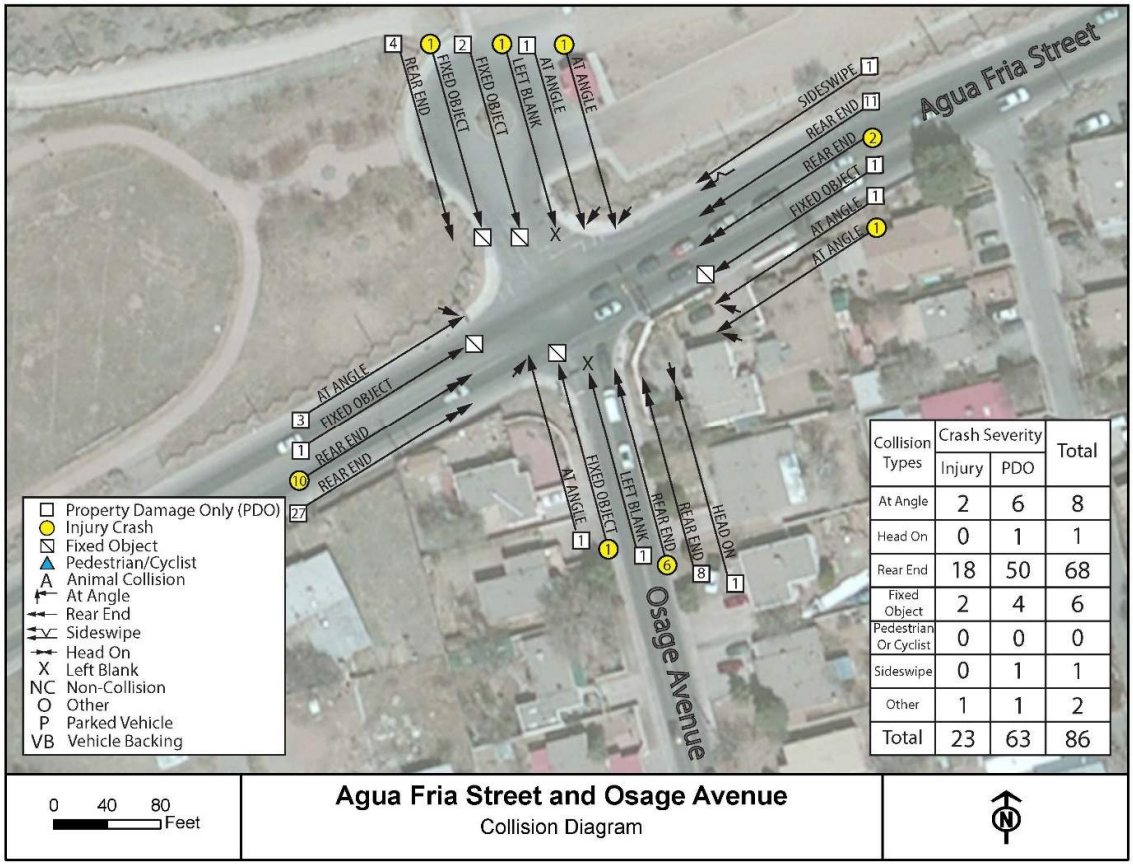
Figure 27 shows the sight triangles for the Camino De Chelly northbound approach. There are no objects within the sight triangle.



Figure 27: Intersection #9 – Agua Fria Street and Camino De Chelly Northbound Approach Sight Distance

Intersection #10 – Agua Fria Street and Osage Avenue

The intersection of Agua Fria Street and Osage Avenue had a total of 86 reported crashes. From the crash data, it was reported that 68 of the crashes were rear end, eight crashes were entering at an angle, six crashes were with fixed objects, and two had no information regarding crash classification or analysis (left blank). Out of the total crashes, 63 of the crashes were reported at property damage only and 23 were reported at injury only. Six crashes at this intersection were alcohol related.



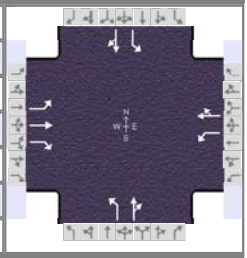
Collision Types	Crash Severity		Total
	Injury	PDO	
At Angle	2	6	8
Head On	0	1	1
Rear End	18	50	68
Fixed Object	2	4	6
Pedestrian Or Cyclist	0	0	0
Sideswipe	0	1	1
Other	1	1	2
Total	23	63	86

Figure 28: Intersection #10 – Agua Fria Street and Osage Avenue – Crash Types and Crash Severity

APPENDIX D
2027 NO BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

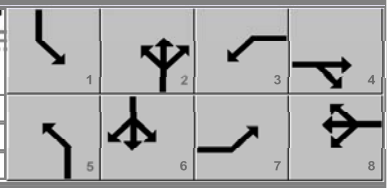
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	AM PEAK HOUR	PHF	0.96
Urban Street	Agua Fria Street	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_2027NBAM AF-S.xus		
Project Description	NO BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	108	342	97	127	214	71	46	248	129	110	412	124

Signal Information			
Cycle, s	67.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.0	1.5	24.1	5.5	0.2	16.3
Yellow	3.0	0.0	3.0	3.0	0.0	4.0
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	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.7	21.5	9.5	21.3	7.0	28.1	8.4	29.6
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.3	4.1	4.3	4.2	4.4	4.2	4.4
Queue Clearance Time (g_s), s	6.2	13.9	5.6	12.0	3.1	14.4	4.7	20.8
Green Extension Time (g_e), s	0.2	2.5	0.3	2.6	0.1	4.8	0.3	4.7
Phase Call Probability	0.88	1.00	0.92	1.00	0.59	1.00	0.88	1.00
Max Out Probability	0.00	0.19	0.00	0.12	0.00	0.00	0.00	0.01

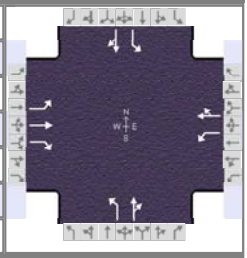
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	113	356	101	132	297		48	393		115	558	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1818		1810	1776		1781	1810	
Queue Service Time (g_s), s	4.2	11.9	3.5	3.6	10.0		1.1	12.4		2.7	18.8	
Cycle Queue Clearance Time (g_c), s	4.2	11.9	3.5	3.6	10.0		1.1	12.4		2.7	18.8	
Green Ratio (*g/C*)	0.08	0.24	0.24	0.32	0.24		0.40	0.36		0.42	0.38	
Capacity (*c*), veh/h	151	460	387	293	438		250	635		399	686	
Volume-to-Capacity Ratio (*X*)	0.747	0.774	0.261	0.451	0.678		0.192	0.618		0.287	0.813	
Back of Queue (*Q*), ft/ln (95 th percentile)	91	228	56	66	190		20	214		46	304	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.6	9.0	2.2	2.6	7.6		0.8	8.5		1.8	12.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.73	1.82	0.45	0.55	1.59		0.15	1.58		0.51	3.38	
Uniform Delay (d_1), s/veh	30.3	23.9	20.7	18.4	23.3		15.3	17.9		13.3	18.9	
Incremental Delay (d_2), s/veh	7.2	3.1	0.4	1.1	2.2		0.4	1.2		0.4	2.4	
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	
Control Delay (*d*), s/veh	37.5	26.9	21.0	19.5	25.5		15.7	19.1		13.7	21.3	
Level of Service (LOS)	D	C	C	B	C		B	B		B	C	
Approach Delay, s/veh / LOS	27.9	C		23.7	C		18.8	B		20.0	B	
Intersection Delay, s/veh / LOS	22.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.92	B	1.90	B	2.09	B
Bicycle LOS Score / LOS	1.43	A	1.20	A	1.21	A	1.60	B

Copyright © 2024 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	PM PEAK HOUR	PHF	0.93
Urban Street	Agua Fria Street	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_2027NBPM AF-S.xus		
Project Description	NO BUILD				

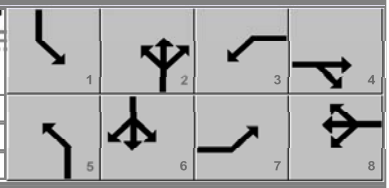


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	111	268	70	193	354	77	109	364	145	100	291	169

Signal Information			
Cycle, s	83.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	4.9	0.3	30.3	7.2	2.0	22.3
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	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.2	26.3	13.3	28.3	9.2	34.5	8.9	34.3
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.4	4.1	4.4	4.2	4.5	4.2	4.5
Queue Clearance Time (g_s), s	7.5	13.2	8.8	22.1	5.3	25.1	5.1	22.5
Green Extension Time (g_e), s	0.3	3.0	0.5	1.1	0.3	5.4	0.3	5.5
Phase Call Probability	0.94	1.00	0.99	1.00	0.93	1.00	0.92	1.00
Max Out Probability	0.00	0.20	0.01	1.00	0.00	0.05	0.00	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	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	119	288	75	208	463		117	547		108	495	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1841		1810	1793		1781	1768	
Queue Service Time (g_s), s	5.5	11.2	3.1	6.8	20.1		3.3	23.1		3.1	20.5	
Cycle Queue Clearance Time (g_c), s	5.5	11.2	3.1	6.8	20.1		3.3	23.1		3.1	20.5	
Green Ratio (*g/C*)	0.09	0.26	0.26	0.37	0.28		0.43	0.37		0.42	0.36	
Capacity (*c*), veh/h	156	484	407	424	517		309	660		250	645	
Volume-to-Capacity Ratio (*X*)	0.767	0.596	0.185	0.489	0.897		0.380	0.829		0.431	0.767	
Back of Queue (*Q*), ft/ln (95 th percentile)	120	217	52	126	404		61	378		58	333	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.7	8.6	2.0	5.0	16.2		2.4	15.0		2.3	13.2	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.96	1.73	0.42	1.05	3.37		0.45	2.80		0.65	3.70	
Uniform Delay (d_1), s/veh	37.1	27.1	24.1	19.7	28.8		17.5	23.9		18.9	23.3	
Incremental Delay (d_2), s/veh	7.7	1.3	0.2	0.9	16.8		0.8	3.5		1.2	2.0	
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	
Control Delay (*d*), s/veh	44.8	28.4	24.4	20.5	45.6		18.2	27.4		20.1	25.3	
Level of Service (LOS)	D	C	C	C	D		B	C		C	C	
Approach Delay, s/veh / LOS	31.8	C		37.9	D		25.8	C		24.3	C	
Intersection Delay, s/veh / LOS	30.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.92	B	1.91	B	2.10	B
Bicycle LOS Score / LOS	1.28	A	1.59	B	1.58	B	1.48	A

Copyright © 2024 University of Florida, All Rights Reserved.

HCS Two-Way Stop-Control Report

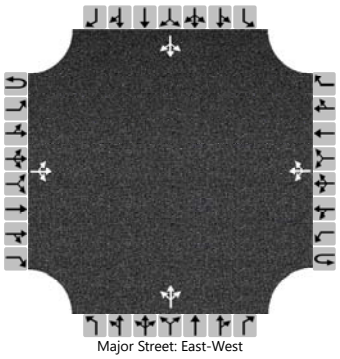
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	NO BUILD

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		3	617	6		33	388	2		6	0	40		5	0	10
Percent Heavy Vehicles (%)		2				1				4	4	4		0	0	0
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.11				7.14	6.54	6.24		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.54	4.04	3.34		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3				35					48				16	
Capacity, c (veh/h)		1151				934					431				437	
v/c Ratio		0.00				0.04					0.11				0.04	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.4				0.1	
95% Queue Length, Q_{95} (ft)											10.3				2.5	
Control Delay (s/veh)		8.1	0.0	0.0		9.0	0.4	0.4			14.4				13.6	
Level of Service (LOS)		A	A	A		A	A	A			B				B	
Approach Delay (s/veh)	0.1				1.1				14.4				13.6			
Approach LOS	A				A				B				B			

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

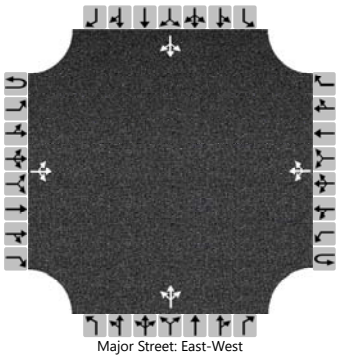
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	NO BUILD

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		13	594	8		47	612	0		7	1	93		1	3	4
Percent Heavy Vehicles (%)		1				1				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.21				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				50					107				9	
Capacity, c (veh/h)		942				950					442				299	
v/c Ratio		0.01				0.05					0.24				0.03	
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.9				0.1	
95% Queue Length, Q_{95} (ft)											22.5				2.5	
Control Delay (s/veh)		8.9	0.2	0.2		9.0	0.7	0.7			15.7				17.4	
Level of Service (LOS)		A	A	A		A	A	A			C				C	
Approach Delay (s/veh)	0.4				1.3				15.7				17.4			
Approach LOS	A				A				C				C			

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

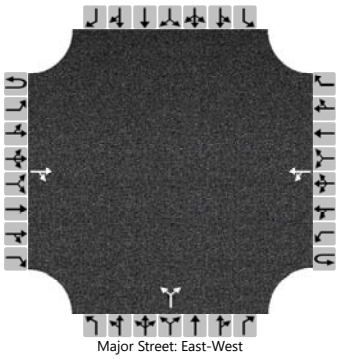
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	NO BUILD

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			574	7		13	385			9		35				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage			Left + Thru							1						

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						14					47					
Capacity, c (veh/h)						970					467					
v/c Ratio						0.01					0.10					
95% Queue Length, Q_{95} (veh)						0.0					0.3					
95% Queue Length, Q_{95} (ft)						0.0					7.5					
Control Delay (s/veh)						8.8	0.2				13.6					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)						0.4				13.6						
Approach LOS						A				B						

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

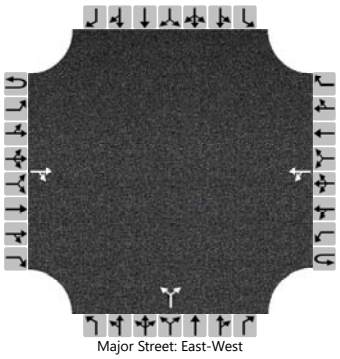
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	NO BUILD

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			516	3		13	633			2		59				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left + Thru						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						14					66					
Capacity, c (veh/h)						1021					523					
v/c Ratio						0.01					0.13					
95% Queue Length, Q_{95} (veh)						0.0					0.4					
95% Queue Length, Q_{95} (ft)						0.0					10.0					
Control Delay (s/veh)						8.6	0.2				12.9					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)						0.4				12.9						
Approach LOS						A				B						

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

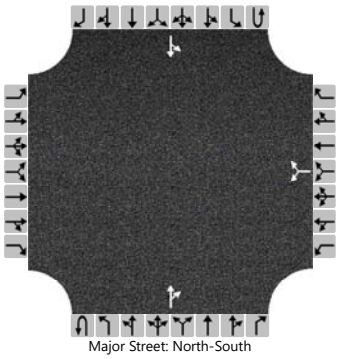
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	NO BUILD

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
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	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						33		13			467	73		13	630	
Percent Heavy Vehicles (%)						1		1						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.41		6.21						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)							51							14		
Capacity, c (veh/h)							359							990		
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)							16.7							8.7	0.2	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						16.7								0.4		
Approach LOS						C								A		

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

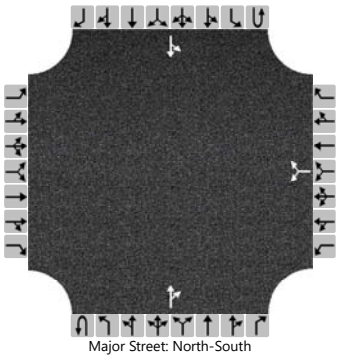
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	NO BUILD

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
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	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						54		19			628	74		11	559	
Percent Heavy Vehicles (%)						0		0						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.11		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.21		

Delay, Queue Length, and Level of Service

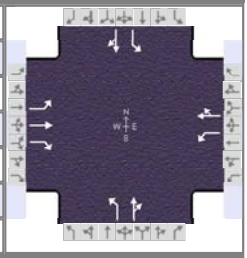
Flow Rate, v (veh/h)							80							12		
Capacity, c (veh/h)							325							850		
v/c Ratio							0.25							0.01		
95% Queue Length, Q_{95} (veh)							1.0							0.0		
95% Queue Length, Q_{95} (ft)							25.1							0.0		
Control Delay (s/veh)							19.7							9.3	0.2	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						19.7								0.4		
Approach LOS						C								A		

Copyright © 2024 University of Florida. All Rights Reserved.

APPENDIX E
2027 BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

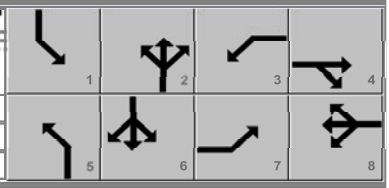
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	AM PEAK HOUR	PHF	0.96
Urban Street	Agua Fria Street	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_2027BAM AF-S.xus		
Project Description	BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	108	344	97	152	220	73	46	248	137	111	412	124

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.0	1.6	24.8	5.9	0.7	18.0
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	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.9	22.0	10.6	22.7	7.0	28.8	8.6	30.4
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.3	4.1	4.3	4.2	4.4	4.2	4.4
Queue Clearance Time (g_s), s	6.3	14.5	6.5	12.6	3.1	15.3	4.8	21.5
Green Extension Time (g_e), s	0.2	2.4	0.4	2.6	0.1	4.9	0.3	4.8
Phase Call Probability	0.89	1.00	0.95	1.00	0.61	1.00	0.90	1.00
Max Out Probability	0.00	0.22	0.00	0.14	0.00	0.01	0.00	0.02

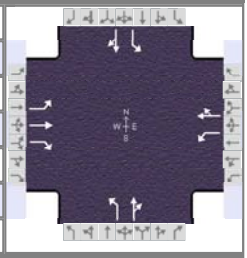
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	113	358	101	158	305		48	401		116	558	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1818		1810	1772		1781	1810	
Queue Service Time (g_s), s	4.3	12.5	3.6	4.5	10.6		1.1	13.3		2.8	19.5	
Cycle Queue Clearance Time (g_c), s	4.3	12.5	3.6	4.5	10.6		1.1	13.3		2.8	19.5	
Green Ratio (*g/C*)	0.08	0.24	0.24	0.34	0.25		0.40	0.35		0.42	0.38	
Capacity (*c*), veh/h	150	458	385	340	460		243	628		385	683	
Volume-to-Capacity Ratio (*X*)	0.749	0.782	0.262	0.465	0.664		0.197	0.638		0.301	0.818	
Back of Queue (*Q*), ft/ln (95 th percentile)	95	240	59	81	198		21	228		49	317	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.7	9.5	2.3	3.2	7.9		0.8	9.0		1.9	12.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.76	1.92	0.47	0.67	1.65		0.15	1.68		0.55	3.52	
Uniform Delay (d_1), s/veh	31.4	24.8	21.5	18.2	23.6		16.0	18.9		14.0	19.7	
Incremental Delay (d_2), s/veh	7.3	3.7	0.4	1.0	2.0		0.4	1.3		0.4	2.5	
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	
Control Delay (*d*), s/veh	38.7	28.5	21.8	19.2	25.6		16.4	20.2		14.4	22.2	
Level of Service (LOS)	D	C	C	B	C		B	C		B	C	
Approach Delay, s/veh / LOS	29.3	C		23.4	C		19.8	B		20.8	C	
Intersection Delay, s/veh / LOS	23.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.92	B	1.90	B	2.09	B
Bicycle LOS Score / LOS	1.43	A	1.25	A	1.23	A	1.60	B

Copyright © 2024 University of Florida, All Rights Reserved.

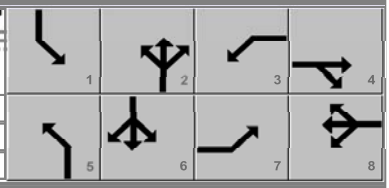
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	PM PEAK HOUR	PHF	0.93
Urban Street	Agua Fria Street	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_2027BPM AF-S.xus		
Project Description	BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	111	274	70	207	358	79	109	364	171	102	291	169

Signal Information												
Cycle, s	87.2	Reference Phase	2									
Offset, s	0	Reference Point	End	Green	5.1	0.2	33.0	7.6	2.6	22.6		
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	3.0	0.0	3.0	3.0	0.0	3.0		
Force Mode	Fixed	Simult. Gap N/S	On	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	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.6	26.6	14.2	29.3	9.3	37.3	9.1	37.0
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.4	4.1	4.4	4.2	4.5	4.2	4.5
Queue Clearance Time (g_s), s	7.7	14.2	9.7	23.6	5.4	27.7	5.2	23.1
Green Extension Time (g_e), s	0.3	2.9	0.5	0.6	0.3	5.5	0.3	5.7
Phase Call Probability	0.94	1.00	1.00	1.00	0.94	1.00	0.93	1.00
Max Out Probability	0.00	0.26	0.02	1.00	0.00	0.08	0.00	0.04

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	119	295	75	223	470		117	575		110	495	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1840		1810	1783		1781	1768	
Queue Service Time (g_s), s	5.7	12.2	3.3	7.7	21.6		3.4	25.7		3.2	21.1	
Cycle Queue Clearance Time (g_c), s	5.7	12.2	3.3	7.7	21.6		3.4	25.7		3.2	21.1	
Green Ratio (*g/C*)	0.09	0.25	0.25	0.37	0.28		0.44	0.38		0.44	0.38	
Capacity (*c*), veh/h	155	467	393	414	512		320	680		241	670	
Volume-to-Capacity Ratio (*X*)	0.772	0.630	0.191	0.538	0.918		0.366	0.846		0.455	0.738	
Back of Queue (*Q*), ft/ln (95 th percentile)	127	236	56	144	444		63	421		61	340	
Back of Queue (*Q*), veh/ln (95 th percentile)	5.0	9.4	2.2	5.8	17.8		2.5	16.7		2.4	13.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.02	1.89	0.45	1.20	3.70		0.46	3.12		0.68	3.78	
Uniform Delay (d_1), s/veh	39.0	29.3	25.9	20.8	30.6		17.5	24.7		19.7	23.4	
Incremental Delay (d_2), s/veh	7.9	1.9	0.2	1.1	21.1		0.7	4.8		1.3	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	
Control Delay (*d*), s/veh	47.0	31.1	26.2	21.9	51.6		18.2	29.5		21.0	25.0	
Level of Service (LOS)	D	C	C	C	D		B	C		C	C	
Approach Delay, s/veh / LOS	34.2	C		42.1	D		27.6	C		24.3	C	
Intersection Delay, s/veh / LOS	32.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.92	B	1.91	B	2.10	B
Bicycle LOS Score / LOS	1.29	A	1.63	B	1.63	B	1.48	A

Copyright © 2024 University of Florida, All Rights Reserved.

HCS Two-Way Stop-Control Report

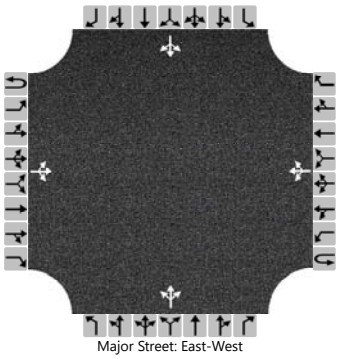
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		3	626	12		33	391	2		8	0	40		5	0	10
Percent Heavy Vehicles (%)		2				1				4	4	4		0	0	0
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.11				7.14	6.54	6.24		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.54	4.04	3.34		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3				35					51				16	
Capacity, c (veh/h)		1148				922					416				432	
v/c Ratio		0.00				0.04					0.12				0.04	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.4				0.1	
95% Queue Length, Q_{95} (ft)											10.3				2.5	
Control Delay (s/veh)		8.1	0.0	0.0		9.1	0.4	0.4			14.8				13.7	
Level of Service (LOS)		A	A	A		A	A	A			B				B	
Approach Delay (s/veh)	0.1				1.1				14.8				13.7			
Approach LOS	A				A				B				B			

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

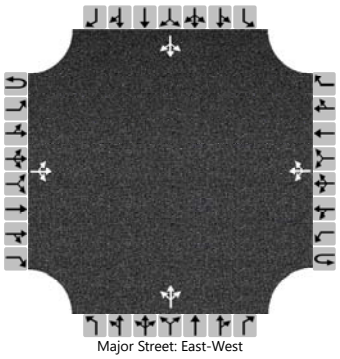
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		13	599	12		47	620	0		13	1	93		1	3	4
Percent Heavy Vehicles (%)		1				1				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.21				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				50					114				9	
Capacity, c (veh/h)		936				942					414				295	
v/c Ratio		0.01				0.05					0.27				0.03	
95% Queue Length, Q_{95} (veh)		0.0				0.2					1.1				0.1	
95% Queue Length, Q_{95} (ft)											27.5				2.5	
Control Delay (s/veh)		8.9	0.2	0.2		9.0	0.8	0.8			16.9				17.6	
Level of Service (LOS)		A	A	A		A	A	A			C				C	
Approach Delay (s/veh)	0.4				1.3				16.9				17.6			
Approach LOS	A				A				C				C			

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

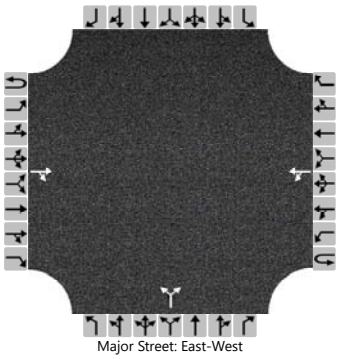
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			584	7		13	419			9		35				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left + Thru						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						14					47					
Capacity, c (veh/h)						962					458					
v/c Ratio						0.01					0.10					
95% Queue Length, Q_{95} (veh)						0.0					0.3					
95% Queue Length, Q_{95} (ft)						0.0					7.5					
Control Delay (s/veh)						8.8	0.2				13.8					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)						0.4				13.8						
Approach LOS						A				B						

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

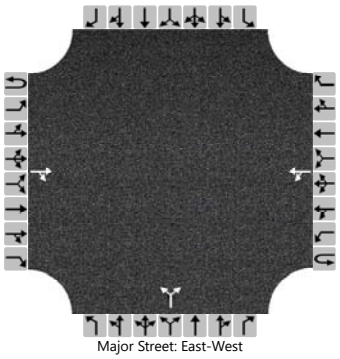
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			550	3		13	653			2		59				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left + Thru						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						14					66					
Capacity, c (veh/h)						990					499					
v/c Ratio						0.01					0.13					
95% Queue Length, Q_{95} (veh)						0.0					0.5					
95% Queue Length, Q_{95} (ft)						0.0					12.5					
Control Delay (s/veh)						8.7	0.2				13.3					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)							0.4				13.3					
Approach LOS							A				B					

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

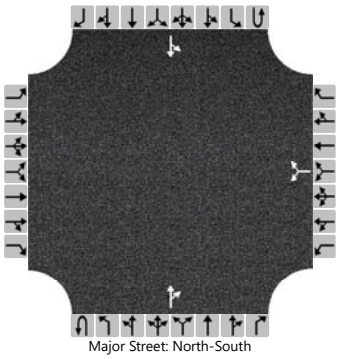
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	BUILD

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
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	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						33		13			475	73		13	656	
Percent Heavy Vehicles (%)						1		1						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.41		6.21						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)							51							14		
Capacity, c (veh/h)							350							982		
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)							17.0							8.7	0.2	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						17.0								0.4		
Approach LOS						C								A		

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

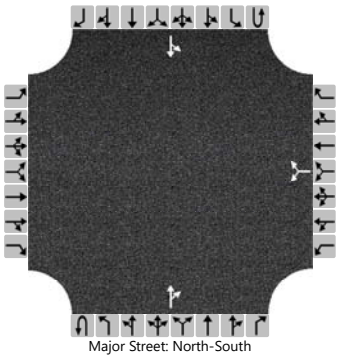
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	BUILD

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
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	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						54		19			654	74		11	574	
Percent Heavy Vehicles (%)						0		0						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.11		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							80							12		
Capacity, c (veh/h)							314							829		
v/c Ratio							0.26							0.01		
95% Queue Length, Q_{95} (veh)							1.0							0.0		
95% Queue Length, Q_{95} (ft)							25.1							0.0		
Control Delay (s/veh)							20.4							9.4	0.2	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						20.4								0.4		
Approach LOS						C								A		

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

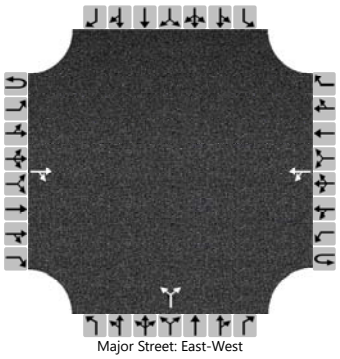
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA-NORTH SITE ENTRANCE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	NORTH SITE ENTRANCE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			620	11		4	391			34		14				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left Only						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						4					51					
Capacity, c (veh/h)						919					390					
v/c Ratio						0.00					0.13					
95% Queue Length, Q_{95} (veh)						0.0					0.4					
95% Queue Length, Q_{95} (ft)						0.0					10.2					
Control Delay (s/veh)						8.9	0.1				15.6					
Level of Service (LOS)						A	A				C					
Approach Delay (s/veh)						0.1				15.6						
Approach LOS						A				C						

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

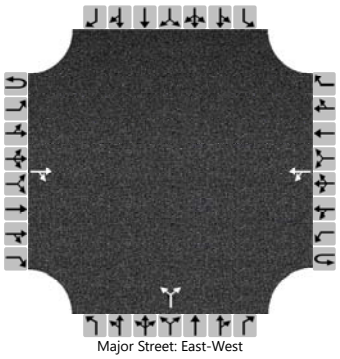
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA-NORTH SITE ENTRANCE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	NORTH SITE ENTRANCE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			610	34		14	613			20		8				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left Only						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

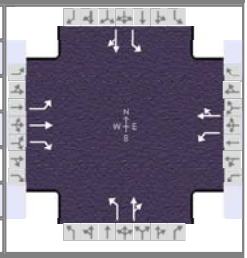
Flow Rate, v (veh/h)						15					30					
Capacity, c (veh/h)						908					335					
v/c Ratio						0.02					0.09					
95% Queue Length, Q_{95} (veh)						0.0					0.3					
95% Queue Length, Q_{95} (ft)						0.0					7.6					
Control Delay (s/veh)						9.0	0.2				16.8					
Level of Service (LOS)						A	A				C					
Approach Delay (s/veh)						0.4				16.8						
Approach LOS						A				C						

Copyright © 2024 University of Florida. All Rights Reserved.

APPENDIX F
2042 NO BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

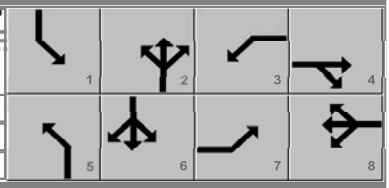
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	AM PEAK HOUR	PHF	0.96
Urban Street	Agua Fria Street	Analysis Year	2042	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_2042NBAM AF-S.xus		
Project Description	NO BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	128	404	114	154	254	84	55	293	153	130	486	146

Signal Information			
Cycle, s	87.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.8	2.3	34.4	7.9	0.5	21.9
Yellow	3.0	0.0	3.0	3.0	0.0	4.0
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	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.4	27.5	11.9	26.9	7.8	38.4	10.1	40.7
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.3	4.1	4.3	4.2	4.4	4.2	4.4
Queue Clearance Time (g_s), s	8.4	20.8	7.6	17.8	3.6	21.0	5.9	31.3
Green Extension Time (g_e), s	0.3	1.6	0.4	2.3	0.1	5.9	0.4	5.3
Phase Call Probability	0.96	1.00	0.98	1.00	0.75	1.00	0.96	1.00
Max Out Probability	0.00	1.00	0.00	0.56	0.00	0.03	0.00	0.14

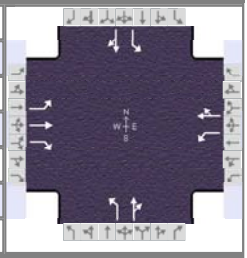
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	133	421	119	160	352		57	465		135	658	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1819		1810	1776		1781	1810	
Queue Service Time (g_s), s	6.4	18.8	5.3	5.6	15.8		1.6	19.0		3.9	29.3	
Cycle Queue Clearance Time (g_c), s	6.4	18.8	5.3	5.6	15.8		1.6	19.0		3.9	29.3	
Green Ratio (*g/C*)	0.10	0.26	0.26	0.34	0.25		0.44	0.39		0.46	0.42	
Capacity (*c*), veh/h	171	482	406	263	455		209	696		369	756	
Volume-to-Capacity Ratio (*X*)	0.780	0.872	0.293	0.610	0.775		0.275	0.668		0.367	0.870	
Back of Queue (*Q*), ft/ln (95 th percentile)	142	383	90	110	300		31	311		71	478	
Back of Queue (*Q*), veh/ln (95 th percentile)	5.6	15.2	3.6	4.4	12.0		1.2	12.4		2.8	19.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.13	3.06	0.72	0.92	2.50		0.23	2.31		0.79	5.32	
Uniform Delay (d_1), s/veh	38.9	31.3	26.3	23.7	30.7		19.7	22.0		16.1	23.4	
Incremental Delay (d_2), s/veh	7.5	13.7	0.4	2.3	6.7		0.7	1.3		0.6	6.3	
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	46.4	45.0	26.7	26.0	37.4		20.4	23.4		16.7	29.7	
Level of Service (LOS)	D	D	C	C	D		C	C		B	C	
Approach Delay, s/veh / LOS	42.1	D		33.8	C		23.0	C		27.5	C	
Intersection Delay, s/veh / LOS	31.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.93	B	1.91	B	2.10	B
Bicycle LOS Score / LOS	1.60	B	1.33	A	1.35	A	1.80	B

Copyright © 2024 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Summary

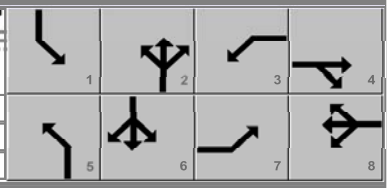
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	PM PEAK HOUR	PHF	0.93
Urban Street	Agua Fria Street	Analysis Year	2042	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_2042NBPM AF-S.xus		
Project Description	NO BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	131	315	82	226	416	91	128	427	171	117	342	198

Signal Information			
Cycle, s	97.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.1	0.3	39.7	9.7	2.6	23.4	
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	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	13.7	27.4	16.2	30.0	10.4	44.0	10.1	43.7
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.4	4.1	4.4	4.2	4.5	4.2	4.5
Queue Clearance Time (g_s), s	9.6	18.5	11.7	27.0	6.3	34.3	6.0	30.4
Green Extension Time (g_e), s	0.3	2.5	0.5	0.0	0.3	5.7	0.4	6.2
Phase Call Probability	0.98	1.00	1.00	1.00	0.98	1.00	0.97	1.00
Max Out Probability	0.01	0.69	0.07	1.00	0.00	0.28	0.00	0.18

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	141	339	88	243	545		138	643		126	581	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1841		1810	1793		1781	1768	
Queue Service Time (g_s), s	7.6	16.5	4.4	9.7	25.0		4.3	32.3		4.0	28.4	
Cycle Queue Clearance Time (g_c), s	7.6	16.5	4.4	9.7	25.0		4.3	32.3		4.0	28.4	
Green Ratio (*g/C*)	0.10	0.23	0.23	0.36	0.26		0.47	0.41		0.47	0.41	
Capacity (*c*), veh/h	176	432	363	363	470		291	734		231	718	
Volume-to-Capacity Ratio (*X*)	0.801	0.784	0.243	0.669	1.159		0.473	0.876		0.544	0.809	
Back of Queue (*Q*), ft/ln (95 th percentile)	168	327	78	189	838		81	536		77	456	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.6	13.0	3.1	7.6	33.5		3.2	21.2		3.0	18.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.34	2.61	0.62	1.58	6.98		0.60	3.97		0.86	5.07	
Uniform Delay (d_1), s/veh	43.1	35.4	30.8	25.1	36.4		19.7	26.6		21.9	25.7	
Incremental Delay (d_2), s/veh	8.1	7.5	0.3	2.1	92.9		1.2	8.4		2.0	4.4	
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	
Control Delay (*d*), s/veh	51.3	42.9	31.1	27.2	129.3		20.9	35.0		23.9	30.1	
Level of Service (LOS)	D	D	C	C	F		C	D		C	C	
Approach Delay, s/veh / LOS	43.1	D		97.9	F		32.5	C		29.0	C	
Intersection Delay, s/veh / LOS	51.9						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.93	B	1.91	B	2.10	B
Bicycle LOS Score / LOS	1.42	A	1.79	B	1.78	B	1.65	B

Copyright © 2024 University of Florida, All Rights Reserved.

HCS Two-Way Stop-Control Report

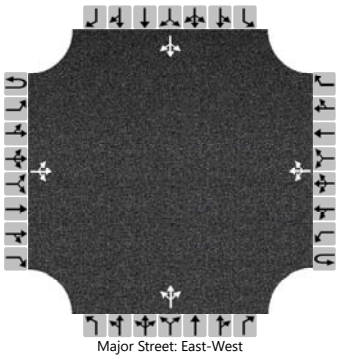
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	NO BUILD

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		4	725	7		39	456	2		7	0	47		6	0	12
Percent Heavy Vehicles (%)		2				1				4	4	4		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.11				7.14	6.54	6.24		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.54	4.04	3.34		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				41					57				19	
Capacity, c (veh/h)		1083				847					368				366	
v/c Ratio		0.00				0.05					0.15				0.05	
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.5				0.2	
95% Queue Length, Q_{95} (ft)											12.9				5.0	
Control Delay (s/veh)		8.3	0.1	0.1		9.5	0.6	0.6			16.6				15.4	
Level of Service (LOS)		A	A	A		A	A	A			C				C	
Approach Delay (s/veh)	0.1				1.3				16.6				15.4			
Approach LOS	A				A				C				C			

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

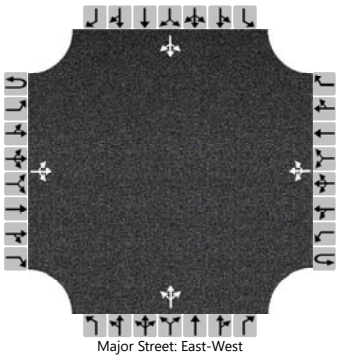
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	NO BUILD

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		15	698	9		56	719	0		8	1	109		1	4	5
Percent Heavy Vehicles (%)		1				1				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.21				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		16				60					126				11	
Capacity, c (veh/h)		855				863					377				241	
v/c Ratio		0.02				0.07					0.33				0.04	
95% Queue Length, Q_{95} (veh)		0.1				0.2					1.4				0.1	
95% Queue Length, Q_{95} (ft)											35.0				2.5	
Control Delay (s/veh)		9.3	0.3	0.3		9.5	1.1	1.1			19.2				20.6	
Level of Service (LOS)		A	A	A		A	A	A			C				C	
Approach Delay (s/veh)	0.5				1.7				19.2				20.6			
Approach LOS	A				A				C				C			

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

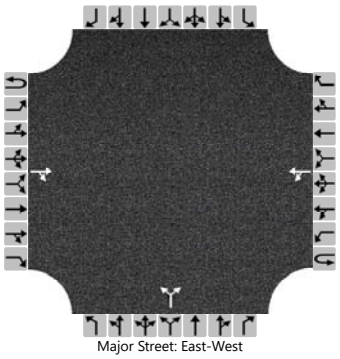
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	NO BUILD

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			674	8		16	453			11		41				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage			Left + Thru							1						

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						17					55					
Capacity, c (veh/h)						885					404					
v/c Ratio						0.02					0.14					
95% Queue Length, Q_{95} (veh)						0.1					0.5					
95% Queue Length, Q_{95} (ft)						2.5					12.5					
Control Delay (s/veh)						9.1	0.2				15.3					
Level of Service (LOS)						A	A				C					
Approach Delay (s/veh)						0.5				15.3						
Approach LOS						A				C						

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

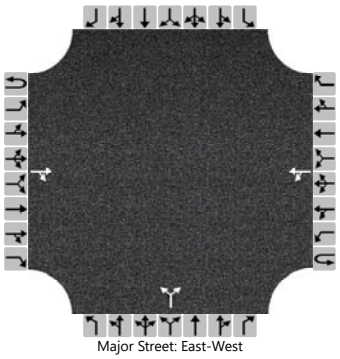
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	NO BUILD

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			606	4		16	744			2		69				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left + Thru						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						17					76					
Capacity, c (veh/h)						940					461					
v/c Ratio						0.02					0.17					
95% Queue Length, Q_{95} (veh)						0.1					0.6					
95% Queue Length, Q_{95} (ft)						2.5					15.0					
Control Delay (s/veh)						8.9	0.3				14.4					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)						0.5				14.4						
Approach LOS						A				B						

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

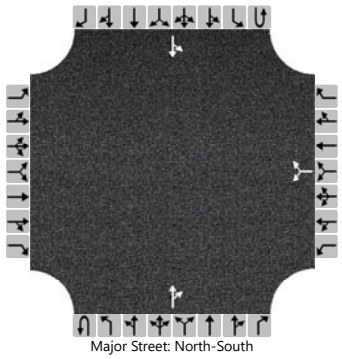
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	NO BUILD

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
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	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						38		16			550	86		16	742	
Percent Heavy Vehicles (%)						1		1						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.41		6.21						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)							59							18		
Capacity, c (veh/h)							305							904		
v/c Ratio							0.19							0.02		
95% Queue Length, Q_{95} (veh)							0.7							0.1		
95% Queue Length, Q_{95} (ft)							17.7							2.5		
Control Delay (s/veh)							19.6							9.1	0.3	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						19.6								0.5		
Approach LOS						C								A		

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

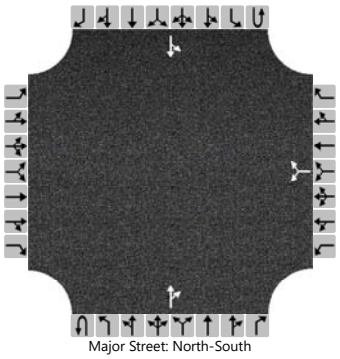
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	NO BUILD

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
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	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						43		22			738	87		13	657	
Percent Heavy Vehicles (%)						0		0						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.11		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.21		

Delay, Queue Length, and Level of Service

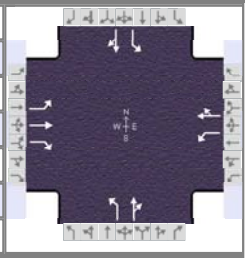
Flow Rate, v (veh/h)							71							14		
Capacity, c (veh/h)							279							756		
v/c Ratio							0.26							0.02		
95% Queue Length, Q_{95} (veh)							1.0							0.1		
95% Queue Length, Q_{95} (ft)							25.1							2.5		
Control Delay (s/veh)							22.3							9.9	0.3	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						22.3								0.5		
Approach LOS						C								A		

Copyright © 2024 University of Florida. All Rights Reserved.

APPENDIX G
2042 BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

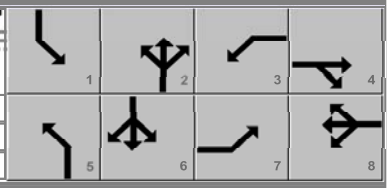
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	AM PEAK HOUR	PHF	0.96
Urban Street	Agua Fria Street	Analysis Year	2042	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_2042BAM AF-S.xus		
Project Description	BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	128	406	114	180	260	87	55	293	161	131	486	146

Signal Information			
Cycle, s	90.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.8	2.4	35.3	8.6	0.5	24.0	
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	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.6	28.0	13.2	28.5	7.8	39.3	10.2	41.7
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.3	4.1	4.3	4.2	4.4	4.2	4.4
Queue Clearance Time (g_s), s	8.6	21.6	8.8	18.7	3.7	22.2	6.1	32.3
Green Extension Time (g_e), s	0.3	1.4	0.4	2.2	0.1	6.0	0.4	5.3
Phase Call Probability	0.97	1.00	0.99	1.00	0.76	1.00	0.97	1.00
Max Out Probability	0.00	1.00	0.01	0.67	0.00	0.04	0.00	0.17

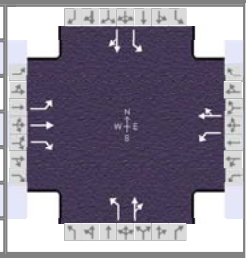
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	133	423	119	188	361		57	473		136	658	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1818		1810	1772		1781	1810	
Queue Service Time (g_s), s	6.6	19.6	5.5	6.8	16.7		1.7	20.2		4.1	30.3	
Cycle Queue Clearance Time (g_c), s	6.6	19.6	5.5	6.8	16.7		1.7	20.2		4.1	30.3	
Green Ratio (*g/C*)	0.10	0.25	0.25	0.36	0.26		0.43	0.39		0.46	0.42	
Capacity (*c*), veh/h	170	479	402	299	472		203	689		356	752	
Volume-to-Capacity Ratio (*X*)	0.784	0.883	0.295	0.627	0.766		0.283	0.686		0.384	0.875	
Back of Queue (*Q*), ft/ln (95 th percentile)	146	403	94	132	314		32	331		75	499	
Back of Queue (*Q*), veh/ln (95 th percentile)	5.8	16.0	3.7	5.3	12.6		1.3	13.1		2.9	19.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.17	3.22	0.75	1.10	2.62		0.24	2.45		0.83	5.55	
Uniform Delay (d_1), s/veh	40.2	32.6	27.3	23.7	31.1		20.5	23.1		16.9	24.4	
Incremental Delay (d_2), s/veh	7.7	15.6	0.4	2.2	6.9		0.8	1.5		0.7	7.0	
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	
Control Delay (*d*), s/veh	47.9	48.2	27.7	25.8	38.0		21.2	24.6		17.6	31.4	
Level of Service (LOS)	D	D	C	C	D		C	C		B	C	
Approach Delay, s/veh / LOS	44.5	D		33.8	C		24.2	C		29.0	C	
Intersection Delay, s/veh / LOS	33.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.93	B	1.91	B	2.10	B
Bicycle LOS Score / LOS	1.60	B	1.39	A	1.36	A	1.80	B

Copyright © 2024 University of Florida, All Rights Reserved.

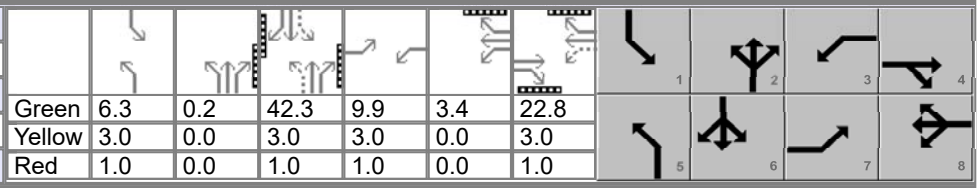
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	PM PEAK HOUR	PHF	0.93
Urban Street	Agua Fria Street	Analysis Year	2042	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_2042BPM AF-S.xus		
Project Description	BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	131	321	82	241	420	92	128	427	196	120	342	198

Signal Information			
Cycle, s	100.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.3	0.2	42.3	9.9	3.4	22.8			
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	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	13.9	26.8	17.3	30.1	10.5	46.5	10.3	46.3
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.4	4.1	4.4	4.2	4.5	4.2	4.5
Queue Clearance Time (g_s), s	9.8	19.7	12.8	27.2	6.3	37.1	6.1	30.6
Green Extension Time (g_e), s	0.3	2.0	0.5	0.0	0.3	5.3	0.4	6.4
Phase Call Probability	0.98	1.00	1.00	1.00	0.98	1.00	0.97	1.00
Max Out Probability	0.01	0.86	0.15	1.00	0.00	0.40	0.00	0.20

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	141	345	88	259	551		138	670		129	581	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1840		1810	1784		1781	1768	
Queue Service Time (g_s), s	7.8	17.7	4.7	10.8	25.2		4.3	35.1		4.1	28.6	
Cycle Queue Clearance Time (g_c), s	7.8	17.7	4.7	10.8	25.2		4.3	35.1		4.1	28.6	
Green Ratio (*g/C*)	0.10	0.22	0.22	0.36	0.25		0.48	0.42		0.48	0.42	
Capacity (*c*), veh/h	175	407	342	352	459		303	752		224	742	
Volume-to-Capacity Ratio (*X*)	0.803	0.849	0.258	0.737	1.200		0.455	0.891		0.577	0.783	
Back of Queue (*Q*), ft/ln (95 th percentile)	173	363	82	212	914		81	582		80	457	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.8	14.4	3.2	8.5	36.6		3.3	23.1		3.2	18.2	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.39	2.90	0.66	1.76	7.62		0.60	4.31		0.89	5.08	
Uniform Delay (d_1), s/veh	44.5	38.0	32.9	26.3	37.9		19.4	27.0		22.6	25.3	
Incremental Delay (d_2), s/veh	8.3	12.4	0.4	4.1	109.2		1.1	10.4		2.3	4.0	
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	
Control Delay (*d*), s/veh	52.8	50.4	33.2	30.4	147.1		20.5	37.4		25.0	29.3	
Level of Service (LOS)	D	D	C	C	F		C	D		C	C	
Approach Delay, s/veh / LOS	48.3	D		109.8	F		34.5	C		28.5	C	
Intersection Delay, s/veh / LOS	56.8						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.93	B	1.91	B	2.10	B
Bicycle LOS Score / LOS	1.44	A	1.82	B	1.82	B	1.66	B

Copyright © 2024 University of Florida, All Rights Reserved.

HCS Two-Way Stop-Control Report

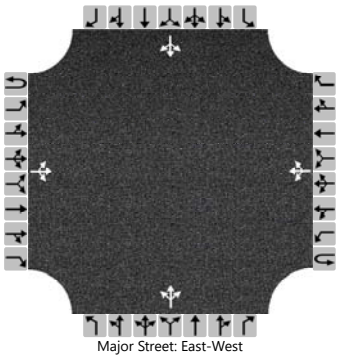
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		4	732	14		39	459	2		9	0	47		6	0	12
Percent Heavy Vehicles (%)		2				1				4	4	4		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.11				7.14	6.54	6.24		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.54	4.04	3.34		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				41					59				19	
Capacity, c (veh/h)		1080				836					356				362	
v/c Ratio		0.00				0.05					0.17				0.05	
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.6				0.2	
95% Queue Length, Q_{95} (ft)											15.5				5.0	
Control Delay (s/veh)		8.3	0.1	0.1		9.5	0.6	0.6			17.1				15.5	
Level of Service (LOS)		A	A	A		A	A	A			C				C	
Approach Delay (s/veh)	0.1				1.3				17.1				15.5			
Approach LOS	A				A				C				C			

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

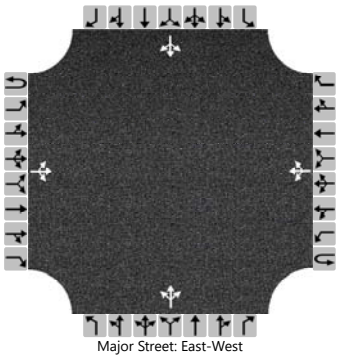
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		15	703	13		56	726	0		15	1	109		1	4	5
Percent Heavy Vehicles (%)		1				1				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.21				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		16				60					133				11	
Capacity, c (veh/h)		850				856					350				237	
v/c Ratio		0.02				0.07					0.38				0.04	
95% Queue Length, Q_{95} (veh)		0.1				0.2					1.7				0.1	
95% Queue Length, Q_{95} (ft)											42.5				2.5	
Control Delay (s/veh)		9.3	0.3	0.3		9.5	1.2	1.2			21.5				20.9	
Level of Service (LOS)		A	A	A		A	A	A			C				C	
Approach Delay (s/veh)	0.5				1.8				21.5				20.9			
Approach LOS	A				A				C				C			

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

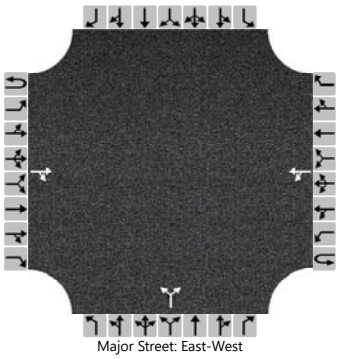
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			685	8		16	487			11		41				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left + Thru						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						17					55					
Capacity, c (veh/h)						876					396					
v/c Ratio						0.02					0.14					
95% Queue Length, Q_{95} (veh)						0.1					0.5					
95% Queue Length, Q_{95} (ft)						2.5					12.5					
Control Delay (s/veh)						9.2	0.3				15.6					
Level of Service (LOS)						A	A				C					
Approach Delay (s/veh)						0.5				15.6						
Approach LOS						A				C						

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

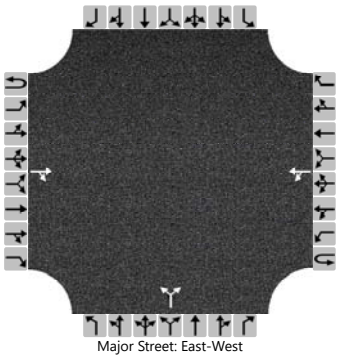
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			640	4		16	764			2		69				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left + Thru						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						17					76					
Capacity, c (veh/h)						911					439					
v/c Ratio						0.02					0.17					
95% Queue Length, Q_{95} (veh)						0.1					0.6					
95% Queue Length, Q_{95} (ft)						2.5					15.0					
Control Delay (s/veh)						9.0	0.3				14.9					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)						0.5				14.9						
Approach LOS						A				B						

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

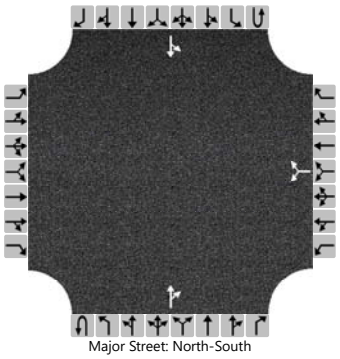
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	BUILD

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
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	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						38		16			558	86		16	767	
Percent Heavy Vehicles (%)						1		1						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.41		6.21						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)							59							18		
Capacity, c (veh/h)							297							897		
v/c Ratio							0.20							0.02		
95% Queue Length, Q_{95} (veh)							0.7							0.1		
95% Queue Length, Q_{95} (ft)							17.7							2.5		
Control Delay (s/veh)							20.1							9.1	0.3	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						20.1								0.5		
Approach LOS						C								A		

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

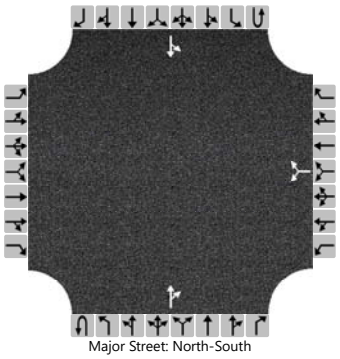
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	BUILD

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
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	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						63		22			764	87		13	672	
Percent Heavy Vehicles (%)						0		0						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.11		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							93							14		
Capacity, c (veh/h)							262							738		
v/c Ratio							0.36							0.02		
95% Queue Length, Q_{95} (veh)							1.5							0.1		
95% Queue Length, Q_{95} (ft)							37.6							2.5		
Control Delay (s/veh)							26.1							10.0	0.3	
Level of Service (LOS)							D							A	A	
Approach Delay (s/veh)						26.1								0.5		
Approach LOS						D								A		

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

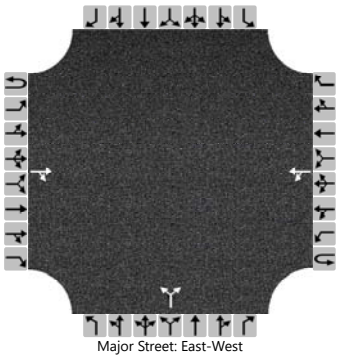
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA-NORTH SITE ENTRANCE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	NORTH SITE ENTRANCE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			620	11		4	391			34		14				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left Only						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						4					51					
Capacity, c (veh/h)						919					390					
v/c Ratio						0.00					0.13					
95% Queue Length, Q_{95} (veh)						0.0					0.4					
95% Queue Length, Q_{95} (ft)						0.0					10.2					
Control Delay (s/veh)						8.9	0.1				15.6					
Level of Service (LOS)						A	A				C					
Approach Delay (s/veh)						0.1				15.6						
Approach LOS						A				C						

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

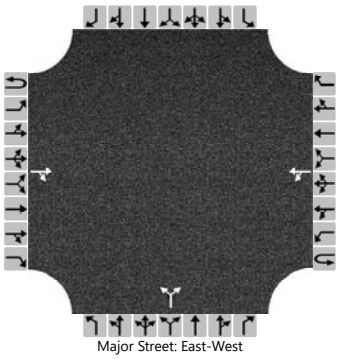
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA-NORTH SITE ENTRANCE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	NORTH SITE ENTRANCE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

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	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			610	34		14	613			20		8				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left Only						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						15					30					
Capacity, c (veh/h)						908					335					
v/c Ratio						0.02					0.09					
95% Queue Length, Q_{95} (veh)						0.0					0.3					
95% Queue Length, Q_{95} (ft)						0.0					7.6					
Control Delay (s/veh)						9.0	0.2				16.8					
Level of Service (LOS)						A	A				C					
Approach Delay (s/veh)						0.4				16.8						
Approach LOS						A				C						

Copyright © 2024 University of Florida. All Rights Reserved.


City of Santa Fe, New Mexico
PUBLIC MEETING NOTICE

City of Santa Fe, New Mexico

Case # 2024-8901 & 8902
2768 Agua Fria
Rezoning and Master Plan
Planning Commission
June 5th, 2025

Exhibit C

Applicant Materials

1. **Master Set Plan**

MASTER PLAN

2768 Agua Fria Street
Santa Fe NM, 87507

Building Criteria

SITE: 2768 Agua Fria Street, Santa Fe, New Mexico

Building Code Information

2021 IBC & SANTA FE CITY

LAND DEVELOPMENT CODE

ZONING:	CURRENT MU; PROPOSED C2
LOT SIZE:	4.1194 ACRES (179,445.2635 SQ. FT.)
SETBACKS:	STREET= 15'-0" SIDE= 0'-0" REAR= 10'-0" NOTE 2: 25'-0" IF ABUT RESIDENTIAL
LANDSCAPE REQUIREMENTS:	Per Santa Fe City Code 14-8.4
FLOOD PLAIN:	Proposed Structures out of flood plain

Project Team:

Architect:

Architectural Alliance, LLC
612 Old Santa Fe Trail
Santa Fe, NM 87505
505-988-5269

Planner:

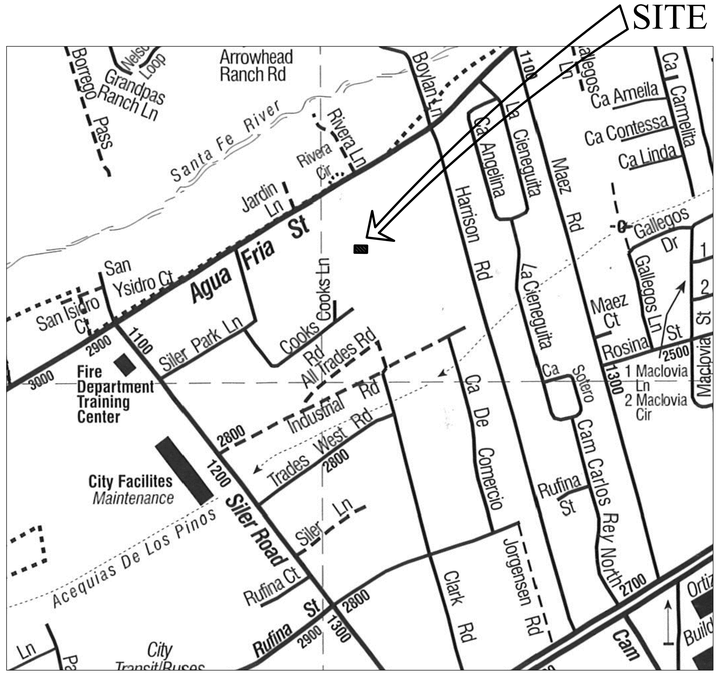
JenkinsGavin
130 Grant Avenue Ste 101
Santa Fe, NM 87501
505-820-7444

Civil Engineer:

Civil Design Group, LLC
617 West Alameda Street
Santa Fe, NM 87501
575-571-5164

Surveyor:

Dawson Surveys Inc.
7505 Mallard Way
Santa Fe, NM 87507
505-471-6660



Vicinity Map

NORTH
N.T.S.

Drawing Index

C-O	COVER
C-1	EXISTING CONDITIONS
C-2	MASTER PLAN
C-3	PRELIMINARY GRADING PLAN
C-4	MASTER UTILITY PLAN
C-5	PRELIMINARY LANDSCAPING PLAN

CITY OF SANTA FE APPROVALS

GOVERNING BODY APPROVAL, CASE NO. 2024-XXXX
APPROVED BY THE GOVERNING BODY AT THEIR MEETING OF XXXX

MAYOR _____ DATE _____

ATTEST: _____

CITY CLERK _____ DATE _____

CITY OF SANTA FE LAND USE APPROVAL:

CITY PLANNER _____ DATE _____

CITY ENGINEER FOR LAND USE _____ DATE _____

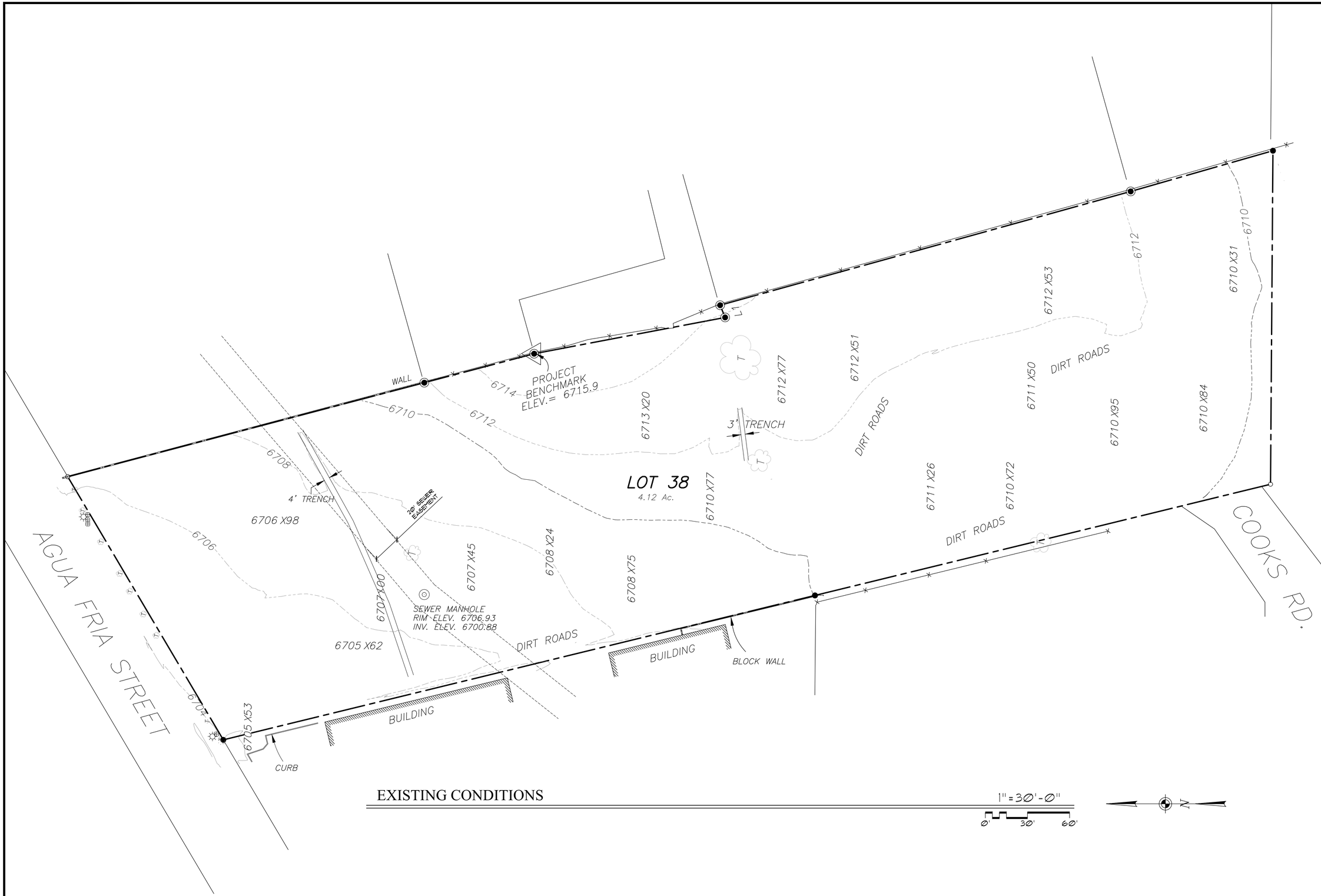
MASTER PLAN DRAWINGS:
MARCH 20, 2025
ARCHITECT'S PROJECT NUMBER 97-15

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269 FAX 505-986-1270

WEBSITE: www.archallinc.com

THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE LLC. AND ARE NOT TO BE REPRODUCED,MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECTURAL ALLIANCE LLC. © 2025

MASTER PLAN - AGUA FRIA STREET



EXISTING CONDITIONS

1" = 30'-0"

0' 30' 60'

N

ARCHITECTURAL ALLIANCE LLC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

www.archallinc.com

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE INC. AND ARE NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECTURAL ALLIANCE INC. © 2024

NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

MASTER PLAN

2768 AGUA FRIA STREET
SANTA FE, NM 87505

PROJECT NO. 97-15

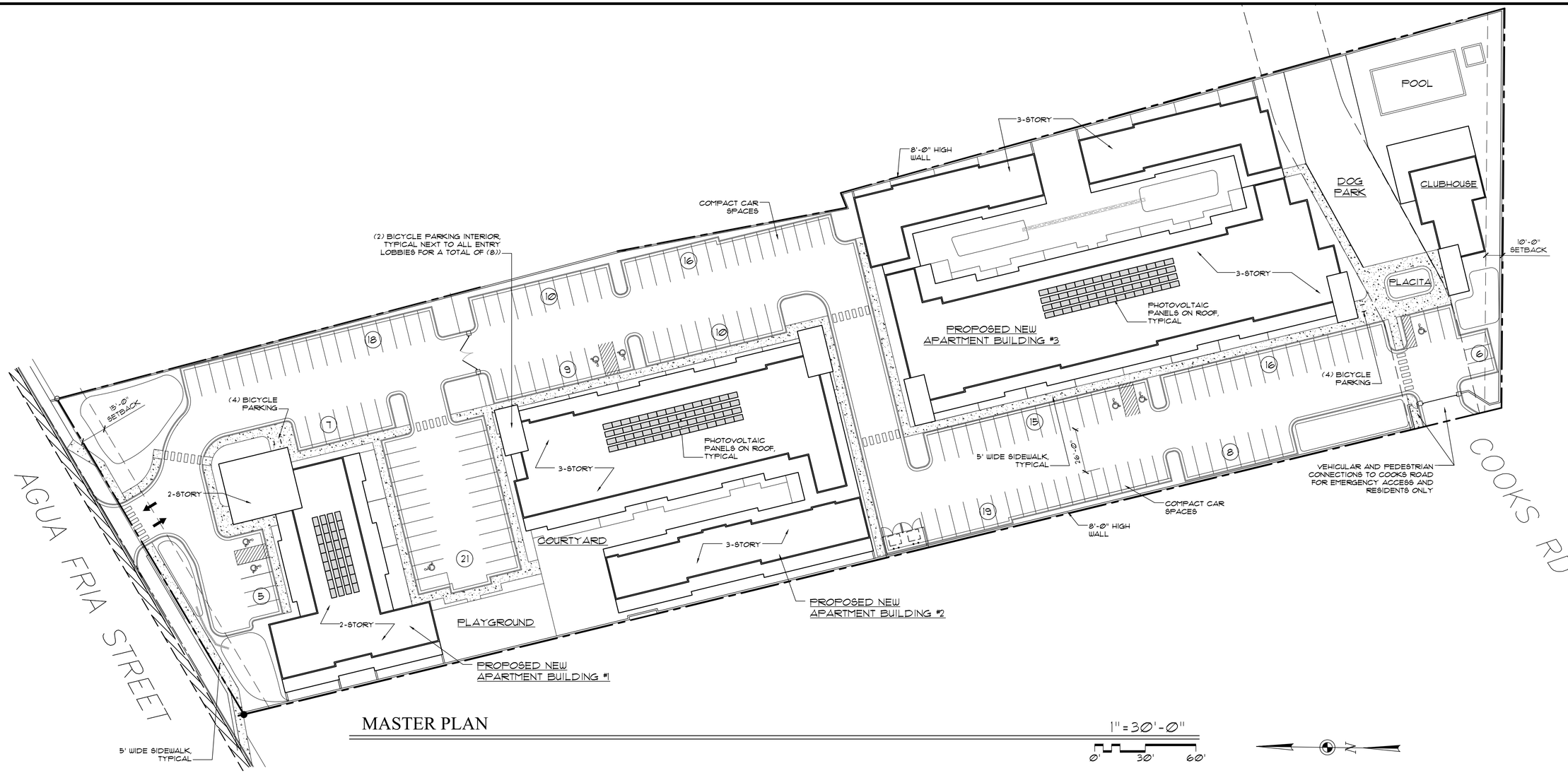
CHECKED BY HR	DATE 08/09/24
DRAWN BY HR	DATE 08/09/24

SHEET TITLE

EXISTING CONDITIONS

SHEET NO.

C-1



MASTER PLAN

1" = 30'-0"

0' 30' 60'

N

PERMISSIBLE USES:

RESIDENTIAL:
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL

COMMERCIAL:
- FOOD AND BEVERAGE
- RETAIL
- STUDIO
- ARTS ACTIVITIES
- SERVICE ESTABLISHMENTS

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 CDSF WATER CONSERVATION STAGE
8. LANDSCAPE DESIGN SHALL COMPLY WITH APPLICABLE PROVISIONS OF SFCC SECTION 14-8.4.
9. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(1)(5), PLANT ATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF CDSF ORDINANCE NO. 2008-02 (IMPACT FEES).
11. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE CDSF ORDINANCE NO. 2002-20 TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
12. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
13. 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.
14. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
15. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 1412.1.
16. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
17. THIS DEVELOPMENT LIES OUTSIDE OF A CITY OF SANTA FE HISTORIC DISTRICT.
18. THE LAYOUT SHOWN HEREON IS CONCEPTUAL AND MAY BE MODIFIED AS PART OF DEVELOPMENT PLAN PROCESS WITHOUT THE NEED FOR MASTER PLAN AMENDMENT

SITE DATA:

PROPOSED ZONING: C2

LOT SIZE
4.1194 ACRES (179,445.2635 SQ. FT.)

FOOTPRINT
TOTAL FOOTPRINT: 61,790 SF

LOT COVERAGE
REQUIRED 60% MAXIMUM
PROVIDED 40%

OPEN SPACE
REQUIRED: 250 SF PER GROUND FLOOR DWELLING UNIT FOR MIXED-USE PROJECTS PER SFCC 14-7.5(D)(8)(c)
*(49) GROUND FLOOR DWELLING UNITS X 250= 12,250

PROVIDED: COMMON OPEN SPACE = 32,010 SF
PRIVATE OPEN SPACE = 19,159 SF
TOTAL OPEN SPACE = 51,169 SF (29%)
*COMMON OPEN SPACE DOES NOT INCLUDE THE DOG PARK AND PLACITA WHICH TOTAL 6,818 SF.

BUILDING HEIGHT:
C-2 ZONING MAXIMUM ALLOWABLE HEIGHT: 45'
MAXIMUM PROPOSED BUILDING HEIGHT: 45'

UNIT COUNT:

STUDIO/SMALL 1 BR:	25 UNITS
1-BEDROOM:	70 UNITS
2-BEDROOM:	19 UNITS
3-BEDROOM:	16 UNITS
TOTAL UNITS:	130 UNITS

PARKING CALCS

RETAIL:	1/200 SQ. FT.	
RESIDENTIAL:	OVER 5 UNITS (LESS THAN 800 SQ.FT.) 1 ASSIGNED AND 0.25 UNASSIGNED	
RESIDENTIAL:	OVER 5 UNITS (800 -1200 SQ. FT.) 1 ASSIGNED AND 0.5 UNASSIGNED	
COMMERCIAL	1,000 NLA SQ. FT./200	= 5
RESIDENTIAL LESS THAN 800 SQ. FT.	95 UNITS x 1.25	= 118.75
RESIDENTIAL 800-1,200 SQ. FT.	19 UNITS x 1.5	= 28.5
RESIDENTIAL OVER 1,200 SQ. FT.	16 UNITS x 2	= 32

TOTAL PARKING SPACES REQUIRED 185
PROVIDED 160 INC. 8 H-CAP

BICYCLE PARKING: 12 SPACES REQUIRED
12 SPACES PROVIDED

ARCHITECTURAL ALLIANCE LLC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
www.archallinc.com

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE INC AND ARE NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECTURAL ALLIANCE INC. © 2025

NO.	REVISION/SUBMISSIONS	DATE

STAMP

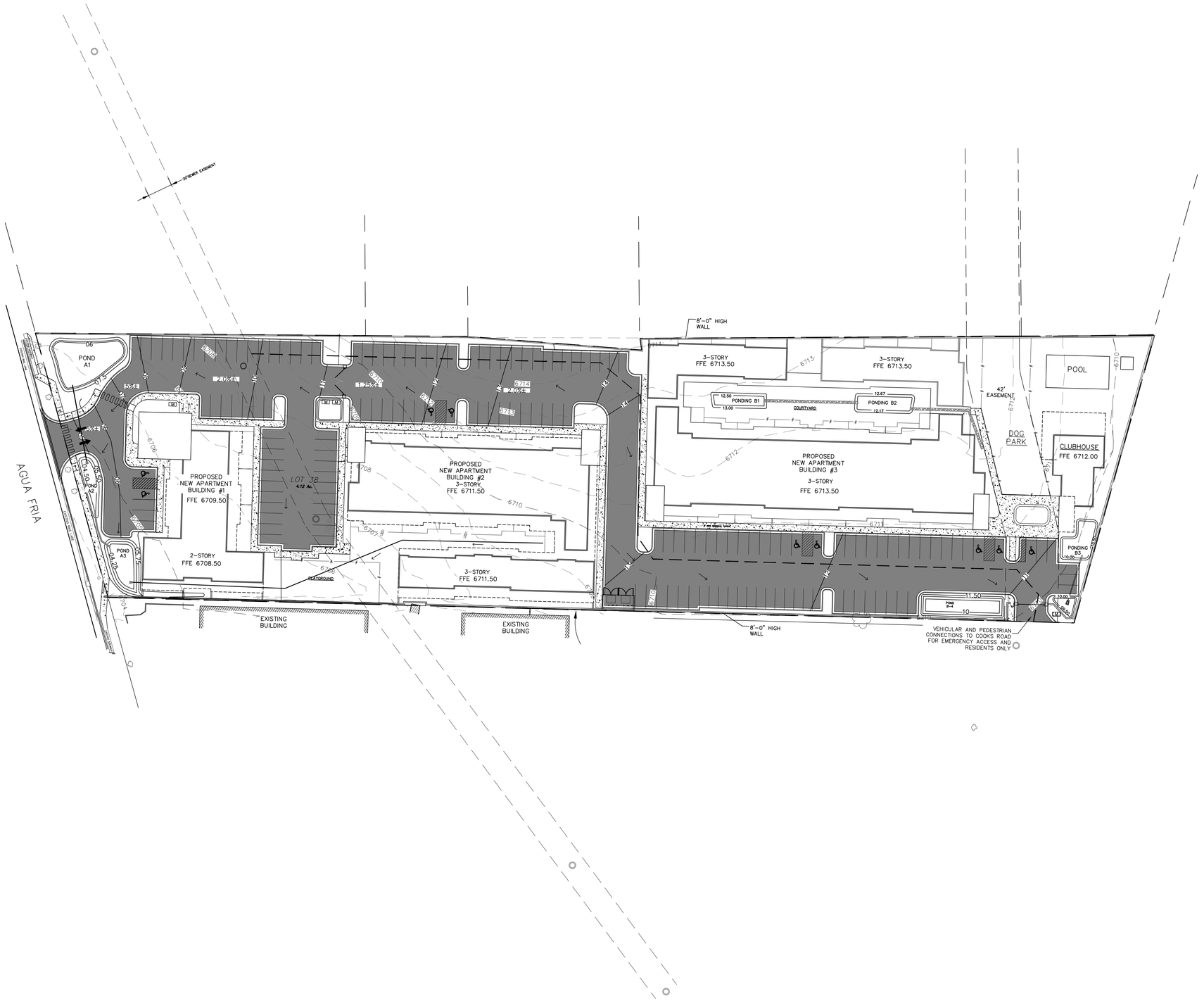
PROJECT TITLE
MASTER PLAN
2768 AGUA FRIA STREET
SANTA FE, NM 87505

PROJECT NO. 97-15

CHECKED BY	HR	DATE	05/21/25
DRAWN BY	HR	DATE	05/21/25

SHEET TITLE
MASTER PLAN

SHEET NO.
C-2



SHEET INDEX:

SHEET NO.	SHEET TITLE
C-1	PRELIMINARY GRADING PLAN
C-2	MASTER UTILITY PLAN

COPYRIGHT NOTICE:

THIS DRAWING SET IS THE PROPERTY OF THE REFERENCED PROFESSIONAL AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND SITE NAMES HEREIN, AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE PROFESSIONAL. REPRODUCTION OF THIS DRAWING MAY HAVE CAUSED DISTORTION.

0' 40' 80'

SCALE: 1" =40'

LEGEND

	PROPERTY LINE
7901	EXISTING CONTOUR MAJOR
7900	EXISTING CONTOUR MINOR
7901	PROPOSED CONTOUR MINOR
7901	PROPOSED CONTOUR MAJOR
	PROP. ASPHALT
FG 40.50	PROPOSED SPOT ELEVATION FG: FINISHED GRADE TC: TOP OF CURB/ TOP OF CONCRETE TS: TOP OF SIDEWALK
	RIP RAP
	FLOW DIRECTION
FFE	FINISHED FLOOR ELEVATION

UTILITY NOTE

THE DESIGNER AND ENGINEER HAVE NOT FIELD VERIFIED THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING ABOVE AND UNDERGROUND UTILITIES, OR EXISTING PIPELINES. THE DESIGNER AND ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY. UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER, OR BY OTHERS. THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

TOPOGRAPHY NOTE:

THE EXISTING TOPOGRAPHY SURVEY WAS PROVIDED BY AND CERTIFIED BY DAWSON SURVEYS.

- THE DESIGNER AND ENGINEER HAVE NOT FIELD VERIFIED THE PROVIDED TOPOGRAPHY INFORMATION, AND ASSUME NO RESPONSIBILITY OR LIABILITY OF THE PROVIDED TOPOGRAPHY. THE DESIGNER AND ENGINEER'S RESPONSIBILITY IS LIMITED TO THE ENGINEERING WITHIN THE PROVIDED TOPOGRAPHY SURVEY.

Civil Design Group
PO Box 241154, Santa Fe, NM 87502
E-MAIL pearl@cdg-nm.com
Phone: 575-571-5164

ATENCIO ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
4434 VALVERDE COURT
P.O. BOX 20364
COLORADO CITY, CO 81019
57 VENTERO RD
P.O. BOX 143
AMALIA, NM 87512
OFFICE: (719) 676-2551

REVISIONS

DATE	DESCRIPTION

		DATE
DESIGN:	PLB	03/21/25
DRAFTED:	PLB	03/21/25
APPROVAL:	AMA	03/21/25
SCALE:	AS SHOWN	
SHEET SIZE:	24 x 36	
FILE:	200-24-01_Agua Fria Apartments_REV3.dwg	

PROJECT NUMBER: 202-24-01

CLIENT CONTACT INFO:
JENKINS GAVIN
130 GRANT AVE, SUITE 101
SANTA FE, NM 87501
505-820-7444

OWNER CONTACT INFO:
COLD WATER DEVELOPMENT
106 FAITHWAY ST.
SANTA FE, NM 87501

SITE LOCATION:
2768 AGUA FRIA ST
SANTA FE, NM 87507

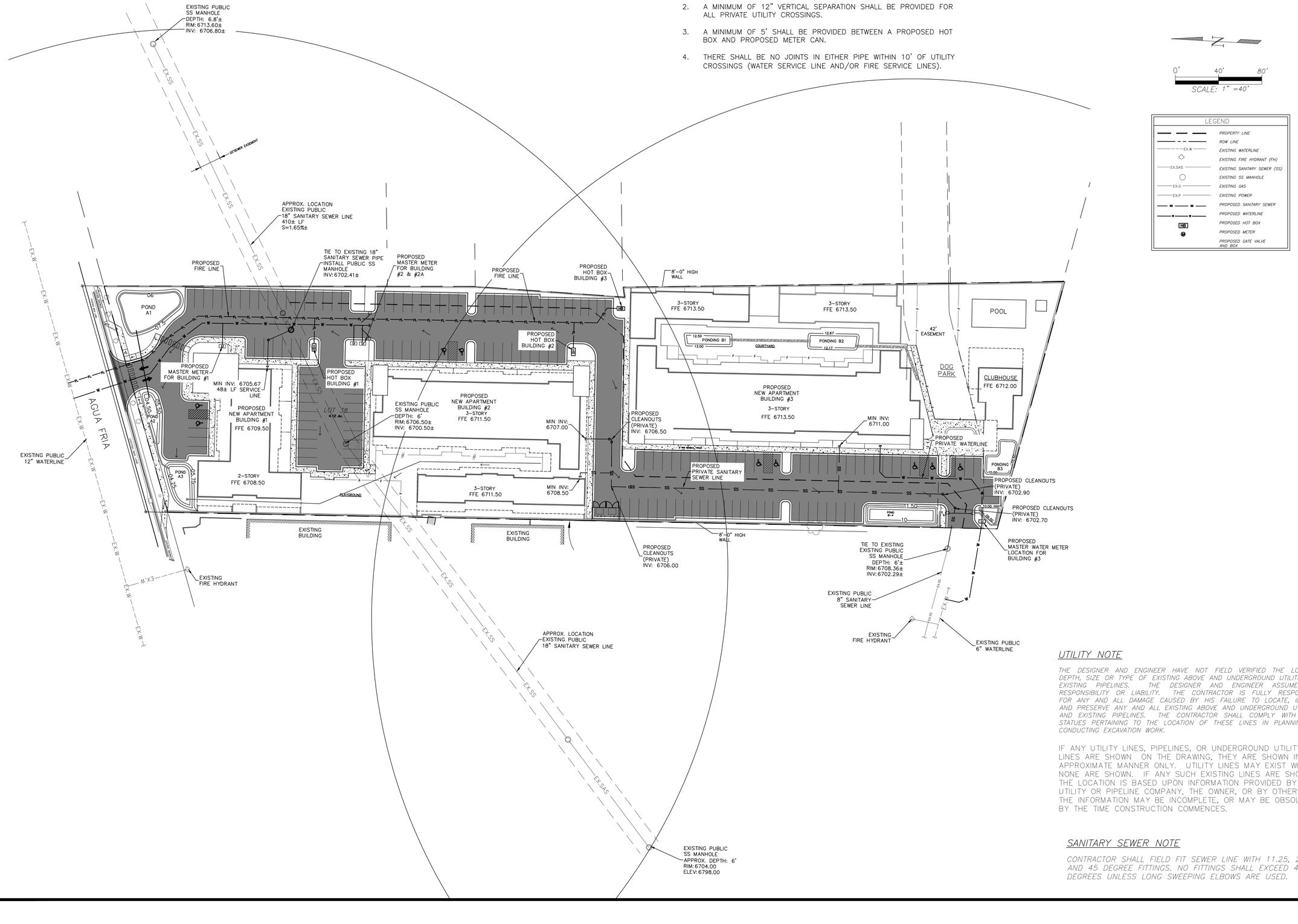
PROJECT NAME:
MASTER PLAN
2768 AGUA FRIA ST.

SHEET TITLE:
PRELIMINARY GRADING PLAN

SHEET NO:
C - 3

GENERAL UTILITY NOTES

1. A MINIMUM OF 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN OUTSIDE OF THE PUBBLIC WATER LINE TO THE OUTSIDE OF THE PUBLIC SANITARY SEWER LINE.
2. A MINIMUM OF 12" VERTICAL SEPARATION SHALL BE PROVIDED FOR ALL PRIVATE UTILITY CROSSINGS.
3. A MINIMUM OF 5' SHALL BE PROVIDED BETWEEN A PROPOSED HOT BOX AND PROPOSED METER CAN.
4. THERE SHALL BE NO JOINTS IN EITHER PIPE WITHIN 10' OF UTILITY CROSSINGS (WATER SERVICE LINE AND/OR FIRE SERVICE LINES).



UTILITY NOTE

THE DESIGNER AND ENGINEER HAVE NOT FIELD VERIFIED THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING ABOVE AND UNDERGROUND UTILITIES, OR EXISTING PIPELINES. THE DESIGNER AND ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY. UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER, OR BY OTHERS. THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

SANITARY SEWER NOTE

CONTRACTOR SHALL FIELD FIT SEWER LINE WITH 11.25, 22.5, AND 45 DEGREE FITTINGS. NO FITTINGS SHALL EXCEED 45 DEGREES UNLESS LONG SWEEPING ELBOWS ARE USED.

Civil Design Group
PO Box 24154, Santa Fe, NM 87502
E-MAIL pearl@cdg-nm.com
Phone: 575-571-5164

ATENCIO ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
4434 VALVERDE COURT
P.O. BOX 20364
COLORADO CITY, CO 81019
57 VENTERO RD
P.O. BOX 143
AMALIA, NM 87512
OFFICE: (719) 676-2551

REVISIONS

DATE	DESCRIPTION

		DATE
DESIGN:	PLB	03/21/25
DRAFTED:	PLB	03/21/25
APPROVAL:	AMA	03/21/25
SCALE:	AS SHOWN	
SHEET SIZE:	24 x 36	
FILE:	200-24-01_Agua Fria Apartments_REV3.dwg	
PROJECT NUMBER:	202-24-01	

CLIENT CONTACT INFO:
JENKINS GAVIN
130 GRANT AVE, SUITE 101
SANTA FE, NM 87501
505-820-7444

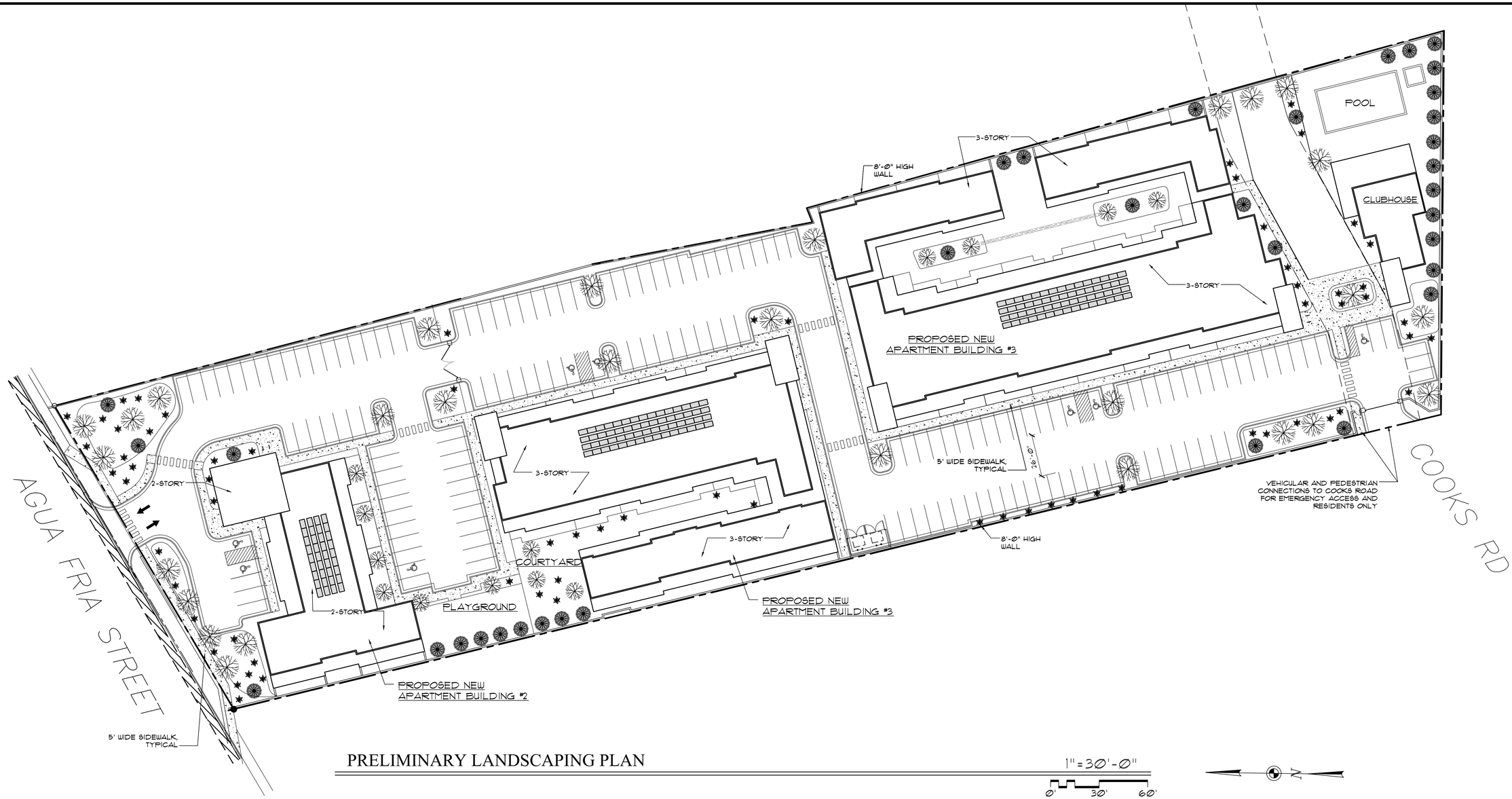
OWNER CONTACT INFO:
COLD WATER DEVELOPMENT
106 FAITHWAY ST.
SANTA FE, NM 87501

SITE LOCATION:
2768 AGUA FRIA ST
SANTA FE, NM 87507

PROJECT NAME:
MASTER PLAN
2768 AGUA FRIA ST.

SHEET TITLE:
MASTER UTILITY PLAN

SHEET NO:
C - 4



PRELIMINARY LANDSCAPING PLAN

1" = 30'-0"

0' 30' 60'

N

LANDSCAPING NOTES:

1) ALL DECIDUOUS TREES TO BE (2) INCH MINIMUM CALIPER.

2) ALL EVERGREEN TREES SHALL BE A MINIMUM OF (6) FEET IN HEIGHT.

3) NEW PLANT MATERIAL SHALL BE MULCHED TO A MINIMUM DEPTH OF (2) INCHES.

4) ALL NEW SHRUBS SHALL BE 5 GALLON MINIMUM EXCEPT AS NOTED ON THE CITY OF SANTA FE RECOMMENDED PLANT LIST.

5) PLANTERS AS NOTED ON PLAN TO BE PLANTED WITH WATER-WISE CITY APPROVED PLANTS.

6) ALL PLANT MATERIAL SHALL BE COLD HARDY TO USDA CLASSIFICATION ZONE 5.

7) A MINIMUM OF ONE TREE AND THREE SHRUBS PER 500 SQUARE FEET OF REQUIRED PONDING AREA.

8) NEW PLANT MATERIAL SHALL BE MULCHED TO A MINIMUM DEPTH OF 2 INCHES AND THE MULCH RENEWED YEARLY OR AS NEEDED. MULCH MAY BE OF ORGANIC OR INORGANIC MATERIAL.

GENERAL NOTES:

1) REFER TO GRADING AND DRAINAGE FOR PONDING LOCATIONS

LEGEND:

PROPOSED NEW DECIDUOUS TREE

PROPOSED NEW EVERGREEN TREE

PROPOSED NEW SHRUB

ARCHITECTURAL ALLIANCE LLC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

www.archallinc.com

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE INC AND ARE NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECTURAL ALLIANCE INC. © 2024

NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

MASTER PLAN

2768 AGUA FRIA STREET
SANTA FE, NM 87505

PROJECT NO. 94-03

CHECKED BY	HR	DATE	03/20/25
DRAWN BY	HR	DATE	03/20/25

SHEET TITLE

PRELIMINARY LANDSCAPING PLAN

SHEET NO.

C-4