TIERRA CONTENTA
PHASE 3A INFRASTRUCTURE

SANTA FE, NM 87507

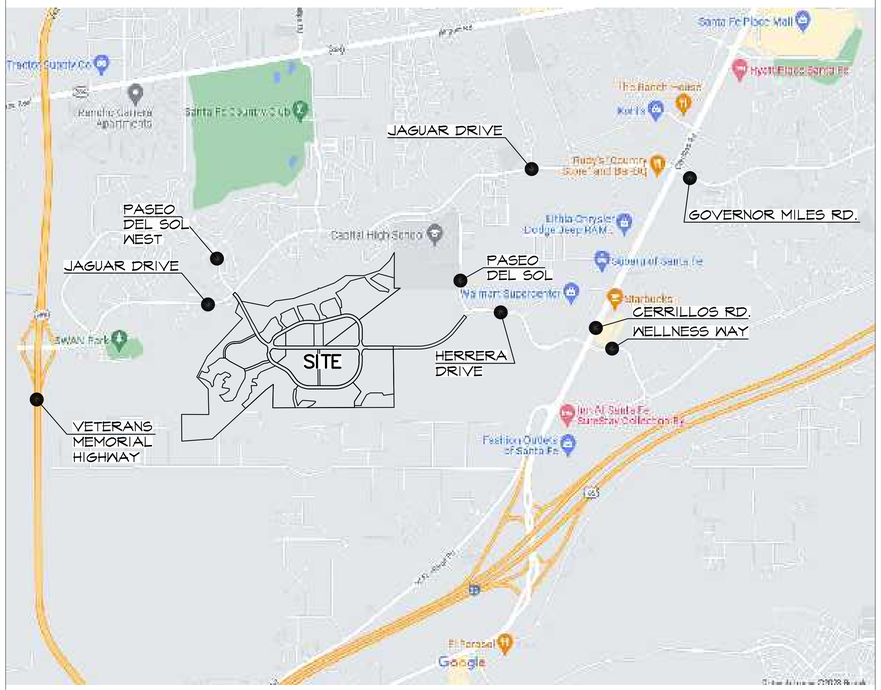
SECTION 13 & 14, T 16 N, R 8 E, N.M.P.M.

I CERTIFY THAT ACCORDING TO INFORMATION PROVIDED BY OTHERS, THE PROJECT WAS BUILT IN ACCORDANCE WITH THE SPECIFICATIONS, AND THAT THESE RECORD DRAWINGS ARE TRUE AND CORRECT TO THE BEST OF MY BELIEF.

ORALYNN GUERRERORTIZ NMPE 12688 DATE
DESIGN ENGINUITY, LLC

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION
I, THE UNDERSIGNED, BEING A PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE RECORD INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND VISUAL INSPECTIONS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION. I FURTHER CERTIFY THAT THE RECORD CONDITION AS OF _____ IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY ORALYNN GUERRERORTIZ, DATED _____.

ORALYNN GUERRERORTIZ NMPE 12688 DATE
DESIGN ENGINUITY, LLC



VICINITY MAP
NOT TO SCALE

NORTH

SHEET LIST

1 COVER SHEET - VICINITY MAP
2 SITE PLAN
3A-3E SUBDIVISION PLAT
4A-4D CERTIFIED TOPOGRAPHY
5 ALTA SURVEY
6A SLOPE ANALYSIS
6B EXISTING CONDITIONS & SOIL MAP
7 ROAD SECTIONS
8A-8C ROAD PLANS
9A-9K ROAD PLANS & PROFILES
10A-10B PASEO DEL SOL W. ROUNDABOUT GRADING DETAILS
11A-11H TRAIL PLANS
12A-12F SIGNAGE & STRIPING PLANS
13A-13H TERRAIN MANAGEMENT PLANS
14 GRADING DETAILS
15A-15C MASTER UTILITY AND FIRE PROTECTION PLANS
16A-16K WATER PLANS
18A-18G SAS PLANS & PROFILES
19 DRY UTILITY PLAN
20 SEDIMENT CONTROL PLAN
21 WALL PROFILE
22A-22B VERTICAL AND HORIZONTAL CONTROL PLANS
23A-23B PASEO DEL SOL WEST INTERSECTION GRADING DETAILS
24A-24G CINTO INTERSECTION GRADING DETAILS
25A-25I CULVERT PROFILES
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L2.0 RESEEDING PLAN
L2.1-L2.6 PLANTING PLAN
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IR0.1 IRRIGATION SCHEDULE
IR1.1-IR1.12 IRRIGATION PLAN
IR2.1-IR2.2 IRRIGATION DETAILS
E-000 ELECTRICAL COVER SHEET
E-100 OVERALL SITE POWER PLAN
E-200 - E-203 PHOTOMETRIC PLANS
E-300 SITE LIGHTING CUTSHEETS
E-301- E302 SITE LIGHTING DETAILS
S102 PASEO DEL SOL WEST CONNECTION
S103 PASEO DEL SOL ARROYO CROSSING
S104 PASEO DEL SOL WEST HEADWALLS
S105 POND A1

OWNERS:
homewise
your partner in homeownership
1301 Siler Road
Santa Fe, NM 87507

PLANNER:
JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
Ph. 505.820.7444, Fax 505.820.7445

CIVIL ENGINEERING:
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557
ORALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 11/10/2025

LANDSCAPE ARCHITECT:
design office
landscape planning urbanism
DESIGN OFFICE
1300 Luisa street, Suite 24
Santa Fe, NM 87505
t 505.983.1415
www.do-designoffice.com

IRRIGATION WATER MANAGEMENT:
KDI
HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

SURVEYING:
McCloy Land Surveying, LLC
505.321.7404
mccloy.surveying@gmail.com

SANTA FE SURVEYING COMPANY
P.O. BOX 2919, SANTA FE, N.M. 87504, | 1210 LUISA ST. SUITE B
PHONE (505)-992-3211, MOBILE (505)-660-2659, FAX (505)-992-9905

STRUCTURAL ENGINEER
Luchini Trujillo
Structural Engineers
2019 Galisteo St Ste D2, Santa Fe, NM 87505
4110 Wolcott Ave NE Ste C, Albuquerque, NM 87109
Office: (505) 424-3232 ext 3, Cell: (505) 946-7247
www.LTSENG.com

ELECTRICAL ENGINEER:
BG BUILDINGWORKS
7007 Wyoming Blvd. NE, Suite F-2
Albuquerque, NM 87109
P: 505.323.9070

JUNE 9, 2025
REVISIONS

DATE	BY	DATE	BY
11/10/25	O.G.		

TIERRA CONTENTA PHASE 3A INFRASTRUCTURE

PROJECT DATA

ACREAGE: TCC PROPERTY: 216.50 Ac+/- ; NMSFTD PROPERTY: 9.03 Ac+/-

NUMBER OF MASTER PLAT TRACTS: 17

ZONING: PRC

TOTAL OPEN SPACE: 69.47 Ac.+/-

ROAD RIGHT OF WAYS: 19.64 Ac.+/- (4.47+/- IS NMSFTD)

CAPITAL HIGH SCHOOL

NORTH

SCALE 1"=200'

200' 0 200'

N/F CITY OF SANTA FE

EXISTING COMMUNITY TRAIL

EXISTING 20' WIDE REUSE LINE EASEMENT

EXISTING PARK TRACT C 2.96 Ac+/-

PASEO DEL SOL WEST

JAGUAR DRIVE

EXISTING 66' R.O.W.

EXISTING 66' WIDE INGRESS, EGRESS AND UTILITY EASEMENT

COMMUNITY TRAIL

20' WIDE PUBLIC TRAIL AND PUBLIC UTILITY EASEMENT

20' PUE

20'x20' PUE

20' PUBLIC TRAIL EASEMENT, SUBJECT TO RELOCATION

TRACT 69
16.912 Ac+/-

TRACT A
OPEN SPACE
23.01 Ac+/-

TRACT 68
3.202 Ac+/-

TRACT 75
2.993 Ac+/-

TRACT 76
2.581 Ac+/-

TRACT 77
3.283 Ac+/-

POND

ROAD SLOPE EASEMENT

25'x20' PUE

25'x25' PUE

70' R.O.W.

DRY UTILITIES UNDER SIDEWALK

CINTO NORTE

TR. E
3.295 Ac+/-

NEIGHBORHOOD PARK

300'

TRACT 67
4.995 Ac+/-

TRACT 70
4.52 Ac+/-
(NMSFTD)

NEW MEXICO SCHOOL FOR THE DEAF

TR. 65
5.214 Ac+/-

TR. 581
1.228 Ac+/-

15'X20' DE

20'X32.5' DRAINAGE EASEMENT

10'x30' DRAINAGE EASEMENT

20'x10' DRAINAGE EASEMENT

15' WIDE DRAINAGE EASEMENT

88' R.O.W.

62' R.O.W.

DRAINAGE ESMT.

50' WIDE PUBLIC ACCESS ESMT.

TRACT 56
10.029 Ac+/-
SCHOOL SITE

30' PUBLIC SANITARY SEWER EASEMENT

20' PUBLIC UTILITY EASEMENT

10' PUBLIC UTILITY EASEMENT

TRACT H
50' R.O.W.
1.09 Ac+/-

TRACT I
50' R.O.W.
0.66 Ac+/-

TR. 59
1.708 Ac+/-

P.U.E.

10' WIDE DRAINAGE EASEMENT SUBJECT TO CHANGE

PASEO DEL SOL WEST

25'x30' PUE

TRACT 64
11.342 Ac+/-

TRACT 63
13.926 Ac+/-

TRACT 62
16.196 Ac+/-

TRACT F
OPEN SPACE
0.719 Ac+/-

40' PEDESTRIAN CORRIDOR ROW, DRAINAGE, PUBLIC UTILITY AND DRY UTILITY EASEMENT

10' WIDE UTILITY EASEMENT TYPICAL

30' PUBLIC SANITARY SEWER EASEMENT

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT

TRACT G ROAD ROW
19.20 Ac+/-
(OF WHICH 4.44 Ac+/- IS NMSFTD PROPERTY)

TRACT 57
10.06 Ac+/-

TRACT 60
13.549 Ac+/-

TRACT B
OPEN SPACE
36.14 Ac.+/-

POND E1

POND C1

COMMUNITY TRAIL

ACCESS FOR INSTALLATION AND MAINTENANCE THROUGH CITY OPEN SPACE

TRACT C
OPEN SPACE
1.617 Ac+/-

ACCESS FOR POND INSTALLATION AND MAINTENANCE VIA CITY SEWERLINE EASEMENT

POND B1

20' WIDE MAINTENANCE EASEMENT

25' WIDE DRAINAGE ESMT. SUBJECT TO CHANGE

TR. 61
12.918 Ac+/-

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT

20' WIDE DRAINAGE EASEMENT AND PUE SUBJECT TO CHANGE

POND D

TRACT D
OPEN SPACE
4.711 Ac+/-

EX. 20' D.E.

OTHER FLOOD AREAS ZONE X

20' PUBLIC TRAIL EASEMENT AND EXISTING PUBLIC SANITARY SEWER EASEMENT

38' DRAINAGE & ACCESS EASEMENT

20' WIDE DRAINAGE EASEMENT SUBJECT TO CHANGE

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT

PASEO DEL SOL

HERRERA DR.

NOTES:

1. ALL OPEN SPACE SUBJECT TO DRAINAGE EASEMENTS AND ROAD SLOPE EASEMENTS.
2. CENTRALIZED PONDING PROVIDED FOR INFRASTRUCTURE AND ALL TRACT DEVELOPMENT. ONLY A PORTION OF TRACT 60 REQUIRES DETENTION PONDING TO BE PROVIDED BY TRACT DEVELOPERS. SEE SHEET 13A. TRACT DESIGN PLANS SHALL INCLUDE PASSIVE WATER HARVESTING FOR LANDSCAPE IRRIGATION AND DESIGNS TO TRAP SEDIMENT BEFORE IT LEAVES THE TRACT BOUNDARY.
3. TRACT 57 AND PORTIONS OF TRACT 60 REQUIRE LOW-PRESSURE SEWERS AND INDIVIDUAL LOT GRINDER PUMPS.
4. DEVELOPERS OF TRACT 60 AND 61 ARE REQUIRED TO PROVIDE 14-FOOT WIDE ACCESS WITHIN 20-FOOT EASEMENTS TO DAMS B1, B2 AND B3. SEE SHEET 13B.

LEGEND

ROADWAY/SIDEWALK, WATER, SEWER, AND DRY UTILITY CONNECTION BETWEEN TRACTS REQUIRED. FINAL CONNECTION LOCATIONS TO BE DETERMINED AT THE TIME OF TRACT DEVELOPMENT, SUBJECT TO APPROVAL BY TC PHASE 3A, LLC OR ITS AUTHORIZED AGENT AND THE CITY OF SANTA FE.

(PP) POCKET PARK
MINIMUM 0.25 ACRES. LOCATION TO BE DETERMINED BY TRACT DEVELOPER

– – – COMMUNITY TRAIL

OPEN SPACE

REVISIONS

DATE	BY
11/10/25	O.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9951

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SITE PLAN

SCALE	DWG NO.	DATE
1"=200'		06/09/2025

SHEET NO. 2

OREALYNN GUERRERO-ORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2026-03-02 HW TC3.dwg, SITE PLAN, 3/6/2026 8:51:20 PM

Subdivision Plat

of Tierra Contenta Phase 3A
prepared for TC Phase 3A, LLC
lying within Section 13, 14, & the Pacheco Grant, Township 16 North, Range 8 East, New Mexico Principal Meridian
located in the vicinity of Santa Fe City and County, New Mexico
May 2025

PURPOSE OF PLAT

The purpose of this plat is to subdivide Tierra Contenta Phase 3A into sixteen (16) tracts for future development and six (6) tracts set aside as Open Space.

LEGAL DESCRIPTION

Tierra Contenta Phase 3A
- Lots 7A, 8A, 8B, 9A, 9B, 10A, 10B, 10C, and 10D as shown on Tierra Contenta Phase 3A, Right of Way & Easement Dedication Plat (Reference Document No. 1)

RECORD DOCUMENTS

1. Tierra Contenta Phase 3A, Right of Way & Easement Dedication Plat, filed within the official Santa Fe County Records as Document No. _____.
2. Dedication Plat for Tract 8A3–7CB within Tierra Contenta Subdivision, Phase 2B filed within the official Santa Fe County records in Book 738, Page 14. .
3. Annexation Plat for Tracts 1–9, Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (East) filed within the official Santa Fe County records in Book 162, Page 5.
4. Quit Claim Deed from TC Phase 3A to N.M.S.D. filed within the official Santa Fe County Records as Document No. _____.
5. ALTA/ACSM Land Title Survey, Tracts 1–A–1, 4, 5, 7, 8, 9, Lot 1 & Remaining Portion of Tract 3, Tierra Contenta filed within the official Santa Fe County records in Book 231, Page 44.
6. Plat of Survey of a Portion of Lot 8, a Portion of Lot 9 of Section 12, all of Lot 7 and Lot 8 of Section 13, Township 16 North, Range 8 East of the New Mexico Principal Meridian filed within the official Santa Fe County records in Book 396, Page 11.
7. Tierra Contenta Subdivision, Phase 1B, Unit 1, filed within the official Santa Fe County records in Book 396, Page 12.
8. Tierra Contenta Subdivision, Phase 2A, Unit 1, filed within the official Santa Fe County records in Book 493, Page 13.
9. Tierra Contenta Subdivision, Phase 2A, Unit 2, filed within the official Santa Fe County records in Book 543, Page 1.
10. Barrio del Corazon Subdivision, within Tract 39, Tierra Contenta Subdivision, filed within the official Santa Fe County records in Book 555, Page 45.
11. ALTA/NSPS Land Title Survey of Tierra Contenta Phase 3A, filed within the official Santa Fe County records in Book 918, Page 50.
12. Land Division & Lot Line Adjustment for the New Mexico School for the Deaf, filed within the official Santa Fe County records in Book 757, Page 32.
13. Plat of Survey of Lands Surveyed for the New Mexico School for the Deaf by Walter G. Turley P.S. No. 95, File No. 58 F 38, Dated November 12, 1958. (not recorded)
14. Document Book and Page of adjoining properties, as shown.
15. Document Book and Page of easements, as shown.

SURVEYOR'S CERTIFICATE

I Scott McCloy, New Mexico Professional Surveyor, hereby certify that this subdivision plat was prepared from actual field surveys performed during April of 2022 and December of 2023, by me or under my direct supervision, that I am responsible for this survey, that this survey is true and correct to the best of my knowledge, and that this boundary survey plat and the field survey upon which it is based meet the Minimum Standards for Surveying in the state of New Mexico.

preliminary

SCOTT McCLOY N.M.P.S. No. 27222 DATE

SCOTT McCLOY NEW MEXICO 27222 PROFESSIONAL SURVEYOR

McCLOY LAND SURVEYING, LLC ■ 150 CENTRAL PARK SQUARE ■ LOS ALAMOS, NEW MEXICO 87544
(505) 321-7404 ■ mccloy.surveying@gmail.com

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:
A. Public Service Company of New Mexico (PNM), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
B. New Mexico Gas Company (NMGCo) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
C. Lumen Technologies for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
D. Xfinity &/or Lumen Technologies for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
E. City of Santa Fe (public water and public sewer) for the installation, maintenance and service of lines and other equipment and facilities reasonably necessary to provide services to Public Utility Easements.
F. Ezee Fiber for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Granter for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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

PNM Electric Service Date

NM Gas Company Date

Lumen Technologies Date
LUMEN DISCLAIMER: This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee communication service to the property.

Xfinity / Comcast Date

Ezee Fiber Date

CITY OF SANTA FE REVIEW

Reviewed By: _____
City Engineer for Land Use Date

Reviewed By: _____
City Planner Date

Reviewed By: _____
Interim Public Utilities Director Date

DEDICATION & AFFIDAVIT

The undersigned owners and owners representatives of these lands do hereby consent to this subdivision creating 16 tracts to be retained for future development and 6 tracts to be designated as Open Space. All Open Space Tracts are granted to the City of Santa Fe and subject to drainage easements. Public utility easements as shown hereon are hereby granted. Road slope easements, as shown hereon, are hereby granted to the City of Santa Fe for construction and maintenance of roadway cuts and fills to support roadways within the dedicated rights–of–way and/or easements. The City shall vacate such slope easements within the parcels shown hereon upon approval of a subdivision plat and/or development plan for any portion of the property. This plat lies within the planning and platting jurisdiction of the City of Santa Fe, New Mexico.

TC Phase 3A, LLC Date

Acknowledgment:

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

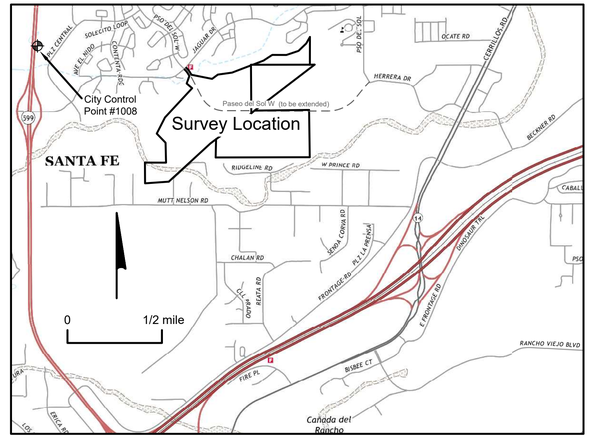
THIS _____ DAY OF _____, 20 .

NOTARY DATE

MY COMMISSION EXPIRES ON

SYMBOLS

- Boundary
- Adjoiner
- Easement
- Reference Tie (not a boundary)
- Survey Marker - found as noted
- Survey Marker - set as noted
- Control Point - set as noted
- City of Santa Fe Control Monument



LOCATION MAP

CITY OF SANTA FE NOTES AND CONDITIONS

1. This plat is subject to valid restrictions, covenants and easements of record as shown on record documents noted hereon.
2. Property development is required to comply with applicable provisions of Chapter 14, Land Development Code, SFCC 1987 and subsequent amendments.
3. Property development is required to comply with the provisions of each City of Santa Fe Ordinance adopted prior to plat and or development plan recording with the County Clerk or submittal for a building permit application that modifies any provision of Chapter 14, Land Development Code, SFCC 1987 and subsequent amendments.
4. Prior to any new construction, plat will be submitted to Santa Fe Fire Department for compliance with International Fire Code.
5. All Fire Department access shall be no greater than a 10% grade throughout.
6. Fire Department Access shall not be less than 20 feet wide to any new or remodeled construction.
7. Maintenance of drainage structures and appurtenances thereto within dedicated rights–of–way and drainage easements as shown hereon is the responsibility of the City of Santa Fe.
8. All open space subject to drainage easements.
9. Centralized ponding provided for infrastructure and all tract development. Only a portion of tract 60 requires detention ponding to be provided by tract developers. See sheet 13A of the Tierra Contenta Phase 3A Infrastructure Plans in the City Plat Room.
10. Tract 57 and portions of Tract 60 require low–pressure sewers and individual lot grinder pumps.
11. Developers of Tracts 60 and 61 are required to provide 14–foot wide access within 20–foot easements to dams B1, B2 and B3. See sheet 13B of the Tierra Contenta Phase 3A Infrastructure Plans in the City Plat Room..

GUNNISON'S PRAIRIE DOG NOTE
THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISON'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.

SURVEY NOTES

1. Distances are expressed in ground US Survey Feet (New Mexico State Plane Coordinate System of 1983, Central Zone, 2011 realization). To convert reported distances to grid multiply by the combined scale factor of 0.9996035245.
2. Bearings are related to Grid North of the New Mexico State Plane Coordinate System of 1983, Central Zone, 2011 realization.
3. As delineated on F.I.R.M. Panel No. 35049C0506E, Map Revised December 4th, 2012, Portions of the subject property lie within:
   –Zone X (Areas determined to be outside the 0.2% annual chance floodplain)
   –Zone AE (Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood) (Base Flood Elevations determined.)**[within Tract B & Tract D, Open Space]**
   –Other Flood Areas (Areas of 0.2% annual chance flood; area of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.)**[within Tract B & Tract D, Open Space]**
   Flood Hazard Boundaries are shown by graphic scaling only from the FIRM map. No field survey was conducted to verify the Flood Hazard Boundary. See Reference Document No. 11 for graphic depiction of Flood Hazard Boundaries.
4. See Reference Document No. 11 for potential encroachments.

COUNTY OF SANTA FE }
STATE OF NEW MEXICO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD:

ON THE _____ DAY OF _____ A.D.

2026, AT _____ O'CLOCK ____ M. AND

WAS DULY RECORDED IN BOOK _____ , PAGE _____ OF THE RECORDS OF THE SANTA FE COUNTY CLERK.

WITNESS MY HAND AND SEAL OF OFFICE
KATHARINE E. CLARK
COUNTY CLERK, SANTA FE COUNTY, N.M.

BY DEPUTY

Sheet 3A (1 of 5)

DRAWN BY	S.D.M.
CHECKED BY	S.D.M

INDEXING INFORMATION FOR COUNTY CLERK					
STATE	COUNTY	SECTION	TOWNSHIP	RANGE	SUBDIVISION
NEW MEXICO	SANTA FE	13 & 14	16 NORTH	8 EAST	Tierra Contenta Phase 3A

OWNER(S)	Tierra Contenta
TAX UPC No.	1–047–094–492–239, 1–048–094–(136–200, 150–350, & 220–410)

Subdivision Plat

of Tierra Contenta Phase 3A
prepared for TC Phase 3A, LLC
lying within Section 13, 14, & the Pacheco Grant, Township 16 North, Range 8 East, New Mexico Principal Meridian
located in the vicinity of Santa Fe City and County, New Mexico
May 2025

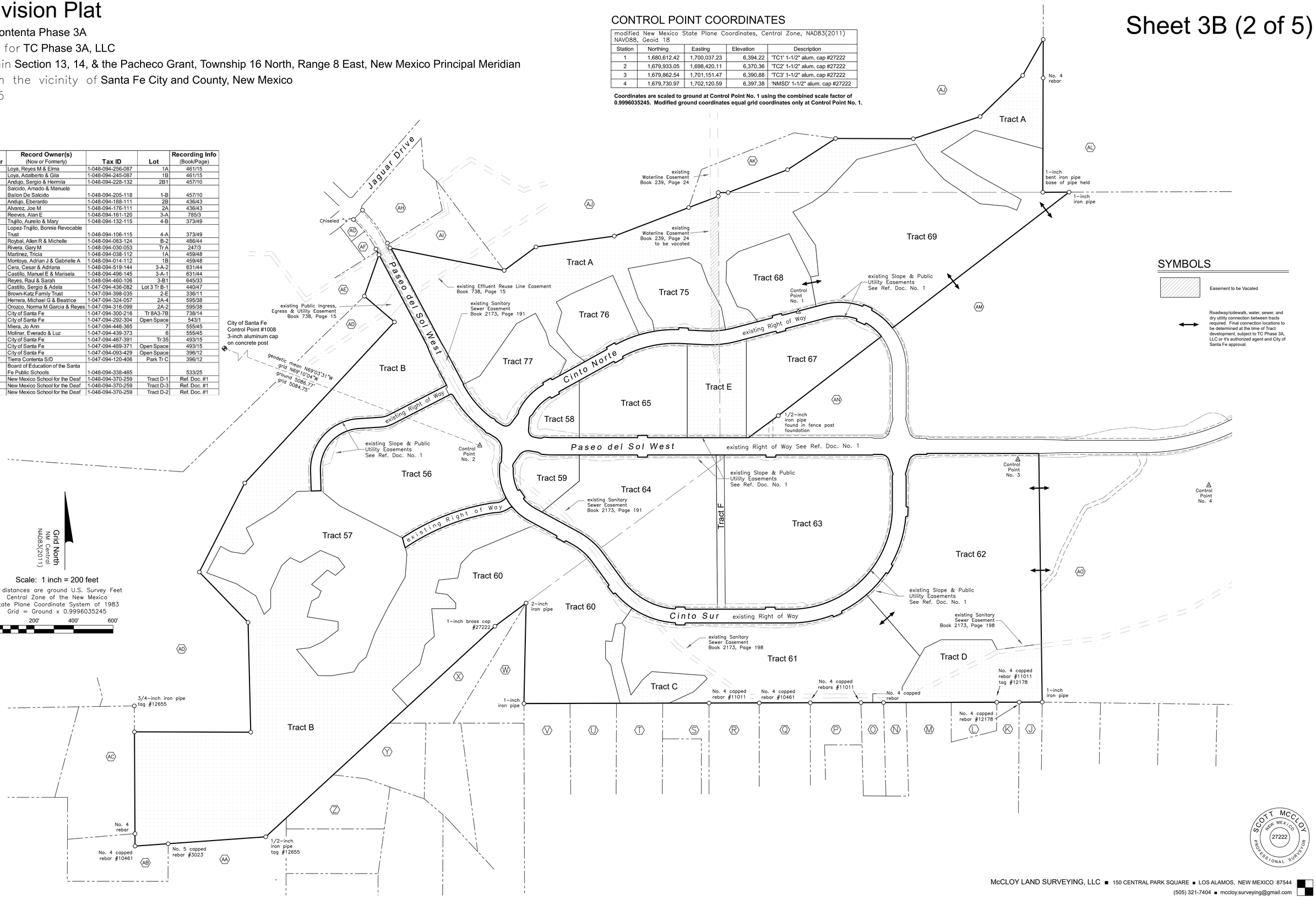
Adjoiner	Record Owner(s) (Now or Formerly)	Tax ID	Lot	Recording Info (Book/Page)
J	Loya, Reyes M & Elma	1-048-094-256-087	1A	461/15
K	Loya, Adalberto & Gila	1-048-094-245-087	1B	461/15
L	Andujo, Sergio & Hermila	1-048-094-228-132	2B1	457/10
M	Salcido, Amado & Manuela Bailon De Salcido	1-048-094-205-118	1-B	457/10
N	Andujo, Eberardo	1-048-094-188-111	2B	436/43
O	Alvarez, Joe M	1-048-094-176-111	2A	436/43
P	Reeves, Alan E	1-048-094-161-120	3-A	785/3
Q	Trujillo, Aurelio & Mary	1-048-094-132-115	4-B	373/49
R	Lopez-Trujillo, Bonnie Revocable Trust	1-048-094-106-115	4-A	373/49
S	Roybal, Allen R & Michelle	1-048-094-083-124	B-2	486/44
T	Rivera, Gary M	1-048-094-030-053	Tr A	247/3
U	Martinez, Tricia	1-048-094-038-112	1A	459/48
V	Montoya, Adrian J & Gabrielle A	1-048-094-014-112	1B	459/48
W	Cera, Cesar & Adriana	1-048-094-519-144	3-A-2	631/44
X	Castillo, Manuel E & Marisela	1-048-094-496-145	3-A-1	631/44
Y	Reyes, Raul & Sarah	1-048-094-460-106	3-B1	645/33
Z	Castillo, Sergio & Adela	1-047-094-436-082	Lot 3 Tr B-1	440/47
AA	Brown-Katz Family Trust	1-047-094-398-035	2-E	336/11
AB	Herrera, Michael G & Beatrice	1-047-094-324-057	2A-4	595/38
AC	Orozco, Norma M Garcia & Reyes	1-047-094-316-099	2A-2	595/38
AD	City of Santa Fe	1-047-094-300-216	Tr 8A3-7B	738/14
AE	City of Santa Fe	1-047-094-292-304	Open Space	543/1
AF	Miera, Jo Ann	1-047-094-446-365	7	555/45
AG	Molinar, Everado & Luz	1-047-094-439-373	6	555/45
AH	City of Santa Fe	1-047-094-467-391	Tr 35	493/15
AI	City of Santa Fe	1-047-094-489-371	Open Space	493/15
AJ	City of Santa Fe	1-047-094-093-429	Open Space	396/12
AK	Tierra Contenta S/D	1-047-094-120-406	Park Tr C	396/12
AL	Board of Education of the Santa Fe Public Schools	1-048-094-338-465		533/25
AM	New Mexico School for the Deaf	1-048-094-370-259	Tract D-1	Ref. Doc. #1
AN	New Mexico School for the Deaf	1-048-094-370-259	Tract D-3	Ref. Doc. #1
AO	New Mexico School for the Deaf	1-048-094-370-259	Tract D-2	Ref. Doc. #1

CONTROL POINT COORDINATES

modified New Mexico State Plane Coordinates, Central Zone, NAD83(2011) NAVD88, Geoid 18

Station	Northing	Easting	Elevation	Description
1	1,680,612.42	1,700,037.23	6,394.22	'TC1' 1-1/2" alum. cap #27222
2	1,679,933.05	1,698,420.11	6,370.36	'TC2' 1-1/2" alum. cap #27222
3	1,679,862.54	1,701,151.47	6,390.88	'TC3' 1-1/2" alum. cap #27222
4	1,679,730.97	1,702,120.59	6,397.38	'NMSD' 1-1/2" alum. cap #27222

Coordinates are scaled to ground at Control Point No. 1 using the combined scale factor of 0.9996035245. Modified ground coordinates equal grid coordinates only at Control Point No. 1.



SYMBOLS

Easement to be Vacated

Roadway/sidewalk, water, sewer, and dry utility connection between tracts required. Final connection locations to be determined at the time of Tract development, subject to TC Phase 3A, LLC or it's authorized agent and City of Santa Fe approval.

SCOTT McCLOY NEW MEXICO 27222 PROFESSIONAL SURVEYOR

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(505) 321-7404 ■ mccloy.surveying@gmail.com

Subdivision Plat

of Tierra Contenta Phase 3A
prepared for TC Phase 3A, LLC
lying within Section 13, 14, & the Pacheco Grant, Township 16 North, Range 8 East, New Mexico Principal Meridian
located in the vicinity of Santa Fe City and County, New Mexico
May 2025

COMMUNITY TRAIL

CURVE TABLE

Curve	Radius	Arc Length	Central Angle	Chord Bearing	Ch. Length
TC1	13.00'	18.92'	83°24'23"	N53°48'24"E	17.30'
TC2	21.00'	37.45'	102°10'11"	N63°11'18"E	32.68'
TC3	38.00'	17.18'	25°53'59"	S52°46'37"E	17.03'
TC4	38.00'	26.90'	40°33'07"	S60°06'11"E	26.34'
TC5	38.00'	16.90'	25°28'31"	S67°38'29"E	16.76'

LINE TABLE

LINE	BEARING	DISTANCE
TL1	N62°47'57"E	91.56'
TL2	N34°59'47"E	323.52'
TL3	N61°27'10"E	318.79'
TL4	N65°58'05"E	316.97'
TL5	N79°49'27"E	316.65'
TL6	N59°13'05"E	316.67'
TL7	N57°55'31"E	316.82'
TL8	N56°54'49"E	264.07'
TL9	N75°15'24"E	408.14'
TL10	S14°44'36"E	9.27'
TL11	S49°21'10"E	78.79'
TL12	S39°49'34"E	59.41'
TL13	S33°47'20"E	63.29'
TL14	S54°49'03"E	189.34'
TL15	S84°29'25"E	64.08'
TC1	ch N53°48'24"E	chord 17.30'
TL16	N12°06'13"E	5.06'
TC2	ch N63°11'18"E	chord 32.68'
TL17	S65°43'37"E	104.38'
TC3	ch S52°46'37"E	chord 17.03'
TL18	S39°49'37"E	13.83'
TC4	ch S60°06'11"E	chord 26.34'
TL19	S80°22'45"E	18.51'
TC5	ch S67°38'29"E	chord 16.76'
TL20	S54°54'13"E	67.15'

EASEMENTS

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
EC1	46.69'	21.44'	124°45'19"	37.99'	N30°00'49"E
EC2	113.96'	163.52'	39°55'49"	111.67'	N33°11'57"E
EC3	140.05'	240.01'	33°26'00"	138.07'	N38°37'45"E
EC4	40.68'	87.67'	26°34'59"	40.31'	N48°21'32"E
EC5	89.17'	155.43'	32°52'15"	87.95'	N67°59'48"E
EC6	182.55'	450.77'	23°12'12"	181.30'	N66°55'06"E
EC7	160.02'	538.67'	17°01'12"	159.43'	N79°41'13"E
EC8	46.18'	14.90'	177°30'25"	29.80'	N77°59'15"E
EC9	115.93'	358.98'	18°30'14"	115.43'	S80°33'30"W
EC10	115.81'	99.81'	66°29'04"	109.43'	N85°56'11"E
EC11	52.80'	43.63'	69°20'18"	49.64'	S52°14'32"E
EC12	21.15'	10.93'	110°54'10"	18.00'	S51°05'47"E
EC13	114.01'	200.07'	32°39'02"	112.48'	N71°04'44"W

LINE TABLE

LINE	BEARING	DISTANCE
EL1	N42°36'01"E	83.22'
EL2	N57°48'56"E	84.76'
EL3	N54°17'12"E	48.02'
EL4	N80°31'40"E	25.71'
EL5	N75°15'24"E	228.16'
EL6	N88°31'10"E	25.49'
EL7	S61°23'24"E	136.86'
EL8	N73°27'09"E	17.61'
EL9	S04°21'17"W	14.38'
EL10	S54°54'13"E	53.94'

SYMBOLS

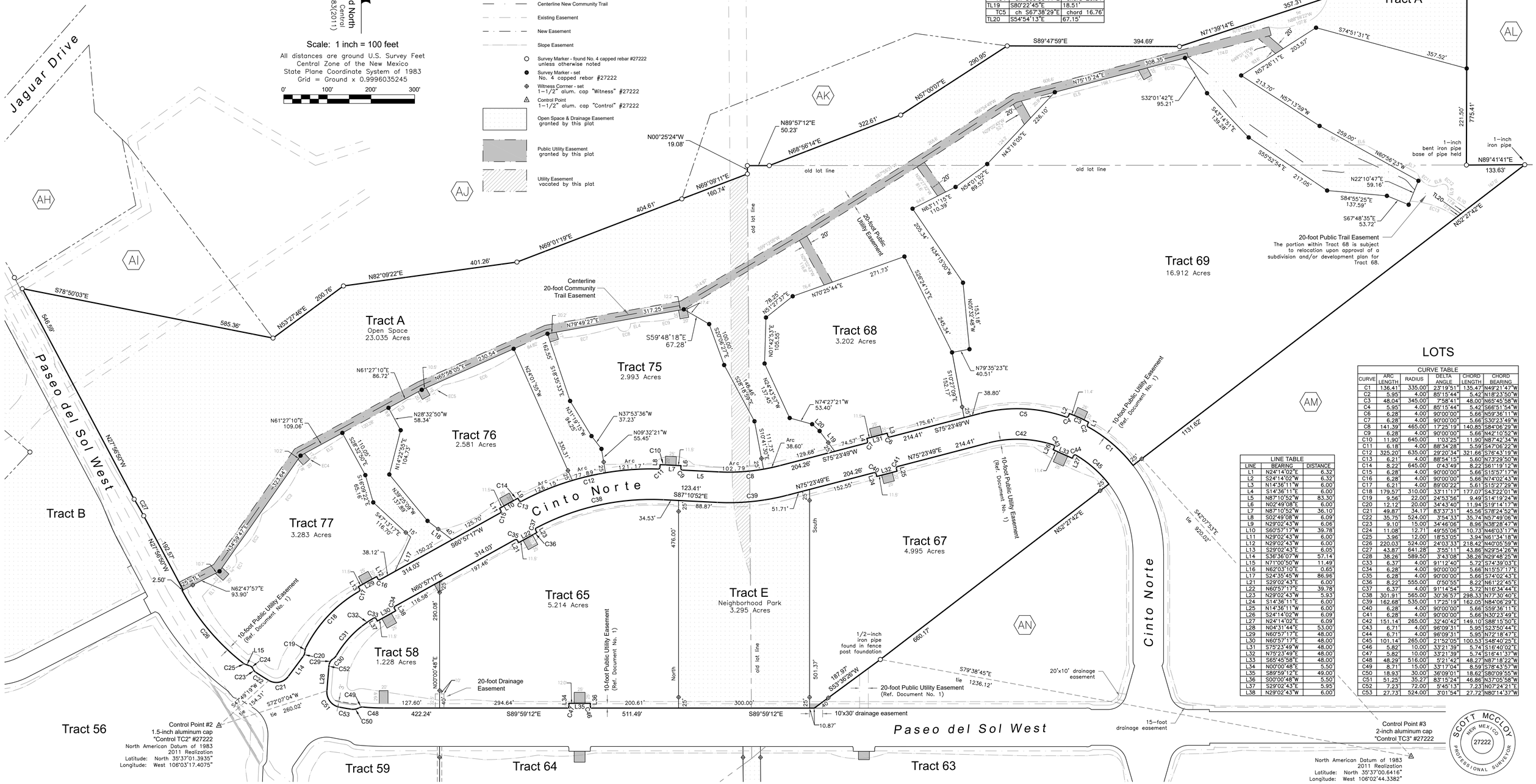
- Boundary
- New Lot Lines
- Adjoiner
- Old Lot Line
- Centerline New Community Trail
- Existing Easement
- New Easement
- Slope Easement
- Survey Marker - found No. 4 capped rebar #27222 unless otherwise noted
- Survey Marker - set No. 4 capped rebar #27222
- Witness Corner - set 1-1/2" alum. cap "Witness" #27222
- Control Point 1-1/2" alum. cap "Control" #27222
- Open Space & Drainage Easement granted by this plat
- Public Utility Easement granted by this plat
- Utility Easement vacated by this plat

Grid North
NM Central
NAD83(2011)

Scale: 1 inch = 100 feet

All distances are ground U.S. Survey Feet
Central Zone of the New Mexico
State Plane Coordinate System of 1983
Grid = Ground x 0.9996035245

0' 100' 200' 300'



LOTS

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	136.41'	335.00'	23°19'51"	135.47'	N49°21'47"W
C2	5.95'	4.00'	85°15'44"	5.42'	N18°23'50"W
C3	48.04'	345.00'	7°58'41"	48.00'	N65°45'58"W
C4	5.95'	4.00'	85°15'44"	5.42'	S66°51'54"W
C5	6.28'	4.00'	90°00'00"	5.66'	N59°36'11"W
C6	6.28'	4.00'	90°00'00"	5.66'	S30°23'49"W
C8	141.39'	465.00'	17°25'19"	140.85'	S84°06'29"W
C9	6.28'	4.00'	90°00'00"	5.66'	N42°10'52"W
C10	11.90'	645.00'	1°03'25"	11.90'	N87°42'34"W
C11	6.18'	4.00'	88°34'28"	5.59'	S47°06'22"W
C12	325.20'	635.00'	29°20'34"	321.66'	S76°43'19"W
C13	6.21'	4.00'	88°54'15"	5.60'	N73°29'50"W
C14	8.22'	645.00'	0°43'49"	8.22'	S15°19'12"W
C15	6.28'	4.00'	90°00'00"	5.66'	S15°57'17"W
C16	6.28'	4.00'	90°00'00"	5.66'	N74°02'43"W
C17	6.21'	4.00'	89°00'22"	5.61'	S15°27'29"W
C18	179.57'	310.00'	33°11'17"	177.07'	S43°22'01"W
C19	9.56'	22.00'	24°53'56"	9.49'	S14°19'24"W
C20	12.12'	20.00'	34°43'40"	11.94'	S19°14'17"W
C21	49.87'	34.17'	83°37'31"	45.56'	S78°24'52"W
C22	35.75'	524.00'	3°54'33"	35.74'	N57°49'06"W
C23	9.10'	15.00'	34°46'06"	8.96'	N38°28'47"W
C24	11.08'	12.71'	49°55'06"	10.73'	N46°03'17"W
C25	3.96'	12.00'	18°53'05"	3.94'	N61°34'18"W
C26	220.03'	524.00'	24°03'33"	218.42'	N40°05'59"W
C27	43.87'	641.28'	3°55'11"	43.86'	N29°54'26"W
C28	38.26'	589.50'	3°43'08"	38.26'	N29°48'25"W
C33	6.37'	4.00'	91°12'40"	5.72'	S74°39'03"E
C34	6.28'	4.00'	90°00'00"	5.66'	N15°57'17"E
C35	6.28'	4.00'	90°00'00"	5.66'	S74°02'43"E
C36	8.22'	555.00'	0°50'55"	8.22'	N61°22'45"E
C37	6.37'	4.00'	91°14'54"	5.72'	N16°34'44"E
C38	301.91'	565.00'	30°36'57"	298.33'	N77°30'40"E
C39	162.68'	535.00'	17°25'19"	162.05'	N84°06'29"E
C40	6.28'	4.00'	90°00'00"	5.66'	S59°36'11"E
C41	6.28'	4.00'	90°00'00"	5.66'	N30°23'49"E
C42	151.14'	265.00'	32°40'42"	149.10'	S88°15'50"E
C43	6.71'	4.00'	96°09'31"	5.95'	S23°50'44"E
C44	6.71'	4.00'	96°09'31"	5.95'	N72°18'47"E
C45	101.14'	265.00'	21°52'05"	100.53'	S48°40'25"E
C46	5.82'	10.00'	33°21'39"	5.74'	S16°40'02"E
C47	5.82'	10.00'	33°21'39"	5.74'	S16°41'37"W
C48	48.29'	516.00'	5°21'42"	48.27'	N87°18'22"W
C49	8.71'	15.00'	33°17'04"	8.59'	S78°43'57"W
C50	18.93'	30.00'	36°09'01"	18.62'	S80°09'55"W
C51	51.25'	35.27'	83°15'24"	46.86'	N37°05'58"W
C52	7.23'	72.00'	5°45'13"	7.23'	N07°24'21"E
C53	27.73'	524.00'	3°01'54"	27.72'	N80°14'37"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N24°14'02"E	6.32'
L2	S24°14'02"W	6.32'
L3	N14°36'11"W	6.00'
L4	S14°36'11"E	6.00'
L5	N87°10'52"W	83.30'
L6	N02°49'08"E	6.00'
L7	N87°10'52"W	36.10'
L8	S02°49'08"W	6.09'
L9	N29°02'43"W	6.06'
L10	S60°57'17"W	39.78'
L11	N29°02'43"W	6.00'
L12	N29°02'43"W	6.00'
L13	S29°02'43"E	6.05'
L14	S36°36'07"W	57.14'
L15	N71°00'50"W	11.49'
L16	N62°03'10"E	0.65'
L17	S24°35'45"W	86.96'
L21	S29°02'43"E	6.00'
L22	N60°57'17"E	39.78'
L23	N29°02'43"W	5.93'
L24	S14°36'11"E	6.00'
L25	N14°36'11"W	6.00'
L26	S24°14'02"E	6.09'
L27	N24°14'02"E	6.09'
L28	N04°31'44"E	53.00'
L29	N60°57'17"E	48.00'
L30	N60°57'17"E	48.00'
L31	S75°23'49"W	48.00'
L32	N75°23'49"E	48.00'
L33	S65°45'58"E	48.00'
L34	N00°00'48"E	5.50'
L35	S89°59'12"E	49.00'
L36	S00°00'48"W	5.50'
L37	S29°02'43"E	5.95'
L38	N29°02'43"W	6.00'

Control Point #2
1.5-inch aluminum cap
"Control TC2" #27222
North American Datum of 1983
2011 Realization
Latitude: North 35°37'01.3935"
Longitude: West 106°03'17.4075"

Control Point #3
2-inch aluminum cap
"Control TC3" #27222
North American Datum of 1983
2011 Realization
Latitude: North 35°37'00.6416"
Longitude: West 106°02'44.3382"

SCOTT McCLOY NEW MEXICO 27222 PROFESSIONAL SURVEYOR

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Subdivision Plat

of Tierra Contenta Phase 3A
prepared for TC Phase 3A, LLC
lying within Section 13, 14, & the Pacheco Grant, Township 16 North, Range 8 East, New Mexico Principal Meridian
located in the vicinity of Santa Fe City and County, New Mexico
May 2025

SYMBOLS

- Boundary
- New Lot Lines
- Adjoiner
- Old Lot Line
- Centerline New Community Trail
- Existing Easement
- New Easement
- Slope Easement
- Survey Marker - found No. 4 capped rebar #27222 unless otherwise noted
- Survey Marker - set No. 4 capped rebar #27222
- Witness Corner - set 1-1/2" alum. cap "Witness" #27222
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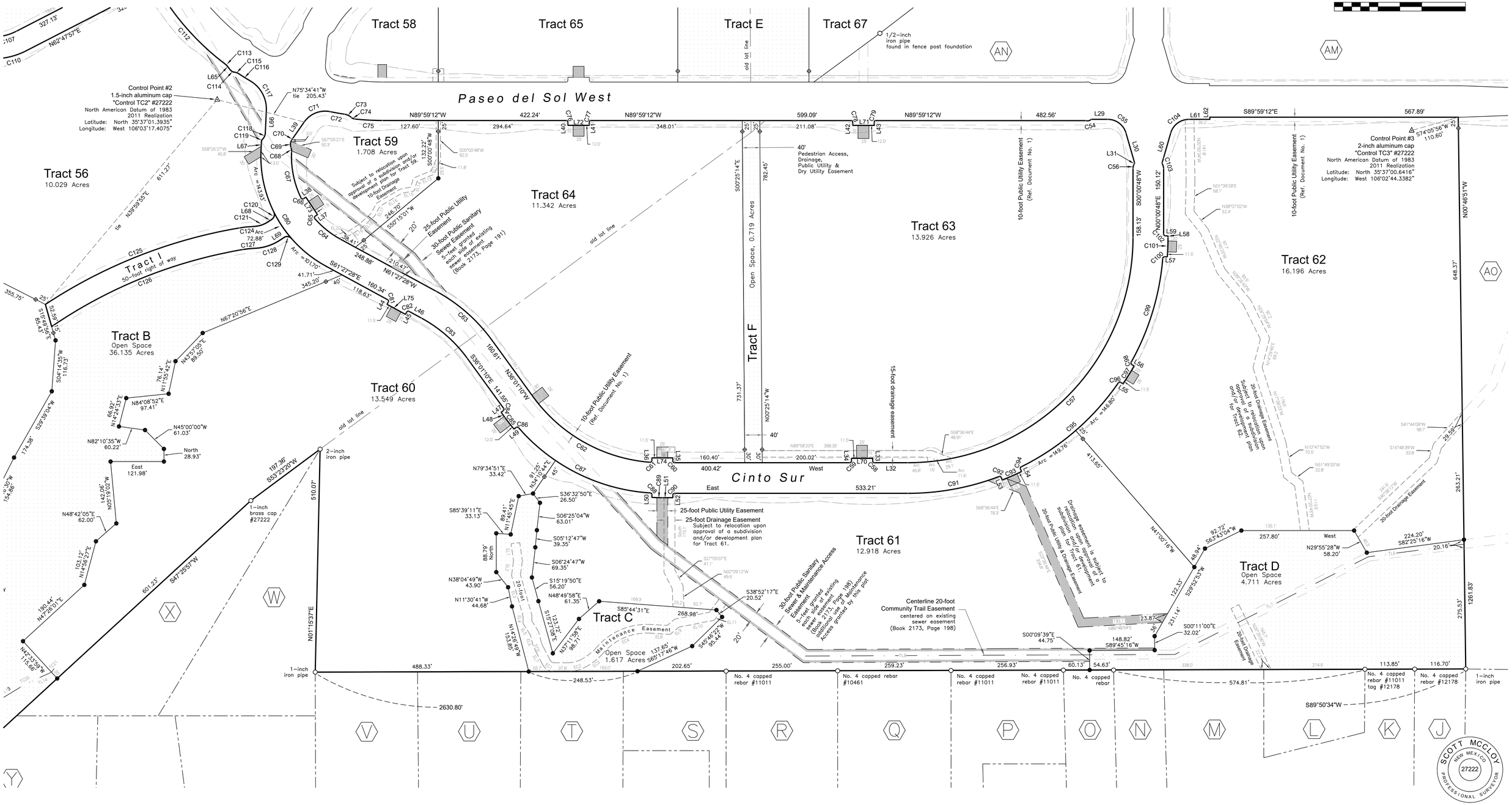
Grid North
NM Central
NAD83(2011)

Scale: 1 inch = 100 feet

All distances are ground U.S. Survey Feet
Central Zone of the New Mexico
State Plane Coordinate System of 1983
Grid = Ground x 0.9996035245

0' 100' 200' 300'



See Sheet 3E for curve and line tables.

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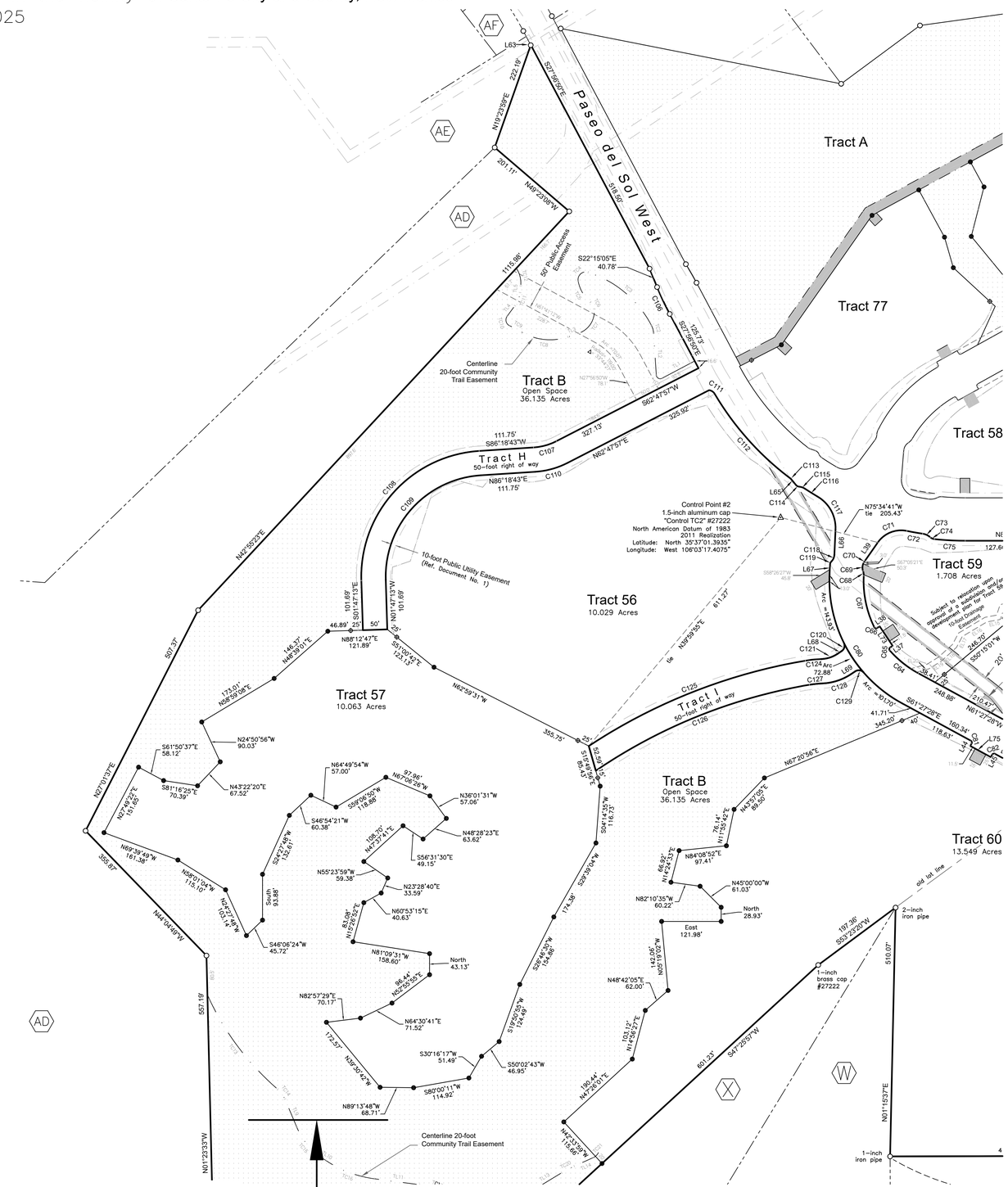


EASEMENTS

LINE TABLE		
LINE	BEARING	DISTANCE
EL1	S08°08'29"E	39.21'
EL2	S07°39'23"W	33.76'
EL3	S15°44'10"E	97.14'
EL4	South	16.40'
EL5	S32°29'27"E	30.73'
EL6	S14°36'42"E	19.58'
EL7	S27°36'52"E	34.81'
EL8	S86°45'46"E	45.81'
EL9	N50°55'38"E	25.81'
EL10	N78°53'19"E	82.43'
EL11	N36°48'01"E	43.99'
EL12	S25°01'58"W	22.19'
EL13	S67°21'57"W	42.24'
EL14	S18°13'14"W	23.28'
EL15	S79°25'33"W	28.25'
EL16	S59°16'58"W	58.56'
EL17	S27°42'59"W	25.01'
EL18	S47°51'18"W	41.76'
EL19	S58°00'48"W	30.07'
EL20	S74°50'11"W	26.54'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
EC1	30.33'	30.00'	57°55'52"	29.06'	S56°34'48"E
EC2	38.02'	85.46'	25°29'17"	37.70'	S74°23'35"W
EC3	48.49'	151.03'	18°23'42"	48.28'	N52°27'05"E
EC4	123.83'	131.72'	53°51'50"	119.32'	N66°18'19"E
EC5	19.39'	85.46'	13°00'10"	19.35'	S21°06'47"E

COMMUNITY TRAIL

LINE TABLE		
LINE	BEARING	DISTANCE
TL1	N62°03'10"E	75.70'
TL2	N03°40'33"W	86.05'
TL3	S71°23'59"W	23.24'
TL4	N36°22'17"E	26.83'
TL5	N06°01'40"E	13.71'
TL6	S82°25'16"W	221.32'
TL7	S63°12'16"W	495.00'
TL8	S89°45'16"W	450.00'
TL9	S22°56'12"E	62.39'
TL10	S56°11'50"E	8.76'
TL11	S82°31'42"E	93.16'
TL12	S55°46'27"E	22.02'
TL13	N58°42'44"E	69.93'
TL14	N65°49'31"E	42.79'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
TC1	15.96'	8.00'	114°16'17"	13.44'	S60°48'42"E
TC2	16.71'	40.00'	23°55'49"	16.59'	S15°38'27"E
TC3	173.51'	222.75'	44°37'54"	169.16'	S49°55'19"E
TC4	33.01'	16.00'	118°12'08"	27.46'	N48°39'41"E
TC5	51.02'	73.30'	39°52'47"	49.99'	S30°22'46"E
TC6	16.00'	21.00'	43°38'47"	15.61'	N28°29'46"W
TC7	64.10'	47.04'	78°04'21"	59.26'	N32°21'48"E
TC8	98.22'	114.33'	49°13'16"	95.23'	S83°59'24"E
TC9	27.79'	262.87'	6°03'27"	27.78'	S62°24'29"E
TC10	23.10'	13.00'	101°48'30"	20.18'	S14°31'58"E
TC11	29.13'	55.00'	30°20'38"	28.79'	S21°11'59"W
TC12	37.95'	55.00'	39°32'05"	37.20'	S13°44'23"E
TC13	243.08'	557.27'	24°59'31"	241.15'	N36°40'31"W
TC14	25.18'	55.00'	26°14'04"	24.96'	N36°03'14"W
TC15	83.59'	144.00'	33°15'37"	82.42'	N39°34'01"W
TC16	107.08'	233.00'	26°19'52"	106.14'	N69°21'46"W
TC17	67.24'	144.00'	26°45'14"	66.63'	N69°09'05"W
TC18	33.17'	55.00'	34°33'19"	32.67'	N73°03'07"W
TC19	125.89'	233.00'	30°57'29"	124.37'	S74°11'29"W
TC20	28.93'	233.00'	7°06'47"	28.91'	S62°16'07"W
TC21	14.90'	21.00'	40°39'06"	14.59'	S45°29'58"W

SYMBOLS

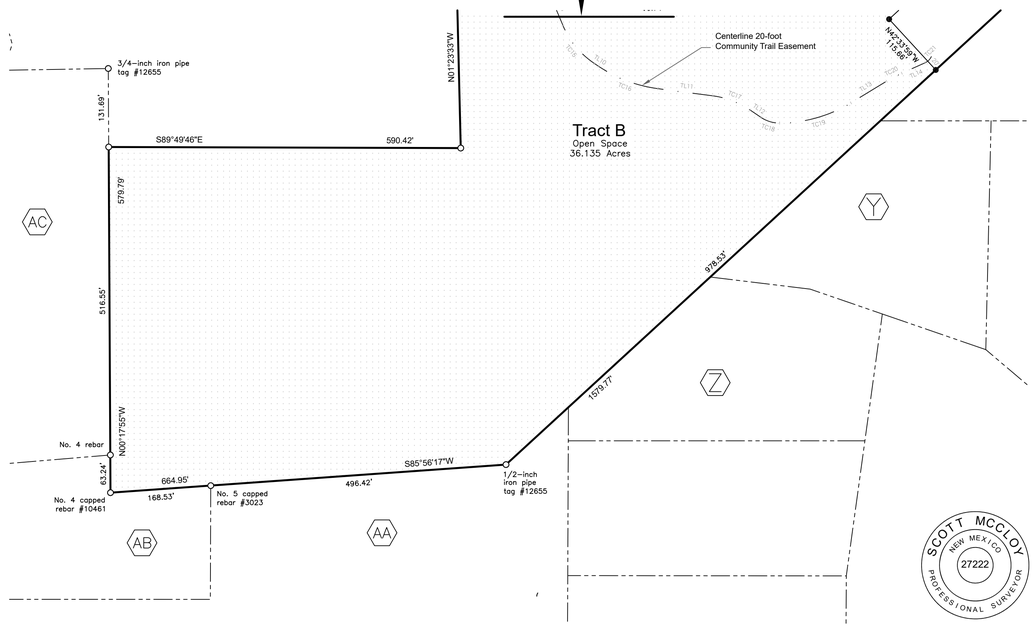
- Boundary
- New Lot Lines
- Adjoiner
- Old Lot Line
- Centerline New Community Trail
- Existing Easement
- New Easement
- Slope Easement

- Survey Marker - found No. 4 capped rebar #27222 unless otherwise noted
- Survey Marker - set No. 4 capped rebar #27222
- Witness Corner - set 1-1/2" alum. cap "Witness" #27222
- Control Point 1-1/2" alum. cap "Control" #27222
- Open Space & Drainage Easement granted by this plat
- Public Utility Easement granted by this plat

LOTS

LINE TABLE		
LINE	BEARING	DISTANCE
L29	S89°58'43"E	37.92'
L30	S16°01'19"E	71.67'
L31	S27°17'53"W	3.21'
L32	West	76.29'
L33	North	6.00'
L34	South	6.00'
L35	North	7.01'
L36	South	5.92'
L37	N56°18'47"E	6.23'
L38	S56°18'47"W	6.23'
L39	N34°56'28"E	46.10'
L40	S00°00'48"W	5.50'
L41	N00°00'48"E	5.50'
L42	S00°00'48"W	5.50'
L43	N00°00'48"E	5.50'
L44	S28°32'32"W	6.00'
L45	N28°32'32"E	5.99'
L46	S61°27'28"E	32.54'
L47	S52°19'30"W	6.12'
L48	S36°01'10"E	14.88'
L49	N52°34'49"E	6.23'
L50	South	6.25'
L51	East	24.00'
L52	North	6.00'
L53	S23°36'44"E	6.18'
L54	N23°36'44"W	6.18'
L55	S58°06'25"E	6.18'
L56	N58°06'25"W	6.18'
L57	S88°02'56"E	6.18'
L58	N00°00'48"E	3.81'
L59	N88°02'56"W	6.14'
L60	N16°02'59"E	71.68'
L61	S89°59'12"E	47.95'
L62	N00°00'48"E	5.00'
L63	N62°03'10"E	49.00'
L64	N57°54'05"E	5.28'
L65	S39°34'14"E	15.33'
L66	S02°34'27"W	51.92'
L67	S02°34'27"W	21.04'
L68	S56°18'47"W	10.41'
L69	N56°18'47"E	10.41'
L70	West	48.50'
L71	S89°59'12"E	49.00'
L72	S89°59'12"E	49.00'
L73	S33°41'13"E	48.00'
L74	West	48.00'
L75	N61°28'10"W	48.00'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C54	13.12'	12.71'	59°07'28"	12.54'	N76°08'56"E
C55	55.76'	43.27'	73°49'53"	51.98'	S52°56'20"E
C56	9.52'	20.00'	27°17'05"	9.43'	S13°39'20"W
C57	808.84'	515.00'	89°59'12"	728.24'	N45°00'24"E
C58	6.28'	4.00'	90°00'00"	5.66'	N45°00'00"W
C59	6.28'	4.00'	90°00'00"	5.66'	S45°00'00"W
C60	6.28'	4.00'	90°00'00"	5.66'	N45°00'00"W
C61	6.59'	4.00'	94°26'54"	5.87'	S47°13'27"W
C63	170.93'	385.00'	25°26'18"	169.53'	N48°44'19"W
C64	75.59'	215.00'	20°08'42"	75.20'	N51°23'07"W
C65	6.82'	4.00'	97°37'33"	6.02'	N07°30'00"E
C66	6.82'	4.00'	97°37'33"	6.02'	N74°52'27"W
C67	108.88'	215.00'	29°01'00"	107.72'	N11°33'11"W
C68	10.01'	25.00'	22°57'03"	9.95'	N08°31'13"W
C69	17.77'	20.00'	50°55'02"	17.19'	N05°27'47"E
C70	4.07'	58.00'	4°01'10"	4.07'	N32°55'53"E
C71	67.72'	58.22'	66°39'06"	63.97'	N68°16'01"E
C72	32.97'	596.00'	3°10'11"	32.97'	S79°59'31"E
C73	17.54'	30.00'	33°30'00"	17.29'	S64°49'36"E
C74	9.40'	15.00'	35°55'01"	9.25'	S66°02'06"E
C75	63.18'	603.91'	5°59'39"	63.15'	S86°59'25"E
C76	5.82'	10.00'	33°22'07"	5.74'	S16°40'16"E
C77	5.82'	10.00'	33°22'07"	5.74'	N16°41'51"E
C78	5.82'	10.00'	33°22'07"	5.74'	S16°40'16"E
C79	5.82'	10.00'	33°22'07"	5.74'	N16°41'51"E
C80	290.37'	285.00'	58°22'28"	277.97'	S32°16'14"E
C81	6.28'	4.00'	90°00'00"	5.66'	S16°27'28"E
C82	6.28'	4.00'	90°00'00"	5.66'	N73°32'32"E
C83	139.86'	315.00'	25°26'18"	138.71'	S48°44'19"E
C84	6.17'	4.00'	88°20'40"	5.57'	S08°09'10"W
C85	33.61'	445.00'	4°19'38"	33.60'	S38°10'59"E
C86	6.04'	4.00'	86°30'36"	5.48'	S84°09'53"E
C87	344.94'	435.00'	45°26'00"	335.97'	S63°37'35"E
C88	6.03'	4.00'	86°20'35"	5.47'	S43°10'18"E
C89	24.01'	445.00'	3°05'30"	24.01'	S88°27'15"E
C90	6.28'	4.00'	90°00'00"	5.66'	N45°00'00"E
C91	213.27'	585.00'	20°53'15"	212.09'	N79°32'22"E
C92	6.09'	4.00'	87°16'31"	5.52'	S67°15'00"E
C93	48.01'	595.00'	4°37'24"	48.00'	N66°23'16"E
C94	6.09'	4.00'	87°16'31"	5.52'	N20°01'31"E
C95	296.56'	585.00'	29°02'42"	293.39'	N49°08'25"E
C96	6.09'	4.00'	87°16'31"	5.52'	N78°15'20"E
C97	48.01'	595.00'	4°37'24"	48.00'	N31°53'35"E
C98	6.09'	4.00'	87°16'31"	5.52'	N14°28'09"W
C99	250.00'	585.00'	24°29'06"	248.10'	N16°55'33"E
C100	6.09'	4.00'	87°16'04"	5.52'	N48°19'02"E
C101	44.21'	595.00'	4°15'25"	44.20'	N02°08'30"E
C102	6.15'	4.00'	88°03'44"	5.56'	N44°01'04"W
C103	12.65'	31.97'	22°39'53"	12.56'	N17°06'04"W
C104	55.86'	43.27'	73°57'50"	52.06'	N53°01'54"E
C105	59.05'	594.00'	5°41'45"	59.03'	S25°05'58"E
C106	60.88'	598.44'	5°49'45"	60.86'	S25°09'58"E
C107	48.83'	119.00'	23°30'46"	48.49'	S74°33'20"W
C108	396.71'	258.00'	88°05'56"	358.76'	S42°15'45"W
C111	14.23'	16.00'	50°58'24"	13.77'	S56°03'18"E
C112	234.29'	596.00'	22°31'24"	232.79'	S41°49'48"E
C113	1.89'	8.00'	13°31'16"	1.88'	S46°19'45"E
C114	7.89'	10.00'	45°12'17"	7.69'	S62°10'22"E
C115	12.31'	25.00'	28°13'17"	12.19'	S70°39'51"E
C116	30.83'	596.00'	2°57'51"	30.83'	S58°02'08"E
C117	80.60'	74.37'	62°05'30"	76.71'	S28°28'18"E
C118	14.97'	20.00'	42°52'49"	14.62'	S24°00'52"W
C119	7.48'	10.00'	42°52'49"	7.31'	S24°00'52"W
C120	18.76'	13.00'	82°40'26"	17.17'	S14°58'34"W
C121	35.12'	64.00'	31°26'24"	34.68'	S72°01'59"W
C122	136.67'	258.00'	30°21'07"	135.08'	S72°34'37"W
C123	31.62'	208.00'	8°42'32"	31.59'	S61°45'20"W
C124	32.96'	258.00'	7°19'11"	32.94'	S84°05'35"W
C125	480.28'	1151.57'	23°53'47"	476.81'	S68°29'07"W
C126	475.36'	1101.57'	24°43'29"	471.68'	N68°04'16"E
C127	26.57'	208.00'	7°19'11"	26.55'	N84°05'35"E
C128	62.56'	114.00'	31°26'24"	61.77'	N72°01'59"E
C129	18.76'	13.00'	82°40'26"	17.17'	S82°21'01"E



SCOTT McCLOY
NEW MEXICO
27222
PROFESSIONAL SURVEYOR

McCLOY LAND SURVEYING, LLC ■ 150 CENTRAL PARK SQUARE ■ LOS ALAMOS, NEW MEXICO 87544
(505) 321-7404 ■ mccloy.surveying@gmail.com

Match Line

TOPOGRAPHIC SURVEY

FOR

TIERRA CONTENTA CORPORATION

PHASE 3A

WITHIN PORTIONS OF

SECTION 13 AND SECTION 14 OF TOWNSHIP 16 NORTH, RANGE 08 EAST,
AND SECTION 18 OF TOWNSHIP 16 NORTH, RANGE 09 EAST,
OF THE NEW MEXICO PRINCIPAL MERIDIAN AND WITHIN
THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

LEGEND

- FOUND POINT
- CALCULATED POINT (NOT FOUND OR SET)
- FOUND BRASS CAP
- GOVERNMENT MONUMENT AS INDICATED
- WV WATER VALVE
- FH FIRE HYDRANT
- WM WATER METER
- T TELEPHONE PEDESTAL
- CO SANITARY SEWER CLEANOUT
- GM GAS METER
- MH SANITARY SEWER MANHOLE
- S STORM MANHOLE
- UP UTILITY POLE AND ANCHOR GUY
- LP LIGHT POLE
- B CONCRETE BOLLARD
- DI DROP INLET

- ADJOINER PROPERTY LINE
- EDGE OF ASPHALT ROAD
- EDGE OF DIRT ROAD
- FLOWLINE DRAINAGE
- TOP OF BANK
- TOE OF BANK
- T UNDERGROUND TELEPHONE LINE
- G UNDERGROUND GAS LINE
- S UNDERGROUND SANITARY SEWER LINE
- E AERIAL UTILITY LINE
- FENCE
- WOOD FENCE

GENERAL NOTES

1. REFER TO PLAT OF SURVEY ENTITLED "DEDICATION PLAT FOR TRACT 8A3-7B".. PREPARED BY JAMES B. SANCHEZ NMPLS. No 12655 ON OCTOBER 21, 2011. HAVING PROJECT No. 160813l4-TC P28D AND RECORDED IN THE OFFICE OF THE SANTA FE, COUNTY CLERKS OFFICE IN BOOK 738 PAGE 14-15.
2. REFER TO PLAT OF SURVEY ENTITLED "BOUNDARY SURVEY OF TRACT 8A3-7C, TRACT 9, TRACT 7A AND GOVERMENT LOT 8 FOR TIERRA CONTENTA SUBDIVISION PHASE 3A".. PREPARED BY JAMES B. SANCHEZ NMPLS. No 12655 ON OCTOBER 19, 2021, HAVING PROJECT No.: 160813-TCCP3A BNDRY
3. REFER TO PLAT OF SURVEY ENTITLED "NEW MEXICO SCHOOL FOR THE DEAF, WITHIN SECTION 13, T. 16N., R. 8E., AND SECTION 18, T. 16N., R. 9E., N.M.P.M. PREPARED BY MORRIS SURVEYING/ENGINEERING. HAVING PROJECT NUMBER 12510.
4. ELEVATIONS ARE BASED UPON N.G.S. CONTROL MONUMENT "11 SC" 6175.48 FEET (NAVD 88) AND CITY OF SANTA FE CONTROL MONUMENT "SF 1008" 6339.68' (NAVD 88).
5. THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION PURPOSES ONLY. FOR BOUNDARY INFORMATION REFER TO PLATS REFERENCED AS NOTES No. 1 AND No 2.
6. CONTOUR INTERVAL IS 1', WITH EVERY 5TH CONTOUR INDEXED.
7. BEARINGS, DISTANCES & ACREAGE SHOWN ARE TAKEN DIRECTLY FROM PLAT OF NOTES 1 AND 2.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE TOPOGRAPHY AS DELINEATED HEREON, IS AN ACCURATE REPRESENTATION OF A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND COMBINED WITH OTHER SOURCE VERIFIED BY ME IN THE FIELD ON 06-14-15, AND JANUARY 2023, AND THAT IT COMPLIES WITH UNITED STATES NATIONAL MAP ACCURACY STANDARDS. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES AND CORNERS ARE SHOWN FOR ORIENTATION PURPOSES ONLY.

JAMES B. SANCHEZ, P.S. No. 12655 — DATE 2-6-23

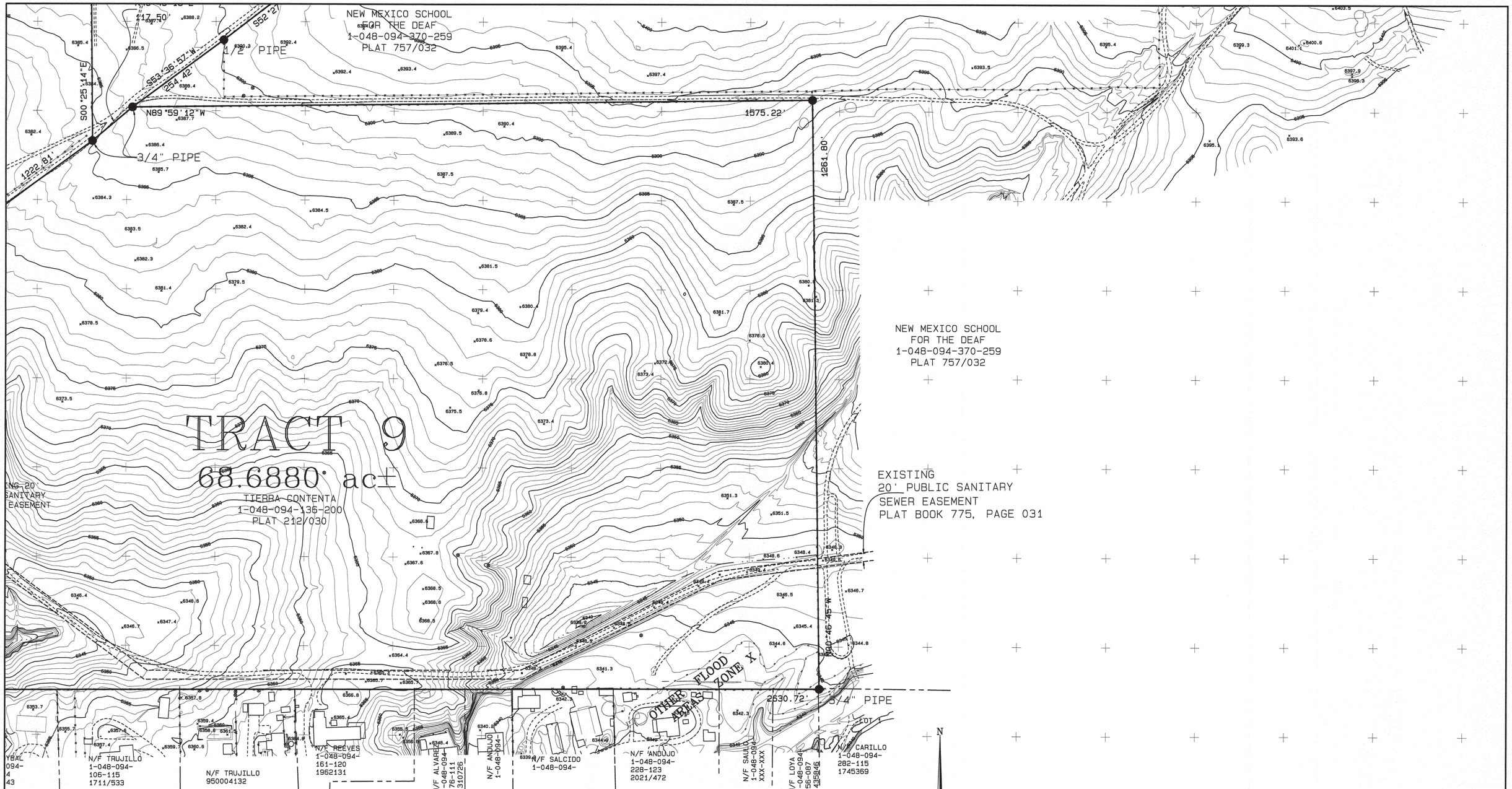
JAMES B. SANCHEZ NEW MEXICO 12655 REGISTERED PROFESSIONAL SURVEYOR

GRAPHIC SCALE 1" = 100'
0 100 200 300

SHEET 1 OF 4

SANTA FE SURVEYING COMPANY		
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA STREET STE #8		
PHONE (505)-992-3211, MOBILE (505) 660-2659, FAX (505)-992-9905		
PROJECT No.: 160918-TCCP3A TOPO		
DRAFTED BY: JBS	DATE: 07-20-15	
CHECKED BY:	DATE:	
REVISION	DATE	BY
MODIFIED	02-06-23	JBS

SHEET 4A



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- FIRE HYDRANT
- WATER METER
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- SANITARY SEWER CLEANOUT
- GAS METER
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- UTILITY POLE AND ANCHOR GUY
- LIGHT POLE
- CONCRETE BOLLARD
- DROP INLET
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- EDGE OF ASPHALT ROAD
- EDGE OF DIRT ROAD
- FLOWLINE DRAINAGE
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- TOE OF BANK
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- UNDERGROUND SANITARY SEWER LINE
- AERIAL UTILITY LINE
- FENCE
- WOOD FENCE

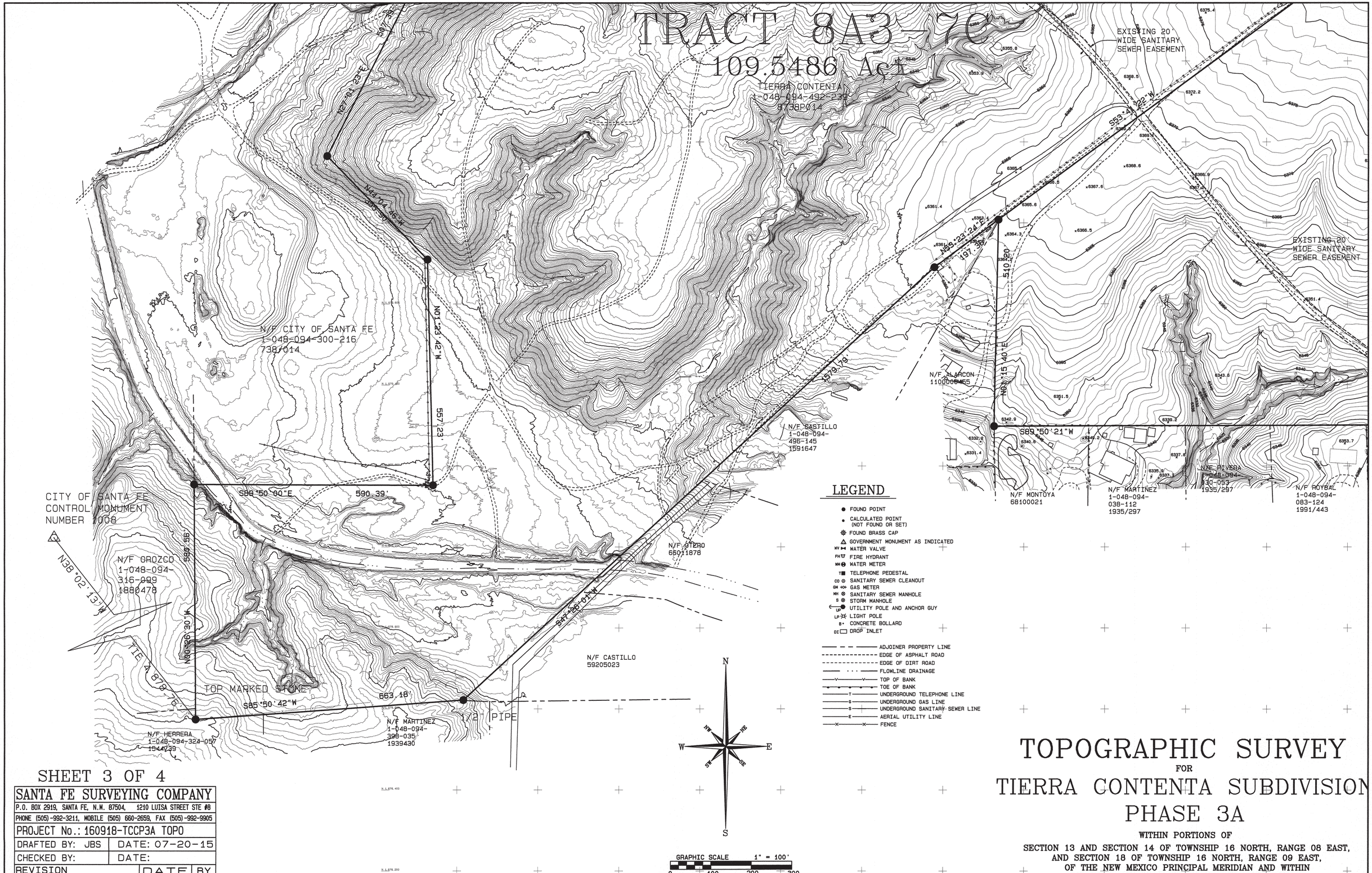
SHEET 2 OF 4

SANTA FE SURVEYING COMPANY		
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA STREET STE #8		
PHONE (505)-992-3211, MOBILE (505) 660-2659, FAX (505)-992-9905		
PROJECT No.: 160918-TCCP3A TOPO		
DRAFTED BY: JBS	DATE: 07-20-15	
CHECKED BY:	DATE:	
REVISION	DATE	BY
MODIFIED	02-06-23	JBS

TOPOGRAPHIC SURVEY
FOR
TIERRA CONTENTA SUBDIVISION
PHASE 3A

WITHIN PORTIONS OF
SECTION 13 AND SECTION 14 OF TOWNSHIP 16 NORTH, RANGE 08 EAST,
AND SECTION 18 OF TOWNSHIP 16 NORTH, RANGE 09 EAST,
OF THE NEW MEXICO PRINCIPAL MERIDIAN AND WITHIN
THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

SHEET 4B



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- FENCE

TOPOGRAPHIC SURVEY
FOR
TIERRA CONTENTA SUBDIVISION
PHASE 3A

WITHIN PORTIONS OF
SECTION 13 AND SECTION 14 OF TOWNSHIP 16 NORTH, RANGE 08 EAST,
AND SECTION 18 OF TOWNSHIP 16 NORTH, RANGE 09 EAST,
OF THE NEW MEXICO PRINCIPAL MERIDIAN AND WITHIN
THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

SHEET 4C

SHEET 3 OF 4

SANTA FE SURVEYING COMPANY
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA STREET STE #8
PHONE (505)-992-3211, MOBILE (505) 660-2659, FAX (505)-992-9905

PROJECT No.: 160918-TCCP3A TOPO

DRAFTED BY: JBS	DATE: 07-20-15
CHECKED BY:	DATE:

REVISION	DATE	BY
MODIFIED	02-06-23	JBS

TOPOGRAPHIC SURVEY
FOR
TIERRA CONTENTA SUBDIVISION
PHASE 3A

WITHIN PORTIONS OF
SECTION 13 AND SECTION 14 OF TOWNSHIP 16 NORTH, RANGE 08 EAST,
AND SECTION 18 OF TOWNSHIP 16 NORTH, RANGE 09 EAST,
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N
W E
S

GRAPHIC SCALE 1" = 100'
0 100 200 300

SHEET 4 OF 4

SANTA FE SURVEYING COMPANY		
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA STREET STE #8		
PHONE (505)-992-3211, MOBILE (505) 660-2659, FAX (505)-992-9905		
PROJECT No.: 160918-TCCP3A TOPO		
DRAFTED BY: JBS	DATE: 07-20-15	
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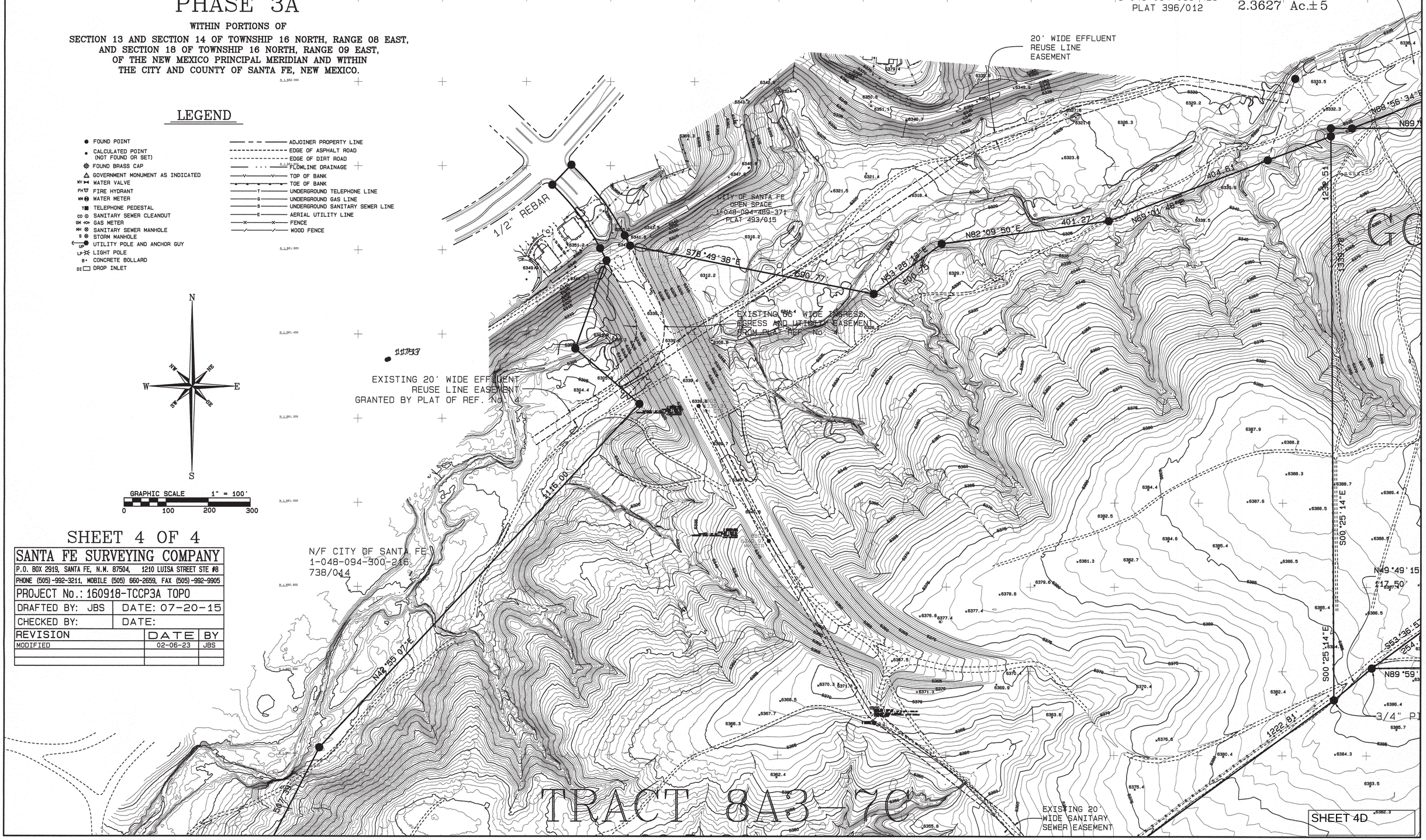
REVISION	DATE	BY
MODIFIED	02-06-23	JBS



ALTA / NSPS Land Title Survey

of Tierra Contenta Phase 3A
prepared for Homewise, Inc.
lying within Section 13, 14, & the Pacheco Grant, Township 16 North, Range 8 East, New Mexico Principal Meridian
located in the vicinity of Santa Fe City and County, New Mexico
September 2024

RECORD LEGAL DESCRIPTION

From Title Commitment, Reference Document No. 1

- One
  Tract 8A3–7C of the Dedication Plat for Tracts 8A3–7B within the TIERRA CONTENTA SUBDIVISION, PHASE 2B, comprised of a portion of "Tract 8A3–7", the remaining undeveloped Land of Tierra Contenta Subdivision, within Section 14 and Section 13 of Township 18 North, Range 8 East, of the New Mexico Principal Meridian, City and County of Santa Fe, New Mexico, filed for recorded in the Office of the County Clerk of Santa Fe, New Mexico on October 21, 2011, in Book 738, page 14–15.
- Two
  A tract of land lying and being situate within Section 13, Township 16 North, Range 8 East, N.M.P.M., being more particularly described as follows:
  BEGINNING at the southwest corner of this tract from which southwest corner of Section 13 bears S. 01° 36' 15" W., a distance of 1331.74';
  THENCE from said point of beginning N. 01°36' 15" E., a distance of 510.07' to a point;
  THENCE N. 54° 01' 15" E., 1222.36';
  THENCE N. 50° 25' 15" E., 117.75';
  THENCE N. 89° 40' 15" E., 1526.51';
  THENCE S. 00° 24' 45" E., 1321.00';
  THENCE N. 89° 48' 45" W., 2630.65' to the point of beginning, and **as shown on Plat of Survey for "William F. Martinez" by Morris A. Apodaca, dated November 29, 1979, in Plat Book 231, page 046, records of Santa Fe County, New Mexico.** *The bolded text above is incorrect. The listed description is from Exhibit A attached to a Warranty Deed recorded within the official Santa Fe County Records in Book 391, Page 9. Plat Book 231, Page 46 shows the described lands as Tract 9 but with slightly different measurements than those listed in the title commitment.*
- Three
  Government Lot 8, as shown on the Plat of Survey of a portion of Lot 8, a portion of Lot 9 of Section 12, Township 16 North, Range 8 East of the New Mexico principal Meridian, Santa Fe County, New Mexico, as the same is shown and designated on the plat of said survey, filed in the Office of the County Clerk of Santa Fe County, New Mexico on September 30, 1998, in Book 396, page 011.
- Four
  Tract 7A, of the Remaining Portion of Government Lot 7, Tierra Contenta Subdivision, Phase 1B, Unit 1, comprised of a portion of Lot 8, a Portion of Lot 9 of Section 12, All of Lot 7 of Section 13, Tract 8–A, Tract A–1, within the Pacheco Grant, within projected Section 11 and Section 14, Township 16 North, Range 6 East of the New Mexico Principal Meridian, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Santa Fe County, New Mexico on September 30, 1998, in Plat Book 396, page 012.

SURVEY NOTES

1. Distances are expressed in US Survey Feet measured along the surface of the earth. To convert reported distances to grid multiply by the project combined scale factor of 0.9996035245.

2. Bearings are related to Grid North of the New Mexico State Plane Coordinate System of 1983, Central Zone, 2010 Realization.

3. As delineated on F.I.R.M. Panel No. 35049C0506E, Map Revised December 4th, 2012, Portions of the subject property lie within:
   –Zone X (Areas determined to be outside the 0.2% annual chance floodplain)
   –Zone AE (Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood) (Base Flood Elevations determined.)
   –Other Flood Areas (Areas of 0.2% annual chance flood; area of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.)
   Flood Hazard Boundaries are shown by graphic scaling only from the FIRM map. No field survey was conducted to verify the Flood Hazard Boundary.

SURVEYOR'S CERTIFICATE

To: Homewise, Inc. and Chicago Title Insurance Company:

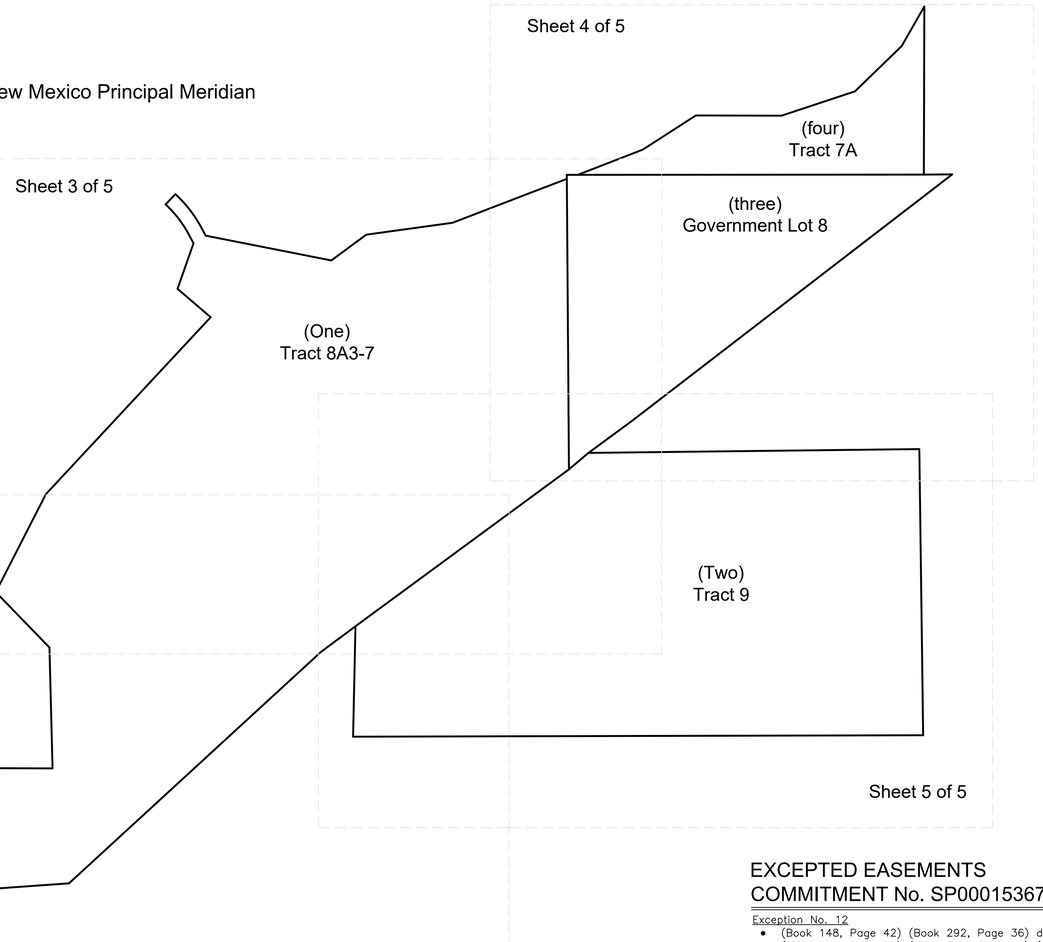
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 13, and 19 of Table A thereof. The fieldwork was completed during September of 2024.

preliminary

SCOTT McCLOY N.M.P.S. No. 27222 DATE

SCOTT McCLOY NEW MEX./CO 27222 PROFESSIONAL SURVEYOR

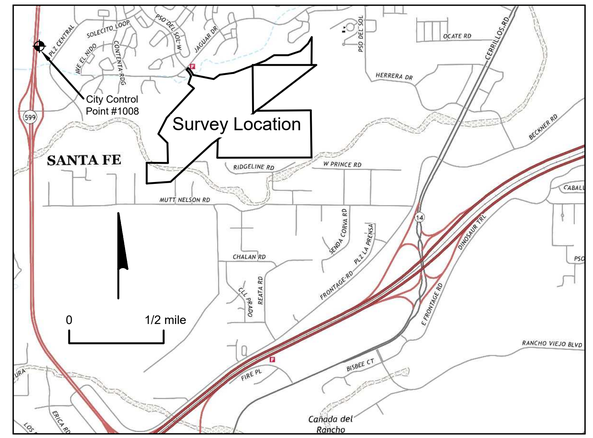
McCLOY LAND SURVEYING, LLC ■ 150 CENTRAL PARK SQUARE ■ LOS ALAMOS, NEW MEXICO 87544
(505) 321-7404 ■ mccloy.surveying@gmail.com



KEY MAP

REFERENCE DOCUMENTS

1. Commitment for Title Insurance, underwritten by Chicago Title Insurance Company, Commitment No. SP000153676, Commitment Date: September 22, 2024.
2. Dedication Plat for Tract 8A3–7B within Tierra Contenta Subdivision, Phase 2B filed within the official Santa Fe County records in Book 738, Page 14.
3. Annexation Plat for Tracts 1–9, Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (East) filed within the official Santa Fe County records in Book 165, Page 5.
4. ALTA/ACSM Land Title Survey, Tracts 1–A–1, 4, 5, 7, 8, 9, Lot 1 & Remaining Portion of Tract 3, Tierra Contenta filed within the official Santa Fe County records in Book 231, Page 44.
5. Plat of Survey of a Portion of Lot 8, a Portion of Lot 9 of Section 12, all of Lot 7 and Lot 8 of Section 13, Township 16 North, Range 8 East of the New Mexico Principal Meridian filed within the official Santa Fe County records in Book 396, Page 11.
6. Tierra Contenta Subdivision, Phase 1B, Unit 1, filed within the official Santa Fe County records in Book 396, Page 12.
7. Tierra Contenta Subdivision, Phase 2A, Unit 1, filed within the official Santa Fe County records in Book 493, Page 13.
8. Tierra Contenta Subdivision, Phase 2A, Unit 2, filed within the official Santa Fe County records in Book 543, Page 1.
9. Barrio del Corazon Subdivision, within Tract 39, Tierra Contenta Subdivision, filed within the official Santa Fe County records in Book 555, Page 45.
10. Document Book and Page of adjoining properties, as shown.
11. Document Book and Page of easements, as shown.



LOCATION MAP

SYMBOLS

- Boundary
- Adjoiner
- Easement
- Reference Tie (not a boundary)
- Fence as noted
- Pipe Bollard and Cable Fence
- Block Wall
- Survey Marker - found as noted
- Survey Marker - set as noted
- Control Point - set as noted
- City of Santa Fe Control Monument
- Telephone Pedestal
- Sewer Manhole
- FEMA Zone AE
- FEMA other flood areas
- Dirt Road

EXCEPTED EASEMENTS
COMMITMENT No. SP000153676

Exception No. 12
- (Book 148, Page 42) (Book 292, Page 36) do not show any easements that burden the subject property
- (Book 199, Page 31) (Book 231, Page 46) (Book 239, Page 24) (Book 738, Page 14) 20–foot sewer easement is shown crossing Tract 8A3–7 on Sheet 3, labeled (Book 786, Page 455)
- (Book 239, Page 24) 80–foot water line easement was terminated (Book 543, Page 1)
- (Book 239, Page 24) 40–foot water line easement is shown within Tract 8A3–7 on Sheet 3
- (Book 738, Page 14) 20–foot wide sewer easement is shown within Tract 8A3–7 on Sheet 3, labeled (Book 2173, Page 191)
- (Book 738, Page 14) 66–foot ingress, egress, & utility easement is shown within Tract 8A3–7 on Sheet 3
- (Book 738, Page 14) 20–foot effluent reuse line easement is shown within Tract 8A3–7 on Sheet 3

Exception No. 13
(Book 786, Page 455) 20–foot sewer easement is shown crossing Tract 8A3–7 on Sheet 3

Exception No. 14
(Book 2173, Page 191) 20–foot sewer easement is shown crossing Tract 8A3–7 on Sheet 3

Exception No. 18
(Book 148, Page 42) (Book 199, Page 31) (Book 231, Page 46) (Book 292, Page 36) do not show any easements that burden the subject property

Exception No. 19
(Book 2173, Page 198) 20–foot sewer easement is shown crossing Tract 9 on Sheet 5

Exception No. 22
(Book 258, Page 181) it is not on and does not touch the surveyed property

Exception No. 23
(Book 786, Page 455) affects Tract 8A3–7, see Exception No. 13 above, it is not on and does not touch Government Lot 8

Exception No. 30
(Book 199, Page 31) (Book 292, Page 36) (Book 396, Page 12) do not show any easements that burden the subject property

Exception No. 31
(Book 258, Page 181) it is not on and does not touch the surveyed property

Exception No. 32
(Book 786, Page 455) affects Tract 8A3–7, see Exception No. 13 above, it is not on and does not touch Tract 7A

Exception No. 33
(Book 292, Page 36) does not show any easements that burden the subject property

Exception No. 35
(Book 1218, Page 65) it is not on and does not touch the surveyed property

SHEET 5A

Sheet 1 of 5

DRAWN BY	S.D.M.
CHECKED BY	S.D.M

INDEXING INFORMATION FOR COUNTY CLERK					
STATE	COUNTY	SECTION	TOWNSHIP	RANGE	SUBDIVISION
NEW MEXICO	SANTA FE	13 & 14	16 NORTH	8 EAST	Tierra Contenta Phase 3A

OWNER(S)	Tierra Contenta
TAX UPC No.	1–047–094–492–239, 1–048–094–(136–200, 150–350, & 220–410)

ALTA / NSPS Land Title Survey

of Tierra Contenta Phase 3A

Sheet 3 of 5
Match Line
Sheet 2 of 5

Match Line

N16°24'43"W
833.14'

MH

MH

N53°41'10"E
(N53°41'22"E)

heavily traveled dirt road
roughly parallel to lot line
up to 60-feet into subject tract

dirt access road along easement

(S53°23'24"W)
S53°23'20"W
(197.36')
197.36'

1-inch brass cap
#27222 set
top of block wall

2-inch
iron pipe

occupied by adjoiner
junk, old cars, camper
3,831 sq.ft. within Tract 9
1,459 sq.ft. within Tract 8A3-7

510.07'
[510.21']

Tract 9

(S47°26'01"W)
S47°25'57"W
290.43'

wood rail fence
within subject tract
7-ft. to 10-ft.

Rejected
No. 4 capped rebar
found 5.9'
into subject tract

now or formerly
Manuel E & Marisela
Castillo
1-048-094-496-145
Lot 3-A-1
Book 631, Page 44

now or formerly
Cesar & Adriana Cera
1-048-094-519-144
Lot 3-A-2
Book 631, Page 44

N01°15'37"E
[N01°15'25"E]

wire fence
within subject tract
up to 2-feet

[2630.77']
2630.80'

939.53'

1-inch
iron pipe

now or formerly
Adrian J & Gabrielle A
Montoya
1-048-094-014-112
Lot 1A
Book 459, Page 48

now or formerly
Tricia Martinez
1-048-094-038-112
Lot 1B
Book 459, Page 48

now or formerly
Gary M Rivera
1-048-094-030-053
Tract A
Book 247, Page 3

Tract 8A3-7
Book 738, Page 14

no buildings observed
numerous trails, dirt roads, & paths observed
numerous illegal dumping sites observed

(S07°39'E)
S07°37'E

(N27°01'29"E)
N27°01'37"E

355.97'
(355.95')

(N44°04'49"W)
N44°04'49"W

(557.23')
557.19'

"Swan Park"
now or formerly
City of Santa Fe
1-047-094-300-216
Tract 8A3-7B
Book 738, Page 14

3/4-inch iron pipe
tag #12655

(N01°23'42"W)
N01°23'35"W
(590.39')
590.42'

(S89°50'00"E)
S89°49'46"E

Zone X
Areas outside
the 0.2% annual
chance flood.

Other Flood Areas

Zone AE

FEMA Special Flood Hazard Area

telephone pedestal
within subject tract
10.5-ft.

wire fence within subject tract
up to 15-feet

Rejected
No. 5 rebar
found 2.8'
into subject tract

now or formerly
Raul & Sarah Reyes
1-047-094-460-106
Lot 3-B1
Book 645, Page 33

436.92'

Black wall within subject tract - up to 6-feet

now or formerly
Norma M Garcia & Reyes Orozco
1-047-094-316-099
Lot 2A-2
Book 595, Page 38

579.79'
(580.56')

516.55'

wire fence

N00°17'55"W
(N00°26'30"W)

telephone pedestal
within subject tract
8.7-ft.

710.30'

Zone AE

Other Flood Areas

(1579.79')
1579.77'

now or formerly
Sergio & Adela Castillo
1-047-094-436-082
Lot 3, Tract B-1
Book 440, Page 47

Zone X
Areas outside
the 0.2% annual
chance flood.

Rejected
No. 5 capped rebar #3023
found 1.7' into subject tract

142.12'

No. 4 rebar

63.24'

(663.18')
664.95'

wire fence
within subject tract
up to 16-feet

(S85°50'42"W)
S85°56'17"W

496.42'

1/2-inch
iron pipe
tag #12655

No. 4 capped rebar #10461
marked stone "P SW CRN"
found lying alongside,
unearthed

168.53'

No. 5 capped
rebar #3023

now or formerly
Michael G & Beatrice
Herrera
1-047-094-324-057
Lot 2A-4
Book 595, Page 38

now or formerly
Brown-Katz Family Trust
1-047-094-398-035
Lot 2-E
Book 336, Page 11

Grid North
NM Central
NAD83(2011)

Scale: 1 inch = 100 feet

All distances are ground U.S. Survey Feet
Central Zone of the New Mexico
State Plane Coordinate System of 1983
Grid = Ground x 0.9996035245

0' 100' 200' 300'

SHEET 5B

SCOTT McCLOY
NEW MEXICO
27222
PROFESSIONAL SURVEYOR

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(505) 321-7404 ■ mccloy.surveying@gmail.com

ALTA / NSPS Land Title Survey

of Tierra Contenta Phase 3A

Grid North
NM Central
NAD83(2011)

Scale: 1 inch = 100 feet

All distances are ground U.S. Survey Feet
Central Zone of the New Mexico
State Plane Coordinate System of 1983
Grid = Ground x 0.9996035245

0' 100' 200' 300'

Paseo Del Sol West

Jaguar Drive
66-foot right of way

N43°37'50"E
66.00'

Chiseled "+"

Fire Station 8
now or formerly
City of Santa Fe
1-047-094-467-391
Tract 35
Book 493, Page 15

20-foot Sanitary Sewer Easement
City of Santa Fe
Book 786, Page 455

now or formerly
City of Santa Fe
1-048-094-093-429
Open Space
Book 396, Page 12

now or formerly
Everardo & Luz Molinar
1-047-094-439-373
Lot 6
Book 555, Page 45

now or formerly
Jo Ann Miera
1-047-094-446-365
Lot 7
Book 555, Page 45

No. 4 capped rebar #12451

sloping street to private driveway

Arc = 83.06'

C1

Arc = 106.92'

C2

chain link fence

storm water inlet

L1

L2

(S78°49'38"E)
S78°50'03"E

now or formerly
City of Santa Fe
1-047-094-489-371
Open Space
Book 493, Page 15

8-foot
paved recreation path
crosses 66' public ingress, egress
& utility easement

(590.77')
590.96'

(N63°28'17"E)
N63°27'46"E

(200.75')
200.76'

(N82°09'50"E)
N82°09'22"E

(401.27')
401.26'

(N69°01'48"E)
N69°01'19"E

(404.61')
404.61'

(N69°09'40"E)
N69°09'11"E

160.74'
(160.74')

L3

L4

[N68°56'34"E]
N68°56'14"E

1647.35'
((1647.43'))

1359.09'
((1358.89'))

Government Lot 8

40-foot Waterline Easement
City of Santa Fe
Book 239, Page 24

barb wire fence

(1339.79')
1340.01'

N00°25'24"W
((N00°25'14"W))

(222.20')
222.19'

(N19°23'46"E)
N19°23'59"E

4'x6' concrete box culvert

20-foot Effluent Reuse Line Easement
City of Santa Fe
Book 738, Page 15

66-foot Public Ingress, Egress
& Utility Easement
Book 738, Page 15

MH

(N49°23'04"W)
N49°23'08"W
201.11'
(201.13')

now or formerly
City of Santa Fe
1-047-094-292-304
Open Space
Book 543, Page 1

20-foot Sanitary Sewer Easement
City of Santa Fe
Book 786, Page 455

City of Santa Fe
Control Point #1008
3-inch aluminum cap
on concrete post

geodetic mean N69°03'31"W
grid N69°10'04"W
ground 5086.77'
grid 5084.75'

(1116.00')
1115.98'

dirt access road along easement

"Swan Park"
now or formerly
City of Santa Fe
1-047-094-300-216
Tract 8A3-7B
Book 738, Page 14

(N42°55'07"E)
N42°55'23"E

(507.39')
507.37'

(N27°01'23"E)
N27°01'37"E

355.87'
(355.90')

N44°04'48"W
(N44°04'58"W)

Tract 8A3-7

Book 738, Page 14

no buildings observed
numerous trails, dirt roads, & paths observed
numerous illegal dumping sites observed

109.576 Acres

1
Control Point Set
1.5-inch aluminum cap
"Control TC1"
#27222
North American Datum of 1983
2011 Realization
Latitude: North 35°37'08.0781"
Longitude: West 106°02'57.8108"

S10°54'50"W
537.43'

1/2-inch
iron pipe
found in fence
post foundation

[N89°18'40"E]
N89°19'20"E

1-inch
iron pipe

205.19'

1-inch
iron pipe

254.42'

S53°36'26"W

[117.68']
117.52'

S49°51'01"W
[S50°04'40"W]

2
Control Point Set
1.5-inch aluminum cap
"Control TC2"
#27222
North American Datum of 1983
2011 Realization
Latitude: North 35°37'01.3935"
Longitude: West 106°03'17.4075"

Sheet 3 of 5
Match Line
Sheet 2 of 5
Match Line

20-foot Sanitary Sewer Easement
City of Santa Fe
Book 2173, Page 191

MH

N16°24'43"W
833.14'

Tract 9

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°38'39"W (N27°38'41"W)	32.80' (32.80')
L2	S27°38'39"E (S27°38'41"E)	27.47' (27.65')
L3	N00°25'24"W [N00°25'14"W]	19.08' [19.08']
L4	N89°57'12"E [N89°57'47"E]	50.23' [50.34']

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	189.61' (189.61')	567.47' (572.05')	19°08'38" (18°59'27")	188.73' (188.74')	S37°06'18"E (S37°06'17"E)
C2	211.24' (211.03')	633.47' (633.00')	19°06'22" (19°06'03")	210.26' (210.05')	S37°05'31"E (S37°11'36"E)

(N53°41'15"E)
N53°41'15"E
(N53°41'22"E)

heavily traveled dirt road
roughly parallel to lot line
up to 60-feet into subject tract

2-inch
iron pipe

occupied by adjoiner
junk, old cars, camper
3,831 sq.ft. within Tract 9
1,459 sq.ft. within Tract 8A3-7

(197.36')
197.36'

(S53°23'24"W)
S53°23'20"W

1-inch brass cap
#27222 set
top of block wall

510.07'
(510.21')

dirt access road along easement

1222.80'
(1222.81')

Sheet 3 of 5

SHEET 5C

SCOTT McCLOY
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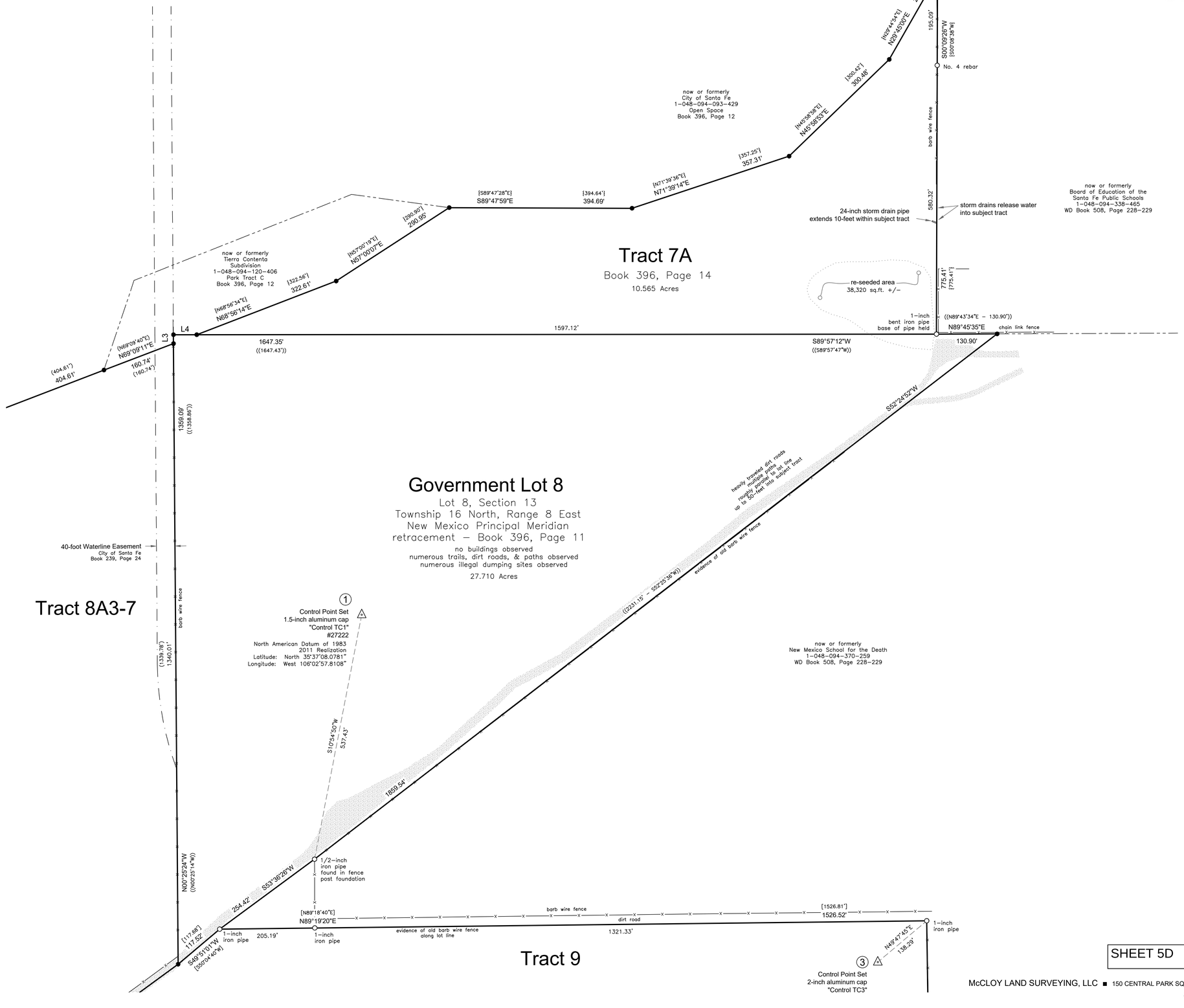
ALTA / NSPS Land Title Survey

of Tierra Contenta Phase 3A



SHEET 5D

SCOTT McCLOY
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ALTA / NSPS Land Title Survey

of Tierra Contenta Phase 3A

Grid North
NM Central
NAD83(2011)

Scale: 1 inch = 100 feet

All distances are ground U.S. Survey Feet
Central Zone of the New Mexico
State Plane Coordinate System of 1983
Grid = Ground x 0.9996035245

0' 100' 200' 300'

Tract 8A3-7

Tract 9

Book 162, Page 6

no buildings observed
numerous trails, dirt roads, & paths observed
numerous illegal dumping sites observed

68.687 Acres

20-foot Sanitary Sewer Easement
City of Santa Fe
Book 2173, Page 191

N16°24'43"W
833.14'

N53°41'15"E
(N53°41'22"E)

(S53°23'2"W)
S53°23'20"W
(197.36')
197.36'

2-inch iron pipe

occupied by adjoiner
junk, old cars, camper
3,831 sq.ft. within Tract 9
1,459 sq.ft. within Tract 8A3-7

dirt access road along easement

20-foot Sanitary Sewer Easement
City of Santa Fe
Book 2173, Page 198

510.07'
[510.21']

wood rail fence
within subject tract
7-ft. to 10-ft.

N01°15'37"E
[N01°15'25"E]

now or formerly
Cesar & Adriana Cera
1-048-094-519-144
Lot 3-A-2
Book 631, Page 44

1-inch iron pipe

wire fence within subject tract up to 2-feet

[2630.77']
2630.80'

939.53'

now or formerly
Adrian J & Gabrielle A Montoya
1-048-094-014-112
Lot 1A
Book 459, Page 48

now or formerly
Tricia Martinez
1-048-094-038-112
Lot 1B
Book 459, Page 48

now or formerly
Gary M Rivera
1-048-094-030-053
Tract A
Book 247, Page 3

now or formerly
Allen R & Michelle Roybal
1-048-094-083-124
Lot B-2
Book 486, Page 44

No. 4 capped rebar #11011

255.00'

now or formerly
Bonnie Lopez-Trujillo
Revocable Trust
1-048-094-106-115
Lot 4-A
Book 373, Page 49

No. 4 capped rebar #10461

259.23'

now or formerly
Aurelio & Mary Trujillo
1-048-094-132-115
Lot 4-B
Book 373, Page 49

256.96'

No. 4 capped rebars #11011

now or formerly
Alan E Reeves
1-048-094-161-120
Lot 3-A
Book 785, Page 3

114.72'

No. 4 capped rebar

now or formerly
Joe M Alvarez
1-048-094-176-111
Lot 2A
Book 436, Page 43

now or formerly
Eberardo Andujo
1-048-094-188-111
Lot 2B
Book 436, Page 43

Other Flood Areas

574.81'

now or formerly
Amado & Manuela Bailon de Salcido
1-048-094-205-118
Lot 1-B
Book 457, Page 10

shed within subject tract 2-feet +/-

[S89°50'06"W]
S89°50'34"W

No. 4 capped rebar #11011 tag #12178

now or formerly
Sergio & Hermila Andujo
1-048-094-228-123
Lot 2B1
Book 457, Page 10

Other Flood Areas

113.85'

No. 4 capped rebar #12178

116.70'

1-inch iron pipe

Zone AE
FEMA Special Flood Hazard Area

Zone X
Areas outside the 0.2% annual chance flood.

now or formerly
Adalberto & Gila Loya
1-048-094-245-087
Lot 1A
Book 461, Page 15

now or formerly
Reyes M & Elma Loya
1-048-094-258-087
Lot 1A
Book 461, Page 15

now or formerly
Vanessa Carrillo
1-048-094-282-115
Lot 1, Block 4
Rancho de Luna Subdivision
Book 18, Page 54

[1320.97']
1320.80'

S00°46'57"E
[S00°46'57"E]

now or formerly
New Mexico School for the Death
1-048-094-370-259
WD Book 508, Page 228-229

1/2-inch iron pipe found in fence post foundation

S53°36'26"W
254.42'

N00°25'24"W
(N00°25'14"W)
[117.68']
117.52'

S49°51'01"W
(S50°04'40"W)
1222.80'
(1222.81')

1-inch iron pipe

205.19'

[N89°18'40"E]
N89°19'20"E

1-inch iron pipe

evidence of old barb wire fence along lot line

barb wire fence
dirt road

[1526.81']
1526.52'

1-inch iron pipe

N49°47'45"E
138.29'

3
1

Control Point Set
2-inch aluminum cap
"Control TC3"
#27222
North American Datum of 1983
2011 Realization
Latitude: North 35°37'00.6416"
Longitude: West 106°02'44.3382"

barb wire fence

now or formerly
New Mexico School for the Death
1-048-094-370-259
WD Book 508, Page 228-229

SCOTT McCLOY
NEW MEXICO
27222
PROFESSIONAL SURVEYOR

SHEET 5E

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(505) 321-7404 ■ mccloy.surveying@gmail.com

(B.T. HOUSING)

OPEN SPACE

OPEN SPACE

OPEN SPACE

TRACT 36

N/F CITY OF SANTA FE

PARK TRACT C

CAPITAL HIGH SCHOOL

692 SF.

691 SF.

1,091 SF.

41 SF.

TRACT 68

TRACT 69

MANMADE SLOPES

TRACT A OPEN SPACE

TRACT 42

TRACT 43

TRACT 75

TRACT 76

HERRERA DR.

MANMADE SLOPES

7 SF.

215 SF.

TRACT 77

TRACT E NEIGHBOR-HOOD PARK

TRACT 67

NEW MEXICO SCHOOL FOR THE DEAF

MANMADE SLOPES

983 SF.

TR. 58

TRACT 65

TRACT 70

(NMSFTD)

N/F CITY OF SANTA FE

ROAD TO BE CONSTRUCTED WITH TRACT 57 DEVELOPMENT

TRACT 56

SCHOOL SITE

TRACT I

0.66 Ac+/-

TRACT 59

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT

TRACT 64

TRACT 63

TRACT 57

TRACT 60

TRACT 62

NEW MEXICO SCHOOL FOR THE DEAF

30 SF.

17 SF.

173 SF.

84 SF.

N/F CITY OF SANTA FE

MANMADE SLOPES

TRACT 61

669 SF.

6 SF.

1227 SF.

394 SF.

330 SF.-242 SF.

TRACT C OPEN SPACE

TRACT D OPEN SPACE

TRACT B OPEN SPACE

295 SF.

118 SF.

NORTH

D.E.

SCALE 1"=200'

200' 0 200'

UPDATED OCTOBER 14, 2025
TOTAL 30% DISTURBED = 7,305 SF.
NO NATURAL 30% SLOPES EXIST ON TRACTS TO BE DEVELOPED EXCEPT TRACT 56

NOTE:
30% DISTURBANCES CREATED BY UTILITY INSTALLATION AND ARROYO CROSSINGS BY ROADS OR ON MANMADE SLOPES ARE NOT INDICATED.

SLOPE LEGEND

- 0-20% SLOPE USING 1' CONTOUR INTERVALS
- 20%-30% SLOPE USING 1' CONTOUR INTERVALS
- 30% AND GREATER SLOPE USING 5' CONTOUR INTERVALS

SEE SHEET 4 FOR SOURCE OF TOPOGRAPHY SHOWN HEREON.

- PERMISSIBLE 30% SLOPE DISTURBANCE OF LESS THAN 1,000 SF PER OCCURRENCE PER SFCC 14-8.2(D)(2)(b)

GRAILYNN GUERRERO-RUIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY
09/24/2025	O.G.
10/14/2025	O.G.
11/10/2025	O.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SLOPE ANALYSIS

SCALE	DWG NO.	DATE
1"=200'		06/09/2025

SHEET NO. 6A

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2026-01-08 HW TC3.dwg, SLOPE, 1/8/2026 10:41:12 AM

SOIL LEGEND

100 Panky loam. Loam soils with a clay loam layer generally 3-11 inches deep, below which are loams. Soils are well drained and are classified as Hydrologic Soil Group C.

101 Zozobra-Jaconita Complex. Surface soil is a gravelly sandy loam. Soils have more sand and gravel at depth. Below about 6" to 24" the soils are gravelly loamy sands and coarse to fine sands. Soils are excessively well drained and are classified as Hydrologic Soil Group A.

102 Khapo sandy loam. These soils are typically sandy loams with loam at depths below 89". The soils are well drained and are classified as Hydrologic Soil Group B.

104 Chupe-Riverwash Complex. These are loamy coarse sands and gravelly coarse sands that are somewhat excessively drained and are classified as Hydrologic Soil Group A.

108 Zia fine sandy loam. These soils are fine sandy loams with layers of sand and loam. The material tends to get more coarse and gravelly at depth. The soils are well drained and are classified as Hydrologic Soil Group A.

111 Khapo fine sandy loam. These soils are fine sandy loams with some loam and gravelly layers at depth. The soils are well drained and are classified as Hydrologic Soil Group A.

117 Agua Fria-Paraje complex. Very gravelly loams and gravelly loams with some layers with sand and clay. Extremely gravelly coarse sand and extremely gravelly coarse sandy laoms at depth. Material is well drained and is classified as Hydrologic Soil Group C.

118 Golodrina-Paraje complex. These soils are extremely gravelly coarse sandy loams and very gravelly laoms with minor clay. They are well drained and classified as Hydrologic Soil Group B.

119 Vitrina-Haozous complex. These soils are a mix of gravelly coarse sandy loams and very gravelly coarse sandy loams. The soils are well drained and are classified as Hydrologic Soil Group A.

204 Altazano loamy sand, which is a somewhat excessively well drained loamy sand and sandy loam with gravelly layers at depth. The soils are classified as Hydrologic Group B.

REVISIONS

DATE	BY

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ORALYNN GUERREROR TIZ
NEW MEXICO
12688
06/09/2025
REGISTERED PROFESSIONAL ENGINEER

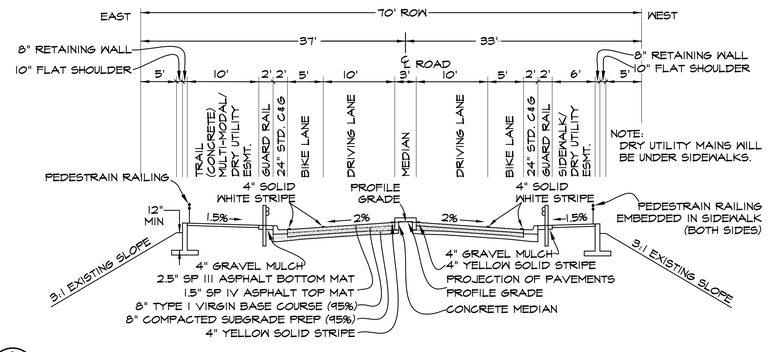
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

EXISTING CONDITIONS AND SOIL MAP

SCALE	DWG NO.	DATE
1"=200'		06/09/2025

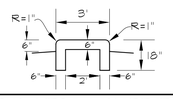
SHEET NO. 6B

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-05-19 HW TC3.dwg, SOILS, 5/19/2025 10:58:40 PM



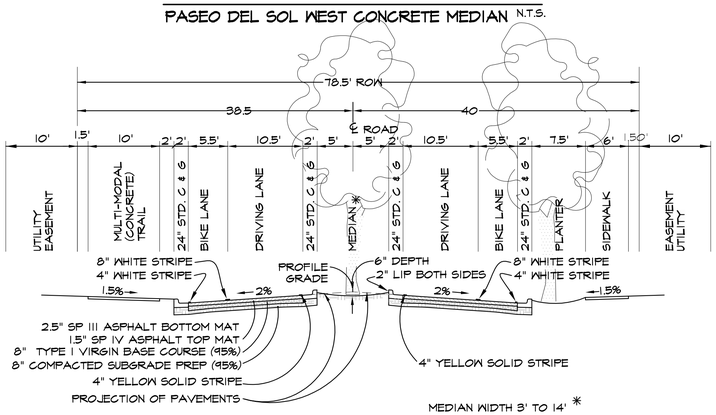
A PASEO DEL SOL ARROYO CROSSING, STA: 12+75 TO STA: 17+50

1"=10'



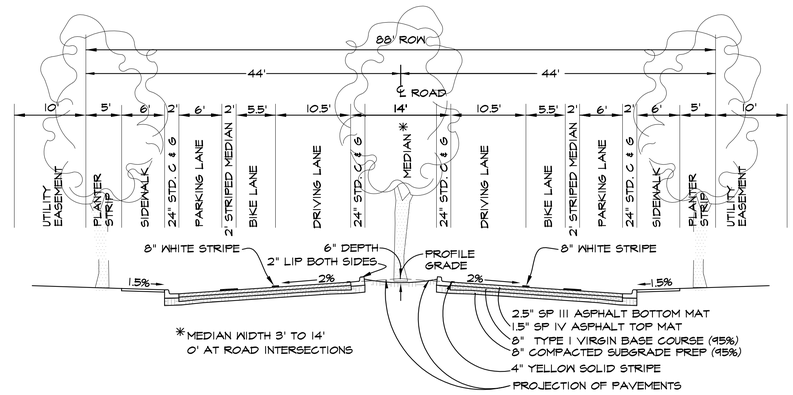
NOTES:
EXPANSION AND CONTRACTION JOINTS TO BE INSTALLED PER CURB AND GUTTER REQUIREMENTS (30' AND 5')

PASEO DEL SOL WEST CONCRETE MEDIAN N.T.S.

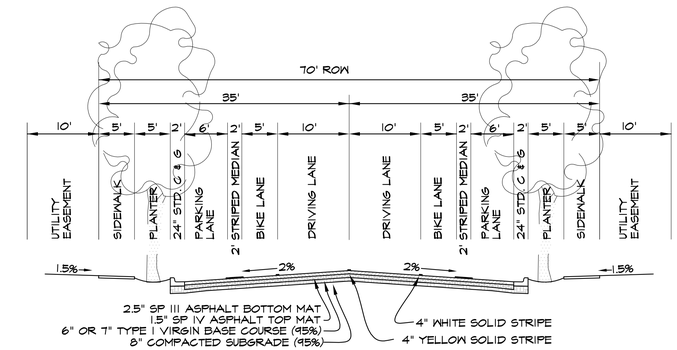


B1 PASEO DEL SOL WEST WITHOUT PARKING

1"=10'



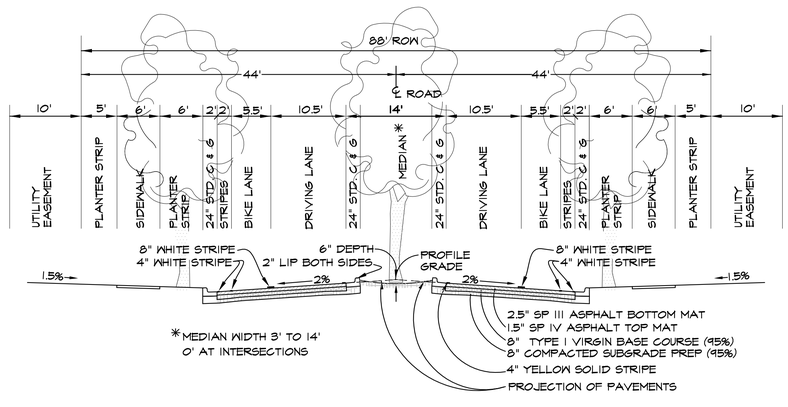
C1 PASEO DEL SOL WITH ON-STREET PARKING



E CINTO WITH ON-STREET PARKING

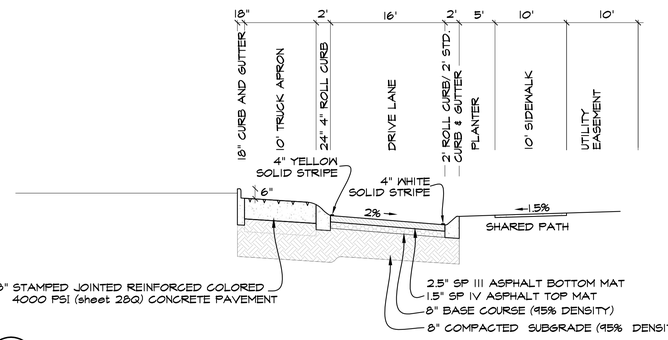
CINTO SUR (SOUTH LOOP): 6" BASECOURSE CINTO NORTE (NORTH LOOP): 7" BASECOURSE

1"=10'



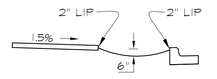
C2 PASEO DEL SOL WITHOUT ON-STREET PARKING

1"=10'



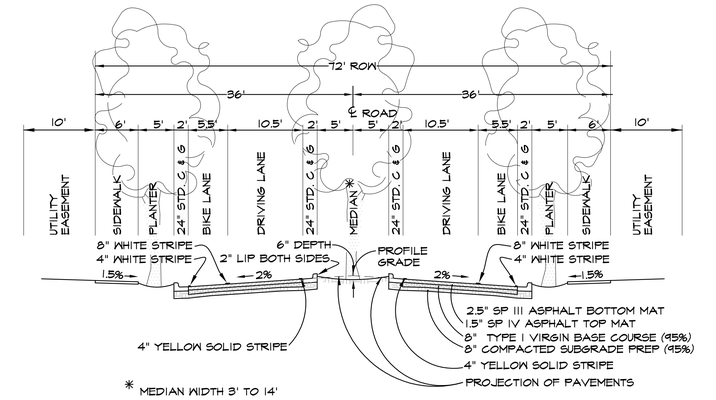
F1 ROUNDABOUT SECTION

1"=10'



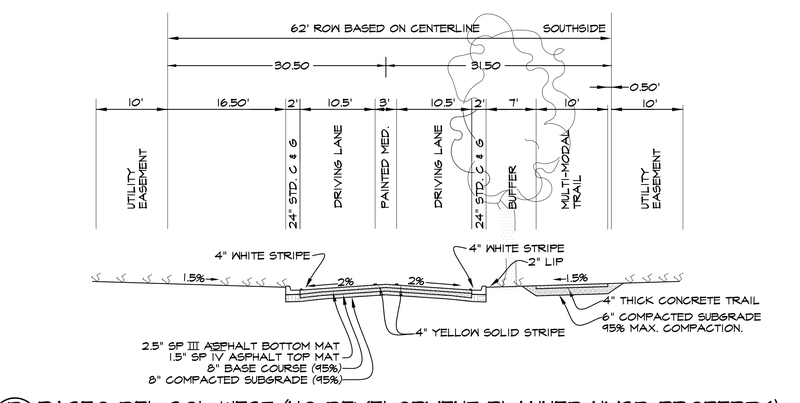
PLANTER DETAIL

N.T.S.



B2 PASEO DEL SOL WEST WITHOUT PARKING

1"=10'



D PASEO DEL SOL WEST (NO DEVELOPMENT PLANNED NMSD PROPERTY)

1"=10'

NOTES:

1. GUARDRAIL DETAIL SHEET 28D
2. SIDEWALK AND CURB DETAILS SHEET 28J
3. PEDESTRIAN RAILING DETAIL SHEET 28E
4. ROAD SECTIONS A, B1, C1 AND D HAVE BEEN APPROVED BY THE CITY OF SANTA FE PLANNING COMMISSION AS INNOVATIVE STREET DESIGNS.

REVISIONS

DATE	BY
08/13/2025	O.G.
10/11/2025	O.G.
11/10/2025	O.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
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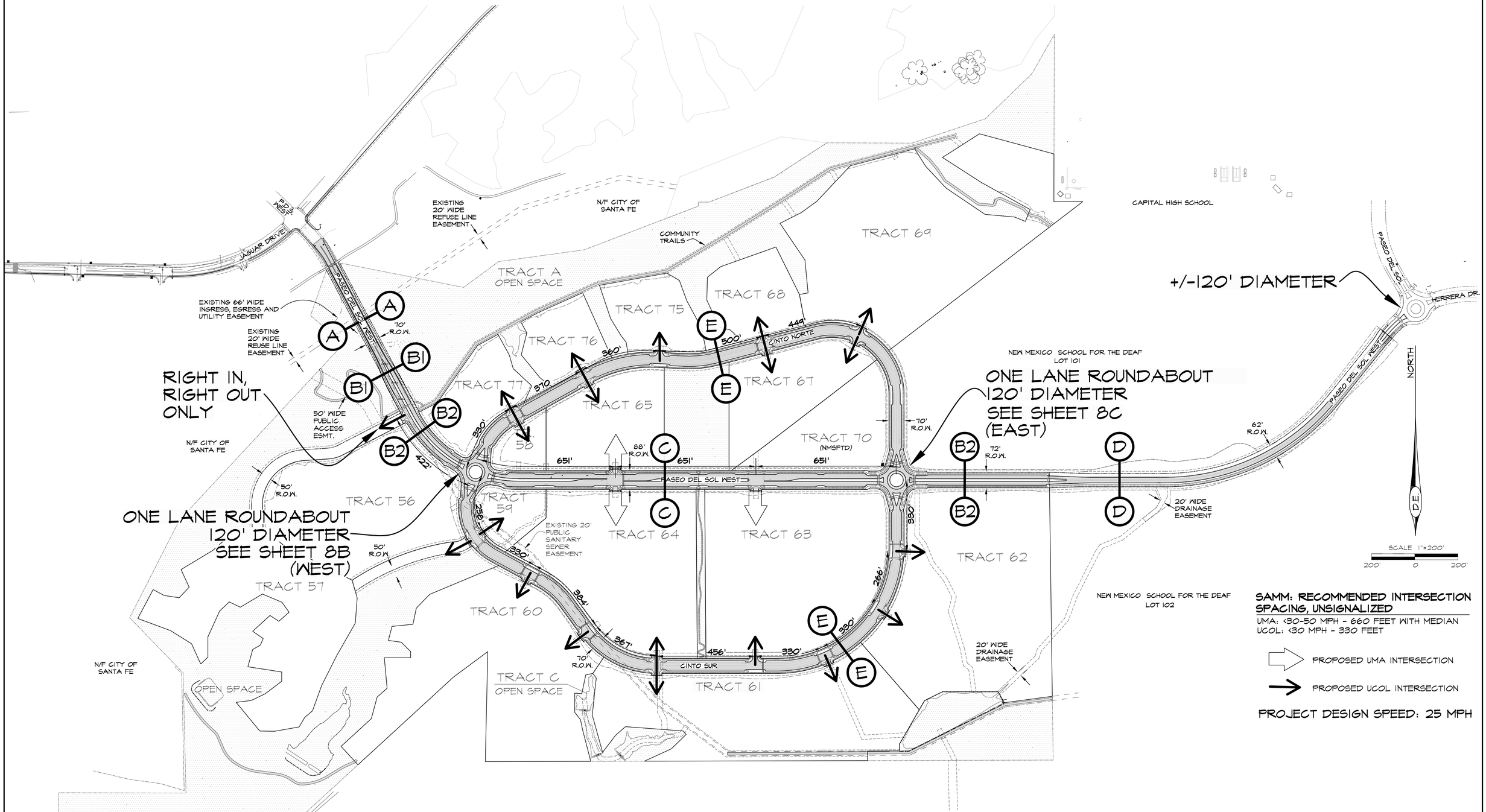
OSCAR LYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
10/07/2025

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

ROAD SECTIONS

SCALE	DWG NO.	DATE
N/A		06/09/2025
	SHEET NO.	7

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-11-03 HW TC3.dwg, ROAD SECTIONS, 11/4/2025 8:35:24 PM



SAMM: RECOMMENDED INTERSECTION SPACING, UNSIGNALIZED

UMA: <30-50 MPH - 660 FEET WITH MEDIAN
UCOL: <30 MPH - 330 FEET

PROPOSED UMA INTERSECTION

PROPOSED UCOL INTERSECTION

PROJECT DESIGN SPEED: 25 MPH

GRALYNN GUERRERORTIZ
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06/09/2025

REVISIONS	
DATE	BY
11/10/2025	O.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9991

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

ROAD PLAN

SCALE	DWG NO.	DATE
1"=200'		06/09/2025

SHEET NO. 8A

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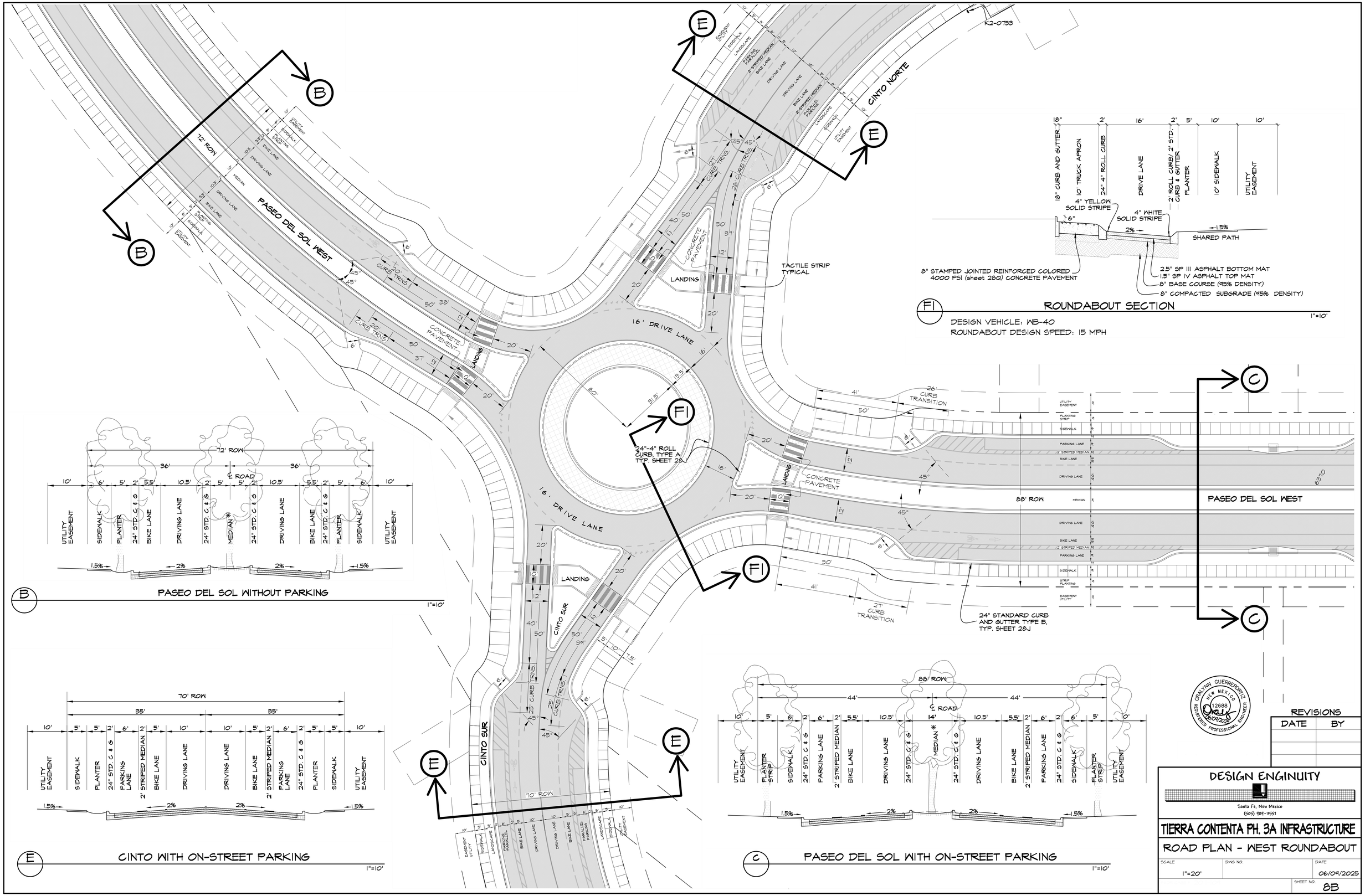

F1 ROUNDABOUT SECTION 1"=10'

DESIGN VEHICLE: WB-40
ROUNDABOUT DESIGN SPEED: 15 MPH

B PASEO DEL SOL WITHOUT PARKING 1"=10'

E CINTO WITH ON-STREET PARKING 1"=10'

C PASEO DEL SOL WITH ON-STREET PARKING 1"=10'

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9597

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

ROAD PLAN - WEST ROUNDABOUT

SCALE	DWG NO.	DATE
1"=20'		06/09/2025
		SHEET NO. 8B

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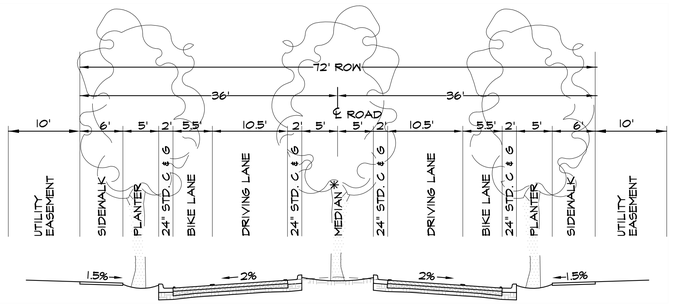
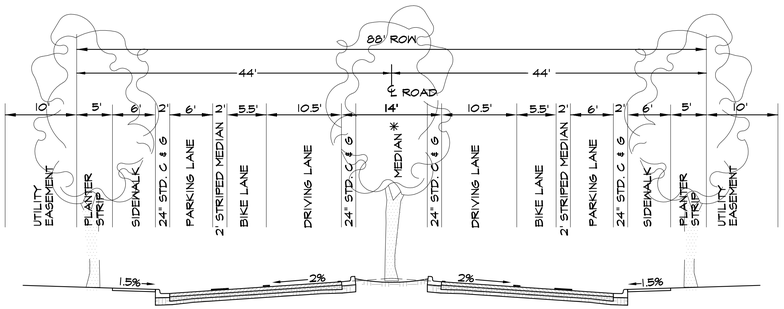


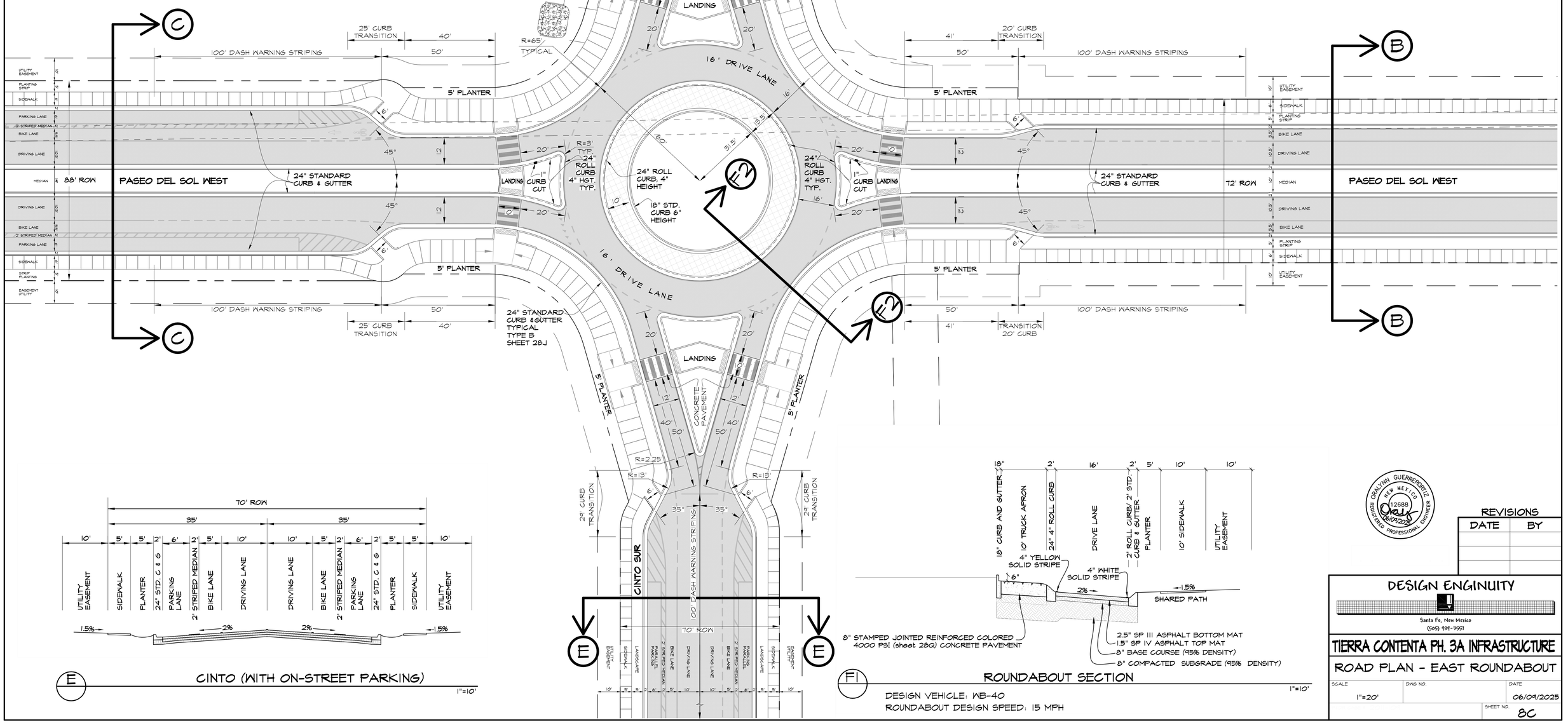
B PASEO DEL SOL (WITHOUT PARKING)

1"=10'



C PASEO DEL SOL WITH ON-STREET PARKING

1"=10'



E CINTO (WITH ON-STREET PARKING)

1"=10'

F1 ROUNDABOUT SECTION

1"=10'

DESIGN VEHICLE: WB-40
ROUNDABOUT DESIGN SPEED: 15 MPH

JONATHAN GUERRERO-ORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

REVISIONS

DATE	BY

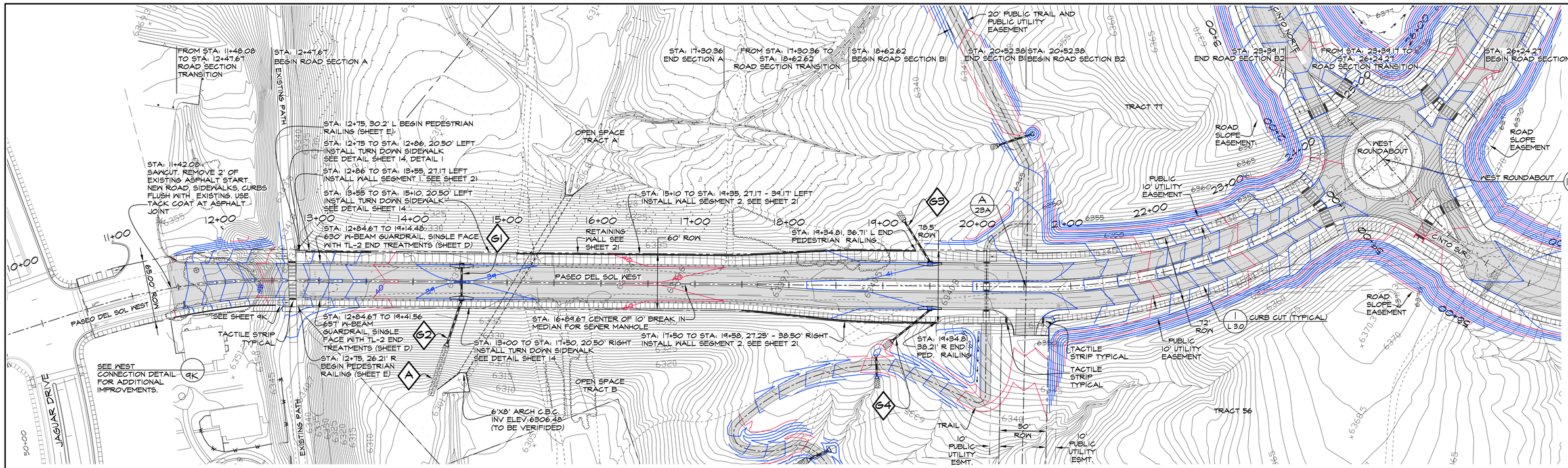
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 491-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

ROAD PLAN - EAST ROUNDABOUT

SCALE	DWG NO.	DATE
1"=20'		06/09/2025
		SHEET NO. 8C

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-05-19 HW TC3.dwg, ROAD PLAN, 5/19/2025 10:47:45 PM



LEGEND:

GP	GRADE BREAK
TC	TOP OF CURB ELEVATION
TA	TOP OF ASPHALT ELEVATION
FL	ELEVATION AT FLOW LINE
TS	TOP OF SIDEWALK ELEVATION
	CURB CUT
	TACTILE STRIP
	SIDEWALK RAMP
	SIGHT TRIANGLE

NOTES:

1. GRATE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
3. MDI OFFSET DISTANCE AT EDGE OF STRUCTURE CLOSEST TO CENTERLINE.
4. TACTILE STRIPS REQUIRED AT ALL STREET CROSSINGS.
5. ALL CROSS WALK'S CROSS SLOPES SHALL BE 2% MAXIMUM.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPES.
7. SIDE SLOPE: CUT 2:1; FILL 3:1

GRALYNN GUERRERO ORTIZ — NEW MEXICO — 12688 — REGISTERED PROFESSIONAL ENGINEER — 06/09/2025

REVISIONS

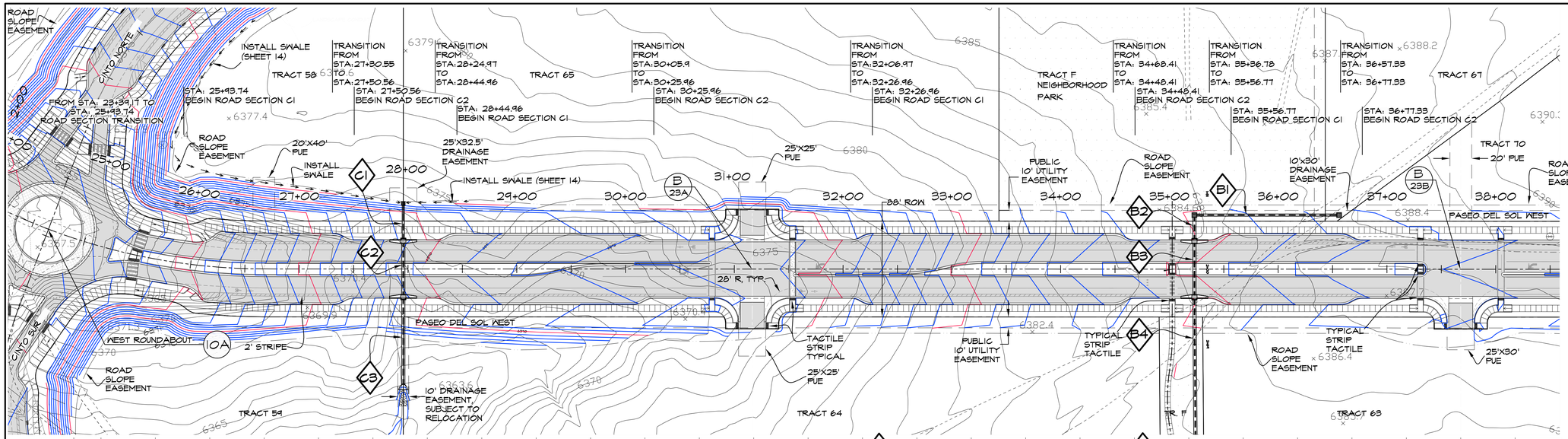
DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3997

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
		SHEET NO. 9A



C1 STA: 27+95.69, 52.67' LEFT
INSTALL 3'x3' MEDIAN DROP INLET WITH URBAN GRATES (SHEET 28G)
TOP OF GRATE ELEV.: 6373.5
33'-24" CMP
INV. IN: 6368.3
INV. OUT: 6365.0

C2 STA: 27+95.69, 26.5' LEFT AND RIGHT
INSTALL CITY TYPE 1A DROP INLET (SHEET 28F)
GRATE ELEV: 6369.51
48.33'-36" CMP
INV. IN: 6364.87
INV. OUT: 6363.91

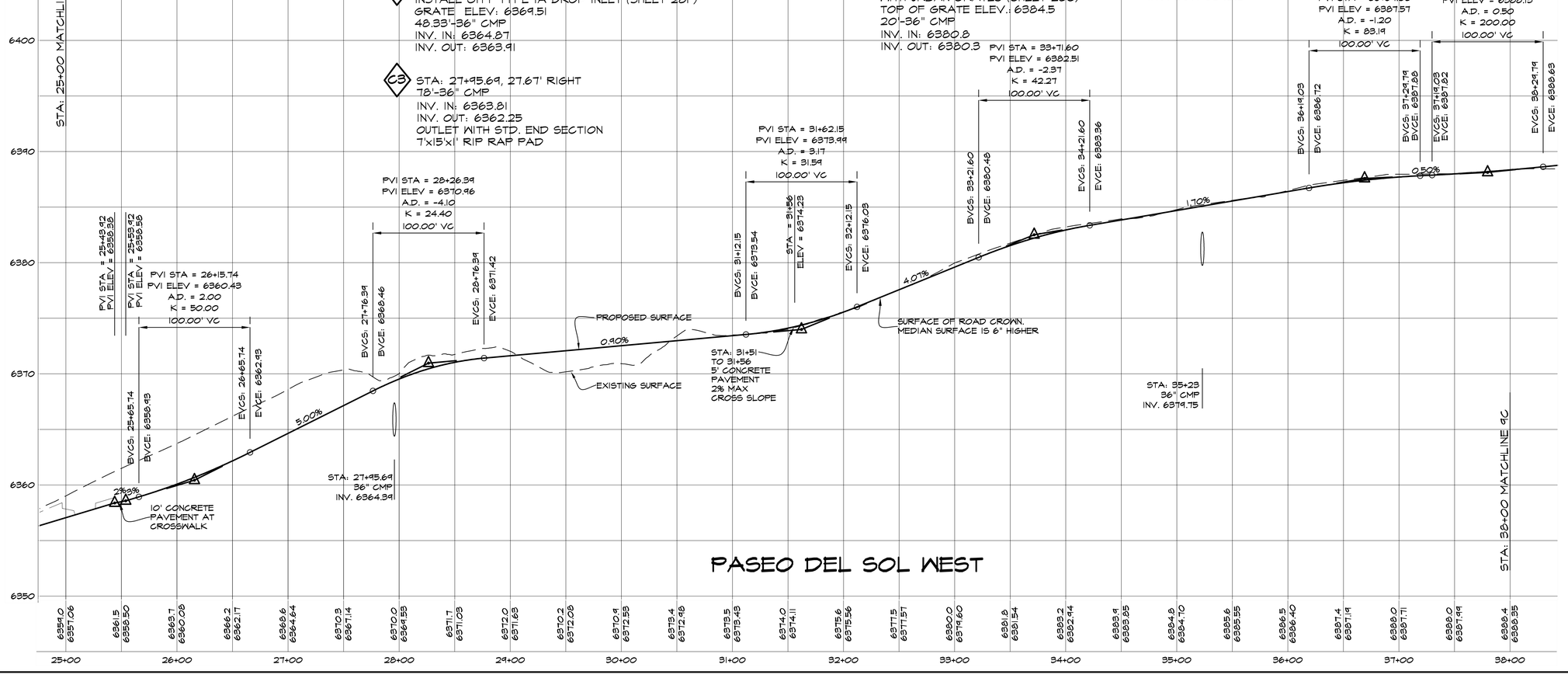
C3 STA: 27+95.69, 27.67' RIGHT
78'-36" CMP
INV. IN: 6363.81
INV. OUT: 6362.25
OUTLET WITH STD. END SECTION
7'x15'x1' RIP RAP PAD

B1 STA:36+56, 47' LEFT
INSTALL 4'x4' MEDIAN DROP INLET WITH URBAN GRATES (SHEET 28G)
TOP OF GRATE ELEV.: 6387.5
129'-36" CMP
INV. IN: 6383.5
INV. OUT: 6380.9

B2 STA: 35+23, 47' LEFT
INSTALL 4'x4' MEDIAN DROP INLET WITH URBAN GRATES (SHEET 28G)
TOP OF GRATE ELEV.: 6384.5
20'-36" CMP
INV. IN: 6380.8
INV. OUT: 6380.3

B3 STA: 35+23, 26.5' LEFT AND RIGHT
INSTALL CITY TYPE 1A DROP INLET (SHEET 28F)
GRATE ELEV: 6384.59
48.33'-36" CMP
INV. IN: 6380.2
INV. OUT: 6379.3

B4 STA: 35+23, 27.67' RIGHT
398'-36" CMP @ 1% SLOPE
INV. IN: 6379.2
INV. OUT: 6375.0



PASEO DEL SOL WEST

LEGEND:
- GB GRADE BREAK
- TC TOP OF CURB ELEVATION
- TA TOP OF ASPHALT ELEVATION
- FL ELEVATION AT FLOW LINE
- TS TOP OF SIDEWALK ELEVATION
- CURB CUT
- TACTILE STRIP
- SIDEWALK RAMP
- SIGHT TRIANGLE

NOTES:
1. GRATE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
3. MDI OFFSET DISTANCE AT EDGE OF STRUCTURE CLOSEST TO CENTERLINE.
4. TACTILE STRIPS REQUIRED AT ALL STREET CROSSINGS.
5. ALL CROSS WALK'S CROSS SLOPES SHALL BE 2% MAXIMUM.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPES.
7. SIDE SLOPE: CUT 2:1; FILL 3:1

ORALVAN GUERRERO-RIOS
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

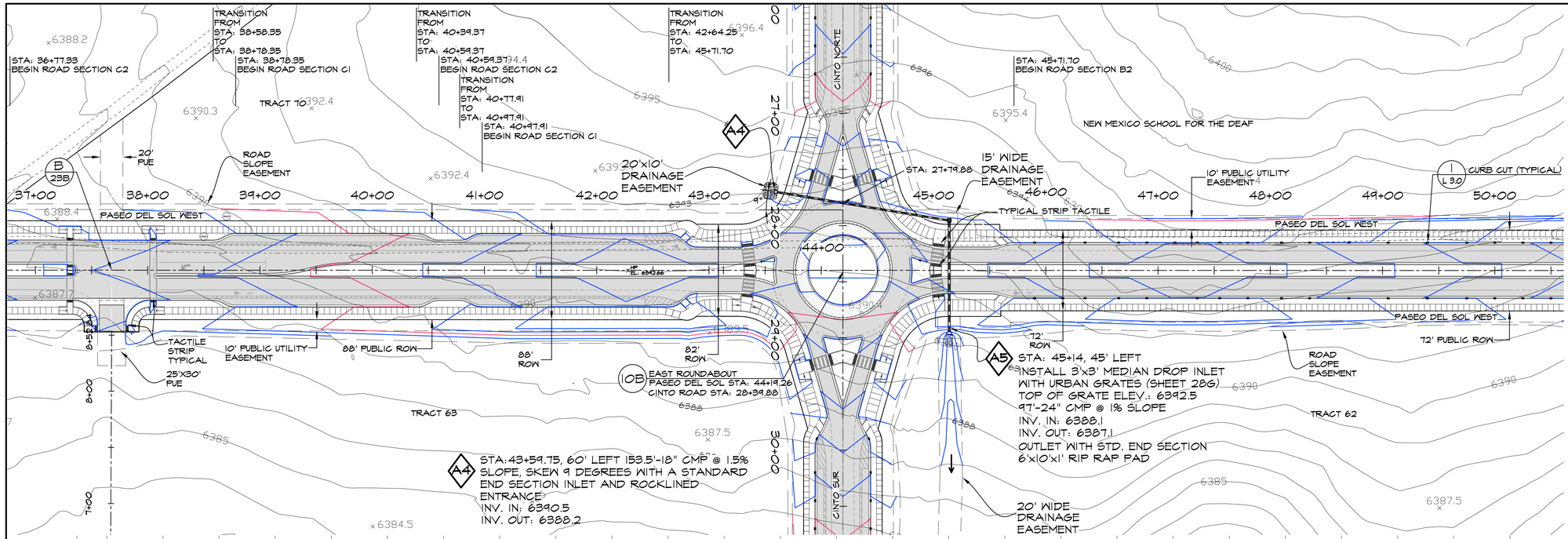
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3997

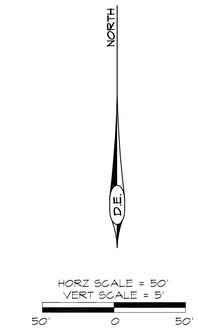
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

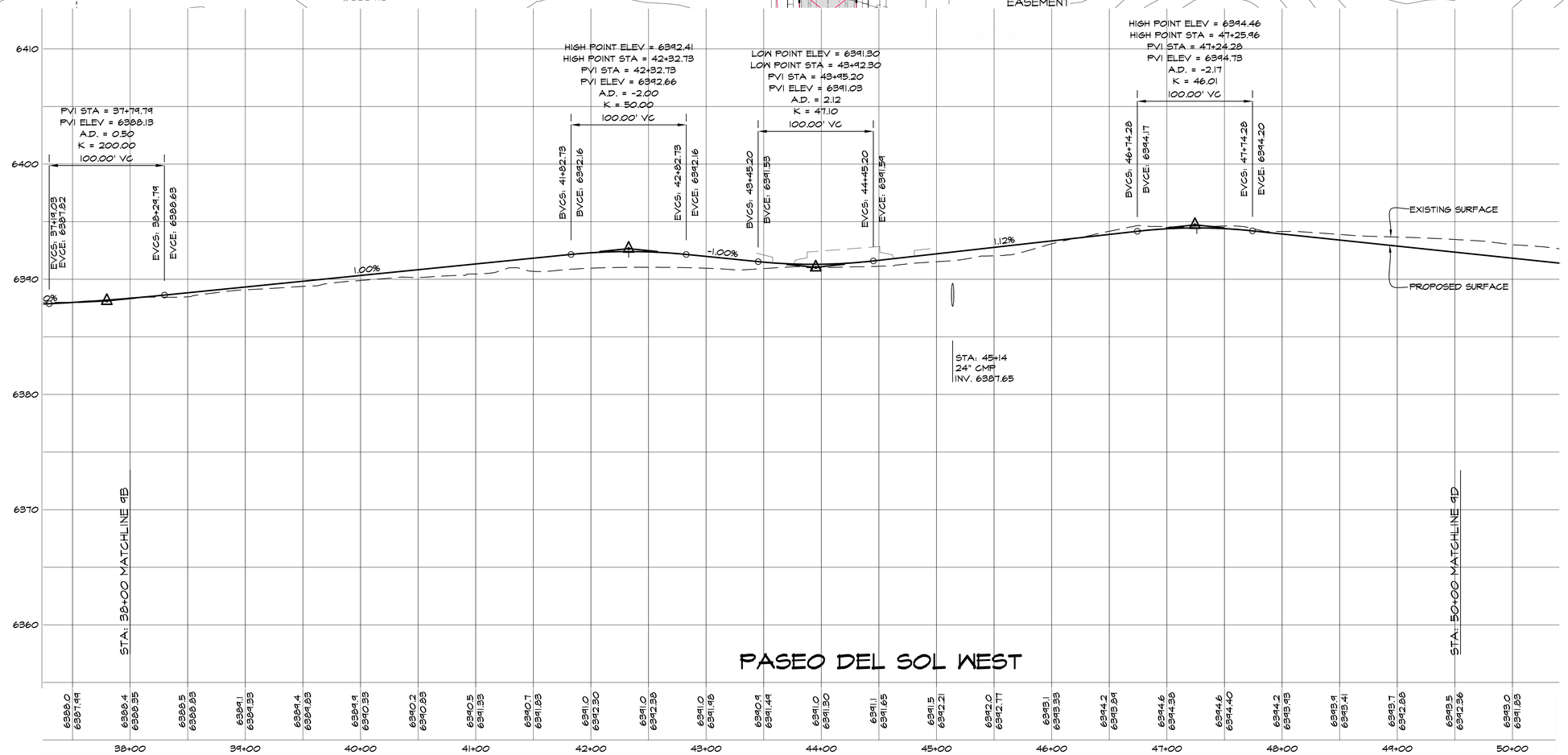
SHEET NO. 9B





HORZ SCALE = 50'
VERT SCALE = 5'

50' 0 50'



LEGEND:

- gp GRADE BREAK
- TC TOP OF CURB ELEVATION
- TA TOP OF ASPHALT ELEVATION
- FL ELEVATION AT FLOW LINE
- TS TOP OF SIDEWALK ELEVATION
- CURB CUT
- TACTILE STRIP
- SIDEWALK RAMP
- SIGHT TRIANGLE

NOTES:

1. GRATE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
3. MDI OFFSET DISTANCE AT EDGE OF STRUCTURE CLOSEST TO CENTERLINE.
4. TACTILE STRIPS REQUIRED AT ALL STREET CROSSINGS.
5. ALL CROSS WALK'S CROSS SLOPES SHALL BE 2% MAXIMUM.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPES.
7. SIDE SLOPE: CUT 2:1; FILL 3:1

GRALYNN GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
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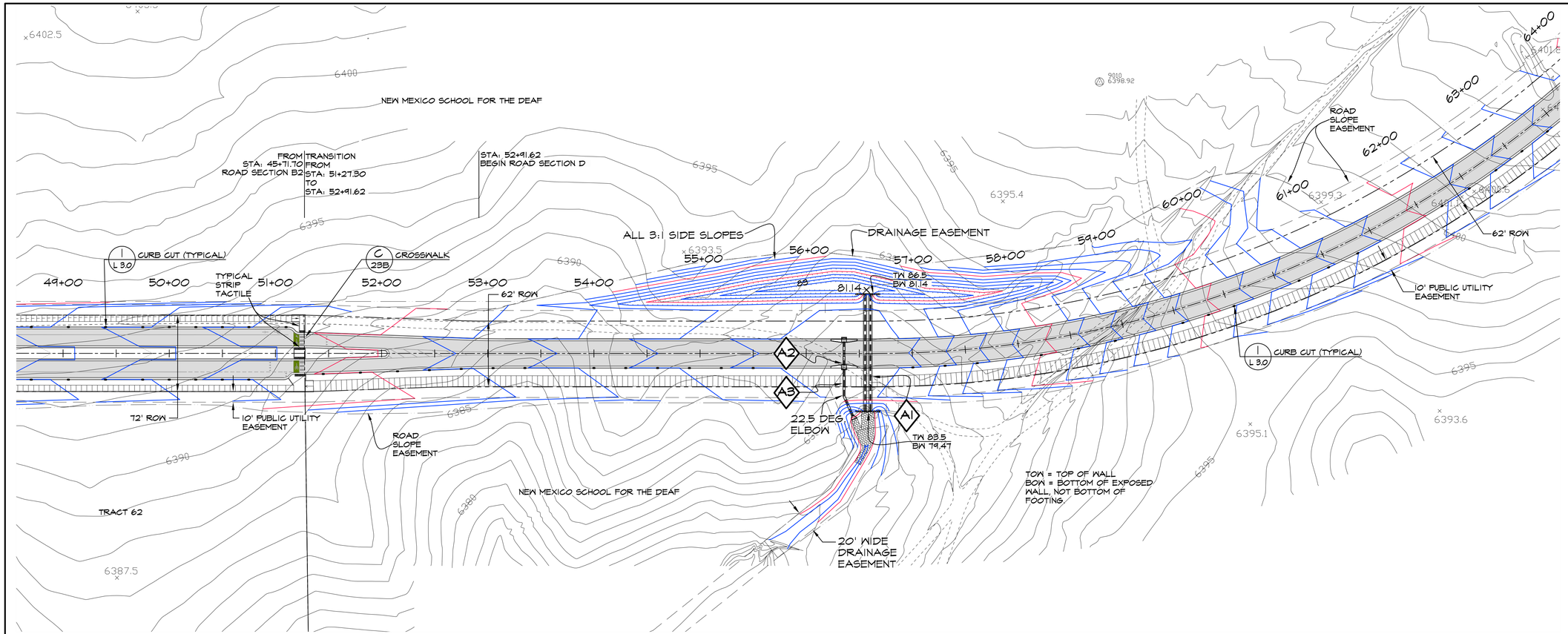
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
		SHEET NO. 9C

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-11-03 HW TC3.dwg, MAIN PNP, 11/5/2025 12:36:41 PM



LEGEND:

- GP GRADE BREAK
- TC TOP OF CURB ELEVATION
- TA TOP OF ASPHALT ELEVATION
- FL ELEVATION AT FLOW LINE
- TS TOP OF SIDEWALK ELEVATION
- CURB CUT
- TACTILE STRIP
- SIDEWALK RAMP
- SIGHT TRIANGLE

NOTES:

1. GRATE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
3. MDI OFFSET DISTANCE AT EDGE OF STRUCTURE CLOSEST TO CENTERLINE.
4. TACTILE STRIPS REQUIRED AT ALL STREET CROSSINGS.
5. ALL CROSS WALK'S CROSS SLOPES SHALL BE 2% MAXIMUM.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPES.
7. SIDE SLOPE: CUT 2:1; FILL 3:1

ORALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 9D

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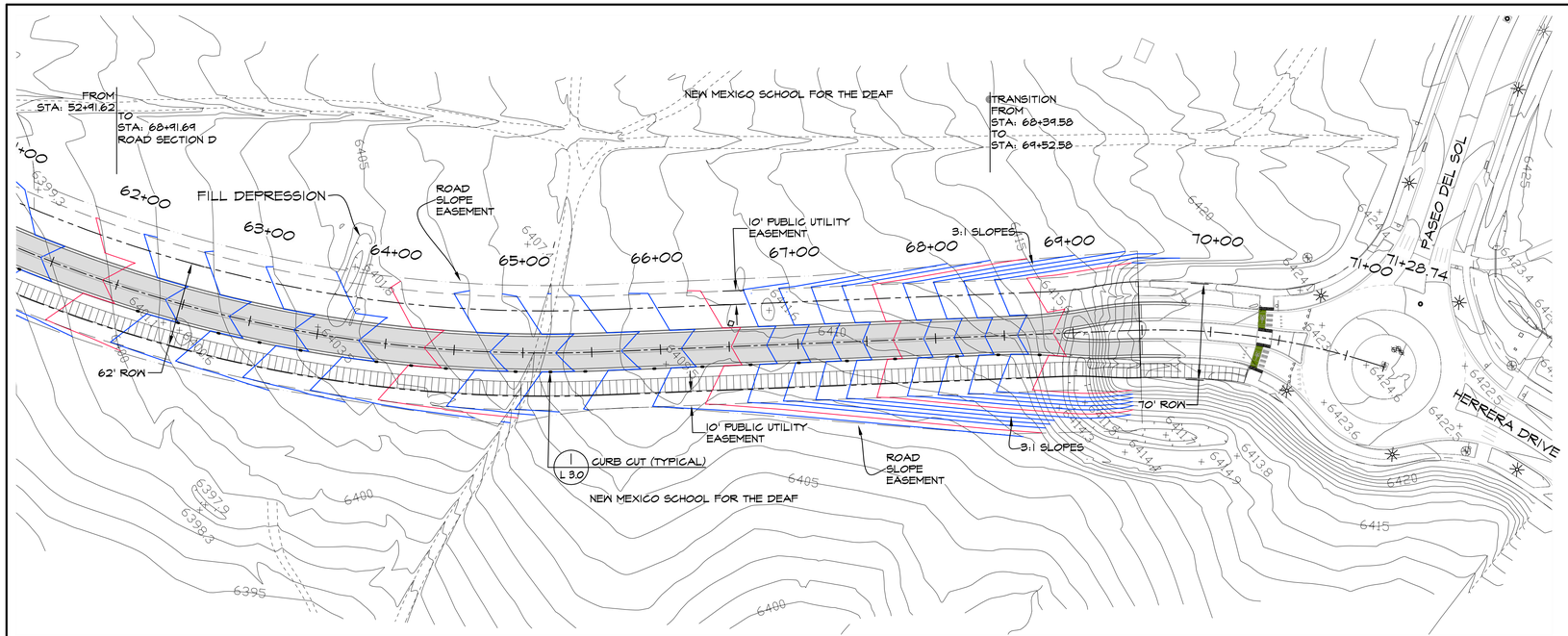

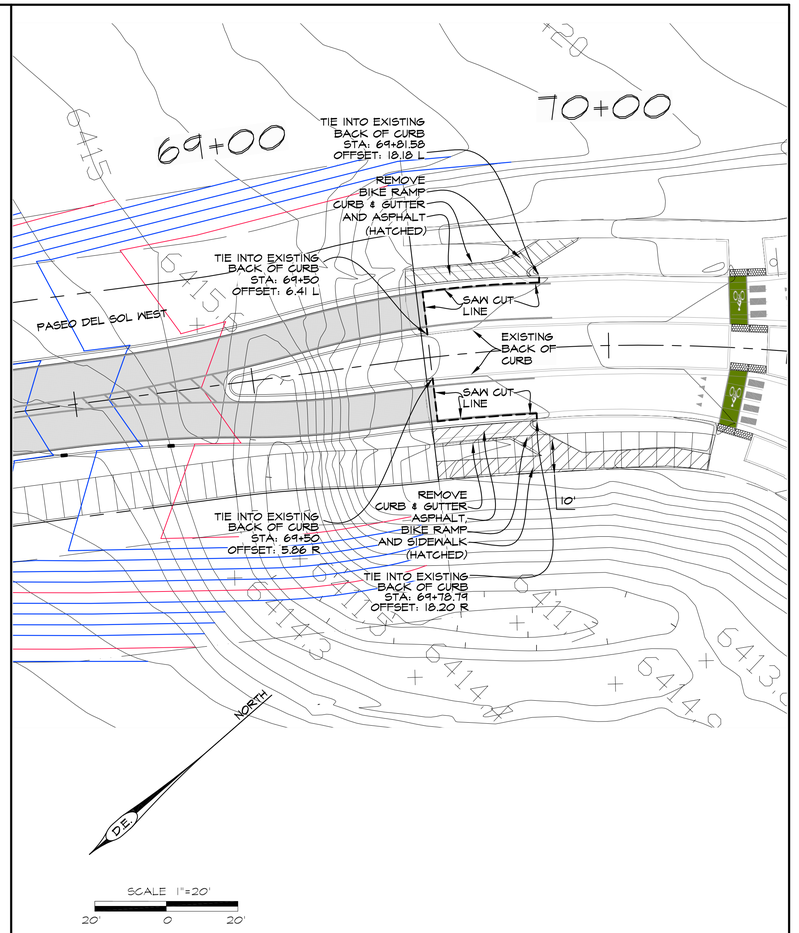

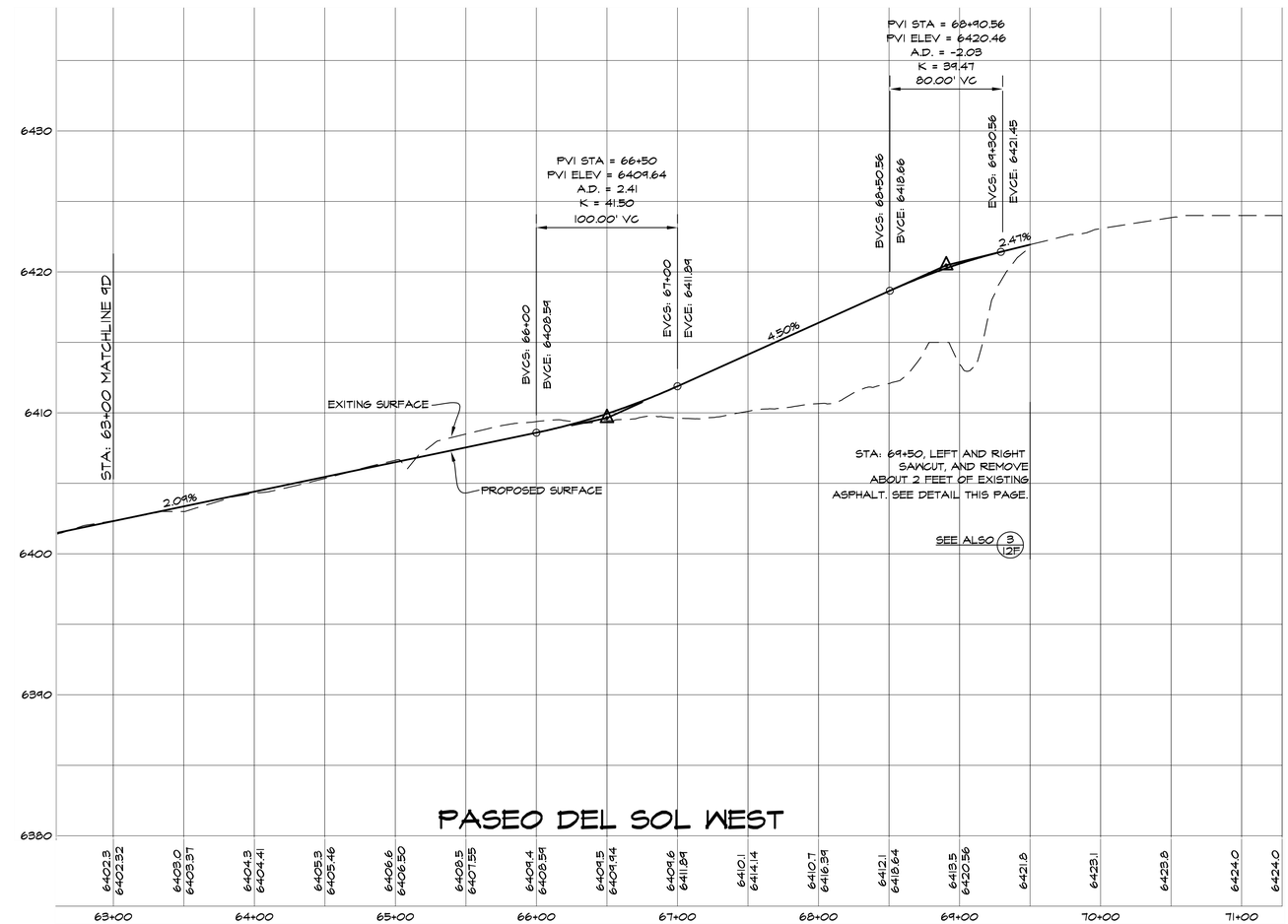

PASEO DEL SOL WEST

HORZ SCALE = 50'
VERT SCALE = 5'
50' 0 50'

LEGEND:

gp	GRADE BREAK
TC	TOP OF CURB ELEVATION
TA	TOP OF ASPHALT ELEVATION
FL	ELEVATION AT FLOW LINE
TS	TOP OF SIDEWALK ELEVATION
	CURB CUT
	TACTILE STRIP
	SIDEWALK RAMP
	SIGHT TRIANGLE

NOTES:

1. GRADE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
3. MDI OFFSET DISTANCE AT EDGE OF STRUCTURE CLOSEST TO CENTERLINE.
4. TACTILE STRIPS REQUIRED AT ALL STREET CROSSINGS.
5. ALL CROSS WALK'S CROSS SLOPES SHALL BE 2% MAXIMUM.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPES.
7. SIDE SLOPE: CUT 2:1; FILL 3:1

OBALDWIN GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9597

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST PLAN AND PROFILE

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025
	SHEET NO.	9E

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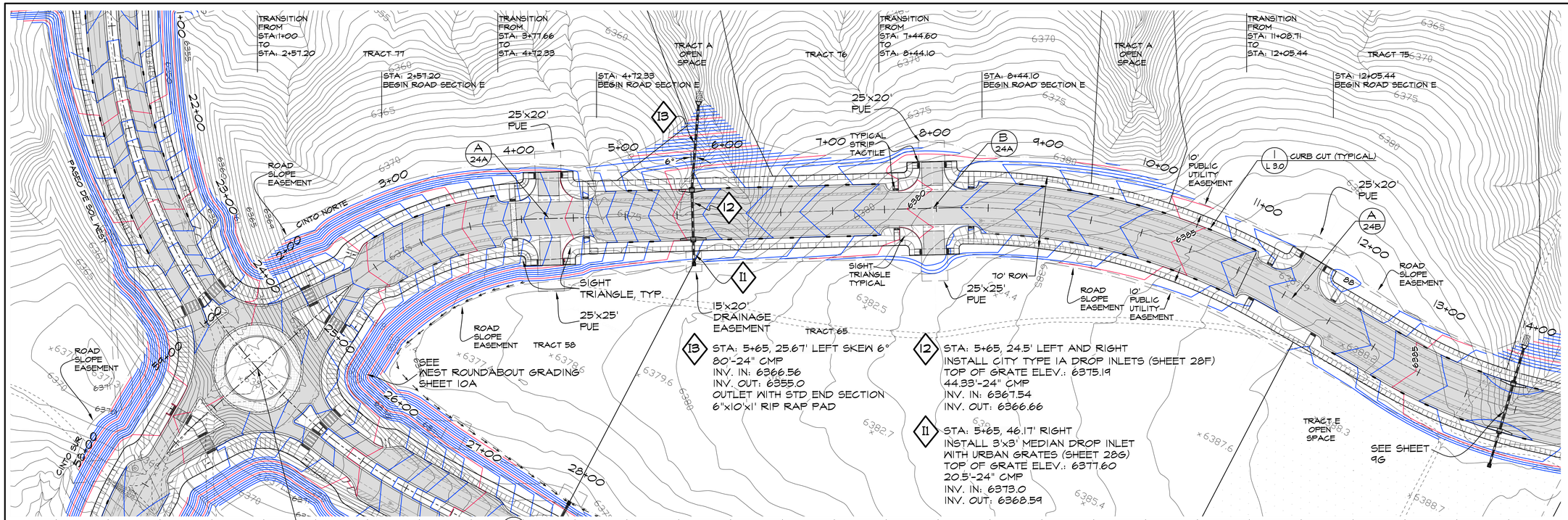

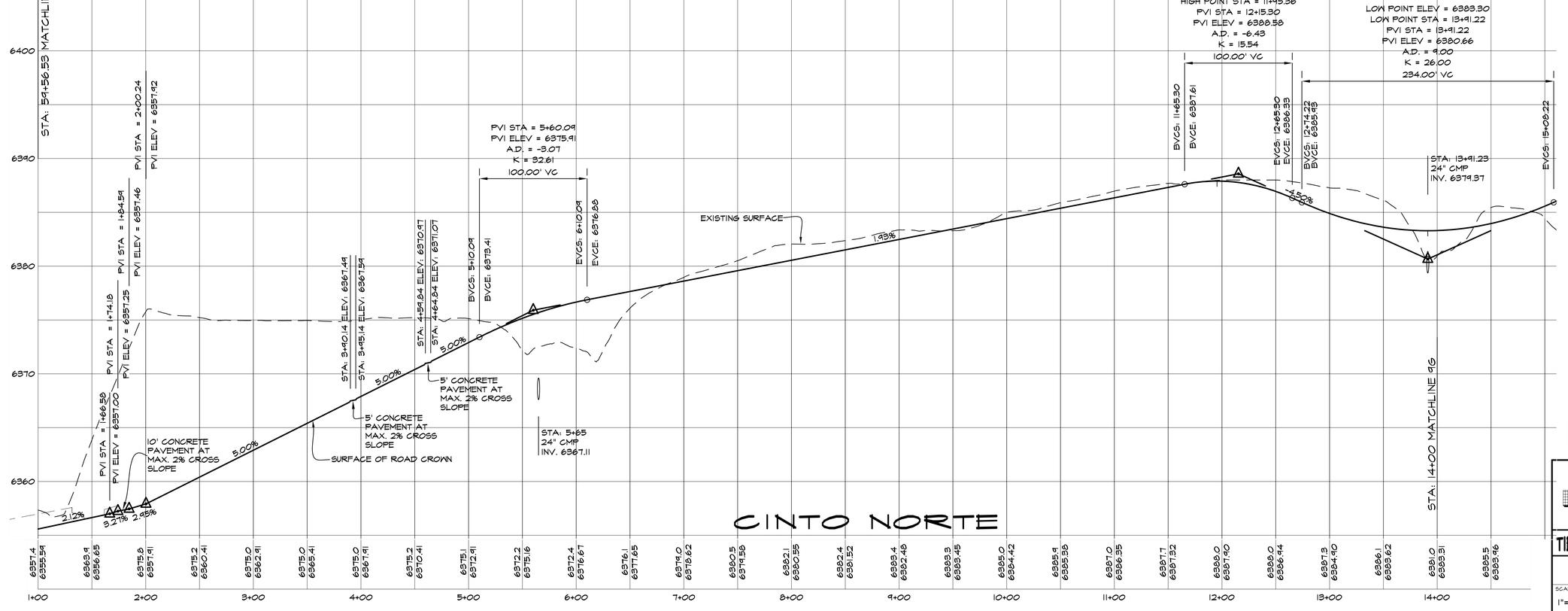

LEGEND:

- gp GRADE BREAK
- TC TOP OF CURB ELEVATION
- TA TOP OF ASPHALT ELEVATION
- FL ELEVATION AT FLOW LINE
- TS TOP OF SIDEWALK ELEVATION
- CURB CUT
- TACTILE STRIP
- SIDEWALK RAMP
- SIGHT TRIANGLE

NOTES:

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GRAYNN GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS	
DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO NORTE PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
	SHEET NO.	9F

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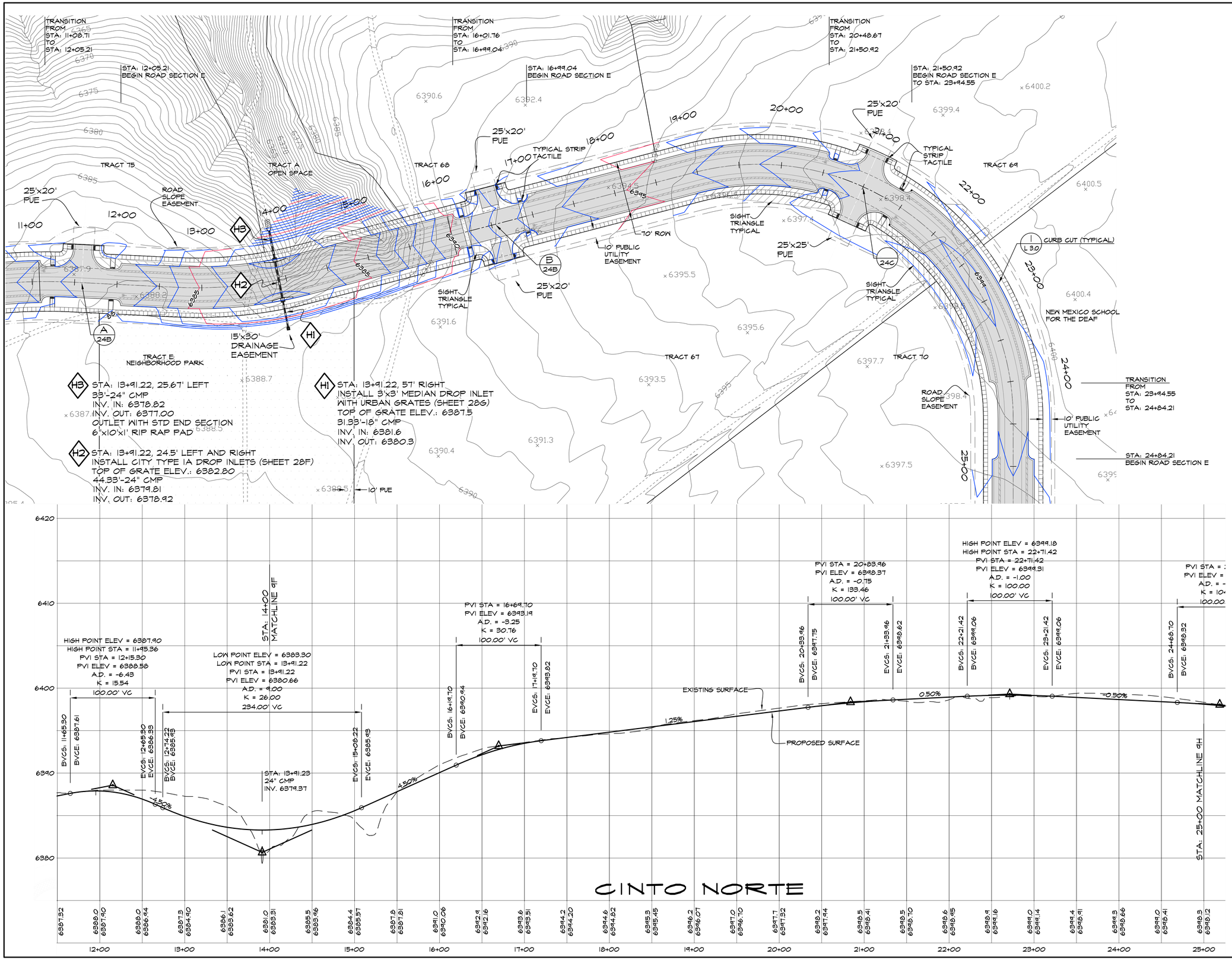

LEGEND:

- GRADE BREAK
- TC TOP OF CURB ELEVATION
- TA TOP OF ASPHALT ELEVATION
- FL ELEVATION AT FLOW LINE
- TS TOP OF SIDEWALK ELEVATION
- CURB CUT
- TACTILE STRIP
- SIDEWALK RAMP
- SIGHT TRIANGLE

NOTES:

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ORALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

REVISIONS

DATE	BY
03/11/2026	O.G.

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 989-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO NORTE PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 9G

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NEW MEXICO SHOOL FOR THE DEAF

STA: 24+84.21
BEGIN ROAD SECTION E

PASEO DEL SOL WEST

20' DRAINAGE EASEMENT SUBJECT TO RELOCATION AT THE TIME OF LOT DEVELOPMENT

TYPICAL STRIP TACTILE

25'x20' PUE

TRACT 62

10' PUBLIC UTILITY EASEMENT

CINTO SUR

DRAINAGE EASEMENT

10B EAST ROUNDABOUT
PASEO DEL SOL STA: 44+19.26
CINTO ROAD STA: 28+39.88

A4 STA: 27+79.88 AT CENTERLINE
INLET AT STA 27+70.3, 58.22' R
153.5'-18" CMP (SKEW = 6°)
WITH A STANDARD END SECTION INLET
INV. IN: 6390.5
INV. OUT: 6388.2

ROAD SLOPE EASEMENT

CINTO NORTE

TRANSITION FROM STA: 26+83.27 TO STA: 29+97.41

15' WIDE DRAINAGE EASEMENT

70' ROW

TRACT 70

B 24D

ROAD SLOPE EASEMENT

70' ROW

TRANSITION FROM STA: 31+41.01 TO STA: 38+35.75

STA: 38+35.75
BEGIN ROAD SECTION E

TRACT 61

20' WIDE DRAINAGE EASEMENT

25'x20' PUE

B10 STA: 37+79.70, 83.7' L
326'-72" CMP AT 1%
INV. IN: 6351.70
INV. OUT: 6348.44

8' DIAMETER STORM DRAIN MANHOLE, TYPE C
RIM EL: 6367.0 (SHEET 28H)

TRACT 61

B9 STA: 38+69.04
8' STORM DRAIN MANHOLE
TYPE C (SHEET 28H)
TOP OF LID: 6361.5
207'-72" RCP AT 1%
INV. IN: 6353.82
INV. OUT: 6351.80

1 L 3.0 CURB CUT (TYPICAL)

A 24D

A 24E

TRACT 63

10' PUBLIC UTILITY EASEMENT

STA: 29+97.41
BEGIN ROAD SECTION E

TRANSITION FROM STA: 31+20.16 TO STA: 32+17.28

STA: 32+17.28
BEGIN ROAD SECTION E

TRANSITION FROM STA: 34+09.89 TO STA: 35+04.62

STA: 35+04.62
BEGIN ROAD SECTION E

PVI STA = 25+18.70
PVI ELEV = 6398.07
A.D. = -0.95
K = 104.83
100.00' VC

PVI STA = 26+38.26
PVI ELEV = 6396.33
A.D. = +1.11
K = 90.15
100.00' VC

PVI STA = 32+82.69
PVI ELEV = 6379.81
A.D. = 0.78
K = 136.60
100.00' VC

PVI STA = 35+83.93
PVI ELEV = 6374.30
A.D. = -2.50
K = 40.06
100.00' VC

BVCE: 6398.32
EVCS: 25+68.70
EVCE: 6397.06
BVCE: 6397.06
EVCS: 26+88.26
EVCE: 6395.05
STA: 27+56.24 ELEV: 6393.15
STA: 27+68.65 ELEV: 6393.00
STA: 29+11.11 ELEV: 6384.23
STA: 29+21.52 ELEV: 6384.08
BVCS: 32+32.69
BVCE: 6381.10
EVCS: 33+32.69
EVCE: 6378.90
BVCS: 35+33.93
BVCE: 6375.21
EVCS: 36+33.93
EVCE: 6372.14
STA: 37+52.55 ELEV: 6366.88
STA: 37+57.10 ELEV: 6366.76
STA: 38+14.18 ELEV: 6364.06
STA: 38+24.18 ELEV: 6363.96
BVCS: 38+45.56
BVCE: 6362.98

STA: 27+79.88
18" CMP
INV. 6389.57

10' CONCRETE PAVEMENT AT MAX. 2% CROSS SLOPE

-2.56%

10' CONCRETE PAVEMENT AT MAX. 2% CROSS SLOPE

PROPOSED SURFACE

EXISTING SURFACE

-1.83%

-4.93%

5' CONCRETE PAVEMENT AT MAX. 2% CROSS SLOPE

5' CONCRETE PAVEMENT AT MAX. 2% CROSS SLOPE

STA: 38+69.04
72" RCP
INV. 6352.98
84" OD

STA: 25+00 MATCHLINE 9G

STA: 34+00 MATCHLINE 9I

6390
6380
6370
6360
6350

6398.3 6398.12
6397.6 6397.60
6396.9 6396.88
6396.1 6395.95
6394.9 6394.75
6393.4 6393.47
6392.2 6392.19
6390.8 6390.91
6390.1 6389.62
6388.6 6388.54
6387.0 6387.06
6385.5 6385.78
6384.0 6384.50
6382.7 6383.22
6381.5 6381.98
6380.5 6380.66
6379.5 6379.54
6378.7 6378.58
6378.0 6377.87
6376.9 6376.75
6375.8 6375.84
6375.0 6374.84
6373.5 6373.46
6371.6 6371.44
6369.8 6369.28
6367.3 6367.11
6364.8 6364.95
6362.8 6362.79
6361.2 6361.19

25+00 26+00 27+00 28+00 29+00 30+00 31+00 32+00 33+00 34+00 35+00 36+00 37+00 38+00 39+00

CINTO NORTE | CINTO SUR

NORTH

HORZ SCALE = 50'
VERT SCALE = 5'
50' 0 50'

LEGEND:

GB	GRADE BREAK
TC	TOP OF CURB ELEVATION
TA	TOP OF ASPHALT ELEVATION
FL	ELEVATION AT FLOW LINE
TS	TOP OF SIDEWALK ELEVATION
	CURB CUT
	TACTILE STRIP
	SIDEWALK RAMP
	SIGHT TRIANGLE

NOTES:

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7. SIDE SLOPE: CUT 2:1; FILL 3:1

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO SUR PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 9H

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TRANSITION FROM STA: 40+67.57 TO STA: 41+66.84

STA: 41+66.84 BEGIN ROAD SECTION E

TRACT 61

25' DRAINAGE EASEMENT

124'-10' WIDE V-SHAPED ROCK RUNDOWN

TRANSITION FROM STA: 45+28.98 TO STA: 46+25.67

30' PUBLIC SANITARY SEWER EASEMENT

STA: 46+25.67 BEGIN ROAD SECTION E

25' PUBLIC UTILITY EASEMENT

B13 STA: 45+45.60' RIGHT
INSTALL 4.5'x4.5' MEDIAN DROP INLET WITH URBAN GRATES (SHEET 28G)
TOP OF GRATE ELEV.: 6360.0
113.65'-36" CMP
INV. IN: 6355.60
INV. OUT: 6354.20
OUTLET WITH STD END SECTION
10'x20'x1' RIP RAP PAD

A 24F

10' PUBLIC UTILITY EASEMENT

STA: 39+58.08, 24.5' LEFT AND RIGHT
INSTALL CITY TYPE 1A DROP INLETS (SHEET 28F)
TOP OF GRATE ELEV.: 6360.04
44.33'-24" CMP INV. IN: 6357.00 INV. OUT: 6356.40

B 24E

B7

ROAD SLOPE EASEMENT

15' WIDE DRAINAGE EASEMENT

TRACT 63
25'x35' PUE

B6 STA: 43+55, 52' R
6' I.D. STORM DRAIN MANHOLE TYPE C (SHEET 28H)
WITH A 32-INCH DIAMETER CAST IRON GRATED LID
TOP OF GRATE ELEV.: 6365.0
388'-48" CMP
INV. IN: 6359.0
INV. OUT: 6354.10

TRACT 61 PEDESTRIAN CORRIDOR

B5

B5 INSTALL 6' I.D. STORM DRAIN MANHOLE TYPE C (SHEET 28H)
WITH A 32-INCH DIAMETER CAST IRON GRATED LID.
TOP OF GRATE ELEV.: 6379.9
374.14'-48" CMP
INV. IN: 6374.0
INV. OUT: 6359.1

TRACT 64

B8 STA: 39+58.08, 25.7' RIGHT
20'-24" CMP
INV. IN: 6356.30
INV. OUT: 6354.00

15'x25' DRAINAGE EASEMENT

B6A STA: 39+46.11, 46.74' RIGHT
6' STORM DRAIN MANHOLE TYPE C (SHEET 28H)
WITH A 32-INCH DIAMETER CAST IRON GRATED LID.
TOP OF GRATE ELEV: 6361.30
5'-48" CMP
INV. IN: 6354.00
INV. OUT: 6353.92

TRANSITION FROM STA: 48+94.12 TO STA: 49+92.71

ROAD SLOPE EASEMENT

STA: 49+93.19 BEGIN ROAD SECTION E

TRACT 60

TRANSITION FROM STA: 52+78.67 TO STA: 53+76.65

STA: 53+76.65 BEGIN ROAD SECTION E

25'x30' PUE

B 24F

70' ROW

1 L 3.0 CURB CUT (TYPICAL)

SIGHT TRIANGLE, TYPICAL

25'x25' PUE

TYPICAL STRIP TACTILE

25'x35' PUE

25'x35' DRAINAGE EASEMENT

ROAD SLOPE EASEMENT

25'x30' PUE

10' PUBLIC UTILITY EASEMENT

A 24G

25' PUE

30' PUBLIC SANITARY SEWER EASEMENT

45+00 46+00 47+00 48+00 49+00 50+00 51+00 52+00 53+00 54+00

HORZ SCALE = 50'
VERT SCALE = 5'
50' 0 50'

DE

NORTH

HIGH POINT ELEV = 6360.54
HIGH POINT STA = 39+58.08
PVI STA = 39+81.90
PVI ELEV = 6359.24
A.D. = 6.64
K = 26.00
172.67' VC

EVCS: 40+18.24
EVCE: 6361.24

STA: 40+81.84 ELEV: 6362.71
STA: 40+86.84 ELEV: 6362.91

HIGH POINT ELEV = 6363.69
HIGH POINT STA = 41+57.81
PVI STA = 41+40.38
PVI ELEV = 6364.06
A.D. = -3.43
K = 29.14
100.00' VC

EVCS: 40+40.38
EVCE: 6362.91

EVCS: 41+40.38
EVCE: 6363.51

2.91%

5' CONCRETE PAVEMENT AT MAX. 2% CROSS SLOPE

-1.12%

LOW POINT ELEV = 6359.39
LOW POINT STA = 45+75.42
PVI STA = 45+42
PVI ELEV = 6359.02
A.D. = 9.35
K = 29.90
100.00' VC

BVCS: 45+42
BVCE: 6359.57

STA: 45+64.25
ELEV: 6359.30

STA: 45+76.25
ELEV: 6359.41

STA: 45+85.26
ELEV: 6359.30

EVCS: 46+42
EVCE: 6360.18

PROPOSED SURFACE

2.23%

EXISTING SURFACE

STA: 44+09.86 ELEV: 6366.10
STA: 44+14.86 ELEV: 6366.20

5' CONCRETE PAVEMENT AT MAX. 2% CROSS SLOPE

STA: 44+77.16 ELEV: 6367.60
STA: 44+82.16 ELEV: 6367.70

HIGH POINT ELEV = 6369.12
HIGH POINT STA = 50+82.05
PVI STA = 50+59.70
PVI ELEV = 6369.43
A.D. = -3.08
K = 32.48
100.00' VC

BVCS: 50+09.70
BVCE: 6368.32

EVCS: 51+09.70
EVCE: 6369.01

-0.85%

5' CONCRETE PAVEMENT AT MAX. 2% CROSS SLOPE

PVI STA = 52+26.43
PVI ELEV = 6368.01
A.D. = -3.45
K = 29.00
100.00' VC

BVCS: 51+76.43
BVCE: 6368.44

EVCS: 52+76.43
EVCE: 6365.86

STA: 52+41.65 ELEV: 6365.13
STA: 52+46.65 ELEV: 6365.09

STA: 39+00 MATCHLINE 9H

STA: 53+00 MATCHLINE 9J

STA: 39+58.08
24" CMP
INV. 6357.06

STA: 45+60.00
36" CMP
INV. 6354.82

INTERSECTION IS SUPERELEVATED TO THE SOUTH

- STA: 45+43 TO 45+60 TRANSITION FROM CROWNED TO SUPERELEVATED ROAD.
- STA: 45+60 TO 45+92.5 SUPERELEVATE ROAD TO THE SOUTH.
- STA: 45+92.5 TO 46.13 TRANSITION FROM SUPER ELEVATED TO CROWNED ROAD.

CINTO SUR

6390 6380 6370 6360 6350

6361.2 6361.14 | 6360.9 6360.55 | 6361.2 6360.86 | 6361.0 6361.97 | 6361.8 6363.11 | 6364.1 6363.66 | 6364.3 6363.40 | 6362.6 6362.84 | 6362.0 6362.26 | 6361.3 6361.72 | 6362.7 6361.16 | 6364.0 6360.60 | 6362.8 6360.04 | 6359.2 6359.50 | 6358.0 6359.44 | 6360.3 6360.31 | 6361.4 6361.42 | 6361.9 6362.54 | 6361.8 6363.65 | 6361.7 6364.76 | 6365.8 6365.86 | 6367.1 6366.99 | 6363.2 6368.10 | 6368.8 6368.97 | 6369.0 6369.08 | 6369.0 6366.66 | 6368.3 6366.14 | 6367.0 6366.86 | 6364.8 6364.85

39+00 40+00 41+00 42+00 43+00 44+00 45+00 46+00 47+00 48+00 49+00 50+00 51+00 52+00 53+00

LEGEND:

- GP GRADE BREAK
- TC TOP OF CURB ELEVATION
- TA TOP OF ASPHALT ELEVATION
- FL ELEVATION AT FLOW LINE
- TS TOP OF SIDEWALK ELEVATION
- CURB CUT
- TACTILE STRIP
- SIDEWALK RAMP
- SIGHT TRIANGLE

NOTES:

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7. SIDE SLOPE: CUT 2:1; FILL 3:1

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

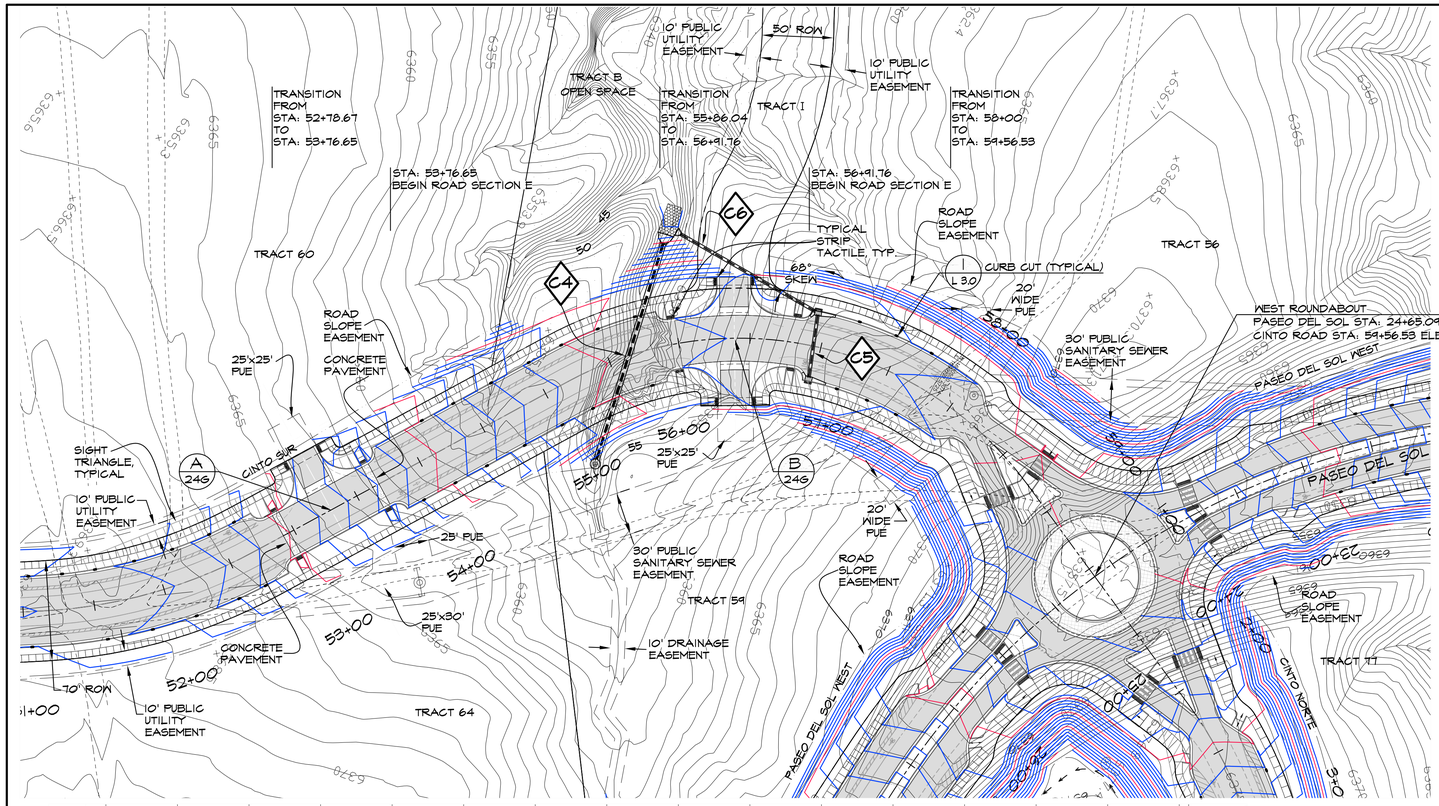
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

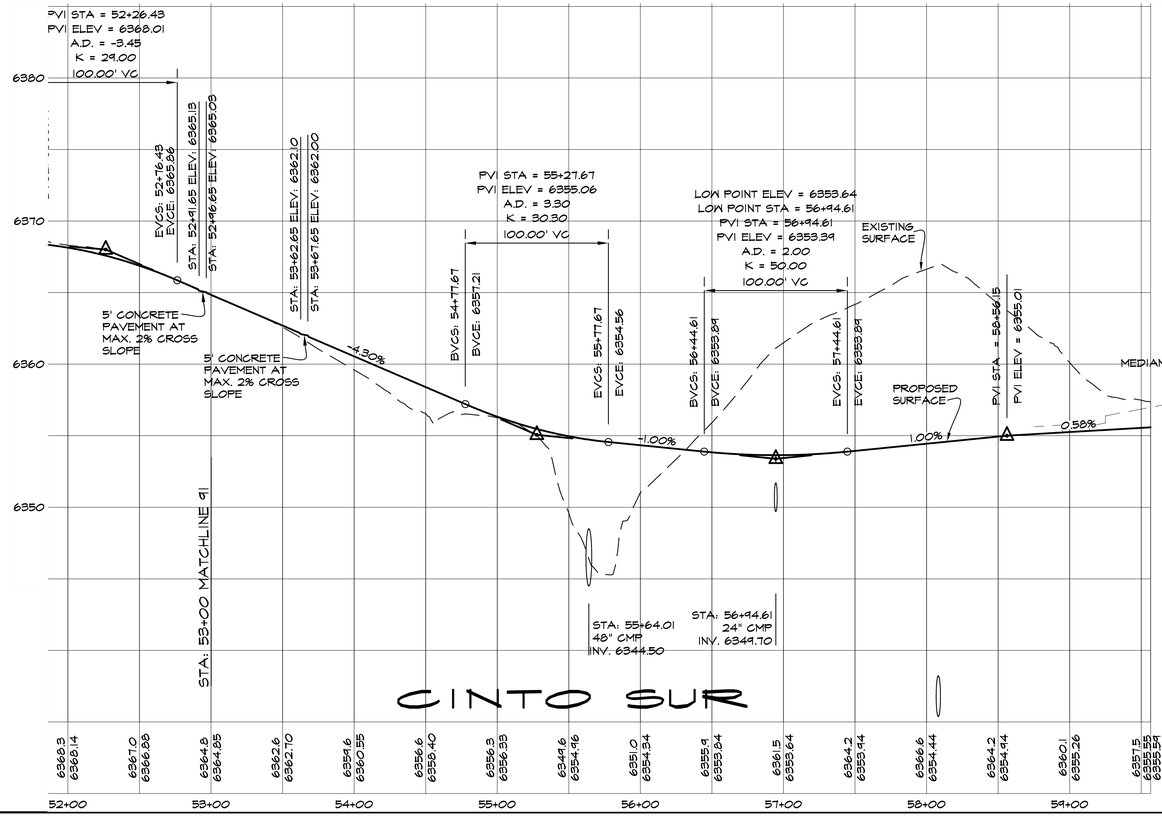
CINTO SUR PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 9I

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2026-01-04 HW TC3.dwg, LOOP PNP, 1/4/2026 1:18:05 PM





C4 STA: 55+07.54, 59.66' RIGHT
INSTALL 6' I.D. STORM DRAIN MANHOLE TYPE C (SHEET 28H)
WITH A 32-INCH DIAMETER CAST IRON GRATED LID.
TOP OF GRATE ELEV.: 6352.0
160'-48" CMP
INV. IN: 6345.23
INV. OUT: 6343.63
OUTLET STANDARD END SECTION
10'X20'X1' RIP RAP PAD

C5 STA: 56+94.61, 24.5' LEFT AND RIGHT
INSTALL CITY TYPE 1A DROP INLETS (SHEET 28F)
TOP OF GRATE ELEV.: 6353.14
44.33'-24" CMP
INV. IN: 6346.3
INV. OUT: 6345.4

C6 STA: 56+92, 23.5' LEFT
108'-24" CMP, SKEW: 68°
INV. IN: 6345.30
INV. OUT: 6343.63
OUTLET WITH STD END SECTION

LEGEND:
- GP GRADE BREAK
- TC TOP OF CURB ELEVATION
- TA TOP OF ASPHALT ELEVATION
- FL ELEVATION AT FLOW LINE
- TS TOP OF SIDEWALK ELEVATION
- CURB CUT
- TACTILE STRIP
- SIDEWALK RAMP
- SIGHT TRIANGLE

NOTES:
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7. SIDE SLOPE: CUT 2:1; FILL 3:1

GRAYLYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9597

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO SUR PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 9J

JAGUAR DRIVE

JAGUAR DRIVE

FIRE STATION

CUT AND REMOVE EXISTING CURB AND REPLACE WITH NEW. SAWCUT

5' AT 2% MAX CROSS SLOPE

SAWCUT

REMOVE 23' OF SIDEWALK. INSTALL NEW 5' WIDE RAMP AND 3' PLANTER WITH 4" OF GRAVEL MULCH. REMOVE AND REPLACE CURBING AS NECESSARY.

REMOVE 16' OF CURBING AND ASPHALT TO CREATE CROSSWALK MEETING ADA REQUIREMENTS. REPLACE CURB AND ASPHALT WITH LIKE PAVEMENT SECTION. FLUSH WITH EXISTING ASPHALT.

SAWCUT LINE

EDGE OF EXISTING ASPHALT

NOTE: EXISTING CURBS AND DRIVEWAY MAY NEED TO BE REBUILT TO MEET ADA REQUIREMENTS

EXISTING SURVEY DATA, TYPICAL

START 5' WIDE SIDEWALK FLUSH WITH EXISTING

START WALL TW 52 BW 50

EXISTING TOPO DATA ENDS HERE

PASEO DEL SOL WEST

5' SIDEWALK

TW 52.0
BW 48.0

110'-8" RETAINING WALL EXPOSED WALL BOTTOM TO MATCH SIDEWALK GRADE. TOOL JOINT AT CONNECTION POINT. TOP OF WALL TO MATCH ADJACENT GRADES. SEE ALSO SHEET S102

10' SIDEWALK

PLANTER

12' RAMP 1:12

START RAILING

MATCH TO EXISTING PATH GRADES

EXISTING ASPHALT PATH

START WALL TW 43.45 BW 43.0

TOP OF RETAINING WALL TO MATCH SIDEWALK GRADE. BOTTOM OF EXPOSED RETAINING WALL TO MATCH EXISTING GRADES.

8" CONCRETE PAVEMENT

REMOVE AND REPLACE 110' OF EXISTING PATH

END WALL TW 45.0 BW 44.6

MATCH TO EXISTING PATH GRADES

EXISTING ASPHALT PATH

RETAINING WALL

NORTH

LEGEND

- TW TOP OF WALL
- BW BOTTOM OF EXPOSED WALL, NOT BOTTOM OF FOUNDATION
- gb GRADE BREAK
- TBC EXISTING TOP BACK OF CURB
- FL EXISTING FLOWLINE

SCALE 1"=10'

REVISIONS

DATE	BY

DESIGN ENGINUITY

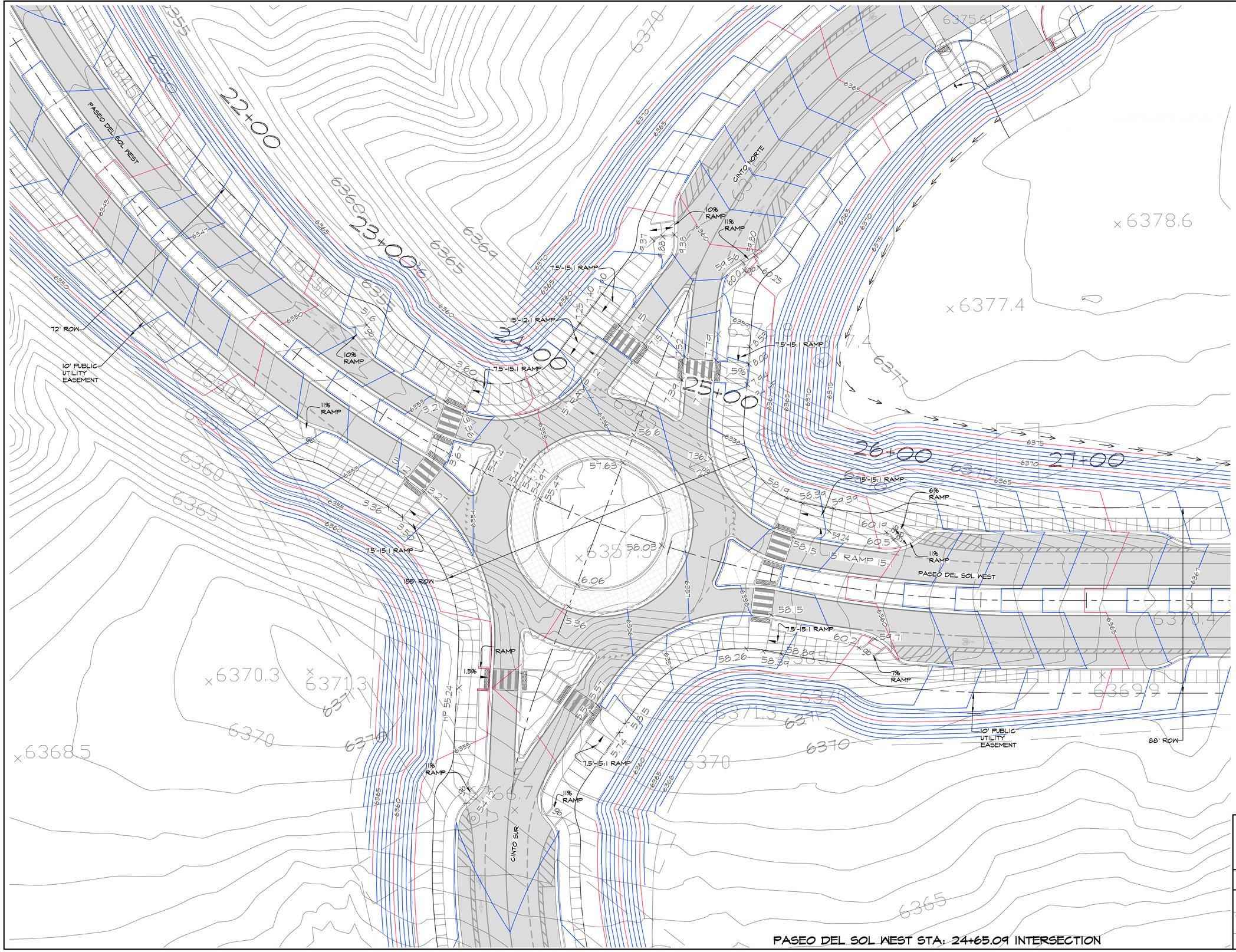
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST CONNECTION DETAIL

SCALE	DWG NO.	DATE
1"=10'		06/09/2025
	SHEET NO.	9K

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-10-28 HW TC3.dwg, CONNECTIONS, 10/30/2025 2:05:23 PM



NORTH

SCALE 1"=20'

20' 0 20'

LEGEND:

GP	GRADE BREAK
TC	TOP OF CURB ELEVATION
TA	TOP OF ASPHALT ELEVATION
FL	ELEVATION AT FLOW LINE
TS	TOP OF SIDEWALK ELEVATION
	CURB CUT
	TACTILE STRIP
	SIDEWALK RAMP
	SIGHT TRIANGLE

NOTES:

1. GRATE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
3. MDI OFFSET DISTANCE AT EDGE OF STRUCTURE CLOSEST TO CENTERLINE.
4. TACTILE STRIPS REQUIRED AT ALL STREET CROSSINGS.
5. ALL CROSS WALK'S CROSS SLOPES SHALL BE 2% MAXIMUM.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPES.
7. SIDE SLOPE: CUT 2:1; FILL 3:1

GRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

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Santa Fe, New Mexico
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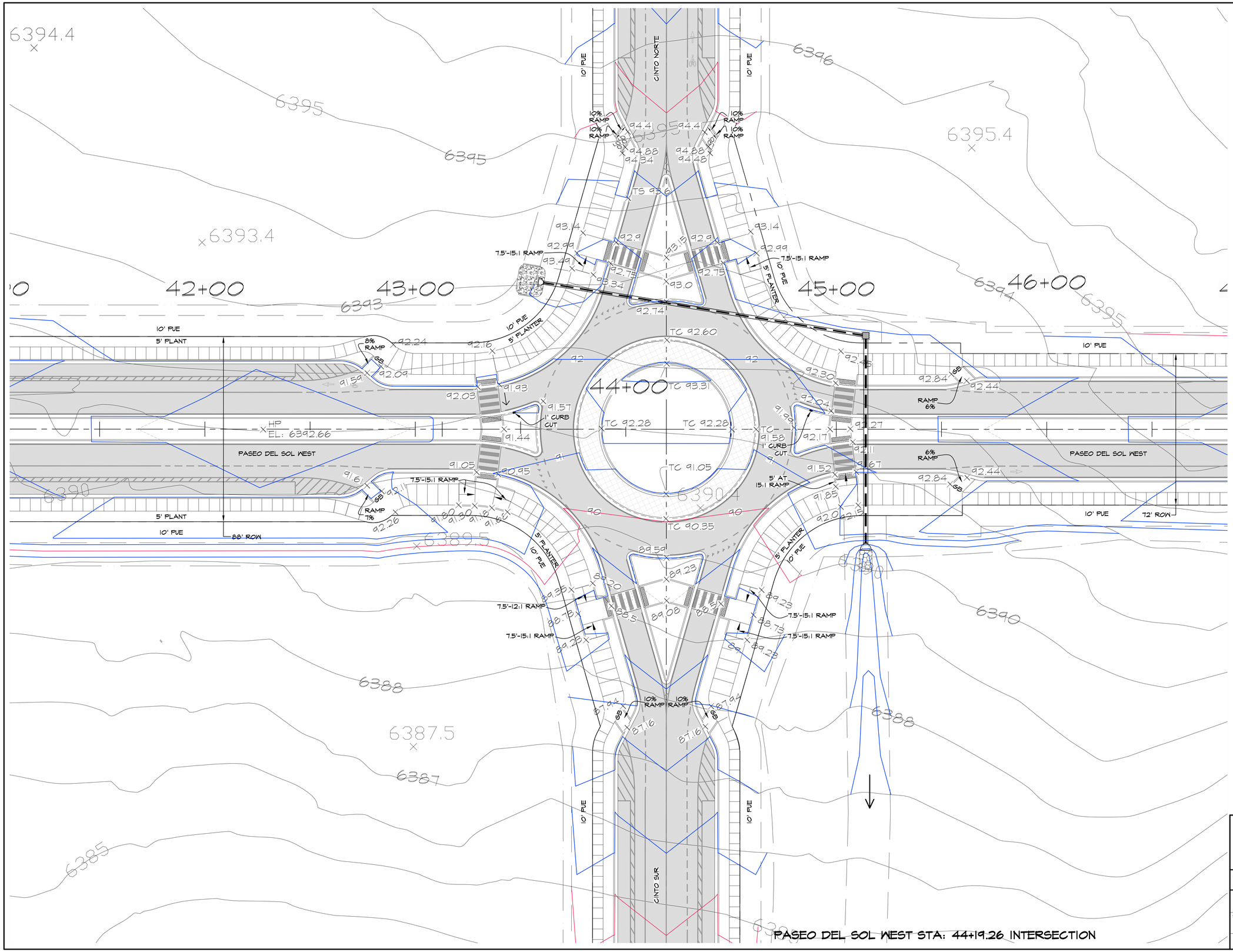
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WEST ROUNDABOUT GRADING DETAIL

SCALE	DWG NO.	DATE
1"=20'		06/09/2025

SHEET NO. 10A



LEGEND:

- 90 GRADE BREAK
- TC TOP OF CURB ELEVATION
- TA TOP OF ASPHALT ELEVATION
- FL ELEVATION AT FLOW LINE
- TS TOP OF SIDEWALK ELEVATION
- CURB CUT
- TACTILE STRIP
- SIDEWALK RAMP
- SIGHT TRIANGLE

NOTES:

1. GRATE ELEVATIONS PROVIDED AT FACE OF CURB.
2. DI OFFSET DISTANCE SET AT FACE OF CURB.
3. MDI OFFSET DISTANCE AT EDGE OF STRUCTURE CLOSEST TO CENTERLINE.
4. TACTILE STRIPS REQUIRED AT ALL STREET CROSSINGS.
5. ALL CROSS WALK'S CROSS SLOPES SHALL BE 2% MAXIMUM.
6. ALL SIDEWALKS SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND MAXIMUM 2% CROSS SLOPES.
7. SIDE SLOPE: CUT 2:1; FILL 3:1

GRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/04/2025

REVISIONS

DATE	BY

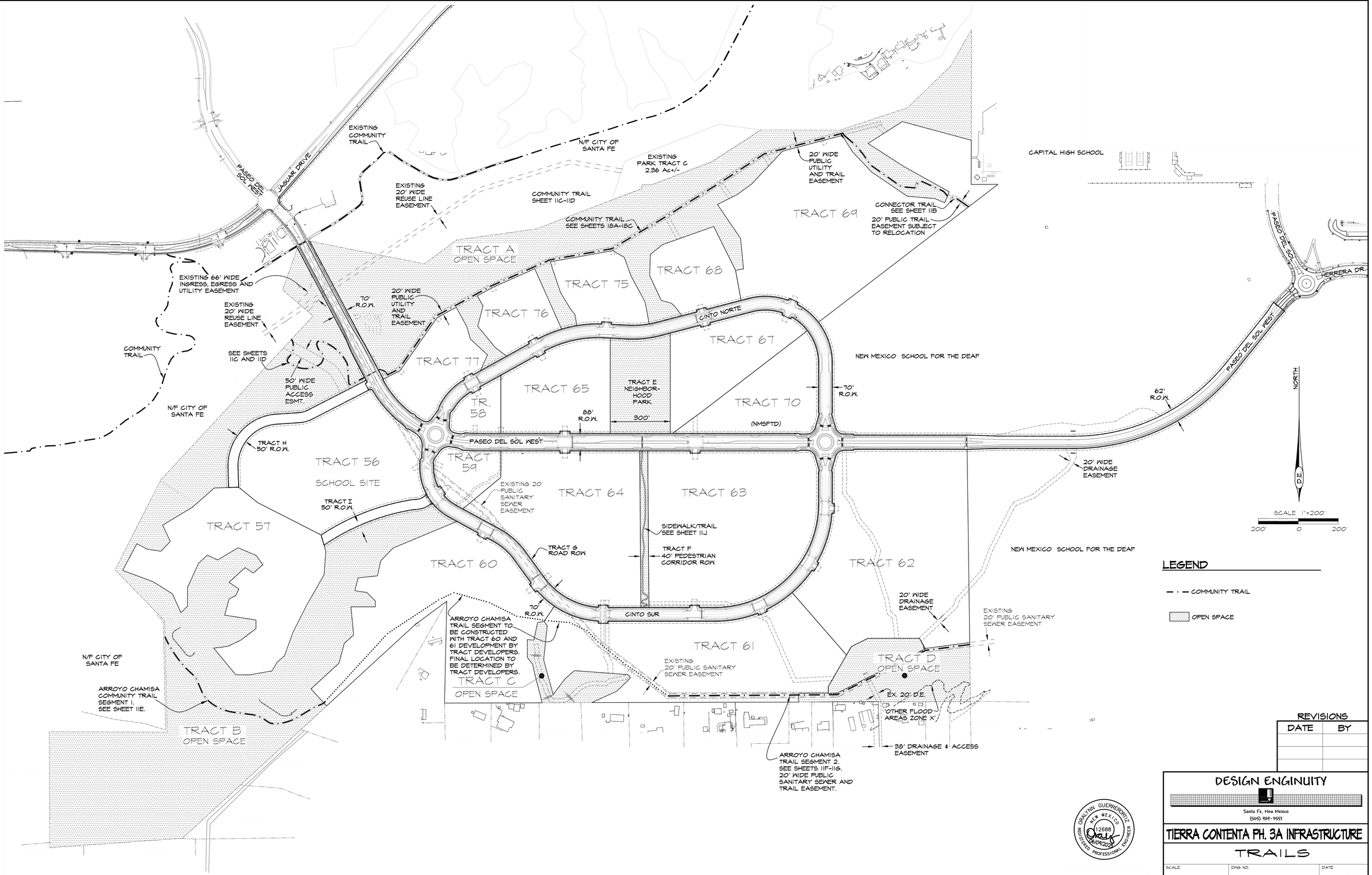
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9597

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

EAST. ROUNDABOUT GRADING DETAIL

SCALE	DWG NO.	DATE
1"=20'		06/04/2025
	SHEET NO.	10B

PASEO DEL SOL WEST STA: 44+19.26 INTERSECTION



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Santa Fe, New Mexico
(505) 989-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

TRAILS

SCALE	DWG NO.	DATE
1"=200'		06/09/2025

SHEET NO. 11A

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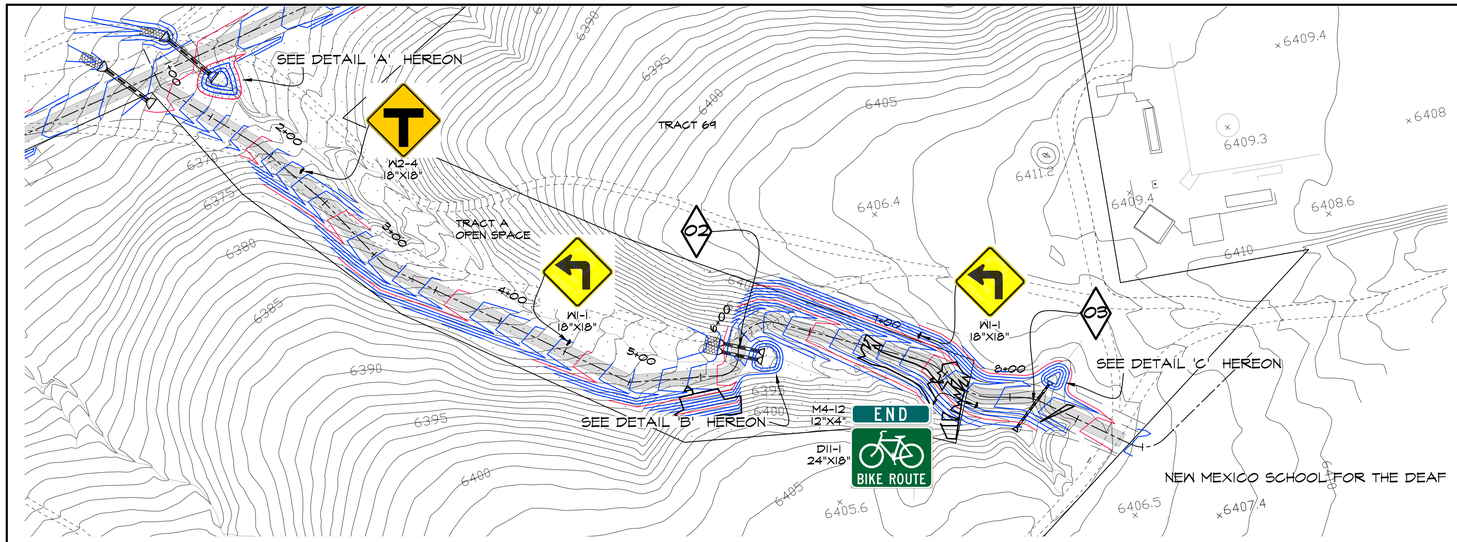
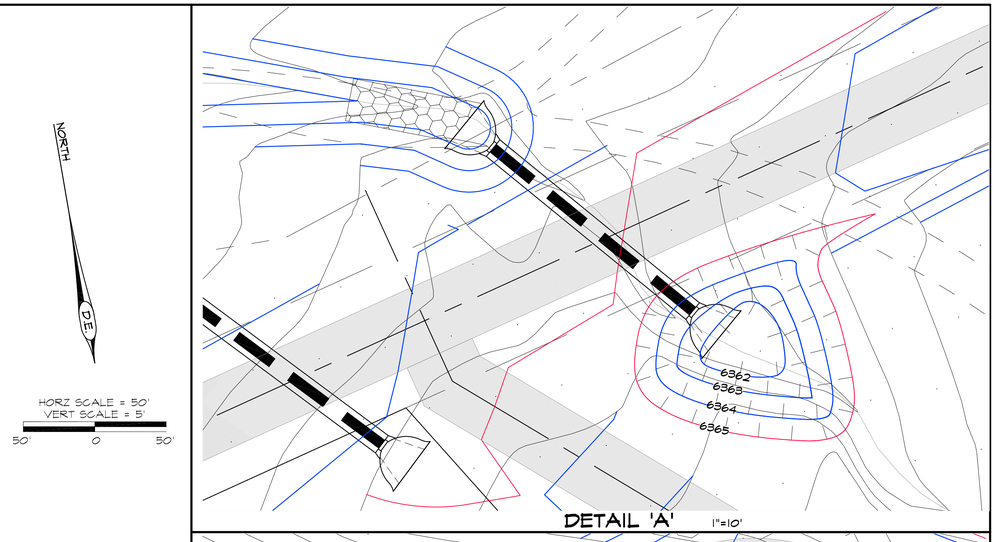
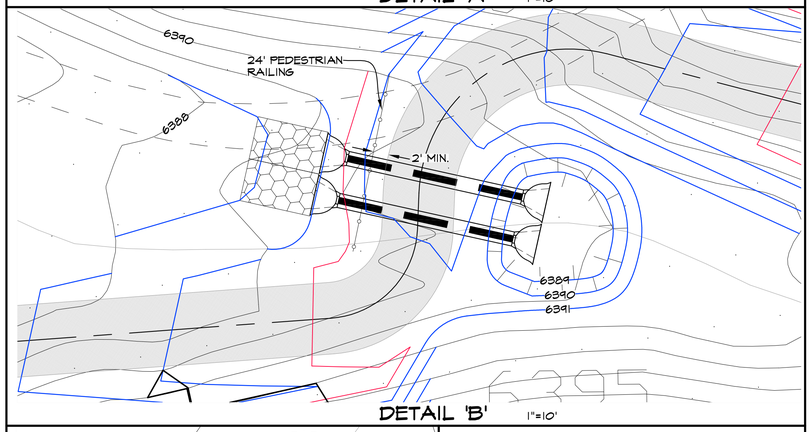
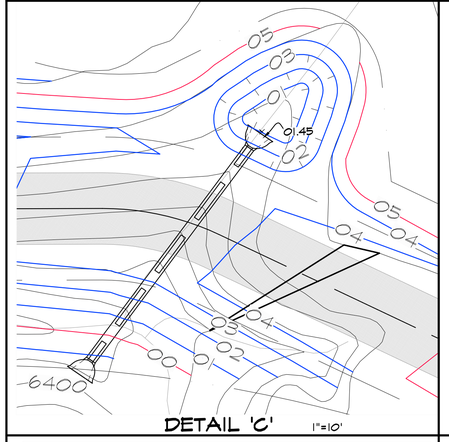




DETAIL 'A' 1"=10'



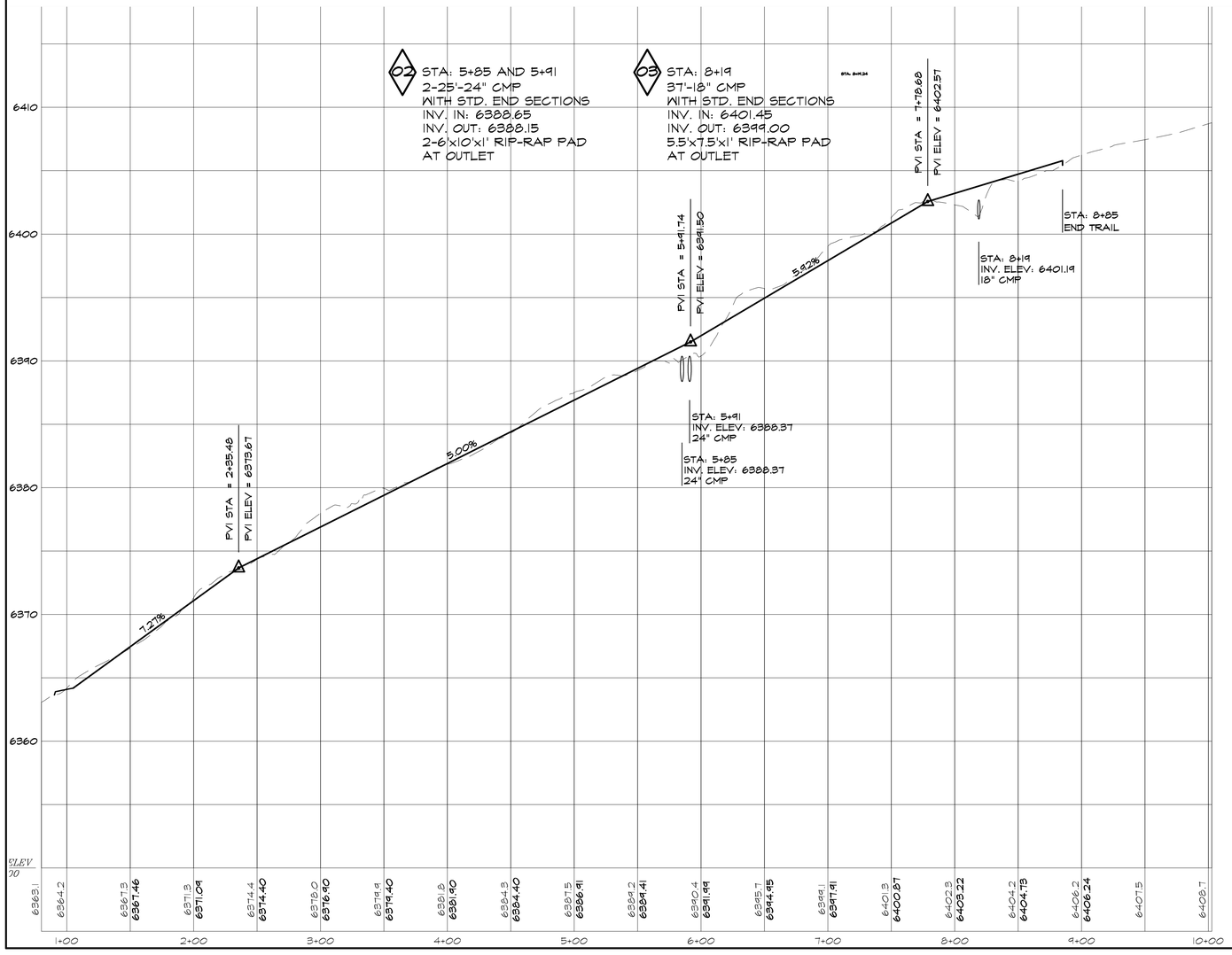
DETAIL 'B' 1"=10'



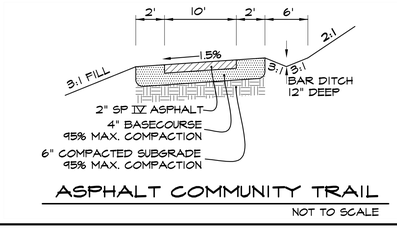
DETAIL 'C' 1"=10'

02 STA: 5+85 AND 5+91
2-25'-24" CMP
WITH STD. END SECTIONS
INV. IN: 6388.65
INV. OUT: 6388.15
2-6'X10'X1' RIP-RAP PAD
AT OUTLET

03 STA: 8+19
37'-18" CMP
WITH STD. END SECTIONS
INV. IN: 6401.45
INV. OUT: 6399.00
5.5'X7.5'X1' RIP-RAP PAD
AT OUTLET



NOTE:
ALL SIGN PLACEMENT PER MUTCD BICYCLE SIGN REQUIREMENTS AND MATERIALS SHALL MATCH CITY STANDARDS FOR TRAFFIC SIGNAGE. SEE SHEET 12A



ASPHALT COMMUNITY TRAIL
NOT TO SCALE

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

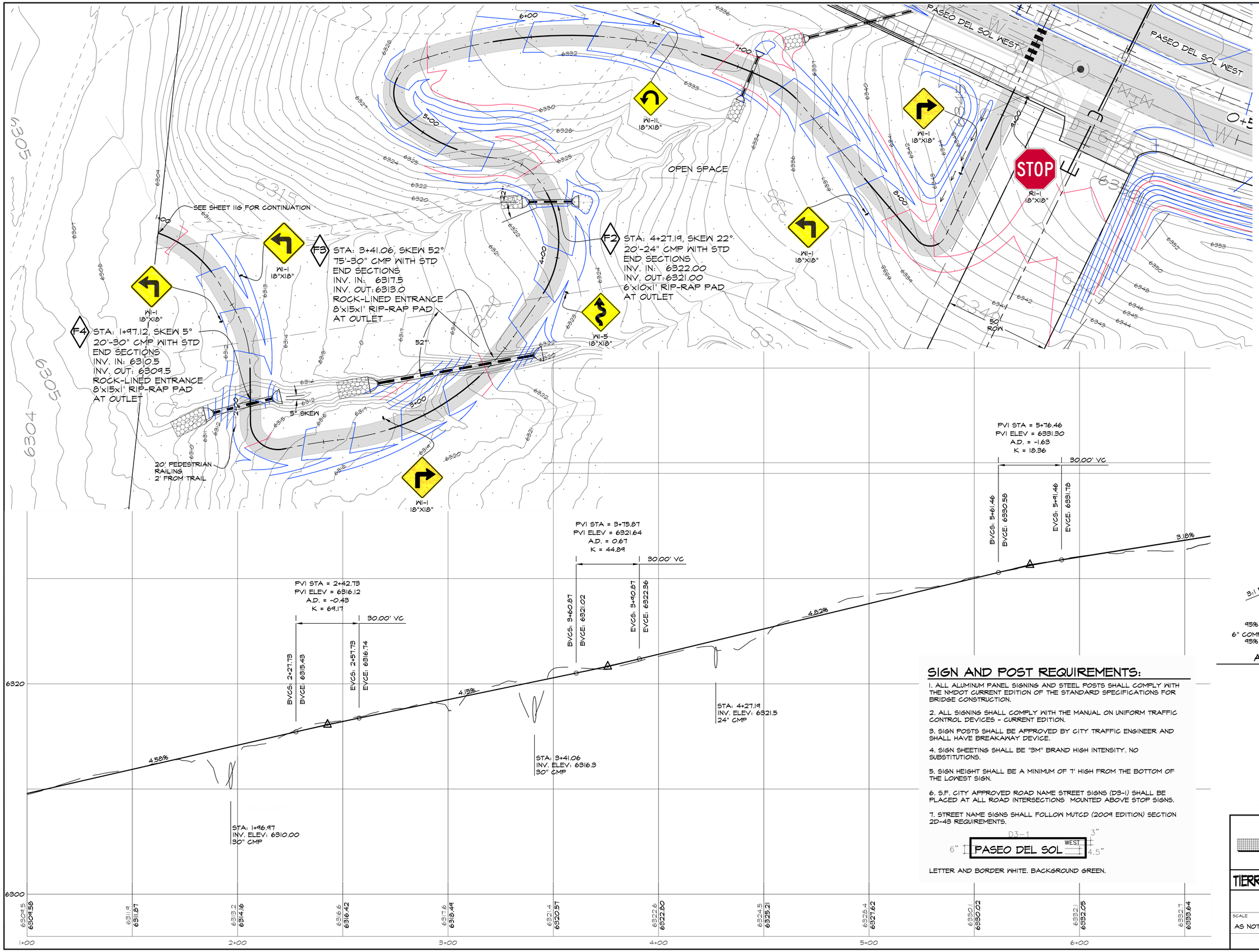
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3551

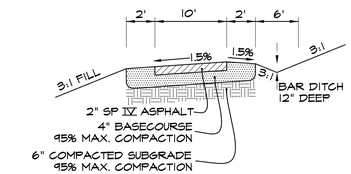
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

EAST TRAILS PNP

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 11B





ASPHALT COMMUNITY TRAIL

NOT TO SCALE

SIGN AND POST REQUIREMENTS:

1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NMDOT CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION.
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES - CURRENT EDITION.
3. SIGN POSTS SHALL BE APPROVED BY CITY TRAFFIC ENGINEER AND SHALL HAVE BREAKAWAY DEVICE.
4. SIGN SHEETING SHALL BE "3M" BRAND HIGH INTENSITY. NO SUBSTITUTIONS.
5. SIGN HEIGHT SHALL BE A MINIMUM OF 7' HIGH FROM THE BOTTOM OF THE LOWEST SIGN.
6. S.F. CITY APPROVED ROAD NAME STREET SIGNS (D3-1) SHALL BE PLACED AT ALL ROAD INTERSECTIONS MOUNTED ABOVE STOP SIGNS.
7. STREET NAME SIGNS SHALL FOLLOW MUTCD (2009 EDITION) SECTION 2D-43 REQUIREMENTS.

LETTER AND BORDER WHITE. BACKGROUND GREEN.

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
06/09/2025
REGISTERED PROFESSIONAL ENGINEER

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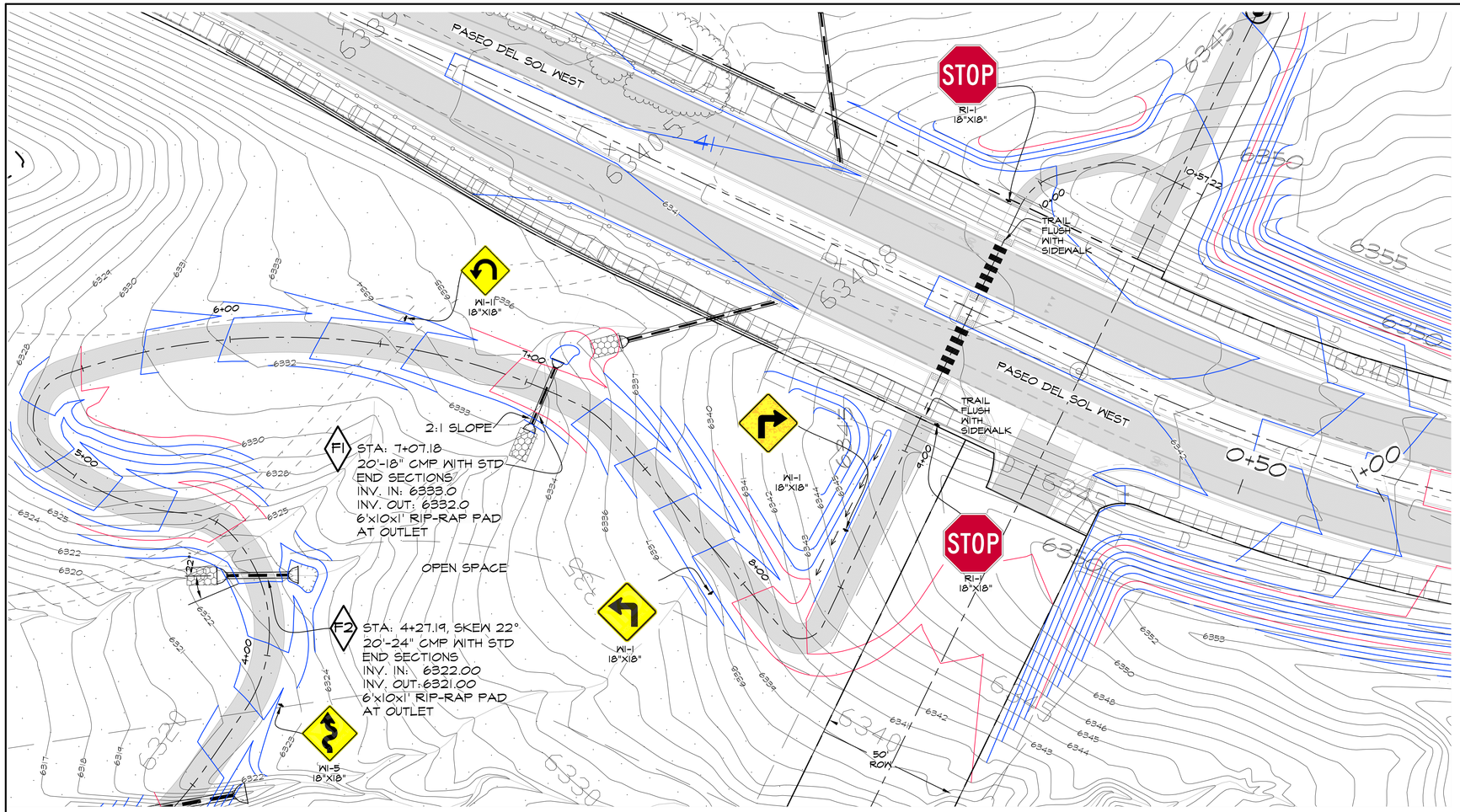
Santa Fe, New Mexico
(505) 989-3557

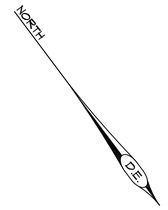
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WEST TRAIL PNP

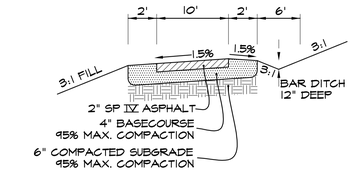
SCALE	DWG NO.	DATE
AS NOTED		06/09/2025
		SHEET NO. 11C

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-10-28 HW TC3.dwg, TRAILS, 10/30/2025 2:40:50 PM



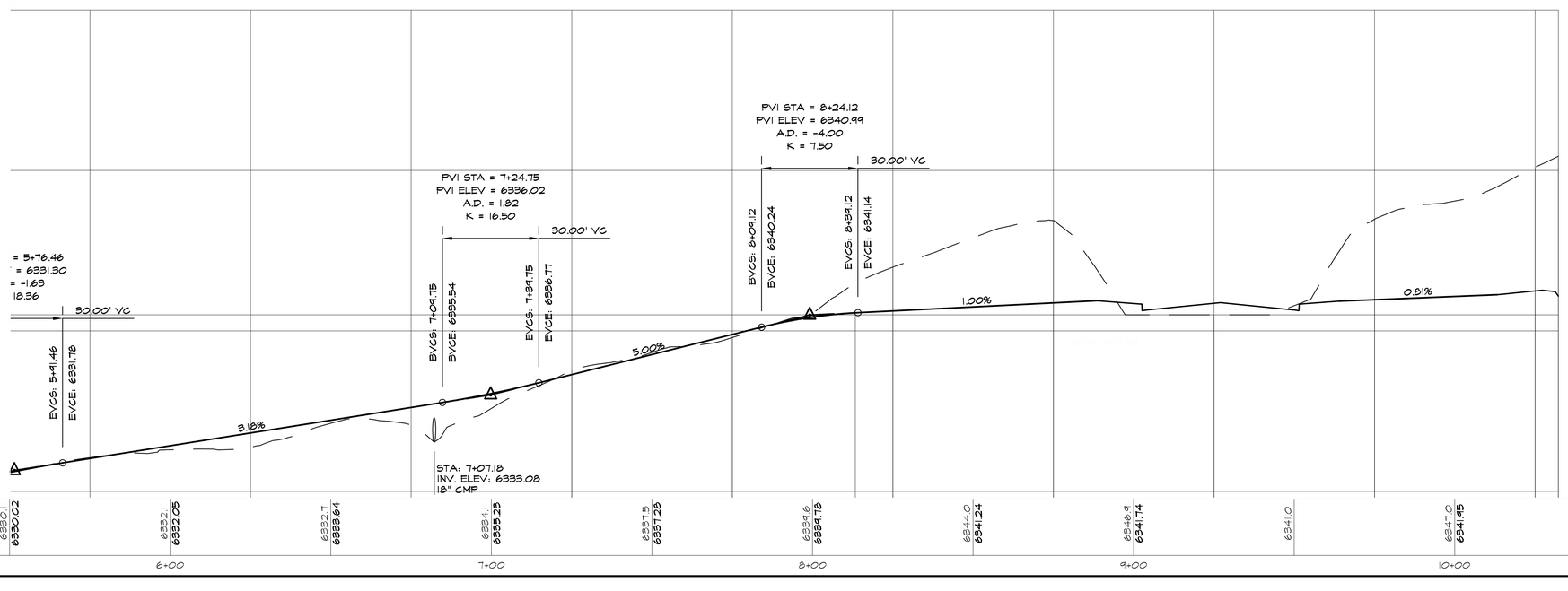


HORZ SCALE = 20'
VERT SCALE = 4'
20' 0 20'



ASPHALT COMMUNITY TRAIL

NOT TO SCALE



SIGN AND POST REQUIREMENTS:

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2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES - CURRENT EDITION.

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7. STREET NAME SIGNS SHALL FOLLOW MUTCD (2009 EDITION) SECTION 2D-43 REQUIREMENTS.

LETTER AND BORDER WHITE. BACKGROUND GREEN.

GRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WEST TRAIL PNP

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 11D

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-10-28 HW TC3.dwg, TRAILS, 10/30/2025 2:45:14 PM

STA: 4+01.59
28'-42" CMP WITH STANDARD
END SECTIONS AND ROCK-LINED ENTRANCE
INLET INV: 6299.5
OUTLET INV: 6298.5
10'x25'x1' RIP-RAP PAD
AT OUTLET

STA: 7+45.33
20'-18" CMP WITH STANDARD
END SECTIONS AND ROCK-LINED ENTRANCE
INLET INV: 6292.61
OUTLET INV: 6292.21
6'x10'x1' RIP-RAP PAD
AT OUTLET

STA: 10+06.11
20'-24" CMP WITH STANDARD
END SECTIONS AND ROCK-LINED ENTRANCE
INLET INV: 62994.90
OUTLET INV: 6294.50
6'x10'x1' RIP-RAP PAD
AT OUTLET

M4-12
12"X4"
END
D11-1
24"X18"
BIKE ROUTE

TCB PROPERTY LINE

TG PROPERTY LINE

SWAN PARK

TRACT B
OPEN SPACE

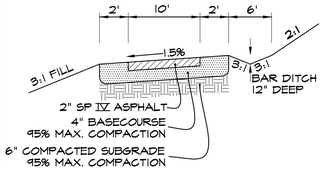
TRACT 57

TRACT 60

END TRAIL
STATION 11+11.96

NORTH

HORZ SCALE = 50'
VERT SCALE = 5'
50' 0 50'



ASPHALT COMMUNITY TRAIL
NOT TO SCALE

PVI STA = 3+80.34
PVI ELEV = 6303.84
A.D. = 7.83
K = 7.02
55.00' VC
BVCS: 3+52.84
BVCE: 6306.27
EVCS: 4+07.84
EVCE: 6303.57

PVI STA = 4+43.75
PVI ELEV = 6303.21
A.D. = -3.39
K = 10.03
34.00' VC
BVCS: 4+26.75
BVCE: 6303.36
EVCS: 4+60.75
EVCE: 6302.46

PVI STA = 5+51.61
PVI ELEV = 6298.47
A.D. = 1.92
K = 26.08
50.00' VC
BVCS: 5+26.61
BVCE: 6299.57
EVCS: 5+76.61
EVCE: 6297.85

LOW POINT ELEV = 6294.60
LOW POINT STA = 7+52.45
PVI STA = 7+41.41
PVI ELEV = 6293.78
A.D. = 4.33
K = 35.79
154.97' VC
BVCS: 6+63.93
BVCE: 6295.69
EVCS: 8+18.90
EVCE: 6295.22

HIGH POINT ELEV = 6297.91
HIGH POINT STA = 9+98.92
PVI STA = 10+06.11
PVI ELEV = 6298.69
A.D. = -4.09
K = 37.71
154.40' VC
BVCS: 9+28.91
BVCE: 6297.26
EVCS: 10+83.31
EVCE: 6296.96

PVI STA = 11+11.96
PVI ELEV = 6296.32

-8.83%
-1.00%
-4.39%
-2.47%
1.86%
-2.24%

STA: 4+01.59
INV. ELEV: 6299.14
42" CMP

STA: 7+45.33
INV. ELEV: 6292.41
18" CMP

STA: 10+06.00
INV. ELEV: 6294.70
24" CMP

1+00	2+00	3+00	4+00	5+00	6+00	7+00	8+00	9+00	10+00	11+00	12+00	13+00	14+00	15+00
6328.6 6328.60	6325.7 6324.18	6321.9 6319.77	6317.2 6315.35	6312.3 6310.44	6308.2 6306.52	6303.9 6303.69	6301.8 6302.86	6300.6 6300.74	6298.5 6298.65	6297.3 6297.28	6295.9 6296.04	6294.7 6294.96	6294.0 6294.60	6294.7 6294.91	6296.1 6295.79	6296.4 6296.72	6296.1 6297.59	6295.8 6297.91	6296.5 6297.56	6296.2 6296.59	6294.7	6293.9	6294.0	6292.8	6293.7	6292.4	6292.6	6292.1

REVISIONS

DATE	BY

DESIGN ENGINUITY
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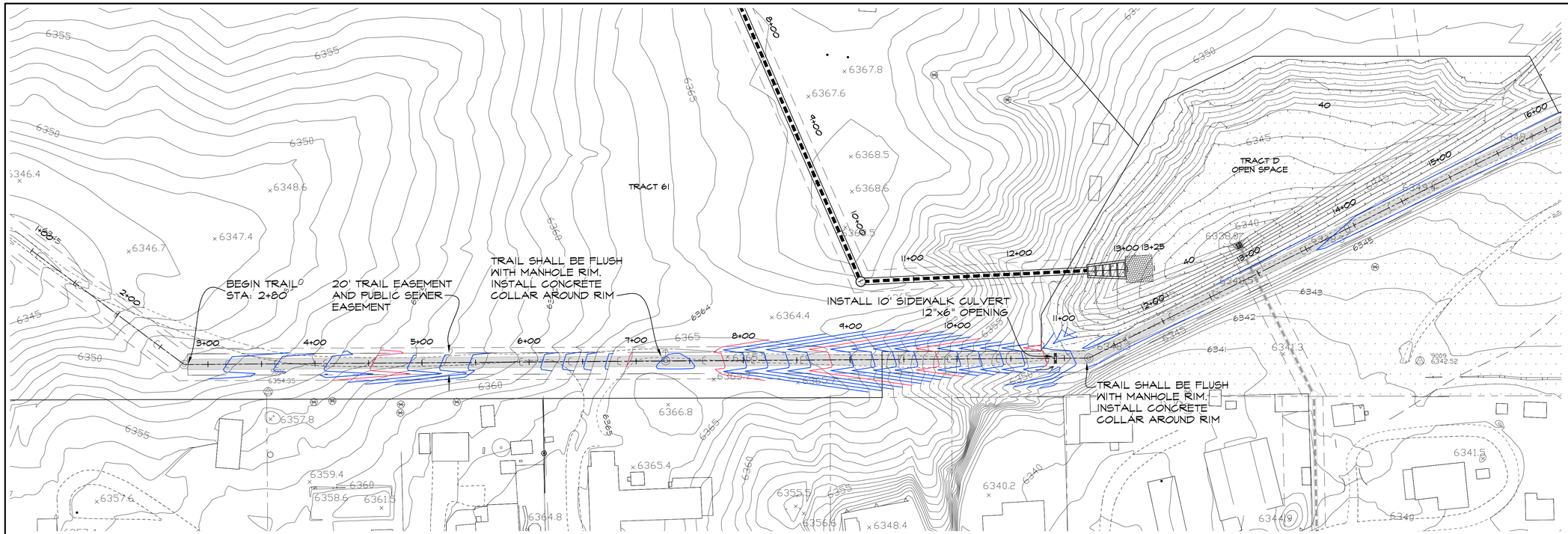
(505) 984-9551

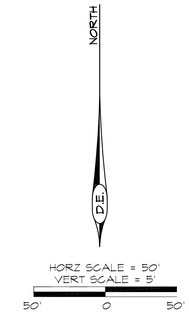
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

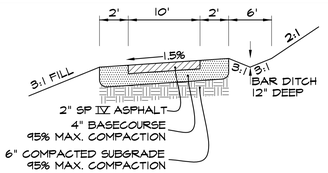
SOUTH WEST TRAIL PNP

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 11E

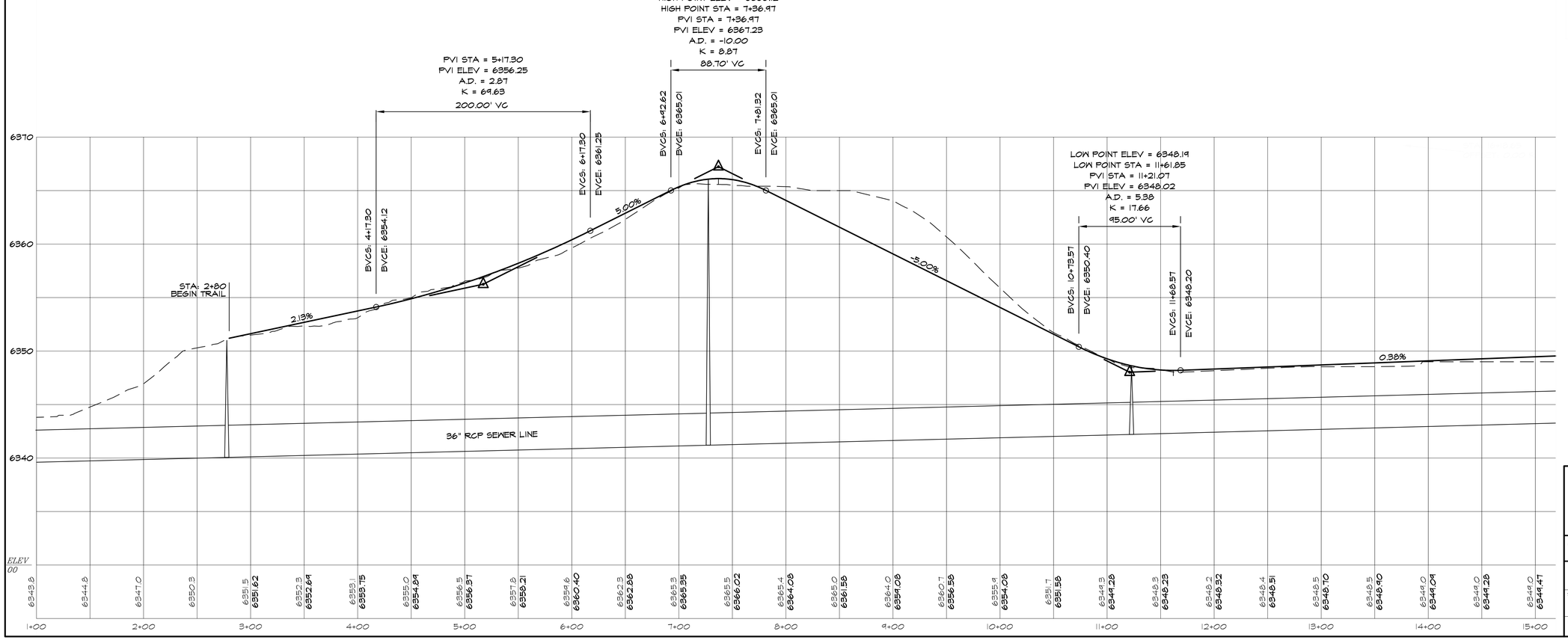






ASPHALT COMMUNITY TRAIL

NOT TO SCALE



REVISIONS

DATE	BY

DESIGN ENGINUITY

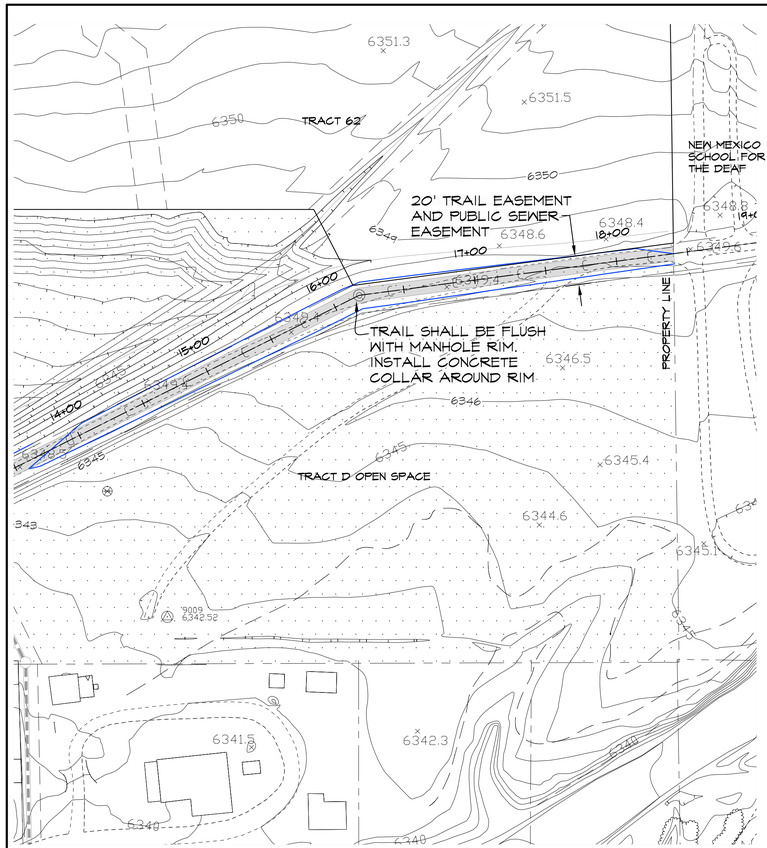
Santa Fe, New Mexico
(505) 989-3557

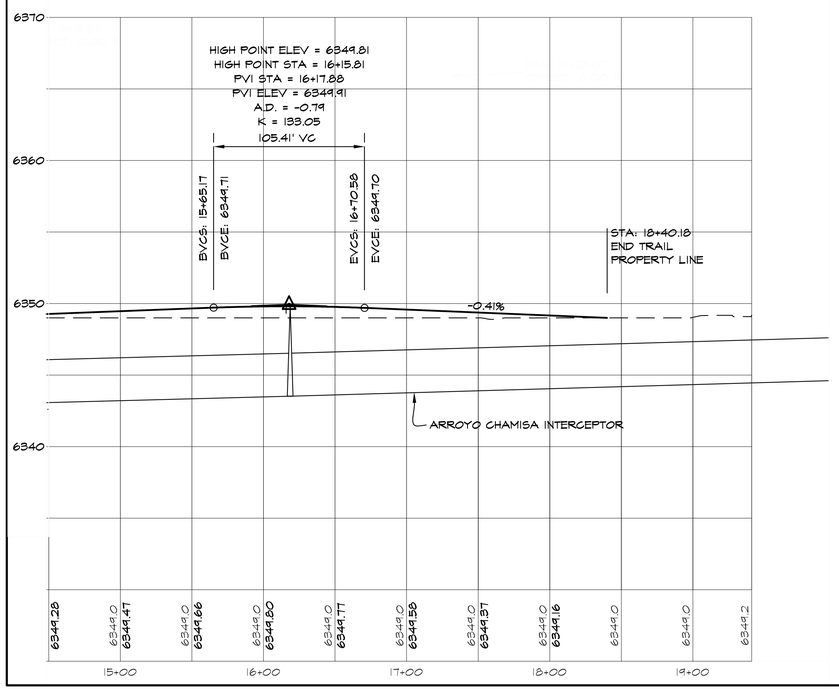
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

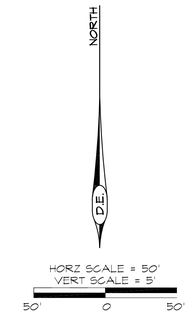
SOUTH TRAIL PNP

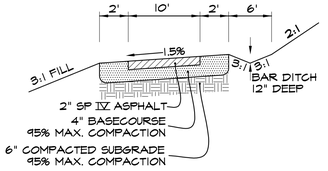
SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 11F









ASPHALT COMMUNITY TRAIL

NOT TO SCALE

JOALYNN GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

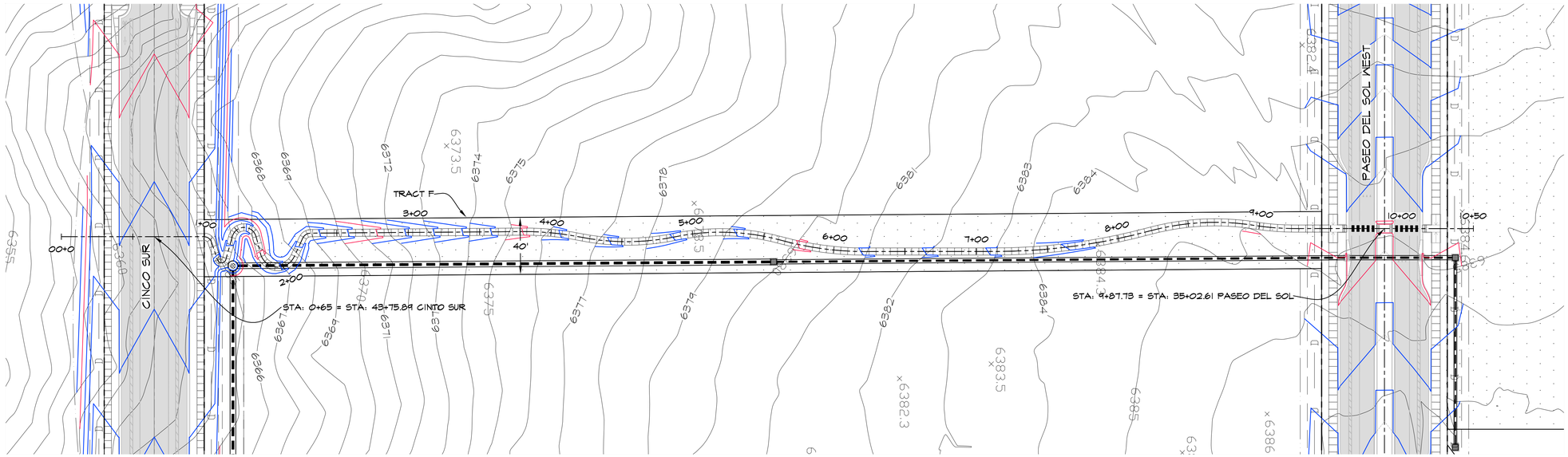
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

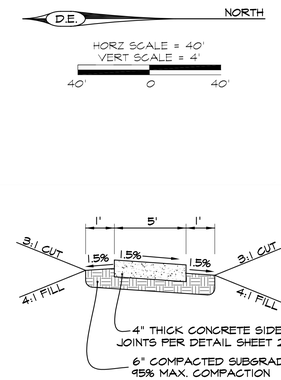
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SOUTH TRAIL PNP

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

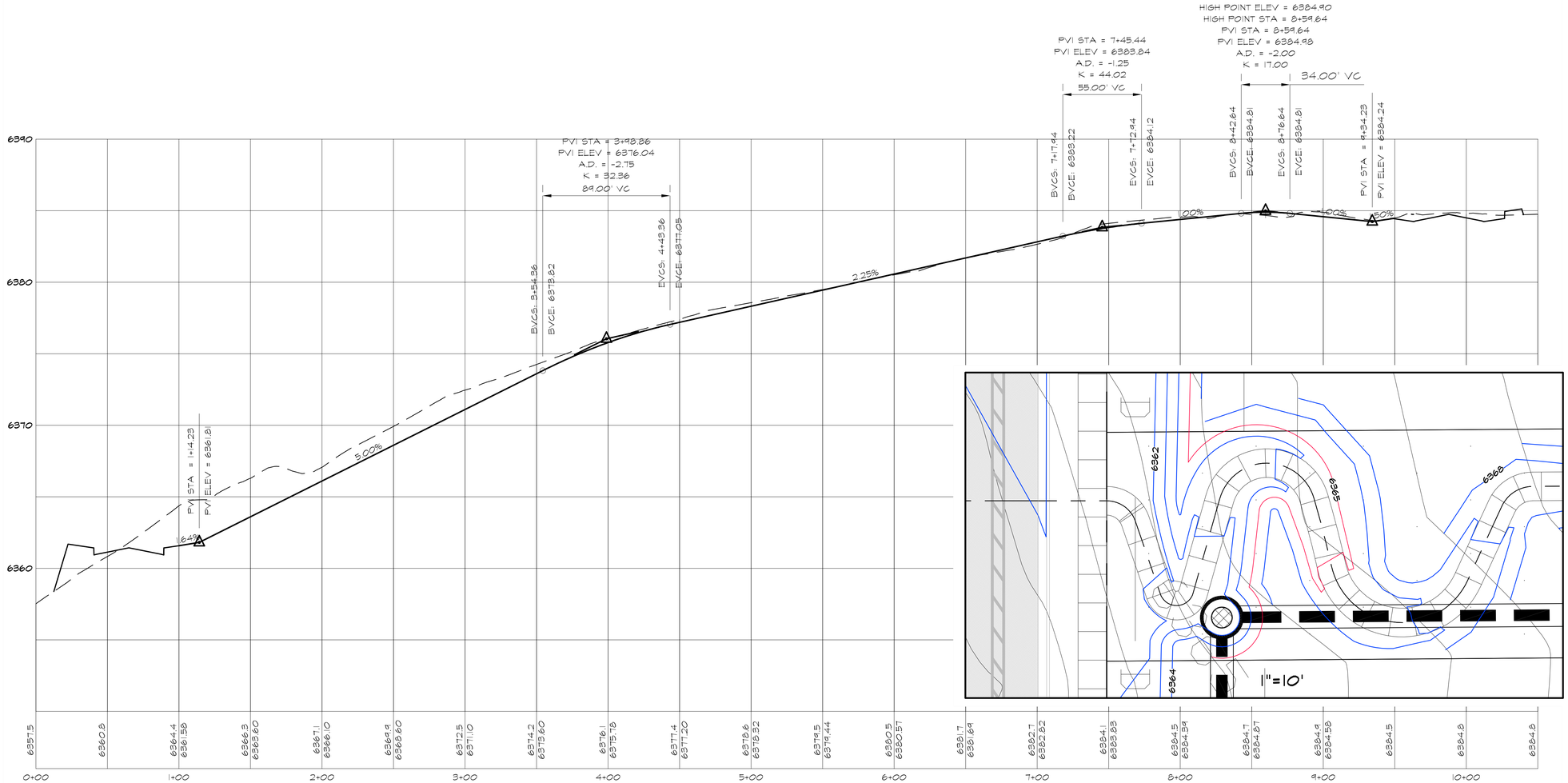
SHEET NO. 116





SIDEWALK PATH

NOT TO SCALE



REVISIONS

DATE	BY

GERALYNN GUERRERO-ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CENTER PARK SIDEWALK PLAN AND PROFILE

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025
	SHEET NO.	11H

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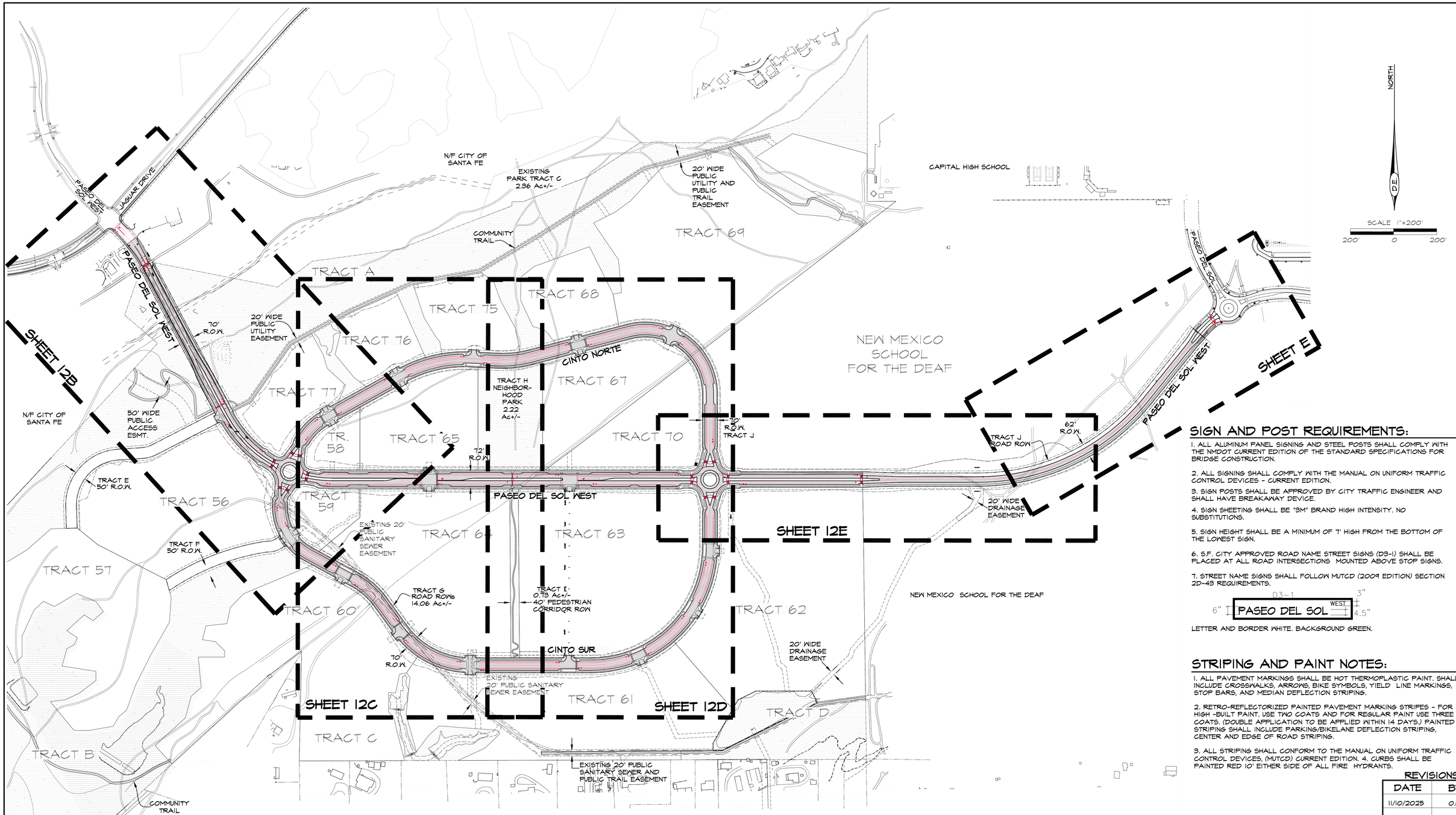

SIGN AND POST REQUIREMENTS:

1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NMDOT CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION.

2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES - CURRENT EDITION.

3. SIGN POSTS SHALL BE APPROVED BY CITY TRAFFIC ENGINEER AND SHALL HAVE BREAKAWAY DEVICE.

4. SIGN SHEETING SHALL BE "3M" BRAND HIGH INTENSITY. NO SUBSTITUTIONS.

5. SIGN HEIGHT SHALL BE A MINIMUM OF 7' HIGH FROM THE BOTTOM OF THE LOWEST SIGN.

6. S.F. CITY APPROVED ROAD NAME STREET SIGNS (D3-1) SHALL BE PLACED AT ALL ROAD INTERSECTIONS MOUNTED ABOVE STOP SIGNS.

7. STREET NAME SIGNS SHALL FOLLOW MUTCD (2009 EDITION) SECTION 2D-43 REQUIREMENTS.

LETTER AND BORDER WHITE. BACKGROUND GREEN.

STRIPING AND PAINT NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE HOT THERMOPLASTIC PAINT. SHALL INCLUDE CROSSWALKS, ARROWS, BIKE SYMBOLS, YIELD LINE MARKINGS, STOP BARS, AND MEDIAN DEFLECTION STRIPING.

2. RETRO-REFLECTORIZED PAINTED PAVEMENT MARKING STRIPES - FOR HIGH -BUILT PAINT. USE TWO COATS AND FOR REGULAR PAINT USE THREE COATS. (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS.) PAINTED STRIPING SHALL INCLUDE PARKING/BIKELANE DEFLECTION STRIPING, CENTER AND EDGE OF ROAD STRIPING.

3. ALL STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) CURRENT EDITION. 4. CURBS SHALL BE PAINTED RED 10' EITHER SIDE OF ALL FIRE HYDRANTS.

REVISIONS

DATE	BY
11/10/2025	D.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9597

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SIGNAGE & STRIPING PLANS KEY

SCALE	DWG NO.	DATE
1"=200'		06/09/2025

SHEET NO. 12A

ORALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

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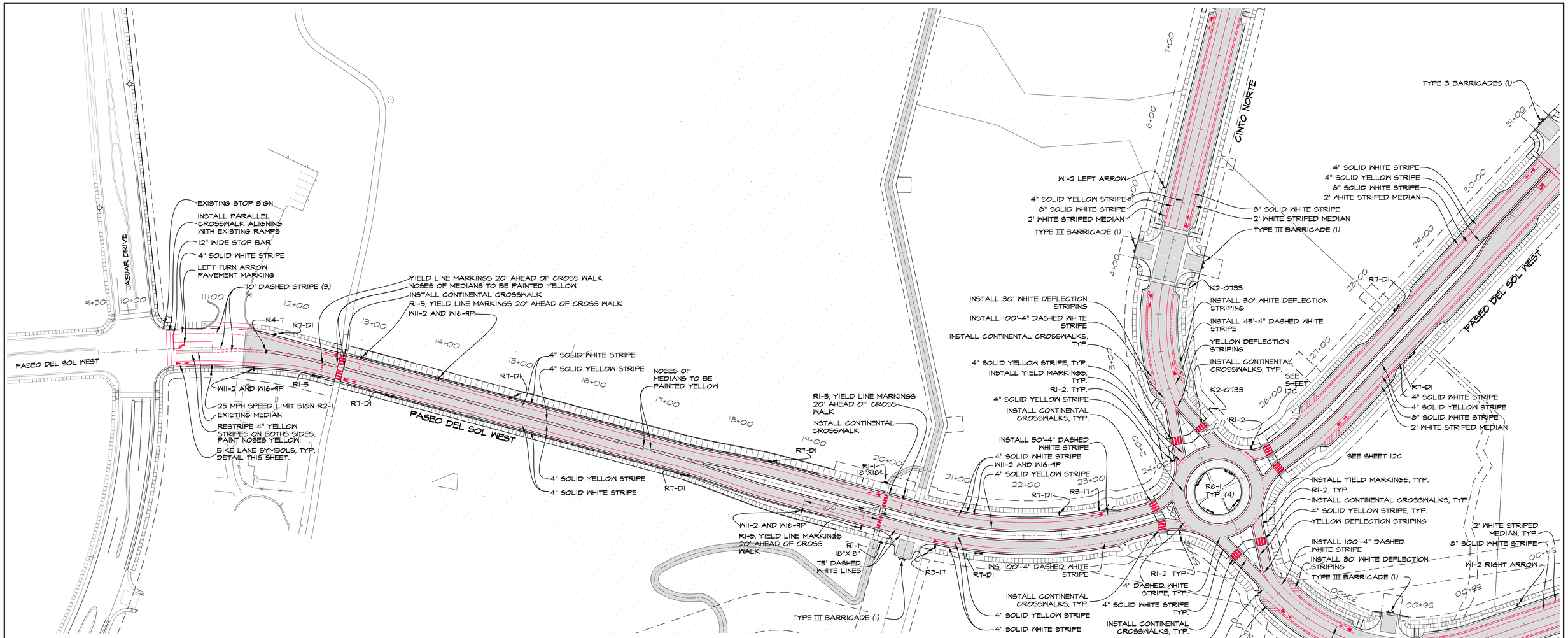
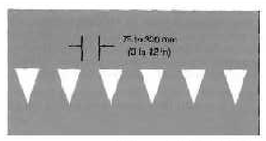
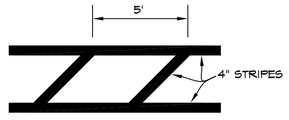




YIELD LINE MARKINGS

NOT TO SCALE



DEFLECTION STRIPING AND STRIPED MEDIAN

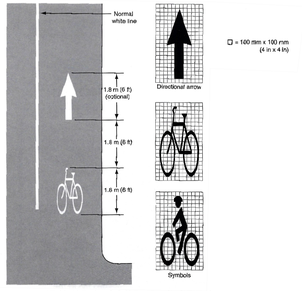
NOT TO SCALE

W11-2
24"x24"

W16-9P
12"x24"

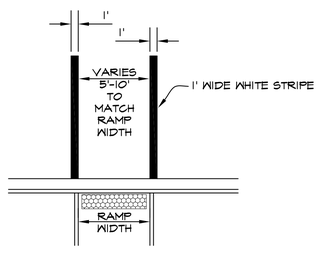
R4-7
24"x30"

W1-2
(LEFT OR RIGHT ARROW AS NOTED)
24"



BIKE LANE SYMBOL

NOT TO SCALE



PARALLEL CROSSWALK DETAIL

NOT TO SCALE

R6-1
36"x12"

K2-0753
18"-24"

R7-D1
12"-18"
(SET AT ANGLE 30 deg - 45 deg WITH TRAFFIC FLOW)

R3-17
24"x18"

R1-2
36"

R2-1
24"x36"

R1-5
18"x18"

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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SIGNAGE & STRIPING PLANS

SCALE	DWG NO.	DATE
1"=60'		06/09/2025

SHEET NO. 12B

REVISIONS

DATE	BY
11/10/2025	O.G.

OSKAR LYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
11/09/2025

SEE SHEET 12B

INSTALL CONTINENTAL CROSSWALKS, TYP.

INSTALL 45'-4" DASHED WHITE STRIPE

INSTALL 30' WHITE DEFLECTION STRIPING

R1-2, TYP.

INSTALL YIELD LINE MARKINGS, TYP.

INSTALL CONTINENTAL CROSSWALKS, TYP.

INSTALL 30' WHITE DEFLECTION STRIPING

INSTALL 100'-4" DASHED WHITE STRIPE

SEE SHEET 12B

TYPE III BARRICADES (1)

W1-2 LEFT ARROW

TYPE III BARRICADES (1)

W1-2 RIGHT ARROW

R7-D1

TYPE III BARRICADES (1)

4" SOLID YELLOW STRIPE
8" SOLID WHITE STRIPE
2' WHITE STRIPED MEDIAN

CINTO SUR

8" SOLID WHITE STRIPE
2' WHITE STRIPED MEDIAN

4" SOLID WHITE STRIPE
4" SOLID YELLOW STRIPE
8" SOLID WHITE STRIPE
2' WHITE STRIPED MEDIAN

R7-D1

4" SOLID WHITE STRIPE
4" SOLID YELLOW STRIPE
8" SOLID WHITE STRIPE
2' WHITE STRIPED MEDIAN

CINTO NORTE

TYPE III BARRICADES (1)

TYPE III BARRICADES (1)

R7-D1

INSTALL PARALLEL CROSSWALK, TYP.

PAINT NOSE YELLOW

R3-17

TYPE III BARRICADES (1)

R3-17

TYPE III BARRICADES (1)

PAINT NOSE YELLOW

INSTALL PARALLEL CROSSWALK, TYP.

PASEO DEL SOL WEST

INSTALL BIKE LANE SYMBOLS, TYP.
SEE DETAIL SHEET 12B

INSTALL LEFT ARROW MARKINGS, TYP

4" SOLID YELLOW STRIPE
8" SOLID WHITE STRIPE
2' WHITE STRIPED MEDIAN

8" SOLID WHITE STRIPE
2' WHITE STRIPED MEDIAN

R7-D1

TYPE III BARRICADES (1)

TYPE III BARRICADES (1)

TYPE III BARRICADES (1)

W11-2 AND W16-9P

INSTALL CONTINENTAL CROSSWALK

R1-5, YIELD LINE MARKINGS 20' AHEAD OF CROSS WALK

R1-5

R7-D1

R7-D1

R1-5, YIELD LINE MARKINGS 20' AHEAD OF CROSS WALK

4" SOLID YELLOW STRIPE
8" SOLID WHITE STRIPE
2' WHITE STRIPED MEDIAN

8" SOLID WHITE STRIPE
2' WHITE STRIPED MEDIAN

R7-D1

TYPE III BARRICADES (1)

W11-2 AND W16-9P

SEE SHEET 25D

D.E.

NORTH

SCALE 1"=60'

60' 0 60'

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
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06/09/2025

REVISIONS	
DATE	BY
11/10/2025	O.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3597

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SIGNAGE & STRIPING PLANS

SCALE	DWG NO.	DATE
1"=60'		06/09/2025
	SHEET NO.	12C

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CINTO SUR

PASEO DEL SOL WEST

CINTO NORTE

4" SOLID YELLOW STRIPE
8" SOLID WHITE STRIPE
2' WHITE STRIPED MEDIAN

8" SOLID WHITE STRIPE
2' WHITE STRIPED MEDIAN

R7-D1

TYPE III BARRICADES (1)

INSTALL CONTINENTAL CROSSWALK

R1-5, YIELD LINE MARKINGS 20' AHEAD OF CROSS WALK

R1-5

W11-2 AND W16-9P

SEE SHEET 25D

INSTALL PARALLEL CROSSWALK, TYP.

R3-17

R4-7

PAINT NOSE YELLOW

INSTALL PARALLEL CROSSWALK, TYP.

4" SOLID WHITE STRIPE
4" SOLID YELLOW STRIPE
8" SOLID WHITE STRIPE
2' WHITE STRIPED MEDIAN

INSTALL LEFT ARROW PAVEMENT MARKINGS, TYP

W11-2 RIGHT ARROW

INSTALL 100'-4" DASHED WHITE STRIPE

INSTALL 45'-4" DASHED WHITE STRIPE

INSTALL 30' WHITE DEFLECTION STRIPING

INSTALL CONTINENTAL CROSSWALKS, TYP

INSTALL YIELD LINE PAVEMENT MARKINGS, TYP.

R1-2, TYP.

INSTALL BIKE LANE SYMBOLS, TYP. SEE DETAIL SHEET 12B

SEE SHEET 12E FOR LABELS ON ROUNDABOUT

W1-2 LEFT ARROW

D.E. NORTH

SCALE 1"=60'

60' 0 60'

ADALYNN GUERRERO-ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS	
DATE	BY
11/10/2025	O.G.

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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SIGNAGE & STRIPING PLANS

SCALE	DWG NO.	DATE
1"=60'		06/09/2025
	SHEET NO.	12D

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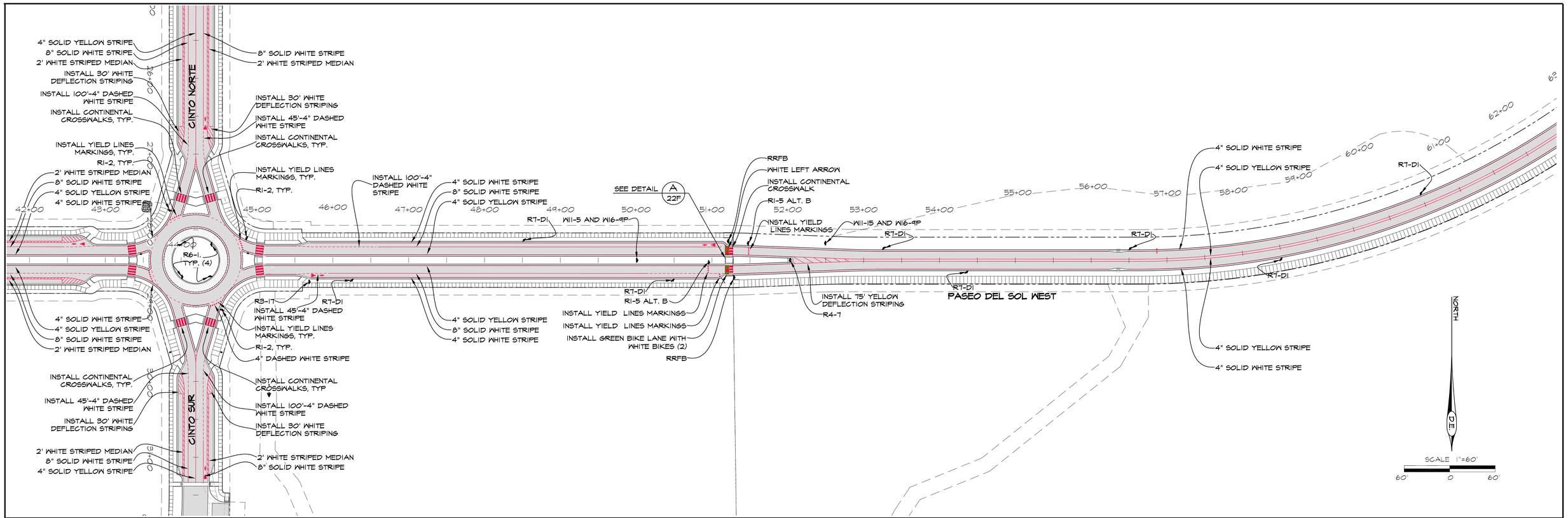

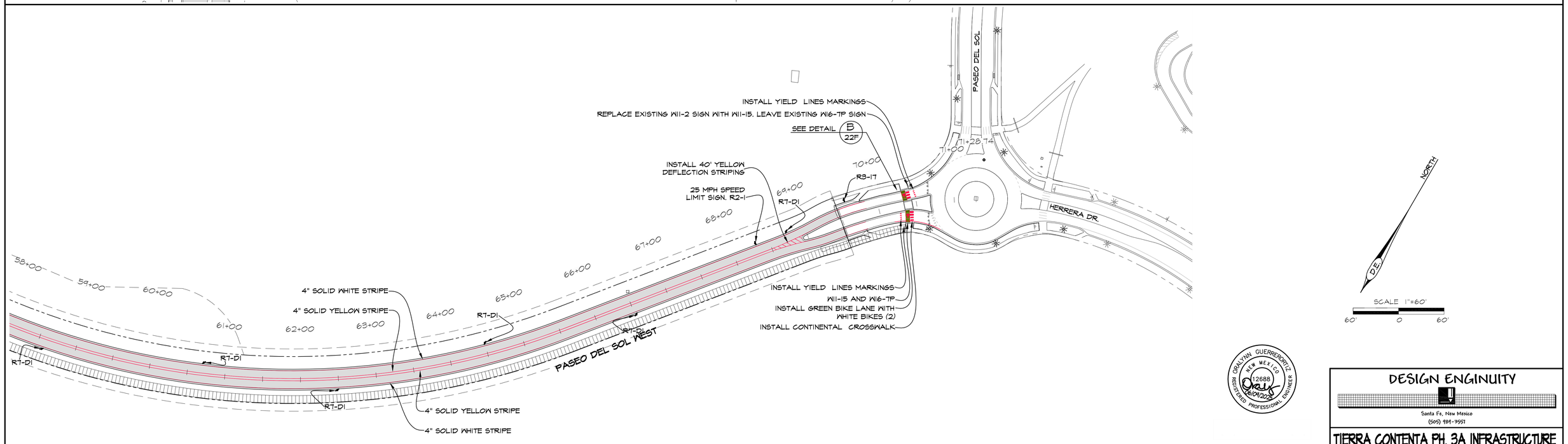

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
06/09/2025
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

DATE	BY
11/10/2025	O.G.

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 989-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SIGNAGE & STRIPING PLANS

SCALE	DWG NO.	DATE
1"=60'		06/09/2025

SHEET NO. 12E

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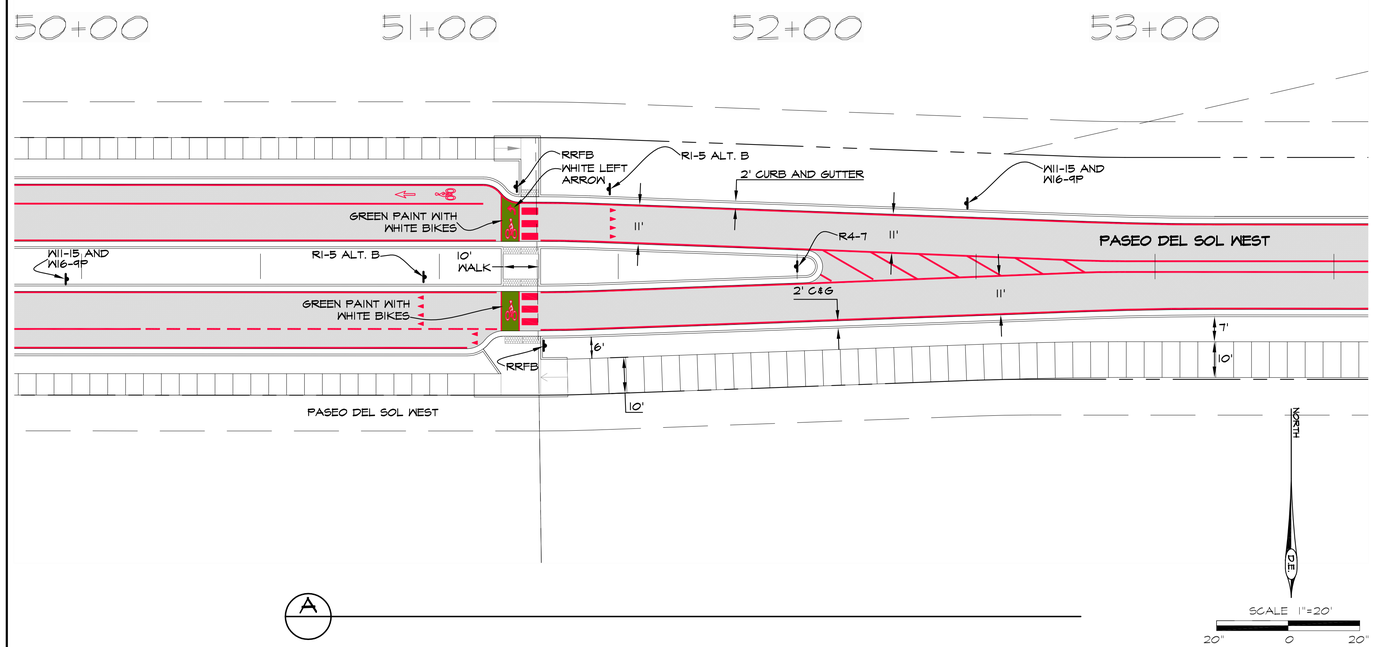

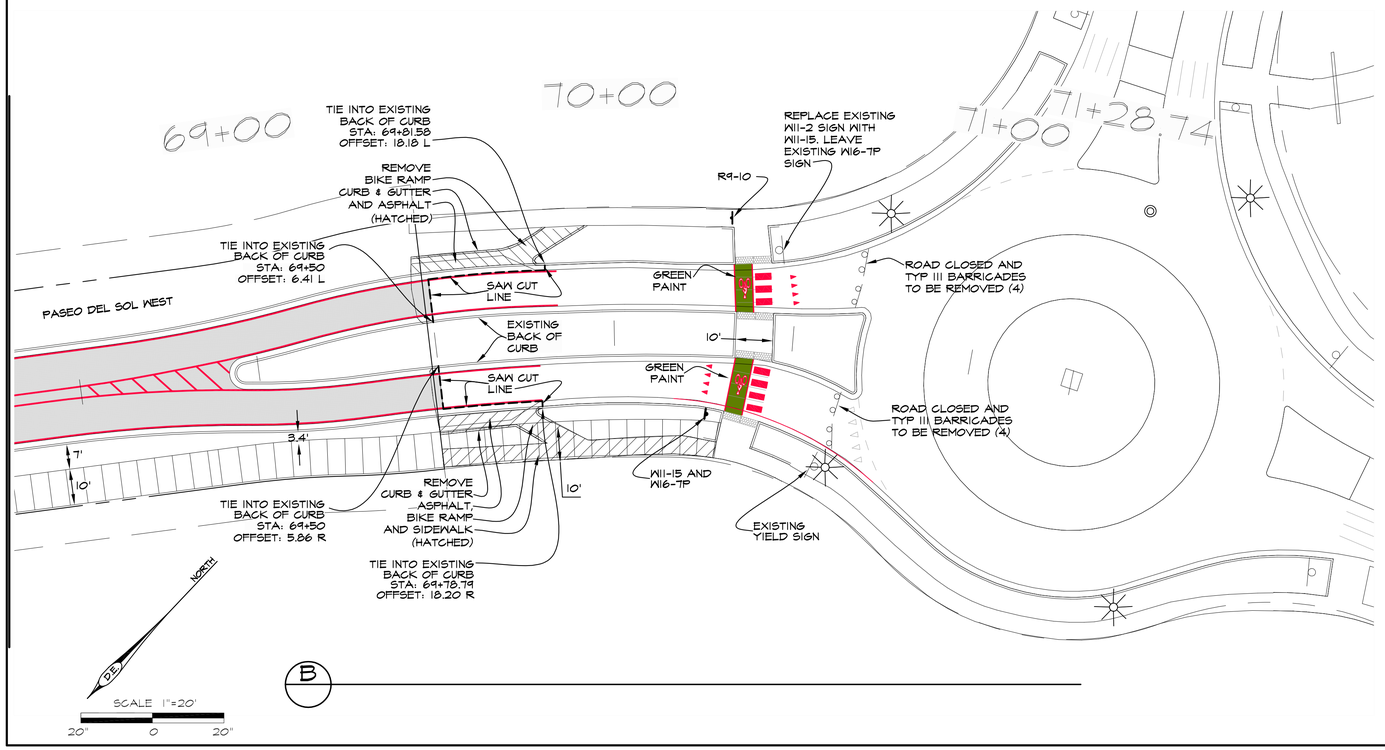

RRFB WITH W11-15 AND W16-7P
(RECTANGULAR RAPID FLASHING BEACON)

R1-5 ALT. B

W11-15

W16-7P

R9-10

W11-15

W16-9P

ORALYNN GUERRERORTIZ
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06/09/2025

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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SIGNAGE & STRIPING PLANS

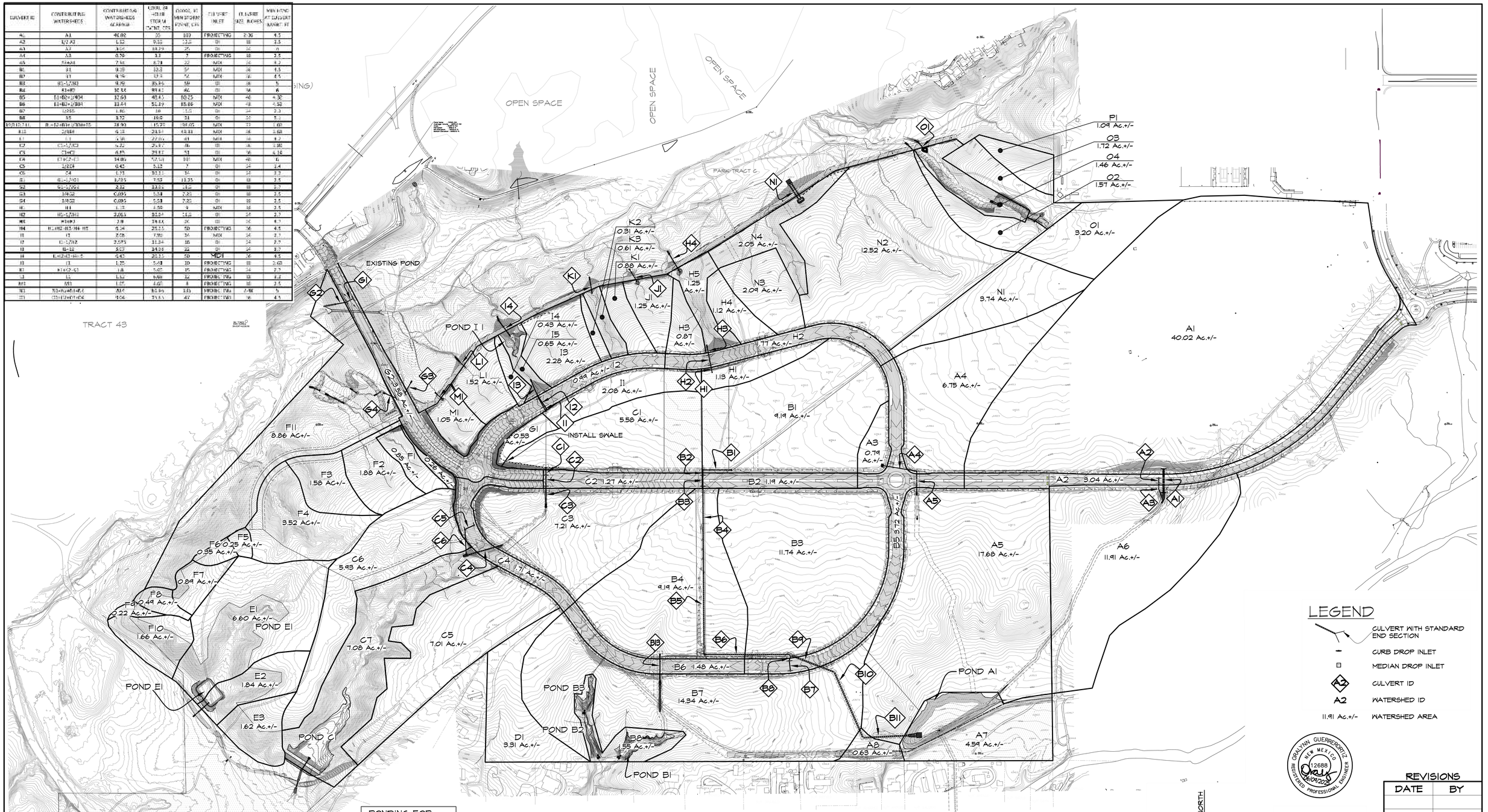
REVISIONS	
DATE	BY
11/10/2025	O.G.

SCALE	DWG NO.	DATE
1"=20'		06/09/2025

SHEET NO. 12F

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-10-28 HW TC3.dwg, SIGNAGE, 10/30/2025 4:25:42 PM

CULVERT ID	CONTRIBUTING WATERSHEDS	CONTRIBUTING WATERSHED ACREAGE	Q100 IN 10-HR STORM (CMF), CFS	Q10000, 10 MIN STORM (CMF), CFS	CULVERT INLET	CULVERT SIZE, INCHES	MIN FTNG AT CULVERT INVERT, FT
C1	A1	40.02	20	100	PROJECTING	2-36	4.5
C2	K2+K3	0.92	0.55	2.25	DI	18	3.5
C3	K1	0.88	0.53	2.25	DI	18	3.5
C4	K1+K2+K3+J1+H4+H5	4.74	2.84	12.00	MDI	36	4.5
C5	J1+H4+H5	2.37	1.42	6.00	MDI	24	4.0
C6	I4	0.43	0.26	1.10	DI	18	3.5
C7	I4+I5	1.08	0.65	2.75	DI	18	3.5
C8	I4+I5+I3	3.36	2.02	8.50	MDI	30	4.5
C9	I4+I5+I3+H4+H5	6.24	3.74	15.75	PROJECTING	36	4.5
I1	I1	2.08	1.25	5.25	MDI	24	3.5
I2	I1+I2	2.575	1.54	6.50	DI	24	3.5
I3	I1+I2	5.67	3.40	14.33	DI	36	3.5
I4	I1+I2+I3+I4+I5	9.42	5.65	23.80	MDI	36	4.5
I5	I5	1.25	0.75	3.16	PROJECTING	18	2.63
K1	K1+K2+K3	1.8	1.08	4.55	PROJECTING	24	3.5
L1	L1	1.52	0.91	3.84	PROJECTING	18	3.5
M1	M1	1.05	0.63	2.65	PROJECTING	18	3.5
M2	M1+M2+H1+H2+H3+H4+H5+I1+I2+I3+I4+I5+J1+K1+K2+K3	40.02	24.01	101.16	MDI	48	5
O1	O1+O2+O3+O4	7.42	4.45	18.75	MDI	36	4.5



LEGEND

- CULVERT WITH STANDARD END SECTION
- CURB DROP INLET
- MEDIAN DROP INLET
- A2 — CULVERT ID
- A2 — WATERSHED ID
- 11.91 Ac.+/- — WATERSHED AREA

DEBALYNN GUERRERO-ORTIZ
NEW MEXICO
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REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATERSHEDS & CULVERT PLAN

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
	SHEET NO.	13A

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CULVERT ID	CONTRIBUTING WATERSHEDS	CONTRIBUTING WATERSHED ACREAGE	Q100, 24-HOUR STORM EVENT, CFS	Q1000, 24-HOUR STORM EVENT, CFS	CULVERT INLET	CULVERT SIZE, INCHES	MIN. FREEBOARD AT CULVERT INLET, FT
A1	A1	46.82	20	100	PROJECTING	2-36	4.5
A2	A2+A1	58.32	24.85	124.25	DI	18	3.5
A3	A3	3.66	1.79	8.95	DI	12	0
A4	A3	0.78	0.3	1.5	PROJECTING	18	2.5
A5	A4+A3	7.56	3.78	18.9	MDI	36	4.0
B1	B1	8.28	3.63	18.15	MDI	36	4.5
B2	B1	8.96	3.92	19.6	MDI	36	4.5
B3	B3+B2	10.78	4.72	23.6	MDI	36	4.5
B4	B3+B2+B1	19.78	8.96	44.8	DI	36	5
B5	B4+B3+B2+B1	32.38	14.61	73.05	DI	36	6
B6	B4+B3+B2+B1+B5	37.69	17.05	85.25	MDI	48	4.38
B7	B6+B4+B3+B2+B1	53.44	24.19	120.95	MDI	48	4.38
B8	B7	1.86	1.0	5.0	DI	24	2.0
B9	B8	3.72	1.68	8.4	DI	30	3.0
B10	B9+B7+B6+B4+B3+B2+B1+B5	58.93	115.95	579.75	MDI	72	1.08
B11	B10+B8	61.31	124.51	622.55	MDI	96	2.68
C1	C1	0.38	0.16	0.8	MDI	18	4.0
C2	C2+C1+C3	4.22	2.47	12.35	DI	18	0.180
C3	C3+C1	0.85	0.37	1.85	DI	18	6.16
C4	C4+C2+C1	34.05	17.51	87.55	MDI	48	5
C5	C5+C4	0.42	0.15	0.75	DI	12	3.4
C6	C6	0.73	0.33	1.65	DI	12	3.3
D1	D1+D2+D3	3.235	1.55	11.25	DI	18	3.5
D2	D2+D3+D4	2.12	1.06	5.3	DI	18	2.7
D3	D3+D4	0.895	0.38	2.25	DI	18	3.5
D4	D4+D3	0.895	0.38	2.25	DI	18	3.5
H1	H1	1.13	0.58	2	MDI	18	3.5
H2	H2+H1+H3	2.015	1.04	5.15	DI	24	2.7
H3	H3+H2	2.28	1.44	7.2	DI	24	2.7
H4	H4+H2+H3+H1+H5	6.34	2.23	9.0	PROJECTING	36	4.5
I1	I1	2.05	1.05	5.25	MDI	24	2.7
I2	I2+I1+H2	2.575	1.34	7.15	DI	24	2.7
I3	I3+I2	5.27	2.98	14.25	DI	36	3.7
I4	I4+H2+H3+H1+I5	9.42	20.15	50	MDI	36	4.5
J1	J1	1.25	0.48	2.0	PROJECTING	18	2.68
K1	K1+K2+J1	1.8	0.82	3.5	PROJECTING	24	2.7
L1	L1	1.32	0.68	3.2	PROJECTING	18	3.2
M1	M1	1.85	1.01	5	PROJECTING	18	3.5
N1	N1+N2+N3+K1	8.16	21.96	115	PROJECTING	2-48	5
O1	O1+N1+N2+N3+K1	9.06	24.83	127	PROJECTING	2-48	4.5

PONDING FOR WATERSHED D1 TO BE INSTALLED BY TRACT 60 DEVELOPER

DEVELOPERS OF TRACTS 60-61 BOTH REQUIRED TO PROVIDE 14' ACCESS AND 20' EASEMENT TO DAMS B1, B2 & B3 AS DELINEATED WITH AN ARROW

NOTES

1. PONDS ARE TO BE CONSTRUCTED PRIOR TO INITIATING ON SITE EARTHWORK.
2. ACCESS PATH USED BY CONTRACTOR FOR INSTALLATION AND MAINTENANCE OF PONDS SHALL BE BUILT PER SECTION SHOWN ON THIS SHEET.
3. ACCESS PATHS ARE NOT INTENDED FOR FIRE MARSHAL OR PUBLIC ACCESS.
4. ALL CONTRACTOR DISTURBED SOILS OUTSIDE OF THE 14-FOOT WIDE ACCESS RAOD SHALL BE STABILIZED BY 3-INCHES OF GRAVEL MULCH.
5. PRIOR TO CITY ACCEPTANCE OF PONDS THE CONTRACTOR SHALL CLEAR PONDS OF EXCESS SEDIMENT DEPOSITED DURING PROJECT CONSTRUCTION PHASE.

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE CITY OF SANTA FE.
INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE THE CITY OF SANTA FE WHO SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.
WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:
A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.
E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, THE UNDERSIGNED, BEING A PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE RECORD INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND VISUAL INSPECTIONS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION. I FURTHER CERTIFY THAT THE RECORD CONDITION AS OF _____ IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY ORALYNN GUERRERORTIZ, DATED _____.

ORALYNN GUERRERORTIZ NMPE 12688 DATE
DESIGN ENGINUITY, LLC

LEGEND

- CULVERT WITH STANDARD END SECTION
- CURB DROP INLET
- MEDIAN DROP INLET
- A2 — CULVERT ID
- A2 — WATERSHED ID
- 11.91 Ac.+/- — WATERSHED AREA

ORALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

NORTH
D.E.
SCALE 1"=200'
200' 0 200'

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

TERRAIN MANAGEMENT PLAN

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
	SHEET NO.	13B

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TRACT 62

TRACT 61

TRACT D OPEN SPACE

POND A1
VOLUME = 6.7 ACRE-FEET

REMOVE END SECTION
INSTALL OUTLET STRUCTURE
7'x7' CONCRETE BOX.
BASE OF INSIDE OF BOX =
EX. PIPE INVERT. ~6340
TOP OF BOX ELEV. = GRATE ELEV.
= 6346.15
23" OPENING AT ELEV. 6340
WITH SQUARE EDGE IN CONCRETE.
6" OPENING AT ELEV: 6343.0
USE RURAL GRATE
ON TOP OF BOX.
GRATE SIZE 5'x5' MIN.
GROUT EXISTING 38"R x 57"S
INTO PLACE WITH NON-SHRINK
GROUT.

6340 — 20,062 SF
6341 — 23,662 SF
6342 — 27,508 SF
6343 — 31,486 SF
6344 — 35,754 SF
6345 — 40,232 SF
6346 — 44,942 SF
6347 — 50,163 SF
6348 — 56,160 SF

5-FOOT TALL HORSE FENCE
WITH 3"X3" CEDAR POSTS
EVERY 6-FEET AND
1-6'-FOOT LOCKABLE
ENTRY GATE.

6' ENTRY
GATE

17+00
16+00
15+00
14+00
13+00
13+25
12+00
12+45
11+00
10+00

25'x25'x1' WIRE WRAPPED
RIP-RAP PAD

METAL END SECTION WITH
SAFETY GRATE

72" CMP
(B11)

AC1 10
RIM. ELEV: 6348.55
INV. ELEV: 6342.25

AC1 9
RIM. ELEV: 6349.81
INV. ELEV: 6343.53

ARROYO CHAMISO INTERCEPTOR DESIGNED WITH 12-INCH
CLEARANCE BETWEEN SEWER AND CMP. NOT CONFIRMED.

EXISTING 153'-38"R x 57"S
CMP AT 0.66%
WITH AN END SECTION + WIRE ENCLOSED
RIP-RAP AT INLET

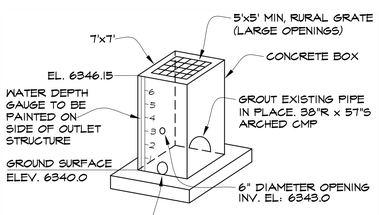
20' DRAINAGE EASEMENT

EX. STORM DRAIN MANHOLE

EXISTING 234'-38"R x 57"S
CMP AT 1.02%
DISCHARGED TO ARROYO DE LOS
CHAMISO

38' ACCESS
AND
DRAINAGE
EASEMENT

9009
6342.52



POND A1 OUTLET DETAIL
NOT TO SCALE

NORTH

SCALE 1"=20'
20' 0 20'

HORSE FENCE SPECIFICATION:
FARM GUARD 60" TALL, 12.5 GAUGE GALVANIZED STEEL CLASS 1
ZINC COATING HORSE. 2 INCH X 4 INCH NON-CLIMB MESH, OR
ENGINEER APPROVED EQUAL.

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

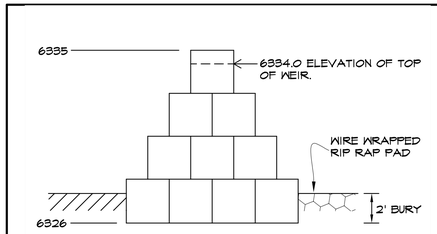
DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

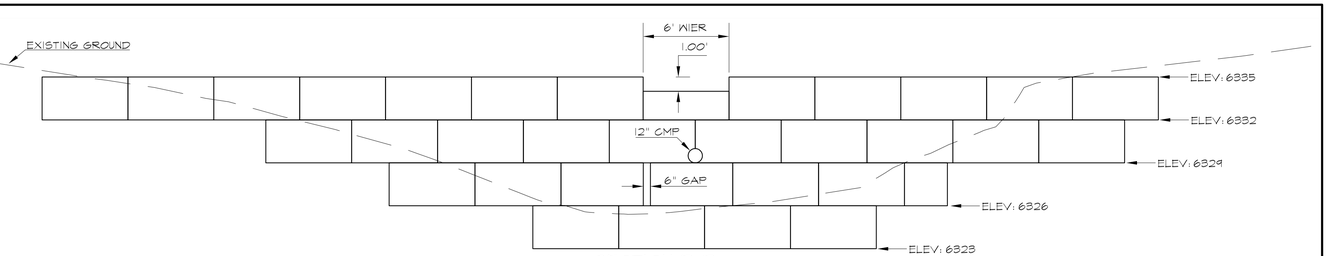
DETENTION PONDS A1

SCALE	DWG NO.	DATE
1"=20'		06/09/2025
	SHEET NO.	13C



SECTION A-A'

NOT TO SCALE



SECTION B-B

1"=5'

TRACT 61

6340

TRACT C OPEN SPACE

43.6

POND B1
VOLUME = 1.3 ACRE-FEET

5,816 SF.
6329—4562 SF.
8,044 SF.
9,327 SF.
6330 10,812 SF.
6331—6,920 SF. 12,245 SF.
6332
6333
6334
6335

B
B'
A
A'

INSTALL 6" OPENING BETWEEN GABIONS ON 2nd LEVEL.
INV. 6326.0
3' TALL x 0.5' WIDE OPENING

15'x10'x1' WIRE WRAPPED RIP-RAP PAD

6326—413 SF.
6327—1,852 SF.
6328—3,299 SF.

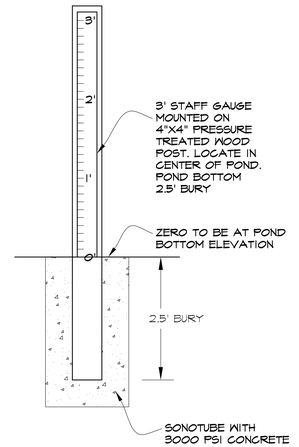
POST & STAFF GAUGE
INSTALL 6' OF 12" CMP
INV: 6329.0
AT BASE OF THIRD LEVEL

TOP WEIR
BASE 24'x12'
BOTTOM ELEV.: 6328.0
TOP ELEV.: 6326.0
16 GABIONS - 6'x3'x3'

2nd LEVEL 40'x9'
BOTTOM ELEV.: 6326.0
TOP ELEV.: 6329.0
18 GABIONS - 6'x3'x3'
3 GABIONS - 4'x3'x3'

3nd LEVEL 60'x6'
BOTTOM ELEV.: 6329.0
TOP ELEV.: 6332.0
20 GABIONS - 6'x3'x3'

4th LEVEL 78'x3'
BOTTOM ELEV.: 6332.0
TOP ELEV.: 6335.0
12 GABIONS - 6'x3'x3'
WEIR: 1 GABIONS - 6'x3'x2' TALL'
TOP ELEV: 6334



1 POST & STAFF GAUGE

NTS.

NORTH

DE

SCALE 1"=10'

10' 0 10'

GRALYNN GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY
11/10/2025	O.G.

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

DETENTION PONDS B1

SCALE	DWG NO.	DATE
1"=10'		06/09/2025
	SHEET NO.	13D

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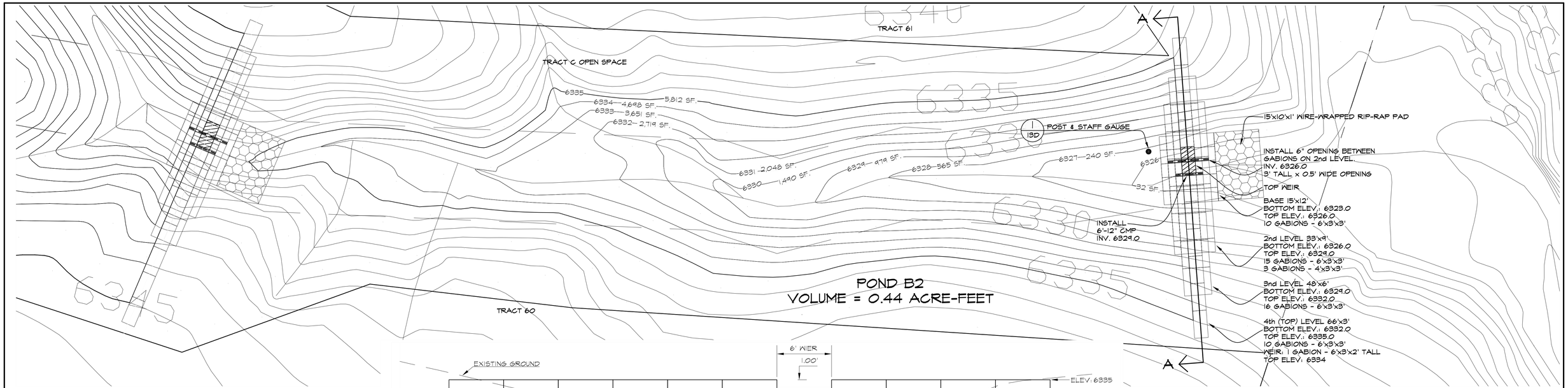
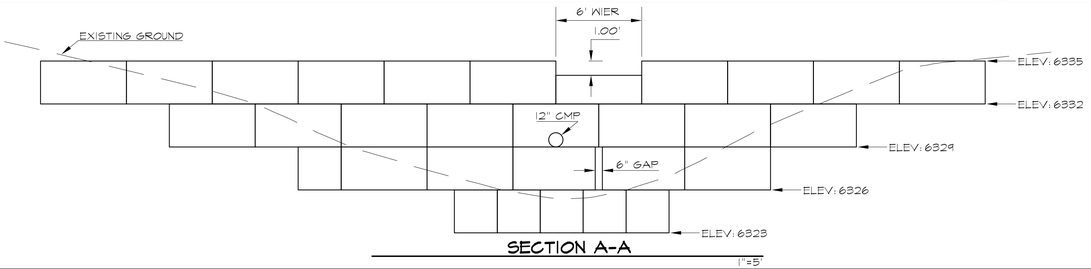
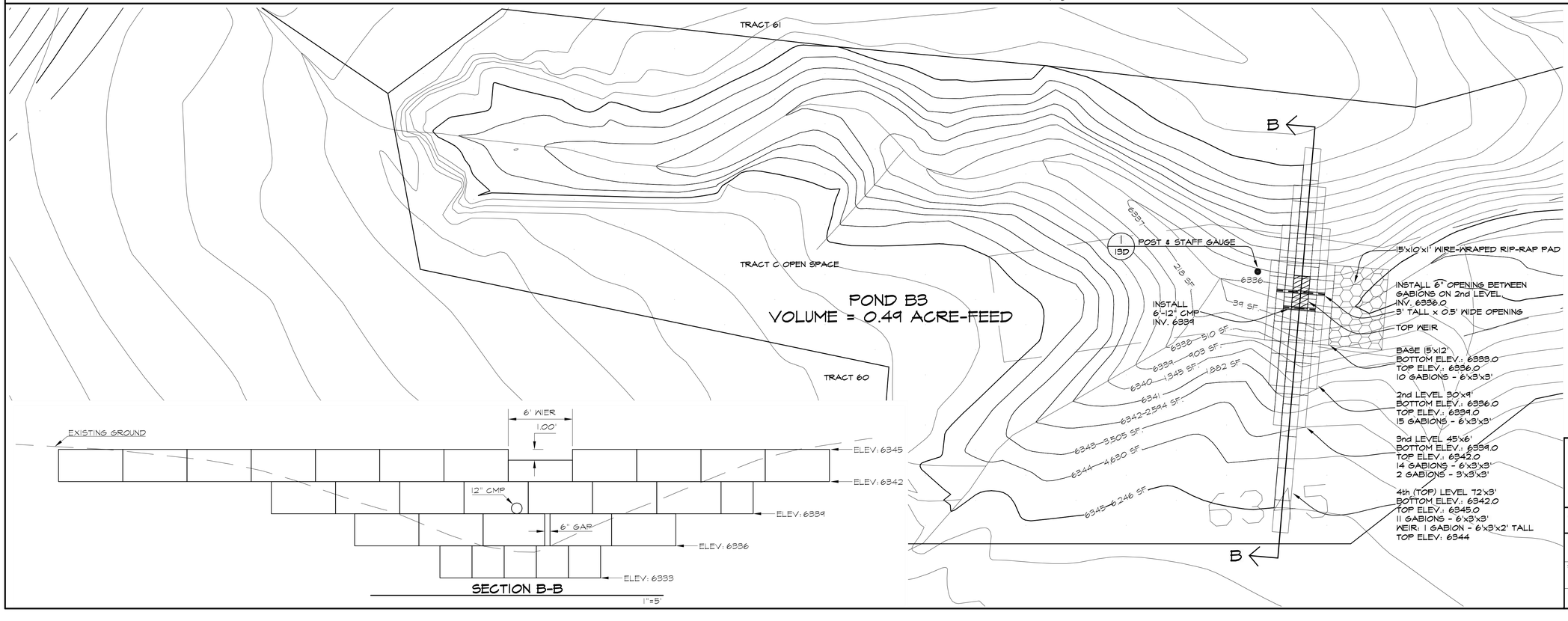


POND B2
VOLUME = 0.44 ACRE-FEET



SECTION A-A
1"=5'

NORTH
D.E.
SCALE 1"=10'
10' 0 10'



POND B3
VOLUME = 0.49 ACRE-FEED

SECTION B-B
1"=5'

NORTH
D.E.
SCALE 1"=10'
10' 0 10'

JORALYNN GUERRERO-DIAZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY
11/10/2025	O.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

DETENTION PONDS B2 AND B3

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025
	SHEET NO.	13E

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POND C1
VOLUME = 3.07 ACRE-FEET

7'x7' CONCRETE BOX OUTLET STRUCTURE
TOP OF BOX = GRATE ELEV: 6312.6
USE RURAL GRATE, WITH A 15-INCH
CIRCULAR OPENING AT ELEV: 6306.00
BOTTOM OF BOX ELEV: 6305.00
WATER DEPTH GAUGE TO BE
PAINTED ON SIDE OF OUTLET
STRUCTURE

58'-42" CMP
WITH STANDARD END SECTION
INLET INV: 6305.00
OUTLET INV: 6304.00

OVERFLOW
WEIR: 10' WIDE
6' BASE,
2:1 SIDE SLOPES
ROCK-LINED
RUNDOWN UNDER
LAIN BY FILTER
FABRIC

9/14 10' WIDE ROCK-LINED SWALE

42" CMP

10'x25'x1'
RIP-RAP PAD

9/14 10' WIDE ROCK-LINED SWALE

EARTHEN DAM
WITH 3:1 SIDE SLOPES
COMPACTED TO 95%
MAX DENSITY

5-FOOT TALL HORSE FENCE
WITH 3"X3" CEDAR POSTS
EVERY 6-FEET AND
1-6'-FOOT LOCKABLE
ENTRY GATE.

6' GATE

15'
WIDE

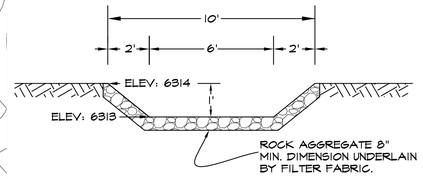
TRACT 60

TRACT OPEN SPACE

TRACT 57

6335 6330 6325 6320 6315 6310 6305 6300

35,628 SF. 6314
30,628 SF. 6313
25,942 SF. 6312
21,334 SF.
16,120 SF. 6309
11,565 SF. 6308
7,066 SF. 6307
3,157 SF. 6306



OVERFLOW WEIR DETAIL
NTS

HORSE FENCE SPECIFICATION:
FARM GARD 60" TALL, 12.5 GAUGE GALVANIZED STEEL CLASS 1 ZINC COATING HORSE. 2 INCH X 4 INCH NON-CLIMB MESH, OR ENGINEER APPROVED EQUAL.

NORTH

SCALE 1"=20'
20' 0 20'

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY
11/10/2025	O.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

DETENTION POND C1

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025
	SHEET NO.	13F

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POND E1

VOLUME = 20,806 C.F.

TRACT B
OPEN SPACE

TRACT 57

3:1 SIDE SLOPES TYP.

TOP OF POND BERM

95'

65'

3'x3' CONCRETE BOX OUTLET STRUCTURE
TOP OF BOX = GRATE ELEV. = 6303.50
USE RURAL GRATE WITH 8-INCH CIRCULAR OPENING AT INVERT ELEV: 6301.0
BOTTOM OF BOX ELEV: 6299.0
WATER DEPTH GAUGE TO BE PAINTED ON SIDE OF OUTLET STRUCTURE

8" CIRCULAR OPENING IN STRUCTURE AT ELEV: 6301.0

OVERFLOW WEIR:
5' WIDE, 3' BASE,
2:1 SIDE SLOPES,
ROCK-LINED
RUNDOWN UNDER
LAIN BY FILTER
FABRIC.

5' WIDE ROCK-LINED SWALE (2/14)

25'-24"-CMP WITH STANDARD END SECTION
INLET INV: 6299.00
OUTLET INV: 6298.0

3:1 SIDE SLOPES TYP.
COMPACTED TO 95% MAX DENSITY

6' GATE

(2/14) 6' WIDE ROCK-LINED SWALE

5-FOOT TALL HORSE FENCE WITH 3"X3" CEDAR POSTS EVERY 6-FEET AND 1-6'-FOOT LOCKABLE ENTRY GATE.

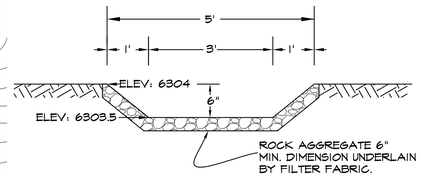
2:1 CUT SLOPE

NORTH

D.E.

SCALE 1"=10'

10' 0 10'



OVERFLOW WEIR DETAIL

NTS

HORSE FENCE SPECIFICATION:
FARM GARD 60" TALL, 12.5 GAUGE GALVANIZED STEEL CLASS 1 ZINC COATING HORSE .2 INCH X 4 INCH NON-CLIMB MESH, OR ENGINEER APPROVED EQUAL.

DEALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
11/07/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

DETENTION POND E1

REVISIONS	
DATE	BY
11/10/2025	O.G.

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 136

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TRACT A
OPEN SPACE

79"-86" CMP
INV. IN 6335.0
INV. OUT. 6333.4
STANDARD END SECTION AT OUTLET
7'x20'x11" RIP-RAP PAD AT OUTLET.

20' PUBLIC UTILITY AND PUBLIC TRAIL EASEMENT

1+00

x 45.52
x 45.56
x 45.80
x 45.76

5,676 SF.
7,139 SF.
4,378 SF.
3,231 SF.
2,251 SF.
1,562 SF.
1,078 SF.
653 SF.
267 SF.
23 SF.

4.5x4.5 MDI (SEE SHEET 286) WITH RURAL GRATE
12"DIAMETER, SQUARE EDGE INLET AT ELEV. 6335.0
TOP OF GRATE ELEV. 6343.0
6" DIAMETER INLET AT INV. ELEV. 6338.0
WATER DEPTH GAUGE TO BE PAINTED ON SIDE OF OUTLET STRUCTURE

POND II
VOLUME = 22,600 C.F.

2+65.46

TRACT 76

TRACT A
OPEN SPACE

TRACT 77

NORTH

D.E.

SCALE 1"=10'
10' 0 10'

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

DETENTION POND II

SCALE	DWG NO.	DATE
1"=10'		06/09/2025

SHEET NO. 13H

REVISIONS

DATE	BY
11/10/2025	O.G.

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
10/09/2025

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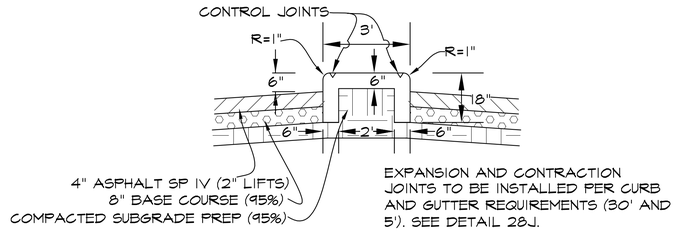
GRADING AND ACCESSIBILITY NOTES:

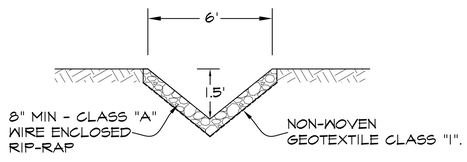
1 ALL RAMPS SHALL NOT EXCEED 12:1 AND SHALL NOT EXCEED A 2% CROSS SLOPE.
2 DETECTABLE WARNING SURFACE IS REQUIRED AT ALL CURB RAMPS WHERE PEDESTRIANS WILL CROSS VEHICULAR TRAFFIC.
3 ALL SIDEWALKS SHALL NOT EXCEED 5% AND SHALL NOT EXCEED A 2% CROSS SLOPE.
4 AN ADA INSPECTION SHALL BE CONDUCTED PRIOR TO CITY ACCEPTANCE. THE CONTRACTOR SHALL CONTACT THE CITY STAFF TO SCHEDULE AN INSPECTION.
5 ADA NOTES: ANSI A117.1-2003 SHALL BE MET FOR
  a. SIDEWALKS (SECTION 403)
  b. RAMPS (SECTION 405 & 406)
  c. TACTILE WARNING STRIPS (SECTION 406.13)
  d. MONOLITHIC HEADER CURBS ADJACENT TO RAMPS (SECTION 405.9)
6 ALL DISTURBED AREAS WILL BE REVEGETATED PER THE LANDSCAPING PLANS
7 ALL FILL MATERIAL SHALL MEET NM DOT SPECIFICATIONS OR GEOTECHNICAL REPORT SPECIFICATIONS, WHICH EVER IS STRICTER.
8 MAXIMUM 2:1 CUT SLOPES AND 3:1 FILL SLOPES UNLESS OTHERWISE NOTED.
9 COMPLIANCE WITH GUNNISON PRAIRIE DOG ORDINANCE (14-8.12) SHALL BE COMPLETED PRIOR TO BEGINNING GRADING OPERATIONS.
10 PRIOR TO BEGINNING GRADING OPERATIONS, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED.
11 THIS PROJECT IS SUBJECT TO STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
12 SEE GEOTECHNICAL REPORT FOR OTHER GRADING REQUIREMENTS.
13 ALL GRADES SHOWN ARE FINISHED GRADES. SEE CIVIL DETAILS FOR PAVEMENT SECTION. SEE LANDSCAPE PLANS FOR ALL OTHER SURFACE MATERIAL TYPE AND THICKNESS.
14 ALL SIDEWALKS IN THE PROJECT ARE CONCRETE AND 5 FEET OR MORE IN WIDTH.
15 ALL ACCESSIBLE PATHS CROSSING ROADWAYS HAVE A TYPICAL CROSS SLOPE OF 1.5% AND A MINIMUM WIDTH OF 5 FEET. IN NO CASE SHALL CROSS SLOPES EXCEED 2%.
16 ALL SIDEWALKS SHALL HAVE A VERTICAL CLEARANCE OF 80-INCHES FOR THE FULL WIDTH OF THE PATH.

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND BASED UPON INFORMATION PROVIDED BY OTHERS, I ACCEPT THE RECORD DATA AS BEING ACCURATE.

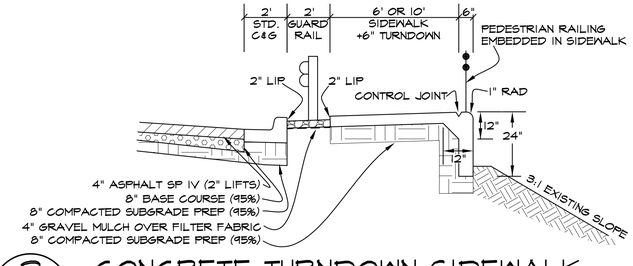
ORALYNN GUERRERORTIZ NMPE NO. 12688 — DATE
DESIGN ENGINUITY, LLC



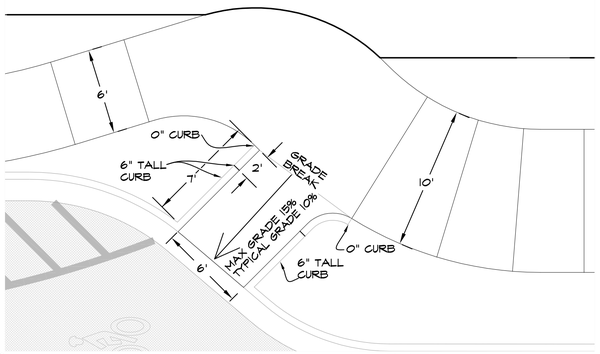
1 PASEO DEL SOL WEST CONCRETE MEDIAN
NTS



2 6' WIDE - V SHAPE ROCK RUNDOWN
NTS

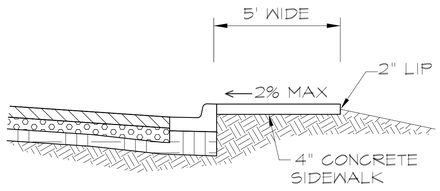


3 CONCRETE TURNDOWN SIDEWALK
NTS

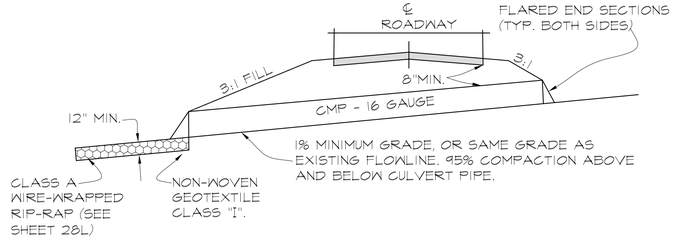


4 BIKE RAMP DETAIL
1"=5'

5 ROCK-LINED CMP
NTS

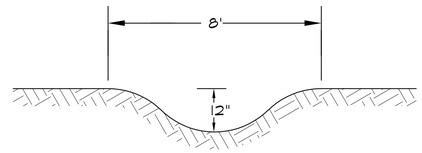


6 TYPICAL SIDEWALK DETAIL
NTS

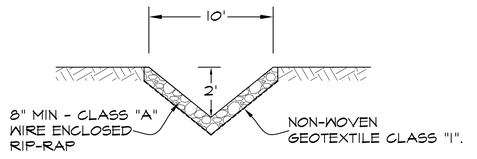


RIP-RAP PADS ARE TO BE CONSTRUCTED TO FIT FIELD CONDITIONS AND AS APPROVED BY THE ENGINEER. IF ROCK EXISTS AT OUTLET, THEN AT THE DISCRETION OF THE ENGINEER THE RIP-RAP PAD MAY BE ELIMINATED.

7 TYPICAL CULVERT SECTION
NTS



8 SWALE DETAIL
NTS



9 10' WIDE - V SHAPE ROCK RUNDOWN
NTS

ORALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

GRADING DETAILS

SCALE	DWG NO.	DATE
N/A		06/09/2025

SHEET NO. 14

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- EXISTING 12" PUBLIC WATER LINE
- NEW FIRE HYDRANT
- NEW 12" PUBLIC WATERLINE UNLESS OTHERWISE NOTED
- NEW WATER GATE VALVE, SIZE AS NOTED
- NEW SANITARY SEWER MANHOLE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- FUTURE LOW PRESSURE SAS
- AIR VACUUM RELIEF VALVE
- FUTURE 8" WATERLINE
- STREET LIGHT
- DRY UTILITIES
- ROAD, WATER, SEWER AND DRY UTILITY CONNECTIONS BETWEEN TRACTS REQUIRED WITH TRACT DEVELOPMENT. CONNECTION LOCATIONS CAN BE RELOCATED ALONG TRACT BOUNDARY WITH TCC APPROVAL.

NORTH

SCALE 1"=100'

100' 0 100'

OPEN SPACE

N/F CITY OF SANTA FE

PARK TRACT C

TC3-1

TC3-2

TC3-3

TC3-4

TC3-5

TC3-6

TC3-7

TC3-8

TC3-9

TC3-10

TC3-11

TC3-12

TC3-13

TC3-14

TC3-15

20' PUE

20'-8" STUB CAPPED AT END. TYPICAL (TC3-1 THROUGH TC3-10)

8" SEWER MAIN

SEWER SEGMENT 1

20'X20' PUE

20' PUBLIC UTILITY AND PUBLIC TRAIL EASEMENT

8" WATER MAIN CENTERED IN NORTH DRIVE LANE

20'X93' PUE

8" WATER MAIN

SEWER SEGMENT 2

SEWER SEGMENT 5

SEWER SEGMENT 6

JAGUAR DRIVE

PASEO DEL SOL WEST

EXISTING 12" PVC WATER MAIN

EXISTING MH TC 24A
RIM: 6341.21 (NAVD88)
SOUTH INV. IN: 6332.65
WEST INV. OUT: 6332.44

12" WATER MAIN

EXISTING MH ACI #1
6' DIA. TYPE C MANHOLE
RIM: 6340.11 (NAVD88)
INV. IN: 6333.68
INV. OUT: 6333.67

EXISTING MH ACI #2
6' DIA TYPE C MANHOLE
RIM: 6342.19 (NAVD88)
INV. IN: 6334.43
INV. OUT: 6334.41

2" SCH. 40 PVC CONDUIT FOR STREET LIGHTS

2" LP SAS (FUTURE)

8" WATER MAIN (FUTURE)

POND I 1

TRACT A

TRACT 75

TRACT 76

TRACT 68

TRACT 69

TRACT 67

TRACT 70

TRACT 56

TR. 77

TR. E

TR. 65

TR. 58

(NMSFTD)

NEW MEXICO SCHOOL FOR THE DEAF

CINTO NORTE

PUE, TYP.

STREET LIGHT, TYP.

FH #___

MATCH LINE SEE SHEET 15B

MATCH LINE SEE SHEET 15B

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

MASTER UTILITY PLAN

SCALE	DWG NO.	DATE
1"=100'		06/09/2025
	SHEET NO.	15A

REVISIONS

DATE	BY
08/31/2025	O.G.

OSCAR YNN GUERRERO-RUIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

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TRACT 56

TC3-16
EXISTING MH ACI #3
RIM: 6367.55 (NAVD88)
TWO EXISTING DROP STRUCTURES
INV. 6357.22
INV. IN: 6335.34
INV. OUT: 6335.30

TR. 59

PASEO DEL SOL WEST

MATCH LINE SEE SHEET 15A

EXISTING SEWER INTERCEPTOR

FH #___

8" WATER MAIN (FUTURE)

CINTO SUR

EXISTING MH ACI 4
RIM: 6363.61 (NAVD88)
TWO EXISTING DROP STRUCTURES, INV: 6353.19
INV. IN: 6336.74
INV. OUT: 6336.70

TC-20

TC-21

SEWER SEGMENT 4

FH #___

TRACT 64

TRACT E

TRACT 63

CINTO SUR

FH #___

MATCH LINE SEE BELOW

TRACT 62

NORTH

D.E.

SCALE 1"=100'

100' 0 100'

8" WATER MAIN CENTER ON SOUTH DRIVE LANE

EXISTING MH ACI 5
RIM: 6367.51 (NAVD88)
TWO EXISTING DROP STRUCTURES AT INV: 6557.26
INV. IN: 6337.85
INV. OUT: 6337.81

FH #___

TRACT 60

FH #___

PUE, TYP.

FH #___

STREET LIGHT, TYP.

TC3-18

FH #___

30°

CINTO SUR

SEWER SEGMENT 3

TC3-17

36" ARROYO CHAMISO INTERCEPTOR

EXISTING MH ACI 6
RIM: 6351.15 (NAVD88)
INV. IN: 6338.97
INV. OUT: 6338.91

TC3-19

TRACT C

TR. 61

30' PUBLIC SANITARY SEWER EASEMENT

POND B2

POND B1

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT

POND A1

TRACT D

EXISTING MH ACI 10
RIM: 6349.81 (NAVD88)
INV. IN: 6343.57
INV. OUT: 6343.53

EXISTING MH ACI 8
RIM: 6366.07 (NAVD88)
ONE EXISTING DROP STRUCTURE
IN: 6356.28
INV. IN: 6341.23
INV. OUT: 6341.20

EXISTING MH ACI 9
RIM: 6348.55 (NAVD88)
INV. IN: 6342.25
INV. OUT: 6342.21

EXISTING MH ACI 7
RIM: 6351.00 (NAVD88)
INV. IN: 6340.12
INV. OUT 6340.06

D C1

12" WATER

P.D.S.

INV. 6338.42 PVC

HERRERA DR.

12" WATER

EXISTING 12" C900 PVC

FH #___

PASEO DEL SOL WEST

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- EXISTING 12" PUBLIC WATER LINE
- NEW FIRE HYDRANT
- NEW 12" PUBLIC WATERLINE UNLESS OTHERWISE NOTED
- NEW WATER GATE VALVE, SIZE AS NOTED
- NEW SANITARY SEWER MANHOLE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- FUTURE LOW PRESSURE SAS
- AIR VACUUM RELIEF VALVE
- FUTURE 8" WATERLINE
- STREET LIGHT
- DRY UTILITIES
- ROAD, WATER, SEWER AND DRY UTILITY CONNECTIONS BETWEEN TRACTS REQUIRED WITH TRACT DEVELOPMENT. CONNECTION LOCATIONS CAN BE RELOCATED ALONG TRACT BOUNDARY WITH TCC APPROVAL.

MATCH LINE SEE BELOW

12" WATER MAIN CENTERED IN NORTH DRIVE LANE

FH #___

STREET LIGHT, TYP.

FH #___

PASEO DEL SOL WEST

NORTH

D.E.

SCALE 1"=100'

100' 0 100'

GRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
08/09/2025

REVISIONS

DATE	BY
08/31/2025	G.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

MASTER UTILITY PLAN

SCALE	DWG NO.	DATE
1"=100'		06/09/2025
		SHEET NO. 15B

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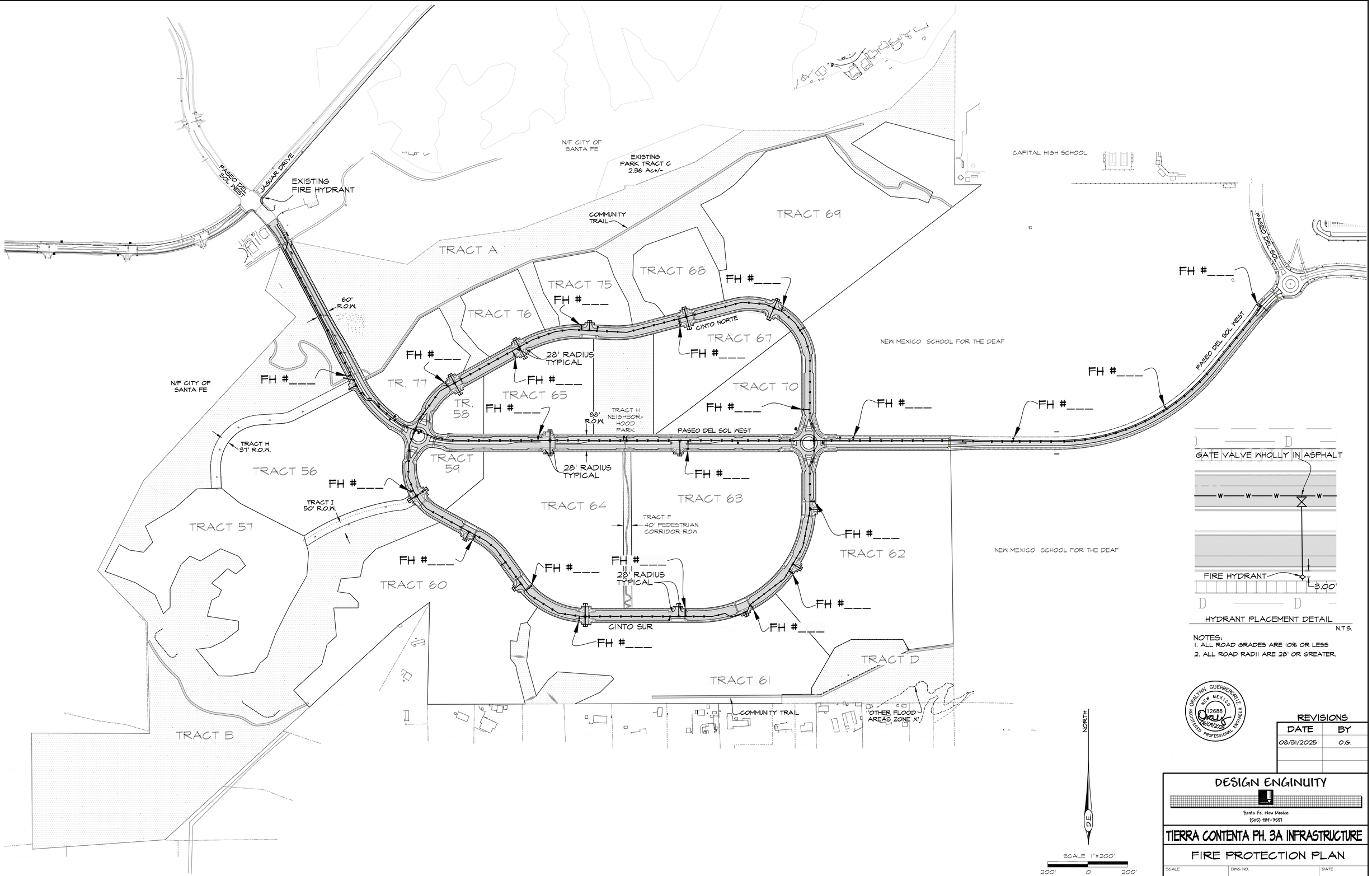

HYDRANT PLACEMENT DETAIL

N.T.S.

NOTES:
1. ALL ROAD GRADES ARE 10% OR LESS
2. ALL ROAD RADII ARE 28' OR GREATER.

ORALYNN GUERRERORTIZ NEW MEXICO 12688 06/09/2025 REGISTERED PROFESSIONAL ENGINEER

REVISIONS

DATE	BY
08/31/2025	O.G.

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 989-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

FIRE PROTECTION PLAN

SCALE	DWG NO.	DATE
1"=200'		06/09/2025

SHEET NO. 15C

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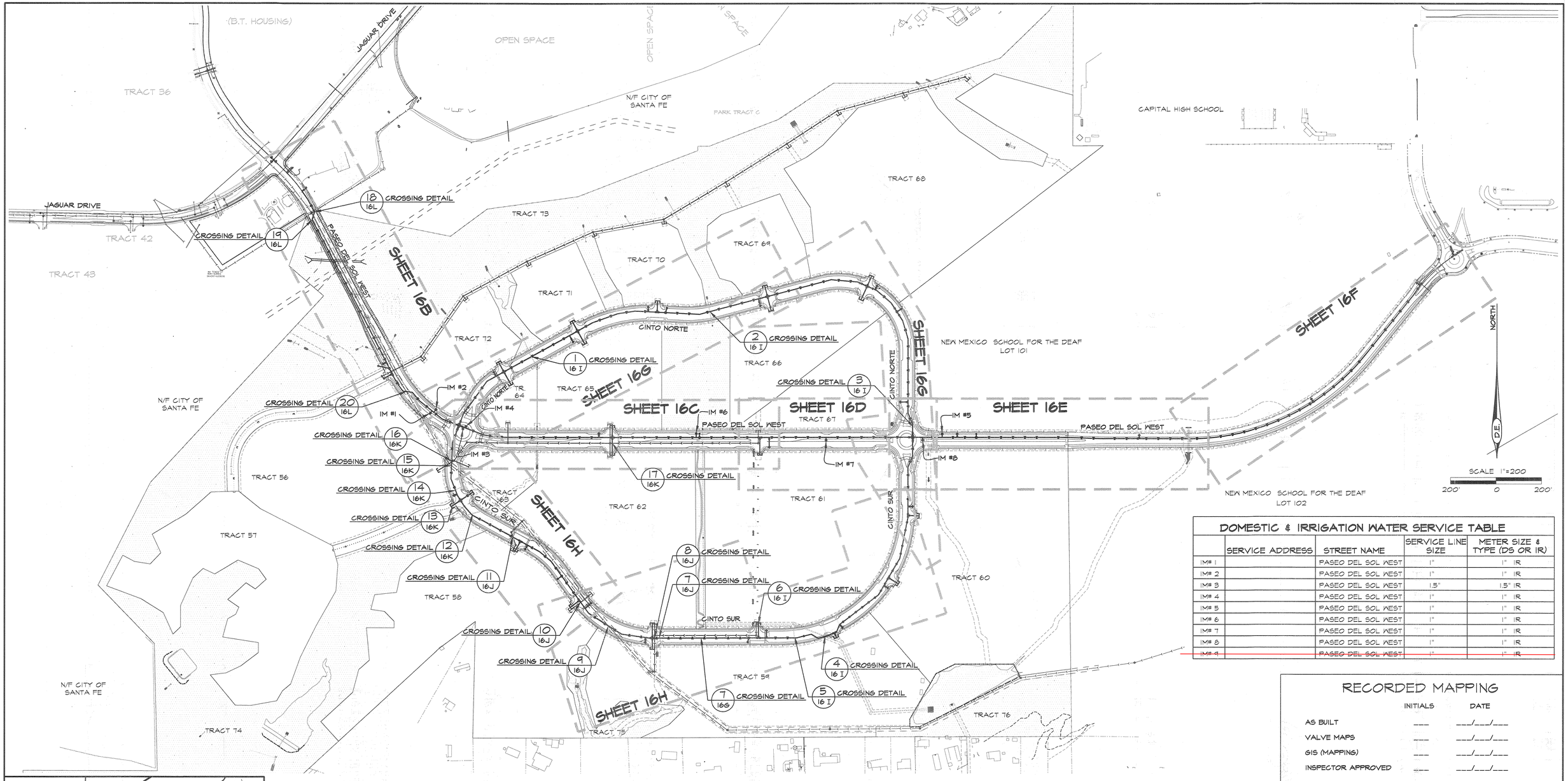
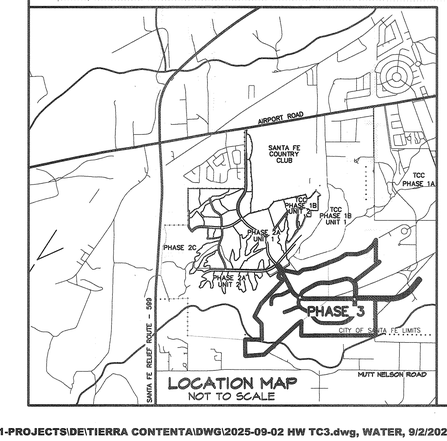


DOMESTIC & IRRIGATION WATER SERVICE TABLE

	SERVICE ADDRESS	STREET NAME	SERVICE LINE SIZE	METER SIZE & TYPE (DS OR IR)
IM# 1		PASEO DEL SOL WEST	1"	1" IR
IM# 2		PASEO DEL SOL WEST	1"	1" IR
IM# 3		PASEO DEL SOL WEST	1.5"	1.5" IR
IM# 4		PASEO DEL SOL WEST	1"	1" IR
IM# 5		PASEO DEL SOL WEST	1"	1" IR
IM# 6		PASEO DEL SOL WEST	1"	1" IR
IM# 7		PASEO DEL SOL WEST	1"	1" IR
IM# 8		PASEO DEL SOL WEST	1"	1" IR
IM# 9		PASEO DEL SOL WEST	1"	1" IR

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___



GENERAL NOTES FOR WATER LINE EXTENSIONS

1. CONTRACTOR SHALL NOTIFY THE CITY OF SANTA FE WATER DIVISION (COSFWD) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE COSFWDND CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. ALL EASEMENTS SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS SHALL BE CUT TO WITHIN +/- 6" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
5. LOT CORNERS SHALL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB, GUTTER AND DRIVENAY APRON SHALL BE INSTALLED PRIOR TO SERVICE LINE INSTALLATION UNLESS OTHERWISE APPROVED, IN WRITING, BY COSFWDND.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND COSFWDND DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY COSFWDND PRIOR TO CONSTRUCTION.
8. CONTACT NEW MEXICO ONE CALL AT 811 TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE COSFWDND 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 COSFWDND.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND COSFWDND.
16. WORK ON COSFWDND FACILITIES SHALL NOT BEGIN UNTIL COSFWDND HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
17. ANY AND ALL EASEMENTS FOR CITY-OWNED INFRASTRUCTURE SHALL BE OBTAINED/VERIFIED AND RECORDED BY DEVELOPER BEFORE PROJECT COMMENCEMENT. CONTRACTOR SHALL VERIFY THE EASEMENT IS IN PLACE BEFORE INSTALLING ANY INFRASTRUCTURE.
18. ANY GRADING IMPACTING EXISTING WATER MAINS MUST MAINTAIN 4 FOOT COVER, NOT TO EXCEED 5 FOOT COVER OVER MAINS. MAINS MUST BE ADJUSTED TO NEW GRADE AS NEEDED.
19. ALL METER CANS AND FIRE HYDRANTS SHALL HAVE 5-FEET OF UNOBSTRUCTED CLEARANCE ON ALL SIDES.
20. NO TREES SHALL BE PLANTED WITHIN 10' OF WATER MAIN.
21. CASING PIPE SHALL BE INSTALLED ON ALL IRRIGATION LINES FROM ROW TO ROW WHEN THEY CROSS WATER MAIN.

REVISION 12/31/25. ONLY 8 IRRIGATION METERS TOTAL SHOWN ON PLANS. REMOVED ONE FROM THE WATER SERVICE TABLE

REVISIONS

DATE	BY
08/31/2025	O.G.
12/31/2025	O.G.

ORALVINN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 08/09/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER SHEET INDEX

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
P&DR CASE #		SHEET NO. 16A

PLAT RECORDING INFORMATION
BOOK ___
PAGE ___
FILE ___
DATE ___

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/3/2023
SANTA FE FIRE DEPARTMENT — DATE 11.12.25

INSPECTOR ___ DATE ___

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 013	T16N, R8E, SEC 13 & 14	

2025
17
(1 OF 1)

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LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

WATER SYSTEM KEY

1. INSTALL 11.25 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
2. INSTALL 22.5 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
3. INSTALL 45 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
4. INSTALL A FIRE HYDRANT: INSTALL 12"X12"X6" MJ/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFND DET. 07. RESTRAIN PER COSFND DET. 10A/B/C
5. INSTALL A FIRE HYDRANT: INSTALL 8"X8"X6" MJ/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFND DET. 07, RESTRAIN PER COSFND DET. 10A/B/C
6. INSTALL A NON- PRESSURIZED CONNECTION TO EXISTING 12" PVC LINE. REMOVE EXISTING CAP, FLUSH HYDRANT AND VALVE. SALVAGE TO BE GIVEN TO CITY. BEGIN WATER LINE EXTENSION.
7. INSTALL 12"X12"X8" TEE INSTALL GATE VALVES AND VALVE BOXES ON 3 LEGS AS SHOWN RESTRAIN PER COSFND DET. 10A/B/C
8. INSTALL 8"X8"X8" TEE INSTALL GATE VALVES AND VALVE BOXES ON 3 LEGS AS SHOWN RESTRAIN PER COSFND DET. 10A/B/C
10. INSTALL 8" CROSS INSTALL GATE VALVES AND VALVE BOXES ON 4 LEGS AS SHOWN
11. INSTALL 12" GATE VALVE AND VALVE BOX RESTRAIN PER COSFND DET. 10A/B/C
13. INSTALL 1" OR 2" AS NOTED AIR-PRESSURE RELIEF VALVE PER COSFNDND DET. 10A/B/C 17 RESTRAIN PER COSFND DET. 10A/B/C
14. INSTALL 8" CAP RESTRAIN PER COSFND DET. 10A/B/C
15. INSTALL A NON- PRESSURIZED CONNECTION TO EXISTING 12" PVC LINE. REMOVE EXISTING CAP. BEGIN WATER LINE EXTENSION.
16. CHANGE PIPE MATERIAL FROM PVC TO DI.
17. CHANGE PIPE MATERIAL FROM DI TO PVC.
18. INSTALL 12" CROSS 3-12"X8" REDUCER 1-12" GATE VALVES AND BOXES 3-8" GATE VALVES AND BOXES RESTRAIN PER COSFND DET. 10A/B/C GATE VALVES SHALL BE INSTALLED ON CONCRETE APRON WHERE POSSIBLE.
19. INSTALL 1" IRRIGATION METER. PER COSFND DET. 03 (TYP.)
20. INSTALL 1.5" IRRIGATION METER. PER COSFND DETAIL 04 (TYP.)

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

NOTE: 8" SEWER MAIN CROSSING AT STA: 20+52.16, 16.70 R NO JOINTS PERMITTED 10-FEET EITHER SIDE OF CROSSING. USE A SINGLE 20-FOOT LONG DI PIPE CENTER AT STA: STA: 20+52.16, 16.70 R.

REVISIONS

DATE	BY
08/31/2025	O.G.
10/06/2025	O.G.

ORALYNN GUERRERORTIZ — NEW MEXICO 12688 — REGISTERED PROFESSIONAL ENGINEER — 10/06/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE 1"=50' | DWG NO. | DATE 06/04/2025
P&DR CASE # | SHEET NO. 16B

PLAT RECORDING INFORMATION
BOOK
PAGE
FILE
DATE

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/3/2025
SANTA FE FIRE DEPARTMENT — DATE 11-12-2025
INSPECTOR — DATE

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
NI2 NI8 018	T16N, R8E, SEC 13 & 14	

2025 17 12 (2 OF 11)

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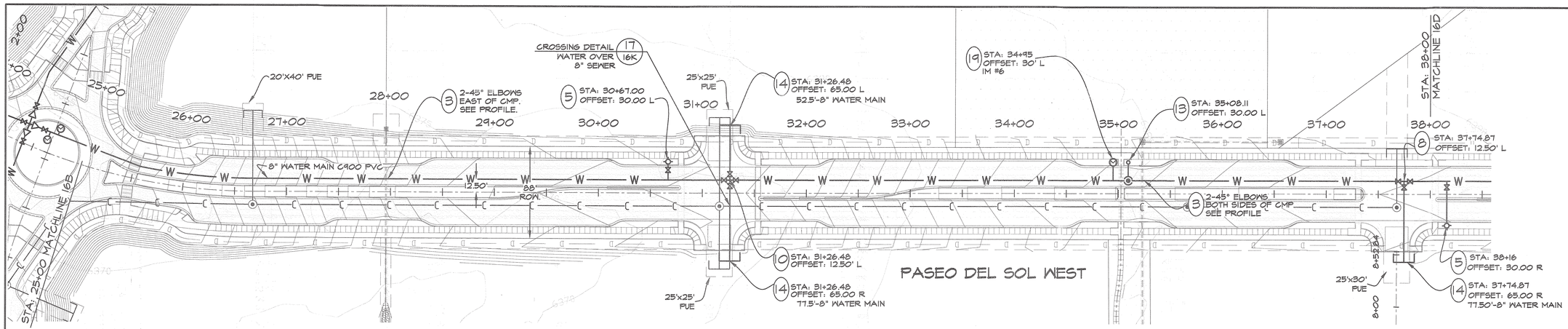

WATER SYSTEM KEY

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LEGEND

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- NEW SANITARY SEWER MANHOLE
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- EXISTING 12" PUBLIC WATER LINE
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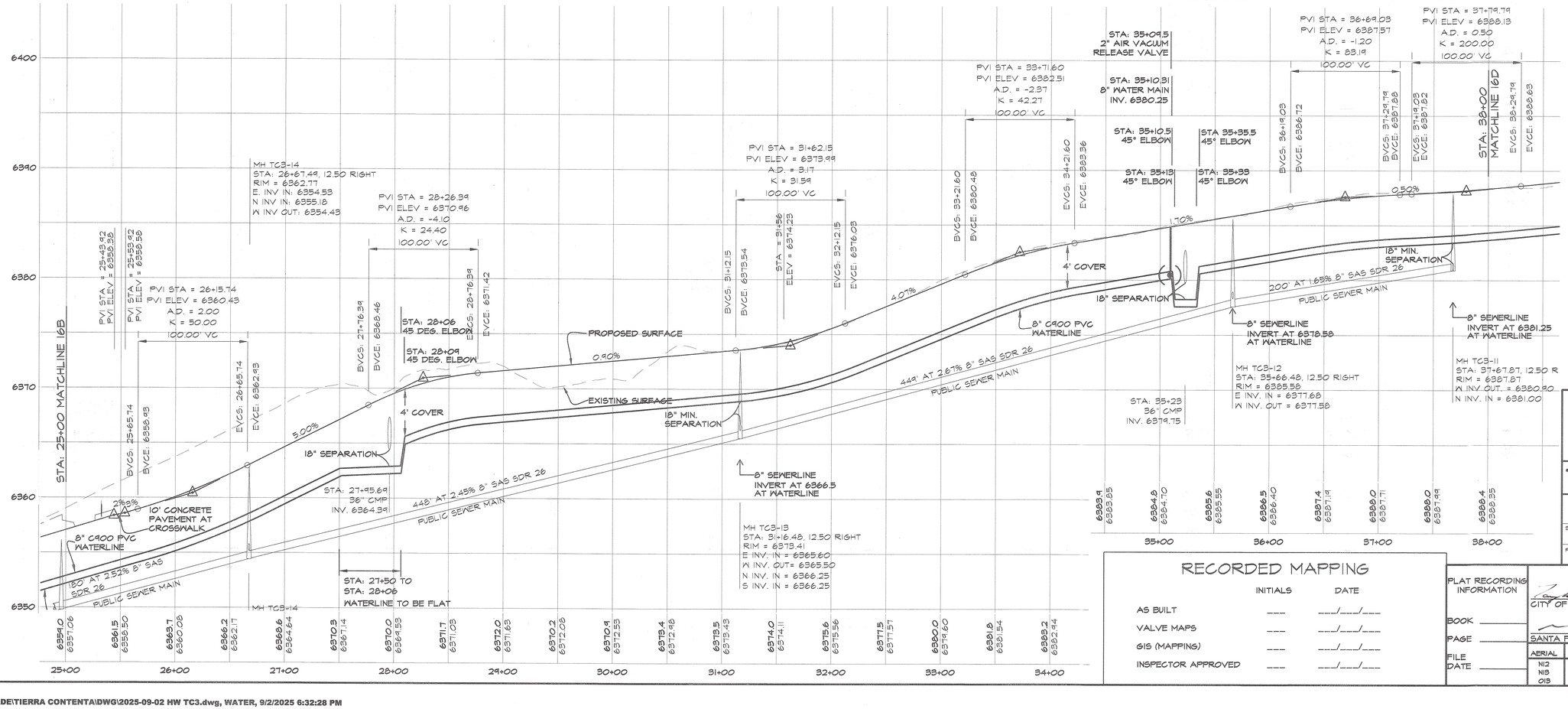
- FUTURE LOW PRESSURE SAS
- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

NORTH

HORZ SCALE = 50'
VERT SCALE = 5'
50' 0 50'



RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/3/2025
SANTA FE FIRE DEPARTMENT — DATE 11-12-2025

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N19 013	T16N, R8E, SEC 13 & 14	

INSPECTOR
DATE ____
2025
17
12
(3 OF 11)

REVISIONS

DATE	BY
08/31/2025	D.G.

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16C

GRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

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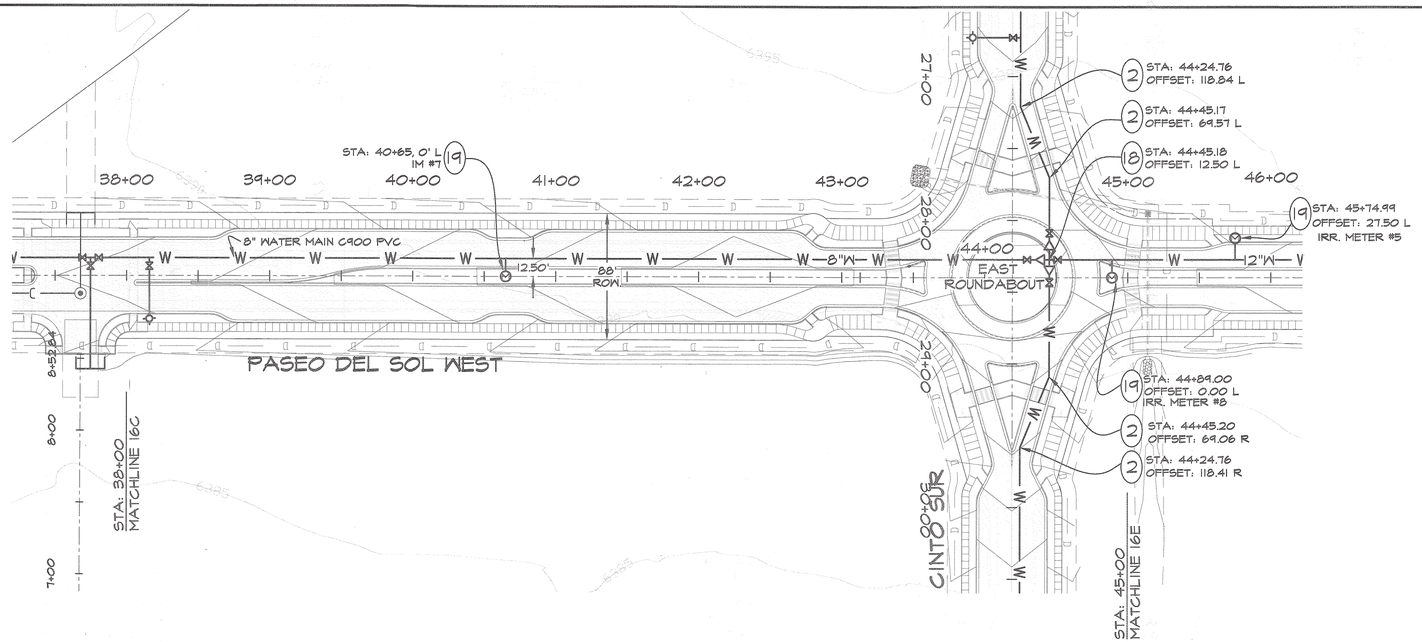
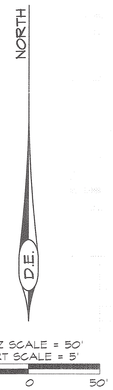


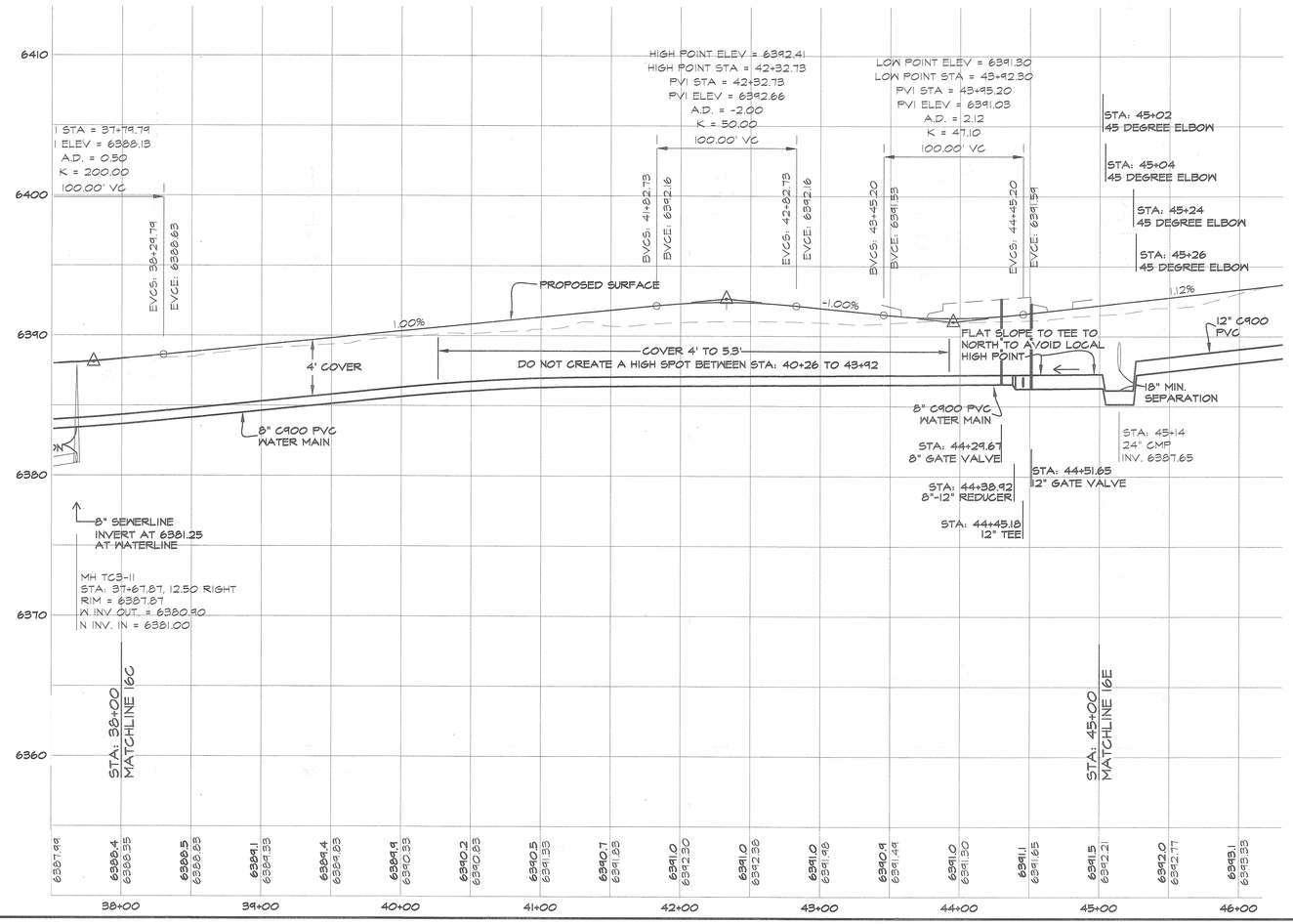


HORZ SCALE = 50'
VERT SCALE = 5'

50' 0 50'

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- W — NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE



WATER SYSTEM KEY

1. INSTALL 11.25 DEGREE ELBOW RESTRAIN PER COSFWD DET. 10A/B/C
2. INSTALL 22.5 DEGREE ELBOW RESTRAIN PER COSFWD DET. 10A/B/C
3. INSTALL 45 DEGREE ELBOW RESTRAIN PER COSFWD DET. 10A/B/C
4. INSTALL A FIRE HYDRANT: INSTALL 12"X12"X6" MJ/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFWD DET. 07. RESTRAIN PER COSFWD DET. 10A/B/C
5. INSTALL A FIRE HYDRANT: INSTALL 8"X8"X6" MJ/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFWD DET. 07. RESTRAIN PER COSFWD DET. 10A/B/C
6. INSTALL A NON- PRESSURIZED CONNECTION TO EXISTING 12" PVC LINE. REMOVE EXISTING CAP, FLUSH HYDRANT AND VALVE. SALVAGE TO BE GIVEN TO CITY. BEGIN WATER LINE EXTENSION.
7. INSTALL 12"X12"X8" TEE INSTALL GATE VALVES AND VALVE BOXES ON 3 LEGS AS SHOWN RESTRAIN PER COSFWD DET. 10A/B/C
8. INSTALL 8"X8"X8" TEE INSTALL GATE VALVES AND VALVE BOXES ON 3 LEGS AS SHOWN RESTRAIN PER COSFWD DET. 10A/B/C
10. INSTALL 8" CROSS INSTALL GATE VALVES AND VALVE BOXES ON 4 LEGS AS SHOWN
11. INSTALL 12" GATE VALVE AND VALVE BOX RESTRAIN PER COSFWD DET. 10A/B/C
13. INSTALL 1" OR 2" AS NOTED AIR-PRESSURE RELIEF VALVE PER COSFWDWD DET. 10A/B/C 17 RESTRAIN PER COSFWD DET. 10A/B/C
14. INSTALL 8" CAP RESTRAIN PER COSFWD DET. 10A/B/C
15. INSTALL A NON- PRESSURIZED CONNECTION TO EXISTING 12" PVC LINE. REMOVE EXISTING CAP. BEGIN WATER LINE EXTENSION.
16. CHANGE PIPE MATERIAL FROM PVC TO DI.
17. CHANGE PIPE MATERIAL FROM DI TO PVC.
18. INSTALL 12" CROSS 9-12"x8" REDUCER 1-12" GATE VALVES AND BOXES 3-8" GATE VALVES AND BOXES RESTRAIN PER COSFWD DET. 10A/B/C GATE VALVES SHALL BE INSTALLED ON CONCRETE APRON WHERE POSSIBLE.
19. INSTALL 1" IRRIGATION METER. PER COSFWD DET. 08 (TYP.)
20. INSTALL 1.5" IRRIGATION METER. PER COSFWD DETAIL 04 (TYP.)

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION DATE 11/3/2025
SANTA FE FIRE DEPARTMENT DATE 10-12-2025

INSPECTOR
DATE

AERIAL	TOWNSHIP/RANGE, SECTION	WORK ORDER NO.
N12 N13 018	T16N, R8E, SEC 13 & 14	

2025

17

12 (4 OF 11)

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

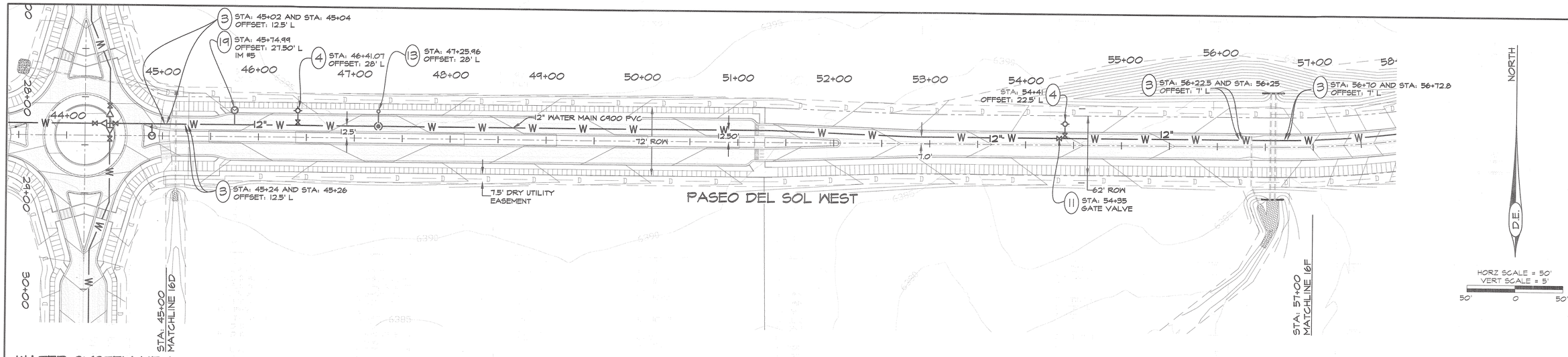
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 991-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16D

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-09-02 HW TC3.dwg, WATER, 9/2/2025 6:36:10 PM



WATER SYSTEM KEY

1. INSTALL 11.25 DEGREE ELBOW RESTRAIN PER COSFWD DET. 10A/B/C
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5. INSTALL A FIRE HYDRANT; INSTALL 8"X8"X6" MJ/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFWD DET. 07, RESTRAIN PER COSFWD DET. 10A/B/C
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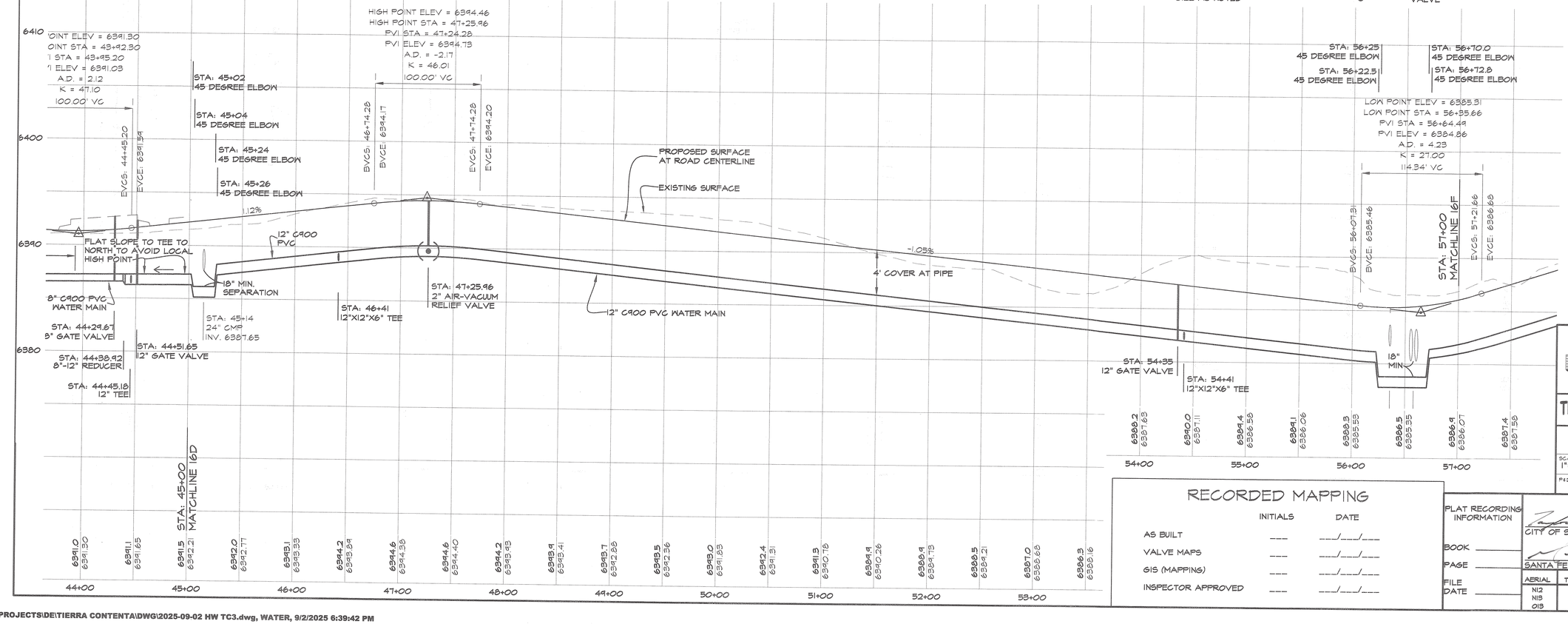
19. INSTALL 1" IRRIGATION METER. PER COSFWD DET. 03 (TYP.)
20. INSTALL 1.5" IRRIGATION METER. PER COSFWD DETAIL 04 (TYP.)

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- W NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE



RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

PLAT RECORDING INFORMATION
BOOK ___
PAGE ___
FILE ___
DATE ___

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/3/2025
SANTA FE FIRE DEPARTMENT — DATE 11-12-2025
INSPECTOR ___ DATE ___

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 013	T16N, R8E, SEC 13 & 14	

2025

17 (5 OF 11)

REVISIONS

DATE	BY

DOUGLYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/04/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE 1"=50' | DWG NO. | DATE 06/09/2025
P&DR CASE # | SHEET NO. 16E

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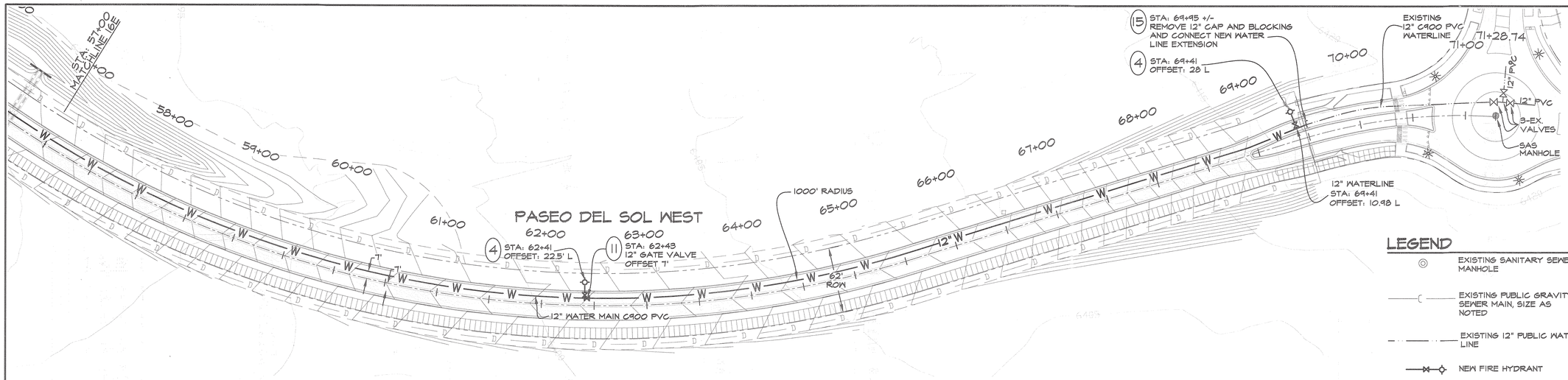

WATER SYSTEM KEY

1. INSTALL 11.25 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
2. INSTALL 22.5 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
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11. INSTALL 12" GATE VALVE AND VALVE BOX RESTRAIN PER COSFND DET. 10A/B/C
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19. INSTALL 1" IRRIGATION METER. PER COSFND DET. 03 (TYP.)
20. INSTALL 1.5" IRRIGATION METER. PER COSFND DETAIL 04 (TYP.)

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
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- FUTURE LOW PRESSURE SAS
- NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
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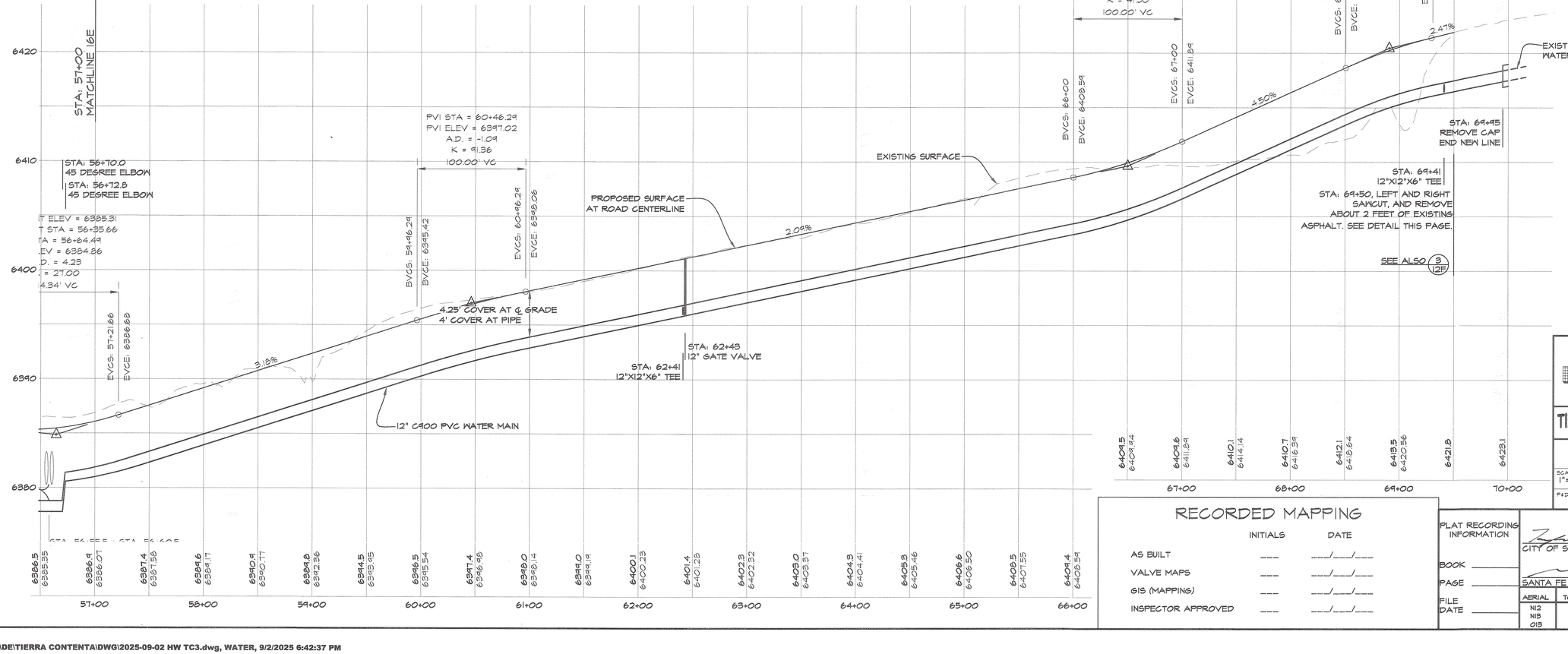

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/3/2025
SANTA FE FIRE DEPARTMENT — DATE 11-17-2025

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 018	T16N, R8E, SEC 13 & 14	

INSPECTOR
DATE

2025
17
12
(6 OF 11)

CRAIG VAN GUERCKEROUTTE NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 08/04/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE 1"=50' | DWG NO. | DATE 06/09/2025
P&DR CASE # | SHEET NO. 16F

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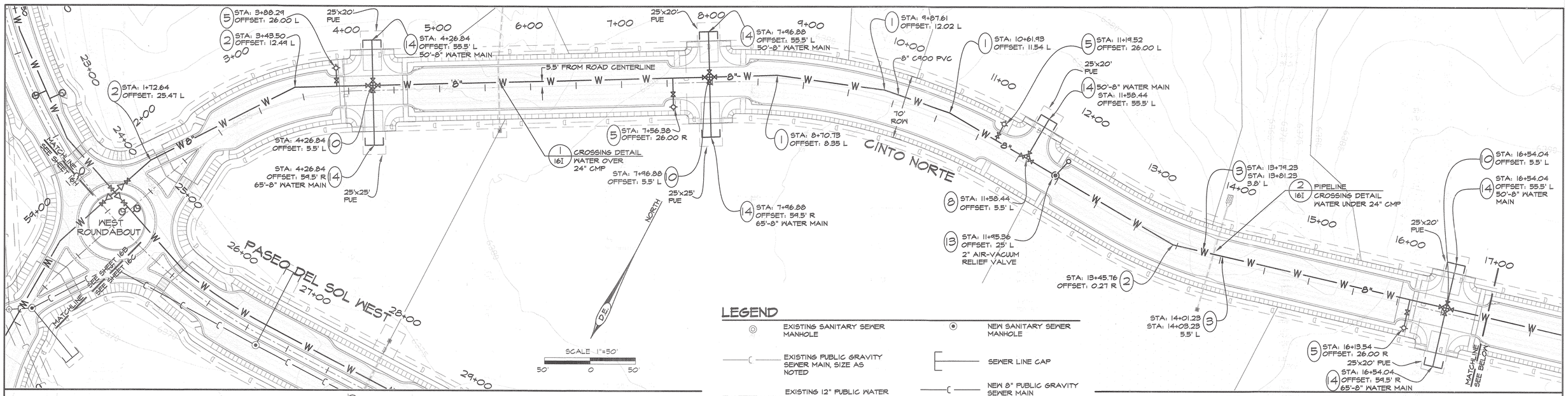

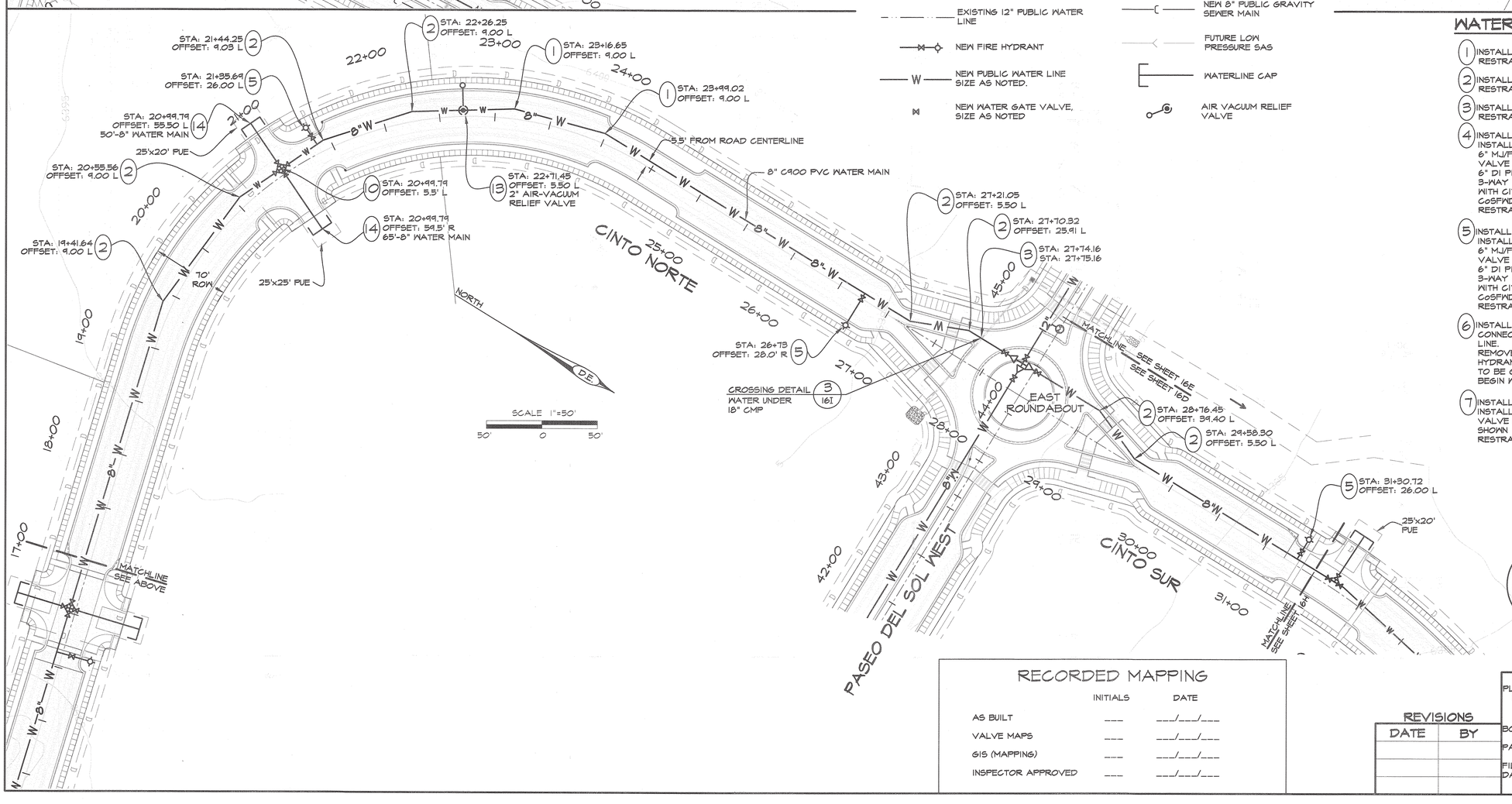

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

WATER SYSTEM KEY

1. INSTALL 11.25 DEGREE ELBOW RESTRAIN PER COSFIND DET. 10A/B/C
2. INSTALL 22.5 DEGREE ELBOW RESTRAIN PER COSFIND DET. 10A/B/C
3. INSTALL 45 DEGREE ELBOW RESTRAIN PER COSFIND DET. 10A/B/C
4. INSTALL A FIRE HYDRANT. INSTALL 12"X12"X6" MJ/FLG TEE 6" MJ/FLG GATE VALVE AND VALVE BOX 6" DI PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY WITH CITY OF SF THREADS PER COSFIND FIND DET. 07. RESTRAIN PER COSFIND DET. 10A/B/C
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13. INSTALL 1" OR 2" AS NOTED AIR-PRESSURE RELIEF VALVE PER COSFINDND DET. 10A/B/C 17 RESTRAIN PER COSFIND DET. 10A/B/C
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19. INSTALL 1" IRRIGATION METER. PER COSFIND DET. 03 (TYP.)

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	____	___/___/___
VALVE MAPS	____	___/___/___
GIS (MAPPING)	____	___/___/___
INSPECTOR APPROVED	____	___/___/___

REVISIONS

DATE	BY

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/3/2025
SANTA FE FIRE DEPARTMENT — DATE 11-17-2025
INSPECTOR ____ DATE ____

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 013	T16N, R8E, SEC 13 & 14	

2025
17
12
(7 OF 11)

GRALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/04/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16G

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-09-02 HW TC3.dwg, WATER, 9/2/2025 6:44:51 PM

WATER SYSTEM KEY

1. INSTALL 11.25 DEGREE ELBOW RESTRAIN PER COSFND DET. 10A/B/C
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16. CHANGE PIPE MATERIAL FROM PVC TO DI.
17. CHANGE PIPE MATERIAL FROM DI TO PVC.
18. INSTALL 12" CROSS 3-12"X8" REDUCER 1-12" GATE VALVES AND BOXES 3-8" GATE VALVES AND BOXES RESTRAIN PER COSFND DET. 10A/B/C GATE VALVES SHALL BE INSTALLED ON CONCRETE APRON WHERE POSSIBLE.
19. INSTALL 1" IRRIGATION METER. PER COSFND DET. 03 (TYP.)
20. INSTALL 1.5" IRRIGATION METER. PER COSFND DETAIL 04 (TYP.)

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

CINTO SUR

36" ARROYO CHAMISO SEWER INTERCEPTOR

8" C900 PVC WATER MAIN

70' ROW

5.5' FROM ROAD CENTERLINE

25' DE SUBJECT TO RELOCATION

25' PUE SUBJECT TO CHANGE

25' PUE ESMT.

MIN. SEPERATION, TYPICAL

WEST ROUNDABOUT

SCALE 1"=50'

50' 0 50'

NORTH

D.E.

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	____	___/___/___
VALVE MAPS	____	___/___/___
GIS (MAPPING)	____	___/___/___
INSPECTOR APPROVED	____	___/___/___

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16H

GRALYNN GUERRERORTIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

REVISIONS	
DATE	BY
08/31/2025	D.G.

PLAT RECORDING INFORMATION
BOOK
PAGE
FILE
DATE

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/3/2025
SANTA FE FIRE DEPARTMENT — DATE 11-12-2025

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
NI2 NI3 013	T16N, R8E, SEC 13 & 14	

INSPECTOR
DATE
2025
17
12 (8 OF 11)

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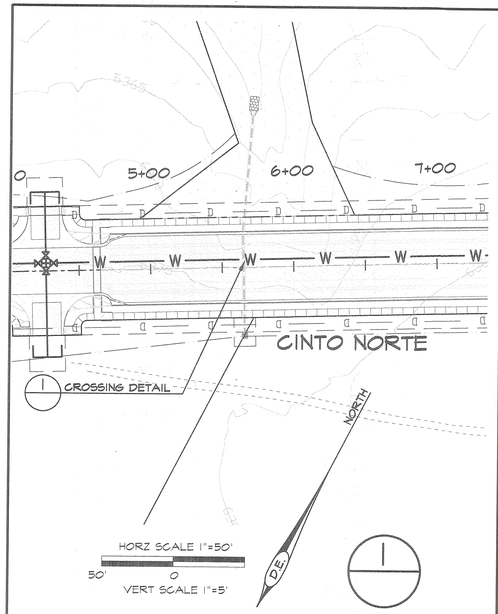

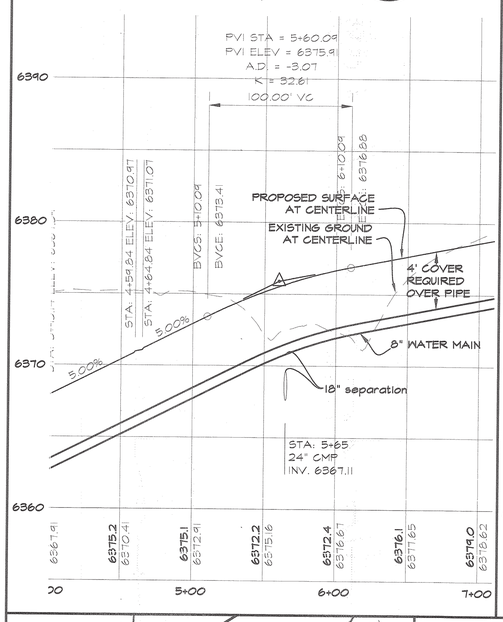

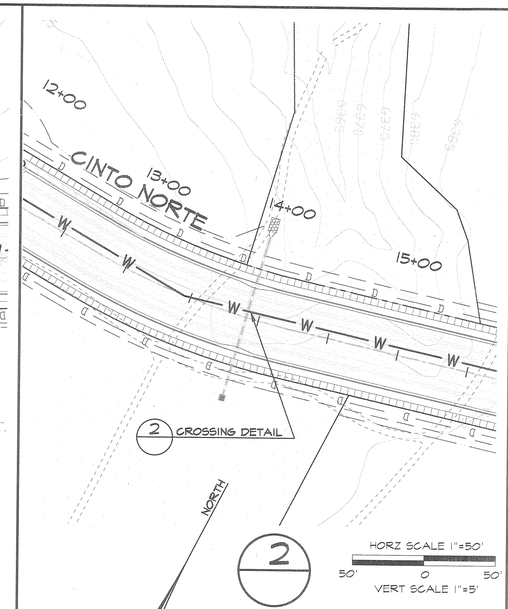

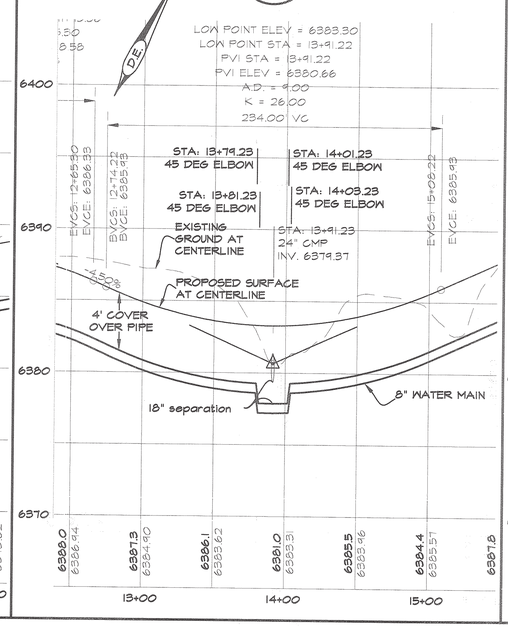

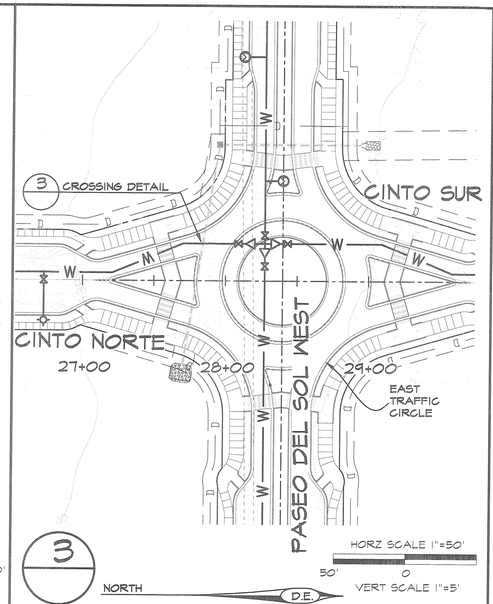

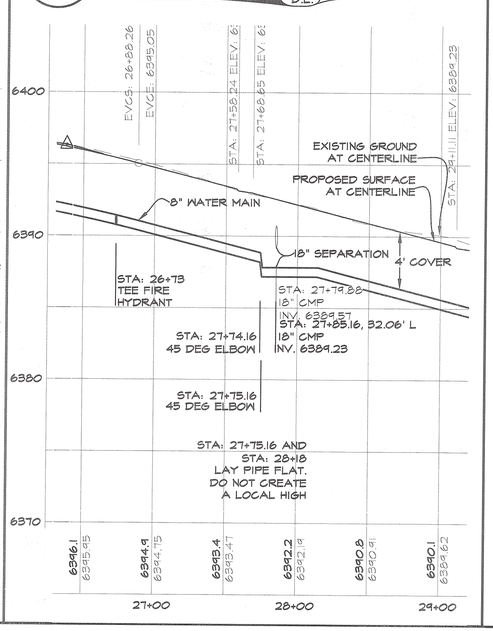

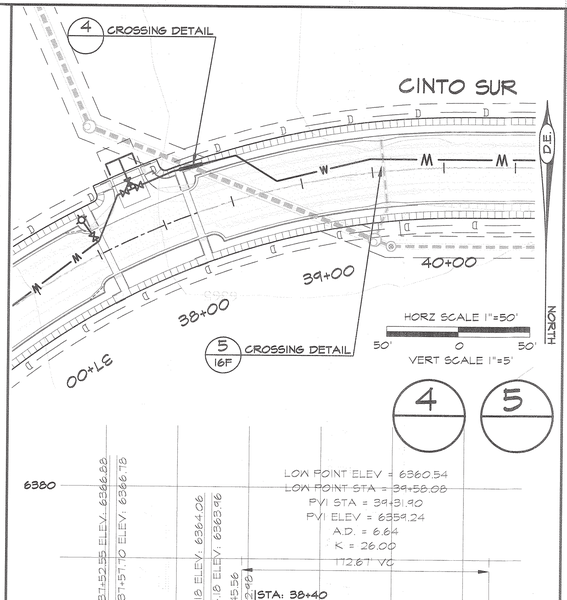

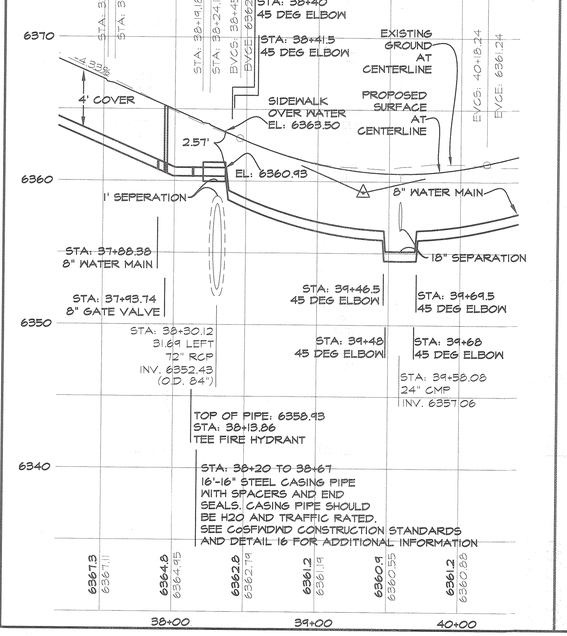

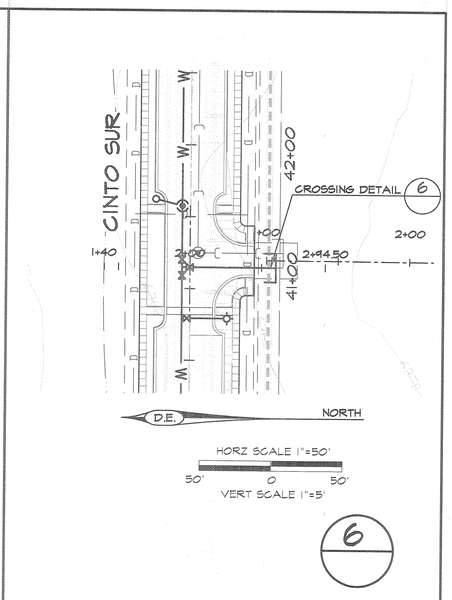

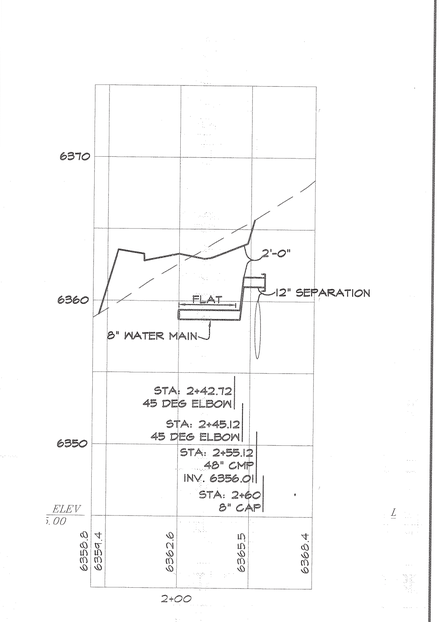

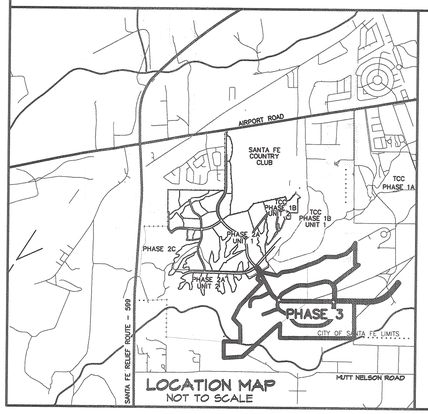

LEGEND

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- NEW SANITARY SEWER MANHOLE
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- WATERLINE CAP
- M — NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

ORALY IVAN GUERRERO ORTIZ
NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER
08/04/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER LINE CROSSINGS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16I

REVISIONS

DATE	BY
08/31/2025	O.G.

PLAT RECORDING INFORMATION
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APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/3/2025
SANTA FE FIRE DEPARTMENT — DATE 11-12-2025

INSPECTOR
DATE

2025
17
12
(9 OF 14)

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
NI2 NI3 OI3	T16N, R8E, SEC 13 & 14	

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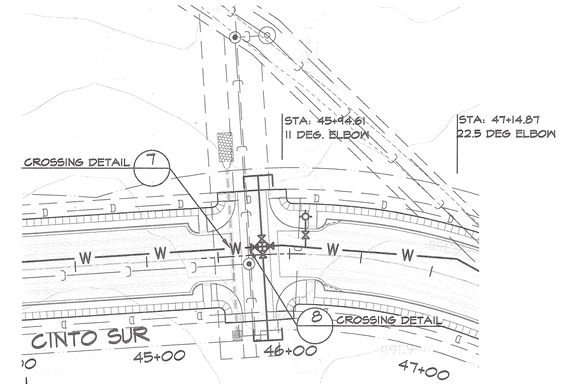

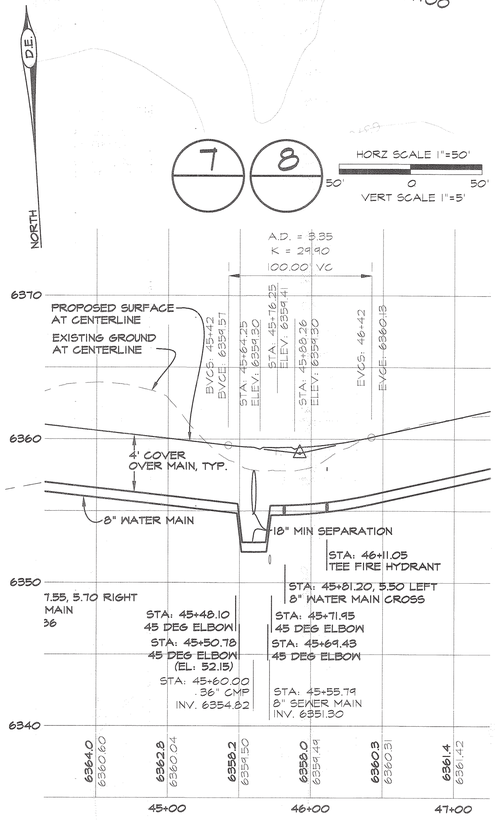

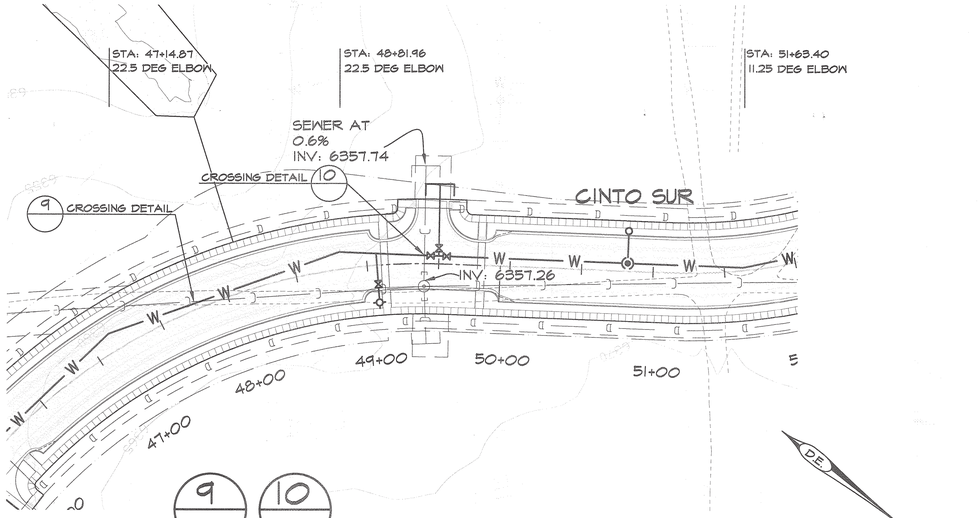

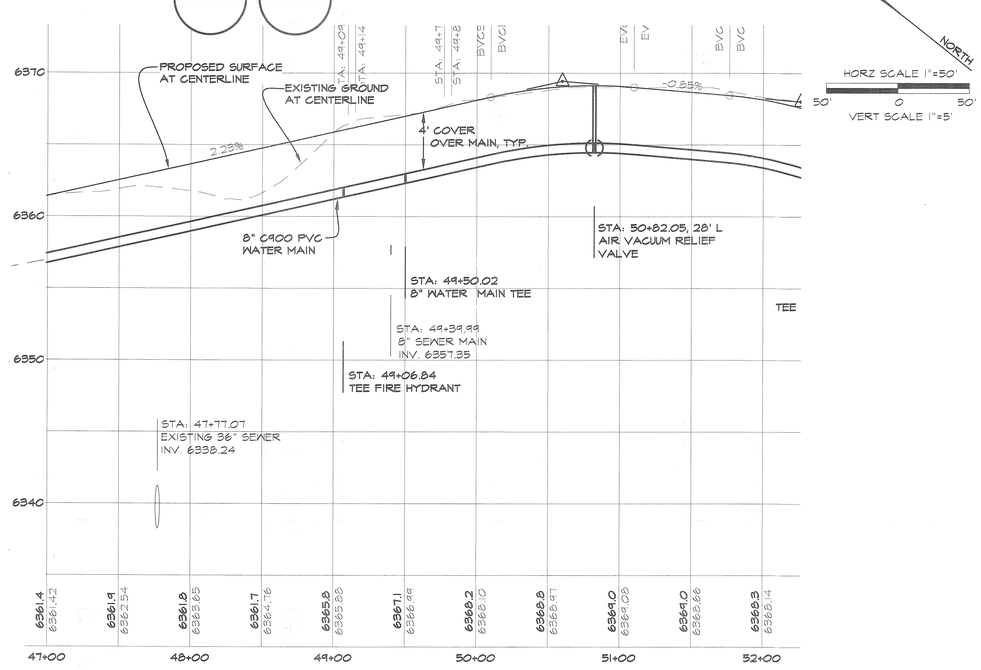

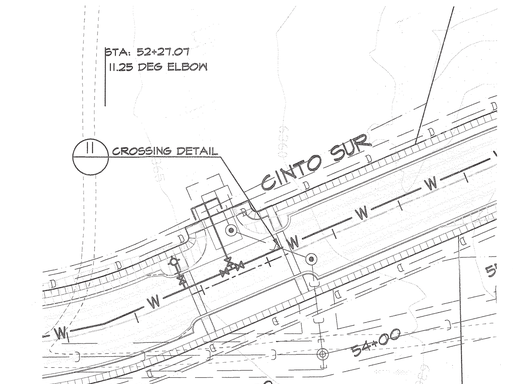

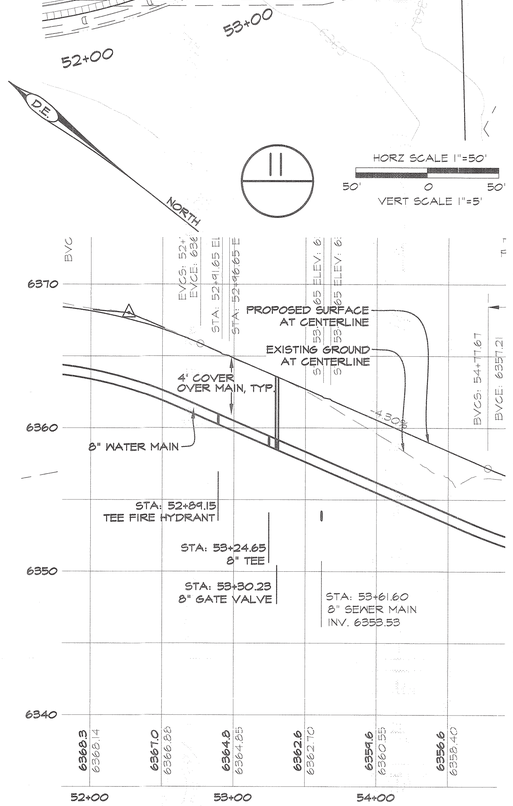

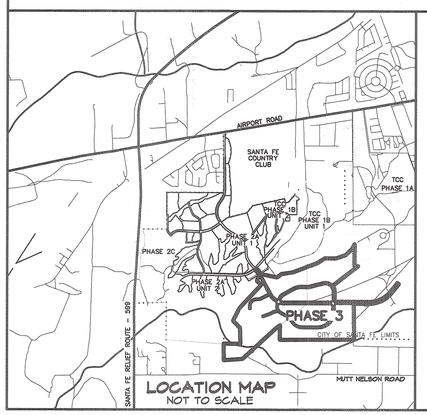

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RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

OSVALDO GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER LINE CROSSINGS

SCALE: 1"=50'
DWG NO.:
DATE: 06/09/2025
P&DR CASE #:
SHEET NO.: 16J

REVISIONS

DATE	BY

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/18/2025
SANTA FE FIRE DEPARTMENT — DATE 11-18-2025

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 015	T16N, R8E, SEC 13 & 14	

INSPECTOR
DATE

2025
17
12
(10 OF 11)

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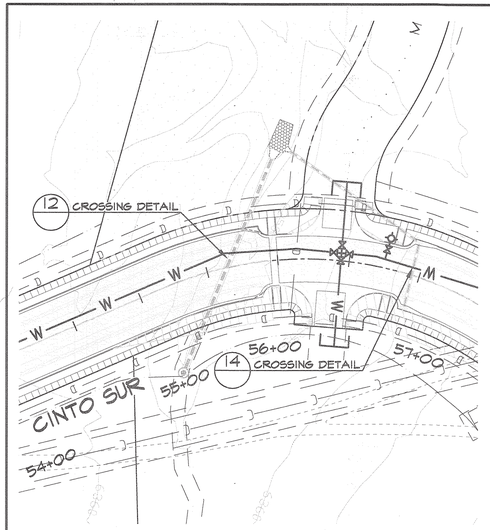

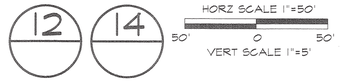

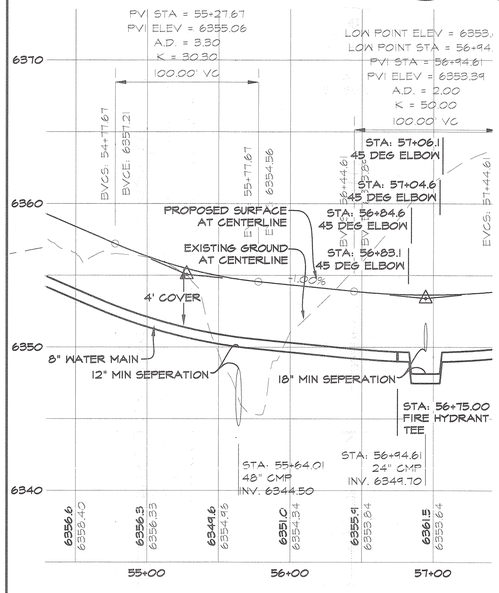

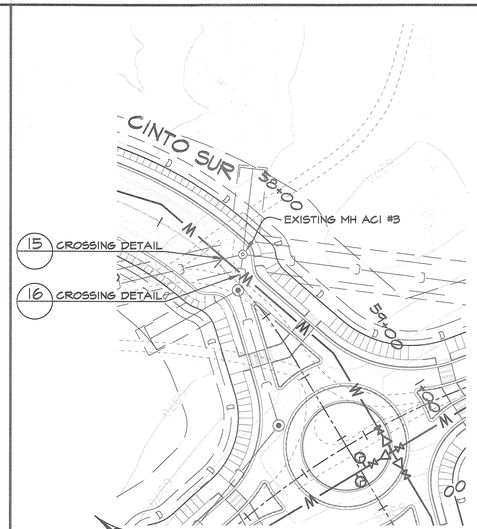

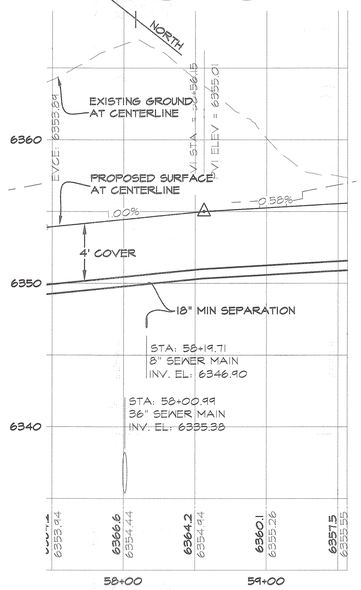

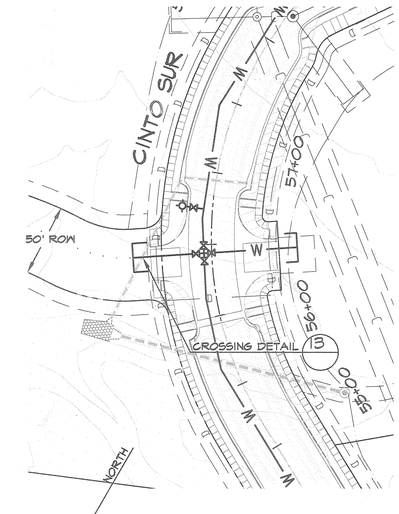

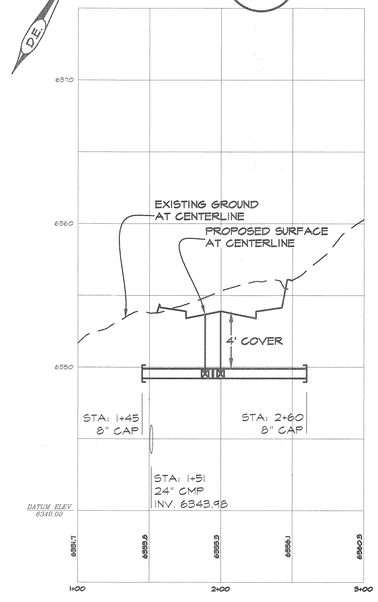

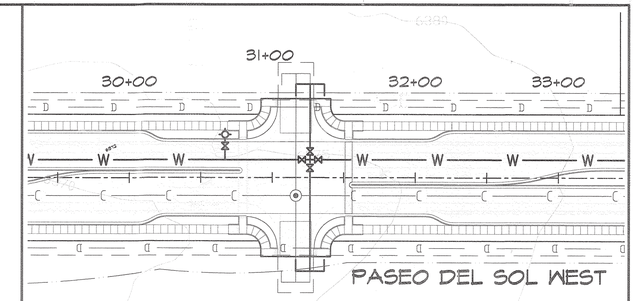

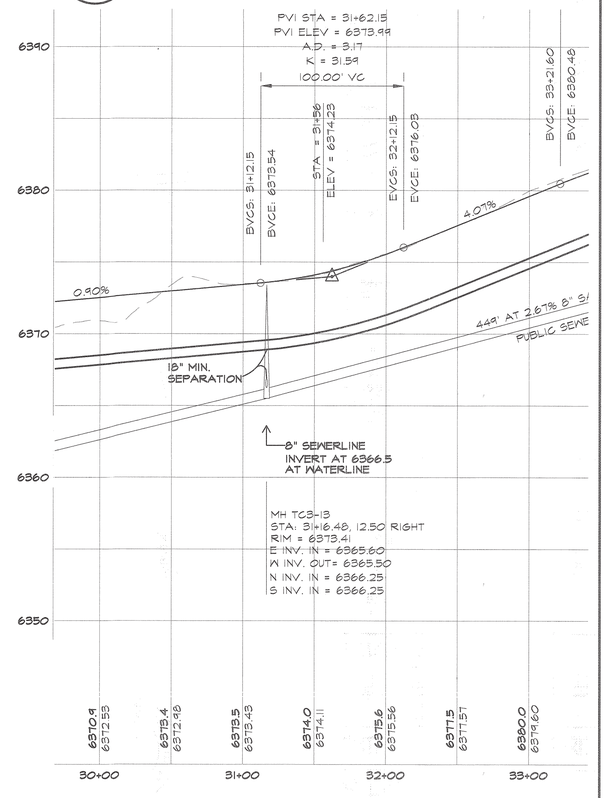

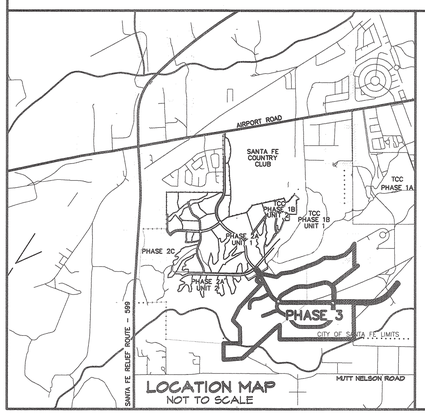

LEGEND

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RECORDED MAPPING

	INITIALS	DATE
AS BUILT	____	___/___/___
VALVE MAPS	____	___/___/___
GIS (MAPPING)	____	___/___/___
INSPECTOR APPROVED	____	___/___/___

GERALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 991-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER LINE CROSSINGS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. 16K

REVISIONS

DATE	BY

PLAT RECORDING INFORMATION
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PAGE ____
FILE
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/3/2025
SANTA FE FIRE DEPARTMENT — DATE 11-12-2025

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
N12 N13 015	T16N, R8E, SEC 13 & 14	

INSPECTOR ____
DATE ____
2025
17
12
(11 OF 11)

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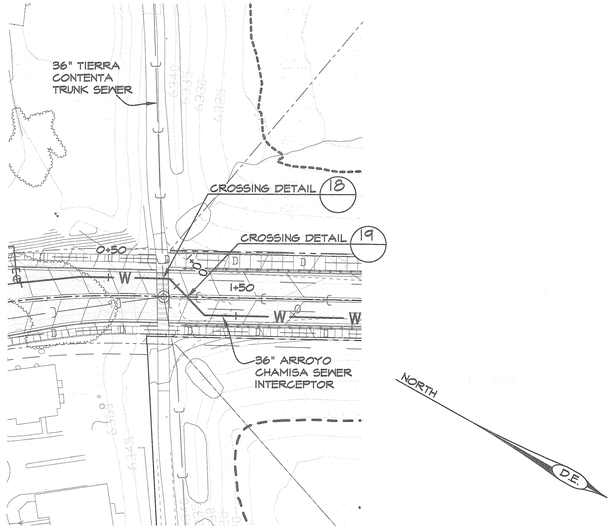
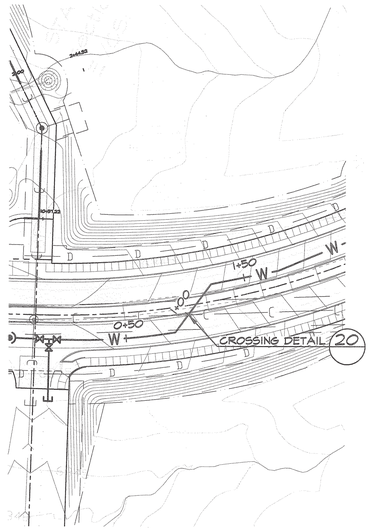


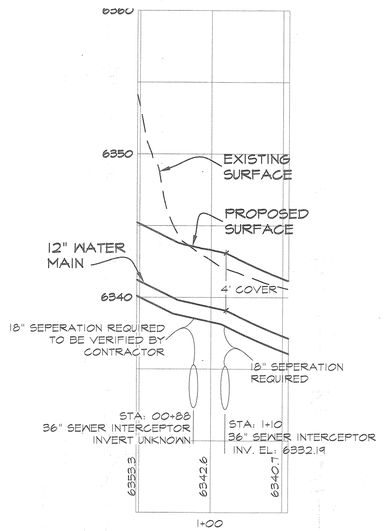
18 19

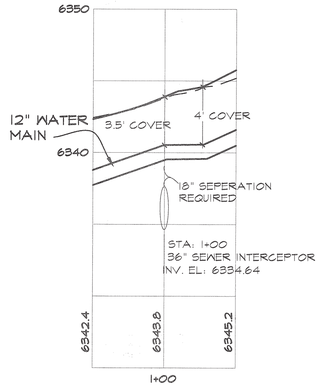
HORZ SCALE 1"=50'
50' 0 50'
VERT SCALE 1"=5'

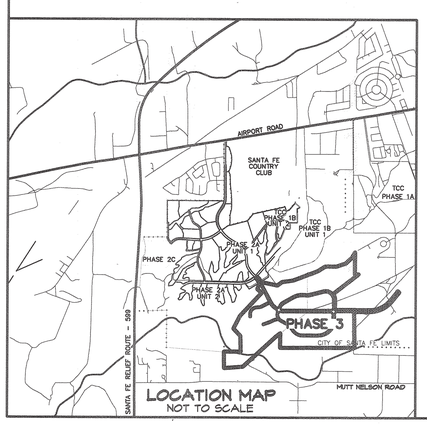


20

HORZ SCALE 1"=50'
50' 0 50'
VERT SCALE 1"=5'







LOCATION MAP
NOT TO SCALE

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
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RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

REVISIONS

DATE	BY
08/31/2025	O.G.

ORSALYNN GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 991-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

WATER LINE CROSSINGS

SCALE: 1"=50'
DWG NO.:
DATE: 06/09/2025
P&DR CASE #:
SHEET NO.: 16L

PLAT RECORDING INFORMATION
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APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 11/5/2025
SANTA FE FIRE DEPARTMENT — DATE 11-12-2025
INSPECTOR
DATE

AERIAL: N12 N13 013
TOWNSHIP, RANGE, SECTION: T16N, R8E, SEC 13 & 14
WORK ORDER NO.

2025
17
12 OF 12 (16 OF 17)

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-09-10 HW TC3.dwg, WATER CROSSINGS, 9/11/2025 10:43:06 AM

M1 STA: 12+58.51, INLET CMP 16' RIGHT
35'-18" CMP, SKEW 8 DEGREES
INV. IN: 6341.79
INV. OUT: 6341.09
STD END SECTIONS AT INLET AND OUTLET
5.5'x7.5'x1' RIP-RAP PAD
ROCK-LINED ENTRANCE

L1 STA: 14+41, INLET CMP 20' RIGHT
35'-18" CMP, SKEW 8 DEGRESS
INV. IN: 6342
INV. OUT: 6341.3
STD END SECTIONS AT INLET AND OUTLET
6'x30' V-SHAPED RUNDOWN

I4 STA: 17+05.65, INLET CMP 35' RIGHT
79'-36" CMP, SKEW 8 DEGRESS
INV. IN: 6335.0
INV. OUT: 6333.4
POND OUTLET STRUCTURE AT INLET.
STD END SECTION AT OUTLET
7'x20'x1' RIP-RAP PAD

K1 STA: 21+49.43, INLET CMP 25' RIGHT
60'-24" CMP, SKEW 15 DEGRESS
INV. IN: 6341.0
INV. OUT: 6338.0
STD END SECTIONS AT INLET AND OUTLET
6'x10'x1' RIP-RAP PAD

J1 STA: 23+56.53, INLET CMP 20' RIGHT
60'-18" CMP, SKEW 8 DEGRESS
INV. IN: 6342.4
INV. OUT: 6341.2
STD END SECTIONS AT INLET AND OUTLET
5.5'x7.5'x1' RIP-RAP PAD
ROCK-LINED ENTRANCE

SEGMENT 5
60'-8" STUB AT 0.6% GRADE.
CAPPED AT END
INV. AT END: 6337.74

20' WIDE PUBLIC UTILITY EASEMENT

20'X20' PUE

12'x19' CONCRETE PAVEMENT AND 12' ROLL CURB

SKEW=8°

20'-8" STUB AT 7% GRADE.
CAPPED AT END
INV. AT END 6342.30

POND 1 1

INSTALL SWALE

20'-8" STUB AT 8.2% GRADE.
CAPPED AT END
INV. AT END 6344.46

10' WIDE ASPHALT PATH (2" SP IV/6" BC/6" SUBGRADE PREP)

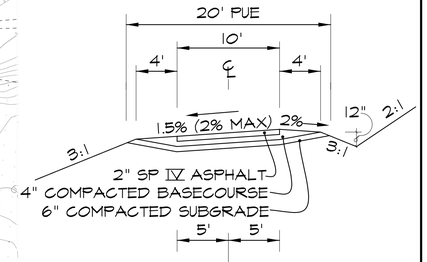
SKEW=15°

20'X20' PUE

20'-8" STUB AT 9.2% GRADE.
CAPPED AT END
INV. AT END: 6346.56

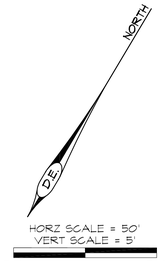
SKEW=21°

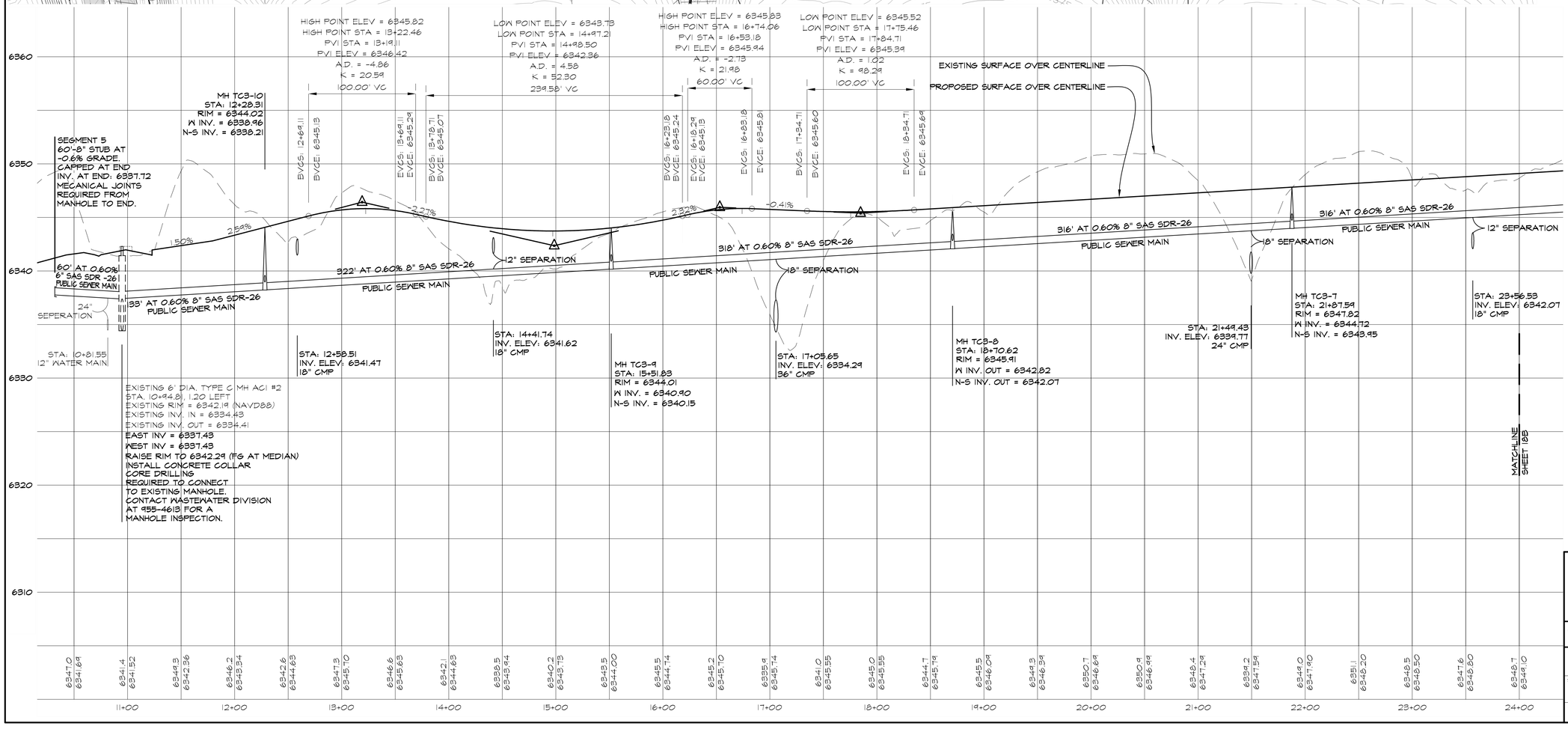
MATCHLINE SHEET 18B



ASPHALT PATH SECTION

* NO LANDSCAPING PERMITTED IN 20' PUE





LEGEND

- NEW SANITARY SEWER MANHOLE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- END OF SEWER LINE CAP

NOTE:

1. NO LANDSCAPING PERMITTED IN 20' PUE OR SANITARY SEWER EASEMENTS.
2. MANHOLE RIMS AND COLLARS TO BE FLUSH WITH ASPHALT.
3. CONTRACTOR TO MARK END OF SEWER STUB WITH No. 4 REBAR AND 3' TALL-4" PVC PIPE PAINTED GREEN.

GERALYNN GUERRERO-RUIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
08/31/2025

REVISIONS

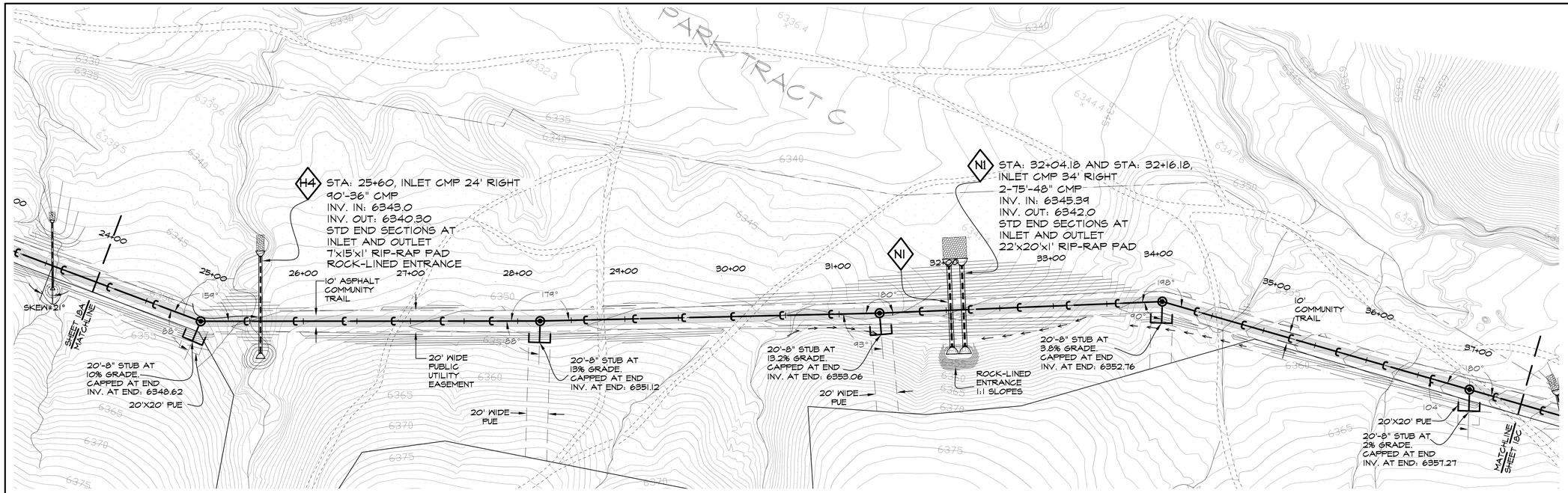
DATE	BY
08/31/2025	D.G.

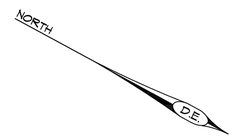
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SEGMENTS 1 & 5 SAS AND ROAD PLAN & PROFILE

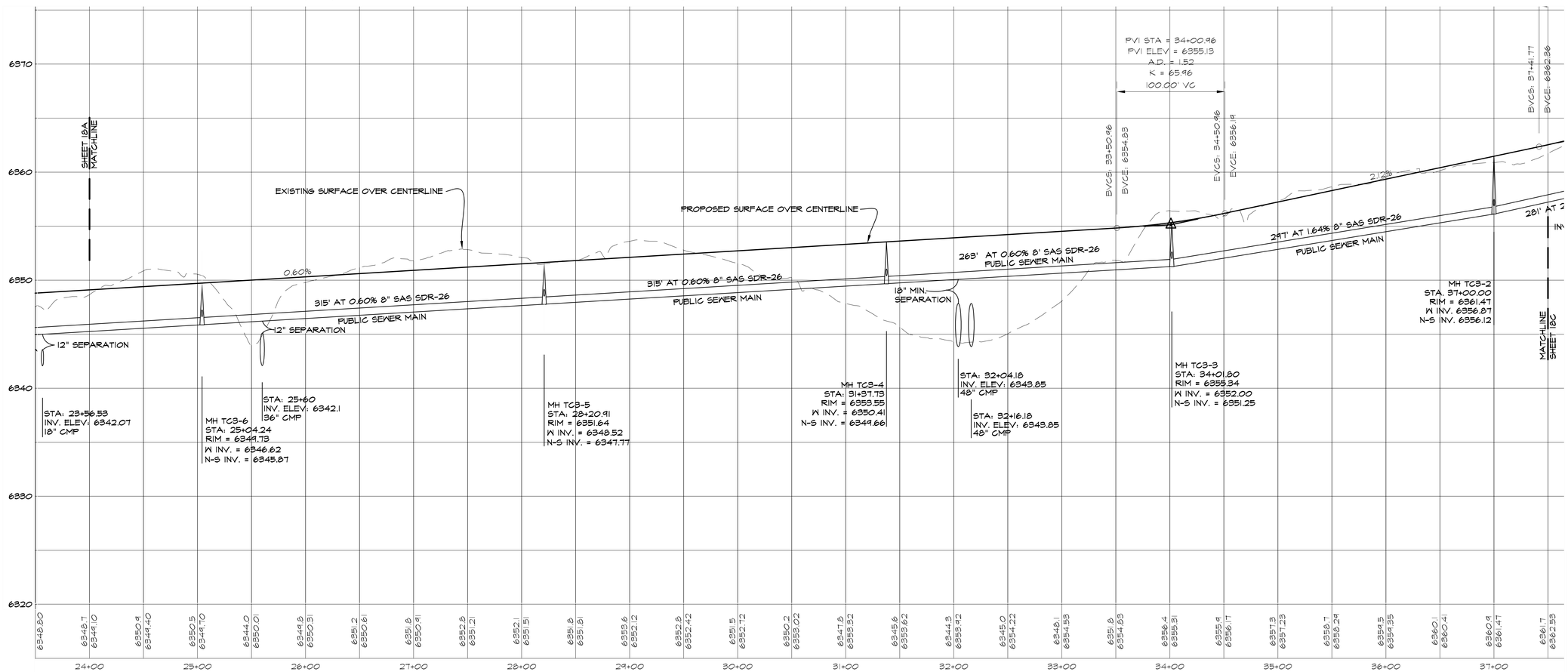
SCALE	DWG NO.	DATE
1"=50'		06/09/2025
	SHEET NO.	18A





HORZ SCALE = 50'
VERT SCALE = 5'

50' 0 50'



LEGEND

- NEW SANITARY SEWER MANHOLE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- END OF SEWER LINE CAP

NOTE:

1. NO LANDSCAPING PERMITTED IN 20' PUE OR SANITARY SEWER EASEMENTS.
2. MANHOLE RIMS AND COLLARS TO BE FLUSH WITH ASPHALT.
3. CONTRACTOR TO MARK END OF SEWER STUB WITH No. 4 REBAR AND 3' TALL-4" PVC PIPE PAINTED GREEN.

JONATHAN GUERRERO-ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

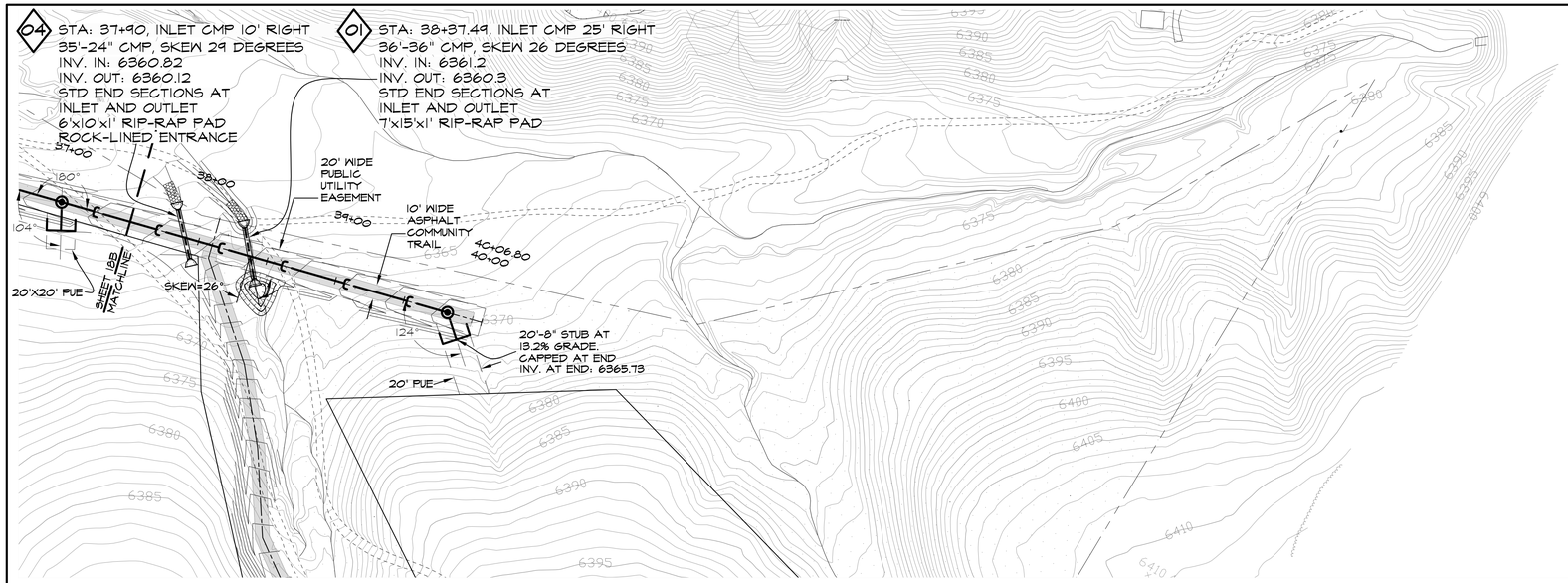
SEGMENT 1 SAS AND ROAD PLAN & PROFILE

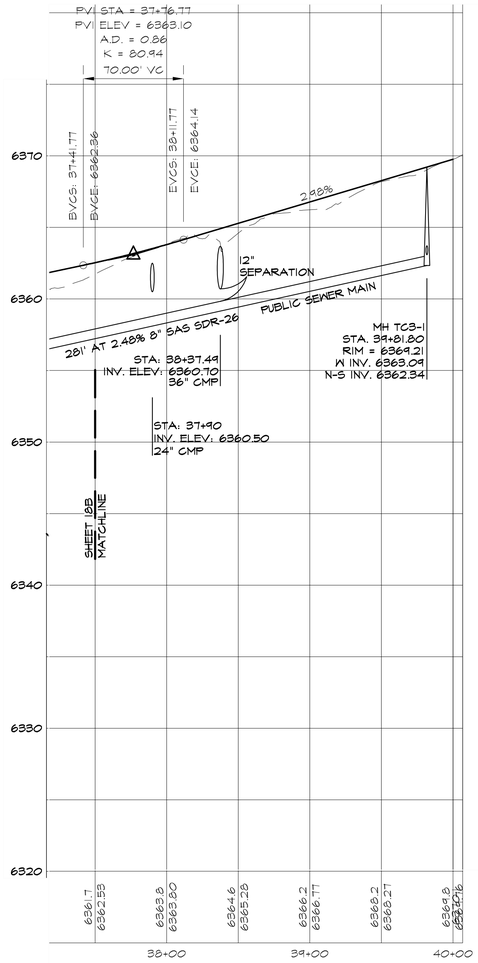
SCALE	DWG NO.	DATE
1"=50'		06/09/2025

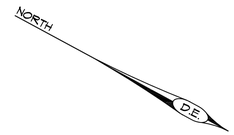
SHEET NO. 18B

04 STA: 37+90, INLET CMP 10' RIGHT
35'-24" CMP, SKEW 29 DEGREES
INV. IN: 6360.82
INV. OUT: 6360.12
STD END SECTIONS AT
INLET AND OUTLET
6'x10'x1' RIP-RAP PAD
ROCK-LINED ENTRANCE

01 STA: 38+37.49, INLET CMP 25' RIGHT
36'-36" CMP, SKEW 26 DEGREES
INV. IN: 6361.2
INV. OUT: 6360.3
STD END SECTIONS AT
INLET AND OUTLET
7'x15'x1' RIP-RAP PAD







HORZ SCALE = 50'
VERT SCALE = 5'
50' 0 50'

LEGEND

- NEW SANITARY SEWER MANHOLE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- END OF SEWER LINE CAP

NOTE:

1. NO LANDSCAPING PERMITTED IN 20' PUE OR SANITARY SEWER EASEMENTS.
2. MANHOLE RIMS AND COLLARS TO BE FLUSH WITH ASPHALT.
3. CONTRACTOR TO MARK END OF SEWER STUB WITH No. 4 REBAR AND 3' TALL-4" PVC PIPE PAINTED GREEN.

REVISIONS

DATE	BY

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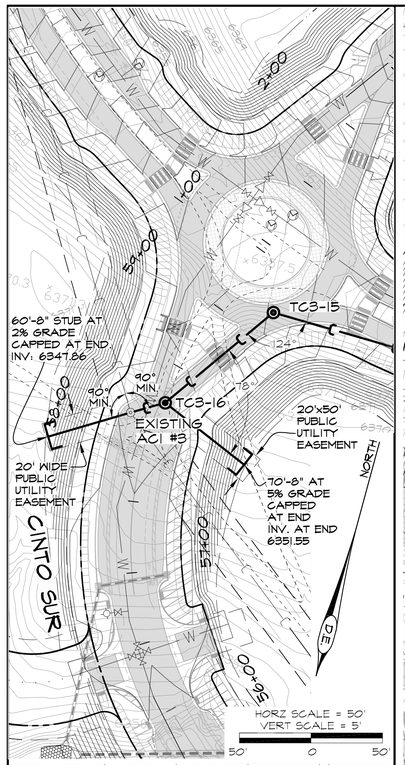
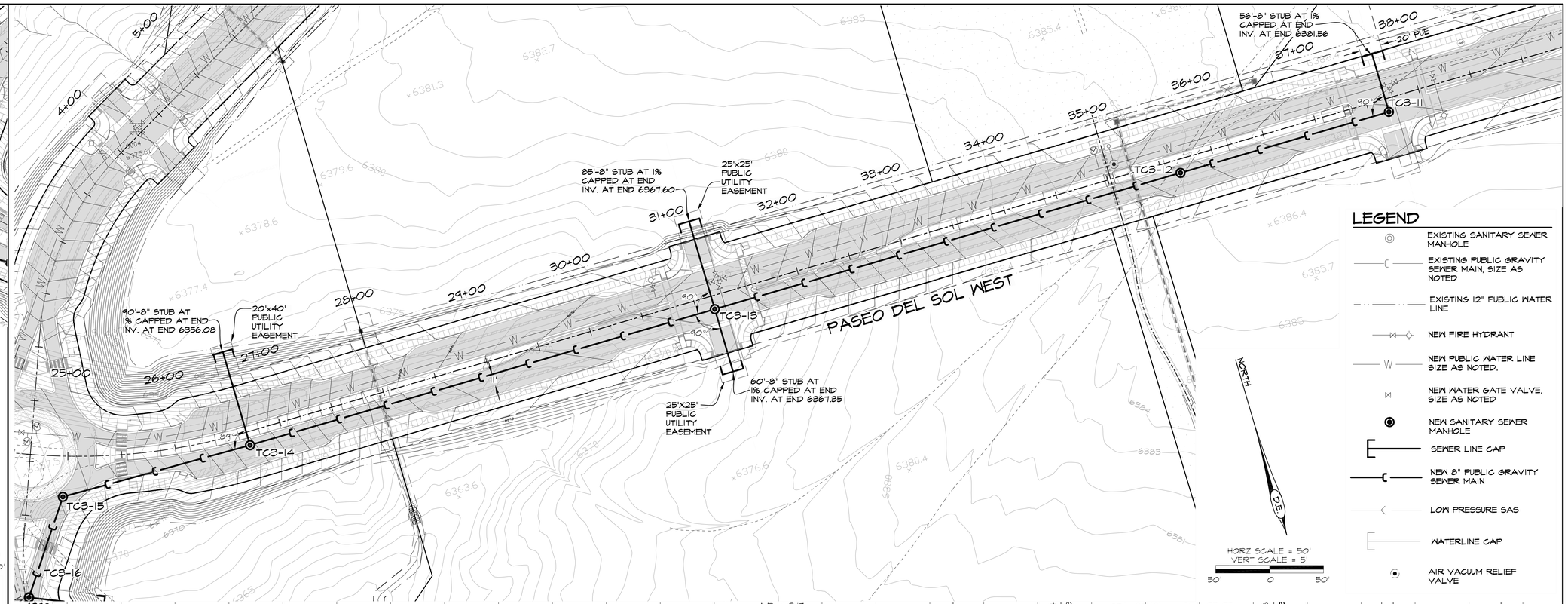
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SEGMENT 1 SAS AND ROAD PLAN & PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

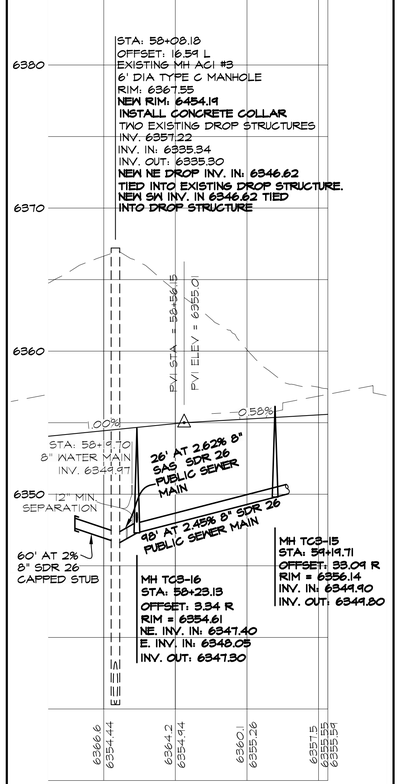
SHEET NO. 18C

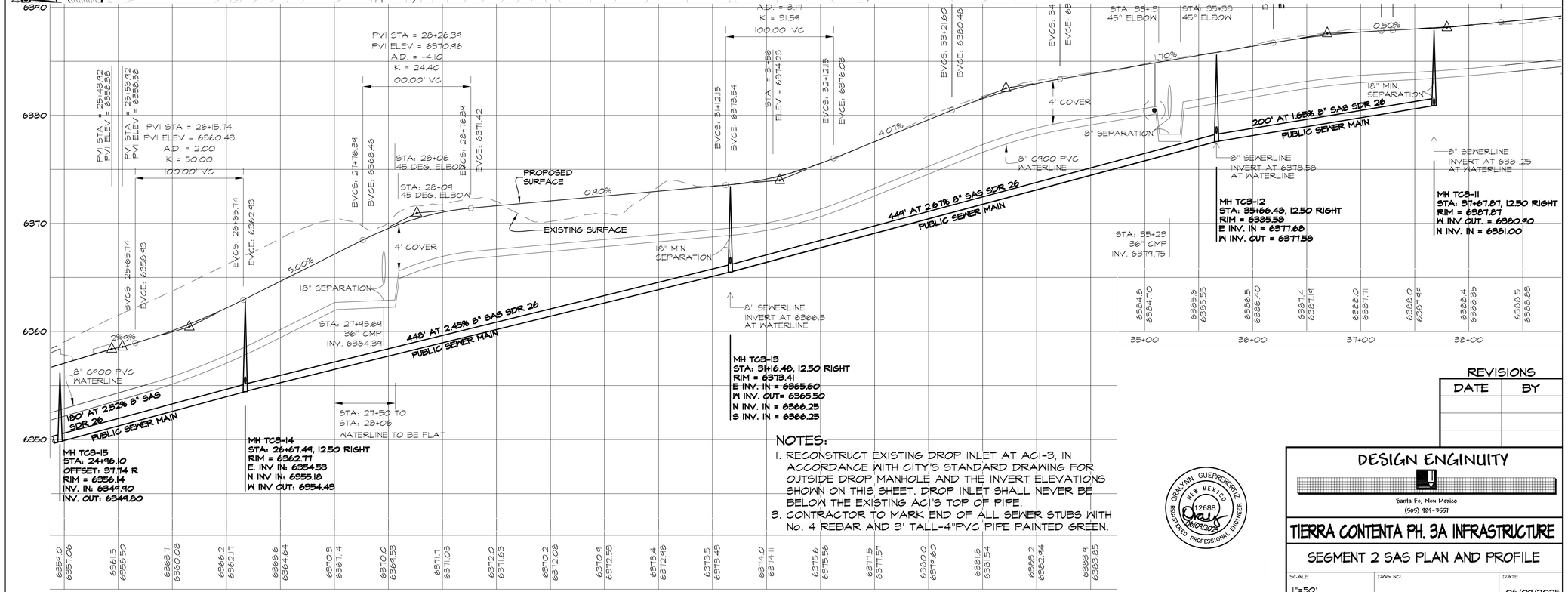




LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- EXISTING 12" PUBLIC WATER LINE
- NEW FIRE HYDRANT
- NEW PUBLIC WATER LINE SIZE AS NOTED.
- NEW WATER GATE VALVE, SIZE AS NOTED
- NEW SANITARY SEWER MANHOLE
- SEWER LINE CAP
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- LOW PRESSURE SAS
- WATERLINE CAP
- AIR VACUUM RELIEF VALVE





REVISIONS

DATE	BY

DESIGN ENGINUITY
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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SEGMENT 2 SAS PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 18D

NOTES:

1. RECONSTRUCT EXISTING DROP INLET AT AC1-3, IN ACCORDANCE WITH CITY'S STANDARD DRAWING FOR OUTSIDE DROP MANHOLE AND THE INVERT ELEVATIONS SHOWN ON THIS SHEET. DROP INLET SHALL NEVER BE BELOW THE EXISTING AC1'S TOP OF PIPE.
3. CONTRACTOR TO MARK END OF ALL SEWER STUBS WITH No. 4 REBAR AND 3' TALL-4"PVC PIPE PAINTED GREEN.

OGALLYNN GUERRERO-PITRE
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

EXISTING MH ACI 6
RIM: 6351.15
INV. IN: 6338.97
INV. OUT: 6338.91
NEW SOUTH INV. IN: 6340.41

TC3-18

SEE SHEET 18F

25' PUBLIC UTILITY EASEMENT

25' DRAINAGE EASEMENT

30' PUBLIC SANITARY SEWER EASEMENT

CINTO SUR

SEGMENT 3

TC3-19

TC3-17

EXISTING MH ACI 5
EXISTING RIM: 6367.51 (NAVD88)
TWO EXISTING DROP STRUCTURES 10'-8" STUBS AT INV: 6357.26 (SEE DETAIL SHEET 28O)
INV. IN: 6337.85
INV. OUT: 6337.81
INSTALL NEW CONCRETE COLLAR
NEW RIM EL: 6366.45

25'x30' PUE

CONNECT TO EXISTING STUB AT 6357.26
80'-8" STUB AT 0.6%
CAPPED AT END
INV. AT END 6357.74

25'x35' PUE

50'-8" STUB AT 2.2% CAPPED AT END INV. AT END 6350.55

25'x25' PUE

25'x30' PUE

CONNECT TO EXISTING STUB AT 6357.26
40'-8" STUB AT 2% CAPPED AT END
INV. AT END 6358.06

60'-8" STUB AT 2% CAPPED AT END INV. AT END 6354.55

25'x30' PUE

25'x25' PUE

30'-8" STUB AT 0.6% CAPPED AT END INV. AT END 6354.33

TC3-21

SEGMENT 4 SEE SHEET 18E

TC3-20

25' PUE

30' PUBLIC SANITARY SEWER EASEMENT

EXISTING MH ACI 4
53+59.74, 74.07 R
RIM: 6363.61 (NAVD88)
TWO EXISTING DROP STRUCTURES WITH 10'-8" STUBS
INV: 6353.19
INV. IN: 6336.74
INV. OUT: 6336.70

NORTH

HORZ SCALE = 50'
VERT SCALE = 5'
50' 0 50'

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

HIGH POINT ELEV = 6360.54
HIGH POINT STA = 39+58.08
PVI STA = 39+31.90
PVI ELEV = 6359.24
A.D. = 6.64
K = 26.00
172.87' VC

HIGH POINT ELEV = 6363.69
HIGH POINT STA = 41+57.81
PVI STA = 41+40.38
PVI ELEV = 6364.06
A.D. = -3.43
K = 29.14
100.00' VC

LOW POINT ELEV = 6359.39
LOW POINT STA = 45+75.42
PVI STA = 45+92
PVI ELEV = 6359.02
A.D. = 3.35
K = 29.90
100.00' VC

HIGH POINT ELEV = 6369.12
HIGH POINT STA = 50+82.05
PVI STA = 50+59.70
PVI ELEV = 6369.43
A.D. = -3.08
K = 32.48
100.00' VC

PVI STA = 52+26.43
PVI ELEV = 6368.01
A.D. = -3.45
K = 29.00
100.00' VC

STA: 40+18.24 ELEV: 6362.71
STA: 40+86.84 ELEV: 6362.28
EVCS: 40+18.24
EVCE: 6361.24
BVCS: 40+40.38
BVCE: 6362.91
EVCS: 41+40.38
EVCE: 6363.51
BVCS: 45+42
BVCE: 6359.57
STA: 45+67.25 ELEV: 6359.30
STA: 45+76.25 ELEV: 6359.41
STA: 45+86.26 ELEV: 6359.30
EVCS: 46+42
EVCE: 6360.18
STA: 49+09.86 ELEV: 6366.10
STA: 49+14.86 ELEV: 6366.20
STA: 49+71.16 ELEV: 6367.60
STA: 49+82.16 ELEV: 6367.70
BVCS: 50+09.70
BVCE: 6368.32
EVCS: 51+09.70
EVCE: 6369.01
BVCS: 51+76.45
BVCE: 6368.44
EVCS: 52+76.45
EVCE: 6365.26
STA: 52+91.65 ELEV: 6365.13
STA: 52+96.65 ELEV: 6365.09

2.28%
-1.12%
2.23%
-0.85%

STA: 41+57.81, 5.70 RIGHT
AIR VACUUM RELIEF VALVE

447' AT 0.85% 8" SAS SDR 26, PUBLIC SEWER MAIN

24"+ SEPARATION

PROJECTED 8" WATERLINE

STA: 50+82.05, 28' L
AIR VACUUM RELIEF VALVE

STA: 49+50.02
8" WATER MAIN TEE

STA: 49+39.99
8" SEWER MAIN
INV. 6357.35

STA: 52+89.15
TEE FIRE HYDRANT

STA: 53+24.
8" TE

STA: 53+30
8" GATE VAL

STA: 39+46.5
5 DEG ELBOW

STA: 39+69.5
45 DEG ELBOW

STA: 39+48
45 DEG ELBOW

STA: 39+68
45 DEG ELBOW

STA: 39+58.08
24" CMP
INV. 6357.06

STA: 41+14.84
5.70 RIGHT
8" WATER MAIN
INV. 6356.71

MH TC3-17
STA: 41+24.84, 5.50 RIGHT
RIM = 6363.24
NORTH INV. IN = 6353.35
WEST INV. OUT = 6353.25

STA: 43+67.55, 5.70 RIGHT
8" WATER MAIN
INV. 6356.86

STA: 45+48.10
45 DEG ELBOW
STA: 45+50.78
45 DEG ELBOW
(EL: 52.15)
STA: 45+60.00
36" CMP
INV. 6354.82

STA: 46+11.05
TEE FIRE HYDRANT

STA: 45+81.20, 5.50 LEFT
8" WATER MAIN CROSS

STA: 45+71.95
45 DEG ELBOW
STA: 45+69.43
45 DEG ELBOW

MH TC3-18
STA: 45+71.25, 5.87 RIGHT
RIM = 6359.49
E INV. IN = 6349.45
N INV. IN = 6349.45
S INV. OUT = 6349.35

STA: 47+77.07
EXISTING 36" SEWER
INV. 6338.24

STA: 49+06.84
TEE FIRE HYDRANT

NOTE:
CONTRACTOR TO MARK END OF ALL SEWER STUBS WITH No. 4 REBAR AND 4" TALL-4" PVC PIPE PAINTED GREEN.

6380
6370
6360
6350

39+00 40+00 41+00 42+00 43+00 44+00 45+00 46+00 47+00 48+00 49+00 50+00 51+00 52+00 53+00

GRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

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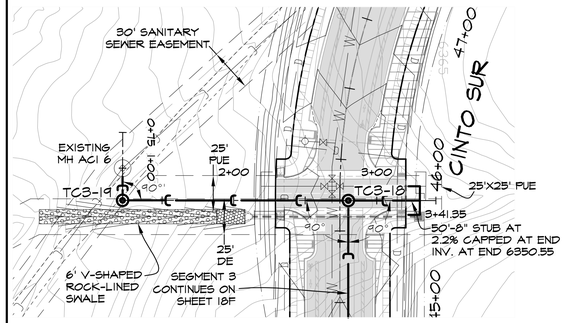
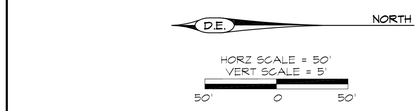
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SEGMENT 3 SAS PLAN AND PROFILE

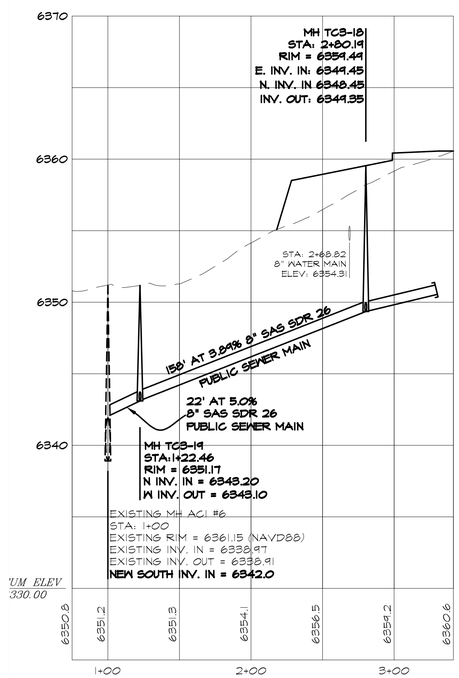
SCALE	DWG NO.	DATE
1"=50'		06/09/2025

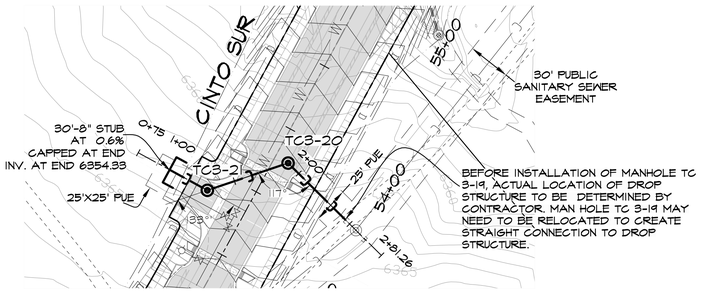
SHEET NO. 18E



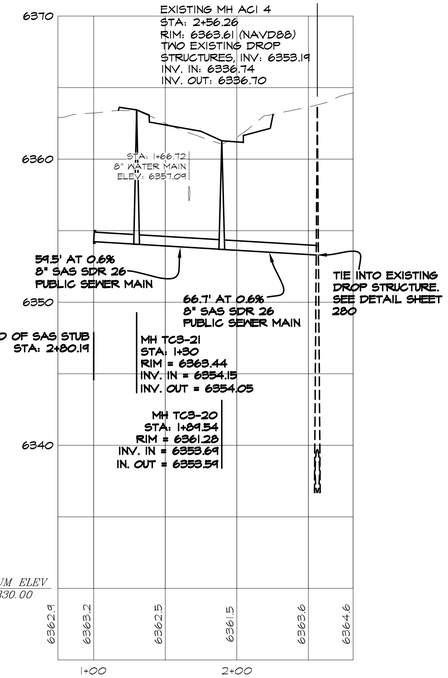


SEGMENT 3 SAS MAIN





SEGMENT 4 SAS MAIN



NOTES
1. NEW 8-INCH SAS PENETRATION INTO EXISTING ACI-6 MANHOLE SHALL BE CORED DRILLED SO THAT NEW PIPE'S INVERT IS JUST ABOVE THE TOP OF THE INTERCEPTOR PIPE AS INDICATED IN THE PROFILE.

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- SEWER LINE CAP
- EXISTING 12" PUBLIC WATER LINE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- NEW FIRE HYDRANT
- FUTURE LOW PRESSURE SAS
- NEW PUBLIC WATER LINE SIZE AS NOTED.
- WATERLINE CAP
- NEW WATER GATE VALVE, SIZE AS NOTED
- AIR VACUUM RELIEF VALVE

1 REVISIONS:
2-19-26 REMOVED EPOXY BAND AT ACI#6

NOTE:
CONTRACTOR TO MARK END OF ALL SEWER STUBS WITH No. 4 REBAR AND 4" TALL-4' PVC PIPE PAINTED GREEN.

GRALYNN GUERRERO-RUIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

	DATE	BY
1	2-19-26	OG

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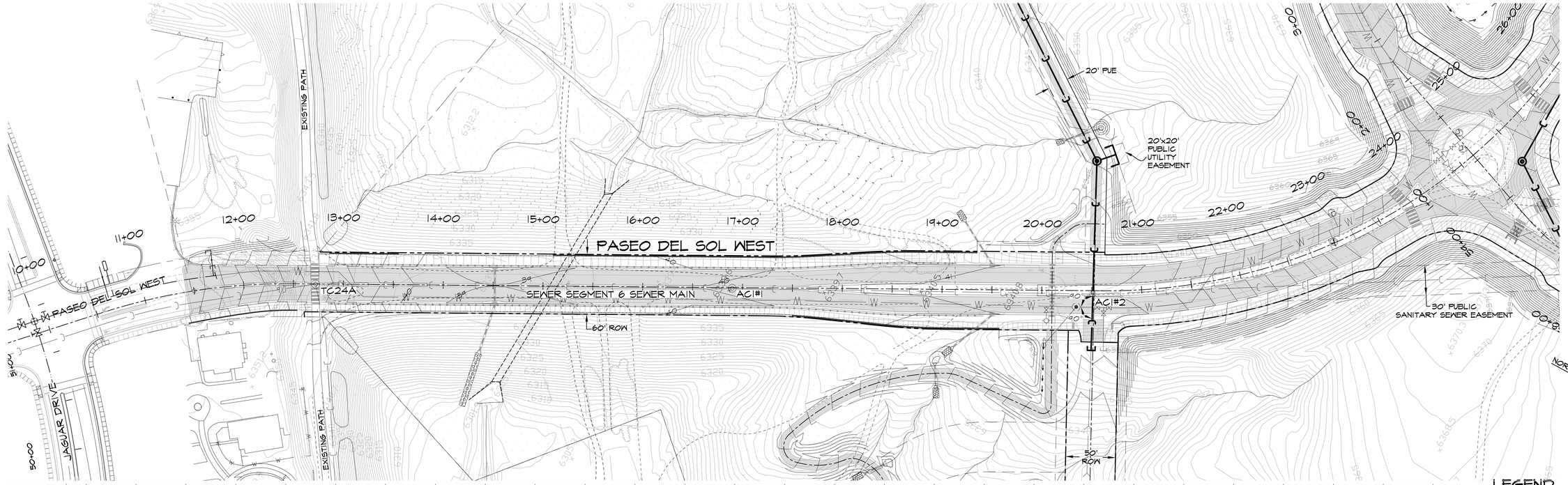
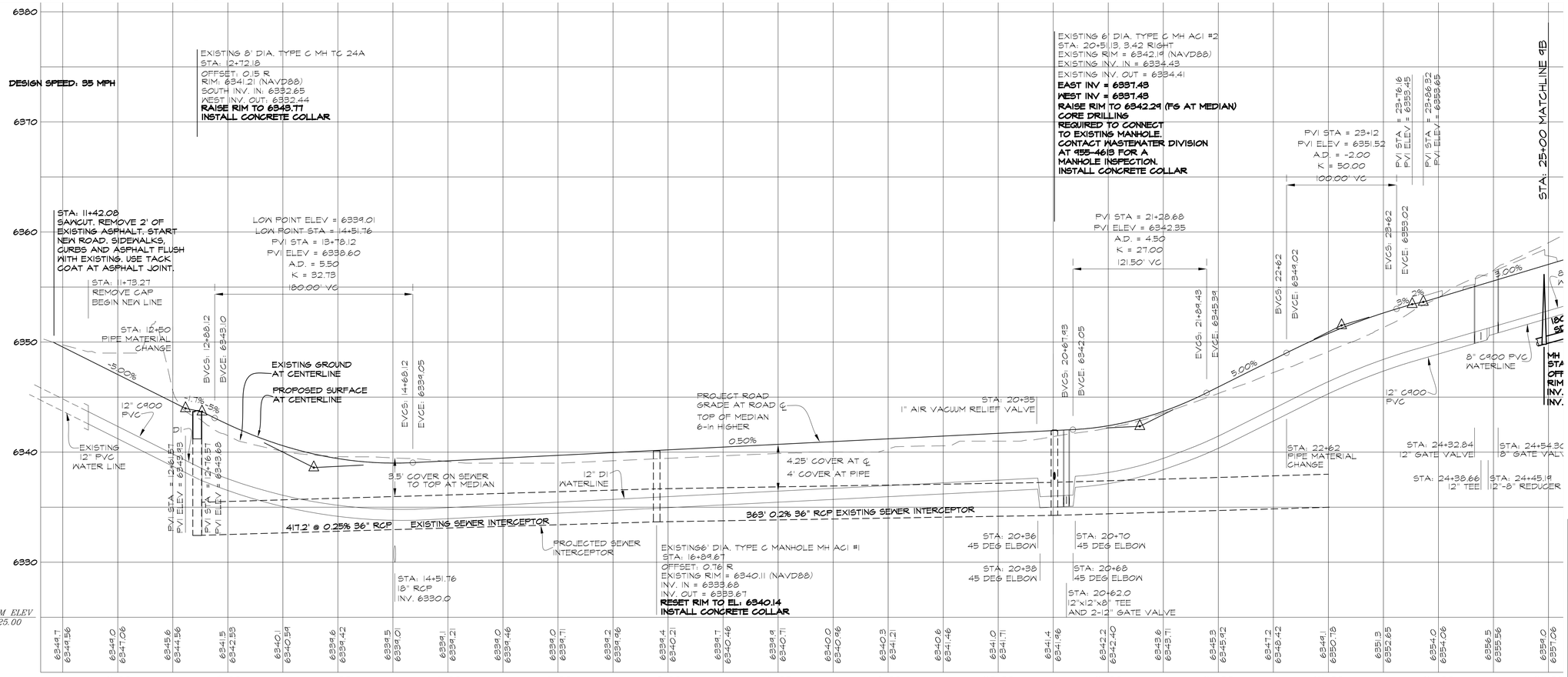
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SEGMENTS 3 & 4 SAS PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 18F





LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- EXISTING 12" PUBLIC WATER LINE
- NEW FIRE HYDRANT
- NEW PUBLIC WATER LINE SIZE AS NOTED.
- NEW WATER GATE VALVE, SIZE AS NOTED
- NEW SANITARY SEWER MANHOLE
- SEWER LINE CAP
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- LOW PRESSURE SAS
- WATERLINE CAP
- AIR VACUUM RELIEF VALVE

DONALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

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Santa Fe, New Mexico
(505) 984-9597

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SEGMENT 6 SAS PLAN AND PROFILE

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 18G

(B.T. HOUSING)

TRACT 36

OPEN SPACE

OPEN SPACE

OPEN SPACE

PASEO DEL SOL WEST

JAGUAR DRIVE

PARK TRACT C

CAPITAL HIGH SCHOOL

TRACT 69

TRACT 42

TRACT 43

TRACT 68

TRACT 70

PASEO DEL SOL

HERRERA DR.

JOINT TRENCH UNDER SIDEWALK

PNM TRENCH UNDER SIDEWALK

TRACT 71

CINTO NORTE

NEW MEXICO SCHOOL FOR THE DEAF LOT 101

TRACT 66

TRACT 72

TR. 64

TRACT 65

TRACT 67

PASEO DEL SOL WEST

PASEO DEL SOL WEST

TRACT 56

TRACT 63

TRACT 62

TRACT 61

TRACT 57

NEW MEXICO SCHOOL FOR THE DEAF LOT 102

TRACT 58

TRACT 60

TRACT 74

CINTO SUR

10' WIDE PUE, TYPICAL

TRACT 59

TRACT 76

N/F CITY OF SANTA FE

TRACT 75

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING PUBLIC GRAVITY SEWER MAIN, SIZE AS NOTED
- EXISTING 12" PUBLIC WATER LINE
- NEW FIRE HYDRANT
- DRY UTILITIES, JOINT UTILITY TRENCH
- NEW 12" PUBLIC WATERLINE UNLESS OTHERWISE NOTED
- NEW WATER GATE VALVE, SIZE AS NOTED
- NEW SANITARY SEWER MANHOLE
- NEW 8" PUBLIC GRAVITY SEWER MAIN
- FUTURE LOW PRESSURE SAS
- AIR VACUUM RELIEF VALVE
- FUTURE 8" WATERLINE
- STREET LIGHT
- ROADWAY/SIDEWALK, WATER, SEWER, AND DRY UTILITY CONNECTION BETWEEN TRACTS REQUIRED. FINAL CONNECTION LOCATIONS TO BE DETERMINED AT THE TIME OF TRACT DEVELOPMENT, SUBJECT TO APPROVAL BY TC PHASE 3A, LLC OR ITS AUTHORIZED AGENT AND THE CITY OF SANTA FE.

DRY UTILITY PLANS SUBJECT TO CHANGE BY PUBLIC UTILITY COMPANIES.

NOTE:
10' PUE EXISTS ON EITHER SIDE OF ALL ROAD RIGHT-OF-WAYS EXCEPT PASEO DEL SOL WEST, STA 11+42 TO STA 19+60 WHERE DRY UTILITIES IN ROAD RIGHT-OF-WAY UNDER THE SIDEWALKS.

NORTH

D.E.

SCALE 1"=200'

200' 0 200'

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

DRY UTILITY PLAN

SCALE	DWG NO.	DATE
1"=200'		06/09/2025

SHEET NO. 19

GRALYNN GUERRERO-DIZ NEW MEXICO 12688 REGISTERED PROFESSIONAL ENGINEER 06/09/2025

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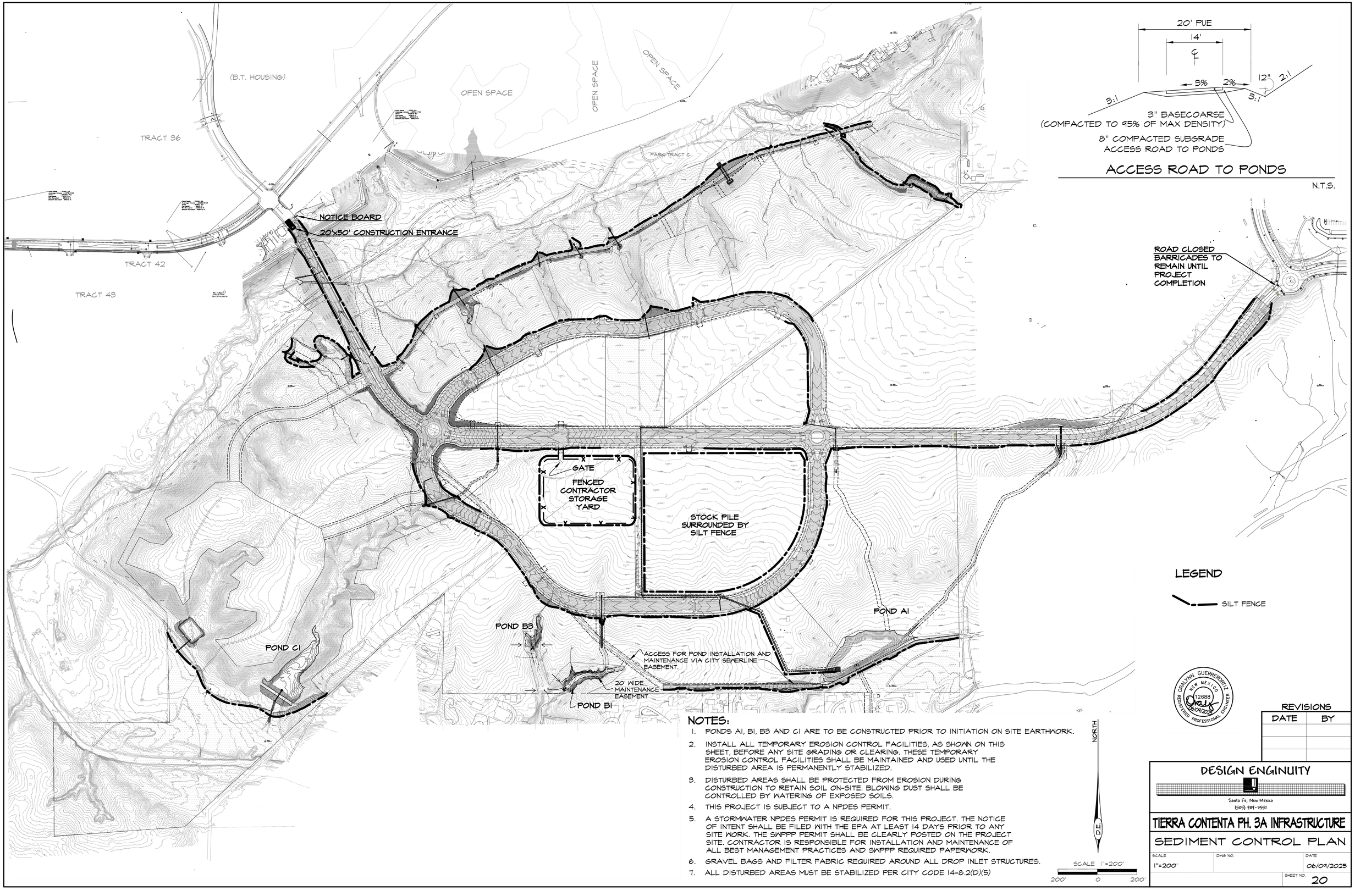

ACCESS ROAD TO PONDS

N.T.S.

LEGEND

SILT FENCE

NOTES:

1. PONDS A1, B1, B3 AND C1 ARE TO BE CONSTRUCTED PRIOR TO INITIATION ON SITE EARTHWORK.
2. INSTALL ALL TEMPORARY EROSION CONTROL FACILITIES, AS SHOWN ON THIS SHEET, BEFORE ANY SITE GRADING OR CLEARING. THESE TEMPORARY EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION TO RETAIN SOIL ON-SITE. BLOWING DUST SHALL BE CONTROLLED BY WATERING OF EXPOSED SOILS.
4. THIS PROJECT IS SUBJECT TO A NPDES PERMIT.
5. A STORMWATER NPDES PERMIT IS REQUIRED FOR THIS PROJECT. THE NOTICE OF INTENT SHALL BE FILED WITH THE EPA AT LEAST 14 DAYS PRIOR TO ANY SITE WORK. THE SWPPP PERMIT SHALL BE CLEARLY POSTED ON THE PROJECT SITE. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL BEST MANAGEMENT PRACTICES AND SWPPP REQUIRED PAPERWORK.
6. GRAVEL BAGS AND FILTER FABRIC REQUIRED AROUND ALL DROP INLET STRUCTURES.
7. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE 14-8.2(D)(5)

NORTH

D.E.

SCALE 1"=200'

200' 0 200'

DEBALYNN GUERRERO-DIAZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SEDIMENT CONTROL PLAN

SCALE	DWG NO.	DATE
1"=200'		06/09/2025

SHEET NO. 20

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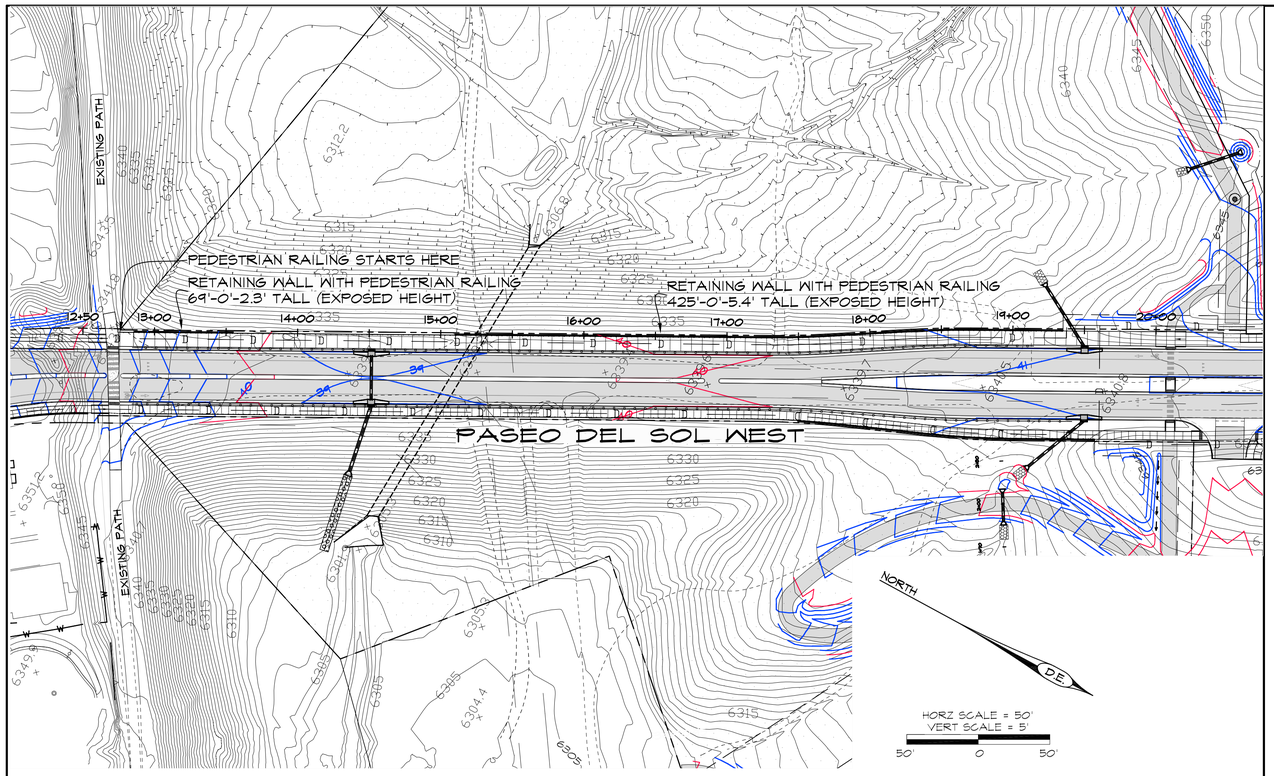
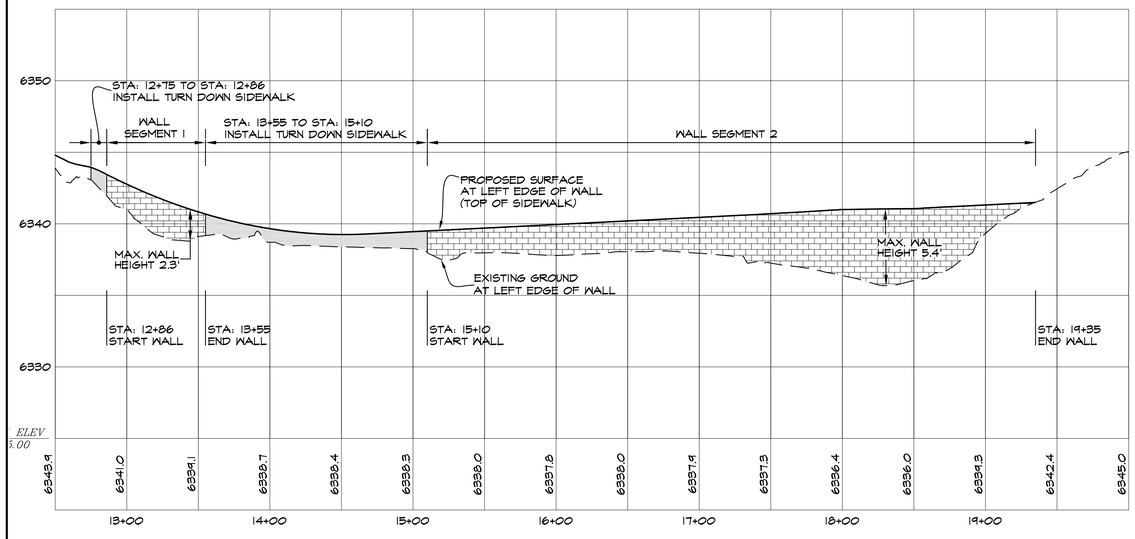
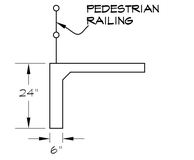


EAST WALLS

27.17' - 39.17' TO LEFT EDGE OF WALL

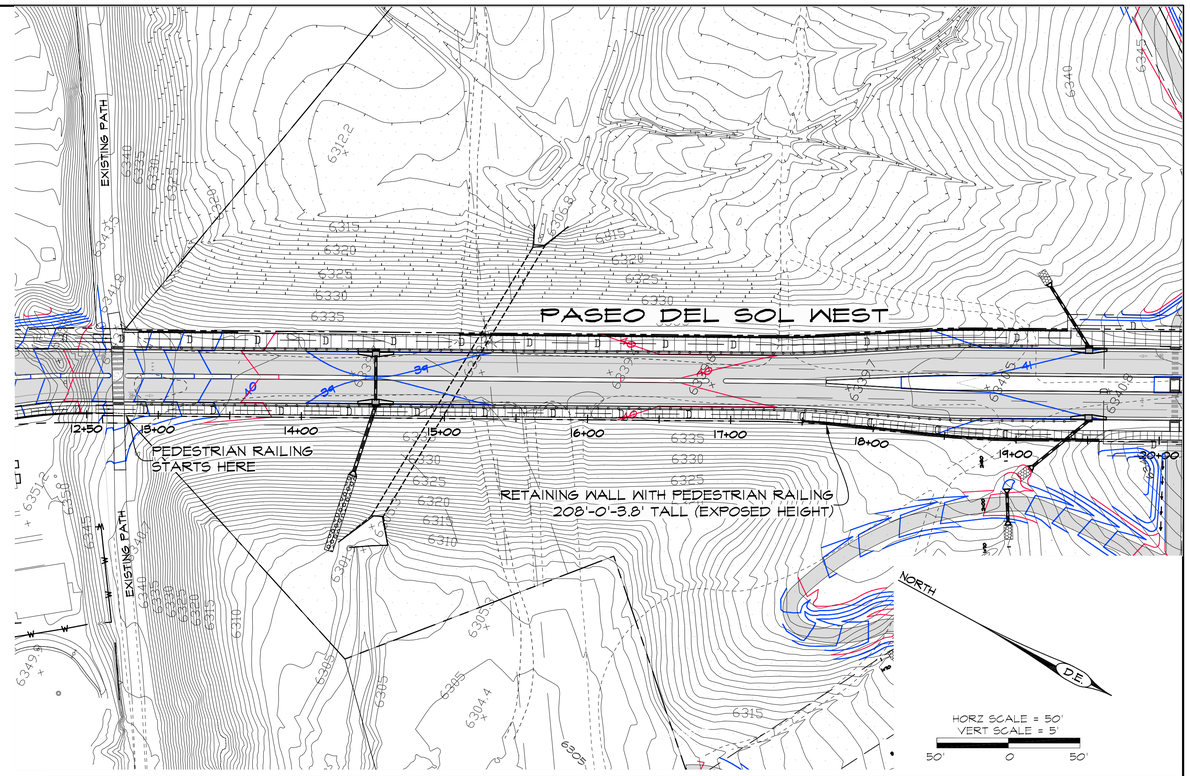




TURN DOWN SIDEWALK

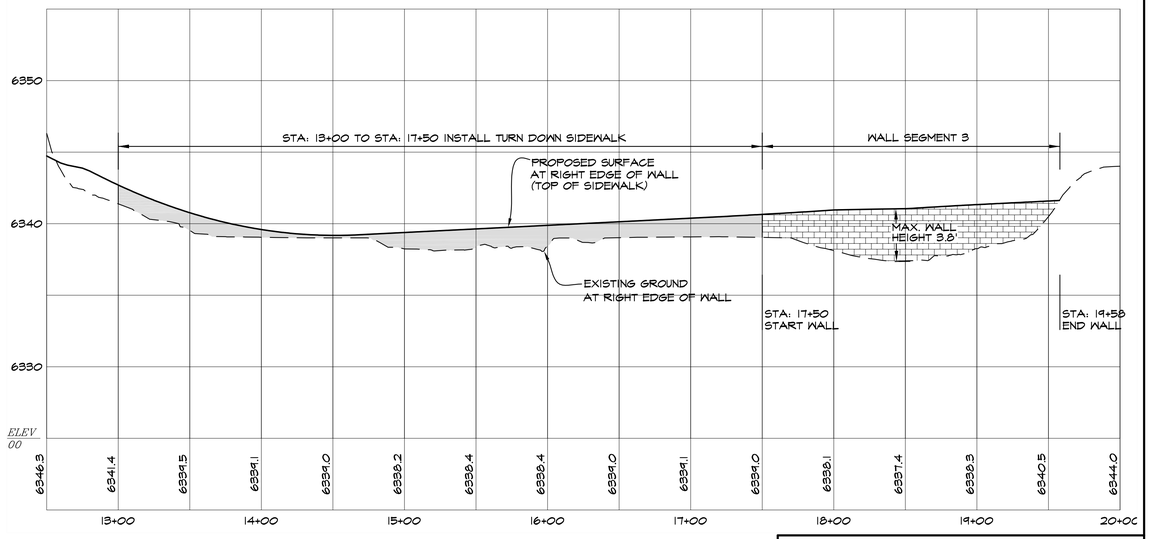
(SEE DETAIL SHEET 14) N.T.S

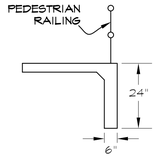
SEE STRUCTURAL PLANS SHEET C103



WEST WALL

31.17' - 37.67' TO RIGHT EDGE OF WALL





TURN DOWN SIDEWALK

(SEE DETAIL SHEET 14) N.T.S

GRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST WALL PROFILES

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 21

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-05-23 HW TC3.dwg, MAIN PNP, 5/23/2025 4:04:05 PM

PASEO DEL SOL WEST

JAGUAR DRIVE

EXISTING MH TC 24A
RIM: 6341.21 (NAVD88)
SOUTH INV. IN: 6332.65
WEST INV. OUT: 6332.44

VERTICAL CONTROL
PT# 6804 EL:6339.87 AT MH CTR
TO BE VERIFIED BY
CONTRACTOR

EXISTING MH ACI #1
6' DIA. TYPE C MANHOLE
RIM: 6340.11 (NAVD88)
INV. IN: 6333.66
INV. OUT: 6333.67

VERTICAL CONTROL
PT# 6803 EL:6340.97 AT MH CTR
TO BE VERIFIED BY
CONTRACTOR

EXISTING MH ACI #2
6' DIA TYPE C MANHOLE
RIM: 6342.19 (NAVD88)
INV. IN: 6334.43
INV. OUT: 6334.41

VERTICAL CONTROL
PT# 6805 EL:6367.35 AT MH CTR
TO BE VERIFIED BY
CONTRACTOR

EXISTING MH ACI #3
RIM: 6367.55 (NAVD88)
TWO EXISTING DROP STRUCTURES
INV. 6357.22
INV. IN: 6335.34
INV. OUT: 6335.30

ARROYO
CHAMISO
INTERCEPTOR
(ACI)

PASEO DEL SOL WEST

EXISTING MH ACI 4
RIM: 6363.61 (NAVD88)
TWO EXISTING DROP STRUCTURES, INV: 6353.19
INV. IN: 6336.74
INV. OUT: 6336.70

EXISTING MH ACI 5
RIM: 6367.51 (NAVD88)
TWO EXISTING DROP STRUCTURES
AT INV: 6557.26
INV. IN: 6337.85
INV. OUT: 6337.81

EXISTING MH ACI 6
RIM: 6351.15 (NAVD88)
INV. IN: 6338.97
INV. OUT: 6338.91

36" ARROYO CHAMISO
INTERCEPTOR

EXISTING MH ACI 7
RIM: 6351.00 (NAVD88)
INV. IN: 6340.12
INV. OUT 6340.06

EXISTING MH ACI 8
RIM: 6366.07 (NAVD88)
ONE EXISTING DROP STRUCTURE
IN: 6356.28
INV. IN: 6341.23
INV. OUT: 6341.20

EXISTING MH ACI 9
RIM: 6348.55 (NAVD88)
INV. IN: 6342.25
INV. OUT: 6342.21

EXISTING MH ACI 10
RIM: 6349.81 (NAVD88)
INV. IN: 6343.57
INV. OUT: 6343.53

EXISTING MH ACI 11
RIM: 6350.94 (NAVD88)
INV. IN: 6345.02
INV. OUT: 6344.98

EXISTING
EARTHEN DAM

38"Rx57"S
CMP

VERTICAL CONTROL
PT# 10616 EL:6424.38 AT MH CTR
TO BE VERIFIED BY
CONTRACTOR

PASEO DEL SOL

HERRERA DR.

PASEO DEL SOL WEST

N/F OROZCO
N/F CASTILLO
N/F MONTOYA
N/F MARTINEZ
N/F RIVERA
N/F TRUJILLO
N/F ALVAREZ
N/F ANDUJO
N/F SAILO
N/F LOYA
N/F CARILLO
N/F HERRERA

NORTH

SCALE 1"=200'
200' 0 200'

REVISIONS	
DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

VERTICAL CONTROL PLAN

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
	SHEET NO.	22A

GRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

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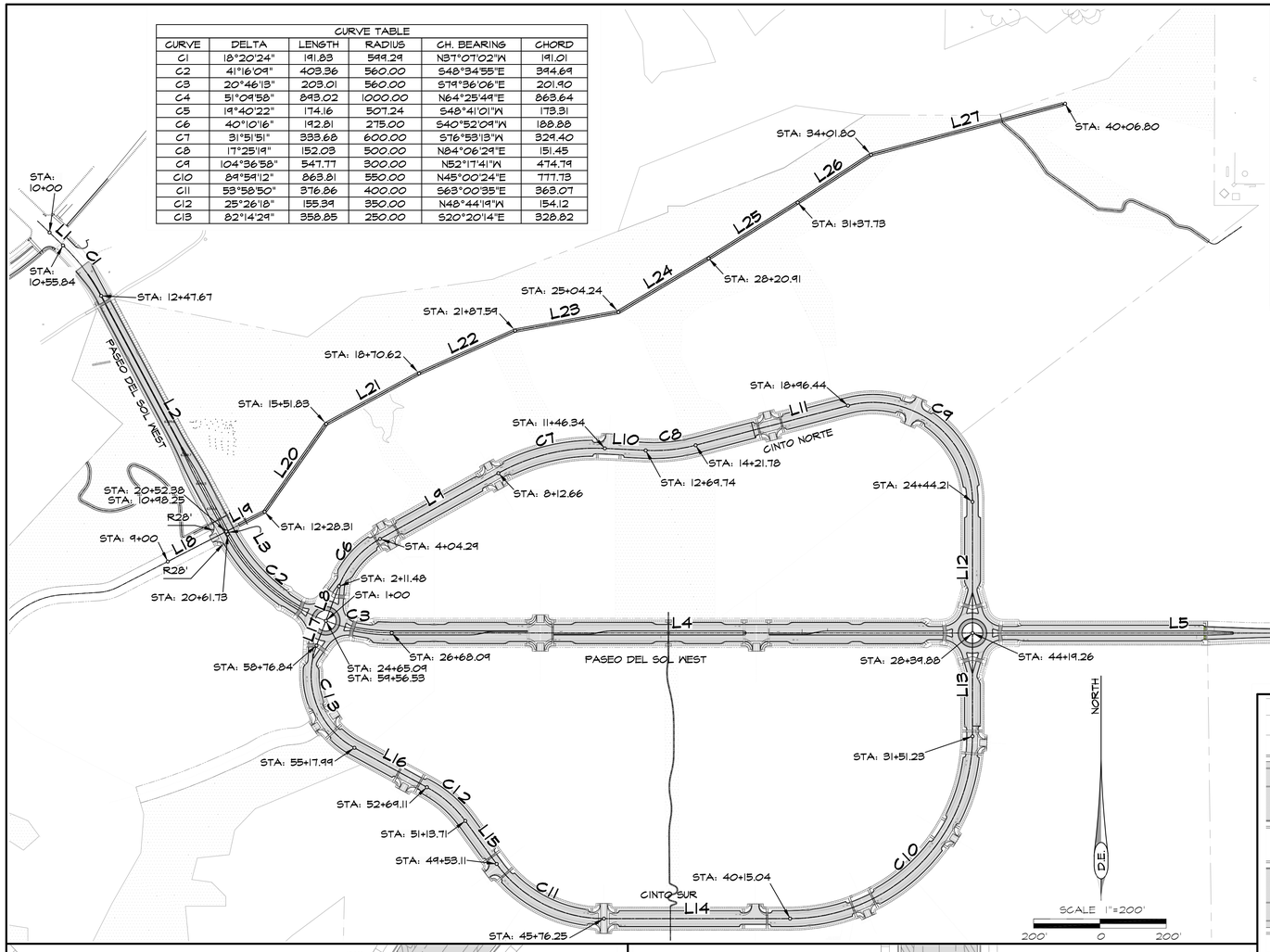
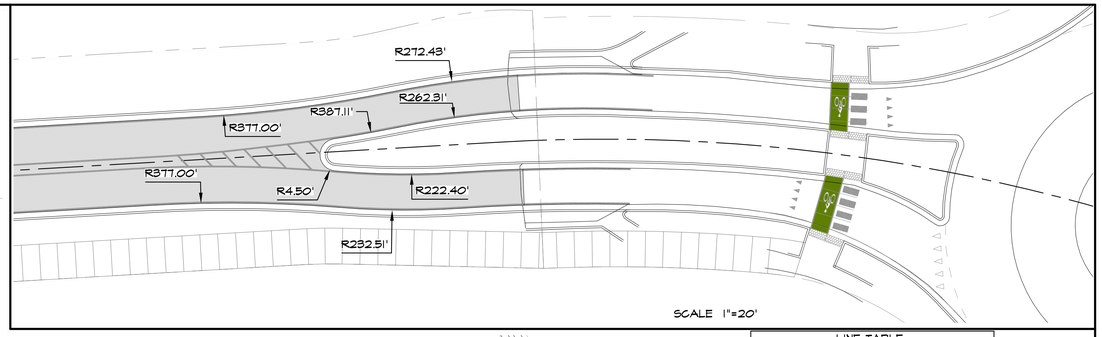
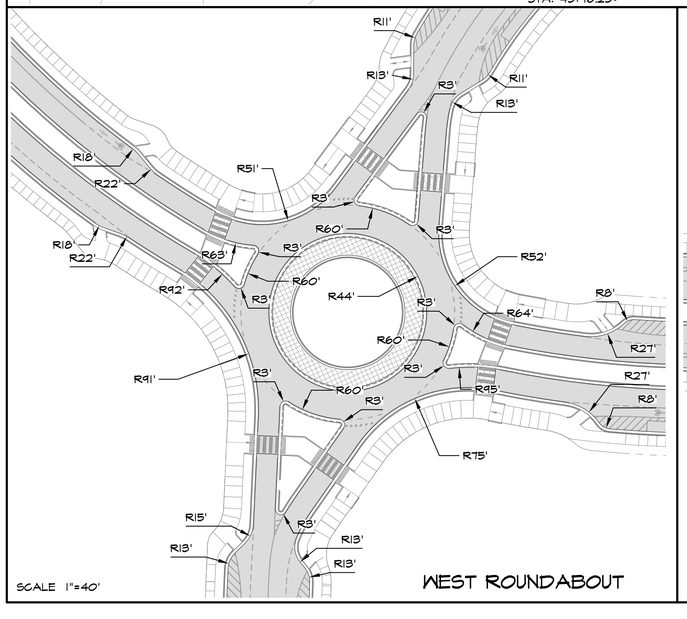
CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C1	18°20'24"	191.83	599.29	N37°07'02"W	191.01
C2	41°16'09"	403.36	560.00	S48°34'55"E	394.69
C3	20°46'13"	203.01	560.00	S79°36'06"E	201.90
C4	51°09'58"	893.02	1000.00	N64°25'49"E	863.64
C5	19°40'22"	174.16	507.24	S48°41'01"W	173.31
C6	40°10'16"	192.81	275.00	S40°52'09"W	188.88
C7	31°51'51"	333.68	600.00	S76°53'13"W	329.40
C8	17°25'19"	152.03	500.00	N84°06'29"E	151.45
C9	104°36'58"	547.77	300.00	N52°17'41"W	474.79
C10	84°59'12"	863.81	550.00	N45°00'24"E	777.73
C11	53°58'50"	376.86	400.00	S63°00'35"E	363.07
C12	25°26'18"	155.39	350.00	N48°44'19"W	154.12
C13	82°14'29"	358.85	250.00	S20°20'14"E	328.82



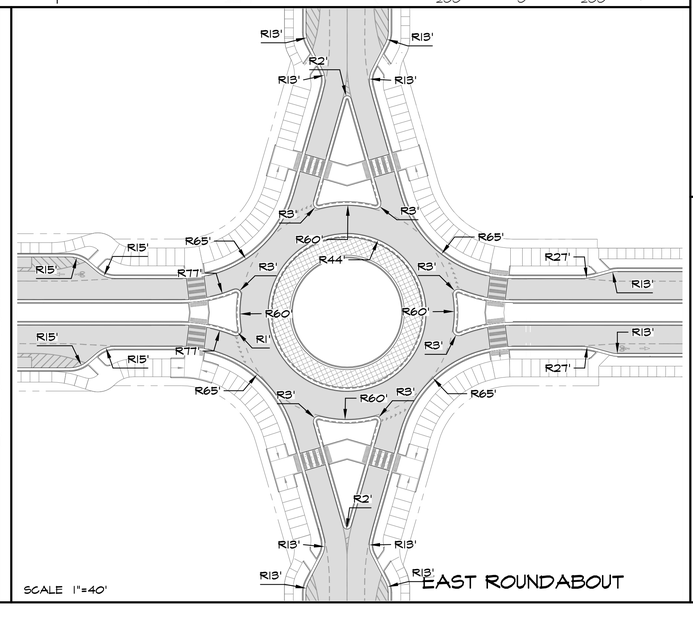


LINE TABLE		
LINE	LENGTH	BEARING
L1	55.84	S46°17'14"E
L2	804.71	S27°56'50"E
L3	9.35	S27°56'50"E
L4	1751.17	S89°59'12"E
L5	1244.30	S89°59'12"E
L6	385.36	N38°50'50"E
L7	12.64	N58°31'12"E
L8	111.48	N20°47'01"E
L9	408.37	N60°57'17"E
L10	123.41	S87°10'52"E
L11	474.66	N75°23'44"E
L12	345.67	S00°00'48"W
L13	311.35	S00°00'48"W
L14	561.21	S90°00'00"W
L15	160.61	N36°01'10"W
L16	248.88	N61°27'28"W
L17	79.69	N20°47'01"E
L18	198.25	N62°47'57"E
L19	130.06	N62°47'57"E
L20	323.52	N34°59'47"E
L21	318.79	N61°27'10"E
L22	316.97	N65°58'05"E
L23	316.65	N79°44'27"E
L24	316.67	N54°13'05"E
L25	316.82	N57°55'31"E
L26	264.07	N56°54'49"E
L27	605.00	N75°15'24"E



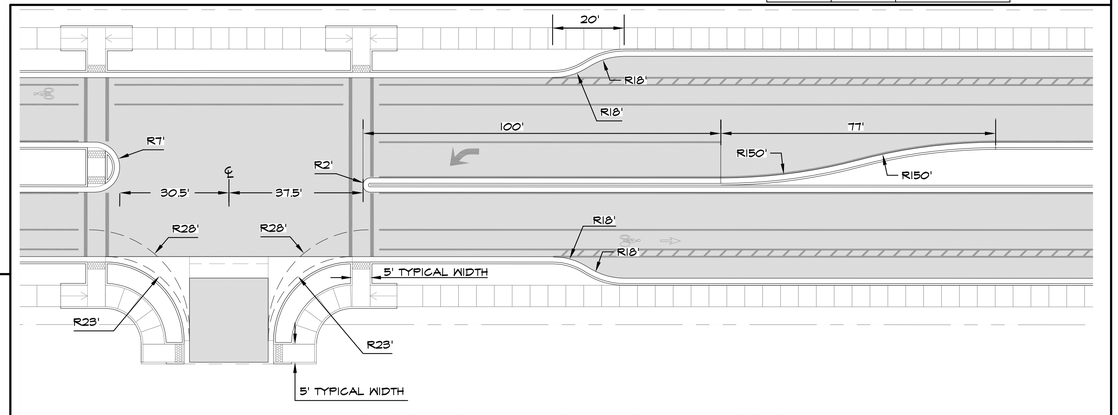
WEST ROUNDABOUT

SCALE 1"=40'



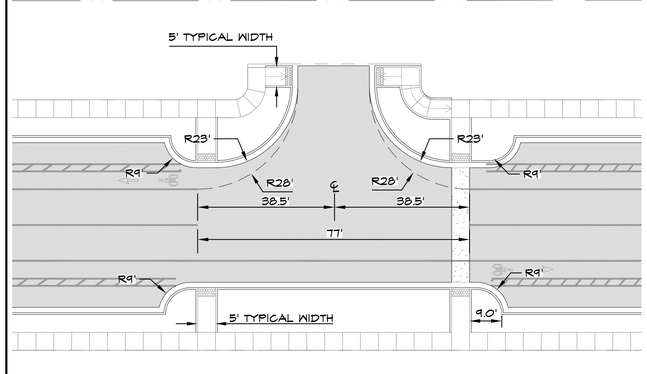
EAST ROUNDABOUT

SCALE 1"=40'



PASEO DEL SOL WEST TYPICAL INTERSECTION

SCALE 1"=20'



CINTO TYPICAL INTERSECTION

SCALE 1"=20'

GRALYNN GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS	
DATE	BY

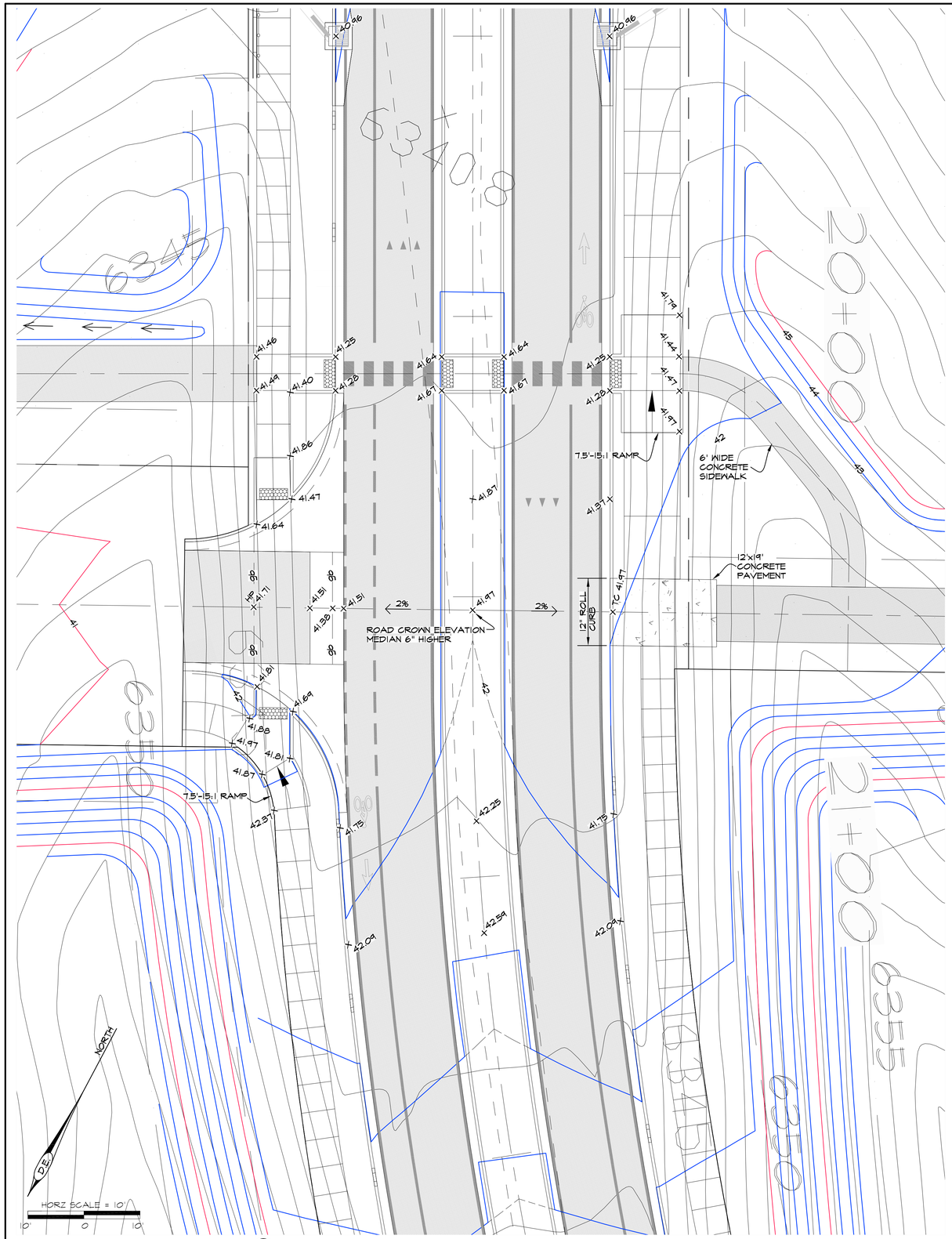
DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9551

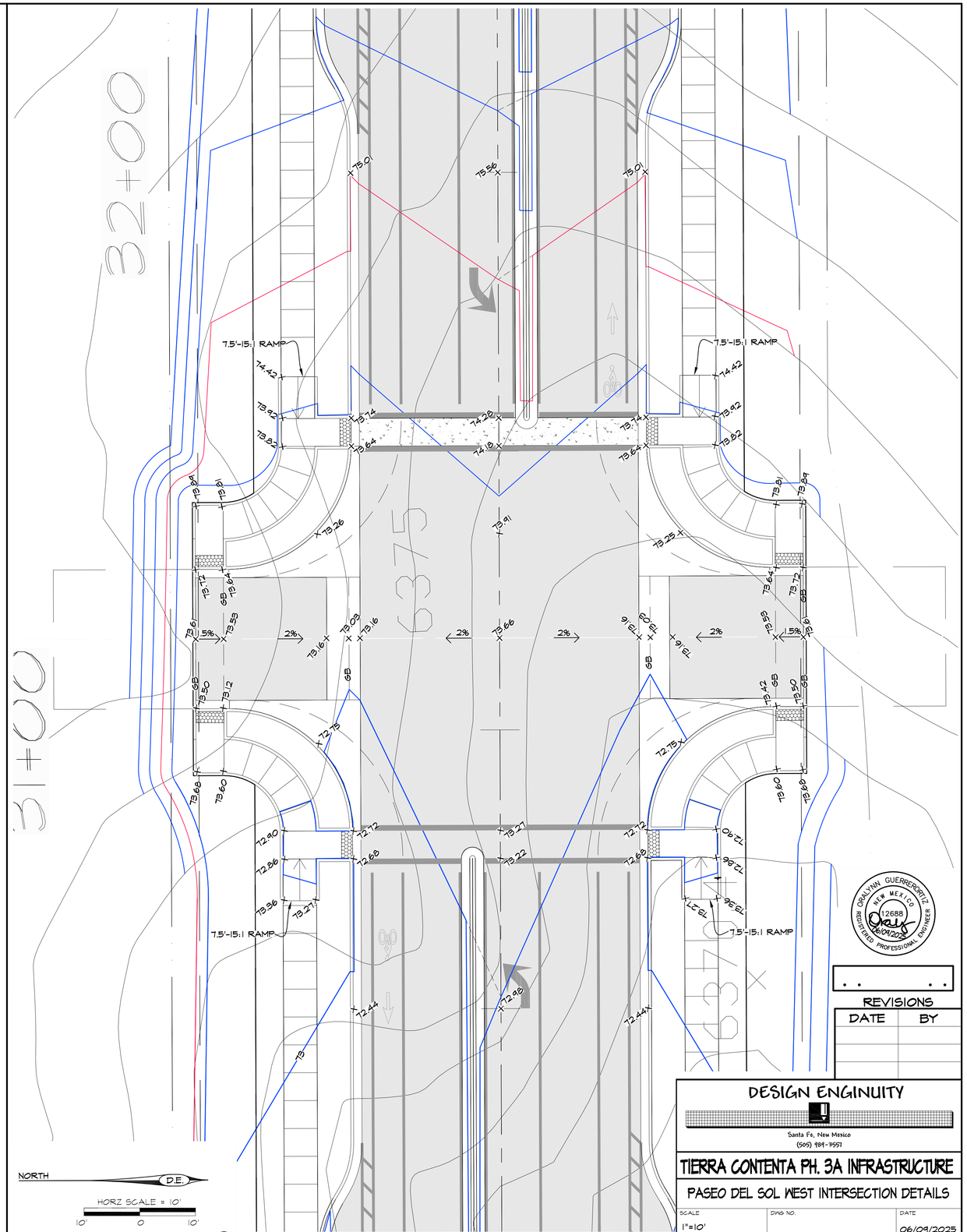
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

ROADWAY HORIZONTAL CONTROL

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
	SHEET NO.	22B



(A) PASEO DEL SOL WEST STA: 20+51.13 INTERSECTION



(B) PASEO DEL SOL WEST STA: 31+16.48 INTERSECTION

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
06/09/2025
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 989-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST INTERSECTION DETAILS

SCALE	DWG NO.	DATE
1"=10'		06/09/2025

SHEET NO. 23A

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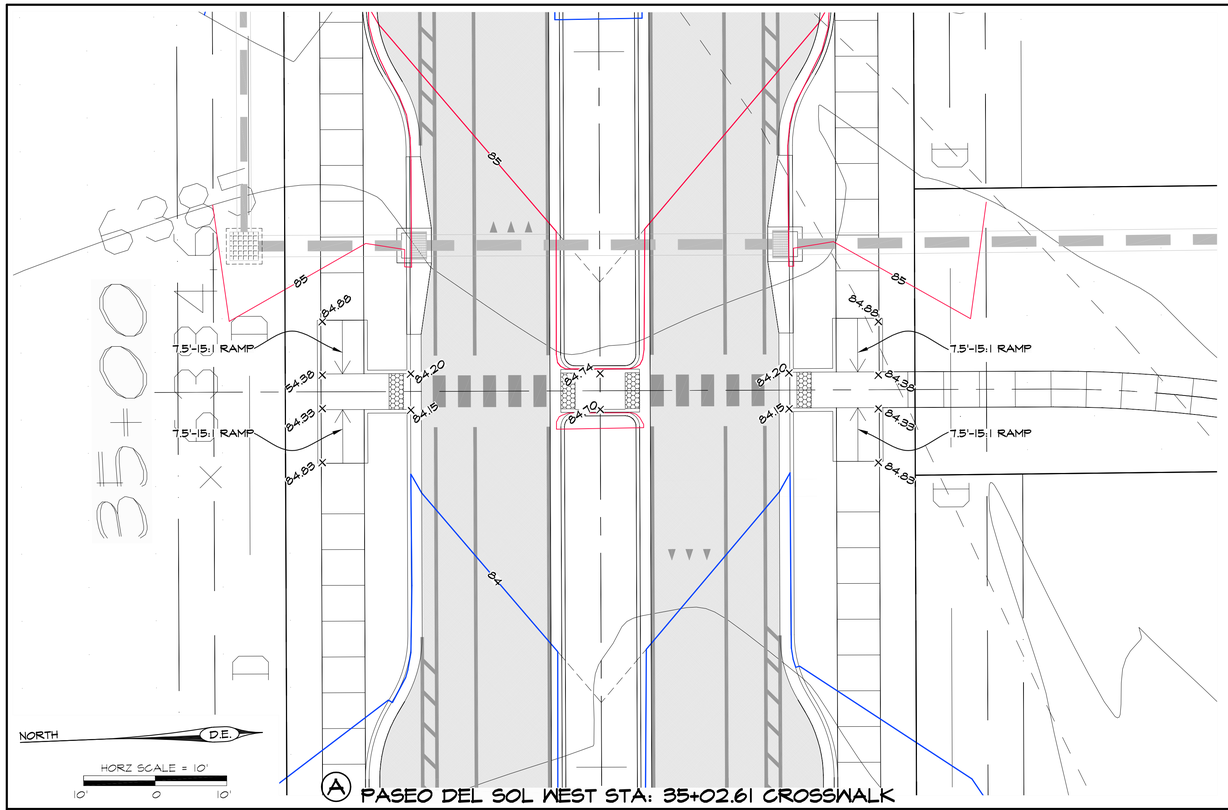
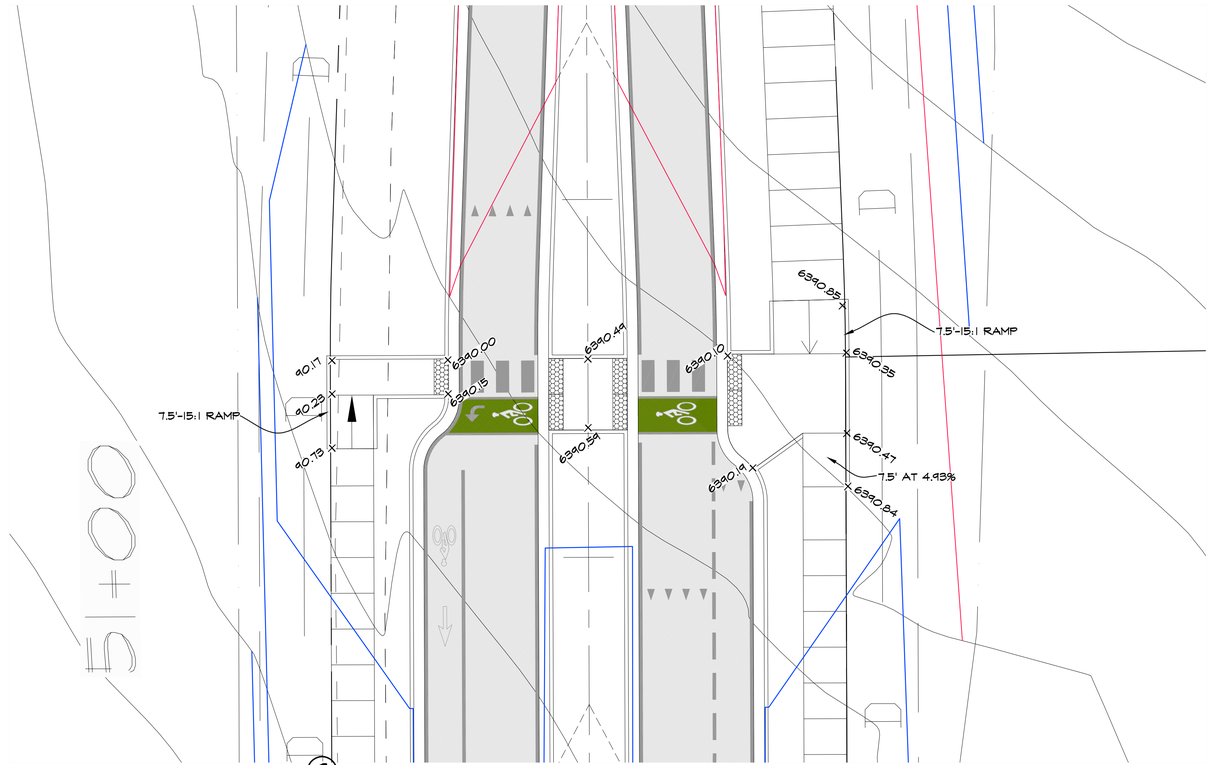
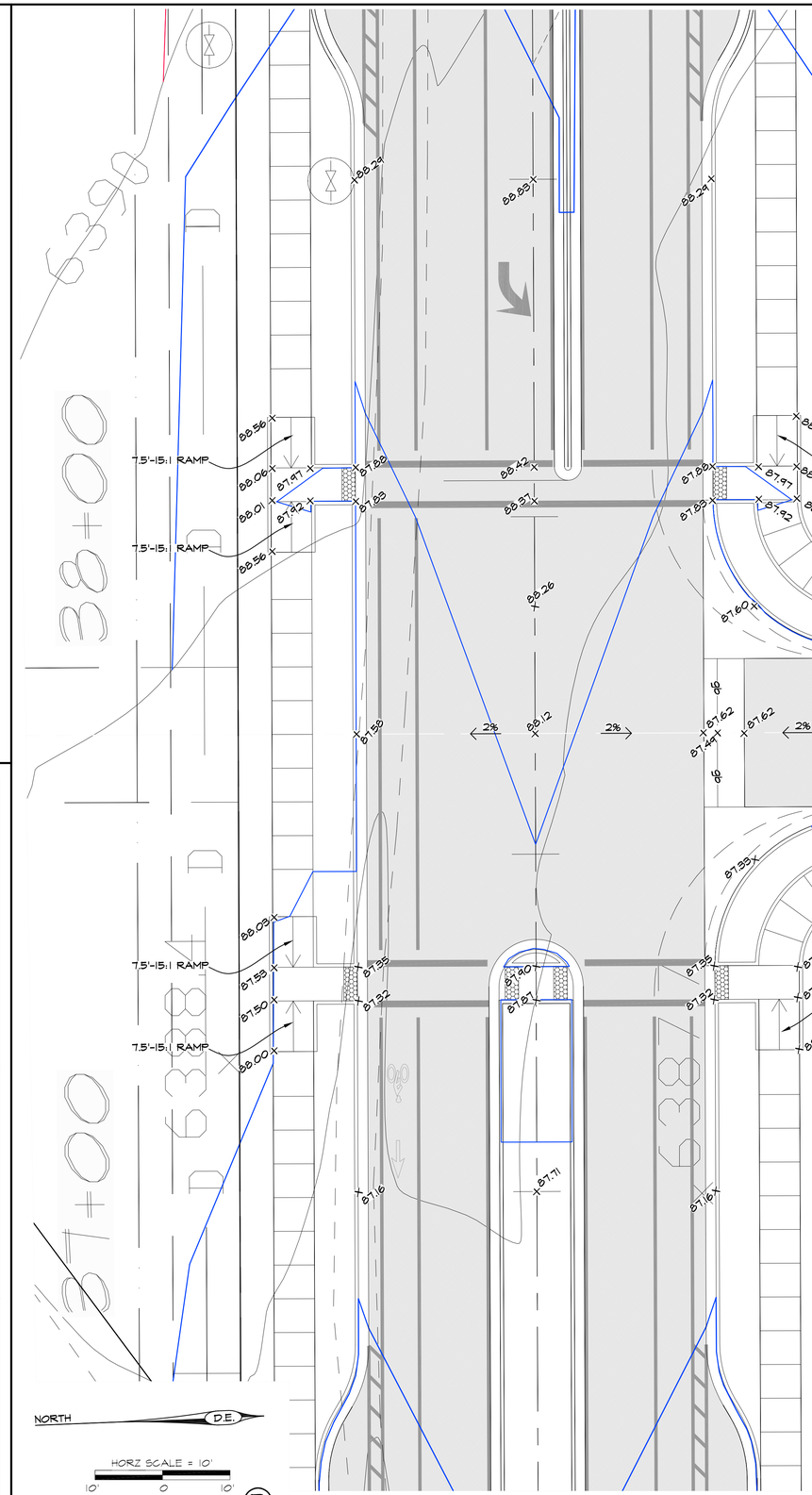


Ⓐ PASEO DEL SOL WEST STA: 35+02.61 CROSSWALK



Ⓒ PASEO DEL SOL WEST STA: 51+25.30 CROSSWALK



Ⓑ PASEO DEL SOL WEST STA: 37+67.87 INTERSECTION

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
06/09/2025
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 989-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PASEO DEL SOL WEST INTERSECTION DETAILS

SCALE	DWG NO.	DATE
1"=10'		06/09/2025

SHEET NO. 23B

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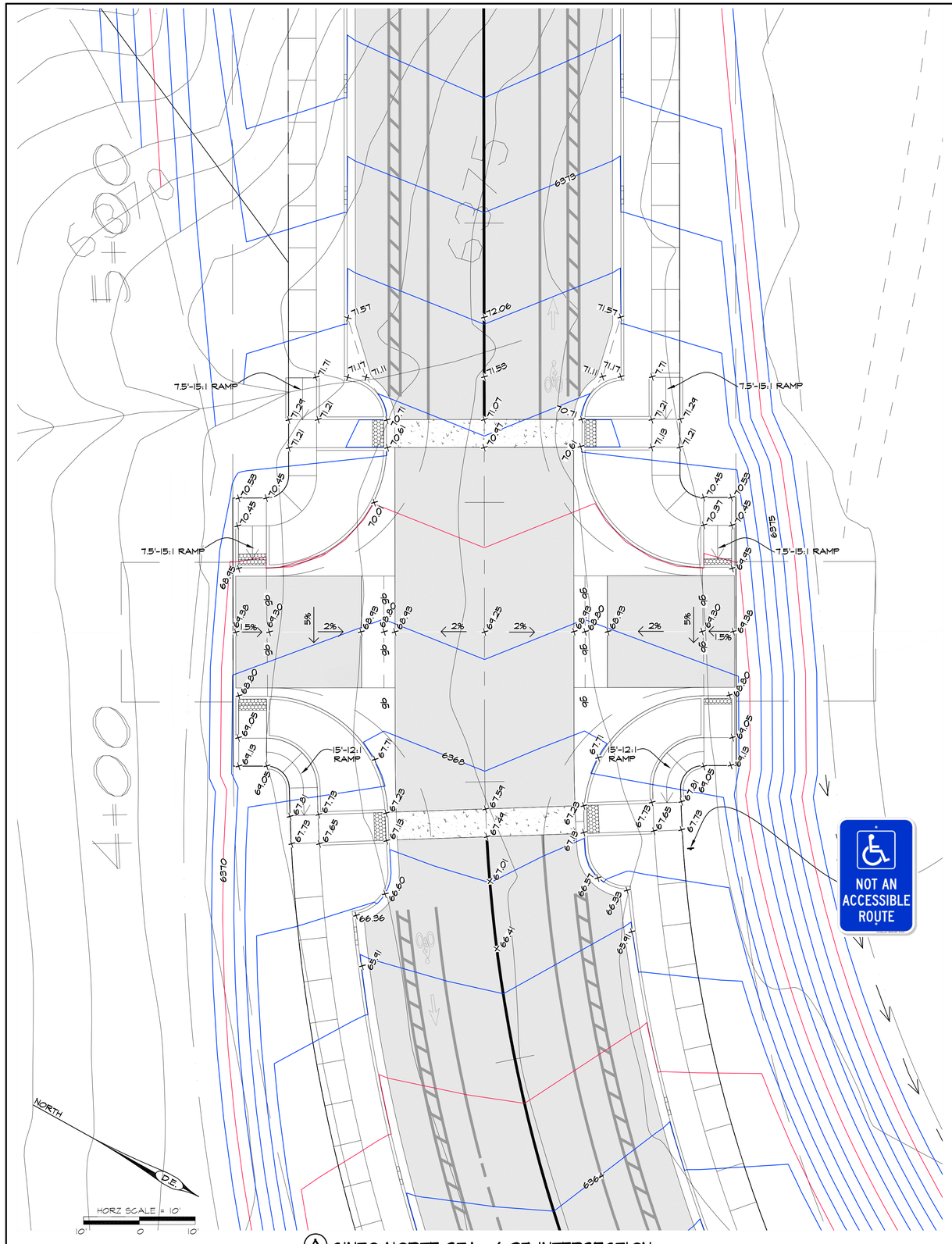
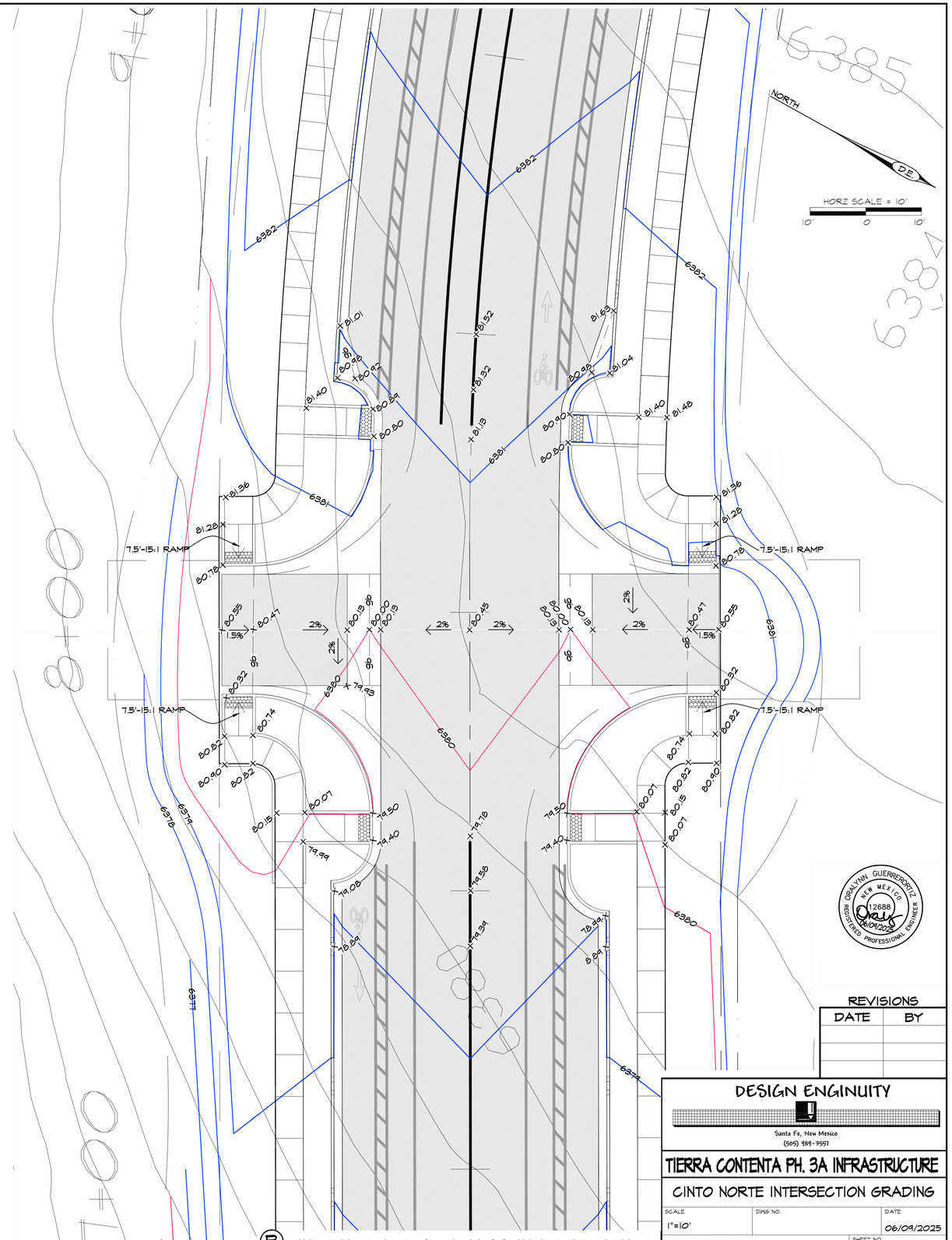


A CINTO NORTE STA: 4+27 INTERSECTION



B CINTO NORTE STA: 7+96.88 INTERSECTION

REVISIONS	
DATE	BY

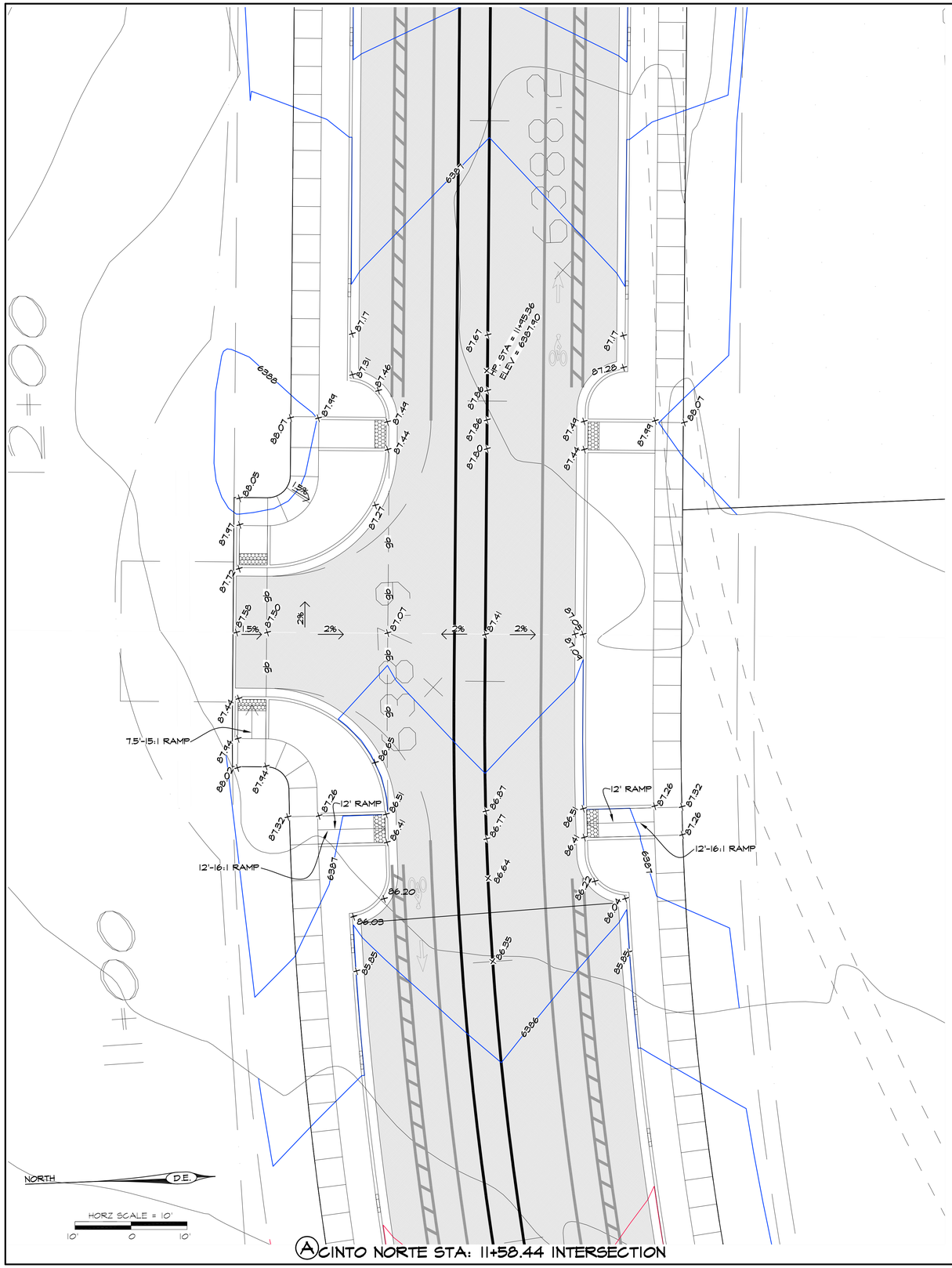
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

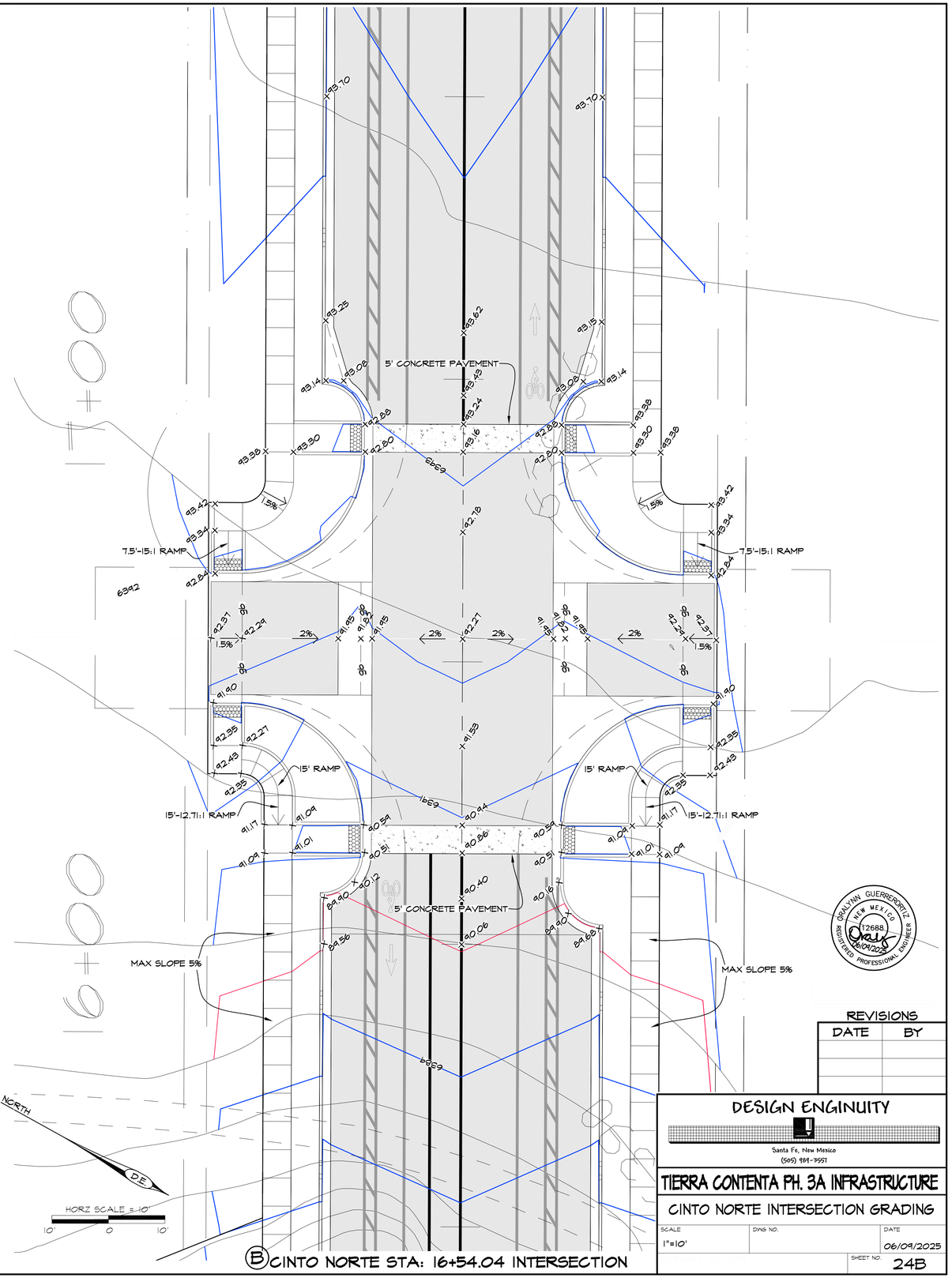
CINTO NORTE INTERSECTION GRADING

SCALE	DWG NO.	DATE
1"=10'		06/09/2025
	SHEET NO.	24A

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-05-26 HW TC3.dwg, loop north INTSECTIONS, 5/26/2025 11:35:18 AM



A CINTO NORTE STA: 11+58.44 INTERSECTION



B CINTO NORTE STA: 16+54.04 INTERSECTION

OSCAR IVAN GUERRERO RITZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO NORTE INTERSECTION GRADING

SCALE	DWG NO.	DATE
1"=10'		06/09/2025
	SHEET NO.	24B

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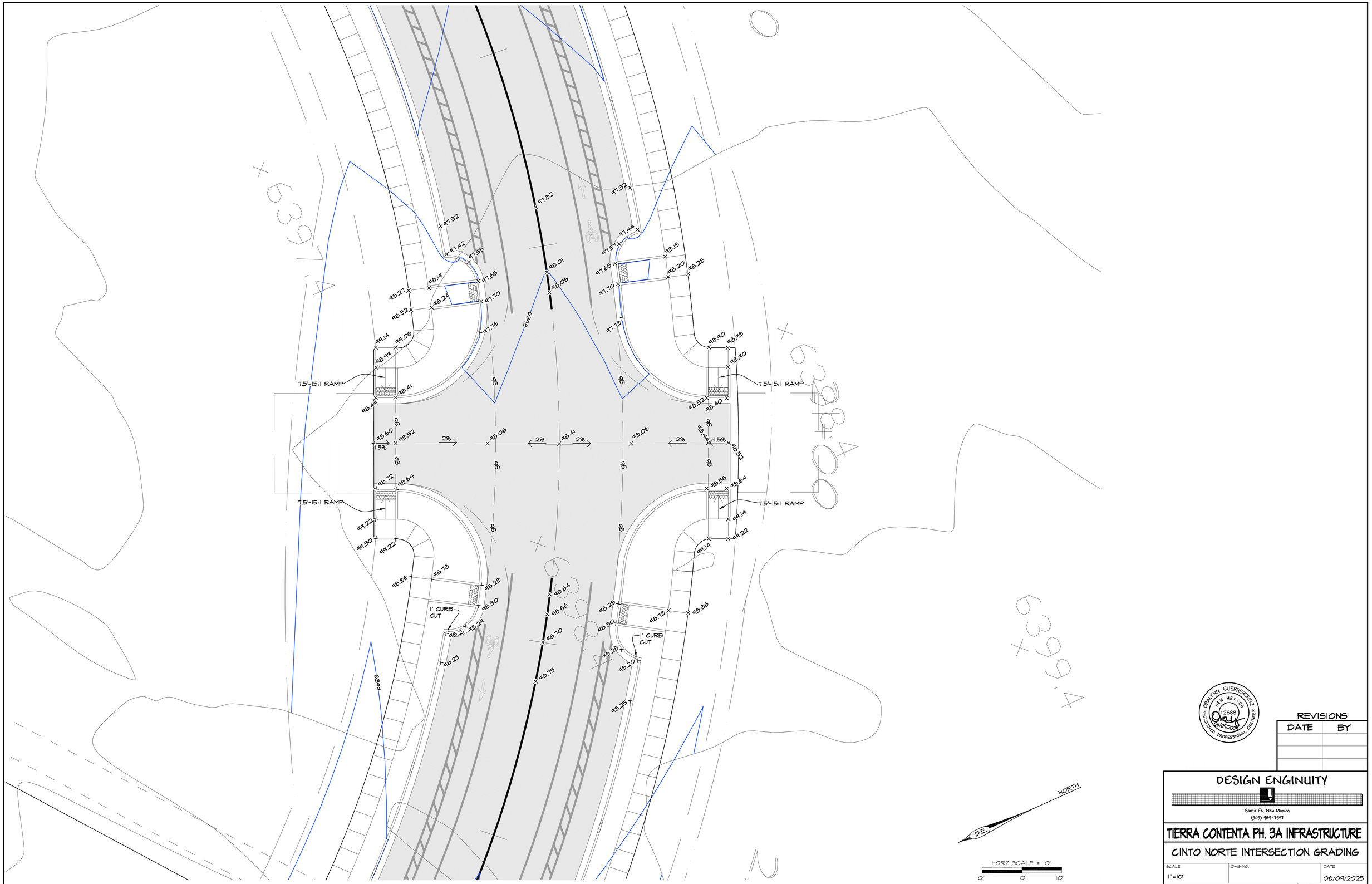

CINTO NORTE STA: 20+99.69 INTERSECTION

ORALILYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

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(505) 989-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO NORTE INTERSECTION GRADING

SCALE	DWG NO.	DATE
1"=10'		06/09/2025

SHEET NO. 24C

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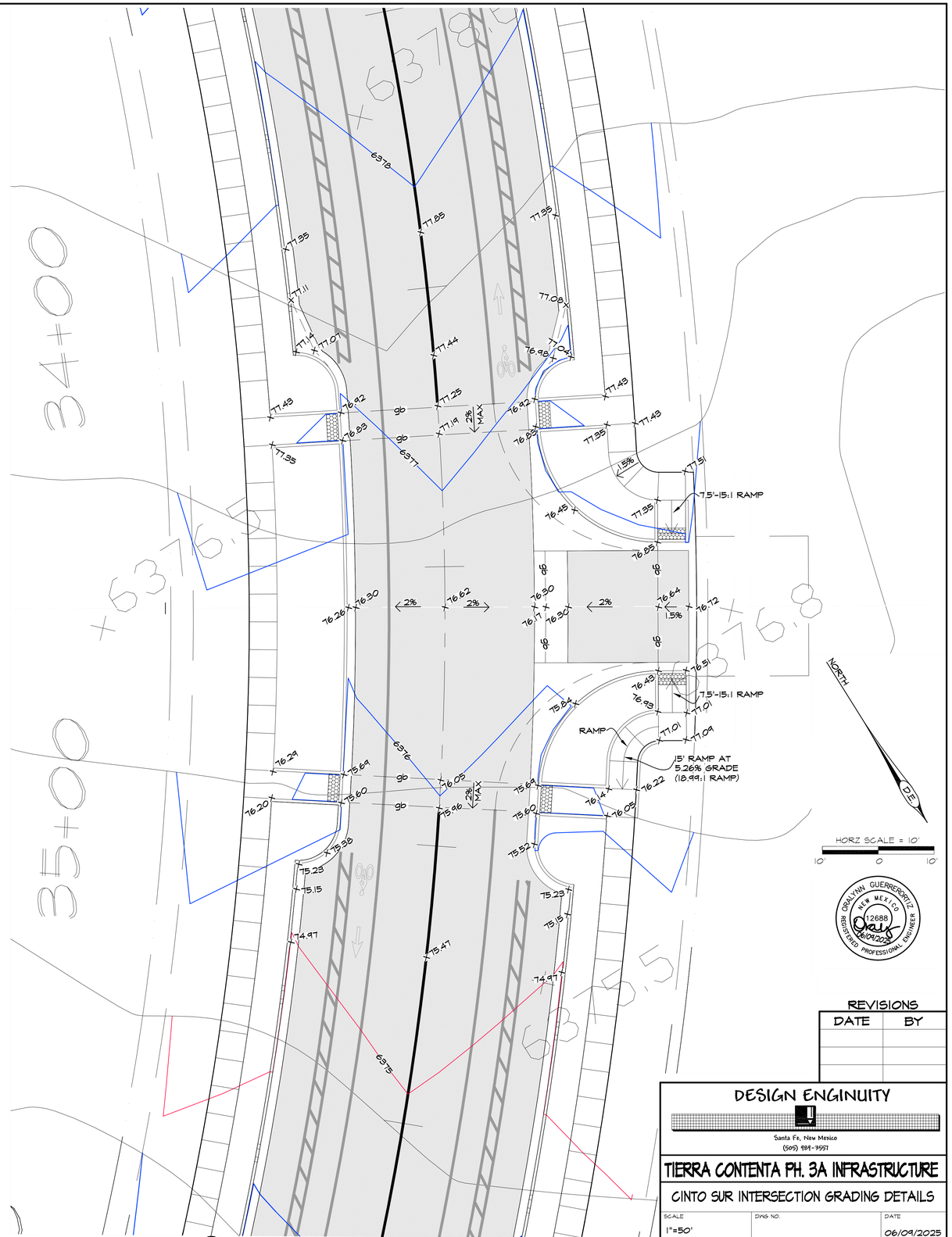

ORALYNN GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

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DATE	BY

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Santa Fe, New Mexico
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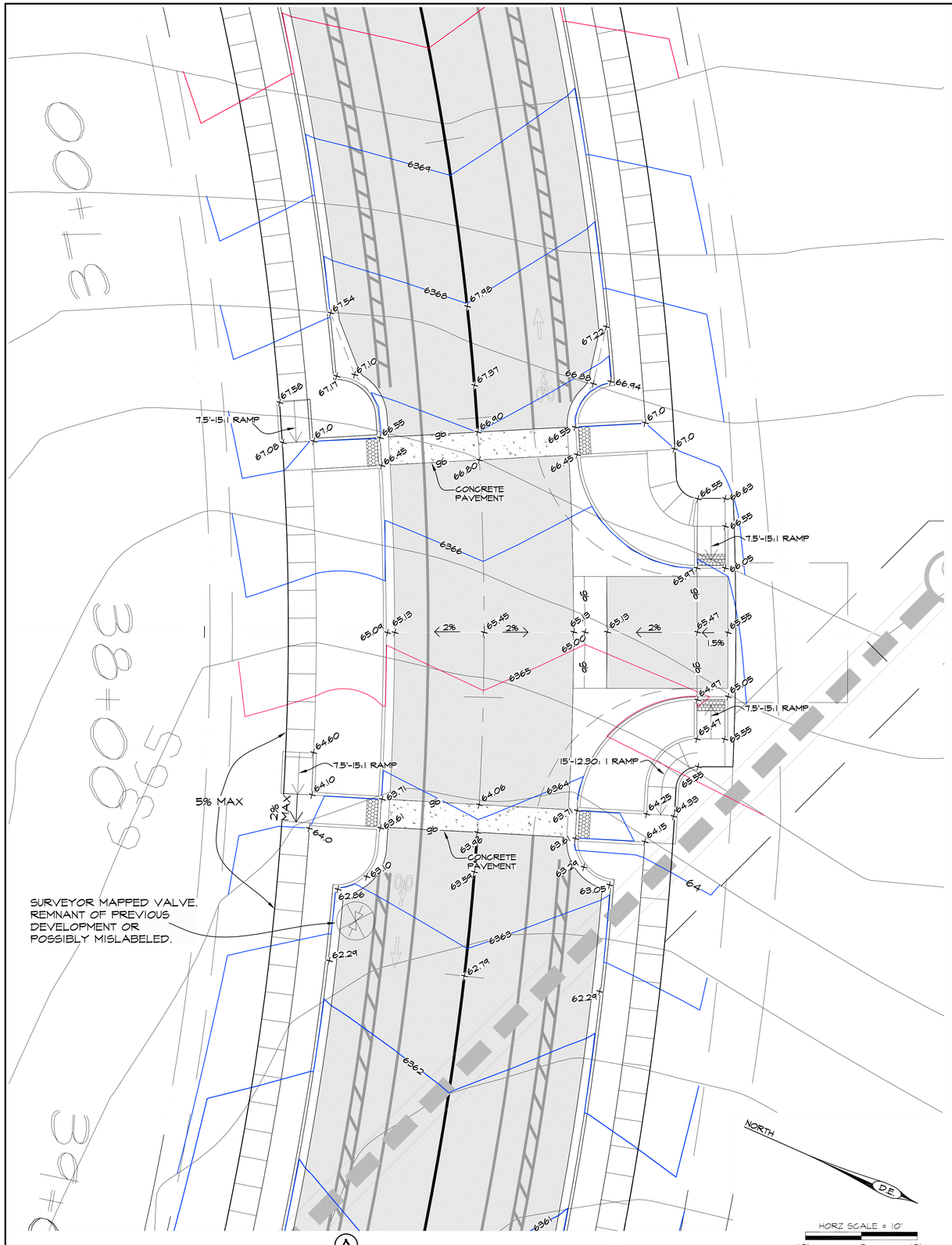
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

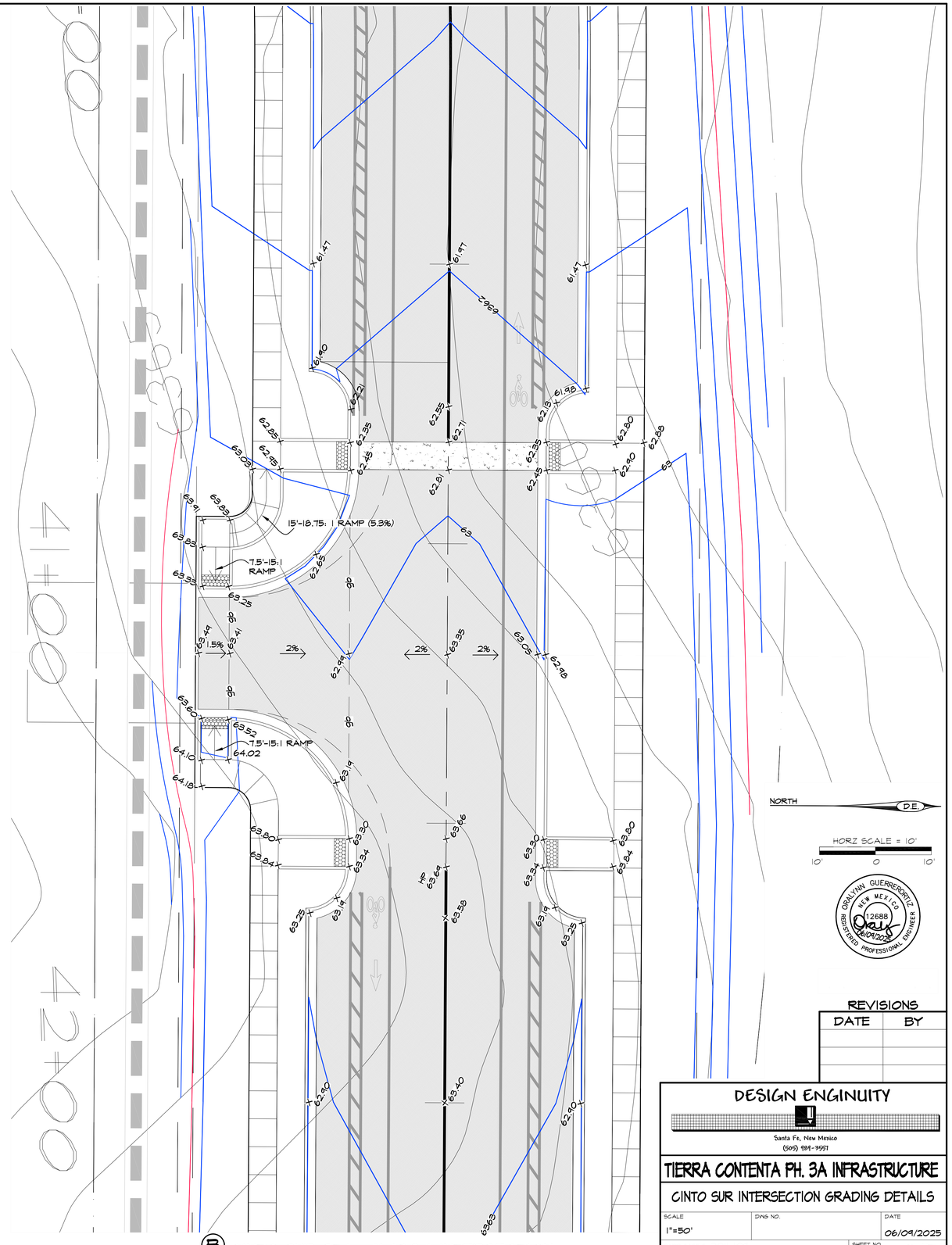
CINTO SUR INTERSECTION GRADING DETAILS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 24D



Ⓐ CINTO SUR STA: 37+88.38 INTERSECTION



Ⓑ CINTO SUR STA: 41+19.84 INTERSECTION

GREALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO SUR INTERSECTION GRADING DETAILS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 24E

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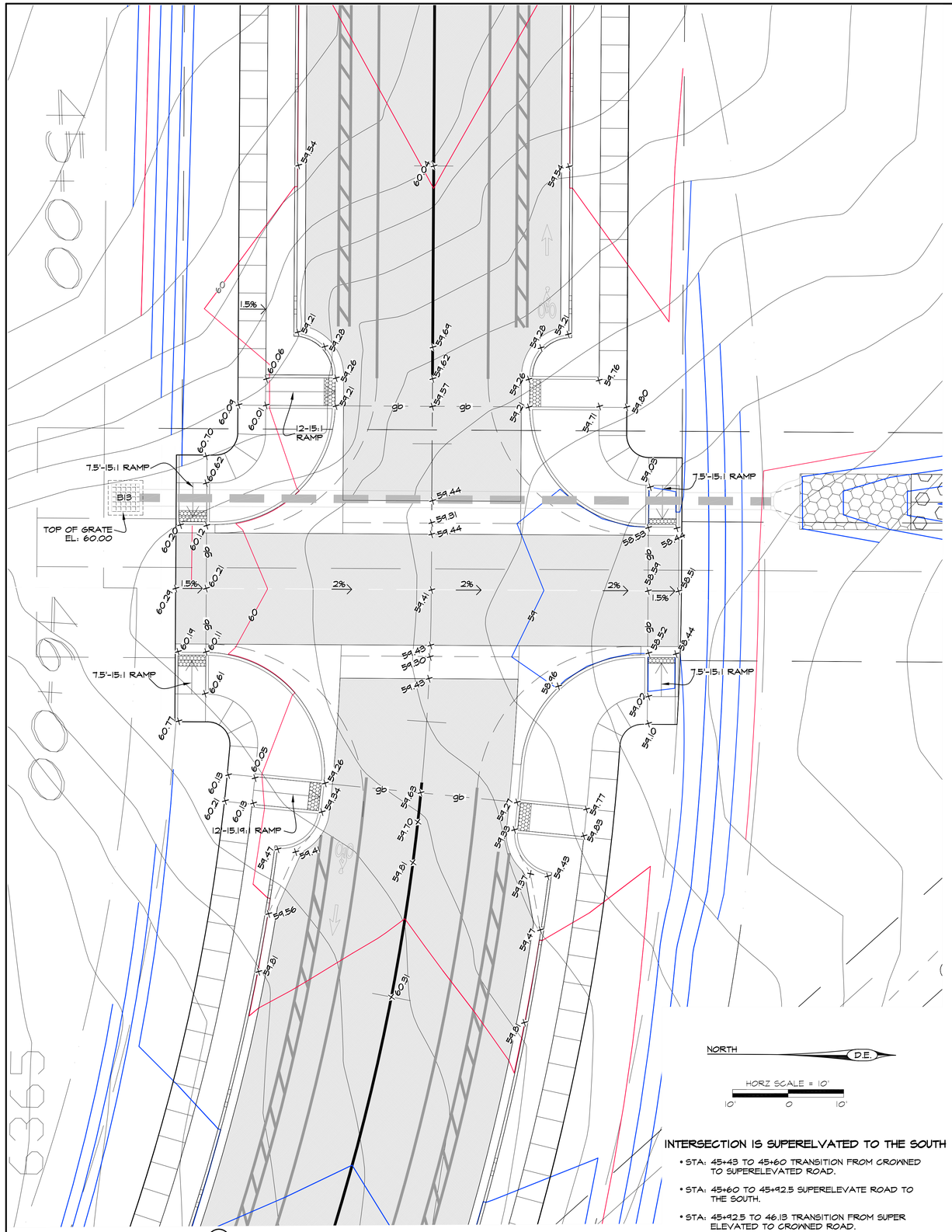
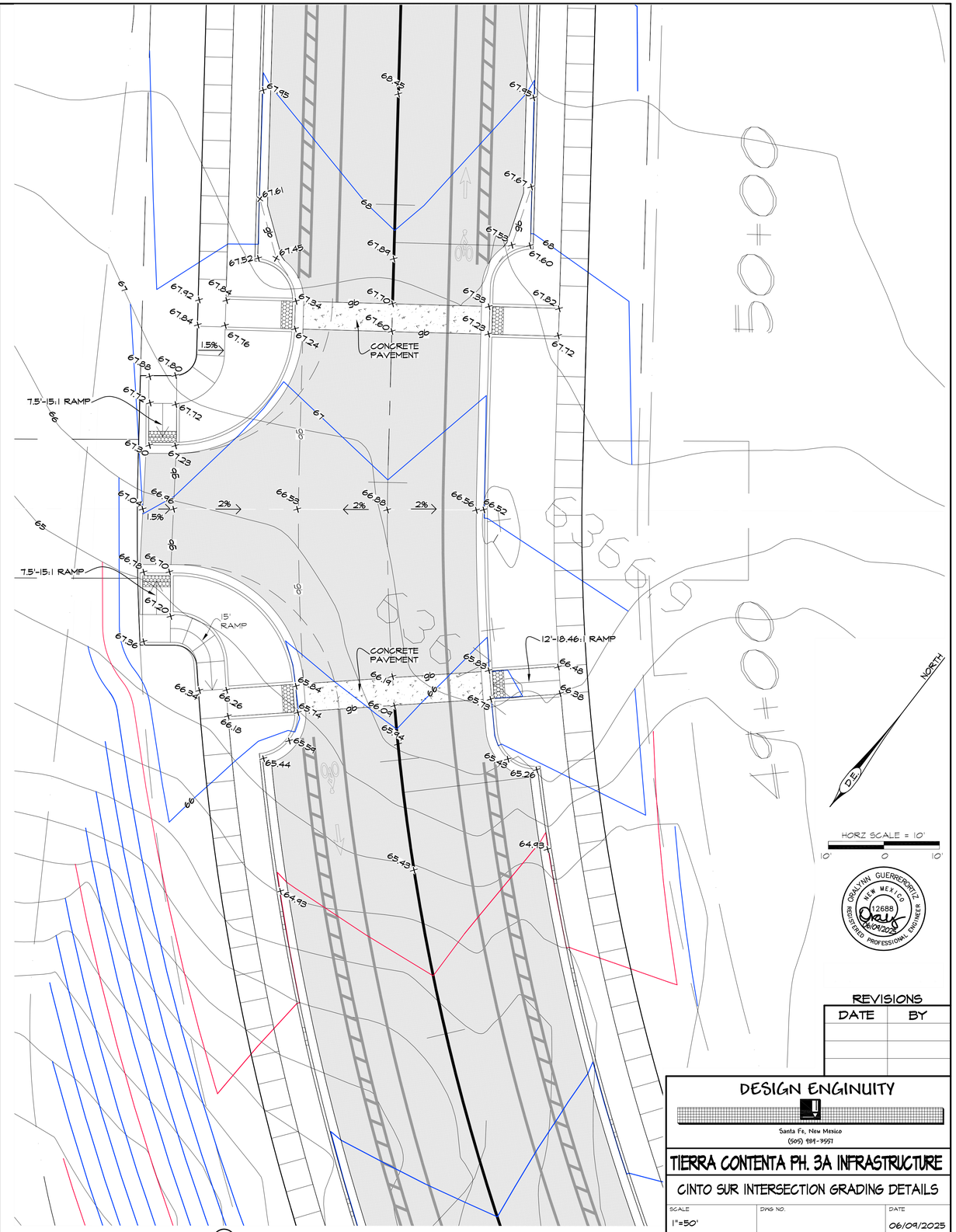


INTERSECTION IS SUPERELVATED TO THE SOUTH

- STA: 45+43 TO 45+60 TRANSITION FROM CROWNED TO SUPERELEVATED ROAD.
- STA: 45+60 TO 45+92.5 SUPERELEVATE ROAD TO THE SOUTH.
- STA: 45+92.5 TO 46.13 TRANSITION FROM SUPER ELEVATED TO CROWNED ROAD.

(A) CINTO SUR STA: 45+76.25 INTERSECTION



(B) CINTO SUR STA: 49+45.11 INTERSECTION

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
06/09/2025
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REVISIONS

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(505) 989-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO SUR INTERSECTION GRADING DETAILS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 24F

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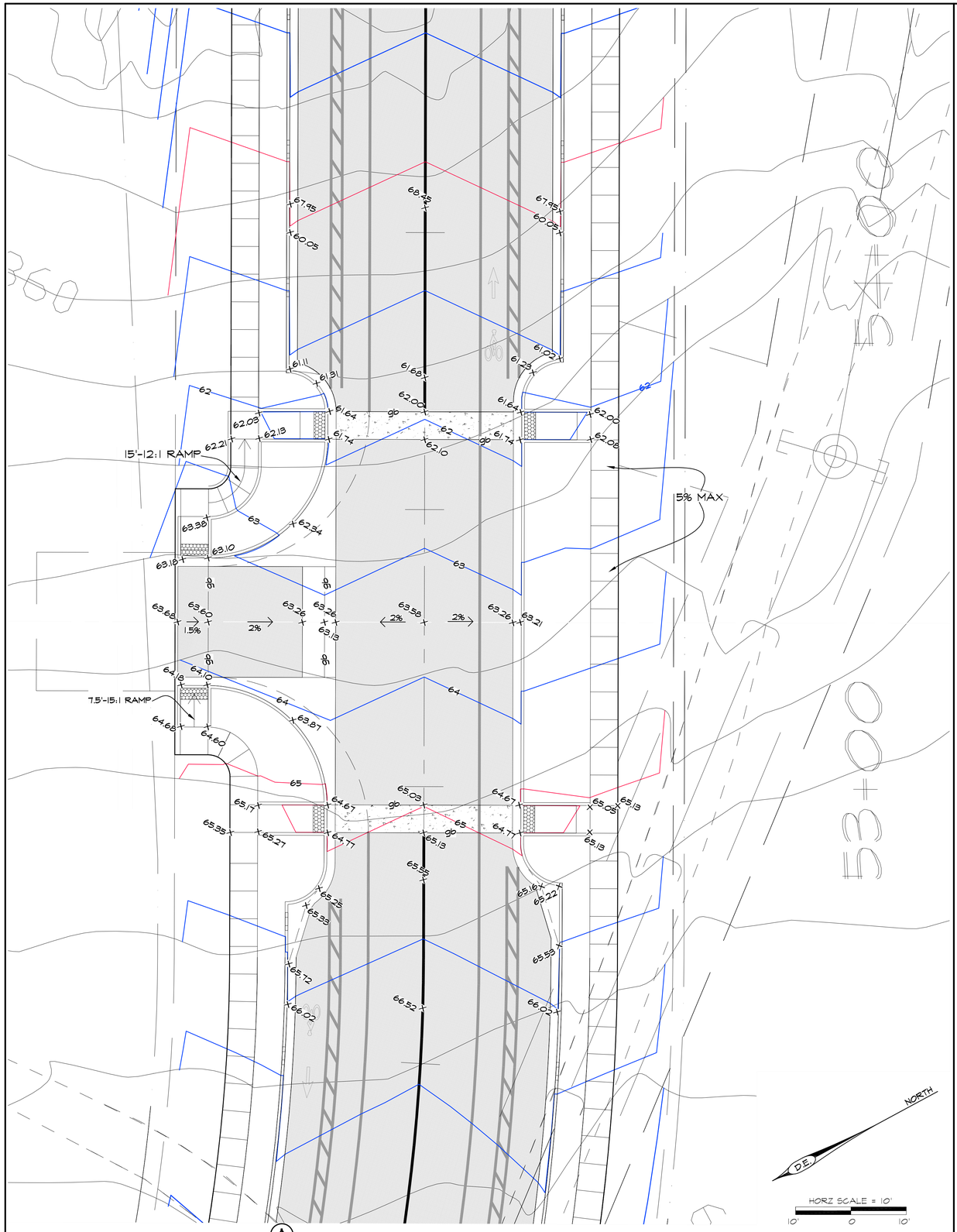
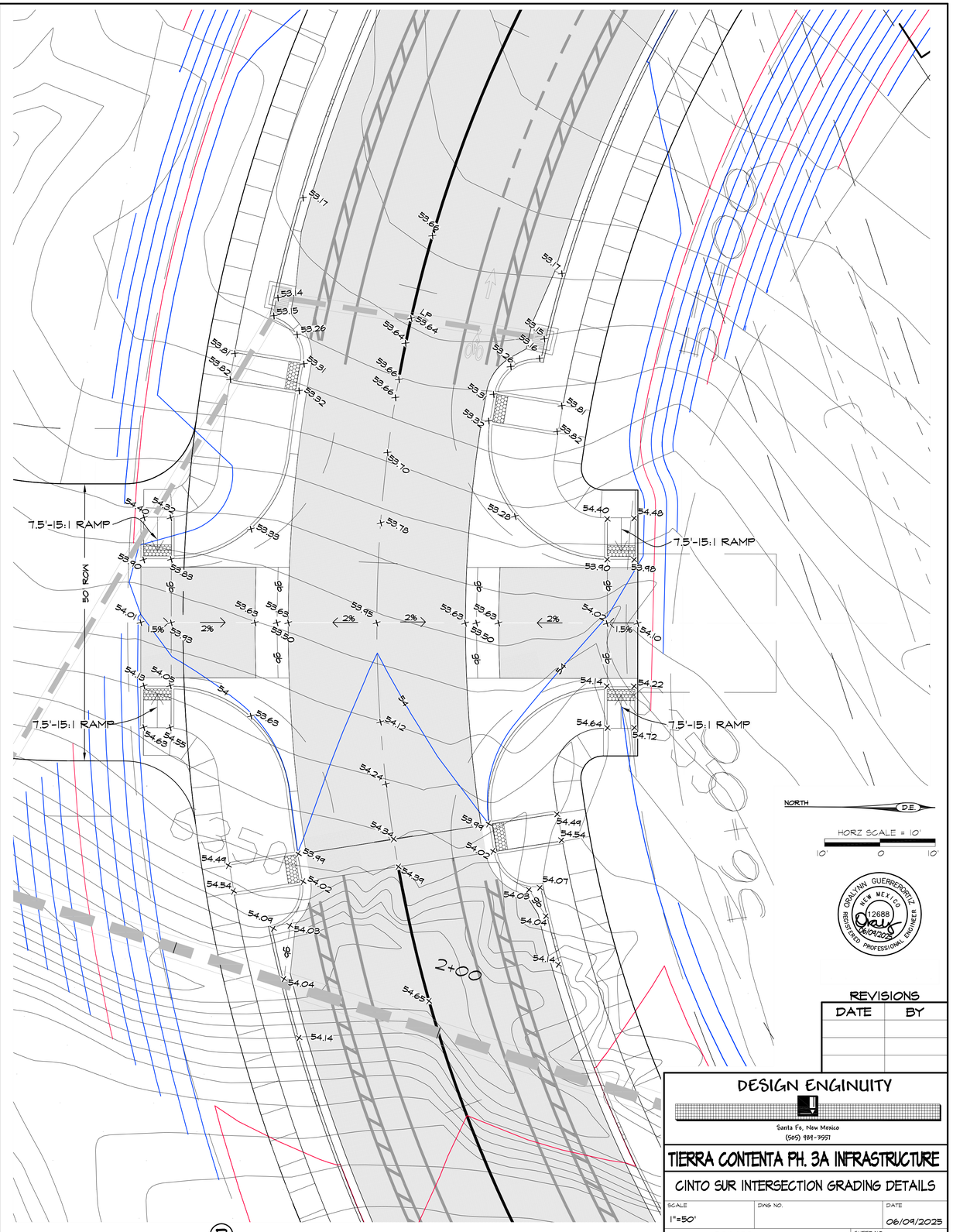


Ⓐ CINTO SUR STA: 53+29.65 INTERSECTION



Ⓑ CINTO SUR STA: 56+39.16 INTERSECTION

GRALYNN GUERREORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-9951

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CINTO SUR INTERSECTION GRADING DETAILS

SCALE	DWG NO.	DATE
1"=50'		06/09/2025

SHEET NO. 246

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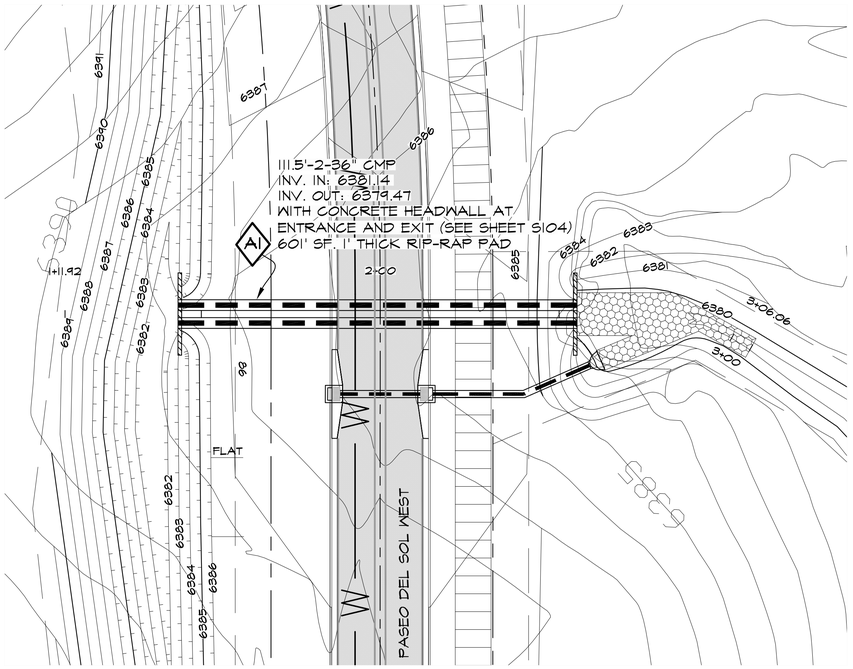

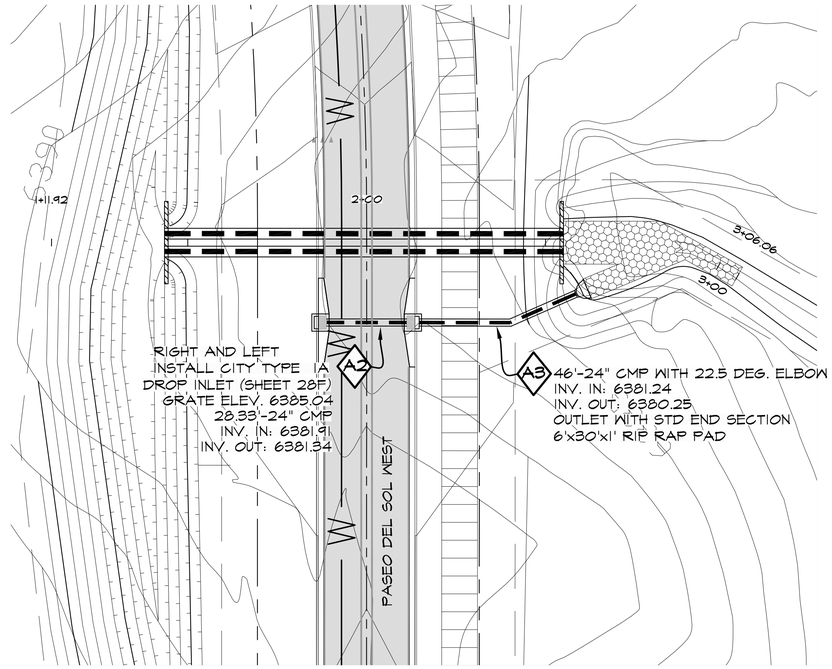

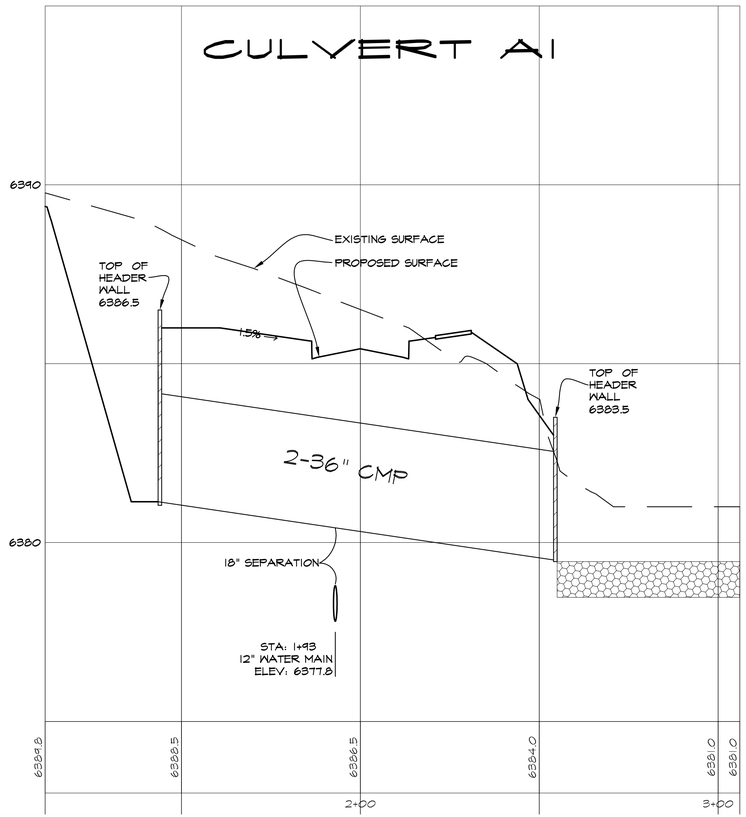

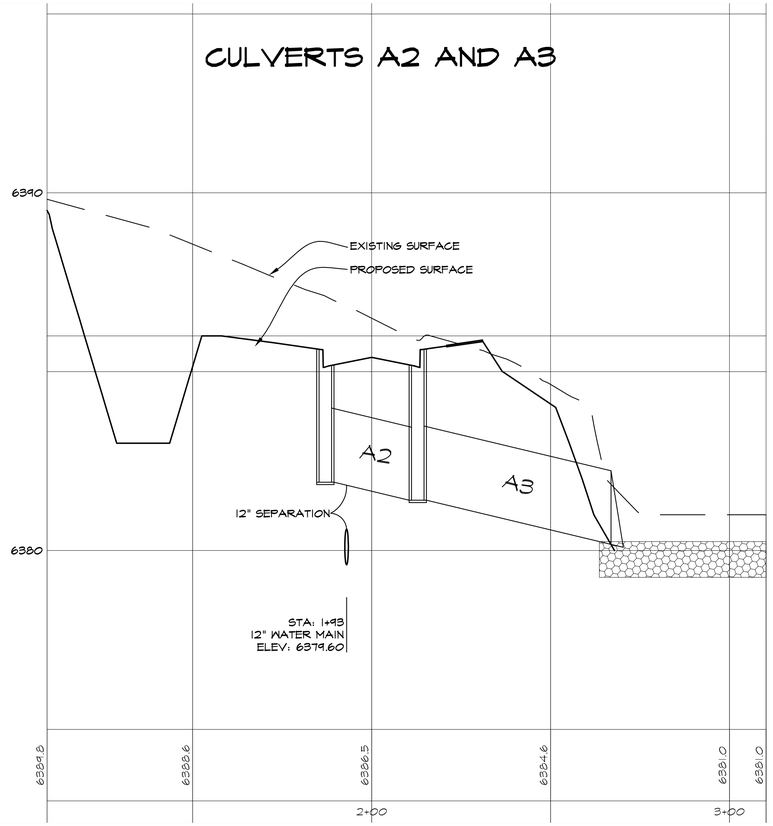

ORALYNN GUERRERORTIZ
NEW MEXICO
12688
06/09/2025
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

DATE	BY

DESIGN ENGINUITY

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(505) 989-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CULVERTS A1-A3 PLAN AND PROFILES

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 25A

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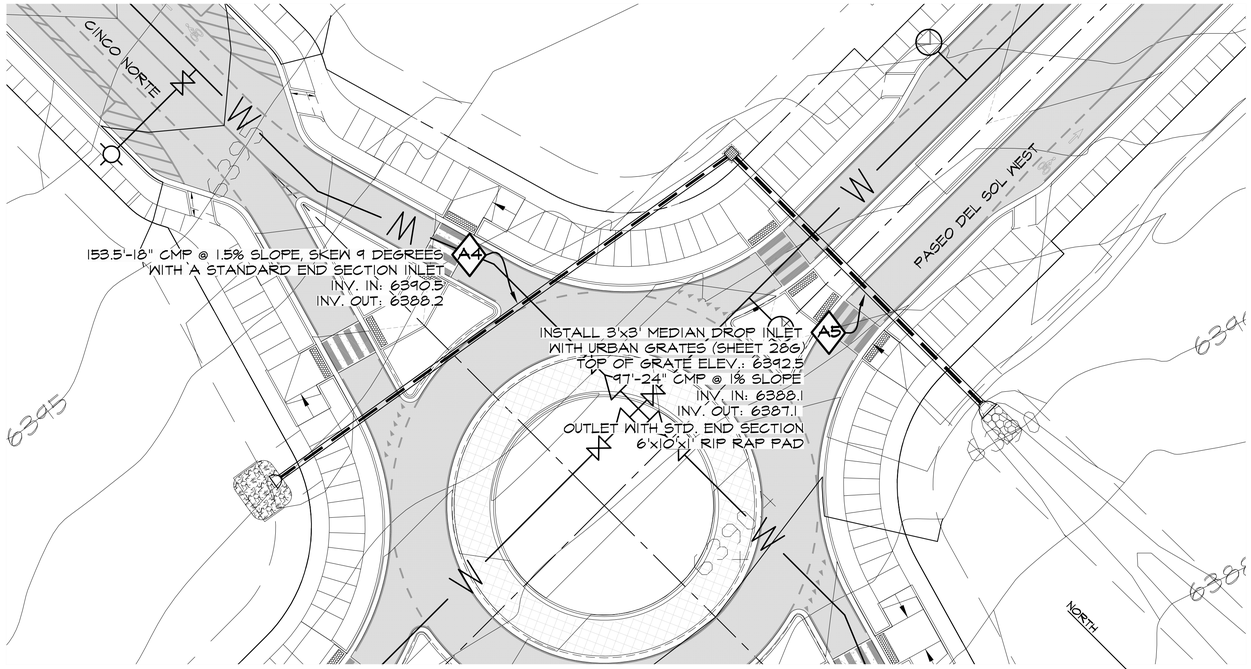
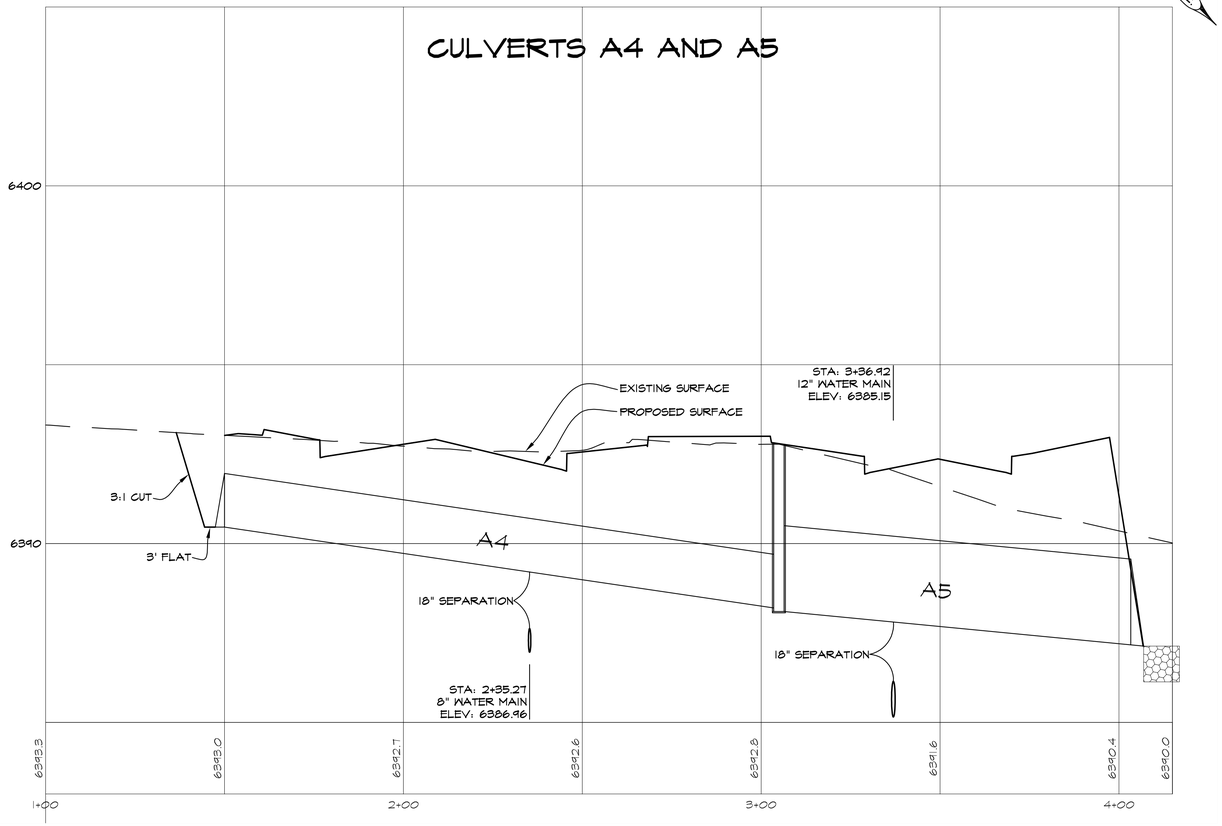
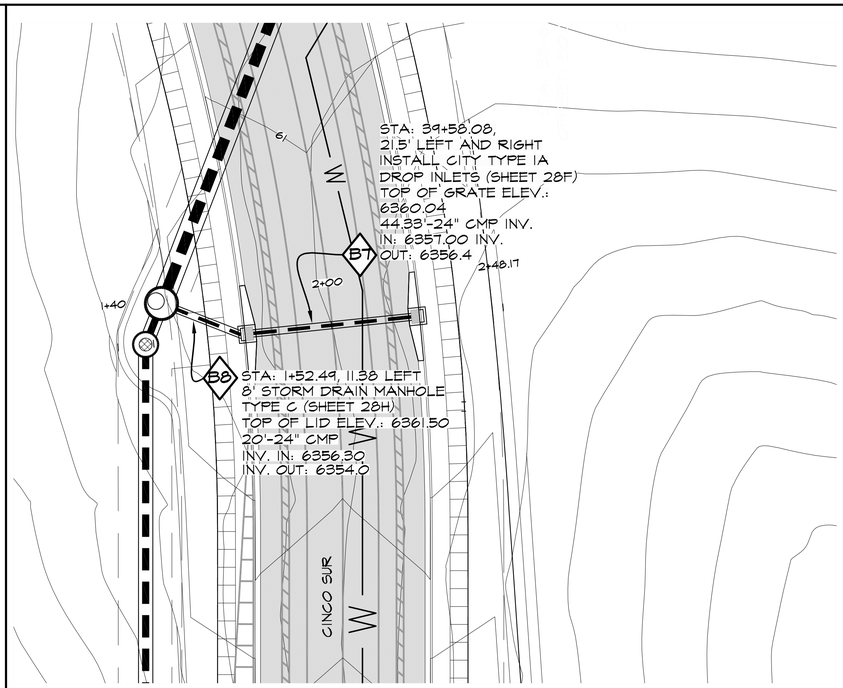
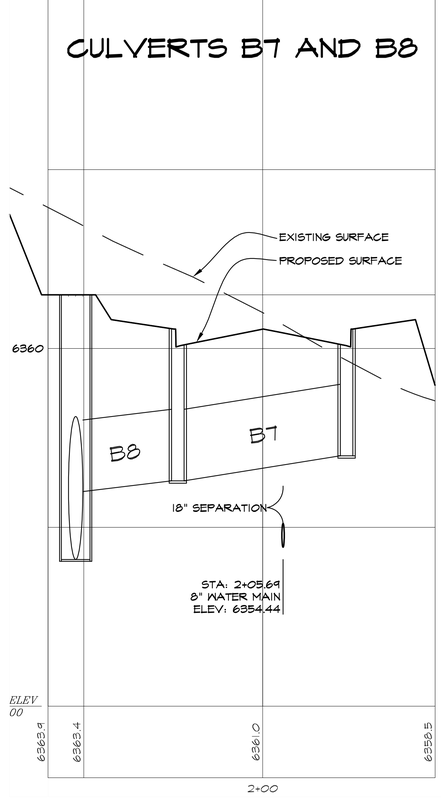


CULVERTS A4 AND A5





CULVERTS B7 AND B8



JONATHAN GUERRERO-ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

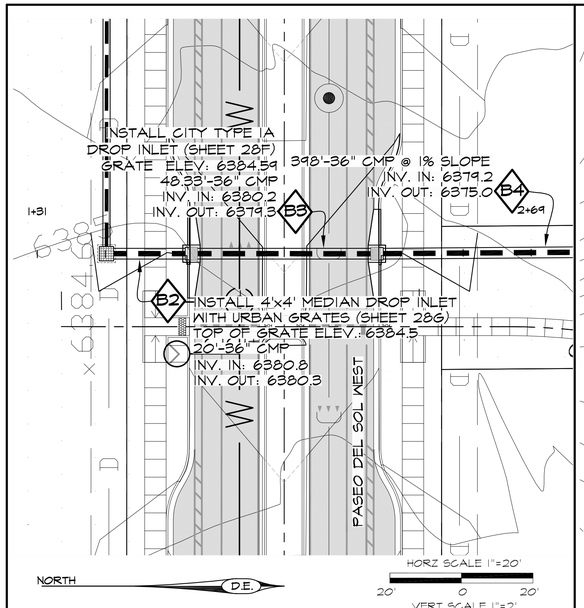
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

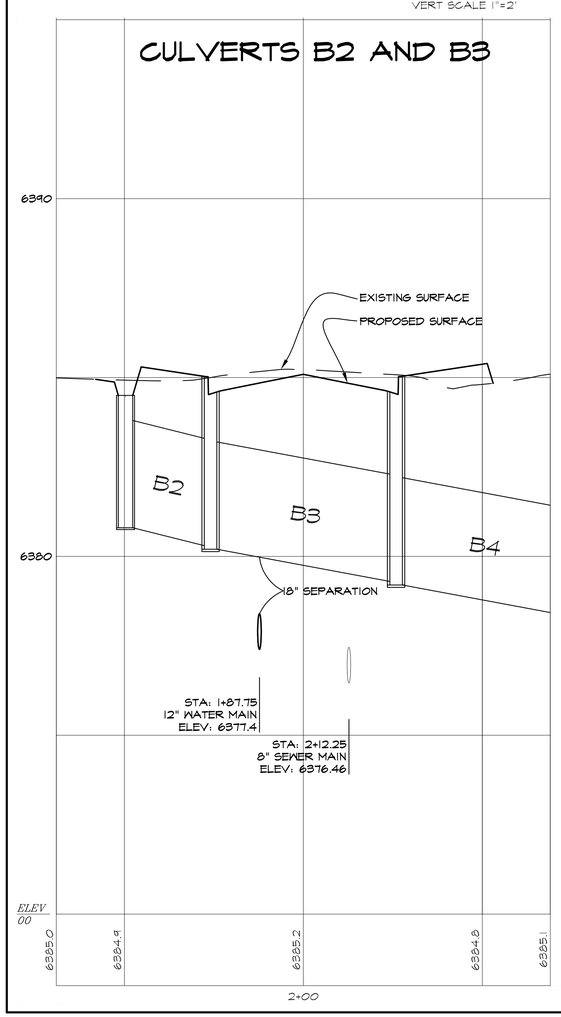
CULVERTS A4, A5 AND B7, B8 PLAN AND PROFILES

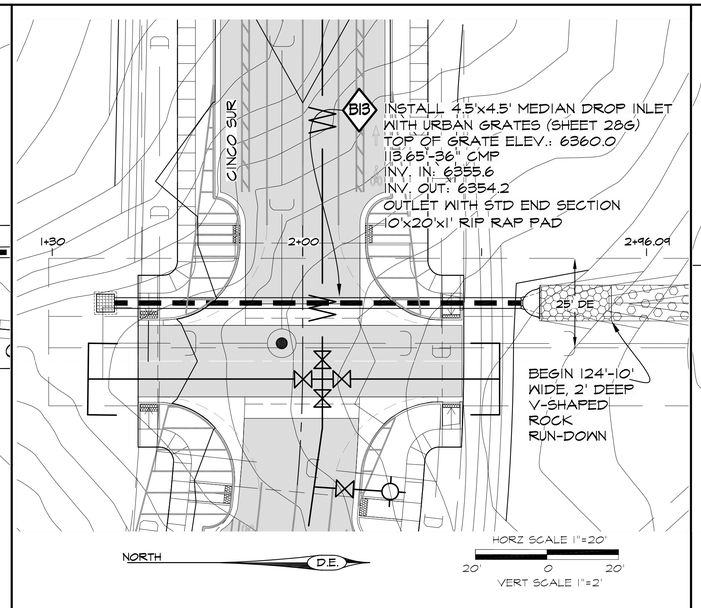
SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 25B

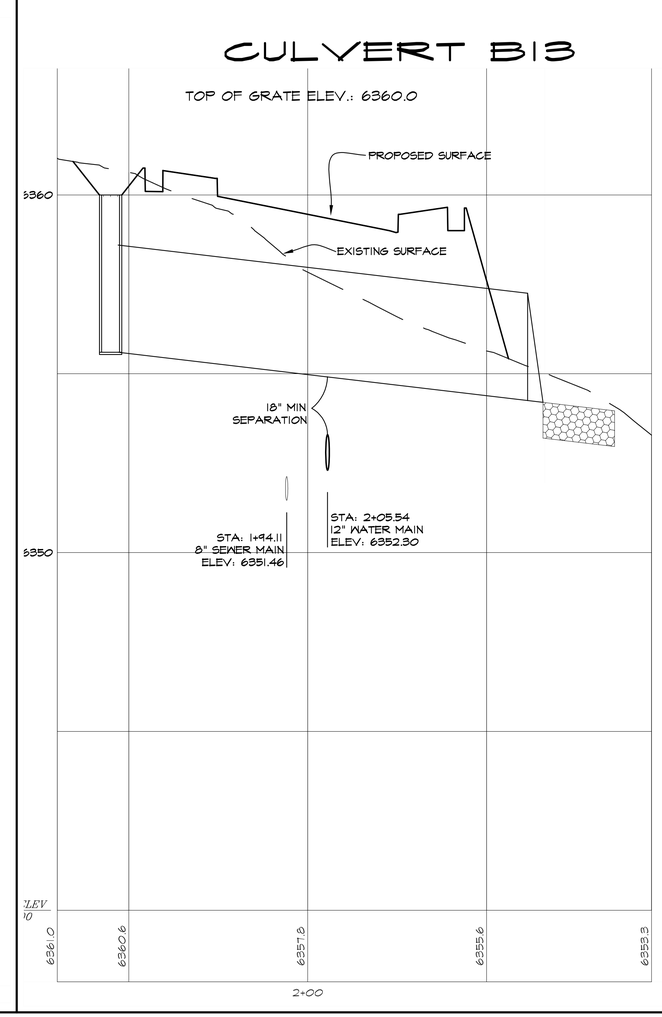


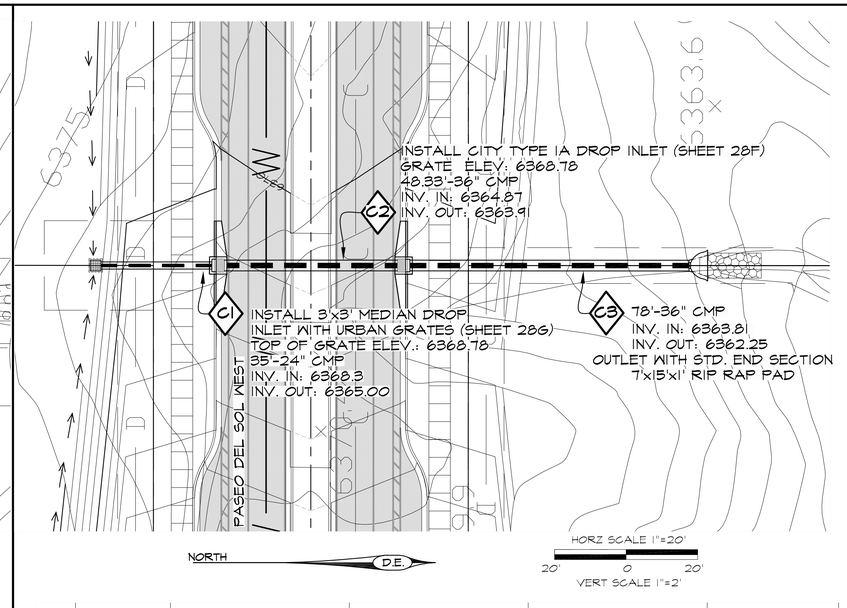
CULVERTS B2 AND B3



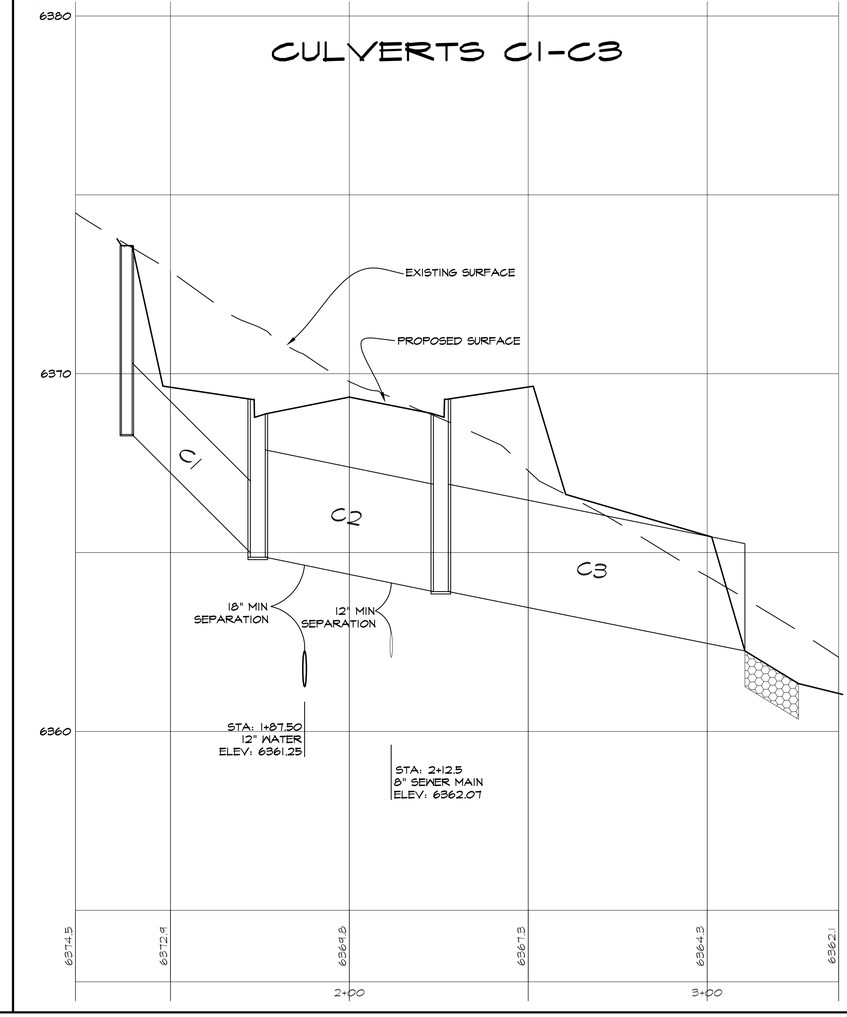


CULVERT B13





CULVERTS C1-C3



DOUGLYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/04/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

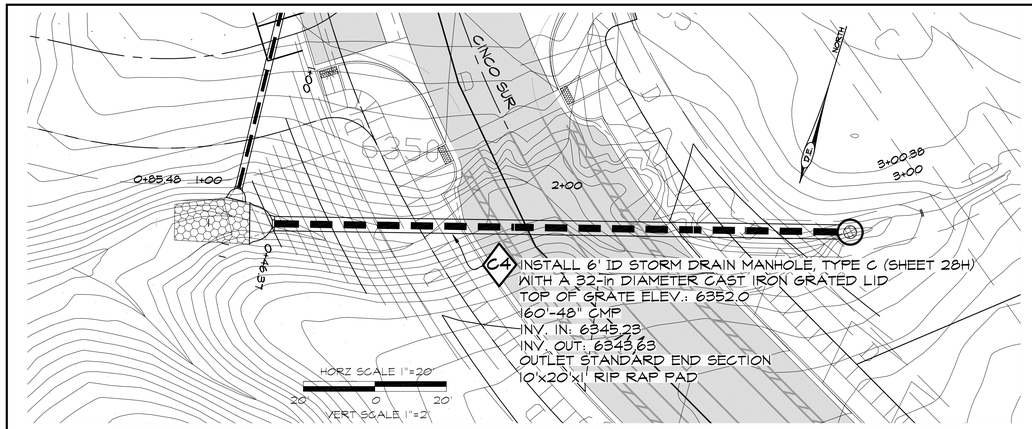
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

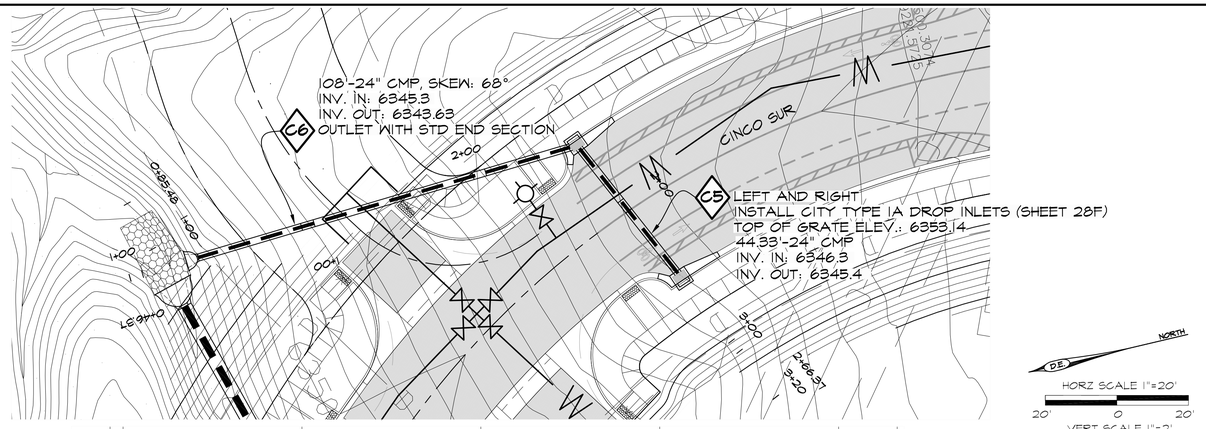
CULVERTS B2, B3, B13 AND C1-C3 PLAN AND PROFILES

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

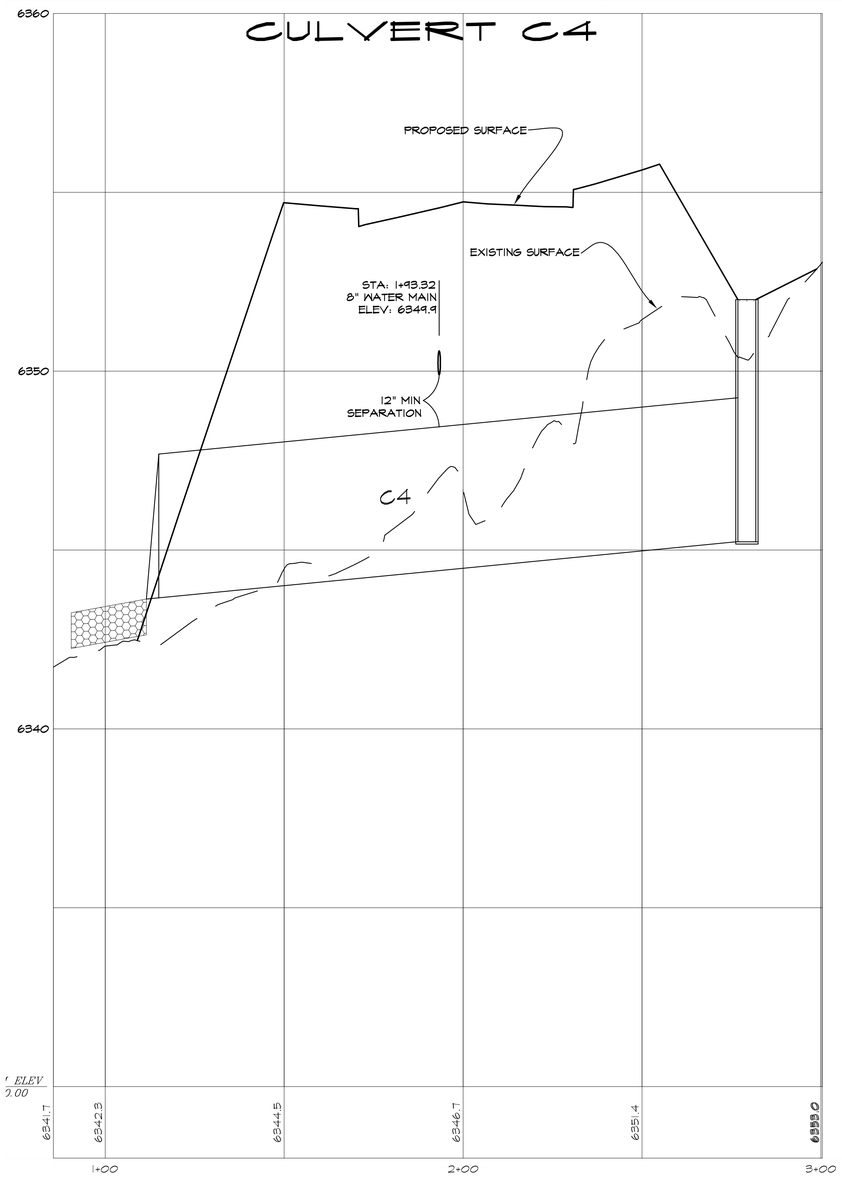
SHEET NO. 25C

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-10-28 HW TC3.dwg, CULVERT PNPS, 10/30/2025 6:01:33 PM

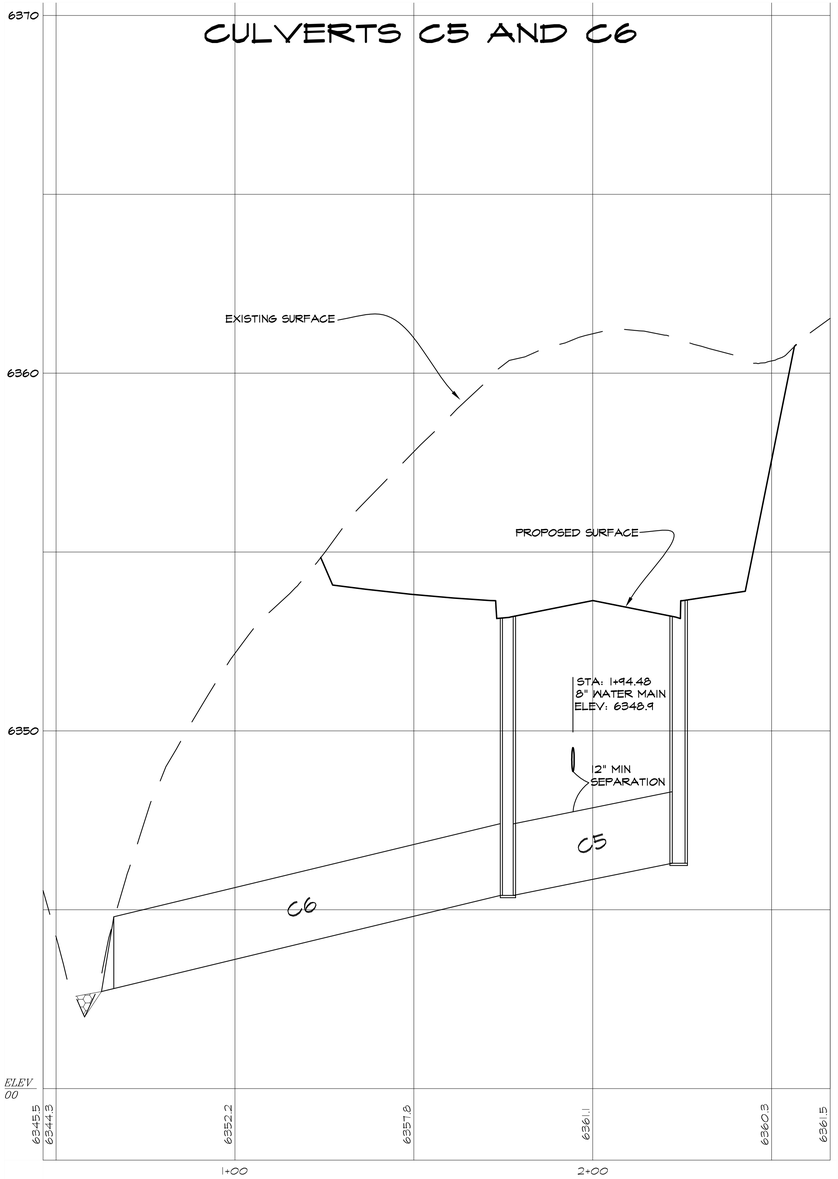




CULVERT C4



CULVERTS C5 AND C6



GRALYNN GUERRERO ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY

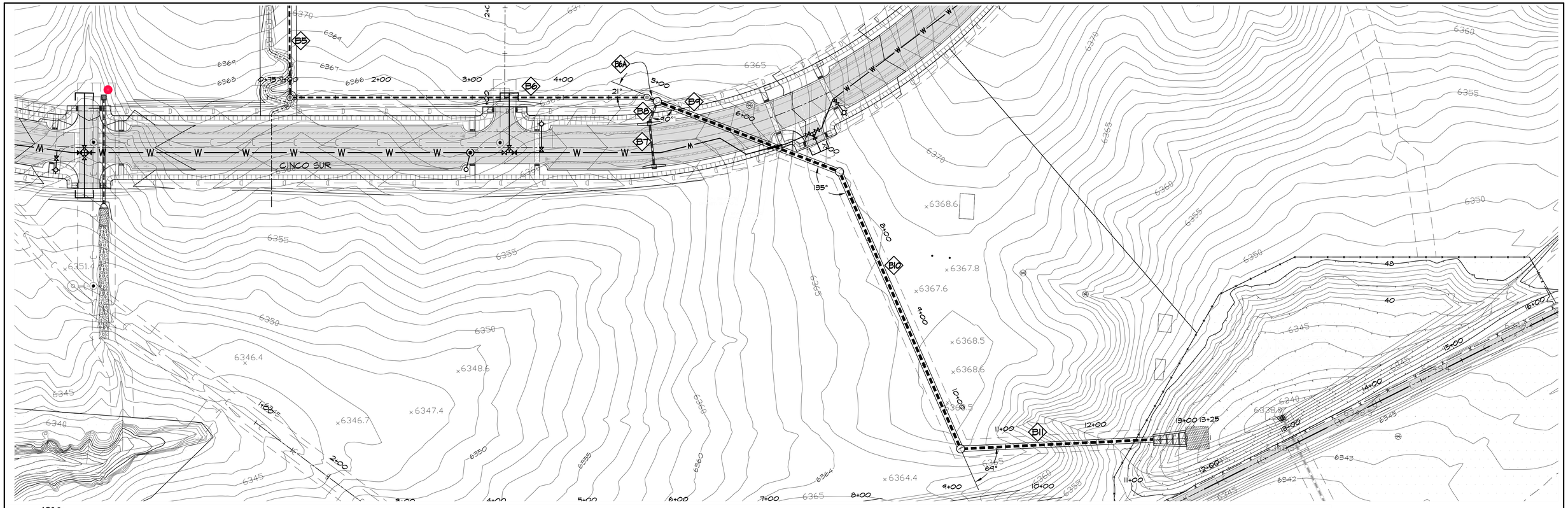
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CULVERTS C4-C6 PLAN AND PROFILES

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 25D



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DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9591

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

B6, B9-B11 CULVERTS

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025
	SHEET NO.	25E

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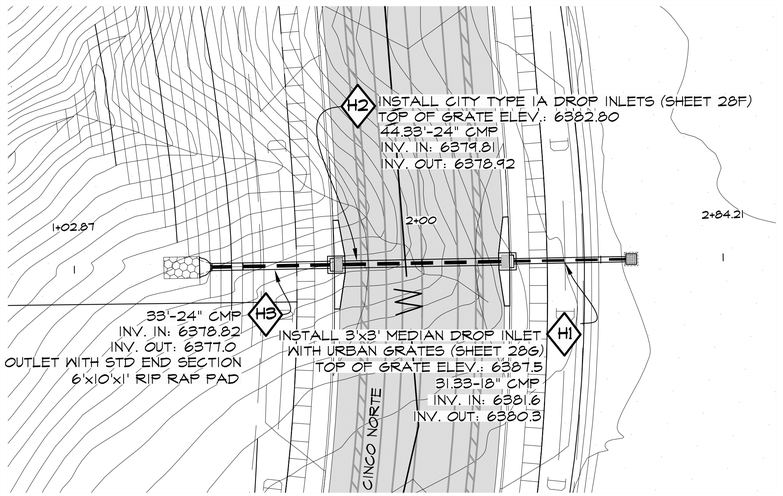
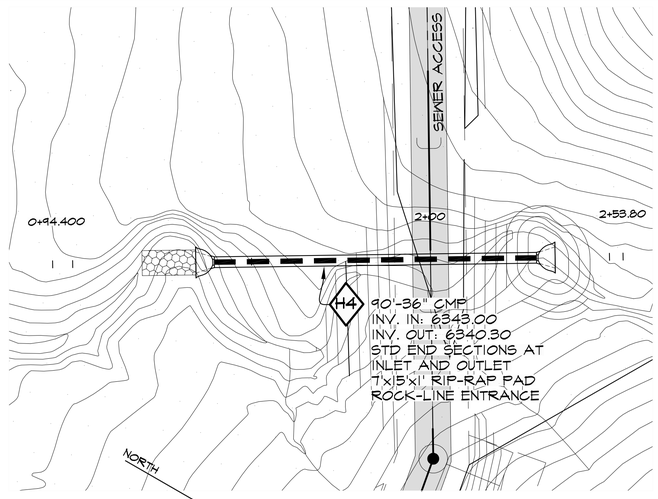
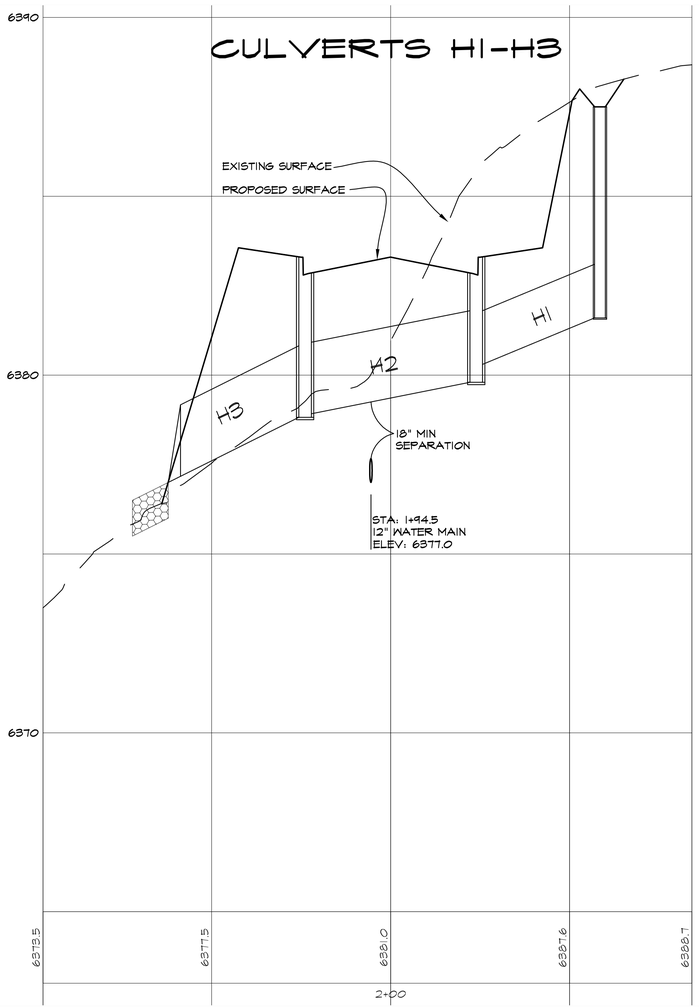
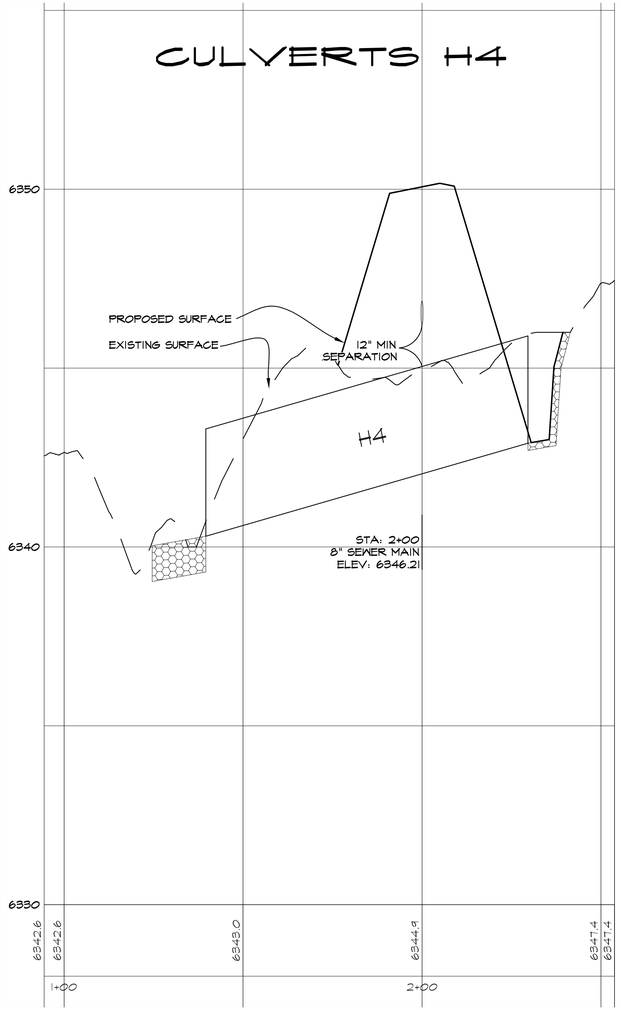








GERALYNN GUERRERO-ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-9557

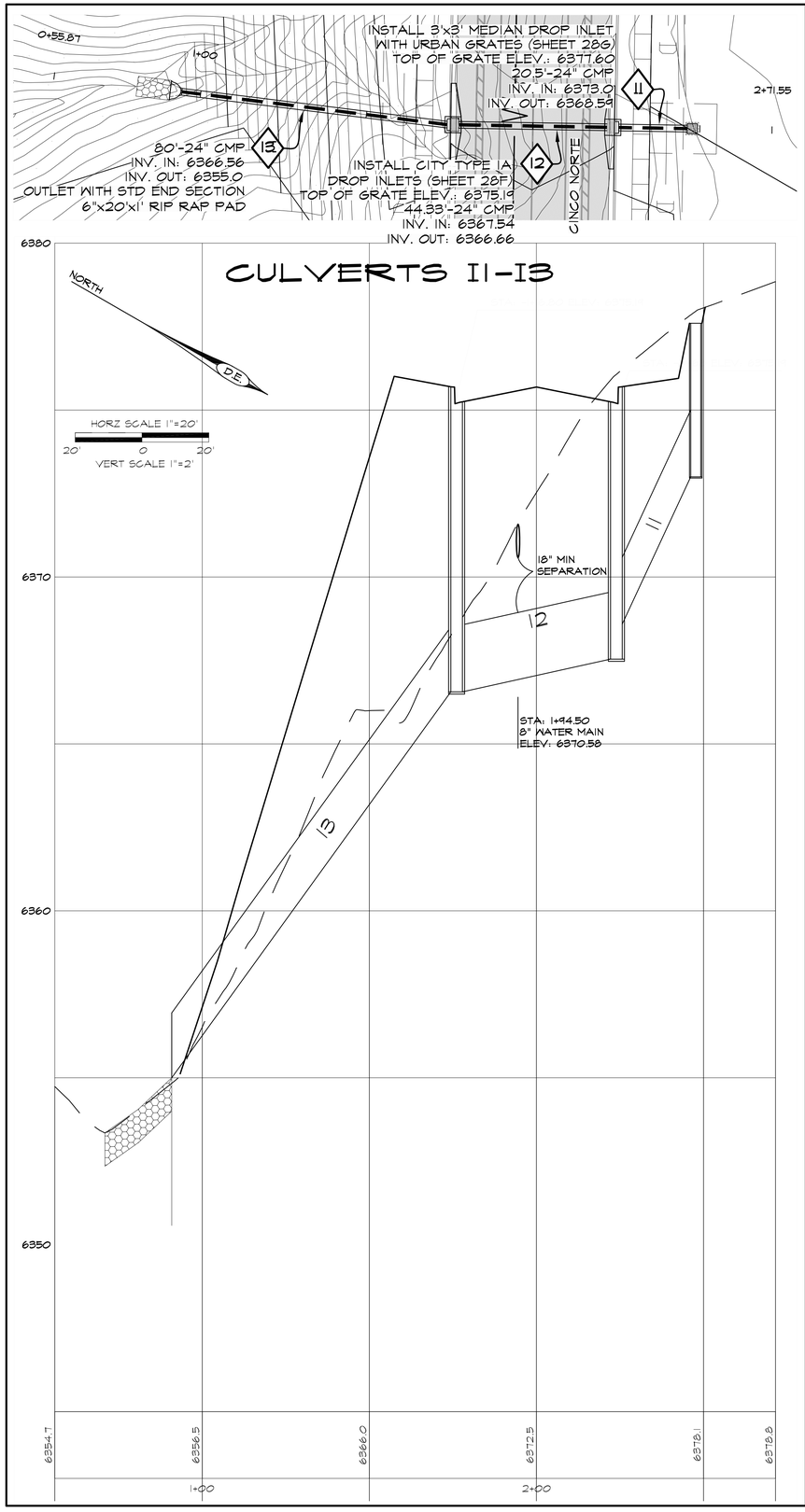
TIERRA CONTENTA PH. 3A INFRASTRUCTURE

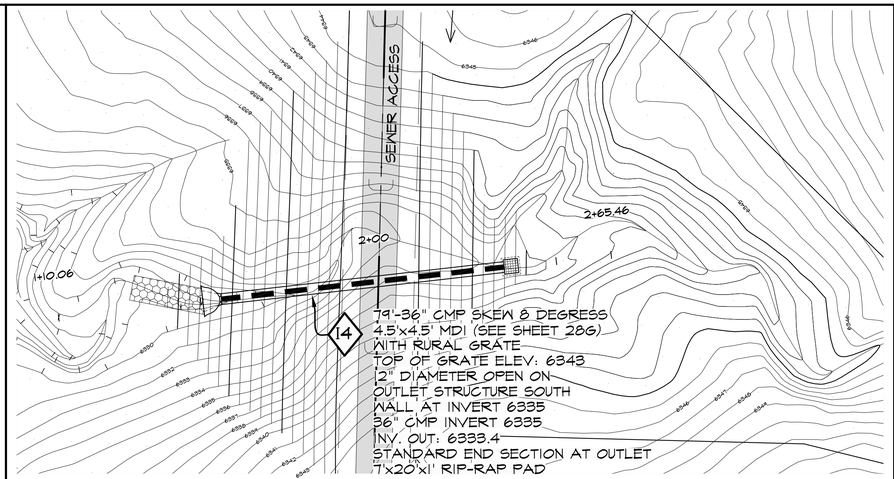
CULVERTS H1-H4 PLAN AND PROFILES

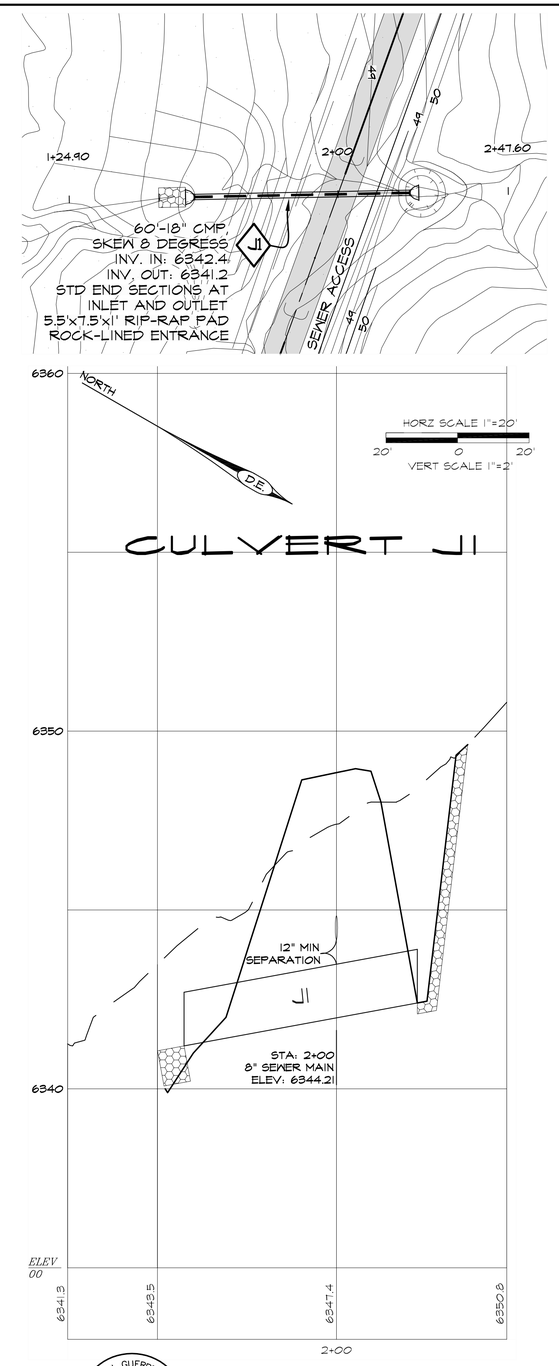
SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 25F

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-10-28 HW TC3.dwg, CULVERT PNPS, 10/30/2025 6:11:00 PM







ADRALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

DATE	BY

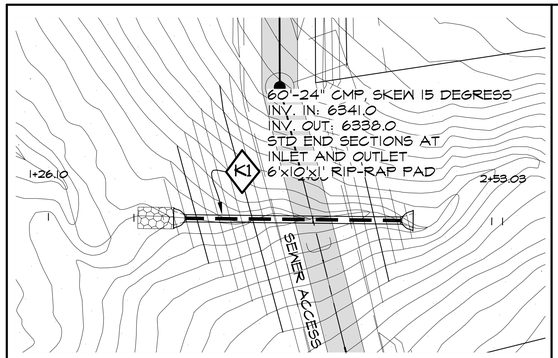
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CULVERTS 11-14 AND J1 PLAN AND PROFILES

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 25G



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20' 0 20'
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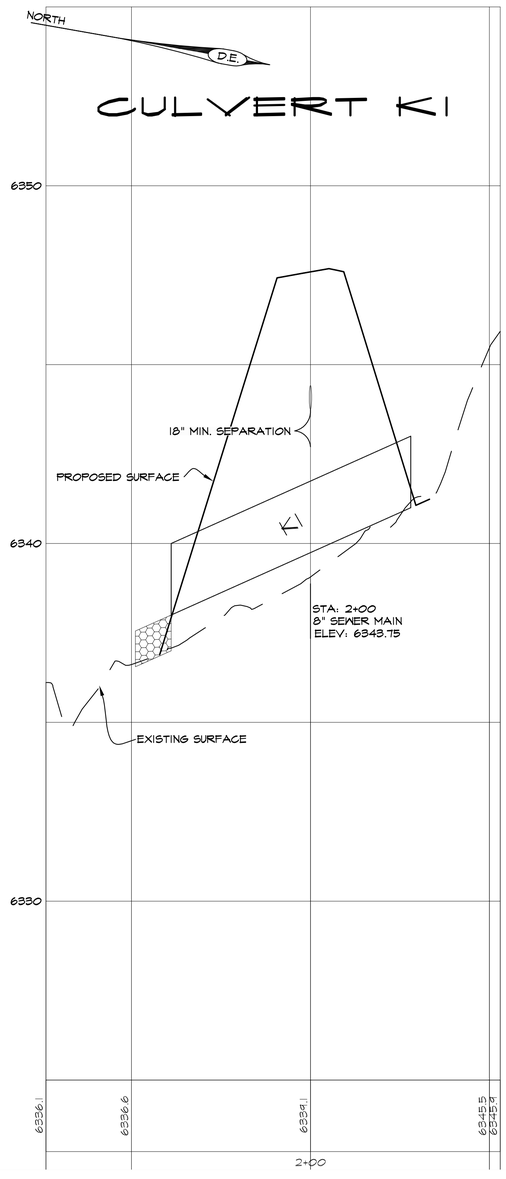

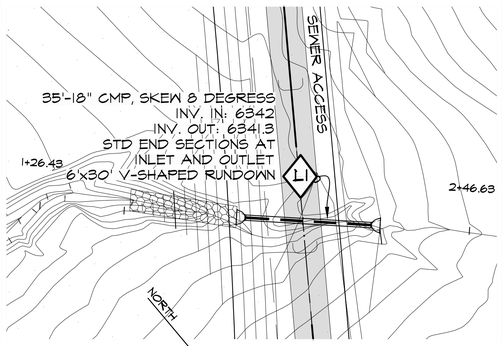

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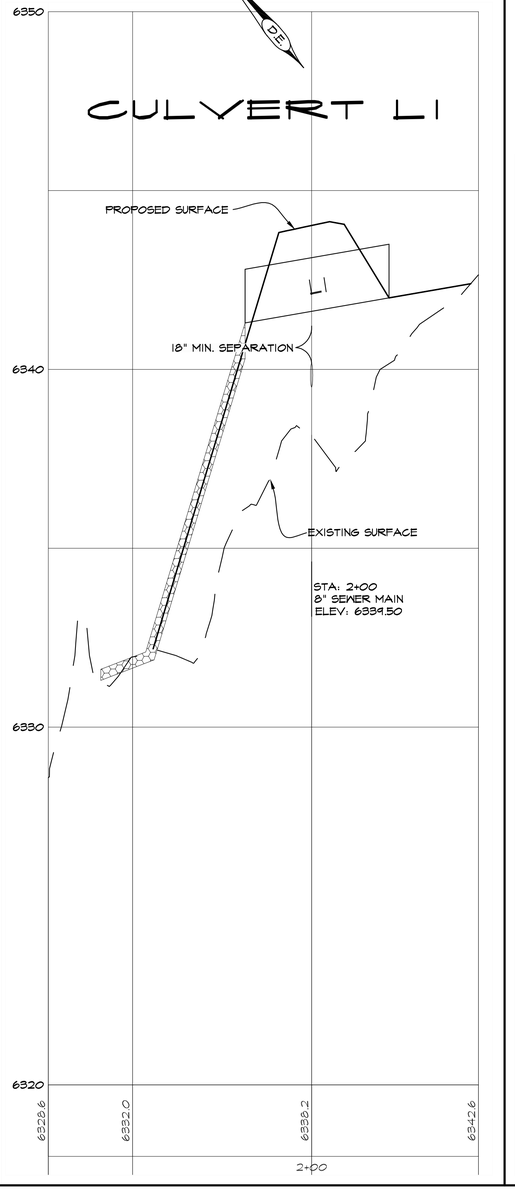
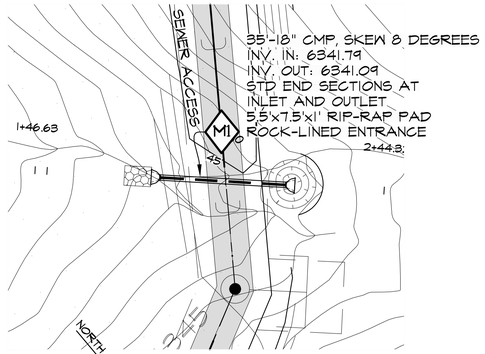
VERT SCALE 1"=2'





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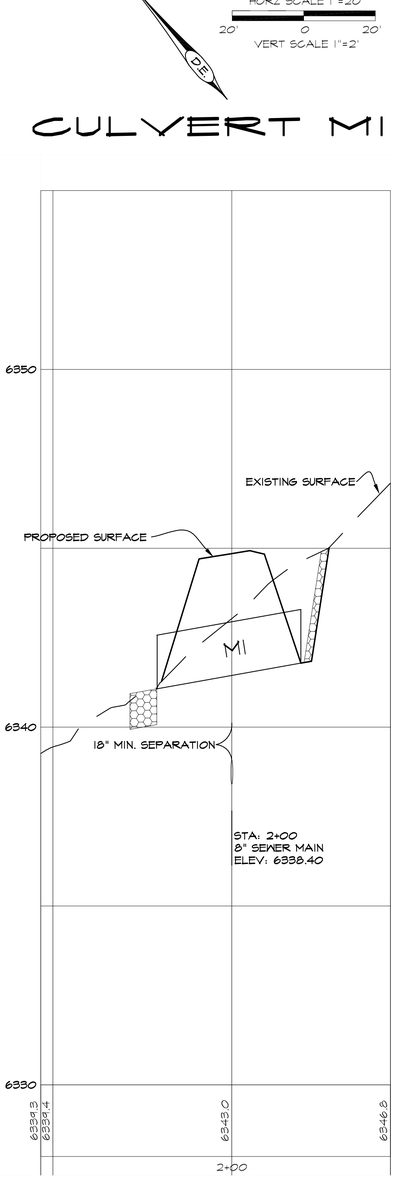

GERALYNN GUERRERO-ORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CULVERTS K1, L1 AND M1 PLAN AND PROFILES

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 25H

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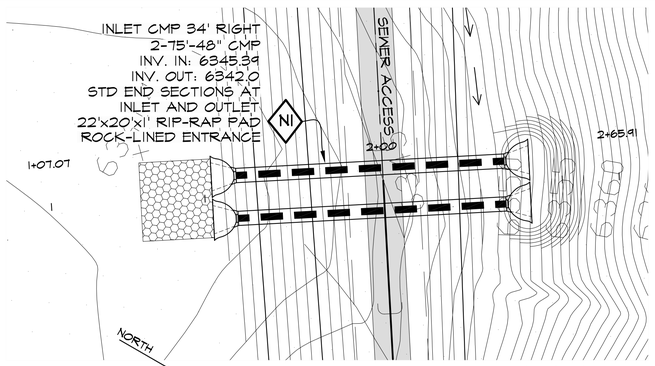

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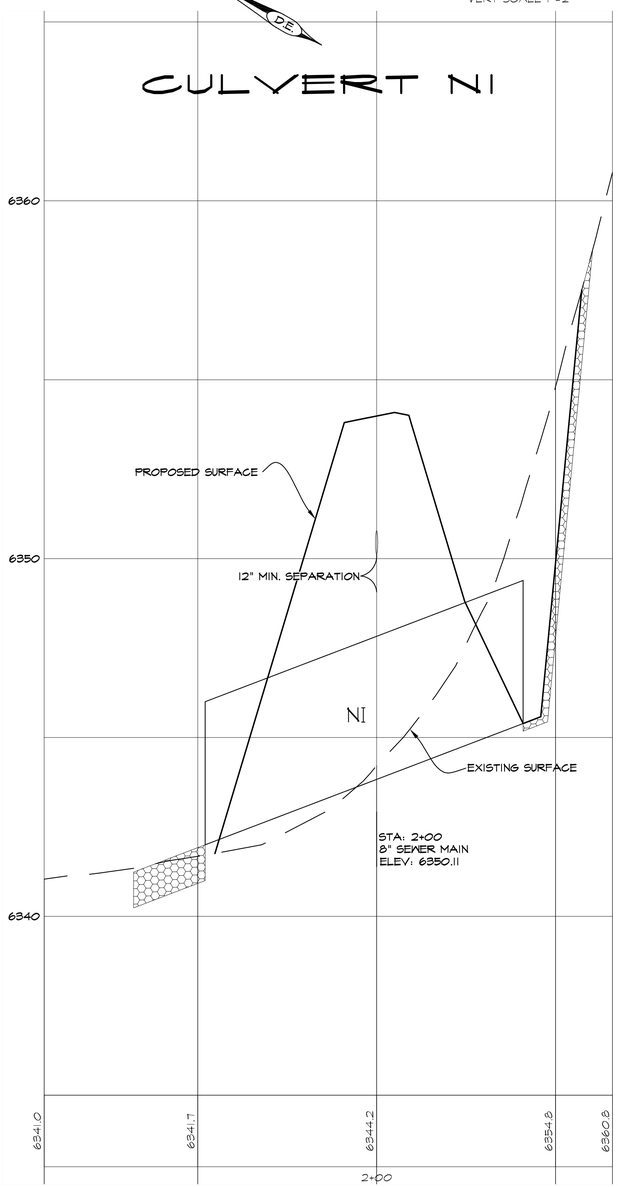

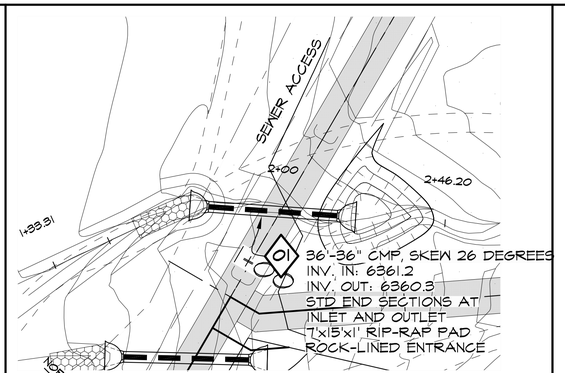

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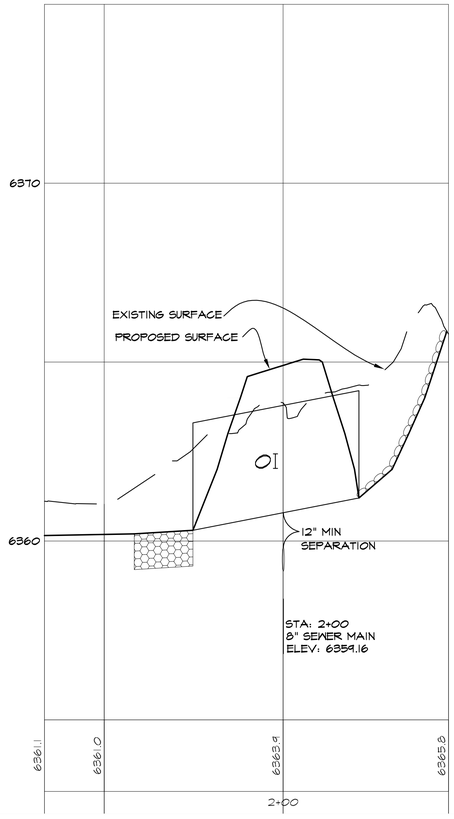
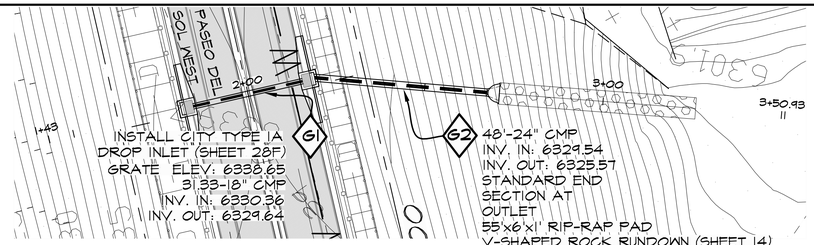
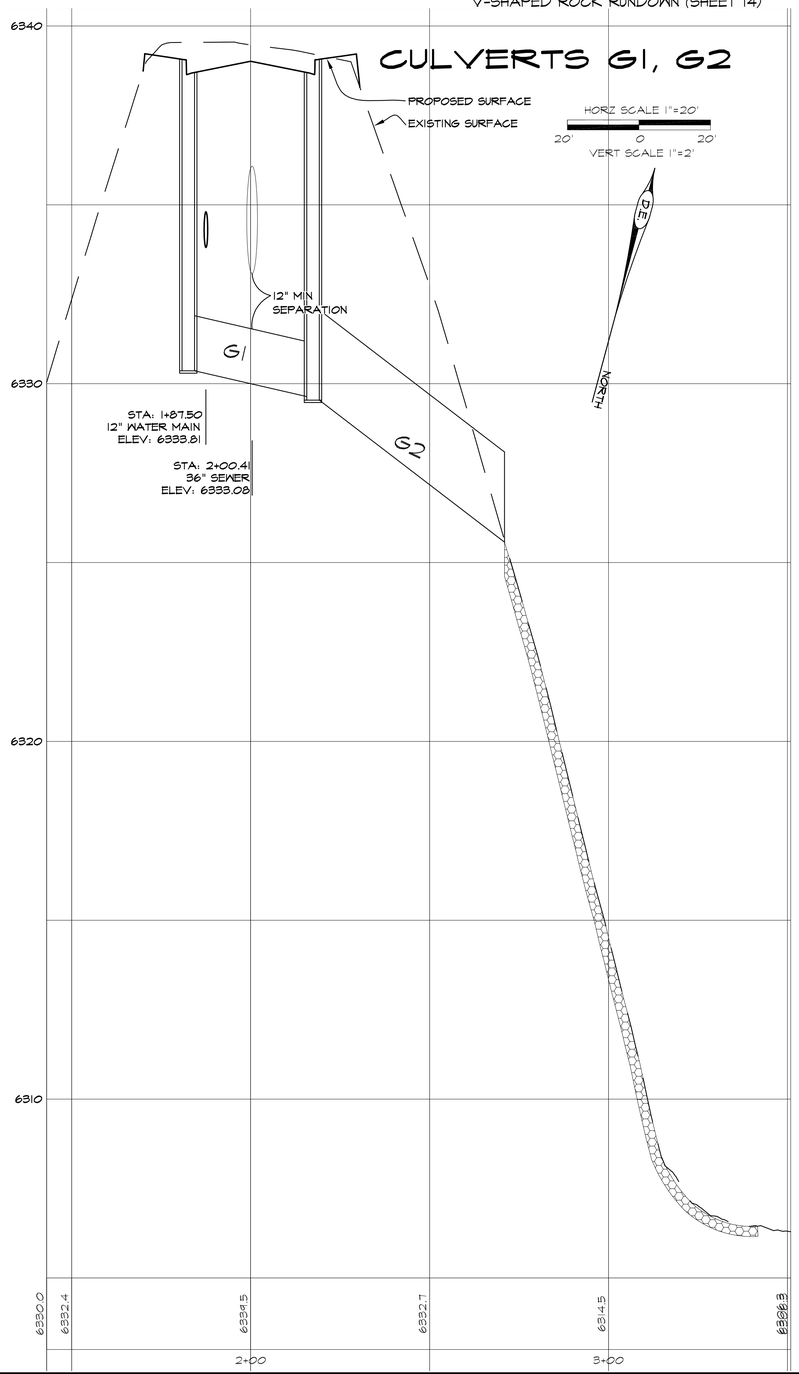




CULVERTS G1, G2



JONATHAN GUERRERO-ORTIZ
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TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CULVERTS N1, O1, G1, AND G2 PLAN AND PROFILES

SCALE	DWG NO.	DATE
AS NOTED		06/09/2025

SHEET NO. 25I

GENERAL

1. ALL CONSTRUCTION, RE-CONSTRUCTION AND REPAIR WORK ON PRIVATE OR PUBLIC ROADWAYS AND DRAINAGE INFRASTRUCTURE SHALL COMPLY WITH THIS SET OF APPROVED CONSTRUCTION DRAWINGS (ACD) AND THE NMDOT STANDARD SPECIFICATIONS. CURRENT EDITION.
2. ALL WATER/SEWER UTILITY INSTALLATIONS, RE-CONSTRUCTION OR REPAIR SHALL COMPLY WITH THESE ACD, SANTA FE COUNTY OR THE SANTA FE CITY (DEPENDING ON JURISDICTION) UTILITY DIVISION'S CONSTRUCTION STANDARDS AND SPECIFICATIONS (WATER STD), THE AMERICAN WATER WORKS ASSOCIATION STANDARDS (AWWA), AND THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1987 EDITION, INCLUDING ITS LATEST AMENDMENTS
3. IN THE EVENT OF CONFLICTING REQUIREMENTS ARISING AMONG THESE DOCUMENTS, THE ENGINEER OF RECORD SHALL DETERMINE THE MOST RESTRICTIVE REQUIREMENT TO BE FOLLOWED.
4. THE OWNER SHALL DESIGNATE AN ENGINEER OF RECORD (EOR). UNLESS OTHERWISE SPECIFIED BY THE OWNER, THE CITY SHALL ASSUME THAT THE EOR SHALL BE THE SAME AS THE ENGINEER WHO SEALED THE ACD.
5. THE OWNER SHALL ALSO DESIGNATE THE OWNER'S PROJECT REPRESENTATIVE (OPR). THE OPR SHALL BE THE CONTRACTOR'S POINT OF CONTACT (LIAISON) BETWEEN THE OWNER, THE ENGINEER OF RECORD (EOR), AND THE CONTRACTOR.
6. THE OWNER MAY DESIGNATE THE SAME PERSON TO BE THE EOR AND OPR FOR THE PROJECT, AND ALL PARTIES SHALL BE ADVISED OF THAT DECISION.
7. THE EOR SHALL TRANSMIT TO THE CONTRACTOR THE OWNER'S NOTICE TO PROCEED (NTP), AND ARRANGE A PRE-CONSTRUCTION MEETING IF REQUIRED. NEITHER CONSTRUCTION ACTIVITIES, NOR EQUIPMENT MOBILIZATION SHALL BEGIN ON THE SITE UNTIL A LOCAL JURISDICTION (CITY OR COUNTY) PERMIT HAS BEEN PROVIDED TO THE CONTRACTOR AND POSTED ON SITE.
8. THE CONTRACTOR SHALL PROVIDE, IN WRITING, THE NAME(S) ROLE AND CONTACT INFORMATION, INCLUDING NORMAL AND EMERGENCY PHONE NUMBERS, FOR THE CONTRACTOR'S EMPLOYEE(S) RESPONSIBLE FOR THE CONSTRUCTION WORK. AT LEAST ONE EMERGENCY TELEPHONE NUMBER SHALL BE ACTIVE ON A 24-HOUR, 7-DAYS A WEEK BASIS. THIS INFORMATION SHALL BE AVAILABLE AT THE PRE-CONSTRUCTION MEETING, AND BE UPDATED BY THE CONTRACTOR AS NECESSARY THROUGHOUT THE PROJECT'S EXECUTION PERIOD.
9. CONTRACTOR REQUESTS FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE OPR TIMELY AND IN WRITING. CONTRACTOR SHALL ALLOW 24 HOURS FOR THE EOR'S WRITTEN ACKNOWLEDGEMENT OF RECEIPT.
10. THE EOR SHALL MAKE EVERY EFFORT TO RESPOND TO THE CONTRACTOR'S RFI WITHIN THE INITIAL 24 HOURS. WHEN THE EOR ANTICIPATES LONGER THAN 24 HOURS NEEDED TO PREPARE THE RFI RESPONSE, THE EOR SHALL PROVIDE THE CONTRACTOR, AS SOON AS POSSIBLE, THE ESTIMATED TIME FOR A RESPONSE.
11. REQUESTS FOR DEVIATIONS FROM ANY PROVISIONS SPECIFIED IN THESE ACD OR THE CONTRACT DOCUMENTS MAY BE CONSIDERED ONLY WHEN THE CONTRACTOR ANTICIPATES IMPROVED OUTCOMES IN COST, TIME AND QUALITY OF THE

CONSTRUCTED PROJECT, AS THE PRIMARY RESULT OF IMPLEMENTING DEVIATIONS TO THE ACD, WHILE KEEPING INTACT THE INTENT OF THE DESIGN.
12. CONTRACTOR SHALL SUBMIT ALL DESIGN DEVIATION REQUESTS TO THE OPR. NO WORK ON ANY DEVIATIONS TO THE ACD SHALL PROCEED UNTIL THEY HAVE BEEN APPROVED, IN WRITING, BY THE OPR.
13. THROUGHOUT THE PROJECT'S EXECUTION PERIOD, THE CONTRACTOR SHALL MAINTAIN AT THE PROJECT SITE A COPY OF ALL RELEVANT FIELD NOTES, AND THESE SHALL BE MADE AVAILABLE TO THE OPR AT ANY TIME DURING WORKING HOURS. THE UPDATING OF SUCH NOTES AND DRAWINGS SHALL BE DONE AS FREQUENTLY AS NECESSARY, NOT LESS OFTEN THAN ONCE A WEEK.
14. CONTRACTOR SHALL CONFINE ALL CONSTRUCTION OPERATIONS WITHIN THE DESIGNATED PROJECT BOUNDARIES, AS SHOWN IN THESE ACD. NO PERSONNEL, MATERIALS, OR EQUIPMENT SHALL EVER ENCROACH ONTO AREAS OUTSIDE SUCH BOUNDARIES. IF SITE BOUNDARIES MUST BE MODIFIED, FOR CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY CONTRUCTION EASEMENTS, FOR THE REVIEW AND APPROVAL OF THE OPR.
15. EVEN WITHIN THE PROJECT BOUNDARIES, CLEARING AND GRUBBING SHALL BE KEPT TO THE MINIMUM NECESSARY TO EXECUTE THE PROJECT, AND STABILIZATION OF DISTURBED SURFACES SHALL BEGIN AS SOON AS PRACTICAL, AFTER INITIATION OF ANY CONSTRUCTION ACTIVITIES.
16. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EROSION CONTROL INCIDENTAL TO THE CONSTRUCTION ACTIVITIES. IF REQUIRED BY THE ACD, OR APPLICABLE REGULATIONS, THE CONTRACTOR SHALL SUBMIT TO THE OPR A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND EVIDENCE THAT THE CONTRACTOR FILED THE NECESSARY NOI 10 DAYS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
17. SWPPP SHALL COMPLY WITH THE PROVISIONS OF NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT REQUIREMENTS FOR ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SWPPP BEST MANAGEMENT PRACTISES AND REQUIRED PAPERWORK. THE SWPPP AND ASSOCIATED PAPERWORK SHALL BE PROVIDED TO THE OPR FOR INSPECTION WHEN REQUESTED.
18. AT A MINIMUM, ALL AREAS DISTURBED BY CONSTRUCTION TRAFFIC SHALL BE SPRAYED WITH WATER ON A DAILY BASIS TO CONTROL DUST GENERATION. ADDITIONAL WATER SHALL BE APPLIED ON WINDY DAYS AS NEEDED. ALL GRADING WORK SHALL CEASE IF WIND SPEEDS EXCEED 30 MPH.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ALL DISTURBED AREAS FOLLOWING RE-VEGETATION THROUGH THE FIRST GROWING SEASON AFTER COMPLETION OF THIS PROJECT. IN THE EVENT THAT THE REVEGETATION PLAN IMPLEMENTATION HAS NOT BEEN ACCOMPLISHED BEFORE SEPTEMBER 1, DUE TO CONSTRUCTION DELAYS, OR BECAUSE DISTURBED SURFACES MUST REMAIN EXPOSED AFTER THIS DATE, THE CONTRACTOR SHALL INSTALL TEMPORARY PROTECTION SUCH AS A COVER CROP OR MULCH TO PREVENT SOIL EROSION, AT NO ADDITIONAL COST TO THE OWNER.
20. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING STRUCTURES, INCLUDING UNDERGROUND UTILITY CONDUITS LOCATED WITHIN AND WITHOUT THE PROJECT BOUNDARIES, FREE OF DUST AND/OR CONSTRUCTION DEBRIS AT ALL TIMES DURING THE EXECUTION OF THE PROJECT. CLEANING AND FULL RESTORATION OF SUCH STRUCTURES, TO THEIR ORIGINAL CONDITION OR BETTER, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR ALONE, AND ALL RELATED COSTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THIS PROJECT.
21. OWNERS AND THEIR AGENTS SHALL NOT BE HELD RESPONSIBLE FOR THE COSTS OF REPAIRING ANY DAMAGE OR ALTERATIONS CAUSED DURING EXECUTION OF THIS PROJECT, TO THE ORIGINAL CONDITION OF THIRD PARTY'S PROPERTY (E.G. STRUCTURES, EXISTING UTILITIES OR UTILITY EASEMENTS) LOCATED WITHIN OR WITHOUT THE PROJECT BOUNDARIES.
22. EXISTING ROAD AND DRIVEWAY ACCESSES FOR ADJACENT PROPERTIES SHALL BE MAINTAINED TRAFFICABLE UNDER ALL WEATHER CONDITIONS.
23. NO ALTERATION OR MODIFICATION SHALL BE PERMITTED ON ANY DRAINAGE WAY OR ARROYO, UNLESS IT IS SPECIFICALLY SHOWN ON THESE ACD.
24. CONTRACTOR SHALL DESIGNATE AN AREA WITHIN THE PROJECT BOUNDARIES FOR THE TEMPORARY STORAGE OF CONSTRUCTION DEBRIS AND WASTE. SUCH DEBRIS MAY INCLUDE REMOVED TREES AND BRUSH, AND ANY MATERIALS THAT MAY BE UNEARTHED, WHICH ARE DEEMED NOT SUITABLE FOR REUSE AS CONSTRUCTION MATERIALS ON THIS PROJECT.
25. CONSTRUCTION DEBRIS AND WASTE SHALL BE PREVENTED FROM BEING SCATTERED BY WIND, SURFACE RUNOFF, OR ANIMALS (DOMESTIC OR WILD) AND BECOMING A NUISANCE TO ANYONE OUTSIDE THE PROJECT BOUNDARIES.
26. FROM TIME TO TIME, DEBRIS AND WASTE SHALL BE TRANSPORTED OUT OF THE SITE AND DISPOSED OF PROPERLY, AT A NM STATE APPROVED LANDFILL. CONTRACTOR SHALL SUBMIT CORRESPONDING TIPPING RECEIPTS TO THE OPR, TO ACCOUNT FOR PROPER WASTE DISPOSAL. THE COST OF CONSTRUCTION WASTE DISPOSAL SHALL BE INCIDENTAL TO THE COST OF PROJECT.
27. WASTE THAT REQUIRES SPECIAL HANDLING, UNCOVERED DURING CONTRUCTION ACTIVITIES, AND NOT PREVIOUSLY IDENTIFIED, SHALL BE THE SUBJECT OF CONSIDERATION AS A CHANGE ORDER DUE TO UNKNOWN SUBSURFACE CONDITIONS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP SPILLS ASSOCIATED WITH THE PROJECT'S CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL REPORT AND PROPERLY RESPOND TO SPILLS OF HAZARDOUS MATERIALS SUCH AS GASOLINE, DIESEL, MOTOR OIL, SOLVENTS, TOXIC AND CORROSIVE SUBSTANCES, AND OTHER MATERIALS WHICH MAY REPRESENT A THREAT TO THE HEALTH AND WELFARE OF HIS WORKERS, THE GENERAL PUBLIC, OR THE ENVIRONMENT.
29. CONTRACTOR SHALL REPORT IMMEDIATELY ANY EVIDENCE OF PAST CONTAMINATION OR SPILLS, ENCOUNTERED DURING CONSTRUCTION. SUCH REPORTS SHALL BE MADE TO THE OPR, AS WELL AS TO THE APPROPRIATE STATE AGENCY. CLEAN UP OF ANY UNREPORTED SPILLS THAT MAY HAVE OCCURRED DURING THE CONSTRUCTION OF THIS PROJECT, WHENEVER THEY MAY BECOME EVIDENT, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
30. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL SPECIFIED MATERIALS OR EQUIPMENT, WHETHER IN STORAGE OR INSTALLED, UNTIL FINAL WRITTEN APPROVAL OF THE PROJECT BY THE OPR.
31. CONTRACTOR IS RESPONSIBLE FOR DRAINAGE MANAGEMENT AND EROSION CONTROL AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
32. THE COSTS FOR REQUIRED DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
33. BORROW MATERIAL, CONSTRUCTION WASTE, VEGETATIVE DEBRIS, ETC. SHALL NOT BE PLACED IN WETLAND AREAS, ARROYOS, FLOOD PLAINS, OR ANY AREAS WHERE THEY MAY AFFECT ENDANGERED SPECIES OR ARCHAEOLOGICAL RESOURCES IN ANY WAY.
34. ALL WORK PERFORMED IN THE VICINITY OF EXISTING STREAMS, WATER IMPOUNDMENTS, WETLANDS, DRINKING OR IRRIGATION WATER SOURCES SHALL BE PERFORMED IN SUCH MANNER AS TO MINIMIZE VEGETATION DAMAGE OR REMOVAL, AS WELL AS SOIL EROSION.
35. CONSTRUCTION EQUIPMENT'S CROSSINGS OF EXISTING STREAMS, WHETHER THE STREAMS ARE EPHEMERAL OR PERENNIAL, SHALL BE MINIMIZED. REFUELING OPERATIONS AND CONCRETE DUMPING IN THE VICINITY OF ANY BODY OF WATER SHALL BE STRICTLY PROHIBITED.
36. ALL AREAS DISTURBED BY THE CONSTRUCTION ACTIVITIES OF THIS PROJECT, INCLUDING ANY TEMPORARY ACCESS ROADS, SHALL BE RESTORED AND STABILIZED IN ACCORDANCE WITH THE ACD.
37. CONTRACTOR SHALL PROVIDE THE INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES IN COMPLIANCE WITH THESE ACD. TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), BUT MAY BE REVISED UNDER WRITTEN DIRECTION FROM THE EOR.
38. INFORMATION SHOWN FOR EXISTING UTILITIES HAS BEEN INCLUDED ON THESE ACD FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ASSURING THAT EACH UTILITY COMPANY SPOT LOCATES ITS EXISTING UNDERGROUND FACILITIES. CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL AT (800)321-2537 TO COORDINATE SUCH SPOT LOCATING NO LESS THAN 48 HOURS PRIOR TO INITIATING ANY WORK.

SURVEY WORK

1. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A NEW MEXICO LICENSED PROFESSIONAL SURVEYOR (NMPS) FOR VERIFICATION OF ALL CRITICAL HORIZONTAL AND VERTICAL CONTROL DATA, AND CERTIFICATION OF RECORD DRAWINGS.
2. PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT, CONTRACTOR SHALL SUBMIT ALL RECORD DRAWINGS AND NOTES TO THE OPR, INCLUDING ANY REVISED CRITICAL X, Y, AND Z DATA. RECORD DRAWINGS SHALL INCLUDE INFORMATION SPECIFICALLY STATED IN THESE APPROVED CONTRACT DOCUMENTS (ACD), OR WHEN THE OWNER'S PROJECT REPRESENTATIVE (OPR) SPECIFICALLY IDENTIFIES IN THE FIELD. CRITICAL DATA (X, Y, AND Z) RELATED TO WATER VALVES OF ALL KINDS, WATER METERS, FIRE HYDRANTS, CULVERT INLET OR OUTLET INVERTS, MANHOLE INVERTS AND RIMS, END OF WASTEWATER SERVICE CONNECTIONS SHALL BE SHOWN ON THE RECORD DRAWINGS. VOLUME OF DRAINAGE PONDS AND POND OUTLET INVERTS SHALL ALSO BE SHOWN ON THE RECORD DRAWINGS. THE RECORD DRAWINGS SHALL BE STAMPED BY AN NMPS AND SUBMITTED FOR REVIEW AND APPROVAL BY THE EOR.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF SURVEY MONUMENTS OR MARKS. IN THE EVENT THAT ACCIDENTAL DAMAGE IS CAUSED TO THESE MARKS DURING PROJECT CONSTRUCTION, AN NMLPS RETAINED BY THE CONTRACTOR SHALL RE-ESTABLISH THE MARKS IN COMPLIANCE WITH STANDARDS AND PROCEDURES SET FORTH BY THE "GEODETIC MARK PRESERVATION GUIDEBOOK". FOR MORE INFORMATION CONTACT NGS MARK PRESERVATION CENTER, NOAA (505) 768-3606. CONTRACTOR SHALL NOT CHARGE THE OWNERS ANY ADDITIONAL COST FOR SUCH REPAIRS.
4. ANY PROTECTED ARCHAEOLOGICAL OR OTHER CULTURAL RESOURCE SITES OR ANY SITE SPECIFICALLY NOTED ON THE ACD TO BE PROTECTED SHALL BE STAKED AND SURROUNDED WITH ORANGE CONSTRUCTION FENCING PRIOR TO ANY CONSTRUCTION ACTIVITIES OCCURRING ON SITE.

TESTING

1. ALL MATERIAL QUALITY TESTS SHALL BE PERFORMED BY A RECOGNIZED LABORATORY. SUCH LABORATORY SHALL BE OPERATED UNDER THE AUSPICES/DIRECTION OF AN NMPE. NAME AND CONTACT OF THE LABORATORY SHALL BE SUBMITTED BY THE CONTACTOR TO THE OPR AS SOON AS PRACTICAL AFTER THE CONTRACTOR'S RECEIPT OF THE NOTICE TO PROCEED.
2. CONTRACTOR SHALL SUBMIT TO THE OPR MATERIAL QUALITY TEST RESULTS, AND ASTM OR AASHTO/NMDOT CERTIFICATES OF MATERIALS' COMPLIANCE, NO LESS THAN 5 DAYS PRIOR TO INITIATING ANY WORK INVOLVING SUCH MATERIALS.
3. IF CONSTRUCTION DOCUMENTS INCLUDE A TESTING COST ALLOWANCE FOR TESTS INCLUDED IN THESE ACD, OR REQUIRED BY THE OPR, THE CONTRACTOR SHALL SUBMIT TESTING LABORATORY INVOICES TO THE OPR, PRIOR TO REIMBURSEMENT. COST OF RE-TESTING DUE TO SUB-STANDARD RESULTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO PAYMENT SHALL BE MADE FOR SUCH.
4. IF THE CONSTRUCTION CONTRACT DOES NOT HAVE A TESTING COST ALLOWANCE, THE COST OF ALL REQUIRED TESTING AND RE-TESTING, FOR EITHER MATERIALS OR INSTALLATION REQUIREMENT COMPLIANCE, SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT AND SHALL BE BORNE BY THE CONTRACTOR.
5. SUBGRADE, BASE MATERIAL AND ASPHALT SHALL BE TESTED FOR COMPACTION EVERY 100 LINEAR FEET OF ROADWAY. IN ADDITION, ONE ASPHALT SAMPLE SHALL BE TAKEN FOR EVERY 500 TONS INSTALLED, OR ONCE A DAY, IF LESS THAN 500 TONS ARE INSTALLED. SAMPLES SHALL BE TESTED AND THE RESULTS SENT BY THE LAB DIRECTLY TO THE OPR.
6. CONTRACTOR SHALL OBTAIN ONE SET OF BACKFILL DENSITY TESTS FOR THE FOLLOWING: EVERY 500 FEET FOR EVERY LIFT OR EVERY 1.5 FEET WHICHEVER RESULTS IN THE GREATEST NUMBER OF TESTS OF MAINLINES, ALL LATERALS, CULVERTS AND CURBS; WITHIN TWO (2) HORIZONTAL FEET OF ANY PCC OR OTHER MATERIAL STRUCTURES (E.G., MANHOLES, FOUNDATIONS, TANKS); BENEATH ALL MANHOLE BASES OR CONCRETE FOUNDATIONS; AND FOR EACH 500 CUBIC YARDS OF FILL OF SIMILAR MATERIAL APPLIED OR FOR EACH DAY OF COMPACTION WORK, WHICHEVER RESULTS IN THE GREATEST NUMBER OF TESTS. TEST RESULTS SHALL BE SUBMITTED BY THE LABORATORY DIRECTLY TO THE OPR. FIELD TEST REPORTS SHALL BE SUBMITTED TO THE OPR AT THE TIME OF FIELD TESTING.
7. FOR ALL PORTLAND CEMENT CONCRETE (PCC) ONE SAMPLE SET SHALL BE CONDUCTED FOR EACH 500 LINEAR FEET (E.G. CURB AND GUTTER), 50 CUBIC YARDS CAST, OR ONE SET PER DAY OF CASTING, WHICHEVER IS MOST RESTRICTIVE IN THE OPINION OF THE OPR. PCC CYLINDERS SHALL BE TESTED AT 7, 28 AND 56-DAY OF CONCRETE'S AGE, OR DATE OF ON-SITE PLACEMENT. THE LATTER TESTING MAY BE WAIVED IF SPECIFIED STRENGTH HAS BEEN REACHED AS DEMONSTRATED BY AN EARLIER TEST. ALL TEST RESULTS SHALL BE SUBMITTED BY THE TESTING LABORATORY DIRECTLY TO THE OPR.
8. CONTRACTOR SHALL SUBMIT TO THE OPR ASTM OR AASHTO CERTIFICATES OF MATERIALS' COMPLIANCE, NO LESS THAN 5 DAYS PRIOR TO INITIATING ANY WORK INVOLVING SUCH MATERIALS.
9. CONTRACTOR SHALL NOTIFY THE OPR AND THE GOVERNING UTILITY DIVISION INSPECTOR A MINIMUM OF 48 HOURS (EXCLUDING WEEKENDS) IN ADVANCE OF ANY PIPELINE PRESSURE TESTING. CONTRACTOR SHALL COORDINATE WITH THE OPR SO THAT THE OPR IS PRESENT FOR PRESSURE TESTING OF ALL PIPELINES AND LEAK TESTING OF UNDERGROUND VESSELS.
10. PRESSURE TESTING OF GRAVITY SAS SHALL BE PERFORMED BY PRESSURIZING THE LINES TO 6-7 PSI, AND THEN VERIFYING THAT NO PRESSURE LOSS OCCURS IN A PERIOD OF 10 MINUTES.
11. LEAKING TESTING OF UNDERGROUND VESSELS SHALL BE PERFORMED BY FILLING WITH WATER AND MAINTAIN THE WATER LEVEL FOR A MINIMUM OF 48 HOURS.
12. PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED IN COMPLIANCE WITH AWWA STANDARD C-600. TESTING SHALL OCCUR ABOVE 35 DEGREES FAHRENHEIT IN THE PRESENCE OF THE OPR. CONTACTOR SHALL NOTIFY OPR OF THEIR INTENTION TO TEST NOT LESS THAN 48 HOURS BEFORE TESTING BEGINS.
13. IN THE EVENT OF PRESSURE LOSSES DURING THE TEST PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINDING THE CAUSE OF THE PRESSURE LOSS, AS WELL AS ANY REPAIR AND RE-TESTING WORK NECESSARY.
14. OPR SHALL VERIFY THAT ALL GUTTERS, CONCRETE SWALES AND ASPHALT ROADS SHOWS POSITIVE WATER FLOW AND NO PONDING, PRIOR TO FINAL ACCEPTANCE. ANY AREAS THAT FAIL SUCH A TEST SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
15. CONTRACTOR SHALL PROVIDE TO THE OPR VERIFICATION FROM THE TESTING LABORATORIES THAT THE FINAL HOT MIX ASPHALT PRODUCT USED IS IN COMPLIANCE WITH THE NMDOT SPECIFICATIONS FOR SPIV PRIOR TO RELEASE OF PROJECT FINAL PAYMENT.

ROAD AND FILL MATERIAL SPECIFICATIONS

1. FILL MATERIAL SHALL MEET NMDOT 2019 STANDARD SPECIFICATIONS FOR DIVISION 200.
2. BASECOURSE SHALL MEET GRADATION REQUIREMENTS AND STANDARDS FOR TYPE I, NMDOT 2019 STANDARD SPECIFICATIONS.
3. ASPHALT SHALL MEET GRADATION REQUIREMENTS AND STANDARDS FOR SP-IV OR SP-III, WHICH EVER IS INDICATED IN THE PLANS, NMDOT 2019 STANDARD SPECIFICATIONS.
4. BASECOURSE SHALL BE COMPACTED TO MINIMUM 96% OF THE MAXIMUM DENSITY PER AASHTO, T-180, METHOD D.
5. SUBGRADE BENEATH BASECOURSE SHALL BE COMPACTED TO 95% DENSITY PER AASHTO, T-180, METHOD D.
6. PAVEMENT TARGET DENSITY IS 94.5% OF THEORETICAL MAXIMUM AS DETERMINED BY AASHTO T202. FOLLOW NMDOT 2019 STANDARD SPECIFICATIONS 423.3.6.
7. RECYCLED BASECOURSE IS NOT ALLOWED IN CITY ROADS OR CITY RIGHT OF WAY.

CONCRETE WORK

1. ALL PORTLAND CEMENT CONCRETE (PCC) SPECIFIED IN THESE ACD SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 7 DAYS, AND OF 4000 PSI AT 28 DAYS. IN ADDITION, PCC USED IN MANHOLES SHALL HAVE A MINIMUM SLUMP BETWEEN 2.5 INCHES AND 4.0 INCHES, AND SHALL BE PLACED USING A VIBRATOR. ALL PCC CONCRETE SHALL HAVE MINIMUM 7-BAGS OF PORTLAND CEMENT PER CUBIC YARD OF CONCRETE (7-BAG MIX), PLUS 3/4-INCH MAXIMUM AGGREGATE SIZE, WITH AIR ENTRAINMENT BETWEEN 5% AND 8% PER NMDOT/AASHTO TEST OR 4% AND 7% ASTM TEST AT DELIVERY TIME.
2. ACTUAL TOP OF SURFACE AT CURB AND GUTTER SHALL NOT DEVIATE FROM SPECIFIED ANY MORE THAN 1/8-INCH IN 10 FEET. INSIDE FACE OF CURB SHALL NOT DEVIATE MORE THAN ?-INCH IN 10 FEET FROM A STRAIGHT LINE.
3. EXPANSION JOINTS ARE REQUIRED EVERY 30 FEET ON CURB AND GUTTER.
4. OPR SHALL VERIFY THAT ALL CURB AND GUTTER SHOWS POSITIVE WATER FLOW, PRIOR TO FINAL ACCEPTANCE, OR DURING CITY/COUNTY INSPECTION, WHATEVER OCCURS FIRST. ANY AREAS THAT FAIL SUCH A TEST SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
5. NOTE THAT THE CITY OF SANTA FE REQUIRES AN APPROVED COLD WEATHER CONCRETE PLACEMENT PLAN PRIOR TO CONCRETE PLACEMENT DURING WINTER WEATHER CONDITIONS.

GENERAL UTILITY WORK REQUIREMENTS

1. ALL UTILITY TRENCHES SHALL HAVE CLASS D BEDDING OR BETTER. ANY ROCKS LARGER THAN 1.5 INCHES ARE NOT PERMITTED IN BEDDING MATERIAL.
2. OVER-EXCAVATION OF TRENCHES SHALL NOT BE ACCEPTABLE, UNLESS THE OPR PROVIDES WRITTEN AUTHORIZATION FOR THE CONTRACTOR TO DO SO, TO ADDRESS PREVIOUSLY UNKNOWN SUBSOIL CONDITIONS WHICH WOULD BE UNSUITABLE FOR FOUNDATION OR PIPELINE BEDDING.
3. CONTRACTOR SHALL REMEDY AND REPAIR, AT THE CONTRACTOR'S EXPENSE, ANY ACCIDENTAL OVER-EXCAVATION PERFORMED BY CONTRACTOR'S CREWS, BY INSTALLING AND COMPACTING CLASSIFIED FILL IN COMPLIANCE WITH CLASS-D BEDDING OR BETTER.
4. CONTRACTOR SHALL NOTIFY THE CITY/COUNTY/PRIVATE UTILITY DEPARTMENT, AT LEAST FIVE (5) DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE OPERATION OF THE UTILITY DEPARTMENT WATER OR WASTEWATER SYSTEMS.
5. NO TRASH SHALL BE PERMITTED IN ANY TRENCHES.
6. CONCRETE COLLARS FOR VALVES OR MANHOLES (WATER, SEWER OR STORM) SHALL NOT BE LOCATED WITHIN CURB & GUTTERS, FILLETS OR VALLEY GUTTERS.

WATER SYSTEM MATERIALS AND WORK

1. UNLESS OTHERWISE INDICATED IN THE ACD, ALL WATER SYSTEM ITEMS SHALL MEET THE APPLICABLE AWWA STANDARDS, PIPELINES AND FITTINGS SHALL BE MADE OF OR BE FULLY COMPATIBLE WITH DUCTILE IRON OR C-900 SDR-18 PVC AS NOTED IN THE PLANS, INSTALLED OVER CLASS-D BEDDING OR BETTER, WITH MECHANICAL OR MEGALUG® JOINTS, OR THERMALLY FUSED JOINTS AS APPLICABLE.
2. RESTRAINED JOINT LENGTHS SHALL BE BASED ON FITTING AND LINE DIAMETER PER MANUFACTURE'S REQUIREMENTS.
3. EXCAVATION SHALL ADEQUATELY ACCOMMODATE THE PIPE'S BELL ENDS.
4. ALL WATER VALVES SHALL BE FULL-PORT GATE TYPE, RESILIENT SEATING, MECHANICAL OR MEGALUG JOINTS, US PIPE, OR CONSIDERED EQUAL BY THE OPR, AND INSTALLED IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THESE ACD.
5. RPDA BACKFLOW PREVENTOR MUST BE ON THE APPROVED LIST CREATED BY UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTIONS CONTROL AND HYDRAULIC RESEARCH. THE RPDA SHALL INCLUDE AN INTEGRAL METERED BYPASS DETECTOR ASSEMBLY LOCATED IN AN ABOVE GROUND HOT BOX.
6. ALL WATER LINES SHALL BE INSTALLED IN EXCLUSIVE TRENCHES, WITH NO OTHER UTILITY LINES (INCLUDING NON-PUBLIC POTABLE WATER), BEDDED SO THAT THE RESULT IS A MINIMUM OF 48 INCHES OF COMPACTED BACKFILL COVER ABOVE THE CROWN OF THE PIPE.
7. NO WATER LINE SHALL BE INSTALLED BEFORE THE FINAL GRADE HAS BEEN ACHIEVED WITHIN THE DESIGNATED WATER UTILITY CORRIDOR (OR ROAD RIGHT OF WAY).
8. ALL FIRE HYDRANTS SHALL BE SUPPLIED WITH THE TYPE OF THREAD APPROVED BY THE WATER DEPARTMENT FOR THE PROJECT LOCATION AS CITY AND COUNTY OF SANTA FE USE DIFFERENT THREADS. EACH INSTALLED HYDRANT SHALL HAVE A PAINTED NUMBER SUPPLIED BY THE UTILITY DIVISION PAINTED PER THE FIRE MARSHAL REQUIREMENTS. HYDRANTS SHALL HAVE A MINIMUM HORIZONTAL CLEARANCE OF 7-FOOT RADIUS AROUND THEM.
9. PARALLEL WATER AND SANITARY SEWER MAINS SHALL HAVE A MINIMUM HORIZONTAL CLEARANCE (SEPARATION BETWEEN THEM) OF 10 FEET, PLUS A VERTICAL CLEARANCE OF 2 FEET, WHEREVER WATER AND SAS LINES CROSS. WATER LINES SHALL ALWAYS BE ABOVE THE SAS LINE. IN THE EVENT THAT UNANTICIPATED FIELD CONDITIONS REQUIRE THESE CLEARANCES OR RELATIVE LOCATIONS TO BE REVISED, THE EOR SHALL FORMULATE A PROPOSED CHANGE ORDER TO PROVIDE ALTERNATIVE PROTECTION FOR THE WATER LINE.
10. WARNING TAPE SHALL BE PLACED A MINIMUM 12 INCHES ABOVE THE WATER MAIN AT THE CENTER OF THE TRENCH. IN ADDITION, CONTRACTOR SHALL ATTACH COLOR CODED BLUE LOCATE CABLE (TRACING WIRE) ON TOP OF THE PIPELINE BY PLACING DUCT TAPE EVERY TWO FEET. LOCATE CABLE SHALL RISE INSIDE EACH VALVE BOX. BEFORE APPROVAL OF CONSTRUCTION, CONTRACTOR SHALL DEMONSTRATE TO THE OPR THE CONTINUITY OF ELECTRICAL CURRENT FLOW ALONG EVERY SEGMENT OF LOCATE WIRE ON ALL MAINS.
11. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE DISINFECTION, CHLORINATION AND CHLORINE RESIDUAL TESTING OF ALL INSTALLED WATER PIPES AND PIPES IMPACTED BY WORK, PRIOR TO CONNECTION INTO THE EXISTING NETWORK. TESTING SHALL BE IN COMPLIANCE WITH AWWA C 651-14.
12. FINAL CONNECTION OF NEW AND EXISTING PIPELINES SHALL BE AUTHORIZED BY THE GOVERNING UTILITY DIVISION. CONTRACTOR SHALL SUBMIT A PENETRATION WORK PLAN AND CLOSELY COORDINATE WITH THE UTILITY, A MINIMUM OF FIVE (5) WORKING DAYS BEFORE THE CONNECTION OR PENETRATION WORK IS STARTED, AND ONLY AFTER DISINFECTION OF THE PIPES, AND THE OPR HAS RECEIVED CHLORINE RESIDUAL AND BACTERIOLOGICAL TEST RESULTS DIRECTLY FROM THE LABORATORY.
13. UPON FINISHING APPLICATION OF THE FINISH GRADE MATERIAL, CONTRACTOR SHALL ADJUST, AS NECESSARY, THE FINAL ELEVATION OF ALL VALVE RIMS TO BE FLUSH WITH FINISH GRADE.

SANITARY SEWER MATERIALS AND WORK

1. UNLESS OTHERWISE INDICATED IN THE ACD, SANITARY SEWER (SAS) LINES SHALL BE SDR 26 PVC, OR AS APPROVED EQUIVALENT BY THE EOR, INSTALLED ON CLASS D BEDDING OR BETTER, AND WITH MINIMUM 3-FOOT OF COMPACTED BACKFILL COVER (I.E., 3-FOOT ABOVE THE PIPE).
2. SANITARY SEWER MANHOLES AND FLUSHING STATIONS SHALL BE MADE OF FACTORY-PRE-CAST REINFORCED CONCRETE SEGMENTS, UNLESS OTHERWISE SPECIFIED IN THESE ACD. ON SITE CONCRETE INSTALLATIONS SHALL ONLY BE PERMITTED IN THE CASE OF NEW MANHOLE INSTALLATIONS ON EXISTING SAS PIPELINES.
3. TYPICAL MANHOLE SECTIONS ARE 4 FEET AND 6 FEET IN DIAMETER; HOWEVER, LARGER SIZES MAY BE SPECIFIED IN THESE ACD. TOP AND BOTTOM SLABS MAY BE EITHER FACTORY-PRE-CAST OR CAST IN-SITU REINFORCED CONCRETE.
4. SANITARY SEWER CONNECTIONS SHALL BE MADE OF FIXTURES, SUCH AS PIPE TEES, WYES, OR OF MECHANICALLY STRAPPED SADDLE-TYPE FIXTURES AS APPROVED BY THE GOVERNING UTILITY DIVISION.
5. SEWER LINES SHALL BE PLACED ABOVE STORM SEWERS WHEN THESE CROSS, UNLESS OTHERWISE SHOWN ON THESE ACD, OR PRE-APPROVED BY THE OPR. A MINIMUM VERTICAL CLEARANCE OF 12 INCHES SHALL BE PROVIDED BETWEEN THE TOP OF A SAS LINE AND THE BOTTOM OF A STORM SEWER LINE, UNLESS OTHERWISE APPROVED IN WRITING BY THE OPR.
14. LOCATE WIRES OR OTHER GOVERNING UTILITY DIVISION APPROVED UNDERGROUND UTILITY MARKERS SHALL BE INSTALLED FOR ALL SEWER MAINS AND SERVICE LINES (SAS AND LPSAS), SO THAT THESE ARE VISIBLE INSIDE ALL MANHOLES AND FLUSHING STATIONS. BEFORE PAVING OR PROJECT APPROVAL FOR UNPAVED SEGMENTS, CONTRACTOR SHALL DEMONSTRATE TO THE OPR THE CONTINUITY OF ELECTRICAL CURRENT FLOW ALONG EVERY SEGMENT OF LOCATE WIRE ON ALL MAINS.
6. ALL GRAVITY SEWER LINE SEGMENTS BETWEEN MANHOLES, INCLUDING ANY SAS SERVICE LINES WITHIN THE SEWER UTILITY CORRIDOR, SHALL BE FLUSHED, TELEVISED AND PRESSURE-TESTED BY THE CONTRACTOR BEFORE THE OPR MAY DEEM THE INSTALLATION AS COMPLETE.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PERFORMING OR COORDINATING PRESSURE TEST OF ALL GRAVITY-FLOW SEWER LINES, IN THE PRESENCE OF THE OPR. CONTRACTOR SHALL ALSO PERFORM TELEVISED INSPECTION OF ALL NEW LINES, PRIOR TO INSTALLING PAVEMENT WITHIN THE SEWER LINE CORRIDOR. THE CONTRACTOR SHALL REVIEW THE TAPES IN DETAIL TO IDENTIFY ANY DEFICIENCES AND CORRECT THEM AS NECESSARY. ALL VIDEO TAPES SHALL BE PREPARED IN A RATIONAL SEQUENCE AND BE PROPERLY LABELED. LINES AND MANHOLES SHALL BE IDENTIFIED BY THE NAMES AND STATIONING GIVEN IN THE ACD. VIDEO TAPES SHALL BE SUBMITTED TO THE OPR FOR REVIEW PRIOR TO ENGINEER'S ACCEPTANCE OF THE SEWER.
8. PRESSURE TESTING OF GRAVITY SAS SHALL BE PERFORMED BY PRESSURIZING THE LINES TO 6-7 PSI, AND VERIFYING NO PRESSURE LOSS OCCURS UPON HOLDING THE PRESSURE FOR A PERIOD OF 10 MINUTES.
9. UPON FINISHING APPLICATION OF THE FINISH GRADE MATERIAL, CONTRACTOR SHALL ADJUST, AS NECESSARY, THE FINAL ELEVATION OF ALL MANHOLE AND VALVE RIMS TO BE FLUSH WITH FINISH GRADE. ADJUSTMENT GRADES CANNOT EXCEED 18-INCHES.

DRAINAGE WORK

1. ALL DRAINAGE PIPELINES OR CULVERTS SPECIFIED IN THESE ACD AS CORRUGATED METAL PIPE OR "CMP" SHALL HAVE A MINIMUM 16-GAUGE, AND MINIMUM 12-INCH BURY. ALL DRAINAGE PIPE IDENTIFIES AT PVC SHALL BE SCHEDULE 40.
2. ALL CULVERT TRENCHES SHALL HAVE CLASS D BEDDING OR BETTER. ROCKS LARGER THAN 1.5 INCHES ARE NOT PERMITTED IN BEDDING MATERIAL.
3. ALL DRAINAGE PIPES AND CULVERTS SHALL HAVE POSITIVE DRAINAGE PER PROJECT PLANS.
4. DENSITY TESTS ARE REQUIRED ON TRENCH BACKFILL PER THESE SPECIFICATIONS.
5. AFTER PROJECT COMPLETION AND PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL FLUSH ALL INLETS, OUTLETS, AND DRAINAGE PIPES. WORK SHALL BE CONSIDERED INCIDENTAL TO COMPLETION OF THE PROJECT AND NO ADDITIONAL PAYMENT WILL BE MADE.

ORALYNN GUERREROORTIZ
NEW MEXICO
12688
06/09/2025
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-3557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PROJECT CONSTRUCTION NOTES

SCALE	DWG NO.	DATE
		06/09/2025

P&DR CASE #	SHEET NO.
----	26A

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DRY UTILITY WORK
1. ALL UTILITY LINES SHALL BE BORED UNDER ANY EXISTING PCC FEATURES, AND A MINIMUM OF 12 INCHES OF SEPARATION SHALL BE MAINTAINED BETWEEN SUCH LINES. ANY DAMAGE ON EXISTING PCC FEATURES (E.G. EXISTING CURB AND GUTTER, SIDEWALK), WATER OR SEWER MAINS AND SERVICES, OR DRAINAGE CULVERTS RESULTING FROM CONSTRUCTION ACTIVITIES ON THIS PROJECT, SHALL BE REPAIRED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE, BEFORE FINAL ACCEPTANCE.
2. SHADING AND BEDDING MATERIAL SHALL BE TYPE IV, CLASS 1 FOR DIRECT-BURY-CABLE, AND TYPE IV, CLASS 2 FOR CABLE-IN-CONDUIT INSTALLATION. TYPE III MATERIAL SHALL BE CONSIDERED SUITABLE FOR EITHER TYPE OF INSTALLATION.
3. IF TRENCH-RUN MATERIAL MEETS BACKFILL MATERIAL REQUIREMENTS, 3-INCH BEDDING MAY BE OMITTED, PROVIDED THAT THE TRENCH BOTTOM IS SMOOTH, FLAT, AND WITHOUT SURFACE IRREGULARITIES.
4. SEPARATION BETWEEN JACKETED PRIMARY AND COMMUNICATION CABLES SHALL BE AT LEAST 12 INCHES.
5. WARNING TAPE SHALL BE PLACED A MINIMUM 12 INCHES ABOVE THE UPPER LEVEL OF UTILITIES AT THE CENTER OF THE TRENCH.
6. A COMPLETION LETTER, WRITTEN BY EACH UTILITY COMPANY WHOSE STRUCTURES/CONDUITS ARE AFFECTED DURING THE EXECUTION OF THE PROJECT, SHALL BE DELIVERED BY THE CONTRACTOR TO THE OPR BEFORE PAVING OR BEFORE THE SEWER'S VIDEO INSPECTION CAN OCCUR.
7. CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY IN WRITING THAT ALL DRY UTILITY LINES AND EQUIPMENT ARE LOCATED WITHIN EASEMENT.

BURIED VESSELS
1. BURIED VESSELS, SUCH AS WATER STORAGE TANKS OF ANY KIND, SHALL BE INSTALLED IN STRICT COMPLIANCE WITH RECOMMENDATIONS PUBLISHED BY THE VESSEL MANUFACTURER FOR THE SPECIFIC APPLICATION. AT THE VERY MINIMUM, ALL VESSELS SHALL BE BEDDED ON 24 INCHES OF ?" DIAMETER CRUSHED GRAVEL. FOR CYLINDRICAL TANKS, DEPTH OF GRAVEL WILL REACH THE "8 O'CLOCK" AND "4 O'CLOCK" MARKS ON THE TANK. CLASSIFIED BACKFILL SHALL BE PLACED ABOVE THAT ELEVATION.
2. AT THE POINT OF CONNECTION BETWEEN BURIED VESSELS AND PIPES, FLEXIBLE COUPLINGS (VICTAULIC® OR EQUAL) SHALL BE INSTALLED, UNLESS SPECIFICALLY REQUIRED OTHERWISE IN THESE ACD.

GRADING WORK
1. ALL CUT AND FILL SLOPE, INCLUDING SETBACK REQUIREMENTS SHALL COMPLY WITH THESE ACD AND 2009 IBC SECTION 1804.3 FOR SITE GRADING.
2. SLOPES SPECIFIED IN THESE ACD ARE EXPRESSED IN TERMS OF THE HORIZONTAL RUN VERSUS THE VERTICAL RISE OF THE GROUND'S SURFACE (H:V).
3. RECOMMENDATIONS OF ANY GEOTECHNICAL REPORT FOR THE PROJECT SHALL BE FOLLOWED AND SHALL SUPERCEDE RQUIREMENTS LISTED BELOW.
4. AFTER CLEARING, THE SOIL SHALL BE MOISTURE CONDITIONED AND DENSIFIED AS NOTED BELOW PRIOR TO PLACEMENT OF BACKFILL OR CONSTRUCTION.
5. EXPOSED NATIVE SOILS SHALL BE SCARIFIED TO A DEPTH OF AT LEAST 8-INCHES, MOISTURE CONDITIONED TO THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557. THE MOISTURE CONTENT OF THE NATIVE SOILS SHOULD BE AT OR ABOVE THE OPTIMUM MOISTURE CONTENT.
6. ALL STRUCTURAL FILL OR BACKFILL SHALL BE FREE OF VEGETATION AND DEBRIS AND CONTAIN NO ROCKS LARGER THAN 3-INCHES.
7. BACKFILL SHALL BE PLACED IN 8-INCH LOOSE LIFTS IF COMPACTED WITH APPROVED EQUIPMENT AND 4-INCH LOOSE LIFTS IF HAND HELD COMPACTION EQUIPMENT IS USED. ALL FILL OR BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AND WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT, AS DETERMINED IN ACCORDANCE WITH ASTM D-1557.
8. SUBGRADE BENEATH ASPHALT, CURBS AND GUTTERS, SIDEWALKS, PATHS AND DRAINAGE FACILITIES SHALL BE COMPACTED TO 95% PER AASHTO, T-180, METHOD D.
9. BASECOURSE IS NOT REQUIRED UNDER CURB AND GUTTER UNLESS THE ACD SHOWS DIFFERENTLY.

GUARDRAIL
a.1.1. W-BEAM GUARDRAIL: SINGLE FACE W-BEAM GUARDRAIL MADE OF GALVANIZED STEEL PER NMDOT SECTION 606 SPECIFICATIONS WITH WHITE REFLECTORS. MATERIAL TO BE INSTALLED IN ACCORDANCE WITH AASHTO TASK FORCE 13 GUIDE FOR STANDARDIZED HIGHWAY BARRIER HARDWARE.
a.1.2. END TERMINALS; MSKT-SP-MGS TL-2 (MASH COMPLIANT). TERMINALS MANUFACTURED BY ROAD SYSTEM INC. AND INSTALLED PER MANUFACTURE'S INSTRUCTIONS.

MISCELLANEOUS
1. CONCRETE PARKING BUMPERS WILL BE PRECAST STEEL REINFORCED CONCRETE WITH A COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS AND AIR ENTRAINED TO 5 TO 7%. UNITS TO BE 6-INCHES HIGH, 8-INCHES WIDE AND 6-FEET LONG AND OF UNIFORM SHAPE, SIZE AND FINISH WITH MANUFACTURE'S STANDARD CROSS SECTION WITH SLOPED VERTICAL FACES, SQUARE ENDS AND DRILLED OR SLEEVED FOR TWO DOWELS. FASTEN EACH UNIT IN PLACE PER ACD WITH TWO 24-INCH UNFINISHED STEEL DOWELS, ?-INCH DIAMETER, POINTED TIP CONFORMING TO ASTM A615. SEAL ANNULAR SPACE AROUND HOLE WITH GROUT OR SEALANT. PLASTIC OR RUBBER PARKING BUMPERS ARE NOT ALLOWED UNLESS APPROVED BY THE OPR IN WRITING.
2. TRAFFIC SIGNAGE SHALL MEET NMDOT SECTION 701 STANDARDS AND BE MADE OF RETROREFLECTIVE ALUMINUM ALLOY SHEETING A MINIMUM OF 0.08-INCH THICK IN ACCORDANCE WITH ASTM B209 AND ASTM D4956.
3. SIGN POSTS SHALL HAVE A TYPE I BREAKAWAY BASE SYSTEM WITH A SLIP-TYPE CONNECTION PER NMDOT SECTION 701 STANDARDS. POSTS SHALL BE APPROVED BY CITY/COUNTY PUBLIC WORKS DEPARTMENT.
4. ALL PRE-FORMED PAVEMENT MARKINGS SHALL BE 380 IES BY "3M". SHALL INCLUDE CROSSWALKS, ARROWS, BIKE LANE SYMBOLS AND YIELD LINE MARKINGS.
5. PAVEMENT STRIPING SHALL BE WITH NMDOT APPROVED TRAFFIC STANDARD ACRYLIC PAINT OR HI-BUILD ACRYLIC PAINT WITH REFLECTORIZED GLASS BEADS PER NMDOT SECTION 704 STANDARDS.

DISCLAIMERS
1. THE CONTRACTOR SHALL PROMPTLY REPORT TO THE OPR ANY UNANTICIPATED CONDITION THAT, IN THE OPINION OF THE CONTRACTOR, MAY SIGNIFICANTLY AFFECT THE CONTRACT TIME OR COST. THE DESIGN ENGINEER SHALL NOT BE RESPONSIBLE OR OTHERWISE LIABLE FOR ANY DAMAGE, CONSTRUCTION DELAYS, OR LOSS THAT OCCURS AS A RESULT OF UNANTICIPATED SUBSOIL CONDITIONS.
2. INFORMATION SHOWN ON THESE ACD REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITY LINES AND STRUCTURES WAS PROVIDED BY EACH UTILITY OWNER, AND WAS NOT FIELD VERIFIED DURING THE DESIGN. THE ENGINEER SHALL NOT TAKE ANY RESPONSIBILITY FOR ANY UNDERGROUND UTILITY INFORMATION FOUND TO BE IN ERROR OR INCOMPLETE, NOR SHALL THE ENGINEER BE HELD RESPONSIBLE OR OTHERWISE LIABLE FOR ANY DAMAGES, CONSTRUCTION DELAYS OR LOSSES THAT MAY RESULT FROM SUCH INFORMATION.
3. OWNERS OR THEIR AGENTS, INCLUDING THE DESIGN ENGINEER, EOR, AND OPR SHALL NOT BE HELD RESPONSIBLE FOR ANY LOSS OR DAMAGE RESULTING FROM CONTRACTOR'S FAILURE TO TIMELY NOTIFY, AND SUBSEQUENTLY FOLLOW THE EOR'S RECOMMENDATIONS WITH REGARD TO ANY APPARENT OR ACTUAL ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS FOUND IN THESE ACD.
4. DESIGN ENGINEER SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR LOSS OR DAMAGE RESULTING FROM THE CONTRACTOR'S FAILURE TO FOLLOW REQUIREMENTS, SPECIFICATIONS AND DESIGN INTENT OF THESE ACD.

GERALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
06/09/2025

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

PROJECT CONSTRUCTION NOTES

SCALE	DWG NO.	DATE
		06/09/2025
P&DR CASE # ----		SHEET NO. 26B

GENERAL
1. All construction shall conform to the requirements of City of Santa Fe Standard Drawings and Specifications as applicable.
2. Utility construction shall conform to applicable sections of the APWA's "New Mexico Standard Specifications for Public Works Construction, 1987 edition including latest published amendments (APWASS).
3. Infrastructure construction shall conform to applicable sections of the New Mexico Department of Transportation's "Standard Specifications for Highway and Bridge Construction, 2019 Edition (SSHBC).
4. The order of precedence shall be, listed in order of highest precedence, the project specifications, plans, City of Santa Fe Standard Drawings, SSHBC, and APWASS.
5. In the case of conflicts between plans and specifications resolution shall be by using the more restrictive requirement as determined by the project engineer and approved by the following: City Public Works for facilities within street right of ways including the following: roads, sidewalks, signage, pavement markings, trails, street lighting, ADA; City Public Utilities for public wet utilities; Planning and Land Use Department's Engineer (LUE) for street landscaping, irrigation, SWPPP best management practices, grading, site stabilization, retaining walls and detention ponds.
6. The project plans shall be approved for construction by the LUE prior to any construction activity and scheduling a pre-construction meeting. The Engineering Supervisor may, by written authorization, designate others to administer duties described herein.
7. The construction Project Engineer shall be a New Mexico licensed Professional Engineer in the appropriate category for the type of work represented by the project plans. The Project Engineer shall arrange for a pre-construction meeting prior to the start of construction or mobilization of equipment on-site.
8. Attendance at the pre-construction meeting is mandatory for the Project Engineer (who shall conduct the meeting), Contractor, Planning and Land Use Technical Review staff, and applicable staff from street, water, and wastewater management Divisions. The Owner and subcontractors are encouraged to attend. At this meeting, a Land Use Inspector (LUI) will be assigned as the City of Santa Fe point of contact with the Contractor.
9. Grading permits obtained on an "At Risk" basis are not subject, nor take the place of, a pre-construction meeting required above.
10. The Contractor shall provide a list of contact personnel responsible for site construction including position.
11. If an EPA Notice of Intent (NOI) is applicable, a copy of the NOI shall be presented at the pre-construction meeting.
12. The Contractor shall be responsible for maintaining the integrity of all underground utilities during the course of work regardless of any location shown on the plans or other field evidence, or lack thereof. Notification to New Mexico One Call at 1-800-321-2537 for utility locates a minimum of 48 hours in advance of any excavation is required. Maintenance of utility locates shall be continued throughout the project life.
13. The Owner shall be responsible for all changes in construction deemed necessary for any reason and shall have appropriate plans and/or specifications, including applicable design criteria, prepared by a New Mexico Professional Engineer and submitted to the LUE for approval. Upon approval, said changes may be incorporated into the project.
14. Final Record Drawings, reflecting substantial changes to the original design drawings, shall be submitted by the Owner's Engineer for approval to the LUE for permanent filing in the City Flat Room. Said plans shall be approved by applicable City Divisions prior to final acceptance of project work for maintenance responsibility and the beginning of the warranty period. Under no circumstances will partial acceptance and/or warranty commencement begin for any component of project scope be provided.
15. Curb cuts shown in the original, approved construction drawings will require a "Curb Cut Permit" issued by the City Traffic Engineer prior to construction. Curb cuts found to be necessary that were not included in the original, approved construction drawings will require a change order that includes a "Curb Cut Permit" from the City Traffic Engineer. Call 505-955-6619 for information.
16. Parallel water and sanitary sewer (SAS) utilities shall have a minimum horizontal spacing of 10 feet and vertical spacing of 3 feet wherein the water line is above the SAS line. Installation will be in separate trenches. Should encountered field conditions exist that prevent maintaining these separation distances and relationship, a change order shall be initiated that provides for alternative protective measures and submitted for approval to the LUE via the City Water and Wastewater Management Divisions.
17. Sanitary Sewer lateral construction must be constructed under separate permit (secondary) for SAS hookup. The Contractor shall obtain the permit(s) prior to any construction and must be obtained at the Permit Desk at City Hall; providing street address for each hookup. Upon payment of fee(s) the permit form will be immediately generated which shall be kept on-site. Call 505-955-6945 for permit information and 505-955-6646 for inspection of each visible, connected lateral.
18. All Contractor work activity shall be confined to the construction limits of the project. There shall be no encroachment onto adjacent properties, either construction or marshalling yard(s) unless legal easements(s)/agreement(s) is/are executed and approved by the LUE.
19. Grading shall be completed under the authority of a Building Permit, the application of which shall show the type of work as "Other" with the notation of Grading, Landscaping, and Infrastructure shown thereon. Call 505-955-6945 for permit information.
20. All cut and fill slopes, including setback requirements, shall conform to the requirements of:
a. Santa Fe City Code's Article 14-8 (Development and Design Standards);
b. Chapter 33 of the Uniform Building Code, 1997 edition unless otherwise noted on the approved construction plans; and
c. In the case of conflict between these two specifications, City Code shall prevail.
21. The Contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
22. Material quality testing shall be completed by the Owner, through a recognized testing laboratory. The laboratory shall be under the auspices of a New Mexico Professional Engineer.
23. All material quality test reports shall be emailed to the LUI within seven (7) calendar days after laboratory material testing is complete unless otherwise directed during the pre-construction meeting. In each case, all test reports and other communication shall carry the applicable P&DR Case and Building Permit project numbers which will be provided at the pre-construction meeting if not noted on the approved project plans.
24. Compaction testing of soil and similar materials, including optimum moisture-density relationships, shall be performed in accordance with the referenced specifications and/or plans. Unless specified in individual project plans, the frequency of compaction testing shall be one (1) test per 1.5 vertical feet of fill or backfill of similar material; within two (2) horizontal feet of structures; for each 500 linear feet of trench backfill or each day?s effort, whichever results in the greatest quantity of tests; or for each 500 cubic yards of fill of similar material.
25. Portland cement concrete (Pcc) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer. The design shall be provided to LUE for approval a minimum of 14 calendar days prior to scheduling the initial casting operation or, alternatively, the project plans shall define a specific mix having prior approval by LUE. Each mix shall have the following minimum properties:
a. Compressive strength of 4,000 psi in 28 calendar days
b. Seven (7.0) bags of cementitious material per cubic yard of concrete
c. Twenty (20.0) percent or less of fly ash material substitution for cement
d. Maximum aggregate size of 3/4"
e. Air entrainment content ranging between 4.0 and 7.0 percent at the point of concrete delivery into forms.
26. Concrete sample set shall consist of a minimum of three (3) cylinders. One sample set shall be obtained for each 500 linear feet cast, 50 cast cubic yards, or one (1) set per calendar day, whichever is greatest. Cylinders shall be tested at 7-, 28-, and 56-day intervals; the 56-day interval need not be tested if any previous test result exceeds the design value.
27. The City of Santa Fe requires a Land Use Engineer approved cold weather concrete placement plan prior to concrete placement during winter weather conditions.
28. Traffic control devices, as per the approved plan, shall be installed, maintained, and removed by the Contractor. Said devices shall conform to the latest published edition of the Manual of Uniform Traffic Control Devices and to written direction from the City Traffic Engineer.
29. Traffic signage shall meet NMDOT Section 701 Standards and be made of retroreflective aluminum alloy sheeting and be on the NMDOT Approved Product List.
30. Sign Posts shall have a Type I breakaway base system with a slip-type connection per NMDOT Section 713 Standards. Posts shall be approved by the City Public Works Department.
31. Pre-formed pavement marking shall be 380 IES by 6SMA, and shall include all crosswalks, arrows, bike lane symbols, yield line markings and other pavement markings required by the City Traffic Engineer.
32. Pavement striping shall be with NMDOT approved traffic standard acrylic paint or hi-build acrylic paint with reflectorized glass beads per NMDOT Section 704 standards.
33. Site erosion and/or sediment control, as per the approved plan, shall be installed, maintained, and removed by the Contractor. Inspection by the LUI of applicable Best Management Practices (BMP) is required prior to any grading activity. The Contractor's attention is directed to the SSHBC's Section 603 for other requirements relating to dust abatement and similar issues.
34. All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties. Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions. A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the LUE, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site. The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction. Some BMPs shall include:
a. The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
b. The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
c. High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
d. Restrict access: restrict access to the work area to only authorized vehicles and personnel.
In the event the above practices are ineffective to prevent off property transport, the owner or operator shall use at one or more of the following Best Management Practices (BMPs):
d.a. Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
d.b. Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
d.c. Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
d.d. Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
d.e. Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
d.f. Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.
35. Utility lines must be bored under all existing street Pcc street appurtenances. A minimum of 12" separation must be maintained between utility lines. Any curb, gutter, or other damage must be repaired before final inspection will be given.
36. Each City utility division shall provide a letter of completed installation, not necessarily accepted for warranty, at the Contractor's request. Said letters shall be provided to the LUI and received written staff acceptance prior to scheduling either TV inspection of SAS and Storm Sewer lines or placement of roadway pavement material.
37. ASTM, AASHTO, or independent laboratory certificates of material compliance are to be provided to LUI staff prior to bringing applicable material on site.
38. Aggregate base course material shall conform to the SSHBC's Section 304 using Gradation 1. Recycled basecourse is not allowed in City roads or City rights-of-way.
39. Plant Mix Bituminous Pavement (PMBP) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer conforming to SSHBC's Section 420 using Aggregate Classification(s) called for in the project plans. The design shall be provided to LUI for approval a minimum of 14 calendar days prior to scheduling the initial paving operation or, alternatively, the project plans shall define a specific mix having prior approval by LUI.
40. Compaction testing of subgrade, aggregate base course, and each lift of PMBP material shall be completed for every 100 linear feet of roadway length excepting for PMBP material in which case provide one (1) test for every 100 linear feet of laydown machine pass.
41. PMBP material quality test samples (net) shall be obtained and tested for every 500 tons or fraction.
42. Utility appurtenance such as telephone pedestals, electrical transformers, gas, and cable TV pedestals shall be placed outside the public right-of-way and within utility easements. The Owner is responsible for relocating misplaced utility structures prior to requesting a pre-final inspection. Water meter boxes and fire hydrants may be placed between the sidewalk and curb.
43. Construction debris and/or excess material shall be stored in an on-site area and appropriately contained. Said debris shall not be a nuisance to the surrounding neighborhood. Disposal of debris shall be either within the city limits under separate grading permit or at a designated NMED approved disposal site. The Contractor shall provide written notice as to proposed debris disposal site location(s). All debris and/or excess material shall be removed from the site prior to scheduling a pre-final inspection with
44. Interim terrain and stormwater management inspections shall be arranged for at the following events:
a. Completion of temporary erosion control best management installations and prior to any earthwork (clearing, grubbing, etc.)
b. Final stormwater management features are constructed.
c. Final site restoration measures are completed.
d. Further construction or issuance of any permit(s) shall not occur until written approval by LUE for each of the above inspections has been obtained. Inspections shall be scheduled by calling 505.955.6646.
45. The Contractor shall make a written request for a pre-final inspection of terrain management and infrastructure works a minimum of 14 calendar days in advance with the LUI. At this inspection, applicable city division staff will review the final work product. Any deficiencies will be noted in a "punch list" and provided to the Contractor for correction. When all punchlist items are completed, the Contractor shall file a written statement to that effect and a final inspection will be held by the LUE. Upon acceptance, an acceptance letter will be provided wherein all work will be accepted for maintenance by the City and the commencement of the warranty period initiated.
46. The project shall comply with provisions of the Gunnison?s Prairie Dog Ordinance (Article 14-8.12)
47. All storm water detention/retention areas shall drain within 24 hours of a storm event as per Article 14-8.2 (D)(4)(c)(ii).
48. Concrete collars for valves or manholes (water, sewer or storm) shall not be located within curb and gutters, fillets or valley gutters.

WASTEWATER SPECIFICATIONS

1. Prior to the Wastewater Management Division approval of the plan set, a letter will be required from the project engineer indicating they are providing the inspection and record drawing services for the project.
2. The Contractor must obtain all sewer hookup permits from the City's Building Permits Section (sewer service laterals) prior to commencing any sewer line construction. A copy of the permit must be kept at the construction site.
3. All manholes shall be constructed in accordance with the "Standard Manhole Detail Sheet" shown on the City Standard Drawings.
4. A copy of the approved plans shall be available at the construction site at all times during working hours.
5. All modifications to the sanitary sewer plans must be reviewed and approved by the City's Wastewater Management Division prior to construction.
6. Additional general notes are contained in the standard City detail sheets for sanitary sewer construction.
7. All public gravity sewer lines shall be a minimum 8-inch diameter with a minimum Class C bedding (2006 New Mexico American Public Works Association).
8. All 4-inch and 6-inch diameter gravity sewer pipe shall be private. No private sewer system shall use larger than a 6-inch diameter pipe. No public gravity sewer line to be accepted by the City of Santa Fe for permanent maintenance shall be less than 8-inches diameter.
9. No concrete encasement of new or existing public sewer pipe will be allowed unless approved by the City of Santa Fe Wastewater Management Division.
10. Core drilling is required for all new connections to an existing manhole.
11. No public sewer main line or manhole will be allowed under or within a storm water detention/retention pond.
12. Prior to paving over any sanitary sewer lines, submit video and logs, pressure tests, and the engineer's certification to the City's Wastewater Management Division. After the Wastewater Management Division reviews the above listed information, a preliminary manhole inspection will be conducted. When all the items listed above are completed to meet the standards of the Wastewater Management Division, a letter approving paving will be issued in relation to the sanitary sewer. Note: A final manhole inspection will be conducted after the final paving is completed.
13. All sewer manholes with sewer lines 12 inches in diameter and larger are required to have approved vented and locking manholes.
14. Locate wires must be installed for all sanitary sewers (gravity/force mains). The locate wire must be visible in the manhole or access structure. This will be verified during the preliminary manhole inspection prior to paving. The locate wire is to be a continuous, 12-gauge, solid strand insulated copper wire.
15. Off-road public sewer access will be provided for all public sewer lines and manholes. Access roads are to be a minimum 12 feet wide with a driving surface of 6 inches of compacted base course. No access road shall have a grade greater than 15%. Manholes are to be aligned with the center line of the access road. Sewer easements are to be a minimum of 20 feet in width.
16. Off road sanitary sewer - Call the Wastewater Management Division at 955-4631 for a field review of the grading of all off road sanitary sewer to ensure that the City's maintenance vehicles can access all manholes. The grades may be required to be adjusted based upon this inspection. Additional bank protection may be required based upon a final inspection by the Wastewater Management Division and the project engineer.
17. For Record Drawings, tie manhole to a City of Santa Fe survey monument as part of the final record drawings. Show corrected as-built bearing and distances, slopes, rim and invert elevations and sewer services along the horizontal alignment of the sanitary sewer.
18. The Owner/Developer will be responsible for maintaining, repairing and locating the sewer system until City acceptance for maintenance. Damages resulting from a stoppage in any gravity and/or pressure sewer system will be the sole responsibility of the Owner/Developer until a final acceptance letter for permanent maintenance has been issued by the Wastewater Management Division.
19. Water meters will not be placed until a final acceptance letter has been issued by the Wastewater Division for all on-site sanitary sewer needed in order for the project to connect to the sanitary sewer system.
20. 20-foot-wide access gates shall be provided at all fences, walls or other obstructions that cross a public sewer line. Access gates to be located within the sanitary sewer Easement.
21. The Owner/Developer will be responsible for locating each sewer service at the time each lot is ready to connect to the sewer. It is suggested that the Owner/ Developer retain a copy of the television inspection video along with the video logs. Each service shall be clearly marked for each lot at the point of connection. All calls received by this Division regarding the location of service will be forwarded to the Owner/Developer.
22. The Contractor shall call the Wastewater Management Division (Luke Gray at telephone # 955-4613) for a final manhole inspection. This inspection will be isolated to the manholes. The City's Plumbing and Mechanical Inspector's will conduct all other necessary plumbing inspections. Note: The City's Plumbing and Mechanical Inspectors will inspect the individual sewer service taps and laterals, which connect to the public sanitary sewer.
23. The existing sanitary sewer line must be T.V. taped prior to a new service connection being placed as well as taped after the services have been completed. This is to ensure that the existing sanitary sewer line is not damaged, and the new service is installed correctly.
24. All costs associated with the operation, maintenance and replacement of grinder pumps for individual lots shall be the responsibility of the lot owner and/or Owners Association. For grinder pumps that connect to a pressure sewer main, the grinder pump will be a model manufactured by Environment-One or a type approved by the City of Santa Fe Wastewater Management Division. For grinder pumps that connect to a gravity main, the grinder pump shall be of a type approved by the City of Santa Fe Plumbing Code.
25. A minimum 12 inches of vertical clearance shall be provided between the sewer line and any storm drain piping.
26. All gravity sewer systems shall be pressure tested by pressurizing the lines to 6-7 psi, and verifying no pressure loss occurs for a period of 10 minutes. The test is to be witnessed and certified by the project engineer.
27. All pressure sewer systems shall be air or hydrostatically pressure tested @ 120 psi for 2 hours minimum. The test is to be witnessed and certified by the project engineer. Prior to being put into service and acceptance by the City of Santa Fe, all pressure sewer system main lines will be filled with water.
28. No public pressure sewer system piping may be installed in a common trench with other utilities.
29. Sewer backflow check valves will be required for all sewer service lateral connections to sewer mains 12 inches or greater in diameter. The sewer service connection must be made at an existing or new manhole. Sewer service connections to sewer mains with pipe size diameter of 12 inches and greater will not be made without approval from the Wastewater Management Division.
30. Sewer backwater check valves shall be required on private sewer service laterals per the City of Santa Fe Plumbing Code. Final inspection shall be made by the City of Santa Fe Plumbing Inspection Division.
31. Any 8-inch public sanitary sewer main line placed with a grade of less than 0.60% shall be removed and reconstructed at the Contractor's expense. All public sanitary sewer main lines with slopes of less than 1% require a minimum Class C bedding with select granular material foundation.
32. All as-built sewer line and manhole data shall be obtained and certified by a licensed surveyor or engineer. As-built data supplied by other than a licensed surveyor or engineer shall not be valid for final as-builts.
33. All existing and new public manholes within a project shall have access for City sewer maintenance equipment. All access is subject to field verification and modification as required by the Wastewater Division prior to final project close out with the City of Santa Fe.
34. All sewer line crossings of rivers, streams, arroyos, drainage channels, etc. shall require a basis of design analysis prepared by a licensed engineer.
35. An approved backflow valve and isolation valve are required on all low-pressure sewer service lines as per the City of Santa Fe Standard Sewer Specifications.
36. Terminal flushing connections and in-line flushing connections are required on all low-pressure sewer systems. The maximum spacing between in-line flushing connections shall be 500 feet. Distances greater the 500 feet between low pressure sewer in-line flushing connections shall be approved by the Wastewater Division.
37. Sewer backflow check valves are required on private sewer service laterals per the City's Plumbing Code. Final determination shall be made by the City of Santa Fe Plumbing Inspection Division.
38. Unless otherwise indicated in the approved plans, sanitary sewer (SAS) lines shall be SDR 26 PVC, or an approved equivalent by the City of Santa Fe Wastewater Division Engineer, installed on class D bedding or better, and with a minimum of 3-feet of compacted backfill cover.

Water Line Extensions General Notes

1. Contractor shall notify City of Santa Fe Water Divisions (CoSFWD) five (5) days prior to commencement of work.
2. Construction shall be done in accordance with the CoSFWD Construction Standards and Specifications.
3. All easements shall be dedicated, cleared, graded and staked prior to water line installation.
4. All streets shall be cut to within +6-inches of final grade prior to water line installation.
5. Lot corners shall be staked prior to service line installation. Curb, gutter and driveway apron shall be installed prior to service line installation unless otherwise approved, in writing, by CoSFWD.
6. Contractor (Developer) shall provide construction staking utilizing the appropriate right-of-way maps, signed plats and CoSFWD drawings.
7. Material submittals shall be approved by CoSFWD prior to construction.
8. Contact New Mexico One Call at 811 tno (2) working days in advance of construction for utility spots.
9. Pressure regulators shall be installed on all services downstream from the meter.
10. Four-feet cover to top of pipe shall be maintained on all water mains and services.
11. Contractor shall submit as-built construction packet within five (5) days of completion of construction including: valve ties, as-built drawings (including, but not limited to: fitting-to-fitting measurements, service-to-service measurements, center of main to center of service measurements, length of main installed, fittings installed, etc.) and potability results.
12. All valve boxes shall be brought up to grade of the final paving material so that the concrete is exposed.
13. Fire Hydrants shall be numbered using reflective numerals. The reflective numerals shall be obtained by the contractor for the CoSFWD field representative at the time the Notice to Proceed (NTP) is issued. Numbers shall be legible from the road. Prior to installing numbers, fire hydrants shall be painted.
14. A mechanical restraint system shall be utilized on fittings and piping for thrust restraint. Concrete thrust blocking shall be used only for special conditions (e.g. caps where main will be extended in the future) as specifically approved by CoSFWD.
15. Any field changes to these plans require approval of both the design engineer and CoSFWD.
16. Work on CoSFWD facilities shall not begin until CoSFWD has issued a NTP to the approved utility contractor.
17. Any and all easements for city-owned infrastructure shall be obtained/verified and recorded by the Developer before project commencement. Contractor shall verify the easement is in place before installing any infrastructure.
18. Any grading impacting existing water mains must maintain 4-foot cover, not to exceed 5-cover over mains. Mains must be adjusted to new grade as needed.

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9597

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

CITY CONSTRUCTION NOTES

SCALE	DWG NO.	DATE
		06/09/2025
P&DR CASE # ----		SHEET NO. 26C

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ITEM NUMBER	DESCRIPTION	UNITS	TOTAL QUANTITY
	ROAD GRADING, PAVING AND CONCRETE		
1	Clear & Grub, clearing of any trash	AC	33.61
2	Earthwork Cut, RAW. In place value; no shrinkage or expansion included	CY	69,399
3	Earthwork Fill, RAW. In place value; no shrinkage or expansion included	CY	23,305
4	Earthwork To be Stockpiled on Site (assumes 25% expansion)	CY	57,618
5	Fine Grading of Ponds (Ponds A1, C1, E1 and I1)	EA	4
6	Water Development& Water Cost	LS	1
7	8" Subgrade Prep Roads, curbs, sidewalks and aprons	SY	74371
8	6" Base Course Roads (Type 1) TC Cinto Sur Virgin	SY	14789
9	7" Basecourse Roads (Type 1) TC Cinto Norte Virgin	SY	13508
10	8" Base Course Roads (Type 1) Virgin	SY	25148
11	2.5" Asphalt (SPIII) Roads	SY	39789
12	1.5" Asphalt (SPIV) Roads	SY	39789
13	3" Asphalt (SPIV) Roads - TC Cinto Norte	SY	13058
14	Concrete Road Crossing (pedestrian crossings) 8" Reinforced	SY	349
15	Asphalt Saw Cut (roadway)	LF	178
16	Asphalt Removal (roadway)	SY	22
17	Remove and Replace Asphalt Pavement Section Drive to Fire Station, Includes new grading	SY	82
18	Concrete reinforced colored, stamped pavement (8" thick) in Roundabouts	SY	516
19	3' Center Concrete Median on PDS (2.5 CF/LF)	LF	575
20	Concrete reinforced drive pad (at sewer line segment 1 beginning)	SY	25
21	Remove and Replace 23' Sidewalk, curb and gutter with a Ramp, 3' planter with gravel mulch, new curbing.	LS	1
22	Valley Gutter and Fillets	SY	936
23	24" Curb and Gutter, Type B, 6" curb	LF	28596
24	12" Curb and Gutter, Mod Type B, 6" curb	LF	390
25	24" Roll Curb, Type A 6" curb	LF	584
26	Sidewalk (4" thick) excludes Ramps	SY	13096
27	Turndown Sidewalk Length, does not include flat part of sidewalk which is included above.	LF	616
28	Sidewalk Ramps 10' wide	LF	459
29	Sidewalk Ramps 6' Wide	LF	294
30	Sidewalk Ramps 5' Wide	LF	1622
31	Tactile Strips	EA	155
32	12" Curb Cuts	EA	244
33	Remove Existing Type 3 Barracades and Patch Asphalt on east end of PDS	LS	1
34	Pedestrian Railing	LF	1340
35	W-Beam Guardrail	LF	1287
36	Guardrail End Terminals	EA	4
	TRAILS		
37	Asphalt Path Sawcut (PDS Sta 12+75)	LF	16
38	Asphalt Path Removal, Regrades and Replace (PDS Sta 12+75)	SY	98
39	Sewer Trail Segment 1 - 6" Subgrade Prep	SY	4448
40	Sewer Trail Segment 1 - 4" Concrete Path	SY	3197
41	Sewer Trail Segment 1 - 4" Compacted Basecourse	SY	4448
42	Sewer Trail Segment 1 - 2" SPIV Asphalt	SY	3197
43	Sewer Trail Segment 1 - Sign Post and Single Sign	EA	1
44	Sidewalk through 40' wide Open Space - Clear & Grub	AC	0.04
45	Sidewalk through 40' wide Open Space- earthwork Cut	CY	164
46	Sidewalk through 40' wide Open Space- earthwork Fill	CY	2
47	Sidewalk through 40' wide - 4" thick, 5' wide sidewalk	SY	471
48	Community Trails (sheets 11B-D) - Clear & Grub	AC	1
49	Community Trails (sheets 11B-D) - Cut Raw	CY	1565
50	Community Trails (sheets 11B-D) - Fill Raw	CY	332
51	Community Trails (sheets 11B-D) - 6" Subgrade Prep	SY	2530
52	Community Trails (sheets 11B-D) - 4" Concrete Path	SY	1798
53	Community Trails (sheets 11B-D) - Alternative 4" Type 1 Basecourse	SY	2530
54	Community Trails (sheets 11B-D) - Alternative 2" SPIV Asphalt	SY	1798
55	Community Trails (sheets 11B-D) - Sign Post and Single Sign	EA	12
56	Community Trails (sheets 11B-D) -18" CMP	LF	57
57	Community Trails (sheets 11B-D) -18" CMP End Sections	EA	4
58	Community Trails (sheets 11B-D) -24" CMP	LF	70
59	Community Trails (sheets 11B-D) -24" CMP End Sections	EA	6
60	Community Trails (sheets 11B-D) - 30" CMP	LF	95
61	Community Trails (sheets 11B-D) - 30" CMP End Sections	EA	4
62	Community Trails (sheets 11B-D) - Rip Rap Pads, 1' thick	SY	58
63	Arroyo Chamisa Trail Segments 1 and 2- Clear & Grub	AC	0.9
64	Arroyo Chamisa Trail Segments 1 and 2-Cut Raw	CY	2856
65	Arroyo Chamisa Trail Segments 1 and 2- Fill Raw	CY	2238
66	Arroyo Chamisa Trail Segments 1 and 2- 6" Subgrade Prep	SY	7681
67	Arroyo Chamisa Trail Segments 1 and 2- 4" Concrete Path	SY	5477
68	Arroyo Chamisa Trail Segments 1 and 2-Alternative 4" Type 1 Basecourse	SY	7681
69	Arroyo Chamisa Trail Segments 1 and 2- Alternative 2" SPIV Asphalt	SY	5477
70	Arroyo Chamisa Trail Segments 1 and 2- Sign Post and Single Sign	EA	4
71	Arroyo Chamisa Trail Segments 1 and 2-Pedestrain Railing	LF	137
72	Arroyo Chamisa Trail Segments 1 and 2- 18" CMP	LF	20
73	Arroyo Chamisa Trail Segments 1 and 2- 18" CMP End Section	EA	2
74	Arroyo Chamisa Trail Segments 1 and 2 - 24" CMP	LF	188
75	Arroyo Chamisa Trail Segments 1 and 2- 24" CMP End Section	EA	8
76	Arroyo Chamisa Trail Segments 1 and 2- 36" CMP	LF	180
77	Arroyo Chamisa Trail Segments 1 and 2- 36" CMP End Section	EA	3
78	Arroyo Chamisa Trail Segments 1 and 2- 3'x3' MDI	EA	3
79	Arroyo Chamisa Trail Segments 1 and 2- Rock Line Entrance	EA	4
80	Arroyo Chamisa Trail Segments 1 and 2- Rip-Rap Pad, 1' thick	SY	100
81	Arroyo Chamisa Trail Segments 1 and 2- Sidewalk Culvert 10' long	EA	2
82	Arroyo Chamisa Trail Segments 1 and 2- Silt Fence	LF	4882
83	Arroyo Chamisa Trail Segments 1 and 2 - Retaining Wall exposed plus 2' assumed buried	SF	805
84	Arroyo Chamisa Trail Segments 1 and 2 - Retaining Wall Footer	LF	241
	STRIPING, PAVEMENT MARKINGS AND SIGNAGE		
85	Red paint on curb (10' either side of hydrant)	LF	420
86	Continental Cross Walk Striping	SF	1352
87	Parallel Crosswalk Striping	LF	448
88	4" White Stripe	LF	27819
89	4" White Stripe Dashed	LF	1965
90	4" Yellow Stripe	LF	16271
91	2' White Striped Median (3' linear feet of 4" striping per linear foot of median)	LF	12766
92	Pavement Arrows Reflective Tape	EA	4
93	Bike Lane Symbols and Arrow Reflective Tape (2 piece ea)	EA	45
94	Yield Line Markings	EA	89
95	White Deflection Striping	LF	5854
96	Yellow Deflection Striping	LF	75
97	Street Sign Post with a Single Sign	EA	61
98	Type 3 Barricade	EA	23

ITEM NUMBER	DESCRIPTION	UNITS	TOTAL QUANTITY
	ON-SITE DRAINAGE		
99	8" PVC Sch 40	LF	30
100	12" CMP	LF	74.5
101	12" CMP End Sections	EA	2
102	15" CMP	LF	66
103	15" CMP End Sections	EA	2
104	18" CMP	LF	431
105	18" CMP End Sections	EA	9
106	24" CMP	LF	785
107	24" CMP End Sections	EA	10
108	24" 22.5 Deg. Elbow	EA	1
109	36" CMP	LF	1264
110	36" CMP End Section	EA	7
111	48" CMP	LF	1077
112	48" CMP End Section	EA	5
113	72" RCP	LF	207
114	72" CMP	LF	533
115	72" Metal End Section with Safety Grate, 36' long	EA	1
116	6' Diameter Storm Drain Manhole with top grate, 6', 8', 6', 9', height excluding 10" slab	EA	4
117	8' Diameter Storm Drain Manhole. 8', 15.5', 19' height excluding 10" slab	EA	3
118	Pond A1 Fine Grading	LS	1
119	Remove Existing End Section at Pond A1 outlet	LS	1
120	Pond Outlet Structure for Pond A1, 7x7x7	EA	1
121	Pond C1 - Earthen Dam Fill (raw in place; not included in grading above)	CY	1810
122	Concrete Spillway Pond C1 with sidewalls 30' wide x 18' long	LS	1
123	Rock Spillway at Pond C1, 40'x40' with 12" rock aggregate	SY	90.7
124	Pond E1 Fine Grading	LS	1
125	Concrete Spillway Pond E1 with sidewalls and turn down edges	LS	1
126	Rock Spillway at Pond E1, 30'x20' with 12" rock aggregate	SY	46.3
127	Pond E1 - Grading Cut (raw in place; not included in grading above)	CY	355
128	Pond E1 - Grading Fill (raw in place; not included in grading above)	CY	144
129	Type 1A Drop Inlet	EA	18
130	3 x 3 Median Drop Inlet w/ Urban Grates	EA	4
131	4 x 4 Median Drop Inlet w/ Urban Grates	EA	2
132	4.5x4.5 Median Drop Inlet w/Urban Grates	EA	2
133	Rock-Lined Entrance at CMP	EA	6
134	Concrete Head Walls at A1 culverts	SF	216
135	Concrete Head Walls foundations at A1 Culverts	LF	46
136	Gabions	CY	348
137	Rip-Rap Pad, 1' THICK	SY	331
138	Wired Rip-Rap Pad, 1' Thick	SY	294
139	V-Shape Run down	SY	57
	PROJECT SWPPP REQUIREMENTS		
140	SWPPP Plan	LS	1
141	SWPPP Monitoring	MO	24
142	Wired Rock Construction Entrance	EA	1
143	Silt Fence, Does not include trail silt fencing	LF	17672
144	Notice Board	LS	1
145	Storage Yard	LS	1
146	Concrete Washout	LS	1
	WATER SYSTEM		
147	12" C900 Waterline, T & B, w/ restraints and fittings	LF	2956
148	12" DI Waterline, T & B, w/ restraints and fittings	LF	1036
149	8" C900 Waterline, T & B, w/ restraints and fittings	LF	9226
150	6" DI Waterline, T & B, w/ restraints and fittings	LF	369
151	Fire Hydrant	EA	21
152	12" Gate Valve w/ valve box	EA	6
153	8" Gate Valve w/valve box	EA	59
154	6" Gate Valve w/valve box	EA	21
155	8" Cap	EA	23
156	12"x12"x6" Tee	EA	5
157	12"x12"x8" Tee	EA	1
158	16'-16" Steel Casing with End Seals	LS	1
159	8"x8"x8" Tee	EA	8
160	8"x8"x6" Tee	EA	16
161	12" Cross	EA	2
162	8" Cross	EA	7
163	12" 11.25 Deg. Elbow	EA	2
164	12" 22.5 Deg. Elbow	EA	1
165	12" 45 Deg. Elbow	EA	16
166	8" 11.25 Deg. Elbow	EA	14
167	8" 22.5 Deg. Elbow	EA	18
168	8" 45 Deg. Elbow	EA	31
169	1" Air-Vacuum Relief Valve and Box	EA	3
170	2" Air-Vacuum Relief Valve and Box	EA	4
171	12"x8" Reducer	EA	6
172	Non Pressured Connection	EA	2
173	Irrigation Service line with meter can (does not included back flow preventors)	EA	25
174	Remove existing flush hydrant and valve boxand install 2" cap and blocking	LS	1
175	Remove existing 12" cap and blocking	EA	2
176	Pressure Testing	LS	1
177	Bact T Testing	LS	1
178	Bonding Required by Water Division	LS	1
	SEWER SYSTEM		
179	8" T&B SAS 0-8' Deep SDR 26, inc. video taping and pressure testing lines	LF	3862
180	8" T&B SAS 8-10' Deep SDR 26, inc. video taping and pressure testing lines	LF	761
181	8" T&B SAS 10.1-13.0' Deep SDR 26, inc. video taping and pressure testing lines	LF	194
182	4' Dia. MH 0-8' Deep	EA	15
183	4' Dia. MH 8-10' Deep	EA	6
184	8" Cap and rebar placed at end with 4" PVC.	EA	21
185	Connection to an Ex. Drop Structure	EA	3
186	Connection to an Ex. Drop Structure with Rebuild of structure at new invert	EA	2
187	Raise or lower Rim on Existing 6' Dia. Manhole and adding collar	EA	5
188	Core Drill and Connect to Existing Manhole	EA	3
189	20" band of Epoxy Lining on Ex. Manhole at new penetration, ACI #6	EA	1

ITEM NUMBER	DESCRIPTION	UNITS	TOTAL QUANTITY
	LANDSCAPING		
190	Gravel Mulch, 2" depth	CY	707
191	Cobble, 8" depth	CY	171
192	Boulders	EA	203
193	Landscape Fabric	SF	120,552
194	Streetscape Trees - Large Deciduous (2"- 2 1/2" caliper)	EA	453
195	Streetscape Trees - Small Deciduous (2" caliper, min.)	EA	270
196	Streetscape Trees - Small Evergreen (6'-8' height)	EA	23
197	Streetscape Shrubs (15 gal)	EA	39
198	Streetscape Shrubs (5 gal)	EA	862
199	Streetscape Perennials / grasses (1 gal)	EA	816
200	Soil Improvements, 3" compost (Street Trees)	EA	605
201	Soil Improvements, 3" compost (Street Shrubs)	EA	1,270
202	Seeding Soil preparation (chain drag and fine grade)	SF	1,161,000
203	Wildflower Seedadded to Native Seed Mix (seed only)	SF	214,950
204	Native Grass Seeding w/ shrubs and wildflowers (hydroseed, mulch and tackifier, fertilizer, mulch, irrigated)	SF	1,161,000
	IRRIGATION		
205	CL200 PVC Lateral - 1"	LF	32,970
206	CL200RT PVC Mainline 1.5"	Lf	12,400
207	Drain Valve - 1" 1/4 turn	EA	22
208	Gate Valve - 1.5"	EA	52
209	Hunter I-20 6" PRB Rotor	EA	98
210	Hunter PROS-12 W/ Rotator Nozz	EA	666
211	Tree Bubbler RWS	EA	680
212	Hunter IBV-FS-AS-ADJ 1"	EA	225
213	Hunter HQ-44 Quick Coupler	EA	64
214	#14 AWG Copper Control Wire	LF	112,000
215	Drip Valve Ass. W/ Vavle Basket & PRV/Decoder	EA	33
216	Drip POS PC Emitters & Micro Tubing	LF	2,820
217	Drip Blow-Out Box w/Operator	EA	182
218	Hardie Dura-pol Tubing	LF	15,990
219	CL160 PVC Sleeve 2"	LF	1,640
220	CL160 PVC Sleeve 4"	LF	232
221	Febco 825YA BFP - 1"	EA	25
222	Hotbox Box 30" AL Enclosure	EA	25
223	Irrinet M-AC Motorolla - Pedestal	EA	25
224	Arad Hydrometer Master Valve	EA	25
225	120 Volt Electrical	EA	25
	STREET LIGHTS		
226	Cast in place concrete forr, transformer equipment pad	SFCA	480
227	Structural concrete, slab on grade, 12" thick	SFCA	136
228	Excavating, utility trench, 36" deep, includes backfill	LF	29500
229	Wire, copper, stranded, 600 volt, #8	CLF	295
230	Wire, copper, stranded, 600 volt, #2	CLF	590
231	Wire, copper, stranded, 600 volt, 3/0	CLF	1
232	Pull boxes, steel, 24" L x 24" W x 10" D, NEMA 3R	EA	75
233	PVC conduit, schedule 40, 2" diameter	LF	29500
234	Light poles, anchor base, aluminum, 30' high	EA	75
235	Light poles, aluminum bracket arms	EA	75
236	Light poles, concrete base	EA	75
237	Roadway area luminaire, LED fixture	EA	75
238	Terminal lugs, solderless, #2 to #1	EA	75
239	Service & panel, 200 amp, meter socket	EA	2
	ON-SITE RETAINING WALLS		
240	Retaining Walls, exposed plus 2' assumed buried	SF	3,331
241	Retaining Wall Footer	LF	1,466
	DRY UTILITIES		
242	Dry Utility Main T&B,	LF	23349
243	Dry Utility Coordination	LS	1
	PROJECT MISCELLANEOUS		
244	As-Built Plans for Project	LS	1
245	Project Construction Staking	LS	1
246	Project Traffic Control	LS	1
247	Project Testing	LS	1

REVISIONS	
DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9991

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

SUMMARY OF QUANTITIES

SCALE	DWG NO.	DATE
N/A		06/09/2025

SHEET NO. 27

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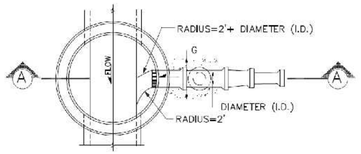
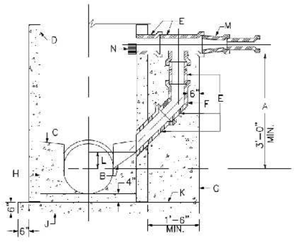


PLAN VIEW



CROSS SECTION A–A

NOT TO SCALE

CONSTRUCTION NOTES

A. 5' MINIMUM DISTANCE OF VERTICAL DROP. LESS THAN 5' RESULTS IN DROP MANHOLE.

B. FORM PIPE INVERT IN SHELF. INVERT TO SPRINGLINE.

C. SHELF SLOPE, 1" PER FT.

D. MANHOLE TYPE FOR UPPER PORTION IS SPECIFIED IN MANHOLE TYPE "E" DETAIL DWG NO. 2.

E. USE D.I. OR P.V.C/SDR 35) PIPE THROUGHOUT DROP. ALL PIPING IN DROP STRUCTURE FROM THE TEE IS INCREASED ONE PIPE SIZE FROM THE INCOMING LINE. (INCOMING=8" DROP=10")

F. USE BELL AND SPIGOT 45° LONG RADIUS BEND.

G. CONCRETE SUPPORT WIDTH EQUALS PIPE O.D. PLUS 6" MINIMUM EACH SIDE.

H. CONCRETE FILL.

J. CAST IN PLACE REINFORCED CONCRETE BASE REQUIRED. CONCRETE BASE TO BE POURED IN PLACE USING NO.4 BARS AT 6"(IN) O.C. EACH WAY FOR MANHOLE DEPTH OF 15'(FT) OR GREATER. NO4 BARS AT 12"(IN) O.C. EACH WAY OR PRECAST FOR MANHOLE DEPTH LESS THAN 15' IN DEPTH.

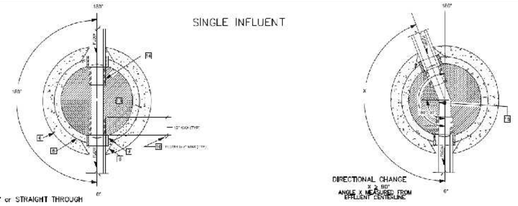
K. FOR NEW DROP ON EXISTING MANHOLE CONSTRUCT 3X3 REINFORCED CONCRETE BASE BEFORE CONSTRUCTING DROP SUPPORT.

L. MINIMUM 3"(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.

M. REDUCER

O. EXTEND PIPE 37'(IN) MINIMUM 6"(IN) MAXIMUM INTO MANHOLE W/TOP 1/2 PIPE REMOVED.

CityofSantaFe NEW MEXICO	CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION SANITARY SEWER STANDARD CONSTRUCTION DETAILS		
DATED: JULY 1992 REV: FEBRUARY 2022	REVISIONS		DETAIL SHEET 1
DRAWN BY: MM	1		OUTSIDE DROP MANHOLE DETAIL
CADD CONVERTION BY: MM			
APPROVED BY:			

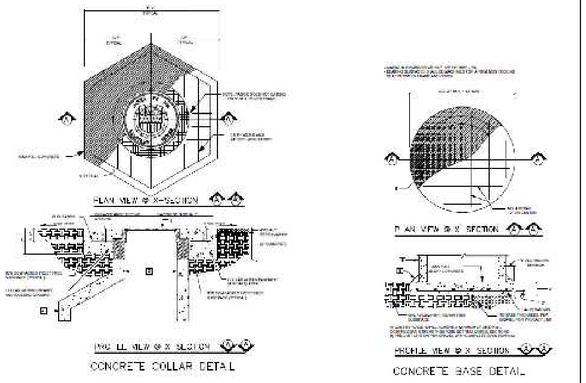


LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with outside 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 ground 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

NOT TO SCALE

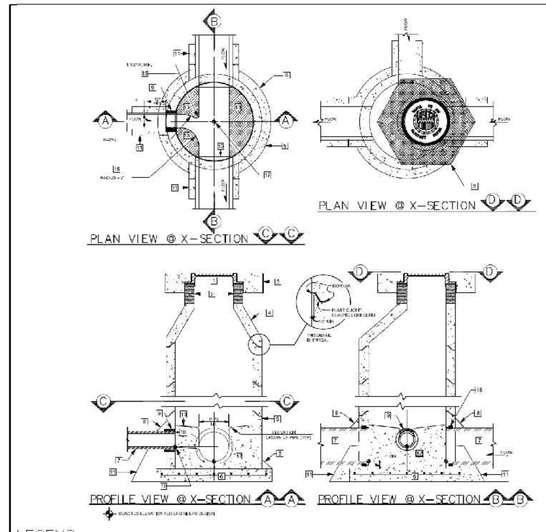
CityofSantaFe NEW MEXICO	CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION SANITARY SEWER STANDARD CONSTRUCTION DETAILS		
DATED: JULY 1992 REV: FEBRUARY 2022	REVISIONS		DETAIL SHEET 3
DRAWN BY: MM	1	8-4-22	MANHOLE BASE CONNECTIONS
CADD CONVERTION BY: MM			
APPROVED BY:			



LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg.
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg.
3	CONCRETE COLLAR, refer to concrete collar detail Dwg.
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general notes.
5	PRECAST REINFORCED CONCRETE BASE RISER, with outside sized openings, refer to general notes.
6	CONCRETE BASE, refer to concrete base detail Dwg.
7	SEWER PIPE, refer to general notes.
8	6"(in) GROUT FILLET, on upper half of pipe and ground base.
9	ADAPTER, MANHOLE, see upper half of pipe and ground base.
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg.

CityofSantaFe NEW MEXICO	CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION SANITARY SEWER STANDARD CONSTRUCTION DETAILS		
DATED: JULY 1992 REV: FEBRUARY 2022	REVISIONS		DETAIL SHEET 5
DRAWN BY: TEK			MISC. MANHOLE DETAILS
CADD CONVERTION BY:			
APPROVED BY:			

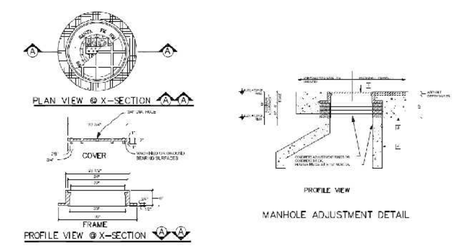


LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with outside 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 ground 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	CONCRETE FILL, 3000 p.s.i., refer to general note CM-6
12	SHELF, to be 8"(in) minimum width with 1"(in) per 1'-0" slope, from crown of pipe
13	CUT WHERE SEAL OF 1/2" after manhole has been completed and inspected by engineer
14	KNIT POWERS CHANNELS, shall be on a uniform radius and shall not hold water
15	INVERT ELEVATIONS OF LATERAL LINES, shall be the same as the springline elevation of the sewer main, where possible
16	CHANNEL DEPTH OF FLOW, at center of manhole
17	APPROVED WATER STOP, to be with type of pipe

NOT TO SCALE

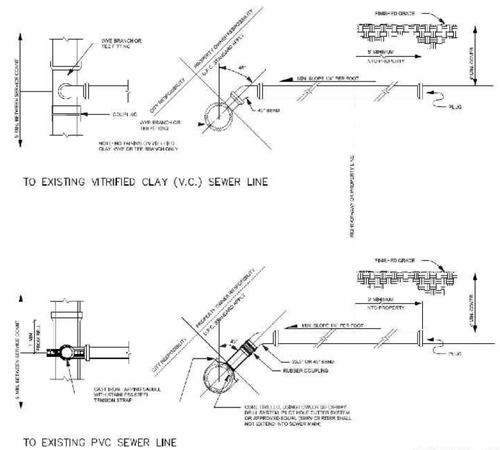
CityofSantaFe NEW MEXICO	CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION SANITARY SEWER STANDARD CONSTRUCTION DETAILS		
DATED: JULY 1992 REV: FEBRUARY 2022	REVISIONS		DETAIL SHEET 2
DRAWN BY: MM	1		MANHOLE DETAIL
CADD CONVERTION BY: MM			
APPROVED BY:			



LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS 6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to genera note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with outside 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 ground 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

CityofSantaFe NEW MEXICO	CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION SANITARY SEWER STANDARD CONSTRUCTION DETAILS		
DATED: JULY 1992 REV: FEBRUARY 2022	REVISIONS		DETAIL SHEET 4
DRAWN BY: MM			MISC. MANHOLE DETAILS
CADD CONVERTION BY: MM			
APPROVED BY:			



NOT TO SCALE

SERVICE CONNECTION DETAILS

CityofSantaFe NEW MEXICO	CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION SANITARY SEWER STANDARD CONSTRUCTION DETAILS		
DATED: JULY 1992 REV: FEBRUARY 2022	REVISIONS		DETAIL SHEET 6
DRAWN BY: MM			SERVICE CONNECTION DETAILS
CADD CONVERTION BY: MM			
APPROVED BY:			

REVISIONS	
DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9591

CITY OF SANTA FE

SEWER DETAILS

SCALE	DWG NO.	DATE
N/A		06/28/2024
	SHEET NO.	28 A

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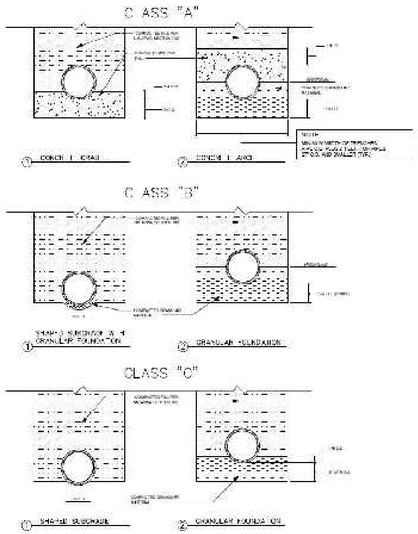


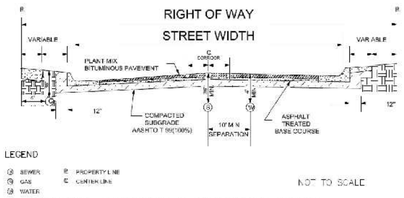
NOTE: NO ROCK WITH ANY DIMENSION GREATER THAN 6" ALLOWED TO BE PLACED IN 4" BEDDING

NOT TO SCALE

CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

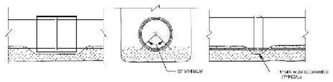
SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DETAIL SHEET 7
BEDDING DETAILS



NOT TO SCALE

TYPICAL UTILITIES SEPARATION DETAIL



BELL OR COUPLING INSTALLATION DETAIL

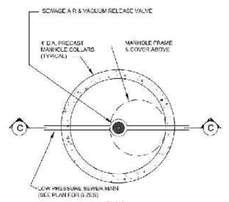
NOTE: USE AT RIVER AND ARROYO CROSSINGS

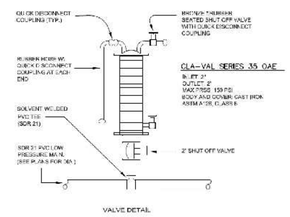
RESTRAINED JOINT DETAIL

CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DETAIL SHEET 9
MISCELLANEOUS DETAILS





GENERAL NOTES

FOR DETAILS OF MANHOLE FRAMES, COVERS AND GENERAL CONSTRUCTION NOTES, SEE SHEET 12. MANHOLES SHALL HAVE NO STEPS.

AIR VACUUM RELEASE VALVE SHALL BE INSTALLED AT ALL MANHOLES WITH A PROFILE SLOPE BELOW AND DOWNSTREAM FROM AND SEWER CAST CHANGES IN THE SLOPE OF THE PRESSURE LINE, AS DETERMINED BY THE WASTEWATER MANAGEMENT DIVISION.

CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OR CATALOG CUTS OF VALVES TO ENGINEER PRIOR TO INSTALLATION

PROFILE DETAIL IS LOCATED TAPS AT ABOVE LOW PRESSURE SEWER MAIN I.E.S.

HOMEOWNER SHALL CONTACT THE LOCAL WASTEWATER UTILITY FOR ENVIRONMENT ONE E-SERIES GRINDER PUMP, ACCESSORIES, INSTALLATION INSTRUCTIONS, OPERATING INSTRUCTIONS, INSPECTION AND WARRANTY START UP. OTHER PUMP MANUFACTURERS SHALL NOT BE ACCEPTABLE.

ALL PIPING IS A TIPS SHALL BE SCH 80 PVC OR SCH 40 STI W THIS MANHOLE, TRANSITION TO MATERIAL FOR LESS CUTNEP MANHOLE

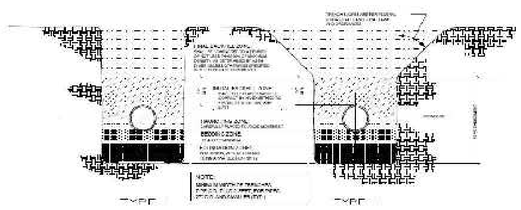
AIR + VACUUM RELEASE VALVE STATION

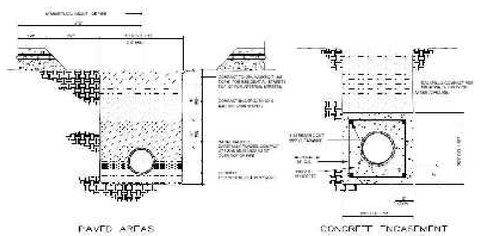
NOT TO SCALE

CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DETAIL SHEET 15
VACUUM RELEASE VALVE DETAIL





NOTE: NO ROCK W/ ANY DIMENSION GREATER THAN 6" ALLOWED TO BE PLACED IN 4" BEDDING

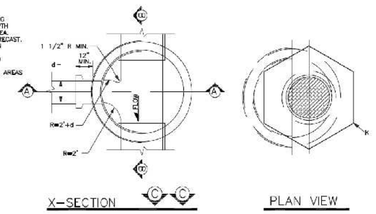
CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

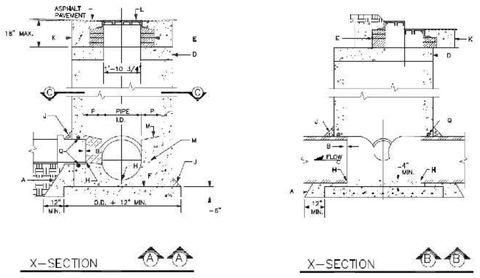
SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DETAIL SHEET 8
BEDDING DETAILS

CONSTRUCTION NOTES

A. CONCRETE PIPE SUPPORT SHALL EXTEND OUTSIDE OF M.H. TO SELF OF FIRST JOINT A SMALL 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
C. PRECAST CONCRETE COVER
D. USE GRADE 'A' CONCRETE MIN. RINGS ON UNPAVED SURFACE FOR FUTURE ADJ. OF M.H. FRAME TO GRADE. PLASTER INSIDE WITH 1/2" MORTAR
E. CONCRETE BASE TO BE POURED IN PLACE USING NO. 4 BARS AT 6" O.C. EA. WAY FOR M.H. DEPTH OF 15' OR GREATER. NO 4 BARS AT 12" O.C. EA. WAY FOR M.H. LESS THAN 15' IN DEPTH OR PRECAST.
H. INV. ELEV. OF STUB OR LATERAL AS SHOWN ON PLANS
J. 6" GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE
K. USE A 5' DIA. HEXAGON CONCRETE PAD IN ALL AREAS SLOPE FOR GRADES USE UNPAVED AREAS.
L. FRAME AND COVER, SEE DWG. # 540-1
M. CONCRETE FILL 3000 PSI
N. SLOPE 1" PER FT. FROM PIPE CROWN
O. SHELF TO BE 9" WIDE MIN.
Q. KOR-N-SEAL GASKET OR APPROVED EQUAL





NOT TO SCALE

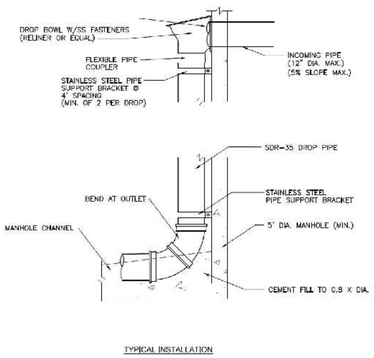
GENERAL NOTES

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 8' OR MORE.
3. DESIGN INCLUDES TYPE 'E' M.H. AT MANHOLES.
4. M.H. CHANNEL BRAIN IS 1/2 IN DEPTH SHAPE ONLY. M.H. 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.

CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DETAIL SHEET 10
MANHOLE TYPE "C" DETAIL



NOT TO SCALE

CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION

SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DETAIL SHEET 17
INSIDE DROP MANHOLE DETAIL

REVISIONS

DATE	BY

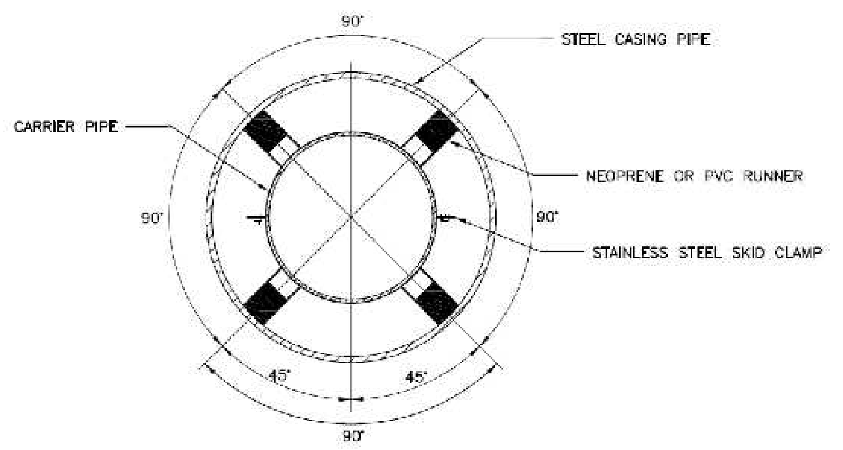
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

CITY OF SANTA FE

SEWER DETAILS

SCALE	DWG NO.	DATE
N/A		06/28/2024
		SHEET NO. 28 B

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2024-08-28 TC3.dwg, SEWER DETAILS, 8/27/2024 5:59:25 PM



SECTION VIEW

NOTES:
1. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
2. CARRIER PIPE SHALL BE RESTRAINED AT ALL JOINTS WITHIN THE CASING PIPE.
3. A SKID SHALL BE INSTALLED EVERY THREE (3) FEET ALONG CARRIER PIPE AND SHALL HAVE A SKID WITHIN TWO (2) FEET OF EACH END OF THE CASING PIPE.
4. AN APPROVED END CASING SEAL SHALL BE INSTALLED ON BOTH ENDS OF THE CASING PIPE.
5. CASING PIPE TO BE INSTALLED BY JACK AND BORE METHODS.

CARRIER PIPE NOMINAL DIA.	CASING PIPE MIN. OD	CASING PIPE MIN. WALL THICKNESS
4"	12"	0.188
6"	16"	0.250"
8"	18"	0.282"
12"	22"	0.344"
16"	28"	0.408"
20"	32"	0.469"

NOT TO SCALE

City of Santa Fe New Mexico
CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION
SANITARY SEWER
STANDARD CONSTRUCTION DETAILS
DATE: FEBRUARY 2022 | DRAWN BY: PFH | CADD RENDITION BY: PFH | APPROVED BY: | REVISIONS
DETAIL SHEET 20
CASING DETAIL

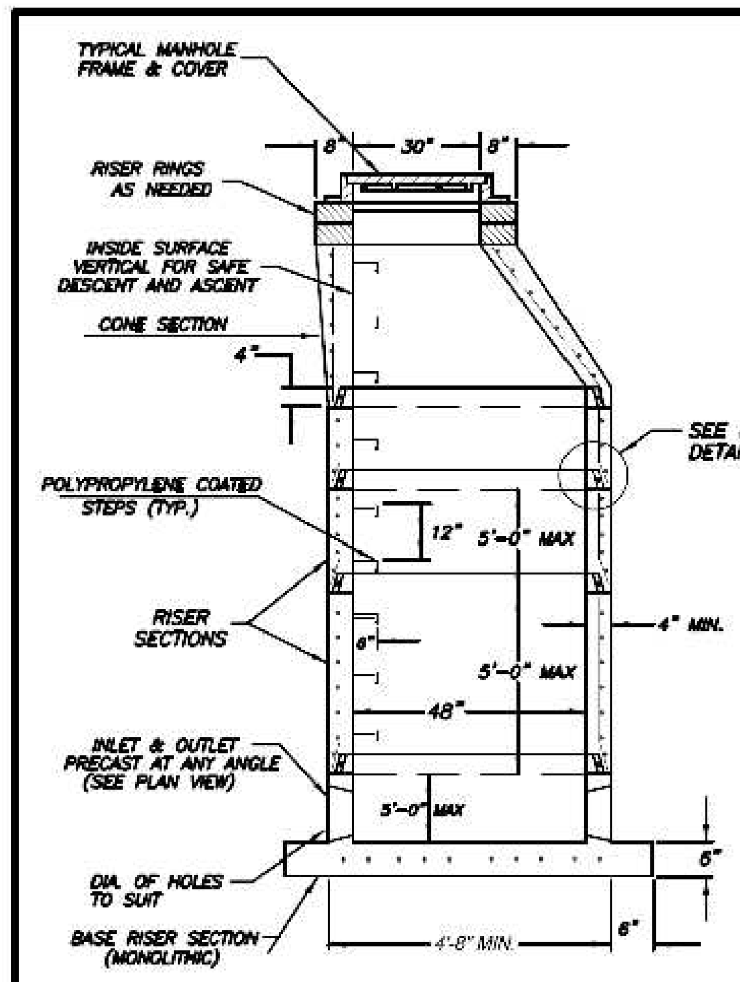
SANITARY SEWER GENERAL NOTES

1. PRIOR TO THE WASTEWATER MANAGEMENT DIVISION APPROVAL OF THE PLAN SET, A LETTER WILL BE REQUIRED FROM THE PROJECT ENGINEER INDICATING THEY ARE PROVIDING THE INSPECTION AND RECORD DRAWING SERVICES FOR THE PROJECT.
2. THE CONTRACTOR MUST OBTAIN ALL SEWER HOOKUP PERMITS FROM THE CITY'S BUILDING PERMITS SECTION PRIOR TO COMMENCING ANY BUILDING SEWER LINE CONSTRUCTION. A COPY OF THE PERMIT MUST BE KEPT AT THE CONSTRUCTION SITE.
3. ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD MANHOLE DETAIL SHEET" AND THE CITY OF SANTA FE STANDARD SPECIFICATIONS FOR SEWER EXTENSIONS.
4. A COPY OF THE APPROVED PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS.
5. ALL MODIFICATIONS TO THE SANITARY SEWER PLAN MUST BE REVIEWED AND APPROVED IN WRITING BY THE CITY'S WASTEWATER MANAGEMENT DIVISION PRIOR TO CONSTRUCTION.
6. ADDITIONAL GENERAL NOTES ARE CONTAINED IN THE STANDARD CITY DETAIL SHEETS FOR SANITARY SEWER CONSTRUCTION.
7. CORE DRILLING IS REQUIRED FOR ALL NEW CONNECTIONS TO AN EXISTING MANHOLE.
8. PRIOR TO PAVING OVER ANY SANITARY SEWER LINES, SUBMIT VIDEO INSPECTIONS AND LOGS, PRESSURE TESTS, COMPACTION TESTS, CONCRETE CYLINDER TESTS, LOCATE WIRE CONTINUITY, AND THE ENGINEER'S CERTIFICATION TO THE CITY'S WASTEWATER MANAGEMENT DIVISION. AFTER THE WASTEWATER MANAGEMENT DIVISION REVIEWS THE ABOVE LISTED INFORMATION, A PRELIMINARY MANHOLE INSPECTION WILL BE CONDUCTED.WHEN ALL THE ITEMS LISTED ABOVE ARE COMPLETED TO MEET THE STANDARDS OF THE WASTEWATER MANAGEMENT DIVISION, A LETTER AUTHORIZING PAVING WILL BE ISSUED IN RELATION TO THE SANITARY SEWER. A FINAL MANHOLE INSPECTION WILL BE CONDUCTED AFTER THE FINAL PAVING IS COMPLETED.
9. ALL SEWER MANHOLES WITH SEWER LINES 12 INCHES IN DIAMETER AND LARGER ARE REQUIRED TO HAVE APPROVED VENTED AND LOCKING MANHOLE COVERS.
10. LOCATE WIRES SHALL BE INSTALLED FOR ALL SANITARY SEWERS (GRAVITY/FORCE MAINS). THE LOCATE WIRE MUST BE VISIBLE IN THE MANHOLE OR ACCESS STRUCTURE. THIS WILL BE VERIFIED DURING THE PRELIMINARY MANHOLE INSPECTION PRIOR TO PAVING. THE LOCATE WIRE IS TO BE A CONTINUOUS, 12 GAGE, SOLID STRAND INSULATED COPPER WIRE.
11. OFF ROAD SANITARY SEWER – CALL THE WASTEWATER MANAGEMENT DIVISION AT 505-955-4650 FOR A FIELD REVIEW OF THE GRADE OF ALL OFF ROAD SANITARY SEWER ROADS TO ENSURE THAT THE CITY'S MAINTENANCE VEHICLES CAN ACCESS ALL MANHOLES. THE GRADES MAY BE REQUIRED BASED UPON A FINAL INSPECTION. ADDITIONAL BANK AND EROSION PROTECTION MAY BE REQUIRED BASED UPON A FINAL INSPECTION BY THE WASTEWATER MANAGEMENT DIVISION AND THE PROJECT ENGINEER.
12. FOR RECORD FINAL DRAWINGS: SHOW CORRECTED DISTANCES, SLOPES, RIM AND INVERT ELEVATIONS, AND SEWER SERVICES ALONG THE HORIZONTAL ALIGNMENT OF THE SANITARY SEWER. FOR RECORD DRAWINGS, A SEPARATE SUMMARY TABLE ADDED TO THE EXISTING PLAN SHEETS OR AS AN ADDITIONAL SHEET SHALL BE REQUIRED.THE SUMMARY SHEET SHALL LIST DATA FOR THE SEWER LINE SEGMENTS BETWEEN MANHOLES SHOWING THE UPSTREAM AND DOWNSTREAM MANHOLE WITH THE DESIGN SEGMENT LENGTHS, SLOPES, AND DEPTHS AND THE AS-BUILT SEGMENT LENGTHS, SLOPES, AND DEPTHS. THE SUMMARY SHEET SHALL INDICATE THE TOTAL NUMBER OF NEW PUBLIC MANHOLES CONSTRUCTED, THE TOTAL NUMBER OF CONNECTIONS TO EXISTING PUBLIC SEWER, THE TIE TO A CITY CONTROL MONUMENT AND THE TOTAL LENGTH OF AS-BUILT PUBLIC SEWER LINE CONSTRUCTED BY SIZE.
13. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND LOCATING THE SEWER SYSTEM UNTIL CITY ACCEPTANCE FOR MAINTENANCE. DAMAGE RESULTING FROM A STOPPAGE IN ANY GRAVITY AND/OR PRESSURE SEWER SYSTEM SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL A FINAL ACCEPTANCE LETTER FOR PERMANENT MAINTENANCE HAS BEEN ISSUED BY THE WASTEWATER MANAGEMENT DIVISION.
14. WATER METERS WILL NOT BE PLACED UNTIL A FINAL ACCEPTANCE LETTER HAS BEEN ISSUED BY THE WASTEWATER MANAGEMENT DIVISION FOR ALL BUILDING SANITARY SEWER LINES NEEDED IN ORDER FOR THE PROJECT TO CONNECT TO THE SANITARY SEWER SYSTEM.
15. 20 FOOT WIDE ACCESS GATES SHALL BE PROVIDED AT ALL FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT CROSS THE PUBLIC SEWER LINE. ACCESS GATES TO BE LOCATED WITHIN THE SANITARY SEWER EASEMENT.
16. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR LOCATING EACH SEWER LATERAL AT THE TIME EACH LOT IS READY TO CONNECT TO THE SEWER. IT IS SUGGESTED THAT THE OWNER/DEVELOPER RETAIN A COPY OF THE VIDEO INSPECTION FILES AS WELL AS THE VIDEO LOGS. EACH SEWER LATERAL SHALL BE CLEARLY MARKED FOR EACH LOT AT THE POINT OF CONNECTION. ALL CALLS RECEIVED BY THE WASTEWATER MANAGEMENT DIVISION REGARDING THE LOCATION OF SERVICE WILL BE FORWARDED TO THE OWNER/DEVELOPER.
17. THE CONTRACTOR SHALL CALL THE WASTEWATER MANAGEMENT DIVISION (AT 505-955-46130) FOR A FINAL MANHOLE INSPECTION AND FINAL FLUSHING OF THE SEWER LINES. THE CITY'S PLUMBING AND MECHANICAL INSPECTOR WILL CONDUCT ALL OTHER NECESSARY PLUMBING INSPECTIONS.
18. WHEN REQUIRED BY THE WASTEWATER MANAGEMENT DIVISION, THE EXISTING SANITARY SEWER LINE MUST BE VIDEO INSPECTED PRIOR TO A NEW SERVICE CONNECTION BEING PLACED AS WELL AS INSPECTED AFTER THE SERVICE CONNECTION HAS BEEN COMPLETED. THIS IS TO ENSURE THAT THE EXISTING SANITARY SEWER LINE IS NOT DAMAGED AND THE NEW SERVICE IS PROPERLY INSTALLED.
19. A MINIMUM 12 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN A SEWER LINE AND ANY STORM DRAIN PIPING.
20. ALL SEWER SERVICE LATERAL CONNECTIONS TO SEWER MAINS 12" OR GREATER IN DIAMETER MUST BE MADE TO AT AN EXISTING OR NEW MANHOLE. SEWER SERVICE CONNECTIONS TO SEWER MAINS WITH A PIPE DIAMETER OF 12" OR GREATER WILL NOT BE MADE WITHOUT APPROVAL FROM THE WASTEWATER MANAGEMENT DIVISION.
21. SEWER BACKWATER CHECK VALVES SHALL BE REQUIRED ON ALL SEWER LATERALS, PER THE CITY OF SANTA FE PLUMBING CODE.
22. ALL PVC SEWER PIPE 8" AND GREATER SHALL BE SDR-26PVC PIPE. ALL 4" AND 6" SEWER PIPE SHALL BE SCH 40 PVC PIPE.
23. ALL AS-BUILT SEWER LINE AND MANHOLE DATA SHALL BE OBTAINED AND CERTIFIED BY THE LICENSED DESIGN ENGINEER. AS-BUILT DATA SUPPLIED BY OTHER THAN THE LICENSED DESIGN ENGINEER SHALL NOT BE VALID FOR AS-BUILT SUBMISSION.
24. ALL EXISTING AND NEW PUBLIC MANHOLES WITHIN A PROJECT SHALL HAVE ACCESS FOR CITY SEWER MAINTENANCE EQUIPMENT. ALL ACCESS IS SUBJECT TO FIELD VERIFICATION AND MODIFICATION AS REQUIRED BY THE WASTEWATER MANAGEMENT DIVISION PRIOR TO FINAL PROJECT CLOSE OUT WITH THE CITY OF SANTA FE.
25. ALL SEWER LINE CROSSINGS OF RIVERS , STREAMS, ARROYOS, DRAINAGE CHANNELS, ETC. SHALL REQUIRE A BASIS OF DESIGN ANALYSIS PREPARED BY A LICENSED ENGINEER.
26. PVC SEWER PIPE SHALL RUN CONTINUOUS THROUGH MANHOLES WHEN PIPE OF APPROXIMATE EQUAL SIZE AND SLOPE ARE ENTERING AND LEAVING THE MANHOLE.
27. ALL NEW CONNECTIONS TO AN EXISTING SANITARY SEWER MANHOLE SHALL INCLUDE THE REHABILITATION REQUIRED SO THAT THE SEWER MANHOLE MEETS THE REQUIREMENTS OF THE CITY OF SANTA FE, WASTEWATER MANAGEMENT DIVISION STANDARD CONSTRUCTION DETAILS.

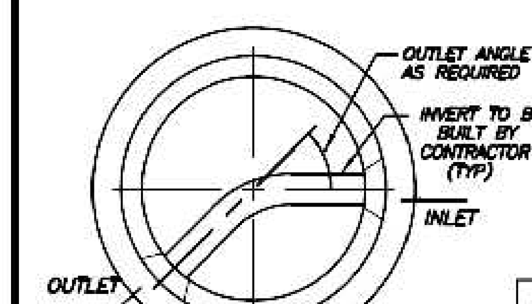
LOW PRESSURE SEWER NOTES

1. ALL COSTS ASSOCIATED WITH THE OPERATION, MAINTENANCE, AND REPLACEMENT OF GRINDER PUMPS FOR INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER AND/OR THE OWNER'S ASSOCIATION. FOR GRINDER PUMPS THAT CONNECT TO A PRESSURE SEWER MAIN, THE GRINDER PUMP SHALL BE MODEL MANUFACTURED BY ENVIRONMENT ONE CORPORATION OR A TYPE APPROVED BY THE CITY OF SANTA FE, WASTEWATER MANAGEMENT DIVISION. FOR PUMPS THAT CONNECT TO A GRAVITY MAIN, THE PUMP SHALL BE OF A TYPE APPROVED BY THE CITY OF SANTA FE PLUMBING CODE.
2. ALL PRESSURE SEWER SYSTEMS SHALL BE HYDROSTATICALLY PRESSURE TESTED @ 120 PSI FOR 2 HOURS MINIMUM. THE TEST IS TO BE WITNESSED AND CERTIFIED BY THE PROJECT ENGINEER OR AUTHORIZED REPRESENTATIVE. NO HYDROSTATIC TESTING SHALL OCCUR WHEN AIR TEMPERATURES ARE BELOW 35° F. PRIOR TO ACCEPTANCE BY THE CITY OF SANTA FE, ALL PRESSURE SEWER SYSTEM MAIN LINES WILL BE FILLED WITH WATER.
3. NO PUBLIC PRESSURE SEWER SYSTEM PIPING MAY BE INSTALLED IN A COMMON TRENCH WITH OTHER UTILITIES.
4. AN APPROVED CHECK VALVE AND ISOLATION VALVE ARE REQUIRED ON ALL LOW PRESSURE SEWER SERVICE LINES, AS PER THE CITY OF SANTA FE STANDARD SPECIFICATIONS FOR SANITARY SEWER EXTENSIONS.

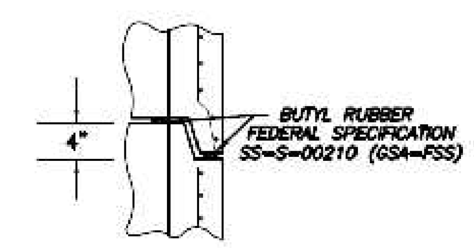
City of Santa Fe New Mexico
CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION
SANITARY SEWER
STANDARD CONSTRUCTION DETAILS
DATE: JULY 1992 REV: FEBRUARY 2022 | DRAWN BY: PFH | CADD RENDITION BY: PFH | APPROVED BY: | REVISIONS
DETAIL SHEET 23
GENERAL NOTES



MANHOLE ASSEMBLY



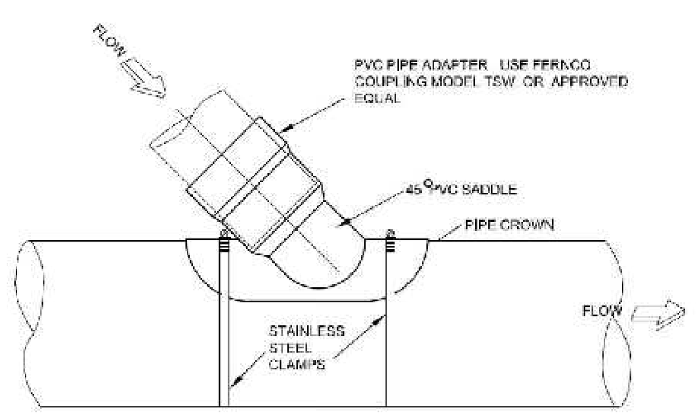
PLAN VIEW OF PRECAST MANHOLE BASE

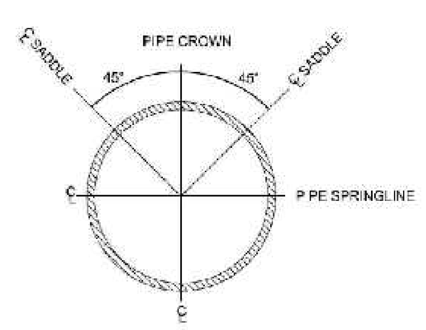


JOINT DETAIL

NOT TO SCALE

City of Santa Fe New Mexico
CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION
SANITARY SEWER
STANDARD CONSTRUCTION DETAILS
DETAIL SHEET 25
4' DIA. PRE-CAST MANHOLE

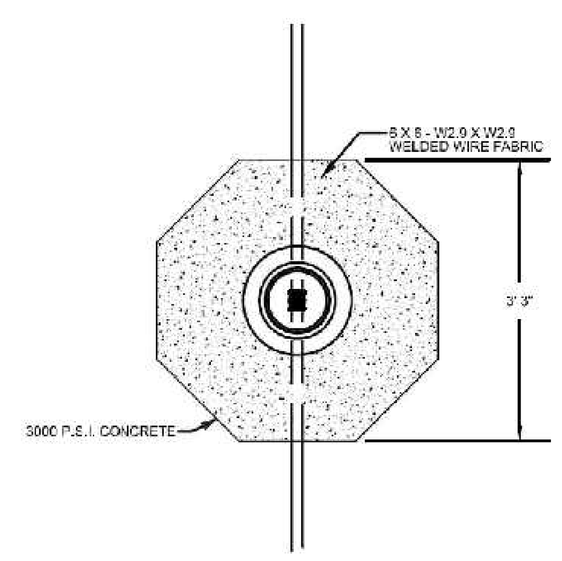




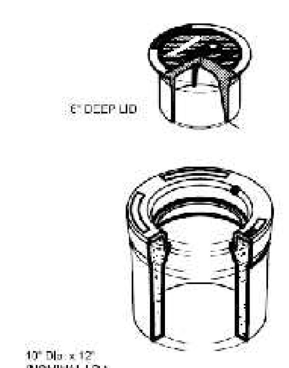
SADDLE INSTALLATION LIMITS

NOT TO SCALE

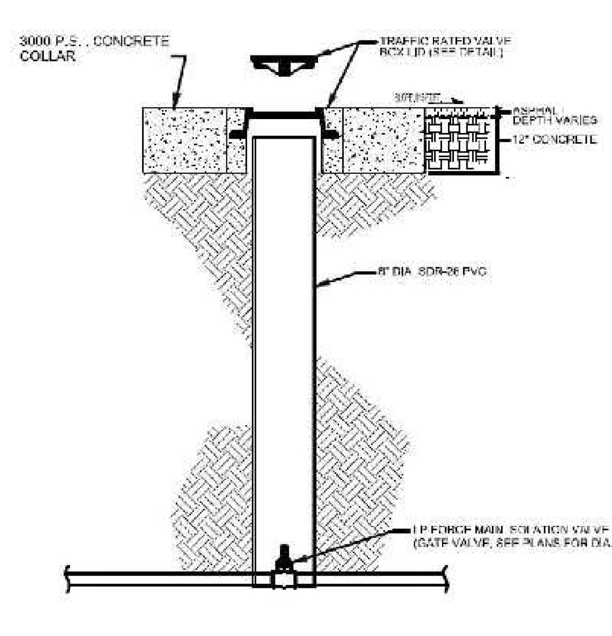
City of Santa Fe New Mexico
CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION
SANITARY SEWER
STANDARD CONSTRUCTION DETAILS
DATE: JULY 1992 REV: FEBRUARY 2022 | DRAWN BY: PFH | CADD RENDITION BY: PFH | APPROVED BY: | REVISIONS
DETAIL SHEET 21
PVC SERVICE TAP SADDLE



TRAFFIC RATED VALVE BOX DETAIL
PLAN VIEW



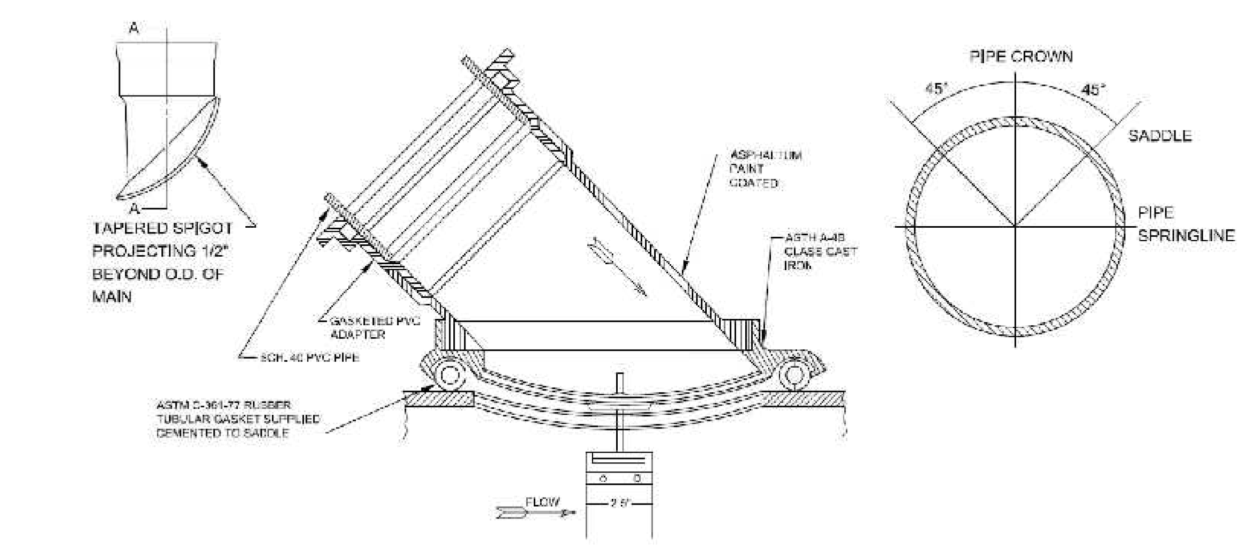
TRAFFIC RATED VALVE COVER
JENSEN PRECAST MODEL HTV10-3 OR EQUAL

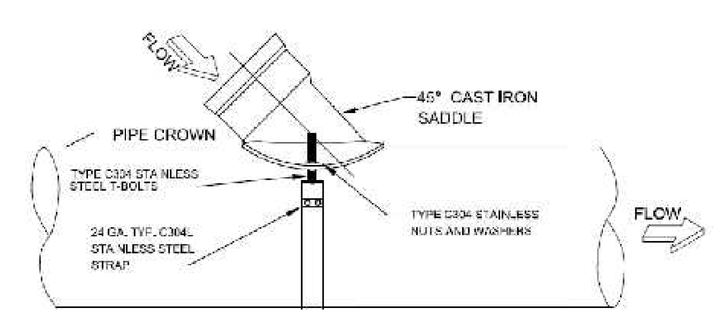


TRAFFIC RATED VALVE BOX DETAIL
CROSS SECTION

NOT TO SCALE

City of Santa Fe New Mexico
CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION
SANITARY SEWER
STANDARD CONSTRUCTION DETAILS
DETAIL SHEET 24
TRAFFIC RATED VALVE BOX LID





NOTE: SADDLE TO BE GENECO E40 OR EQUAL

NOT TO SCALE

City of Santa Fe New Mexico
CITY OF SANTA FE
WASTEWATER MANAGEMENT DIVISION
SANITARY SEWER
STANDARD CONSTRUCTION DETAILS
DATE: FEBRUARY 2022 | DRAWN BY: PFH | CADD RENDITION BY: PFH | APPROVED BY: | REVISIONS
DETAIL SHEET 22
VCP/DI LATERAL SADDLE

REVISIONS	
DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-3557

CITY OF SANTA FE

SEWER DETAILS

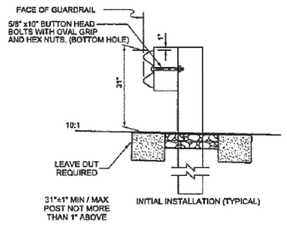
SCALE	DWG NO.	DATE
N/A		06/28/2024

SHEET NO. 28 C

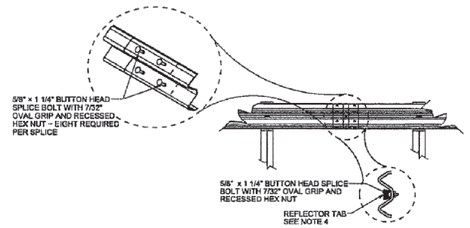
E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2024-08-28 TC3.dwg, SEWER DETAILS, 8/27/2024 6:00:29 PM

NOTES

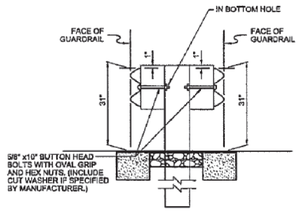
1. SINGLE AND DOUBLE FACE W-BEAM GUARDRAIL POST SPACING SHALL BE 6'-3" ON CENTER.
2. SINGLE AND DOUBLE FACE W-BEAM GUARDRAIL SHALL USE W6 x 8.5 STEEL POSTS FOR SPACER BLOCK DETAILS.
3. EXISTING POSTS SHALL NOT BE RAISED. REPLACE POSTS AS NECESSARY TO ACHIEVE REQUIRED GUARDRAIL HEIGHT.
4. REFLECTOR TABS SHALL BE PLACED AT 25' INTERVALS (EVERY 25' AT SPLICE) ON ALL GUARDRAIL INSTALLATIONS (12'-6" ON 2 LANE HIGHWAY). THE COLOR OF THE REFLECTIVE SHEETING ON THE REFLECTOR TABS SHALL BE THE SAME AS THE COLOR OF THE SHOULDER LINE PAVEMENT MARKING IN FRONT OF THE BARRIER. TABS SHALL HAVE A MINIMUM OF 8.75 SQ. IN. OF TYPE VIII OR BETTER REFLECTIVE SHEETING ON BOTH SIDES AND SHALL ATTACH SECURELY UNDER HEAD OF 5/8" BUTTON HEAD BOLT.
5. SPLICES SHALL BE LAPPED SO THE FREE END DOES NOT FACE TRAFFIC FLOW.
6. CONSTRUCTION TOLERANCE SHALL BE ± 1" FOR GUARDRAIL HEIGHT FOR SINGLE OR DOUBLE FACE.
7. GUARDRAIL FACE MAY BE PLACED AT EDGE OF SHOULDER ONLY WHEN SLOPES BEHIND GUARDRAIL WILL NOT ALLOW FOR 2' TYPICAL SETBACK.
8. CONSTRUCT POST LEAVE OUT FOR EVERY W-BEAMS INSTALLATION.
9. LEAVE OUT SHALL BE USED IN CONCRETE AT ALL TIMES REGARDLESS OF POST FOR W-BEAM OR THRIE BEAM. LEAVE CUT SHALL BE REQUIRED ON ALL GUARDRAIL POSTS IN CONCRETE.



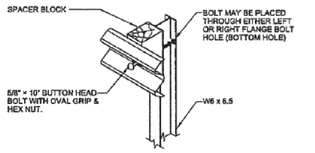
SINGLE FACE W-BEAM GUARDRAIL



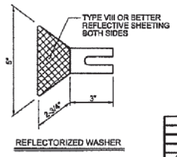
REFLECTOR TABS AT SPLICE



DOUBLE FACE W-BEAM GUARDRAIL



ASSEMBLY DETAIL W-BEAM



REFLECTORIZED WASHER

NO.	DATE	REV. BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)	

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

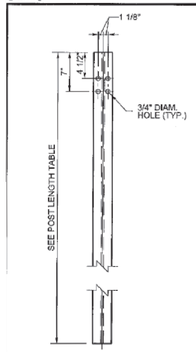
W-BEAM GUARDRAIL

APPROVED _____ DESIGN ENGINEER _____ DATE

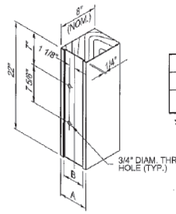
605-GR31-1/20

DRAWING SCALE = NOT TO SCALE

AFSHIN JAM — NEW MEXICO — 16226 — 7-13-16 — LICENSED PROFESSIONAL ENGINEER



STEEL POST

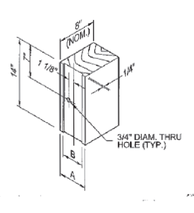


POST	A	B
W6 × 8.5	6"★	4 1/4"
W6 × 15	8"★	6 1/4"

★ NOMINAL (NOM.)

THRIE BEAM SPACER BLOCK FOR STEEL POST

SEE NOTE



W-BEAM SPACER BLOCK FOR STEEL POST

SEE NOTE

POST LENGTH TABLE	
DESCRIPTION	STEEL
SINGLE FACE W-BEAM	6' - 0"
DOUBLE FACE W-BEAM	8' - 0"
SINGLE FACE THRIE-BEAM	6' - 6"
DOUBLE FACE THRIE-BEAM	7' - 0"

NOTE:

SPACER BLOCKS MAY CONSIST OF WOOD, PLASTIC, OR COMPOSITE MATERIAL ON THE APPROVED PRODUCTS LIST.

AFSHIN JAM — NEW MEXICO — 16226 — 5-6-14 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REV. BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)	

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

BEAM GUARDRAIL POSTS AND BLOCKS

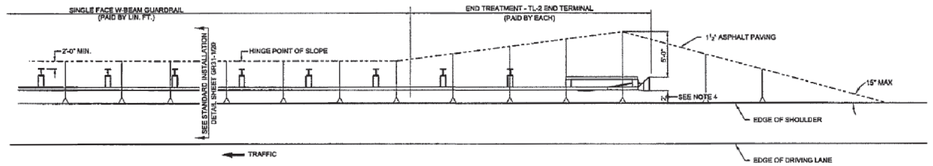
APPROVED _____ DESIGN ENGINEER _____ DATE

606-GR31-4/20

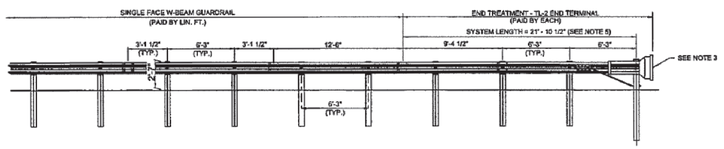
DRAWING SCALE = NOT TO SCALE

NOTES:

1. END TREATMENT SHOWN IS A GENERAL DEPICTION OF A NOMINAL 37'-6" NMDOT ACCEPTED END TERMINAL THAT IS FHWA ACCEPTED AS CRASHWORTHY AT TEST LEVEL 2 (TL-2) AND MAY BE USED IN APPLICATIONS WITH SPEEDS OF 40 MPH OR LESS.
2. ACCEPTED END TERMINALS, ON THE DEPARTMENT'S APPROVED PRODUCT LIST SHALL BE INSTALLED ACCORDING TO MANUFACTURERS' INSTALLATION INSTRUCTIONS.
3. A REFLECTORIZED OBJECT MARKER SHALL BE INSTALLED. ADHESIVE BACKED REFLECTIVE SHEETING MAY BE APPLIED DIRECTLY TO GUARDRAIL END TREATMENT IMPACT HEAD AS PER THE MANUFACTURERS RECOMMENDATION. DIRECT APPLIED SHEETING SHALL PROVIDE A SMOOTH SURFACE AND HAVE NO WRINKLES, AIR BUBBLES, CUTS OR TEARS. REFLECTIVE MATERIAL SHALL BE TYPE VIII OR BETTER WITH YELLOW BACK GROUND AND BLACK CHEVRON STRIPES. STRIPES SHALL BE ORIENTED WITH THEIR TOPS AWAY FROM TRAFFIC AND ANGLED DOWN AT 45° TOWARDS TRAFFIC.
4. THESE END TREATMENTS DO NOT REQUIRE AN OFFSET AT THE END. END TREATMENTS SHALL BE INSTALLED ENSURING THE END PIECE IS 2' OFF THE SHOULDER. A MAXIMUM FLARE OF 25:1 OR FLATTER OVER THE LENGTH OF THE TREATMENT IS ALLOWED.
5. END TREATMENTS SHALL BE OF THE LENGTH AND TEST LEVEL SPECIFIED IN THESE DRAWINGS AND AS SPECIFIED BY THE MANUFACTURER FOR THE INTENDED END TREATMENT TYPE TEST LEVEL. ONLY END TREATMENTS CURRENTLY ON THE NMDOT APPROVED PRODUCTS LIST WILL BE ACCEPTED FOR INSTALLATION. FOR SPECIFIC END TREATMENT DETAILS, SEE MANUFACTURERS' DRAWINGS.
6. SHOP DRAWINGS AND MANUFACTURERS' INSTALLATION INSTRUCTIONS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE PROJECT MANAGER A MINIMUM OF FIVE DAYS PRIOR TO INSTALLATION TO ENSURE THAT THE COMPONENTS DELIVERED AND INSTALLED BY THE CONTRACTOR ARE IN ACCORDANCE WITH THE MANUFACTURER'S DRAWINGS, SPECIFICATIONS, AND INSTALLATION INSTRUCTIONS.
7. WARP ALL GRADE TRANSITIONS TO CREATE SMOOTH SURFACE CONTOURS.
8. CONSTRUCT POST LAVE OUTS FOR W-BEAMS WHEN THEY ARE RESTRAINED BY ROCK, ASPHALT, OR CONCRETE SHALL USE LEAVE-OUT. REFER TO MANUFACTURE'S MANUAL FOR MORE DETAIL ON LEAVE-OUT REQUIREMENTS.



PLAN VIEW



ELEVATION VIEW

AFSHIN JAM — NEW MEXICO — 16226 — 7-13-16 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REV. BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)	

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

END TREATMENT
TL-2 END TERMINAL

APPROVED _____ DESIGN ENGINEER _____ DATE

605-GR31-8/20

DRAWING SCALE = NOT TO SCALE

REVISIONS

DATE	BY

DESIGN ENGINUITY

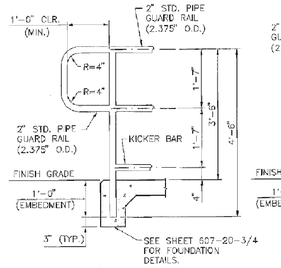
Santa Fe, New Mexico
(505) 984-9551

NMDOT STANDARDS

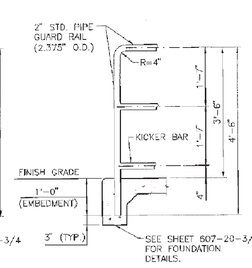
W-BEAM GUARDRAIL

SCALE	DWG NO.	DATE
N/A		06/28/2024
	SHEET NO.	28 D

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2024-08-23 TC3.dwg, DETAILS, 8/25/2024 10:08:23 AM



DETAIL @ RAIL END TYPE A



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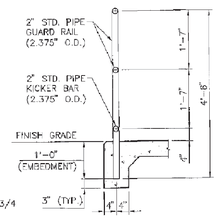
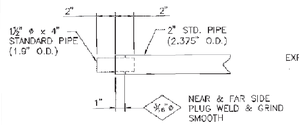
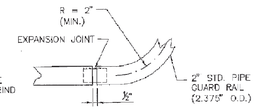


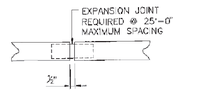
TYPICAL SECTION THRU RAIL



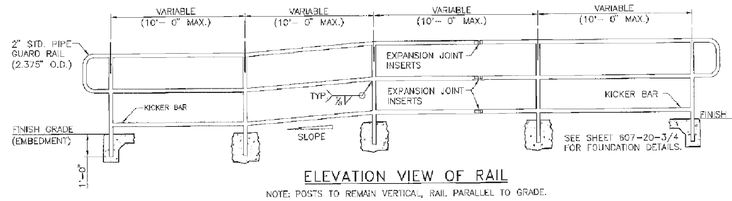
DETAIL @ EXPANSION JOINT INSERTS



DETAIL OF RAIL TRANSITION AT HORIZONTAL CURVE (PLAN VIEW SHOWN)



DETAIL @ EXP. JOINT



ELEVATION VIEW OF RAIL

NOTE: POSTS TO REMAIN VERTICAL, RAIL PARALLEL TO GRADE.

GENERAL NOTES:

1. DESIGN AND CONSTRUCTION SHALL CONFORM TO THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS.
2. STEEL STRUCTURES SHALL CONFORM TO SECTION 541 – STEEL STRUCTURES OF THE STANDARD SPECIFICATIONS AND AASHTO M 270, GRADE 50. TUBING SHALL CONFORM TO ASTM A 500, GRADE B.
3. BOLTS, NUTS, AND WASHERS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF AASHTO M 111 OR AASHTO M 298.
4. WELDING SHALL MEET THE REQUIREMENTS OF ANSI/AWS D 1.1 STRUCTURAL WELDING CODE, AND SECTION 541 OF THE STANDARD SPECIFICATIONS. ALL WELDS SHALL BE GROUND SO AS TO REMOVE ALL BURS OR PROTUBERANCES WHICH COULD TRAP FOREIGN MATERIALS OR CAUSE HARM TO A PEDESTRIAN.
5. THE FABRICATOR SHALL FURNISH TO THE BRIDGE ENGINEER SIX COPIES OF MILL TEST REPORTS OF ALL STRUCTURAL STEEL ITEMS, WELDING ELECTRODES, AND FLUX COMBINATIONS IN CONFORMANCE WITH SUBSECTION 541.3.2.1 OF THE STANDARD SPECIFICATIONS.
6. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE PROJECT MANAGER SHALL SELECT EITHER TYPE A OR TYPE B RAILING ENDS, AND SCHEME 1 OR SCHEME 2 FOR FOUNDATIONS.
7. 1" STANDARD PIPE HANDRAIL SHALL BE USED FOR GRADES EQUAL TO OR EXCEEDING 5%. 1" STANDARD PIPE HANDRAIL SHALL BE USED FOR GRADES LESS THAN 5%, WHEN SPECIFIED IN THE PLANS.
8. POSTS SHALL BE VERTICAL. ALL RAILS SHALL BE PARALLEL TO EACH OHTER AND TO GRADE.
9. BREAKS IN VERTICAL ALIGNMENTS SHALL BE AT THE CENTER LINES OF THE VERTICAL POSTS.
10. CONCRETE SHALL BE CLASS "AA" AND SHALL BE INCLUDED IN THE BID PRICE FOR SIDEWALKS. IN INSTANCES WHERE THERE ARE NO SIDEWALKS, THE BID PRICE OF THE PEDESTRIAN RAILING INCLUDES THE COST OF CONCRETE TO SUPPORT THE POSTS.
11. RAIL POSTS SHALL BE CAST-IN-PLACE, OR SET IN OVERSIZED HOLES (3" IN DIAMETER) AND GROUTED AS OUTLINED IN SECTION 522 OR 923 OF THE STANDARDS SPECIFICATIONS.
12. AFTER GROUTING, THE CONTRACTOR SHALL SEAL THE JOINTS BETWEEN THE RAIL POSTS AND THE CONCRETE WITH SILICONE SEALANT APPROVED BY THE PROJECT MANAGER.
13. PAINTING AND/OR POWDER COATING OF STRUCTURAL STEEL SHALL CONFORM TO SECTION 545 OR SPECIAL PROVISIONS OF THE STANDARD SPECIFICATIONS. COLOR SHALL BE VERIFIED BY PROJECT MANAGER. REINFORCING BARS SHALL BE EPOXY COATED CONFORMING TO SECTION 540.

TIMOTHY A. MEEKS NEW MEXICO 14072 REGISTERED PROFESSIONAL ENGINEER
1-10-13

DATE	BY	DESCRIPTION

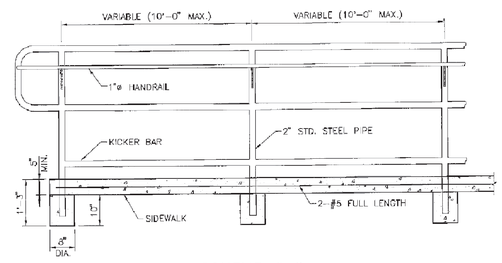
REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

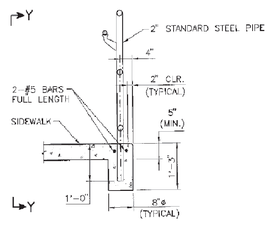
PEDESTRIAN RAILING
WITHOUT HANDRAIL

DESIGNED BY: TM DRAWN BY: SGL CHECKED BY: YW/JTM

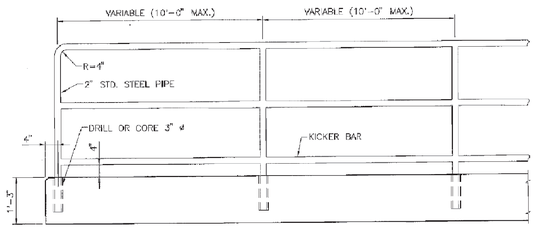
607-20-1/4 1 of 4



SCHEME # 2
(VIEW Y-Y)

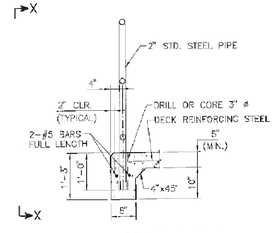


FOUNDATION SCHEME # 2
(FOR EDGE OF SIDEWALK INSTALLATION)



SCHEME # 1
(VIEW X-X)

NOTE: HANDRAILING OMITTED FROM VIEW. REFER TO GENERAL NOTE 7 ON DRAWING 607-20-1/4 WHEN HANDRAILING IS REQUIRED.



FOUNDATION SCHEME # 1
(FOR BRIDGE DECK OR EDGE OF SIDEWALK INSTALLATION)

TIMOTHY A. MEEKS NEW MEXICO 14072 REGISTERED PROFESSIONAL ENGINEER
1-10-13

DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN RAILING
FOUNDATION DETAILS

DESIGNED BY: TM DRAWN BY: SGL CHECKED BY: YW/JTM

607-20-3/4 3 of 4

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9551

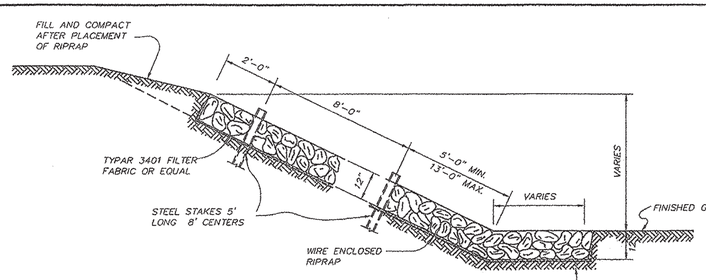
NMDOT STANDARDS

NMDOT PEDESTRIAN RAILING

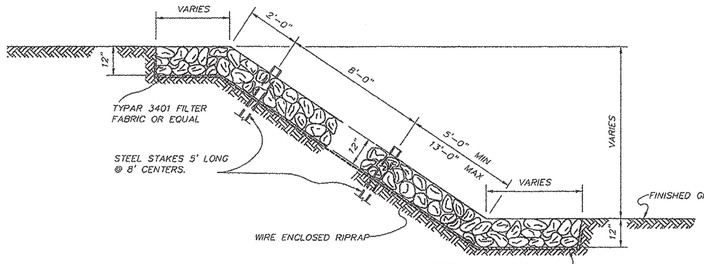
SCALE	DWG NO.	DATE
N/A		06/28/2024

SHEET NO. 28 E

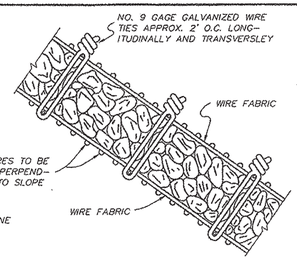
E:\RICK\1-PROJECTS\DE\TIERRA C



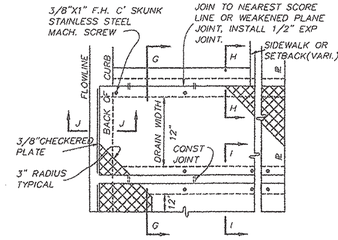
RIPRAP SECTION TYPE A



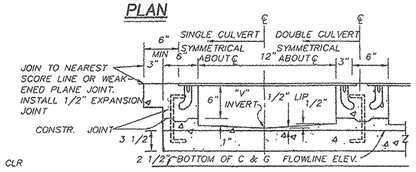
RIPRAP SECTION TYPE B



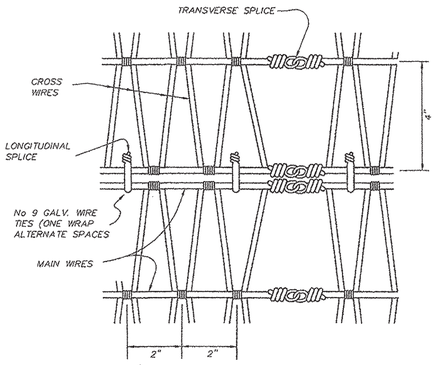
TYPICAL SECTION



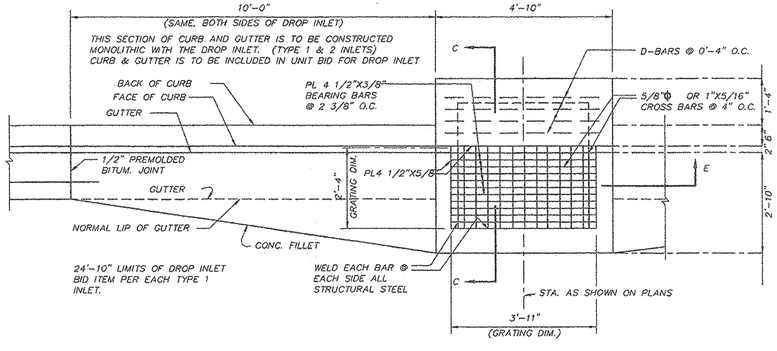
SINGLE AND OR MULTIPLE CULVERT PLAN



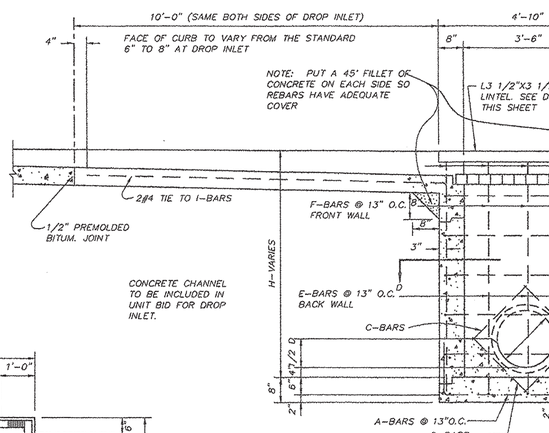
SECTION G–G



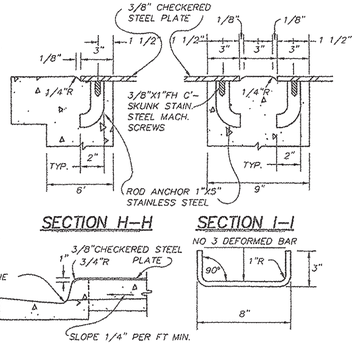
DETAIL OF WIRE FABRIC AND NORMAL SPLICE



TYPE – 1 INLET PLAN



SECTION E–E



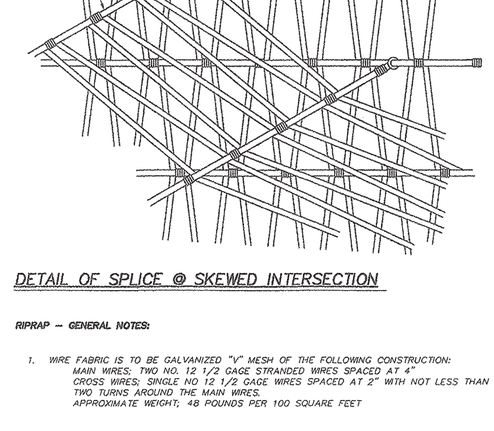
SECTION H–H

SECTION I–I

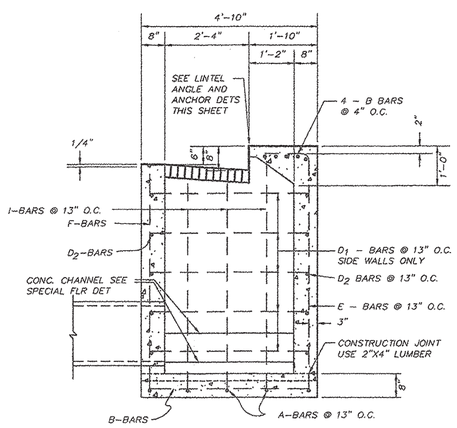
SECTION J–J

DOWEL DETAIL

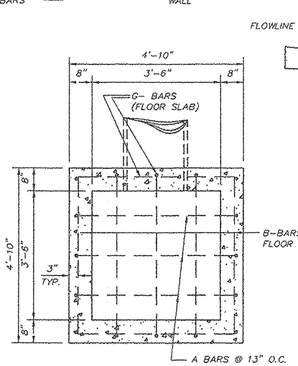
GRATING FRAME DETAIL

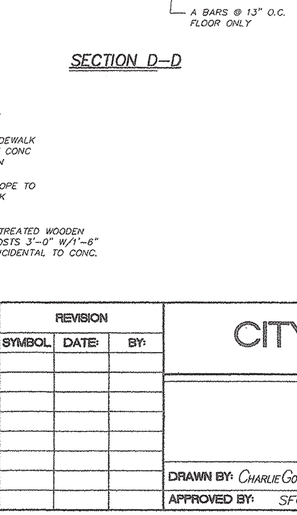


DETAIL OF SPLICE @ SKEWED INTERSECTION

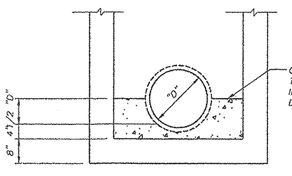


SECTION C–C

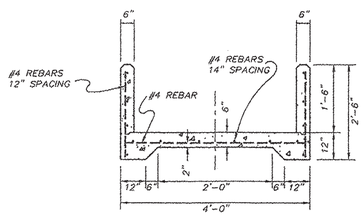




SECTION D–D



SPECIAL FLOOR DETAIL



NOTE: REINFORCING IS TO BE CONTINUOUS THRU EXPANSION JOINT

TYPICAL RUNDOWN DETAIL SECTION F–F

CONCRETE DRAINAGE RUNDOWN

RIPRAP – GENERAL NOTES:

1. WIRE FABRIC IS TO BE GALVANIZED "V" MESH OF THE FOLLOWING CONSTRUCTION: MAIN WIRES: TWO NO. 12 1/2 GAGE STRANDED WIRES SPACED AT 4" CROSS WIRES: SINGLE NO 12 1/2 GAGE WIRES SPACED AT 2" WITH NOT LESS THAN TWO TURNS AROUND THE MAIN WIRES. APPROXIMATE WEIGHT: 48 POUNDS PER 100 SQUARE FEET
2. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS PER YARD, 4" O.D. STANDARD STRENGTH GALVANIZED STEEL PIPE OR 4X4X3/8 STEEL ANGLES. STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
3. IF LENGTH OF SLOPE IS 15 FEET OR LESS ONLY ONE ROW OF STEEL STAKES, 2 FEET FROM THE TOP EDGE OF THE RIPRAP, WILL BE REQUIRED UNLESS OTHERWISE NOTED ON PLANS
4. AS AN ALTERNATE, WIRE FABRIC MAY BE GALVANIZED STEEL WIRE MEETING THE REQUIREMENTS FOR CLASS 3, FINISH S. MEDIUM TENSILE STRENGTH COATED WIRE AS SET FORTH IN FEDERAL SPECIFICATION QQ–W–461. THE WIRES SHALL BE CONTINUOUS, HAVE A DIAMETER OF NOT LESS THAN 0 118 INCH AND SHALL BE TRIPLE TWISTED TO FORM A UNIFORM HEXAGONAL MESH PATTERN WITH A MAXIMUM OPENING SIZE OF 3"X4 3/4"
5. DETAIL FROM N M S H D DETAIL, SERIAL BRR–001–05

SIDEWALK CULVERT DETAIL

GENERAL NOTES:

1. PLACING OF DRAIN THRU EXIST. SIDEWALK, C & G REQUIRE THAT ENTIRE SIDEWALK C & G STONES BE REMOVED & REPLACED AS DETAILED HEREIN.
2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
3. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE, COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK
4. SIDEWALK REPLACED DURING CONSTRUCTION TO BE POURED MONOLITHICALLY WITH CULVERT WALLS
5. FOR ALL CONCRETE, THE MINIMUM DESIGN COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 4000 POUNDS PER SQUARE INCH, 7–BAG MIX AND THAT THE MINIMUM COARSE AGGREGATE SIZE ALLOWED WILL BE 1 INCH. PERCENTAGE OF AIR–ENTRAINMENT IN THE CONCRETE AT THE PROJECT SITE SHALL BE IN THE RANGE OF 4 TO 7 PERCENT.
6. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

REVISION		
SYMBOL	DATE:	BY:

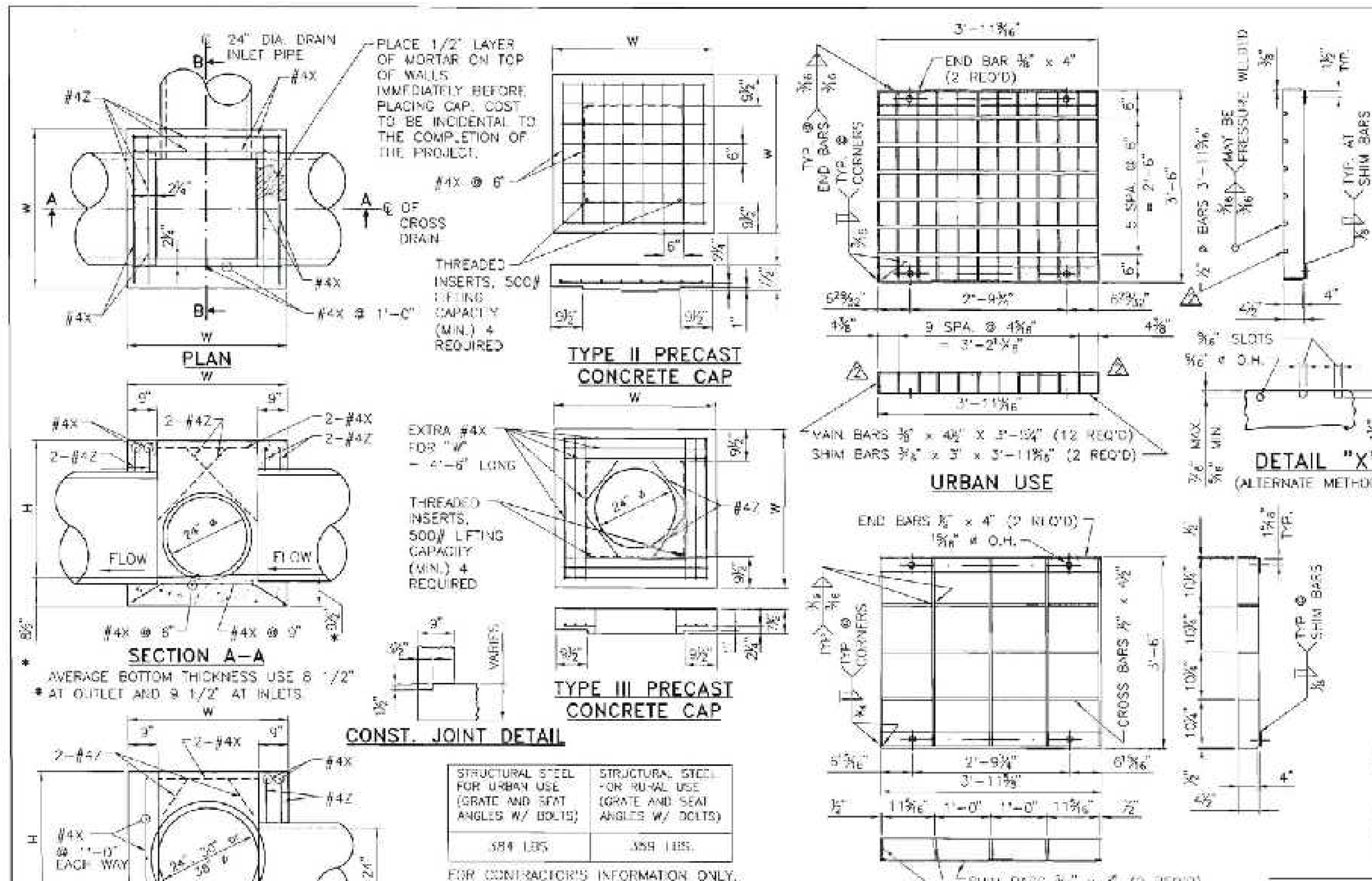
CITY OF SANTA FE

DRAINAGE DETAILS

DRAWN BY: CHARLIE GONZ CHECKED BY: DATE:

APPROVED BY: SFCC 8/26/87 SERIAL#:

SHT. F



STRUCTURAL STEEL FOR URBAN USE (GRATE AND SEAT ANGLES W/ BOLTS)	STRUCTURAL STEEL FOR RURAL USE (GRATE AND SEAT ANGLES W/ BOLTS)
384 LBS.	359 LBS.

FOR CONTRACTOR'S INFORMATION ONLY.

CLASS "A" CONCRETE DEDUCTIONS (FOR ONE PIPE)

PIPE DIAMETER	9" WALL		7 1/2" PRECAST CONC. CAP	
	R.C. PIPE	C.M. PIPE	R.C. PIPE	C.M. PIPE
24"	.136 Cu.Yd.	.087 Cu.Yd.	.113 Cu.Yd.	.073 Cu.Yd.
30"	.207 Cu.Yd.	.136 Cu.Yd.	--------	--------
36"	.293 Cu.Yd.	.196 Cu.Yd.	--------	--------

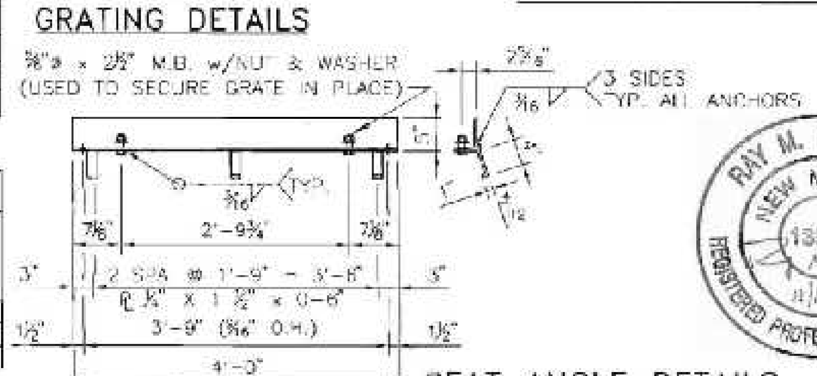
FOR PIPES SKEWED INTO WALL, MULTIPLY DEDUCTION BY THE SECANT OF THE SKEW ANGLE.

DATA FOR JUNCTION BOX (FOR CONTRACTOR'S INFORMATION ONLY. NOT A BID ITEM)

CROSS DRAIN PIPE DIAMETER	W	H	#4X NO.	#4X LENGTH	#4Z NO.	#4Z LENGTH	CLASS "A" CONCRETE R.C. PIPE	CLASS "A" CONCRETE C.M. PIPE	REINF. STEEL	TYPE II PRECAST CONC.CAP EST.WT.	TYPE III PRECAST CONC.CAP EST.WT.
24"	4'-0"	2'-11"	43	3'-9"	12	2'-3"	1.43 Cu.Yd.	1.58 Cu.Yd.	125 LBS.	373 LBS.	914 LBS.
30"	4'-0"	3'-5"	43	3'-9"	12	2'-3"	1.47 Cu.Yd.	1.65 Cu.Yd.	125 LBS.	373 LBS.	914 LBS.
36"	4'-6"	3'-11"	46	4'-3"	12	2'-6"	1.90 Cu.Yd.	2.15 Cu.Yd.	151 LBS.	1752 LBS.	1294 LBS.

(Column groups: REINFORCING STEEL QUANTITY AND LENGTH; ESTIMATED QUANTITIES.)

NOTE: CONCRETE AND REINFORCING STEEL QUANTITIES INCLUDE TYPE II CAP AND DEDUCTIONS FOR CONCRETE INLET PIPE AND CROSSDRAIN PIPE.



SEAT ANGLE DETAILS

GENERAL NOTES

1. WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION.
2. ALL CONCRETE SHALL BE CLASS "A". CHAMFER EXPOSED EDGES OF CONCRETE 3/4" UNLESS OTHERWISE NOTED ON THE DETAILS.
3. REINFORCING BARS SHALL CONFORM TO A.A.S.H.T.O. SPECIFICATION M 31, GRADE 60. DIMENSIONS REFER TO THE CENTERLINE OF BAR UNLESS OTHERWISE NOTED ON THE DETAILS.
4. STRUCTURAL STEEL SHALL CONFORM TO A.A.S.H.T.O. SPECIFICATION M 183 AND SHALL BE GIVEN A PROTECTIVE COATING IN CONFORMANCE WITH THE SPECIFICATIONS.
5. DROP INLETS MAY BE USED WITH EITHER R.C.P. OR C.M.P. R.C.P. IS SHOWN IN THE DETAILS.
6. QUANTITIES SHOWN ARE FOR INFORMATION ONLY.
7. INSTALLATIONS SHOWN ARE FOR DROP INLETS LOCATED WHERE THE MEDIAN DITCH LINE IS ON A CONTINUOUS SLOPE. IF THE DROP INLET IS LOCATED AT A LOW POINT IN THE MEDIAN DITCH LINE, NO DIKE WILL BE REQUIRED AND DETAILS FOR SLOPES SHOULD BE SHOWN ON THE UPGRADE SIDE. THE TOP OF THE INLET GRATE FOR ALL MEDIAN DROP INLETS SHALL BE SET AT AN ELEVATION THAT WILL PERMIT THE USE OF 6:1 OR FLATTER ROADWAY SLOPES OUTSIDE THE INLET GRATE. THE MEDIAN DITCH SHALL BE GRADED TO DRAIN TO THE DROP INLET.
8. THE URBAN GRATING DETAIL SHALL BE USED IN ALL CASES UNLESS NOTED ON THE PLANS AS ALTERNATE.

DRAWINGS REQUIRED

1. SERIAL 623-01-1/1: JUNCTION BOX, GRATES, NOTES, AND QUANTITIES.
2. SERIAL 623-02-1/1: DROP INLETS TYPE I AND II.
3. SERIAL 623-03-1/1: DROP INLET TYPE III.
4. ROADWAY DESIGN DRAWINGS: FOR TYPE, LOCATION, HEIGHT, AND NUMBER REQUIRED.

DESIGN DATA

DESIGN ACCORDING TO AASHTO SPECIFICATIONS CURRENT EDITION.
DESIGN STRESSES:
REINFORCED CONCRETE: f'c= 3,000 psi, fy= 60,000 psi, n= 10
STRUCTURAL STEEL: fs= 20,000 psi, fy= 36,000 psi
EARTH PRESSURE: 36 lb./cu.ft. EQUIV. FLUID PRESSURE, 2'-0" SURCHARGE.
LIVE LOAD ON URBAN GRATING: ONE 16,000 lbs. WHEEL PLUS 30% IMPACT.
LIVE LOAD ON RURAL GRATING: ONE 16,000 lbs. WHEEL PLUS 30% IMPACT, 35% OVERSTRESS.

NOTE: MEDIAN DROP INLETS, COMPLETE IN PLACE, WILL BE PAID FOR AT THE UNIT PRICE BID PER EACH.

NO.	DATE	REV.BY	DESCRIPTION
2	2/10/09	YML	MADE 1/2" DIA. BAR FROM 3'-11 3/16" TO 3'-11 5/16" & REMOVED 3/16" DIA.
1	2/11/09	YML	MADE GENERAL REVISIONS

REVISIONS (OR CHANGE NOTICES)

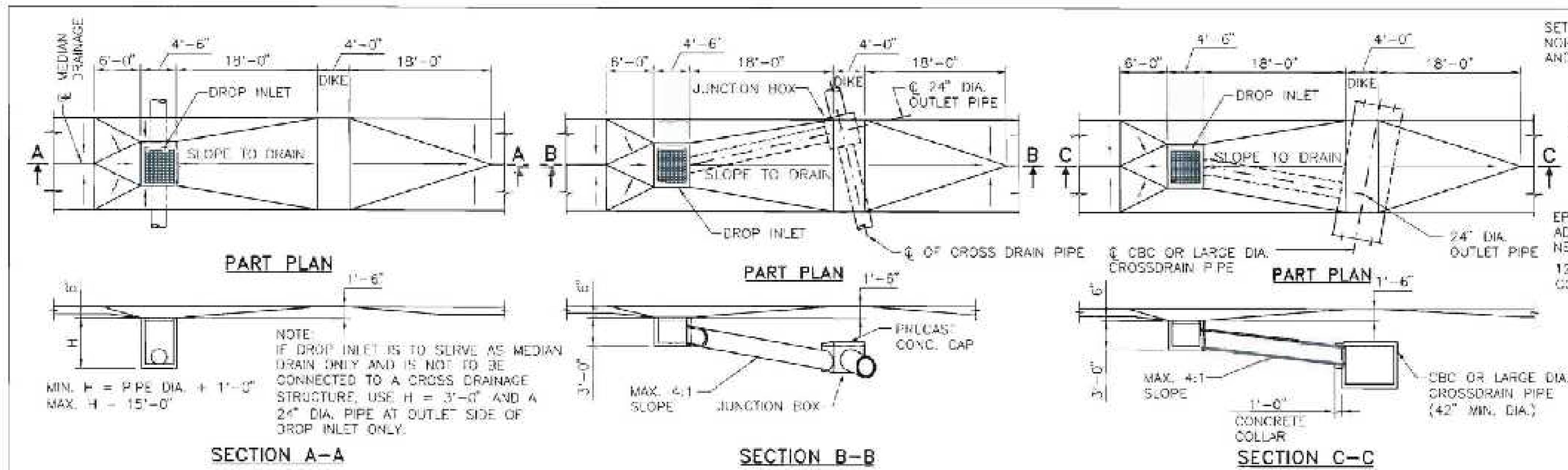
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

MEDIAN DROP INLET JUNCTION BOX, GRATES, NOTES, AND QUANTITIES

DESIGNED BY ____ DRAWN BY SKL CHECKED BY YML/TM

623-01-1/1 1 of 1

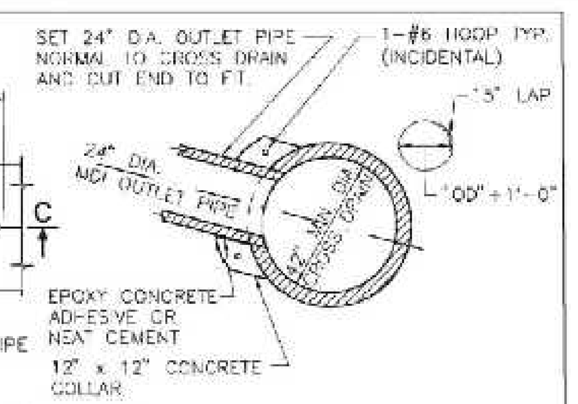
RAY M. TRUJILLO NEW MEXICO 13514 REGISTERED PROFESSIONAL ENGINEER 11/10/09



NOTE: IF DROP INLET IS TO SERVE AS MEDIAN DRAIN ONLY AND IS NOT TO BE CONNECTED TO A CROSS DRAINAGE STRUCTURE, USE H = 3'-0" AND A 24" DIA. PIPE AT OUTLET SIDE OF DROP INLET ONLY.

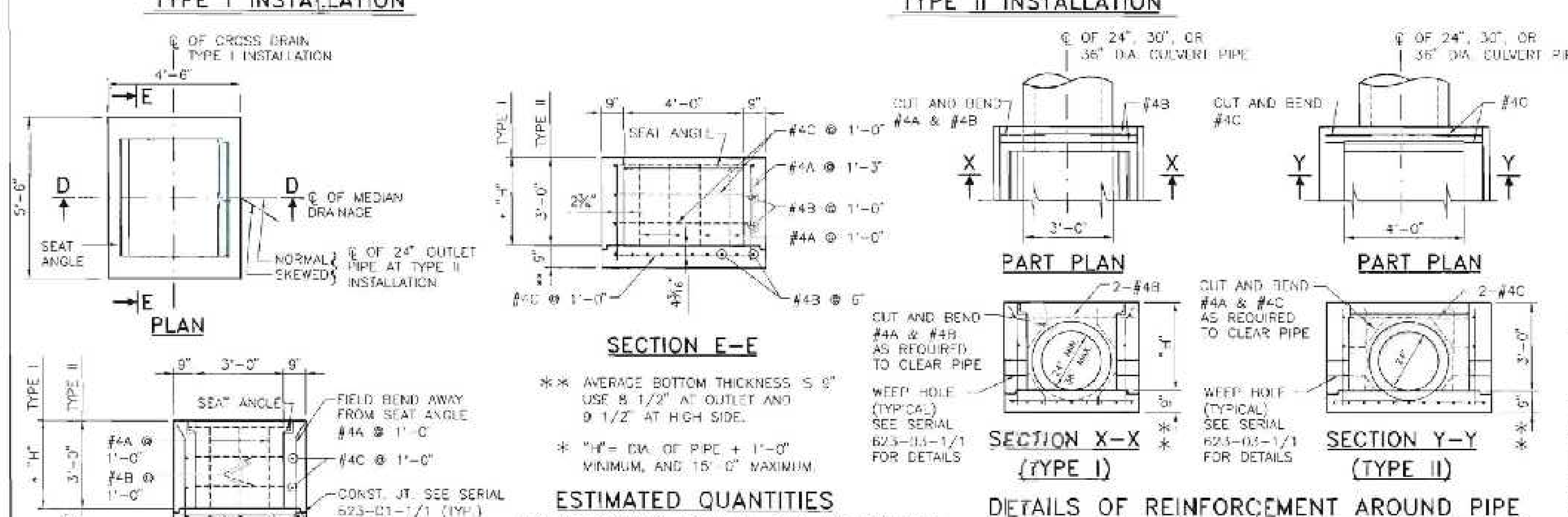
TYPE I INSTALLATION

TYPE II INSTALLATION



NOTE: WHEN THE DROP INLET IS CONSTRUCTED IN CONJUNCTION WITH A NEW BOX CULVERT, THE 24" DRAIN OUTLET PIPE SHALL BE SET IN PLACE AND THE CULVERT WALL FORMED AROUND IT. IF THE DROP INLET IS TO BE USED WITH AN EXISTING BOX CULVERT OR PIPE CULVERT, A HOLE SHALL BE BROKEN THRU THE WALL AND ALL EXPOSED REINFORCING STEEL CUT OFF. CEMENT PIPE INTO CULVERT WALL SIMILAR TO THE CONNECTION SHOWN ABOVE.

PART SECTION CONNECTION TO LARGE CROSS DRAIN PIPE



** AVERAGE BOTTOM THICKNESS IS 9" USE 8 1/2" AT OUTLET AND 9 1/2" AT HIGH SIDE.

* "H" = DIA. OF PIPE + 1'-0" MINIMUM, AND 15'-0" MAXIMUM.

DETAILS OF REINFORCEMENT AROUND PIPE

ESTIMATED QUANTITIES

(FOR CONTRACTOR'S INFORMATION ONLY. NOT A BID ITEM)

	TYPE I	TYPE II
CLASS "A" CONCRETE	.652+.4722 "H" CU. YDS.	2.07 CU. YDS.
REINFORCING STEEL	53.44+22.04 "H" LBS.	120 LBS.
STRUCTURAL STEEL (URBAN)	384 LBS.	384 LBS.
STRUCTURAL STEEL (RURAL)	359 LBS.	359 LBS.

NOTE: TO OBTAIN CLASS "A" CONCRETE QUANTITY, USE VALUE TABULATED ABOVE AND DEDUCT THE AMOUNT SHOWN ON SERIAL 623-03-1/1 FOR EACH PIPE OPENING.

NOTE: MEDIAN DROP INLETS, COMPLETE IN PLACE, WILL BE PAID FOR AT THE UNIT PRICE BID PER EACH.

NOTE: SERIAL 623-01-1/1 MUST ACCOMPANY THIS SHEET.

#4A	"H" PLUS 6"	REQ'D 14
#4B	4'-3"	REQ'D 11+2H ⓐ
#4C	5'-3"	REQ'D 5+2H ⓐ

TYPE I INSTALLATION

#4A	"H" PLUS 6"	REQ'D 14
#4B	4'-3"	REQ'D 17
#4C	5'-3"	REQ'D 11

TYPE II INSTALLATION

REINFORCING STEEL DETAILS

ⓐ NOTE: ROUND OFF "H" TO THE NEAREST FOOT. USE SHORTER LENGTH WHEN DIMENSION FALLS ON 6".

NO.	DATE	REV.BY	DESCRIPTION
1	4/13/09	YML	ADDED AND REVISED NOTE ⓐ AS SHOWN.

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

MEDIAN DROP INLET DETAIL AND QUANTITIES TYPE I AND TYPE II

DESIGNED BY ____ DRAWN BY SKL CHECKED BY YML/TM

623-02-1/1

RAY M. TRUJILLO NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 11/10/09

REVISIONS	
DATE	BY

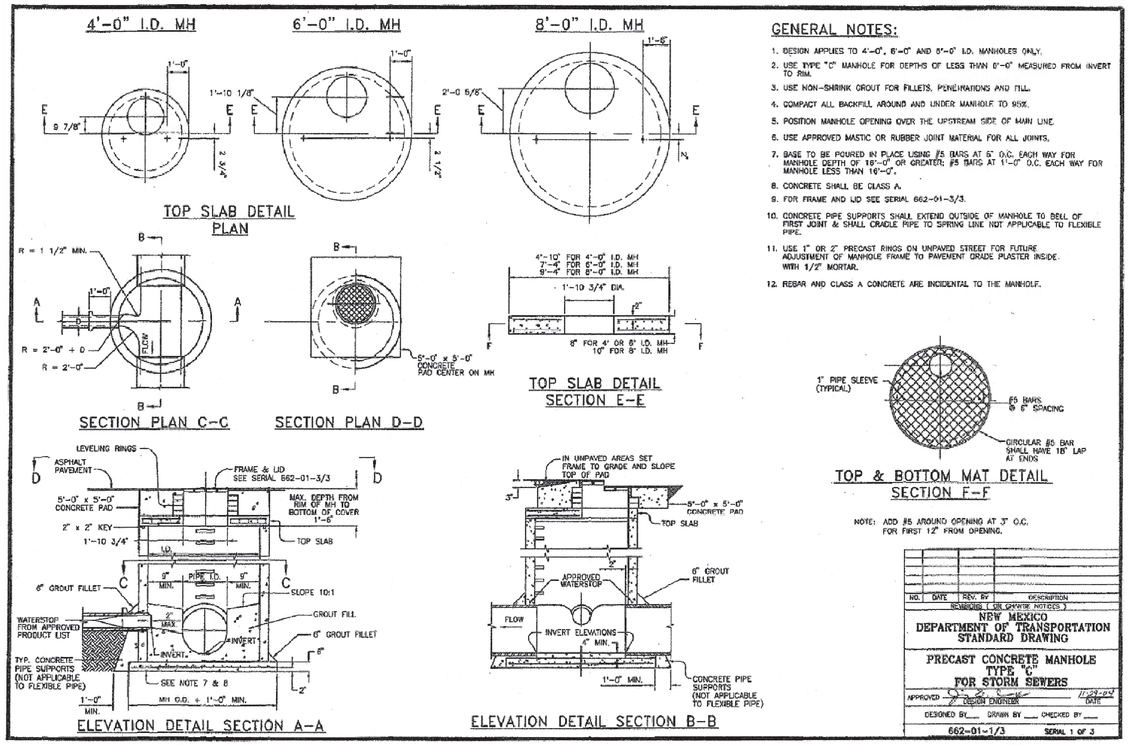
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-3557

NMDOT STANDARDS

MEDIAN DROP INLET

SCALE	DWG NO.	DATE
N/A		06/28/2024

SHEET NO. 28 G



GENERAL NOTES:

1. DESIGN APPLIES TO 4'-0", 6'-0" AND 8'-0" I.D. MANHOLES ONLY.
2. USE TYPE "C" MANHOLE FOR DEPTHS OF LESS THAN 6'-0" MEASURED FROM INVERT TO RIM.
3. USE NON-SHRINK GROUT FOR FILLETS, PENETRATIONS AND FILL.
4. COMPACT ALL BACKFILL AROUND AND UNDER MANHOLE TO 95%.
5. POSITION MANHOLE OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.
6. USE APPROVED MASTIC OR RUBBER JOINT MATERIAL FOR ALL JOINTS.
7. BASE TO BE POURED IN PLACE USING #5 BARS AT 6" O.C. EACH WAY FOR MANHOLE DEPTH OF 16'-0" OR GREATER; #5 BARS AT 1'-0" O.C. EACH WAY FOR MANHOLE LESS THAN 16'-0".
8. CONCRETE SHALL BE CLASS A.
9. FOR FRAME AND LID SEE SERIAL 662-01-3/3.
10. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE OF MANHOLE TO BELL OF FIRST JOINT & SHALL CRADLE PIPE TO SPRING LINE NOT APPLICABLE TO FLEXIBLE PIPE.
11. USE 1" OR 2" PRECAST RINGS ON UNPAVED STREET FOR FUTURE ADJUSTMENT OF MANHOLE FRAME TO PAVEMENT GRADE PLASTER INSIDE WITH 1/2" MORTAR.
12. REBAR AND CLASS A CONCRETE ARE INCIDENTAL TO THE MANHOLE.

NO.	DATE	REV. BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)	

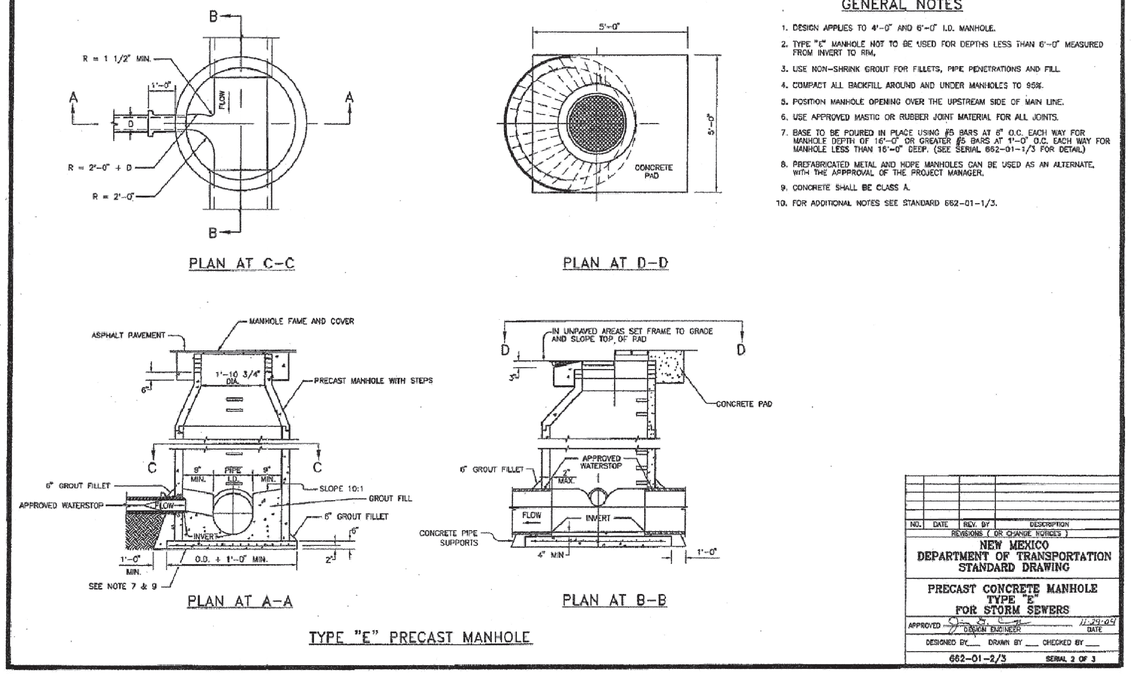
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PRECAST CONCRETE MANHOLE
TYPE "C"
FOR STORM SEWERS

APPROVED _____ DESIGN ENGINEER _____ 11-29-04 DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

662-01-1/3 SERIAL 1 OF 3



GENERAL NOTES

1. DESIGN APPLIES TO 4'-0" AND 6'-0" I.D. MANHOLE.
2. TYPE "E" MANHOLE NOT TO BE USED FOR DEPTHS LESS THAN 6'-0" MEASURED FROM INVERT TO RIM.
3. USE NON-SHRINK GROUT FOR FILLETS, PIPE PENETRATIONS AND FILL.
4. COMPACT ALL BACKFILL AROUND AND UNDER MANHOLES TO 95%.
5. POSITION MANHOLE OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.
6. USE APPROVED MASTIC OR RUBBER JOINT MATERIAL FOR ALL JOINTS.
7. BASE TO BE POURED IN PLACE USING #5 BARS AT 6" O.C. EACH WAY FOR MANHOLE DEPTH OF 16'-0" OR GREATER #5 BARS AT 1'-0" O.C. EACH WAY FOR MANHOLE LESS THAN 16'-0" DEEP. (SEE SERIAL 662-01-1/3 FOR DETAIL)
8. PREFABRICATED METAL AND HDPE MANHOLES CAN BE USED AS AN ALTERNATE, WITH THE APPPROVAL OF THE PROJECT MANAGER.
9. CONCRETE SHALL BE CLASS A.
10. FOR ADDITIONAL NOTES SEE STANDARD 662-01-1/3.

NO.	DATE	REV. BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)	

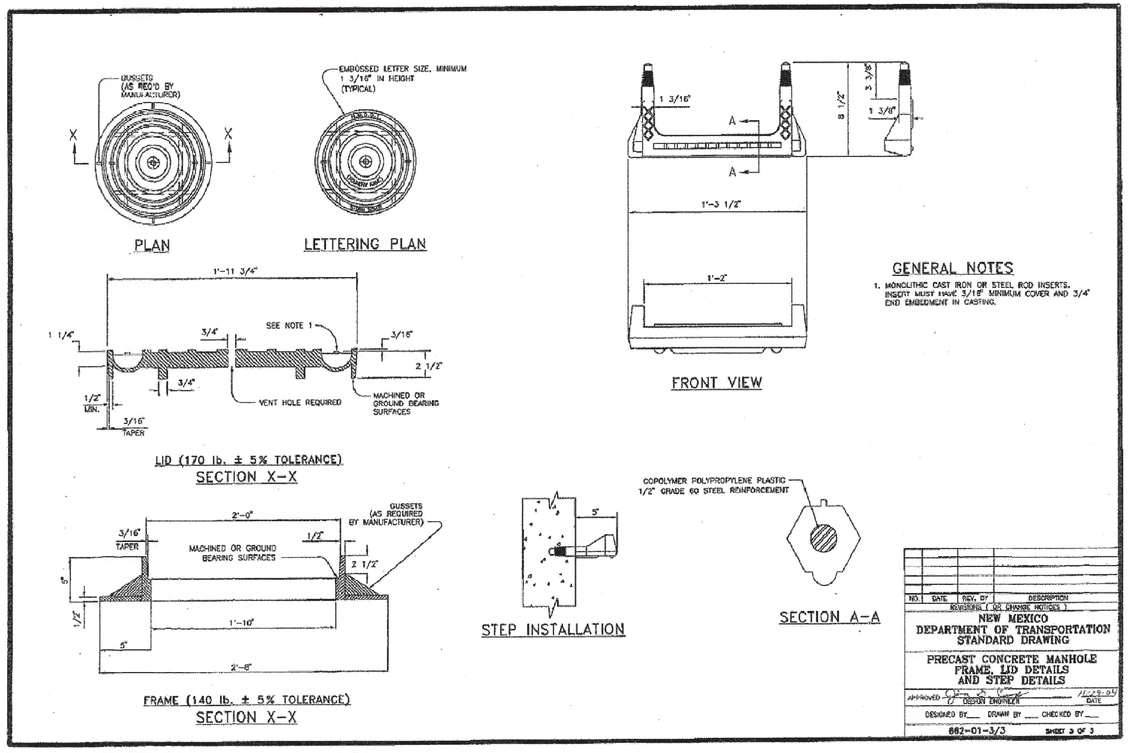
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PRECAST CONCRETE MANHOLE
TYPE "E"
FOR STORM SEWERS

APPROVED _____ DESIGN ENGINEER _____ 11-29-04 DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

662-01-2/3 SERIAL 2 OF 3



NO.	DATE	REV. BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)	

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PRECAST CONCRETE MANHOLE
FRAME, LID DETAILS
AND STEP DETAILS

APPROVED _____ DESIGN ENGINEER _____ 11-29-04 DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY___

662-01-3/3 SHEET 3 OF 3

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

NMDOT STANDARDS

STORM DRAIN MANHOLE DETAILS

SCALE	DWG NO.	DATE
N/A		06/28/2024
	SHEET NO.	28 H

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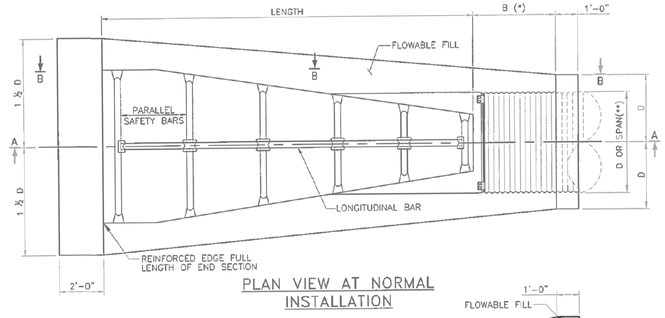
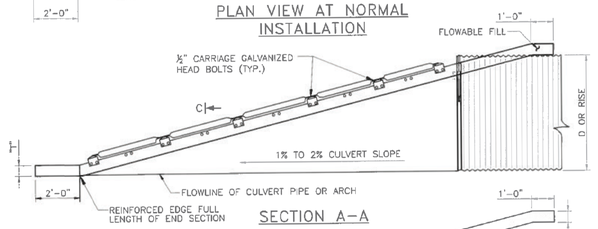
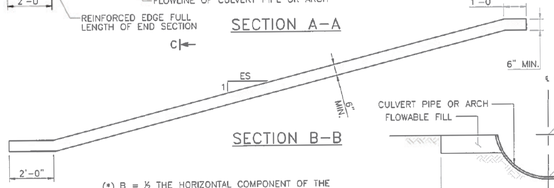


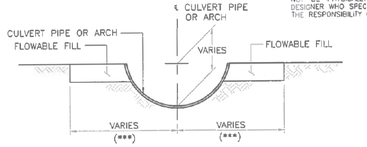
PLAN VIEW AT NORMAL INSTALLATION



SECTION A–A



SECTION B–B



SECTION C–C

(*) B = ½ THE HORIZONTAL COMPONENT OF THE SLOPE RATIO (ES) IN FEET, SO AS TO PRODUCE A 6" MIN. COVER OVER THE CULVERT.

(**) SPAN FOR ARCHED PIPES.

(***) SEE PLAN VIEW FOR NORMAL INSTALLATIONS.

DESIGNED BY: TAM DRAWN BY: JHP/BEE CHECKED BY: KHC

GENERAL NOTES:

1. WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION CURRENT EDITION.
2. FLOWABLE FILL SHALL CONFORM TO SECTION 516 FLOWABLE FILL. FLOWABLE FILL SHALL BE PAID UNDER ITEM NO. 516000–FLOWABLE FILL.
3. ES = EMBANKMENT SLOPE. SEE ROADWAY PLANS FOR "ES." WHEN EMBANKMENT SLOPE AT A STRUCTURE DIFFERS FROM THE ORDINARY ROADWAY EMBANKMENT SLOPE, THE CONTRACTOR WILL BE REQUIRED TO TRANSITION SLOPE AS SHOWN ON STANDARD DRAWING 511-13-3/3, "TYPICAL CONCRETE BLANKET DETAILS."
4. THESE DRAWINGS SHOULD ONLY BE USED FOR A 50 MPH DESIGN SPEED OR LESS WITH NO SKEW.
5. THE DRAWINGS FOLLOW THE TRANSPORTATION RESEARCH RECORD 868.

METAL END SECTIONS FOR ROUND PIPE CULVERT

PIPE SIZE (DIA.) (IN.)	METAL THICK (MIN.) (IN./GAGE)	DIMENSIONS (IN.) A	H	W	OVERALL WIDTH	L ES=6:1	L ES=10:1	VOLUME OF FLOWABLE FILL (CU.YDS) ES=6:1	ES=10:1
24	0.064/16	8	5	30	48	83	160	1.16	1.82
30	0.109/12	12	9	36	60	118	220	1.69	2.68
36	0.109/12	12	9	42	66	154	280	2.33	3.70
42	0.109/12	16	12	48	80	189		3.05	
48	0.109/12	16	12	54	86	224		3.90	
54	0.109/12	16	12	60	92	260		4.86	
60	0.109/12	16	12	66	98	295		5.91	

METAL END SECTIONS FOR PIPE ARCH CULVERT

PIPE SIZE (IN.) EQUIV. (DIA.)	SPAN	RISE	METAL THICK (MIN.) (IN./GAGE)	DIMENSIONS (IN.) A	H	W	OVERALL WIDTH	L ES=6:1	L ES=10:1	VOLUME OF FLOWABLE FILL (CU.YDS) ES=6:1	ES=10:1
24	28	20	0.064/16	8	6	33	49	60	120	1.23	1.92
30	35	24	0.109/12	12	9	40	64	83	160	1.73	2.72
36	41	29	0.109/12	12	9	47	71	112	210	2.29	3.63
42	48	32	0.109/12	16	12	54	86	136		2.95	
48	56	37	0.109/12	16	12	62	94	165		3.84	
54	63	42	0.109/12	16	12	69	101	195		4.77	
60	70	46	0.109/12	16	12	76	107	218		6.20	
72	82	56	0.109/12	16	12	88	120	278		7.85	

THIS STANDARD DRAWING IS FOR USE ON NMDOT PROJECTS. OTHERS WHO USE THE NMDOT STANDARD DRAWINGS DO SO AT THEIR OWN RISK. STANDARD DRAWINGS THAT ARE APPLICABLE TO A SPECIFIC PROJECT WILL BE IDENTIFIED ON THE PROJECT PLANS BUT WILL NOT BE PHYSICALLY INCLUDED IN THOSE PLANS. THE DESIGNER WHO SPECIFIES A STANDARD DRAWING ACCEPTS THE RESPONSIBILITY OF DETERMINING THEIR APPLICABILITY.

NO.	DATE	BY	DESCRIPTION

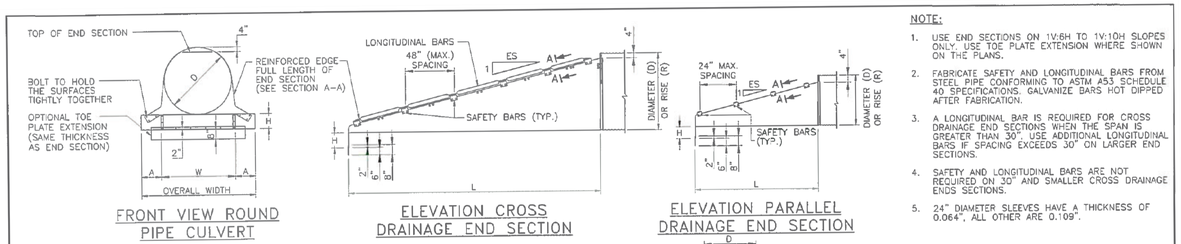
REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

METAL END SECTION WITH SAFETY GRATES FOR METAL PIPES (CIRCULAR AND ARCHES)

511-51-1/2 1 of 2

KATHY CROWELL NEW MEXICO 22934 PROFESSIONAL ENGINEER



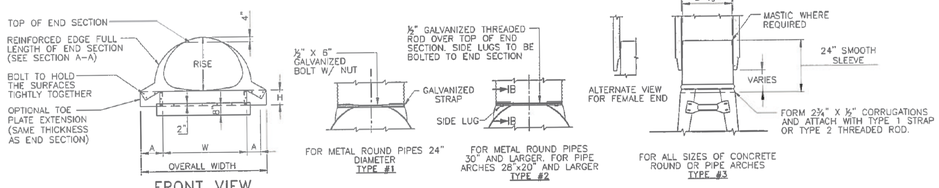
FRONT VIEW ROUND PIPE CULVERT

ELEVATION CROSS DRAINAGE END SECTION

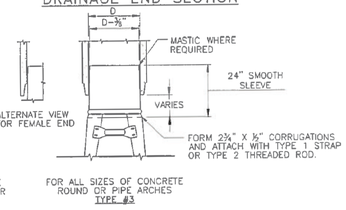
ELEVATION PARALLEL DRAINAGE END SECTION

NOTE:

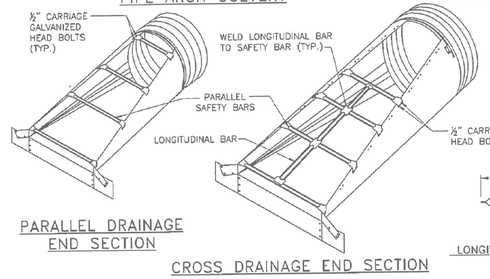
1. USE END SECTIONS ON 1V:6H TO 1V:10H SLOPES ONLY. USE TOE PLATE EXTENSION WHERE SHOWN ON THE PLANS.
2. FABRICATE SAFETY AND LONGITUDINAL BARS FROM STEEL PIPE CONFORMING TO ASTM A53 SCHEDULE 40 SPECIFICATIONS. GALVANIZE BARS HOT DIPPED AFTER FABRICATION.
3. A LONGITUDINAL BAR IS REQUIRED FOR CROSS DRAINAGE END SECTIONS WHEN THE SPAN IS GREATER THAN 30". USE ADDITIONAL LONGITUDINAL BARS IF SPACING EXCEEDS 30" ON LARGER END SECTIONS.
4. SAFETY AND LONGITUDINAL BARS ARE NOT REQUIRED ON 30" AND SMALLER CROSS DRAINAGE ENDS SECTIONS.
5. 24" DIAMETER SLEEVES HAVE A THICKNESS OF 0.064", ALL OTHER ARE 0.109".



FRONT VIEW PIPE ARCH CULVERT

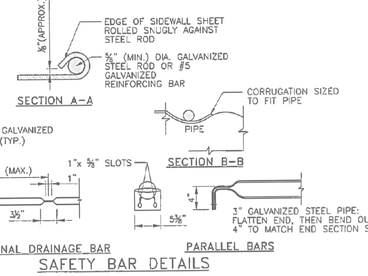


CONNECTOR DETAILS



PARALLEL DRAINAGE END SECTION

CROSS DRAINAGE END SECTION



LONGITUDINAL DRAINAGE BAR

PARALLEL BARS

SAFETY BAR DETAILS

THIS STANDARD DRAWING IS FOR USE ON NMDOT PROJECTS. OTHERS WHO USE THE NMDOT STANDARD DRAWINGS DO SO AT THEIR OWN RISK. STANDARD DRAWINGS THAT ARE APPLICABLE TO A SPECIFIC PROJECT WILL BE IDENTIFIED ON THE PROJECT PLANS BUT WILL NOT BE PHYSICALLY INCLUDED IN THOSE PLANS. THE DESIGNER WHO SPECIFIES A STANDARD DRAWING ACCEPTS THE RESPONSIBILITY OF DETERMINING THEIR APPLICABILITY.

NO.	DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

METAL END SECTION WITH SAFETY GRATES FOR METAL PIPES (CIRCULAR AND ARCHES)

511-51-2/2 2 of 2

KATHY CROWELL NEW MEXICO 22934 PROFESSIONAL ENGINEER

DESIGNED BY: TAM DRAWN BY: JHP/BEE CHECKED BY: KHC

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9551

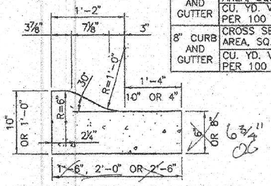
NMDOT STANDARDS

METAL END SECTION WITH SAFETY GRATES

SCALE	DWG NO.	DATE
N/A		06/28/2024
		SHEET NO. 28 I

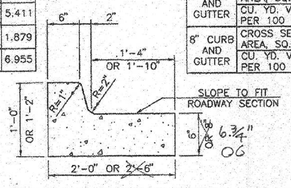
E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2024-08-23 TC3.dwg, DETAILS, 8/25/2024 10:11:14 AM

		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



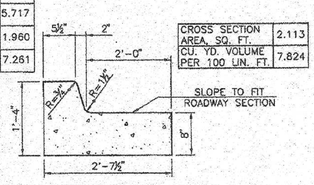
CONCRETE MOUNTABLE CURB AND GUTTER TYPE "A"

		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
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.627	1.960
	CU. YD. VOLUME PER 100 LIN. FT.	6.026	7.261



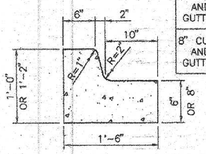
CONCRETE BARRIER CURB AND GUTTER TYPE "B"

5½"	CROSS SECTION AREA, SQ. FT.	2.113
	CU. YD. VOLUME PER 100 LIN. FT.	7.824



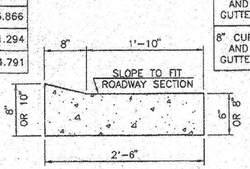
CONCRETE BARRIER CURB AND GUTTER TYPE "C"

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



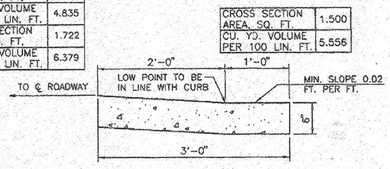
CONCRETE BARRIER CURB AND GUTTER TYPE "D"

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

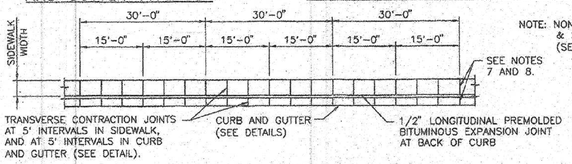


CONCRETE LAYDOWN CURB TYPE "E"

CROSS SECTION AREA, SQ. FT.	1.500
CU. YD. VOLUME PER 100 LIN. FT.	5.556

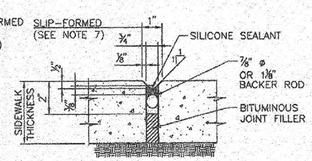


CONCRETE VALLEY GUTTER

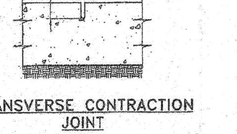


PLAN CURB AND GUTTER AND SIDEWALK

NOTE: NON-SLIP FORMED & SIDEWALKS (SEE NOTE 8)



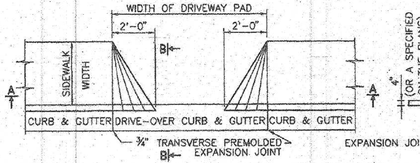
SEALED EXPANSION JOINT



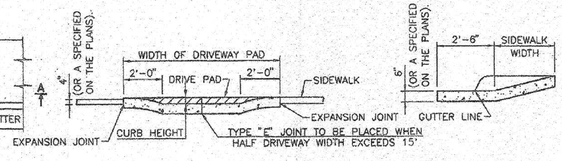
TRANSVERSE CONTRACTION JOINT

GENERAL NOTES

1. CONCRETE SHALL BE STRUCTURAL CONCRETE CLASS "A."
2. END OF DAYS POUR, 30 MINUTE INTERRUPTIONS, COLD JOINTS AND DROP INLETS SHALL DETERMINE THE LOCATION OF A CONSTRUCTION JOINT AND A 3/4" PREMOLDED BITUMINOUS JOINT IS REQUIRED.
3. PLACE TRANSVERSE CONTRACTION JOINTS AT 5'-0" INTERVALS AND AT THE END OF RADIUS POINTS OR ISLAND NOSES.
4. BED COURSE MATERIAL ON WHICH SIDEWALK IS TO BE PLACED SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T 99, METHOD C.
5. EXCAVATION AND PREMOLDED BITUMINOUS EXPANSION JOINTS TO BE INCLUDED IN THE UNIT PRICE BID FOR SIDEWALKS.
6. THE SILICONE SEALED JOINTS SHALL BE SEALED IN ACCORDANCE WITH SECTION 452 OF THE STANDARD SPECIFICATIONS.
7. FOR SLIP-FORMED CURB AND GUTTER, FURNISH 1" SEALED EXPANSION JOINTS AT 30' OG 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.



PLAN DRIVE PAD



SECTION A-A

SECTION B-B

RAY M. TRUJILLO NEW MEXICO 10014 REGISTERED PROFESSIONAL ENGINEER 11/14/09

NO.	DATE	REV.BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)
1	9/9/09	YML	ADDED DETAILS

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

REVISIONS

DATE	BY

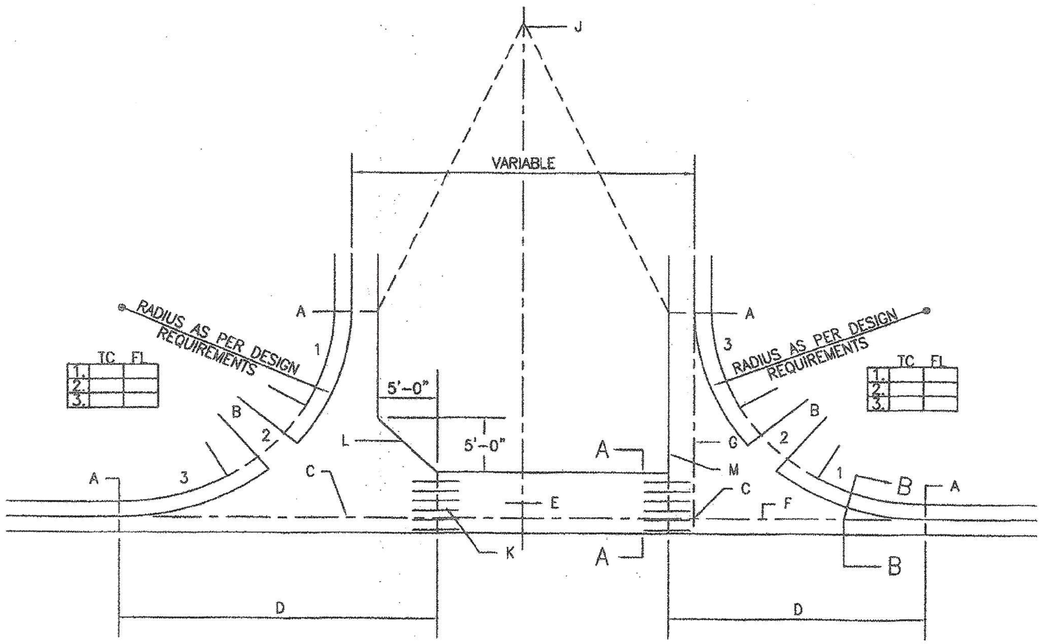
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

NMDOT STANDARDS

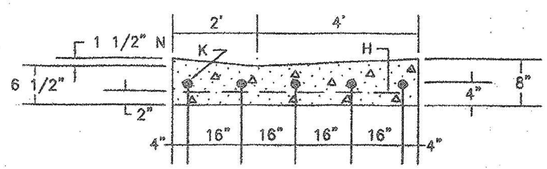
SIDEWALK AND CURB DETAILS

SCALE	DWG NO.	DATE
N/A		06/28/2024
	SHEET NO.	28 J

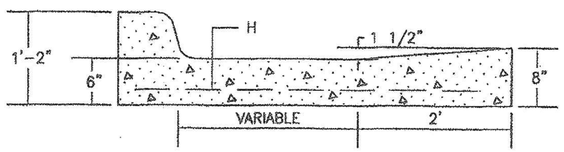
E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2024-08-28 TC3.dwg, DETAILS, 8/27/2024 4:20:17 PM



PLAN



SECTION A–A



SECTION B–B

GENERAL NOTES:

1. DESIGN ELEVATIONS TO BE GIVEN AT EACH END OF THE CURB RETURN (TOP OF CURB ELEV.) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEV.).
2. ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
3. THE VALLEY GUTTER TO BE REINFORCED WITH 6" X 6" X NO. 6 GA. WIRE MESH.
4. INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
5. CURB FLOWLINE AND TOP OF CURB ELEV. SHOWN IN THE BOX CORRESPOND TO QUARTERPOINTS INDICATED ON THE CURB RETURN IN THE CLOCKWISE DIRECTION.
6. — — — — DENOTES 1/2" EXPANSION JOINT.
7. FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT. ASPHALT CONC. SHALL BE INSTALLED MONOLITHICALLY TO MEET NEW VALLEY GUTTER.
8. PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWEN ON PLANS.

CONSTRUCTION NOTES:

A. END OF CURB RETURN, SEE NOTE 1.
B. FOR RAMP DETAILS, SEE DWGS. 2418, 2440, 2441.
C. INTERSECTION OF FLOWLINES, SEE NOTE 1.
D. SURFACE AND CURB TO BE MONOLITHIC.
E. DIRECTION OF FLOW.
F. FLOWLINE.
G. PROJECTED FLOWLINE OF 1 1/2" INVERT, SEE NOTE 2.
H. 6" X 6" NO. 6 GA. WIRE MESH.
J. BEGIN CROWN WARP TO STRAIGHT SECTION WHERE SPECIFIED ON PLANS, OR INDICATED BY THE ENGR.
K. NO. 4 BARS 3'-0" LONG AT 16" O.C.
L. ALTERNATE A, WITH FILLET AS PER PLANS.
M. ALTERNATE B, NO FILLET AS PER PLANS.
N. THE 1 1/2" INVERT DEPTH MAY BE REDUCED TO IMPROVE RIDEABILITY WITH APPROVAL OF ENGINEER.

REVISIONS	NM APWA
	PAVING CONCRETE VALLEY GUTTER DWG. 2420 AUG. 1986

REVISIONS

DATE	BY

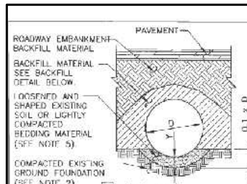
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

NMDOT STANDARDS

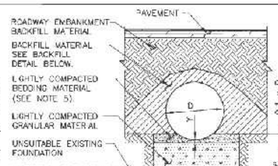
NM APWA VALLEY GUTTER AND FILLET DETAIL

SCALE	DWG NO.	DATE
N/A		06/28/2024

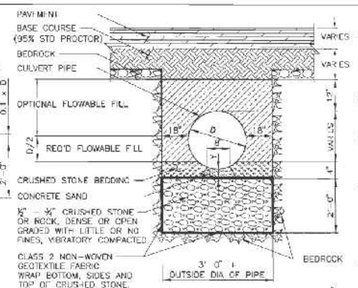
SHEET NO. 28 K



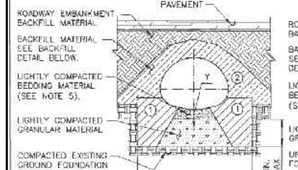
SUITABLE EXISTING GROUND FOUNDATION



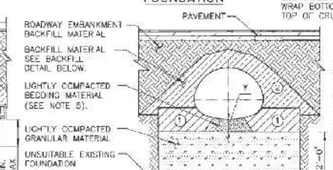
UNSUITABLE EXISTING FOUNDATION



PIPE INSTALLATION DETAIL ⚠ (FOR BEDROCK EXCAVATION ONLY)



SUITABLE EXISTING GROUND FOUNDATION



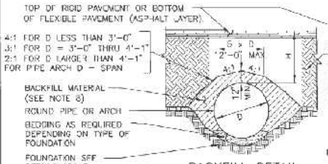
UNSUITABLE EXISTING FOUNDATION

ROCK OR UNYIELDING FOUNDATION

KEY	SYMBOL	DESCRIPTION
①		100% COMPACTION
②		90% COMPACTION

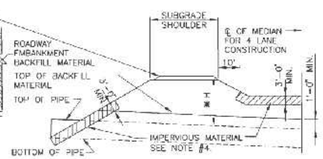
GENERAL NOTES:

1. RIVETED OR WELDED METAL PIPE AND ARCHES SHALL BE PLACED WITH THE INSIDE CIRCUMFERENTIAL LAPS POINTING DOWNSTREAM AND WITH LONGITUDINAL LAPS AT THE SIDE ON QUARTER POINTS, NOT TOP OR BOTTOM. STRUCTURAL PLATE AND PIPE ARCH CULVERTS SHALL BE ERECTED AS SHOWN ON THE ERECTION DIAGRAMS FURNISHED BY THE SUPPLIER.
2. THE EXISTING GROUND FOUNDATION MATERIAL UNDER PIPES SHALL BE BROKEN UP AND COMPACTED TO A MINIMUM DEPTH OF 6". COMPACTION SHALL BE 95% OF MAXIMUM DENSITY BY AASHTO SPECIFICATION T-99.
3. WHERE AN UNSUITABLE MATERIAL (PEAT, MUCK, ETC.) IS ENCOUNTERED AT OR BELOW THE INVERT ELEVATION, THE NECESSARY SUBSURFACE EXPLORATION AND ANALYSIS SHALL BE MADE AND CORRECTIVE TREATMENT SHALL BE AS DIRECTED BY THE PROJECT MANAGER.
4. IMPERVIOUS MATERIAL SHALL BE PLACED LONGITUDINALLY ALONG THE PIPE TO THE ELEVATIONS AND LIMITS SHOWN ON THE "CROSS SECTION OF ROADWAY EMBANKMENT," AND TRANSVERSELY AROUND THE PIPE TO THE DENSITY AND SLOPES SHOWN FOR BACKFILL MATERIAL ON THE "BACKFILL DETAIL," UNLESS OTHERWISE DESIGNATED ON THE PLANS OR DIRECTED BY THE PROJECT MANAGER. IMPERVIOUS MATERIAL SHALL CONFORM TO AASHTO SPECIFICATION A-6 OR A-7 SOILS.
5. BEDDING MATERIAL SHALL BE ROUGHLY SHAPED TO FIT BOTTOM OF PIPES AND THEN LIGHTLY COMPACTED. MATERIAL SHALL CONFORM TO SECTION 206 OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. FOR PIPE ARCH, THE WIDTH OF THE BEDDING SHALL NOT EXCEED THE WIDTH OF THE BOTTOM ARC.
6. WHERE MULTIPLE LINES OF PIPE OR PIPE ARCHES GREATER THAN 4'-0" IN DIAMETER OR SPAN ARE USED, THEY SHALL BE SPACED SO THAT ADJACENT SIDES OF THE PIPE SHALL BE AT LEAST ONE-HALF DIAMETER OR 3'-0" APART, WHICHEVER IS LESS, TO PERMIT ADEQUATE COMPACTION OF BACKFILL MATERIAL. FOR DIAMETERS 4'-0" AND LESS, THE MINIMUM SPACING SHALL BE NOT LESS THAN 2'-0". SEE 570-02-1/2 OR 570-02-2/2 FOR FLARED END SECTIONS.
7. A CONTINUOUS CONCRETE CRADLE SHALL BE USED ONLY WHEN CALLED FOR ON THE PLANS.
8. BACKFILL MATERIAL SHALL CONFORM TO SECTION 206 OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. SPECIAL CARE SHALL BE TAKEN WHEN COMPACTING BACKFILL AT THE HAUNCHES 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.



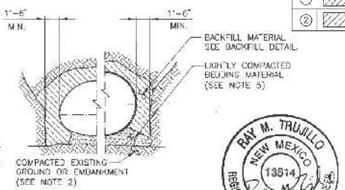
BACKFILL DETAIL

BACKFILL DETAIL SHOWN ABOVE SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF HIS OBLIGATIONS REGARDING DAMAGE TO THE CULVERT PIPE. H = MINIMUM OR MAXIMUM COVER.



CROSS SECTION OF ROADWAY EMBANKMENT

* LOCATION OF MAXIMUM OR MINIMUM COVER DEPENDS ON PIPE SLOPE AND ROADWAY X-SECTION.



PIPE ARCHES ROUND PIPE

TRENCH CONDITION

⚠	2/14/07	YML	REVISIONS TO BEDROCK DETAIL
NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

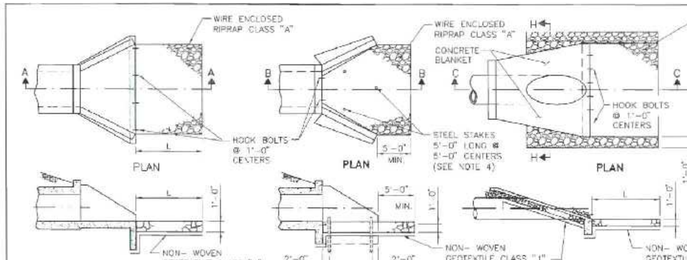
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

CORRUGATED METAL CULVERT AND PIPE ARCHES BEDDING AND BACKFILL DETAILS

DESIGNED BY ____ DRAWN BY SKL CHECKED SYM/YML

206-07-1/1 1 OF 1

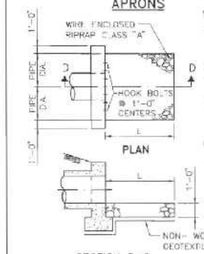
RAY M. TRUJILLO NEW MEXICO 13514 REGISTERED PROFESSIONAL ENGINEER 5/29/08



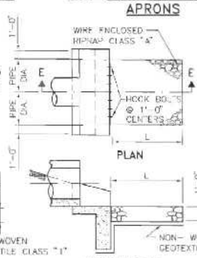
GENERAL NOTES

1. ALL RIPRAP SHALL BE CLASS "A" UNLESS SPECIFIED OTHERWISE IN THE PLANS. DIMENSIONS OF RIPRAP CLASS "A" SHALL BE VERIFIED IN FIELD.
2. RIPRAP ON THIS STANDARD IS SHOWN FOR SINGLE PIPES AND CULVERTS ONLY. FOR MULTIPLE PIPE AND CULVERT INSTALLATIONS, EXTEND RIPRAP BEYOND OUTLET OPENING AS SHOWN IN PLAN DETAILS AND PLACE RIPRAP BETWEEN OUTLET OPENINGS AS SHOWN IN ELEVATION DETAILS.
3. SERIAL 602-02-1/1 MAY BE REFERENCED FOR DESCRIPTIONS OF WIRE MESH AND ALTERNATE PATTERNS.
4. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" NOMINAL DIAMETER STANDARD STRENGTH GALVANIZED STEEL PIPE, OR L 4" X 4"x 3/8" STEEL ANGLES. STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
5. CONTRACTOR MAY SUBSTITUTE CONCRETE CHEMICAL ANCHORS WITH HOOK GEOMETRY SHOWN, WHICH MEET REQUIREMENTS OF SECTION 522.
6. TOE-IN OR PLACE EROSION CONTROL GEOTEXTILE UNDER FOOTINGS OR CUT-OFF WALL.
7. L (MIN.) = 10'-0" OR 1.5 x DIAMETER OR RISE, WHICHEVER IS GREATER.

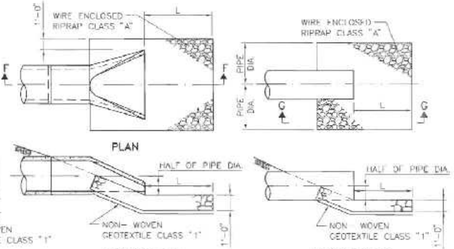
BOX CULVERTS WITH APRONS



BOX CULVERTS WITHOUT APRONS



CONCRETE BLANKETS

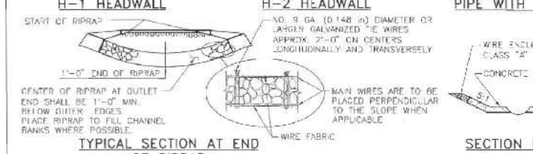


H-1 HEADWALL

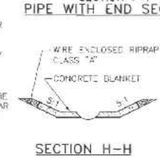
H-2 HEADWALL

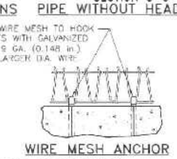
PIPE WITH END SECTIONS

PIPE WITHOUT HEADWALLS



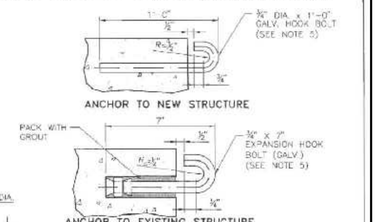
TYPICAL SECTION AT END OF RIPRAP





WIRE MESH ANCHOR

NOTE: SEE SHEET 602-01-1/1 FOR WIRE MESH SPLICE DETAILS.



HOOK BOLT DETAILS

COST OF HOOK BOLT IN PLACE TO BE INCLUDED IN UNIT BID PRICE FOR RIPRAP.

⚠	11/09/09	YML	GENERAL REVISIONS
NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

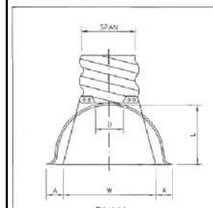
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

EROSION CONTROL AT CULVERT OUTLETS

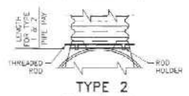
DESIGNED BY TM DRAWN BY SKL CHECKED BY YML

602-02-1/1 1 of 1

RAY M. TRUJILLO NEW MEXICO 13514 REGISTERED PROFESSIONAL ENGINEER 11/9/09



NOTE: SIZES EQUIVALENT TO THE ABOVE, USING 3" x 1" CORRUGATIONS, MAY BE USED PROVIDING T-LUG THEY MEET THE SIZES SHOWN UNDER TABLE 6 OF SERIAL 208-04-1/3 THRU 208-04-3/3.



TYPE 2

FOR 13" x 13" THRU 57" x 38"

PIPE ARCH DIMENSIONS		GALVANIZED THICKNESS GA.	DIMENSIONS					APPROX. SLOPE	BODY
SPAN (IN.)	RISE (IN.)		A (IN.) (±1")	B (IN.) (MAX.)	H (IN.) (±1")	L (IN.) (±15")	W (IN.) (±2")		
17	13	16	7	8	6	19	33	2 1/2:1	1 PC.
21	15	16	7	10	6	23	36	2 1/2:1	1 PC.
24	18	16	8	12	6	28	42	2 1/2:1	1 PC.
28	20	16	9	14	6	32	48	2 1/2:1	1 PC.
35	24	14	10	16	6	39	60	2 1/2:1	1 PC.
42	29	14	12	18	6	46	75	2 1/2:1	1 PC.
49	33	12	13	21	9	53	85	2 1/2:1	2 PC.
57	38	12	18	26	12	63	90	2 1/2:1	2 PC.
64	43	12	18	30	12	70	102	2 1/4:1	2 PC.
71	47	12	18	33	12	77	114	2 1/4:1	3 PC.
77	52	12	18	36	12	77	126	2:1	3 PC.
83	57	12	18	39	12	77	138	2:1	3 PC.

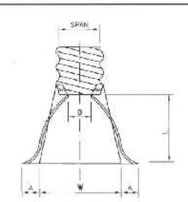
* THE CONTRACTOR SHALL VERIFY WITH PROVIDERS FOR CURRENT INDUSTRY SIZES.

NOTE:

1. ALL 3 PIECE BODIES TO HAVE 12 GAUGE THICK SIDES AND 10 GAUGE THICK CENTER PANELS. WIDTH OF CENTER PANELS TO BE GREATER THAN 20% OF THE PIPE PERIPHERY. MULTIPLE PANEL BODIES TO HAVE LAP SEAMS WHICH ARE TO BE TIGHTLY JOINED BY 3/8" GALVANIZED RIVETS OR BOLTS.
2. ⚠ FOR 77" X 52" AND 83" X 57" SIZES, REINFORCED EDGED TO BE SUPPLEMENTED BY L 3" X 3" X 1/4" GALVANIZED ANGLES. THE ANGLES TO BE ATTACHED BY 3/8" GALVANIZED NUTS AND BOLTS.
3. ANGLE REINFORCEMENT WILL BE PLACED UNDER THE CENTER PANEL SEAMS ON THE 77" X 52" AND 83" X 57" SIZES.
* 4. TOE PLATE TO BE CONSTRUCTED WHERE SHOWN ON PLANS.

STANDARD CONNECTION

STANDARD END SECTIONS FOR PIPE-ARCH STEEL PIPE

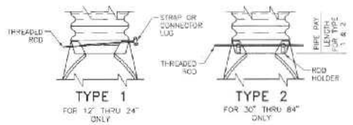


ROUND PIPE DIMENSIONS		GALVANIZED THICKNESS GAUGE	DIMENSIONS					APPROX. SLOPE	BODY
PIPE DIA. (IN.)			A (IN.) (±1")	B (IN.) (MAX.)	H (IN.) (±1")	L (IN.) (±1")	W (IN.) (±2")		
12		16	5	6	6	21	24	2 1/2:1	1 PC.
15		16	7	5	6	28	30	2 1/2:1	1 PC.
18		16	8	10	6	31	36	2 1/2:1	1 PC.
21		16	9	12	6	36	42	2 1/2:1	1 PC.
24		16	10	12	8	41	48	2 1/2:1	1 PC.
30		14	12	16	8	51	60	2 1/2:1	1 PC.
36		14	14	18	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	33	12	84	102	2:1	2 PC.
60		12	18	35	12	87	114	1 13/4:1	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" ⌀ 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.

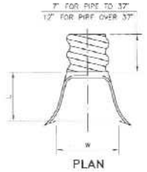


STANDARD CONNECTIONS

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 CONNECTION SECTIONS TO PIPE.
3. TYPE 1 AND TYPE 2 MAY BE USED WITH WELDED SEAM OR LOCKSEAM CONNECTIONS HELICALLY CORRUGATED PIPE WITH BEVELLED ENDS. BEVELLED ENDS SHALL INCLUDE A MINIMUM OF TWO ANNULAR CORRUGATIONS OF THE SAME SIZE AS THE PIPE CORRUGATIONS.



CORRUGATED ALUMINUM PIPE END SECTION

PIPE DIAM. (IN.)	APRONS	
	L (IN.)	W (IN.)
18	19	30
21	23	35
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	126

RAY M. TRUJILLO NEW MEXICO 13514 REGISTERED PROFESSIONAL ENGINEER 11/9/09

⚠	2/10/09	YML	CORRECTED 3.5 GA. TO 3/8" ⌀
⚠	2/10/09	YML	MAKE GENERAL REVISIONS
⚠	2/10/09	YML	CORRECTED 83" x 57" TO 83" x 57"
NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

CULVERT PIPE END SECTIONS (METAL)

DESIGNED BY ____ DRAWN BY SKL CHECKED BY TM/YML

570-02-1/2 1 of 2

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9551

NMDOT STANDARDS

CMP DETAILS

SCALE	DWG NO.	DATE
N/A		02/28/2025
	SHEET NO.	28 L

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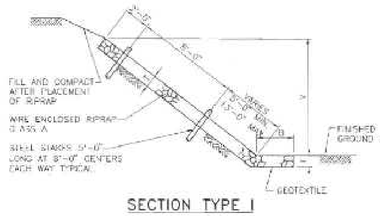
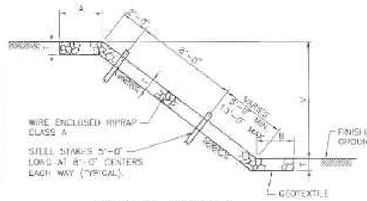


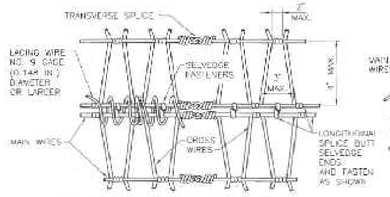
SECTION TYPE I

QUANTITIES PER LINEAR FOOT	
SLOPE	RIPRAP (CU. YDS.)
1.5 : 1	$\frac{T}{27}(B + 1.803\ V + 0.353\ T)$
1.75 : 1	$\frac{T}{27}(B + 2.018\ V + 0.286\ T)$
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	$\frac{T}{27}(B + 4.123\ V + 0.123\ T)$

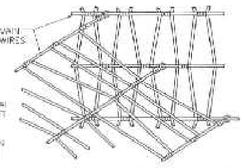


SECTION TYPE II

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	$\frac{T}{27}(A + B + 2.018V)$
2 : 1	$\frac{T}{27}(A + B + 2.236V)$
3 : 1	$\frac{T}{27}(A + B + 3.162V)$
4 : 1	$\frac{T}{27}(A + B + 4.123V)$

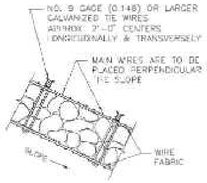


NORMAL INTERSECTION SPLICES



SKEWED INTERSECTION SPLICE

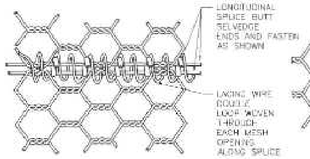
"W" MESH



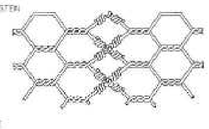
TYPICAL SECTION

GENERAL NOTES

1. WIRE FABRIC FOR RIP RAP SHALL BE "W" OR HEXAGONAL MESH AND MEET THE REQUIREMENTS LISTED IN SECTION 602 OF THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION.
2. STEEL STAKES MAY BE WORN RAIL WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" NOMINAL DIAMETER STANDARD STRENGTH GALVANIZED STEEL PIPE, OR 1 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 DEPARTMENTS "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.

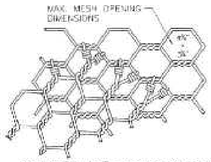


NORMAL INTERSECTION SPLICE



TRANSVERSE SPLICE

HEXAGONAL MESH



SKEWED INTERSECTION SPLICE

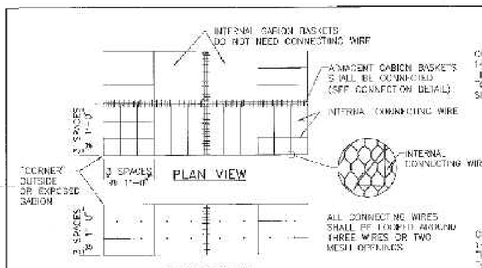
NO	DATE	REV BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

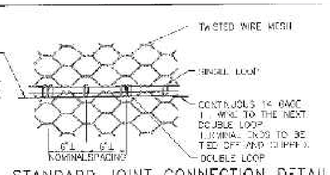
WIRE ENCLOSE RIPRAP
CLASS "A"

DESIGNED BY ___ DRAWN BY SKL CHECKED BY TM

602-01-1/1 1 of 1

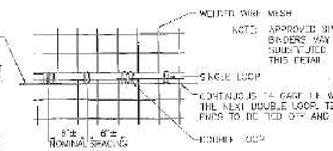


DETAILS OF 9 GAGE INTERNAL CONNECTING WIRES



STANDARD JOINT CONNECTION DETAIL

FOR USE WITH TWISTED MESH



STANDARD JOINT CONNECTION DETAIL

ON USE WITH WELDED WIRE MESH

GENERAL NOTES

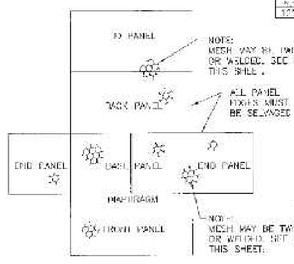
1. INTERNAL CONNECTING WIRES ARE TO BE INSTALLED ACROSS WIDTH OF INTERIOR GABIONS AND ACROSS WIDTH AND LENGTH ON END GABIONS.
2. INTERNAL CONNECTING WIRE, CONTINUOUS TIE WIRE AND GABION MESH SHALL BE GALVANIZED.
3. INTERNAL CONNECTING WIRES ARE REQUIRED ON ALL GABIONS 3'-0" HIGH AND ON ALL GABIONS 1'-0" HIGH WHEN USED TO BUILD VERTICAL SUBDIVISIONS.
4. PREFORMED SPECIMENS (11 GAUGE OR 9 GAGE) ARE AN ACCEPTABLE ALTERNATIVE TO INTERNAL CONNECTING WIRES INSTALLED IN AS RECOMMENDED BY THE MANUFACTURER OR AS DIRECTED BY THE PROJECT MANAGER AT ONE FOOT POINTS.
5. PLACE ROCK IN THE END GABION CELL FIRST, AND CONTINUE BY FILLING INTERIOR GABION CELLS.
6. FOR GABION DIMENSIONS, REFER TO THE TABLE "STANDARD GABION SIZES".
7. A JOINT CONNECTION MUST BE MADE WHERE ANY PANEL ONLY REFERS ANOTHER PANEL. THIS INCLUDES ADJACENT GABION BASKETS, INTERNAL PANELS WITHIN A BASKET, DIAPHRAGM EDGES ETC. ALL JOINT CONNECTIONS SHALL BE MADE USING 14 GAGE CONTINUOUS TIE WIRE.
8. ALTERNATE JOINT CONNECTION PROCEDURES MAY BE USED PROVIDED THAT THE COMPLETED JOINT WILL DEVELOP A TENSILE STRENGTH OF NOT LESS THAN 1,400 POUNDS PER FOOT. IF ALTERNATE JOINT CONNECTION PROCEDURES ARE USED, THE CONTRACTOR SHALL SUBMIT TO THE PROJECT MANAGER CERTIFIED TEST REPORTS DEMONSTRATING THE ALTERNATE JOINT CONNECTIONS WILL MEET THE MINIMUM TENSILE STRENGTH REQUIREMENTS.

STANDARD REVETMENT MATTRESS SIZES

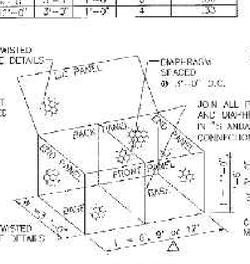
LENGTH	WIDTH	LIFT	NUMBER OF CELLS	VOLUME CUBIC YARDS
	FEET			
9'-0"	6'-0"	0'-6"	3	1.00
12'-0"	6'-0"	0'-6"	4	1.33
9'-0"	6'-0"	0'-9"	3	1.50
12'-0"	6'-0"	0'-9"	4	2.00

STANDARD GABION SIZES

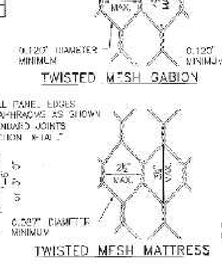
LENGTH	WIDTH	HEIGHT	NUMBER OF CELLS	VOLUME CUBIC YARDS
	FEET			
9'-0"	3'-0"	3'-0"	3	3.00
6'-0"	3'-0"	3'-0"	2	2.00
12'-0"	3'-0"	3'-0"	4	4.00
9'-0"	3'-0"	1'-0"	3	1.00
6'-0"	3'-0"	1'-0"	2	.66
12'-0"	3'-0"	1'-0"	4	1.33
9'-0"	3'-0"	1'-9"	3	1.75
6'-0"	3'-0"	1'-9"	2	1.16
12'-0"	3'-0"	1'-9"	4	2.33



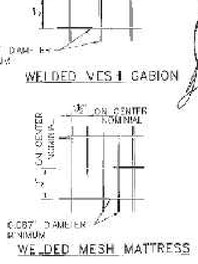
TYPICAL FLAT LAYOUT OF GABION BASKET



TYPICAL ASSEMBLED GABION BASKET



TWISTED MESH GABION



WELDED MESH GABION

TWISTED MESH MATTRESS

WELDED MESH MATTRESS

TYPICAL ACCEPTABLE MESH STYLES

SHEET 602-05-2/2 SHEET 2 OF 2 MUST ACCOMPANY THIS SHEET.

NO	DATE	BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

GABION
BASKET DETAILS

DESIGNED BY TM DRAWN BY SKL CHECKED BY TM

602-05-1/2 1 of 2

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 991-9551

NMDOT STANDARDS

WIRED RIP RAP AND GABION DETAILS

SCALE	DWG NO.	DATE
N/A		06/28/2024
		SHEET NO. 28 M

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MAXIMUM HEIGHT OF FILL IN FEET

PIPE DIAMETER (INCHES)	CLASS 0 PIPE			CLASS 1 PIPE			CLASS 2 PIPE			CLASS 3 PIPE		
	TYPE 1 INSTALL ALL	TYPE 2 INSTALL ALL	TYPE 3 INSTALL ALL	TYPE 1 INSTALL	TYPE 2 INSTALL	TYPE 3 INSTALL	TYPE 1 INSTALL	TYPE 2 INSTALL	TYPE 3 INSTALL	TYPE 1 INSTALL	TYPE 2 INSTALL	TYPE 3 INSTALL
12"	15	11	8	21	16	12	32	25	19	50	38	30
18"	15	11	8	22	16	12	34	25	20	52	39	31
24"	15	11	8	22	16	12	34	25	20	52	39	31
30"	15	11	8	22	16	12	34	25	20	52	39	31
36"	15	11	8	22	16	12	33	25	20	51	39	31
42"	15	11	8	22	16	12	33	25	20	51	39	31
48"	15	11	8	22	16	12	33	25	19	51	39	31
54"	15	11	8	21	16	12	33	25	19	51	39	30
60"	14	11	8	21	16	12	32	25	19	51	39	30
66"	14	10	7	21	16	12	32	25	19	50	39	30
72"	14	10	7	20	15	11	32	24	18	50	38	29
78"	14	10	7	20	15	11	31	24	18	49	38	29
84"	13	10	7	20	15	11	31	24	18	49	38	29
90"	13	10	7	20	15	11	31	24	18	49	38	29
96"	13	10	7	19	15	11	31	24	18	49	38	29
102"	13	9	8	19	15	11	30	24	18	48	38	29
108"	12	9	6	18	14	10	30	24	18	48	38	29

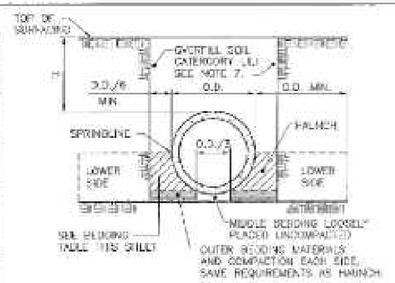
NOTE:
FOR PIPE DIAMETERS GREATER THAN 108 INCHES, ASTM AND AASHTO ALLOW FOR SPECIAL DESIGN. CONSULT PIPE MANUFACTURER FOR DESIGN. IF DEEPER FILL HEIGHTS ARE NEEDED, CONSULT PIPE MANUFACTURER. SPECIAL PIPE DESIGN AND MODIFIED INSTALLATION CAN YIELD DEEPER FILL HEIGHTS.

SOIL AND MINIMUM COMPACTION REQUIREMENTS

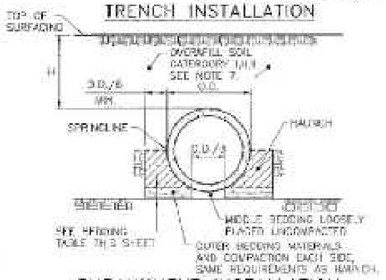
INSTALLATION TYPE	BEDDING THICKNESS	HAUNCH AND OUTER BEDDING	LOWER SIDE
TYPE 1	Do/24 MINIMUM, NOT LESS THAN 3". IF ROCK FOUNDATION, USE Do/12 MINIMUM, NOT LESS THAN 6".	90% CATEGORY I	90% CATEGORY I, 85% CATEGORY II, OR 100% CATEGORY III
TYPE 2	Do/24 MINIMUM, NOT LESS THAN 3". IF ROCK FOUNDATION, USE Do/12 MINIMUM, NOT LESS THAN 6".	90% CATEGORY I OR 95% CATEGORY II	85% CATEGORY I, 90% CATEGORY II, OR 95% CATEGORY I
TYPE 3	Do/24 MINIMUM, NOT LESS THAN 3". IF ROCK FOUNDATION, USE Do/12 MINIMUM, NOT LESS THAN 6".	85% CATEGORY I, 90% CATEGORY II OR 95% CATEGORY III	85% CATEGORY I, 90% CATEGORY II OR 95% CATEGORY II

NOTE: THESE COMPACTION VALUES ARE FOR THE STANDARD PROCTOR TEST.

Do = OUTSIDE DIAMETER OF PIPE. (O.D.)



TRENCH INSTALLATION



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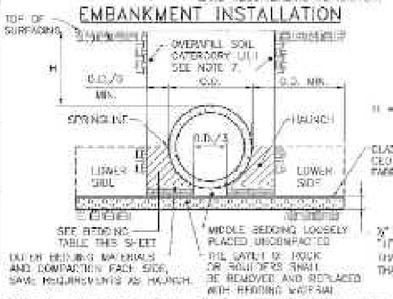

ROCK FOUNDATION–TRENCH INSTALLATION

GENERAL NOTES:

1. CONCRETE PIPE SHALL CONFORM TO ALL REQUIREMENTS OF AASHTO OF AASHTO SPECIFICATION M 170.
2. PIPES THAT SHOW DAMAGE OR CRACKS WIDER THAN 0.01 INCH PRIOR TO INSTALLATION MAY NOT BE USED.
3. EXCAVATE A TRENCH OF EQUAL OR GREATER WIDTH REQUIRED BY 570. INCREASE THE TRENCH WIDTH TO 2 FT. MINIMUM EACH SIDE OF THE PIPE WHEN THE UNDISTURBED NATIVE MATERIAL IN THE LOWER SIDE ZONE IS UNSUITABLE MATERIAL.
4. OVER EXCAVATE UNSUITABLE PIPE FOUNDATION MATERIAL AS DIRECTED BY THE ENGINEER. REPLACE WITH SUITABLE MATERIAL.
5. RECESS THE BEDDING TO RECEIVE PIPE JOINTS WHERE APPLICABLE.
6. DO NOT DISTURB THE INSTALLED PIPE OR EMBEDMENT OR LEAVE VOIDS WHEN USING TRENCH BOXES AND SHIELDS.
7. REFER TO THE PROJECT PLANS FOR MATERIAL OUTSIDE OF THE PIPE BACKFILL AREA.
8. MEASURE MAXIMUM FILL HEIGHT FROM TOP OF THE PIPE TO TOP OF THE PAVEMENT SURFACE AT HIGHEST FILL SECTION.
9. FILL HEIGHTS OVER 50 FEET SHALL BE USED ONLY AFTER A THOROUGH INVESTIGATION OF THE FOUNDATION MATERIALS.
10. THE MINIMUM HEIGHT OF FILL BETWEEN THE TOP OF THE PIPE AND THE FINISHED ROADWAY GRADE SHALL BE 1'-3" FOR UNPAVED ROADS AND BITUMINOUS PAVED ROADS AND 1'-0" FOR CONCRETE PAVED ROADS WITH COMPACTED FILL.
11. SUITABLE MATERIAL FOR STABILIZING THE CULVERT FOUNDATION SHALL CONSIST OF MATERIAL APPROVED BY THE PROJECT MANAGER. THE MATERIAL MAY BE OBTAINED FROM ROADWAY, STRUCTURE EXCAVATION, OR FROM BORROW AS DIRECTED BY THE PROJECT MANAGER. THE DEPTH OF SUCH MATERIAL SHALL BE DETERMINED BY THE PROJECT MANAGER IN THE FIELD AFTER EXAMINATION OF THE NATURAL FOUNDATION MATERIAL, CONSIDERING THE DIAMETER OF THE PIPE AND HEIGHT OF COVER.
12. FOR MULTIPLE INSTALLATIONS, PIPES SHALL BE SPACED TO PROVIDE 3 FEET CLEAR DISTANCE BETWEEN END SECTIONS. SEE 570-02-1/2 AND 2/2. THE CENTER TO CENTER SPACING OF PIPES SHALL BE THE OUTSIDE DIAMETER PLUS 3 FEET.
13. EXISTING GROUND UNDER PIPE BEDDING SHALL BE BROKEN UP AND COMPACTED TO A MINIMUM DEPTH OF 6 INCHES REGARDLESS OF FILL HEIGHT. COMPACTION SHALL BE 95% OF MAXIMUM DENSITY PER AASHTO T-99.
14. BACKFILL MATERIAL SHALL CONFORM TO SECTION 609 OF THE NMDOT STANDARD SPECIFICATION, CURRENT EDITION.

DESIGN DATA:

DESIGN ACCORDING TO AASHTO LRFD BRIDGE DESIGN SPECIFICATION, DATED 2011 SPECIFICATION # 7.20.

H = FILL OVER PIPE.

¾" THICK BOOT OF "H" (BUT NOT LESS THAN 12" NOR MORE THAN 24"

TIMOTHY A. MARTIN NEW MEXICO 14072 REGISTERED PROFESSIONAL ENGINEER
4-10-12

MARK	BY	DESCRIPTION
		STANDARD (OR CHANGE NOTICE)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

FILL HEIGHT AND BEDDING DETAILS FOR CIRCULAR CONCRETE PIPE CULVERTS

DESIGNED BY	DRAWN BY	CHECKED BY

206-01-1/1 1 of 1

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

NMDOT STANDARDS

CONCRETE PIPE BEDDING DETAIL

SCALE	DWG NO.	DATE
N/A		06/28/2024
		SHEET NO. 28 N

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SUMMARY _FILENAME_

GENERAL NOTES;

1. NMDOT IS RECOGNIZED AS A TITLE II PUBLIC ENTITY UNDER THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990 (PUBLIC LAW 101-336). A TITLE II ENTITY IS DEFINED AS ANY STATE OR LOCAL GOVERNMENT ENTITY AND PROHIBITS DISCRIMINATION ON THE BASIS OF DISABILITY. THE ADA EXTENDS THE PRINCIPLES OF SECTION 504 OF THE REHABILITATION ACT, OF 1973, AS AMENDED, TO PROTECT PERSONS WITH DISABILITIES IN ALL PUBLIC FACILITIES AND PROGRAMS IRRESPECTIVE OF THE FUNDING SOURCE.
2. THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG), JULY 26, 2011, OR LATEST EDITION. THESE GUIDELINES SHALL APPLY TO ALL NEW AND ALTERED PEDESTRIAN ACCESS ROUTES (PAR).
3. REFER TO CONSTRUCTION PLANS FOR THE DETAILED LAYOUTS AND DETAILS.
4. PEDESTRIAN ACCESS ROUTES (PAR) SHALL BE FIRM, STABLE, AND SLIP RESISTANT. PROVIDE SLIP RESISTANT TEXTURE ON SIDEWALKS AND CURB RAMPS BY BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP AND/OR PERPENDICULAR TO PEDESTRIAN TRAVEL. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATIONS ONLY.
5. VERTICAL SURFACE DISCONTINUITIES SHALL BE 0.5 INCHES MAXIMUM. VERTICAL DISCONTINUITIES BETWEEN 0.25 INCHES AND 0.5 INCHES SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 50 PERCENT. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE VERTICAL SURFACE DISCONTINUITY.
6. HORIZONTAL OPENINGS IN GRATINGS AND JOINTS SHALL NOT PERMIT PASSAGE OF A SPHERE MORE THAN 0.5 INCHES IN DIAMETER. ELONGATED OPENINGS IN GRATES SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
7. PROVIDE EXPANSION JOINT MATERIAL 0.5 INCHES THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
8. SEAL ALL JOINTS WITH AN APPROVED SEALING MATERIAL.
9. INSTALL JOINTS WHERE CURB RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT. ALL JOINTS AND TRANSITIONS SHALL BE FLUSH.
10. VERTICAL WALLS OR HEADER CURBS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY CURB RAMP FLARES OR GRADING. GRADE NON-WALK AREAS AT 3:1 OR FLATTER.
11. CONSTRUCTION TOP / BOTTOM OF CURB TO BE FLUSH WITH ADJACENT SURFACES (CURB RAMPS, SIDEWALKS, AND FLARES). VERTICAL LIPS NOT PERMITTED AT THE BOTTOM OF CURB RAMP WHERE THE RAMP MEETS STREET LEVEL.

SIDEWALKS

12. SIDEWALK, AND CURB AND GUTTER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SERIAL 609-01-1/1.
13. SIDEWALK CROSS SLOPE IS RECOMMENDED TO BE CONSTRUCTED FOR CROSS SLOPE OF 1.5% TYPICAL, BUT SHALL NOT EXCEED 2.0% CROSS SLOPE ON THE PEDESTRIAN ACCESS ROUTE (PAR).
14. SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5.0 FT, EXCLUSIVE OF THE WIDTH OF THE CURB RETURN.
EXCEPTION: WHERE SIDEWALK WIDTH NEEDS TO BE REDUCED TO NO LESS 4.0 FT, PASSING SPACES SHALL BE PROVIDED AT INTERVALS OF 200 FT MAXIMUM. PASSING SPACES SHALL BE 5.0 FT MINIMUM BY 5.0 FT MINIMUM.
15. ANY SIGNS POSTS, UTILITY POLES, FIRE HYDRANTS, TRAFFIC SIGNALS, STREET FURNITURE, AND OTHER OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH TO LESS THAN 4.0 FT.
16. THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES (PAR) WITHIN MEDIANS AND PEDESTRIAN REFUGE ISLANDS SHALL BE 5.0 FT MINIMUM.

CURB RAMPS

17. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE FEASIBLE. THE MAXIMUM SLOPE ALLOWABLE IS INDICATED IN NOTE 18 OF THE CURB RAMP STANDARD DETAILS. SLOPES THAT EXCEED THOSE INDICATED IN THE CURB RAMP STANDARD DETAILS, OR CONSTRUCTION PLANS, WILL NOT BE ACCEPTED AND WILL BE REMOVED AND RECONSTRUCTED.
18. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
19. CONSTRUCT THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES AS TYPICAL 5.0 FT X 5.0 FT AND MINIMUM 4.0 FT X 4.0 FT. CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
20. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
21. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.3%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP RUNS, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.0%.
22. CONSTRUCT CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.
23. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
24. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF CURB RAMP IS NOT SOLELY DEPENDENT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6.0 FT FOR AN 8.3% SLOPE)

CROSSWALKS

25. PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED CROSSWALK. CURB RAMP LOCATIONS SHALL BE PLACED WITHIN THE WIDTH OF THE MARKED OR UNMARKED CROSSWALK AS SHOWN IN THE CONSTRUCTION PLANS.

DETECTABLE WARNING

26. DETECTABLE WARNING SURFACES (DWS) CONSISTING OF TRUNCATED DOMES SHALL BE UTILIZED WHERE CURB RAMPS, BLENDED TRANSITIONS, OR TURNING SPACE PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE STREET OR WHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CROSSES A STREET, ALLEY, TRAFFIC ISLAND, MEDIAN, OR RAILROAD. DETECTABLE WARNING SURFACES (DWS) WILL NOT BE INSTALLED AT RESIDENTIAL DRIVEWAYS. DETECTABLE WARNING SURFACE MUST BE PROVIDED AT THE JUNCTION BETWEEN THE PAR AND COMMERCIAL DRIVEWAYS THAT ARE STOP OR YIELD CONTROLLED OR ARE CONTROLLED BY A SIGNAL.
27. DETAILS OF DETECTABLE WARNING SURFACE ARE SHOWN IN CONTRACT PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.

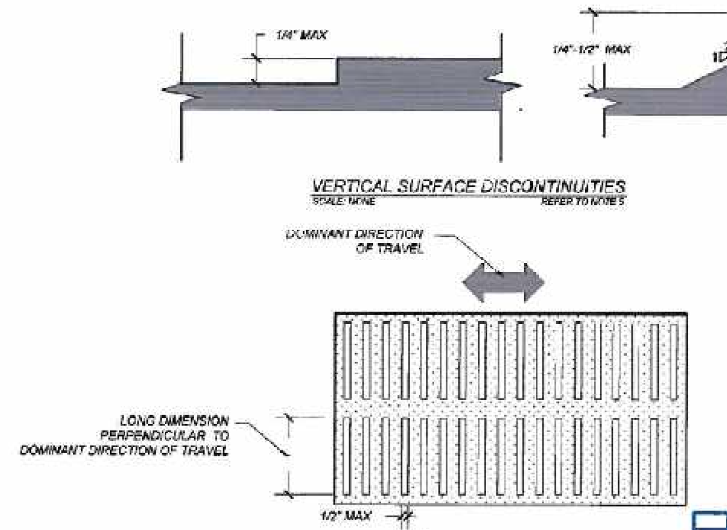
ACCESSIBLE PEDESTRIAN SIGNALS (APS) AND PEDESTRIAN PUSHBUTTONS

28. FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT PRACTICABLE. INSTALL PEDESTRIAN STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS. REFER TO THE MUTCD FOR FURTHER GUIDANCE.
29. PEDESTRIAN SIGNAL PUSH BUTTONS SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCATED WITHIN A HORIZONTAL REACH OF 0" TO 10" AND SHALL BE WITHIN 36" TO 45" 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

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PEDESTRIAN ACCESS ROUTE GENERAL NOTES

APPROVED: DESIGN ENGINEER 1-13-15 DATE

608-001-1 608-1 of 12

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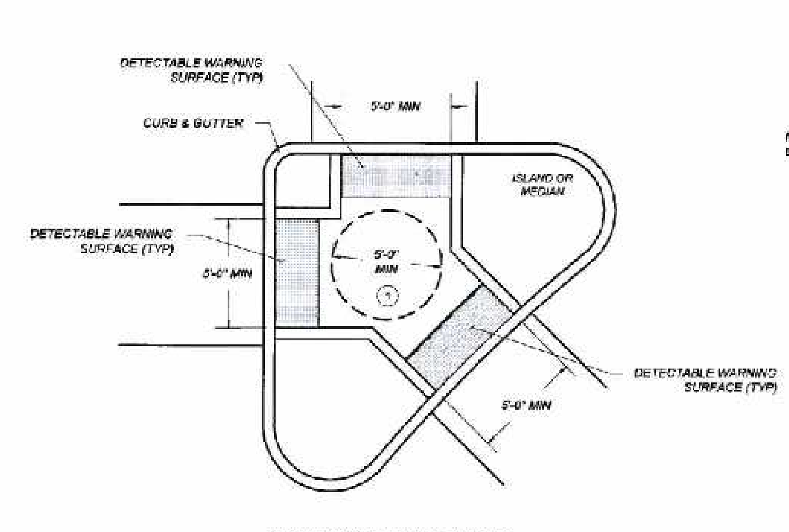
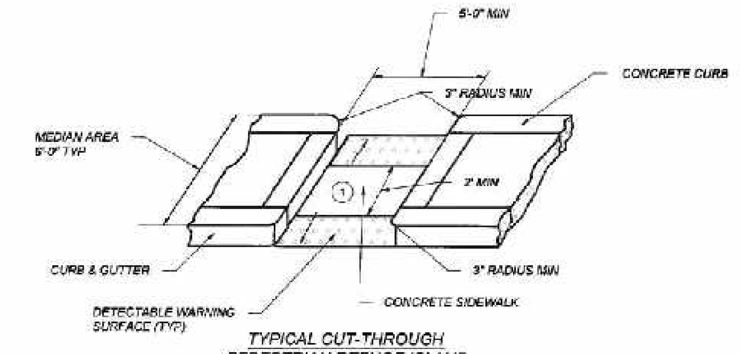


PEDESTRIAN REFUGE ISLAND CURB RAMP
SCALE: NONE



TYPICAL CUT-THROUGH PEDESTRIAN REFUGE ISLAND OPENING WITH CURB SIDES
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

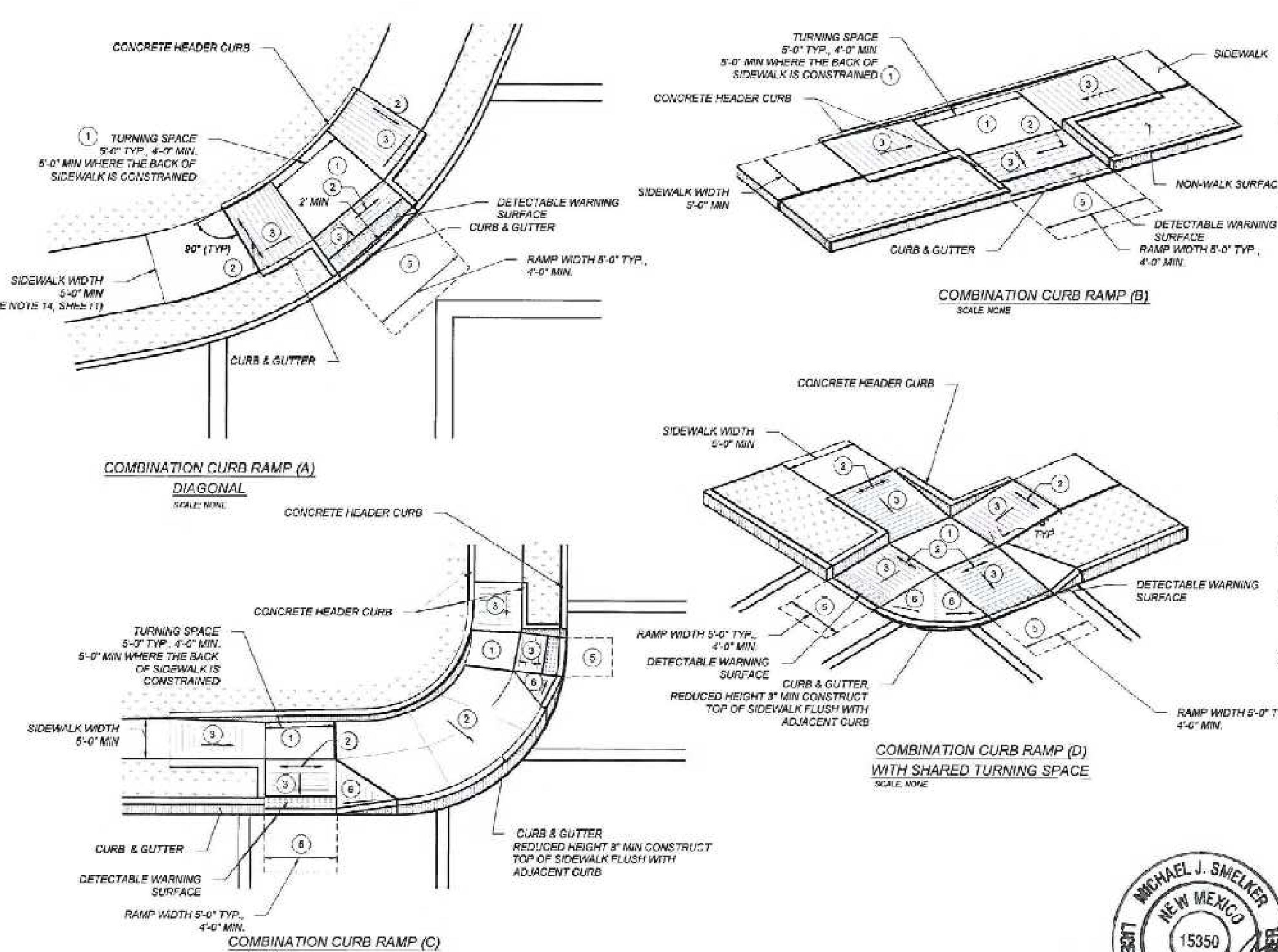
PEDESTRIAN REFUGE ISLAND

APPROVED: DESIGN ENGINEER 1-13-15 DATE

608-001-6 608-6 of 12

File path DRAWING SCALE = NOT TO SCALE

SUMMARY _FILENAME_



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5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES.

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

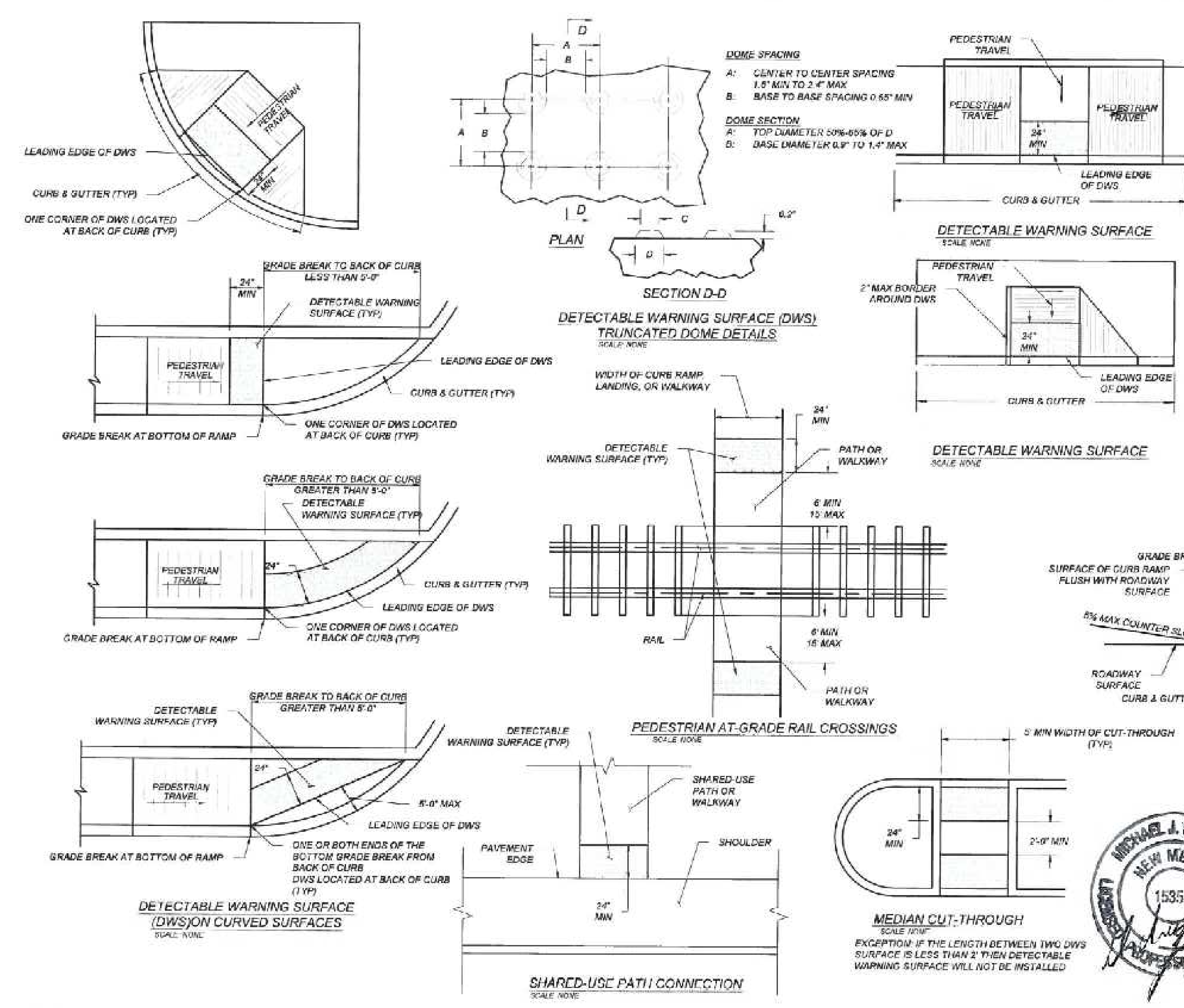
COMBINATION CURB RAMPS

APPROVED: DESIGN ENGINEER 1-13-15 DATE

608-001-5 608-5 of 12

File path DRAWING SCALE = NOT TO SCALE

SUMMARY _FILENAME_



DETECTABLE WARING SURFACE (DWS):

A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE DETECTABLE WARNING SURFACE (DWS): A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE PEDESTRIANS WILL ENCOUNTER THE PRESENCE OF HAZARDS IN THE LINE OF TRAVEL, SUCH AS THE EDGE OF ROADWAY AND AT-GRADE RAIL CROSSINGS, INDICATING THEY SHOULD STOP AND DETERMINE THE NATURE OF THE HAZARD BEFORE PROCEEDING.

LOCATION.

1. THE DETECTABLE WARNING SURFACE (DWS) SHALL BE 2.0 FT MINIMUM WIDTH AND EXTENDED THE FULL WIDTH OF THE CURB RAMP RUN, TURNING SPACE, BLENDED TRANSITION, AN EXCLUDING ANY THE FLARED SIDES.
2. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PERPENDICULAR TO THE GRADE BREAK AT THE BACK OF THE CURB.
3. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PARALLEL TO THE DIRECTION OF TRAVEL.
4. IF CURB AND GUTTER ARE NOT PRESENT, SUCH AS A SHARED-USE PATH CONNECTION, THE DETECTABLE WARNING SURFACE SHALL BE PLACED AT THE PAVEMENT EDGE.
5. PEDESTRIAN REFUGE ISLANDS SHALL HAVE DETECTABLE WARNINGS. DETECTABLE WARNINGS AT CUT THROUGH ISLANDS SHALL BE SEPARATED BY A 24 INCH MINIMUM LENGTH OF THE WALKWAY WITHOUT MARKINGS.
EXCEPTION: DETECTABLE WARNINGS SHALL NOT BE REQUIRED ON CUT THROUGH ISLANDS WHERE THE CROSSING IS LESS THAN 6 FT IN THE DIRECTION OF PEDESTRIAN TRAVEL.

NOTES:

1. DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREETS, CURBS, OR SIDEWALKS BY ALL PUBLIC AGENCIES AND BY ALL PRIVATE ORGANIZATIONS CONSTRUCTING FACILITIES FOR PUBLIC USE.
2. DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
3. ALL PRODUCTS USED FOR DETECTABLE WARNING SURFACES SHALL BE ON THE DEPARTMENT'S APPROVED PRODUCT LIST.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DETECTABLE WARNING SURFACE

APPROVED: DESIGN ENGINEER 1-13-15 DATE

608-001-8 608-8 of 12

File path DRAWING SCALE = NOT TO SCALE

REVISIONS	
DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-3557

NMDOT STANDARDS

PEDESTRIAN ACCESS DETAILS

SCALE	DWG NO.	DATE
N/A		02/28/2025
	SHEET NO.	28 0

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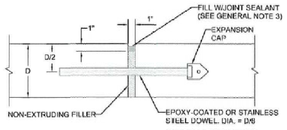
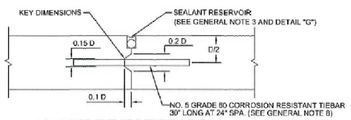


JOINT TYPE "A"

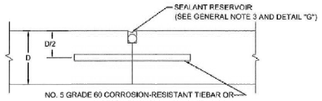
ISOLATION JOINT (DOWELLED/NON-DOWELLED)

USE DOWELS ONLY WHEN BUTTING AGAINST EXISTING CONCRETE STRUCTURES SUCH AS BRIDGES. DOWELS FOR ISOLATION JOINTS ARE NOT REQUIRED WHEN BUTTING AGAINST DRAINAGE INLETS, MANHOLE COVERS, LIGHTING STRUCTURES.



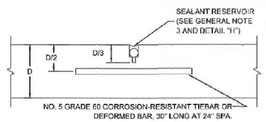
JOINT TYPE "B" TIEBARS

KEYED LONGITUDINAL CONSTRUCTION JOINT WITH TIEBARS
(SEE DETAILS "I" & "J")



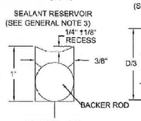
JOINT TYPE "B-I" TIEBARS

LONGITUDINAL CONSTRUCTION JOINT WITH TIEBARS

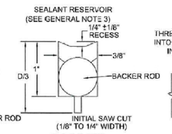


JOINT TYPE "C" TIEBARS

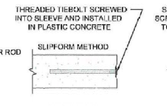
SAWED LONGITUDINAL JOINT WITH TIEBARS



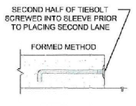
DETAIL "G"



DETAIL "H"

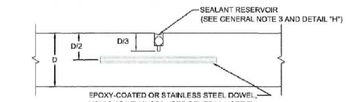


DETAIL "I"



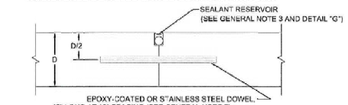
DETAIL "J"

KEYED JOINTS WITH TWO PART THREADED TIEBAR SPLICED COUPLER SYSTEM



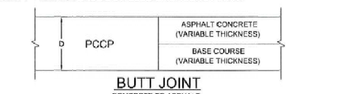
JOINT TYPE "D" DOWELS

TRANSVERSE DOWELED SAWED CONTRACTION JOINT



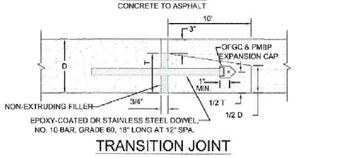
JOINT TYPE "E&F" DOWELS

TRANSVERSE DOWELLED CONSTRUCTION AND/OR EMERGENCY JOINT
JOINT E - TRANSVERSE DOWELED PLANNED CONSTRUCTION JOINT
JOINT F - TRANSVERSE DOWELED EMERGENCY JOINT



BUTT JOINT

CONCRETE TO ASPHALT



TRANSITION JOINT

GENERAL NOTES:

1. ALL PORTLAND CEMENT CONCRETE PAVEMENT SHALL CONFORM TO SECTION 450 OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
2. DOWELLED ISOLATION JOINTS SHALL ONLY BE USED WHEN BUTTING AGAINST A CONCRETE STRUCTURE. UNDOWELLED ISOLATION JOINTS SHALL BE USED WHEN BUTTING AGAINST DRAINAGE INLETS, MANHOLES, AND LIGHTING STRUCTURES UNLESS OTHERWISE NOTED IN THE CONTRACT.
3. SEALANT RESERVOIR, JOINT SHAPE FACTOR, BACKER ROD, AND NON-EXTRUDING FILLER SHALL BE PLACED IN ACCORDANCE WITH SECTION 452 - SEALING AND RESEALING CONCRETE PAVEMENT JOINTS. WHEN USING SILICONE SEALANT, A MINIMUM SHAPE FACTOR (RATIO OF SEALANT DEPTH TO WIDTH) OF 1:2 IS RECOMMENDED. THE MAXIMUM SHAPE FACTOR SHALL NOT EXCEED 1:1. THE MINIMUM WIDTH OF SEALANT SHALL BE 3/8". THE SURFACE OF SEALANT SHALL BE RECESSED 1/4" ± 1/8" BELOW THE PAVEMENT SURFACE. BACKER ROD SHALL BE A CLOSED-CELL POLYURETHANE FOAM ROD HAVING A DIAMETER APPROXIMATELY 25% GREATER THAN THE WIDTH OF THE JOINT.
4. NON EXTRUDING FILLER MATERIAL SHALL CONSIST OF A NON-ABSORBENT, NON-REACTIVE, NON-EXTRUDING MATERIAL TYPICALLY MADE FROM EITHER A CLOSED CELL FOAM OR A BITUMEN-TREATED FIBER BOARD.
5. NO ADJUSTMENTS OF THE APPROVED JOINT LAYOUT PLAN SHALL BE DONE WITHOUT APPROVAL BY THE PROJECT ENGINEER.
6. ALL APPLICABLE BRIDGE JOINT DETAILS SHALL APPLY WHEN THE PCCP ABUTS AGAINST A BRIDGE DECK OR BRIDGE APPROACH AND DEPARTURE SLAB.
7. SEE TABLE BELOW FOR DOWEL DIAMETER BASED ON CONCRETE PAVEMENT THICKNESS.
8. KEYED LONGITUDINAL CONSTRUCTION JOINTS SHALL NOT BE USED WHEN THE PAVEMENT THICKNESS IS LESS THAN 10".
9. JOINT SPACING AND CONFIGURATIONS SHALL BE PER CURRENT NMDOT SPECIFICATIONS.
10. THESE JOINT DETAILS AND GENERAL NOTES DO NOT APPLY TO THIN CONCRETE BONDED OVERLAYS.

DOWEL DIAMETER TABLE

CONCRETE PAVEMENT THICKNESS, INCHES	DOWEL DIAMETER, INCHES
< 8 inches	1 inch
8 ≥ T < 10 inches	1.25 inches
≥ 10 inches	1.5 inches

NO	DESCRIPTION	DATE	BY
4			
3			
2			
1	ORIGINAL DRAWING	5/4/14	JSM

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION

PCCP JOINT DETAILS

JEFFREY S. MANN, NEW MEXICO, 17641, REGISTERED PROFESSIONAL ENGINEER

1/26/15

KEITH POLING 12-Dec-14 | Drawing File: C:\USERS\KPOLING\DOCUMENTS\MANN\450-01-1OF2 REVISED JULY 11 2014.DWG 8:31 AM

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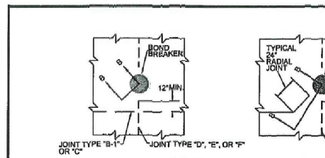
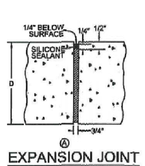
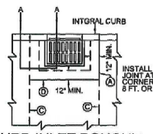


INLET OR MANHOLE CAST IN PAVEMENT



EXPANSION JOINT

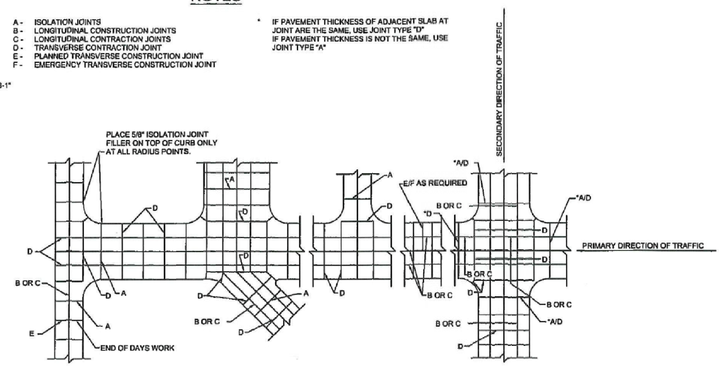


CURB INLET BOXOUT

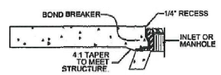
NOTES

A - ISOLATION JOINTS
B - LONGITUDINAL CONSTRUCTION JOINTS
C - LONGITUDINAL CONTRACTION JOINTS
D - TRANSVERSE CONTRACTION JOINT
E - PLANNED TRANSVERSE CONSTRUCTION JOINT
F - EMERGENCY TRANSVERSE CONSTRUCTION JOINT

* IF PAVEMENT THICKNESS OF ADJACENT SLAB AT JOINT ARE THE SAME, USE JOINT TYPE "D"
IF PAVEMENT THICKNESS IS NOT THE SAME, USE JOINT TYPE "A"

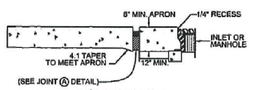


PLAN OF JOINT LOCATION

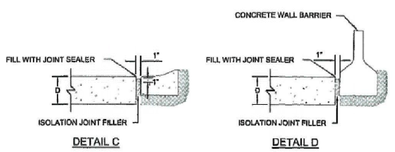


SECTION B-B

BOND BREAKER SHALL BE COMPOSED OF PLASTIC SHEET, BUILDING PAPER OR OTHER APPROVED MATERIAL THAT PREVENTS BONDING



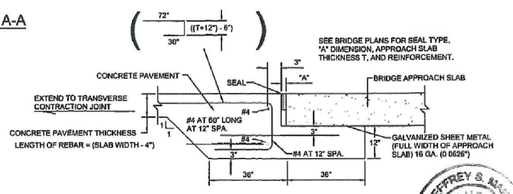
SECTION A-A



DETAIL C

DETAIL D

CURB/CWB JOINT DETAILS



JOINT DETAIL AT BRIDGE APPROACH SLAB

NOTES

1. ALL REINFORCING STEEL SHALL CONFORM TO AASHTO SPECIFICATIONS. ALL DIMENSIONS REFER TO THE CENTERLINE OF BAR.
2. REINFORCING STEEL, SHEET METAL, AND EXTRA CONCRETE FOR SLEEPER ARE INCIDENTAL TO CONSTRUCTION.

NO	DESCRIPTION	DATE	BY
4			
3			
2			
1	ORIGINAL DRAWING	5/4/14	JSM

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION

PCCP JOINT DETAILS

JEFFREY S. MANN, NEW MEXICO, 17641, REGISTERED PROFESSIONAL ENGINEER

1/26/15

KEITH POLING 9-Dec-14 | Drawing File: C:\USERS\KPOLING\DOCUMENTS\MANN\450-01-2OF2 REVISED JULY 11 2014.DWG 12:19 PM

SHEET NO. 450 - 01 - 2/2

REVISIONS

DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9551

NMDOT STANDARDS

CONCRETE PAVEMENT DETAILS

SCALE	DWG NO.	DATE
N/A		02/28/2025

SHEET NO. 28 P

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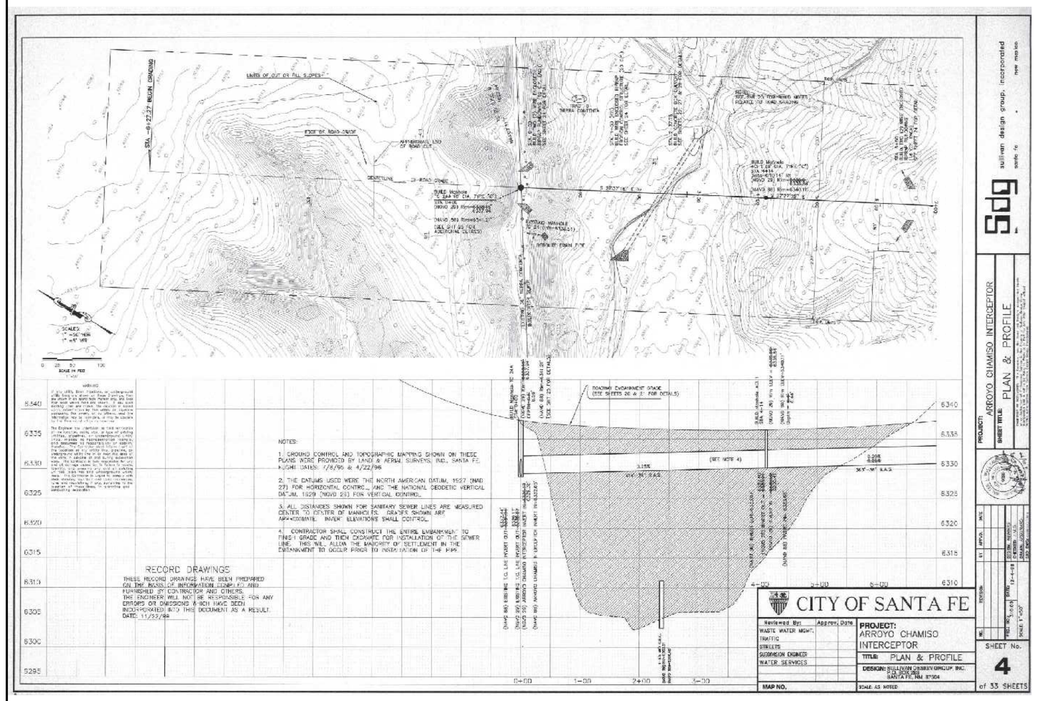

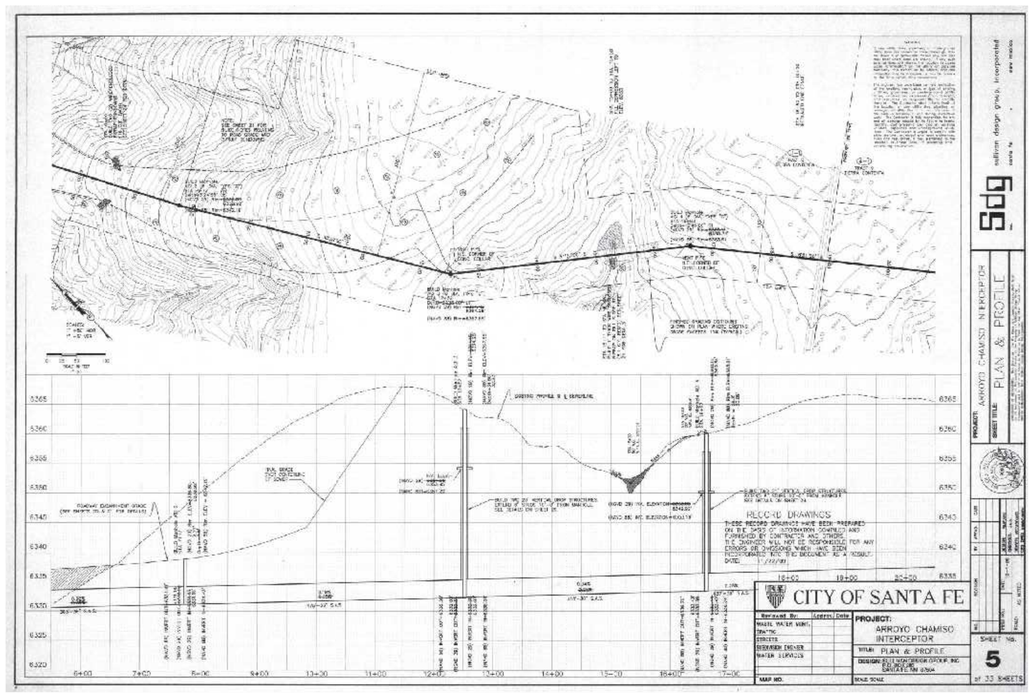

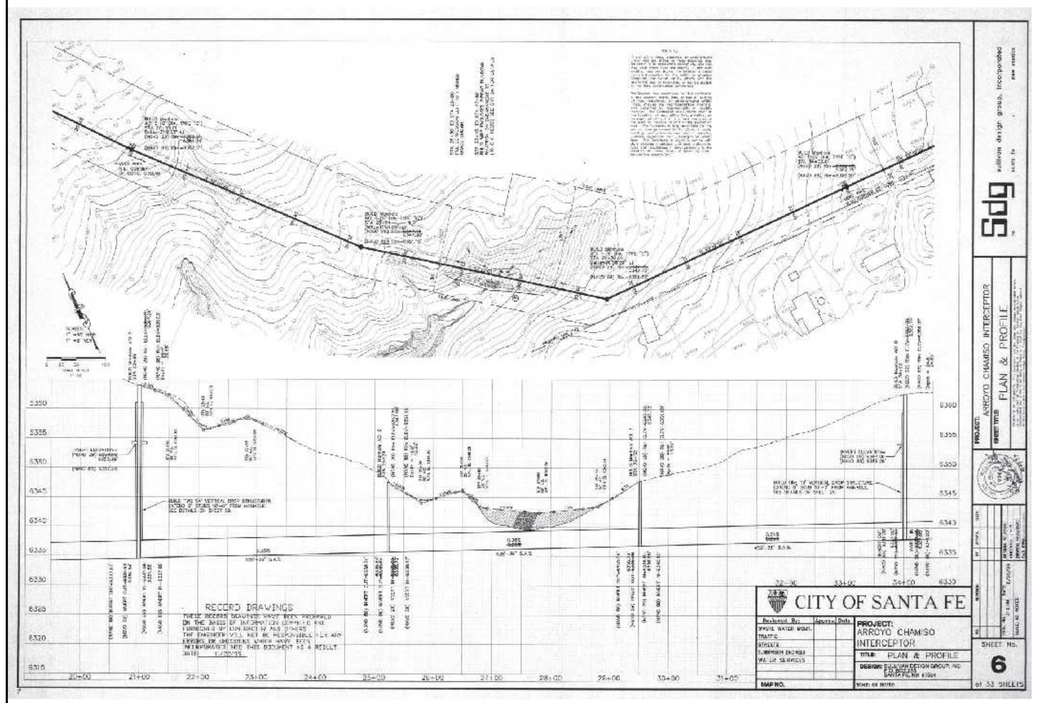

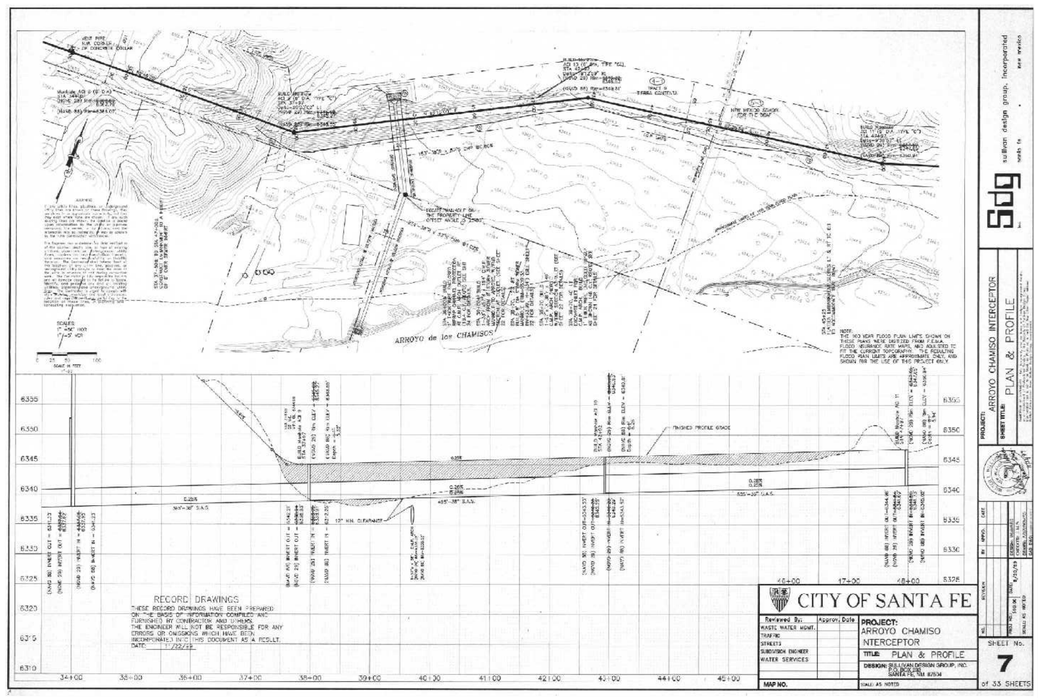

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

NMDOT STANDARDS
ACI - RELEVENT AS BUILT DRAWINGS

SCALE	DWG NO.	DATE
N/A		02/28/2025
	SHEET NO.	28 Q

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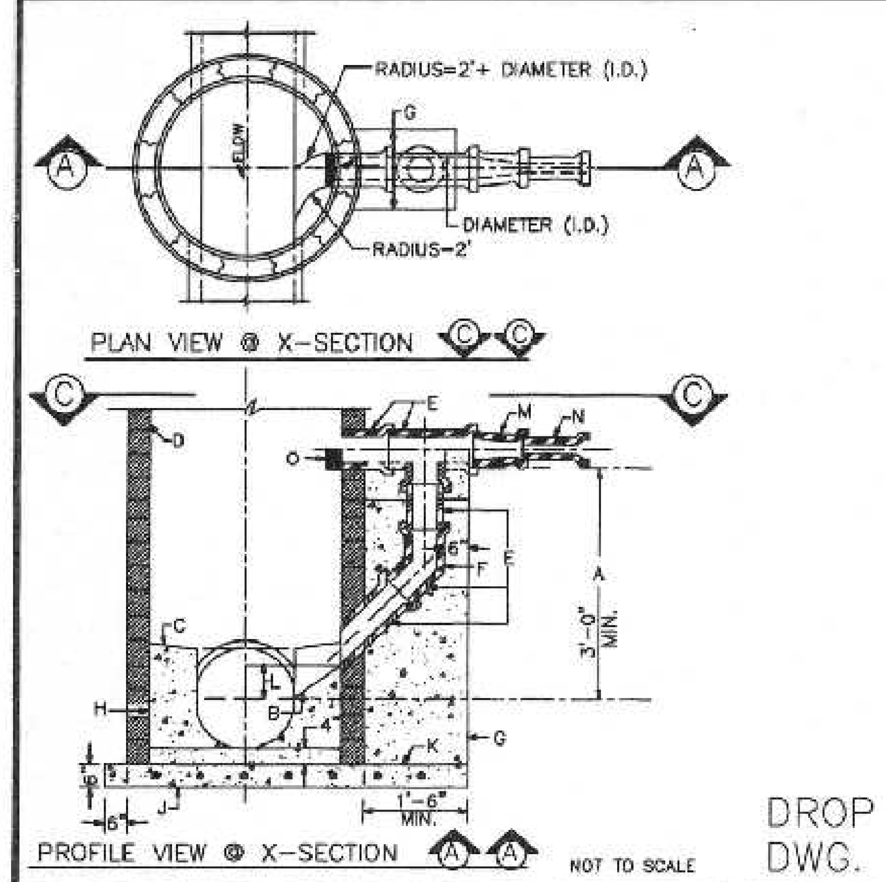
LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	SEWER PIPE, refer to general note CM-1
8	8"(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 8"(IN) O.C. EACH WAY FOR MANHOLE DEPTH OF 10'(FT) OR GREATER. NO4 BARS AT 12"(IN) O.C. EACH WAY FOR MANHOLE DEPTH LESS THAN 10'(FT) IN DEPTH.

K. FOR NEW DROP ON EXISTING MANHOLE CONSTRUCT 3X3 REINFORCED CONCRETE BASE BEFORE CONSTRUCTING DROP SUPPORT.

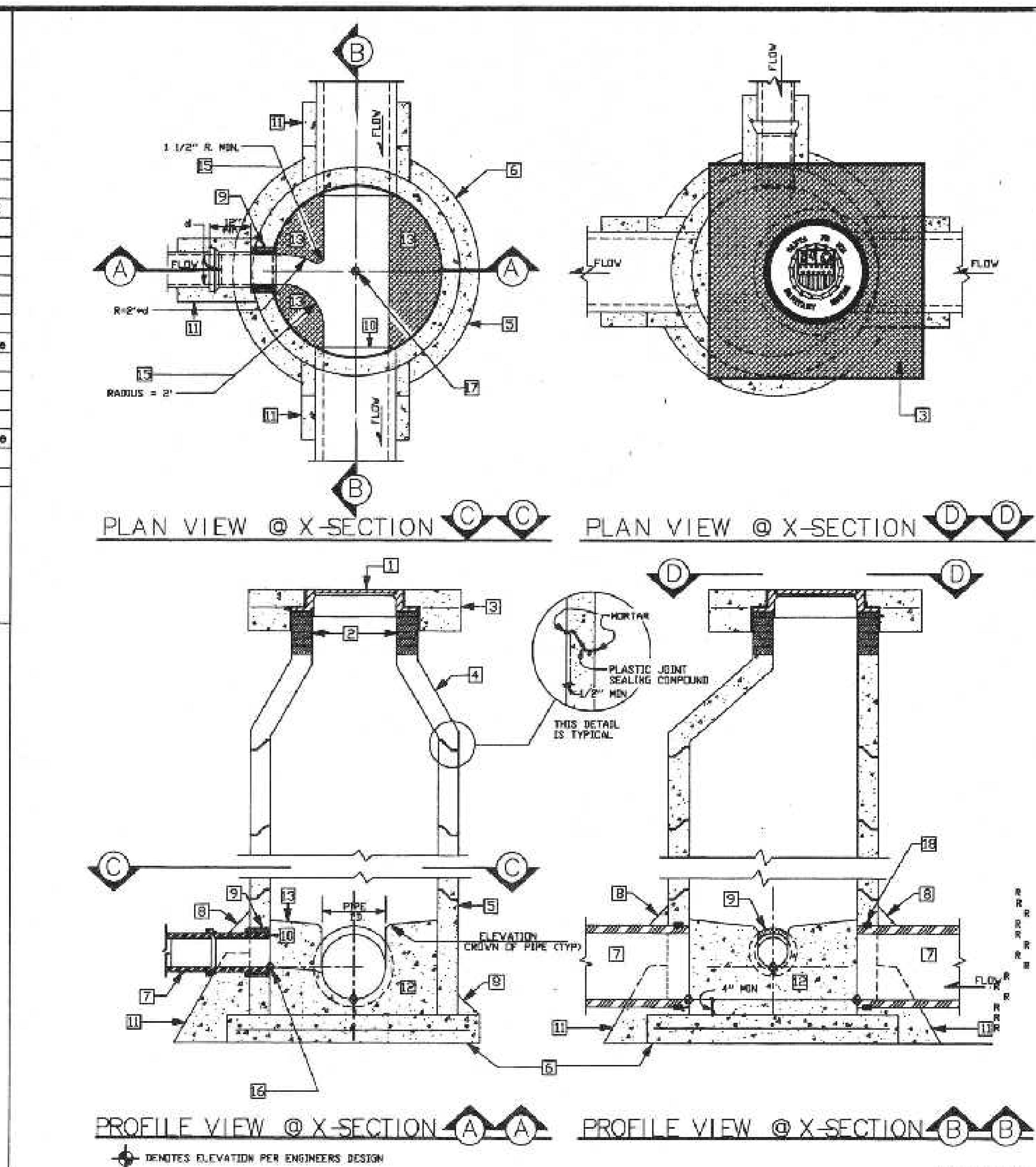
L. MINIMUM 2"(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.

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



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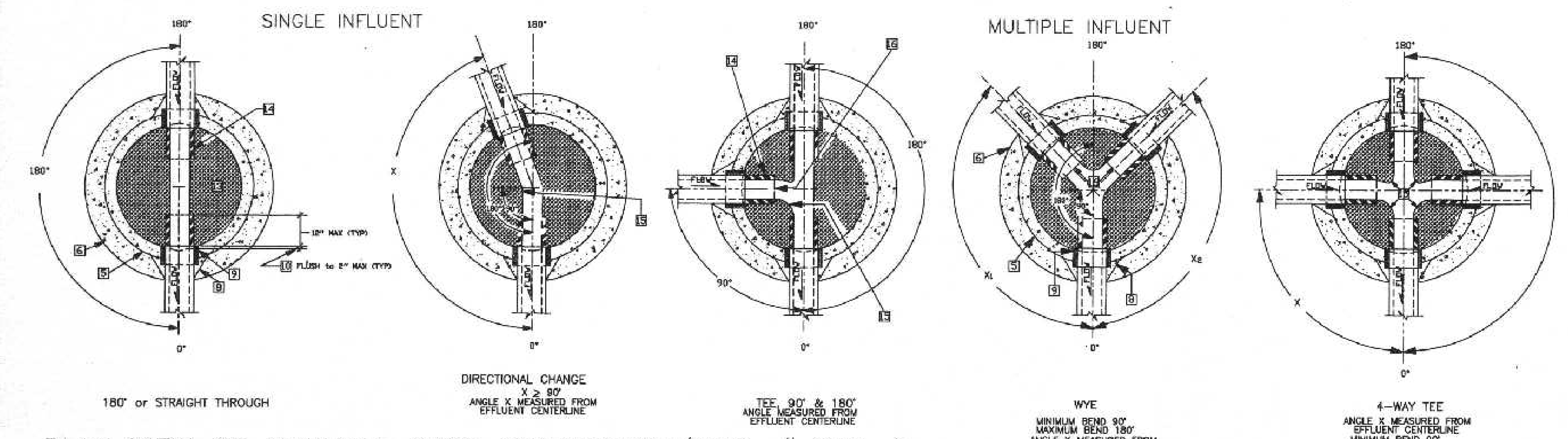
MANHOLE TYPE "E" DETAIL/DWG # SAS-2(See Dwg. # SAS-14 for Type "C" Flat Top)



PLAN VIEW OF MANHOLE BASE CONNECTION/DWG. # SAS-3

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.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. UP THRU 10" (IN.) DIAMETER: ASTM D 3034 PIPE.
2. 12 INCH THRU 15" (IN.) DIAMETER: ASTM D 3034 SDR 35 PIPE.
3. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1390 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED "PIONEER", OR APPROVED EQUAL.
G. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL: 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM, APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 365 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHEN VITRIFIED CLAY CROSSES AN ARROYO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 9'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA: SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE; ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY CONTRACTOR AND OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.
DATE: 11/22/99

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

sdg inc. sullivan design group, incorporated
santa fe • new mexico

PROJECT: CITY OF SANTA FE ARROYO CHAMISO INTERCEPTOR

SHEET TITLE: CITY OF SANTA FE SEWER DETAILS

NO.	REVISION	BY	APPVD.	DATE

PROJ NO.: 310.00 DATE: 9/25/96 SCALE: AS NOTED
DESIGN: WLW/ARC CHECKED: J.M.S. DRAWN: ARG\MAS CAD DWG:

CITY OF SANTA FE

Reviewed By:	Approval	Date
Streets Maint. Div.		
Traffic Engr. Div.		
Waste Water Mgn't		
Permit & Dev. Review		
Project Engineering		

MAP NO.

PROJECT: ARROYO CHAMISO INTERCEPTOR
TITLE: CITY OF SANTA FE SEWER DETAILS
DESIGN: SULLIVAN DESIGN GROUP, INC. P.O. BOX 283 SANTA FE, NM 87504
SCALE: AS NOTED

SHEET No. 29 of 33 SHEETS

REVISIONS

DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 989-3557

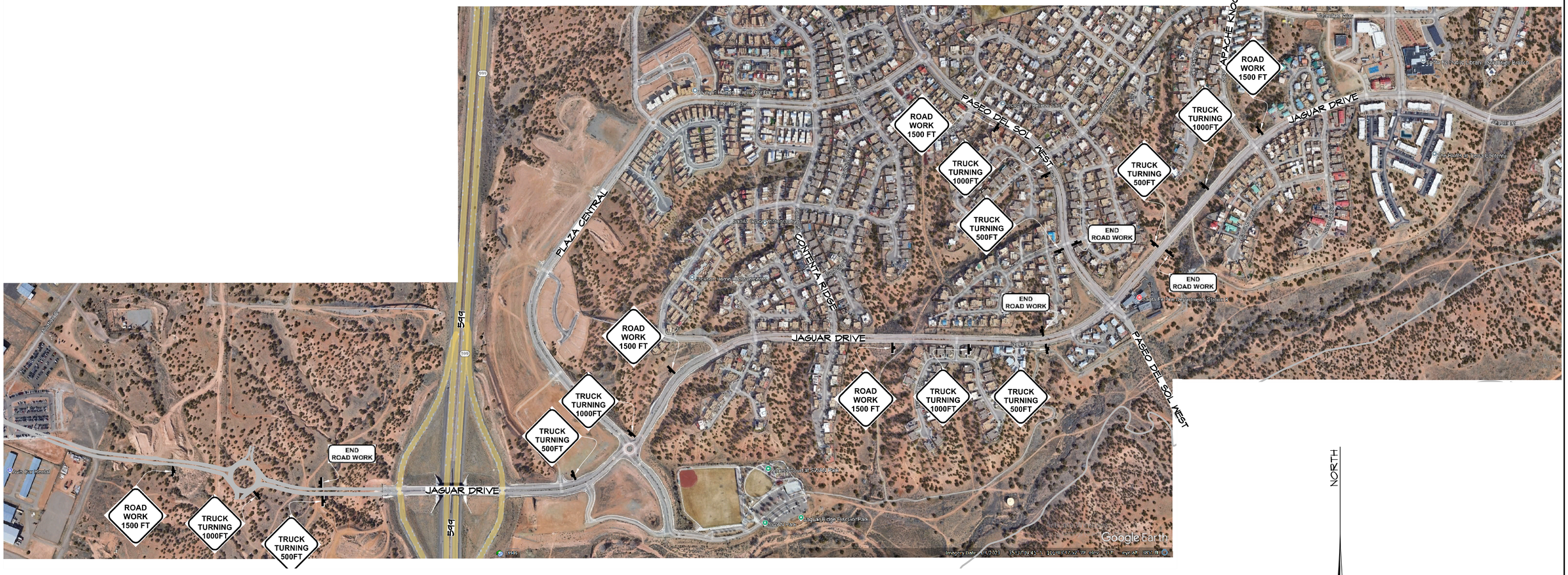
NMDOT STANDARDS

ACI - RELEVENT AS BUILT DRAWINGS

SCALE	DWG NO.	DATE
N/A		02/28/2025

SHEET NO. 28 R

E:\RICK\1-PROJECTS\DE\TIERRA CONTENTA\DWG\2025-04-22 TC3_recover.dwg, MISC. DETAILS, 4/22/2025 3:50:31 PM



NORTH

D.E.

SCALE 1"=300'

300' 0 300'

REVISIONS	
DATE	BY

DESIGN ENGINUITY

Santa Fe, New Mexico
(505) 984-9591

DEALYNN GUERRERORTIZ
NEW MEXICO
12688
REGISTERED PROFESSIONAL ENGINEER
6/6/2025

TIERRA CONTENTA PH. 3A INFRASTRUCTURE

TRAFFIC CONTROL PLAN

SCALE	DWG NO.	DATE
1"=200'		02/28/2025
		SHEET NO. 29

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TABLE OF ABBREVIATIONS

APPROX	APPROXIMATE
ARCH	ARCHITECT
AVG	AVERAGE
B+B	BALLED AND BURLAPPED
BF	BOTTOM OF FOOTING
BLDG	BUILDING
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CAP	CAPACITY
CF	CUBIC FEET
CHAM	CHAMFER
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEARANCE
CM	CENTIMETER
CO	CLEAN OUT
COMP	COMPACTED
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CU	CUBIC
CY	CUBIC YARD
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
E.W.	EACH WAY
EXIST	EXISTING
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
PAR	PARALLEL
PC	POINT OF CURVATURE
PE	POLYURETHANE
PERF	PERFORATED
PED	PEDESTRIAN
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT, POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PVR	PAVER
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCE(D)
REQ	REQUIRED
REV	REVISION, REVISED
ROW	RIGHT OF WAY
RT	RIGHT
S	SOUTH
SS	SANITARY SEWER
SCH	SCHEDULE
SD	STORM DRAIN
SEC	SECTION
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SNT	SEALANT
SPECS	SPECIFICATIONS
SQ	SQUARE
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION

GENERAL CONDITIONS NOTES

1. Work performed shall comply with the following:
   A. These General Notes, Construction Documents and Specifications.
   B. All applicable local, state,and federal codes, ordinances and regulations. All codes listed in Specifications and Drawings shall be inclusive of all codes, regulations and requirements adopted by the State of New Mexico, including all Amendments.
   C. Tierra Contenta and City of Santa Fe design standards.
2. Source of base information is Design Enginuity, LLC and is assumed to be correct. Report any discrepancies immediately to the Owner's representative.
3. Verify locations of pertinent site improvements installed under other contracts. If any part of this plan cannot be followed due to site conditions, contact owner's representative for instructions prior to commencing work.
4. Contact local underground utility services for utility location and identification, prior to commencing work.
5. Perform excavation in the vicinity of underground utilities with care and by hand, if necessary. The contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately and at no expense to the owner. No additional compensation or time extension for delays, inconveniences, or damages sustained will be made to contractor due to interferences from utility appurtenances or the operation of moving them resulting from contractor's negligence.
6. Field verify all elevations, dimensions, and right-of-way prior to the beginning of construction. The contractor shall limit all work on this project within the existing right-of-way or public easement.
7. The Contractor shall be responsible for any damage to existing facilities or adjacent properties during construction. Any removal or damage to existing facilities shall be replaced or repaired to equal or better condition by the Contractor.
8. Provide construction fencing throughout the construction period.
9. Upon approval of work at substantial completion and acceptance of the development by the land use department, the City of Santa Fe will maintain landscaped road medians and the planting strip along sidewalks adjacent to City-owned open space. Planting strips adjacent to sidewalks abutting private land shall be maintained by the private landowner.

SOIL PREPARATION

1. Remove existing topsoil with seed bank within area of construction and stockpile on site. Topsoil to be spread on site in areas to be reseeded. Apply stockpiled topsoil to disturbed areas at a depth of 2".
2. Contractor to conduct a soil evaluation to determine the soil's composition, compaction rate, nutrient qualities, organic content, PH levels, and water holding capabilities. Submit soil test results and amendment recommendations to Landscape Architect. Soil amendments to be implemented per recommendations of the soil test for native vegetation establishment. The ideal particle soil mix is approximately 45% sand, 40% silt, 10% clay and 5% organic material with a PH level near seven.
3. Prior to the installation of the landscape and irrigation system, contractor to prepare soil and add amendments as per soil test recommendations and as approved by Landscape Architect to ensure a proper environment for plant root development.
4. Contractor to de-compact soils in planting areas by roto-tilling, disking or ripping to a depth of 6"-12". De-compaction of small planter areas, such as those in parking lot areas, may require the removal of the compacted soil to a depth of 18" or more and then re-installed loosely with required amendments. Always remove debris over 2" in size.
5. When performing soil de-compaction, multiple passes across the area will be required and should be at varying angles to ensure adequate coverage. When using disc or ripping equipment, it is required that the final passes over the area be made with a roto-tiller to break up any large clumps to make final grading easier.
6. After initial soil de-compaction procedures are performed, soil amendments should be added and be mixed thoroughly with existing soil. The addition of soil amendments is determined from soil tests conducted prior to work commencing.
7. During the remainder of the landscape installation, various areas of the site may be re-compacted due to the use of equipment and vehicles. This compaction is typically limited to the upper 4-6" of the soil. Prior to the installation of plant material in these areas, the compaction shall be reduced to 80% or less using previously described methods.

LANDSCAPE PLANTING NOTES

1. Verify locations of pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact Landscape Architect for instructions prior to commencing work.
2. Exact locations of plant materials to be approved by the Landscape Architect in the field prior to installation. Landscape Architect reserves the right to adjust plants to exact location in field.
3. Verify plant counts and square footages: Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail.
4. Contact the local underground utility services for utility location and identification.
5. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
6. New plantings within Public Utility Easement (PUE) to be limited to shrubs, grasses, perennials, and cacti. Trees are only allowed outside the PUE or if the center of the tree trunk is planted on the outside edge of the designated PUE.
7. Trees shall bear same relation to finished grade as it bore to existing.
8. Trees to be planted a minimum of 4 feet from face of building, or pavement, except as approved by Landscape Architect or as indicated on plans.
9. Provide matching forms and sizes for plant materials within each species and size designated on the drawings.
10. Prune newly planted trees only as directed by Landscape Architect.
11. Align and equally space in all directions trees and shrubs so designated per these notes and drawings.
12. Cut and remove burlap from top 1/3 of ball.
13. Landscape Architect to review plant materials at source or by photographs prior to digging or shipping of plant materials.
14. Revegetate all areas disturbed due to construction activities as outlined in the contract documents. Review extent of areas to be revegetated with Landscape Architect prior to commencing work.
15. No object or vegetation shall block site distance within a sight triangle at roadway intersections between the height of 3' and 6'.

LAYOUT NOTES

1. On-site verification of all dimensions and conditions shall be the responsibility of the General Contractor. Noted dimensions take precedence over scale, larger scale over smaller scale, addenda and clarifications over previous documents.
2. Contractor to lay out site elements and verify layout with Landscape Architect prior to construction.
3. Where dimensions are called as "equal," space referenced items equally, measured to their center lines.
4. Measurements are to face of building, wall or fixed site improvement. Dimensions to centerlines is as indicated.
5. Install intersecting elements at 90 degree angles to each other unless otherwise noted.
6. Contractor to prepare subgrade according to water harvesting details and finish surface depths prior to placing materials.
7. Top of cobble to be flush w/ top of adjacent gravel unless otherwise noted.
8. Gravel mulch finish surface to be 2" below top of adjacent curbs and 1" below adjacent walks, or as otherwise indicated on plans.

IRRIGATION NOTES

1. See irrigation general conditions notes.
2. Point of connection for irrigation mainline is as noted on plans.
3. Install system and components per City of Santa Fe irrigation requirements.
4. Contractor to verify that water source is capable of providing pressure and gpm for systems as designed prior to beginning any irrigation work.
5. Locations of irrigation lines, valves, heads, and all other related irrigation appurtenances shown on these drawings are diagrammatic only. The exact location of the above need to be approved by the Landscape Architect.
6. Stake all utilities, including sewer and drainage prior to any excavation for irrigation.

REVEGETATION SEEDING NOTES

1. Erodible Surface Area: All requirements outlined in the Federal Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES) and the New Mexico Clean Water Act shall be strictly adhered to during the course of constructing this project. Exposed areas of disturbance shall be kept to a minimum to perform project construction and shall be protected by the application of tackifier as stated below and any other sediment control devices required until permanent measures are applied.
2. Prior to commencing the seeding operation, the Project Manager, Landscape Architect, and Seeding Contractor's Representative shall review areas to be treated to determine the appropriate class of seeding and to insure that slopes have been constructed properly. Seeding equipment shall also be inspected during this period to insure proper operation. Any work done prior to this inspection shall be rejected. All areas to be seeded shall be as directed by the Project Manager and / or the Landscape Architect and shall be installed as dictated by NMDOT Section 632 Revegetation specification requirements. Areas 4:1 or flatter shall be treated with NMDOT Class "A" seeding techniques. Areas with slopes greater than 4:1 shall be treated with NMDOT Class "C" seeding techniques.
3. Seeding Dates
   A. Period A to B = May 1 through May 31
   B. Period B to E = June 1 through August 15
   C. Period C to D = None
   D. Period E to A = August 16 through April 30

   During period E to A, disturbed areas shall be disced and mulch applied as in Class "A" Seeding and no seed shall be applied. This work shall be paid at 65% of the Seeding bid price. The following seeding season, Class "E" Seeding (weed removal, if needed, over the seeding application) shall be performed and the remaining 35% of the seeding bid price shall be paid. If the project is closed out, it shall be the responsibility of the Project Manager to advise the construction bureau of the need to initiate a project to perform permanent seeding the next seeding season.
4. Any proposed changes or modifications to this Plan shall be discussed with the Landscape Architect and/or Project Managers prior to making such changes or modifications.
5. Seed mix shall be native grass seed mix with additional seed as per plan. Native grass seed mix shall be as indicated on L2.0 Reseeding Plan.
6. On-site seed sampling and testing may be done at the discretion of the Project Manager and Landscape Architect. All seed certificates from seed supplier must be provided to Project Manager before seeding commences.
7. Begin establishment and maintenance immediately after seeding. For areas receiving irrigation, contractor to irrigate and maintain seeded grass as required to establish a grass stand acceptable to the Owner. Bare patches greater than 1' x 1' square to be reseeded prior to acceptance by the Owner. Remove noxious weeds to promote native seed establishment.
8. Warranty seeded areas through specified maintenance period. Where native grass is installed in areas without an irrigation system, no warranty shall be required after the date of final acceptance of all the contract work.
9. Preservation of Existing Vegetation: Contractor shall preserve and protect all existing vegetation adjacent to areas being seeded and which do not unreasonably interfere with construction procedures. The contractor shall replace or restore, at his own expense, all vegetation that may be destroyed or damaged which has not been protected or preserved as specified herein.

PLANTING CODE SUMMARY

STREETSCAPE

SEE SHEETS L2.1-L2.6 FOR STREETSCAPE PLANTING PLANS

PASEO DEL SOL WEST (1/L2.1, L2.3, L2.5)

STREET LENGTH (4,079 LF)	REQUIRED	PROPOSED
TREE REQ (1 / 30-40 LF)*EACH SIDE	204-272 TREES	250 TREES

TIERRA CONTENTA CINTO NORTE (L2.2, L2.3)

STREET LENGTH (2,736 LF)	REQUIRED	PROPOSED
TREE REQ (1 / 25-35 LF)*EACH SIDE	156-219 TREES	157 TREES

TIERRA CONTENTA CINTO SUR (2/L2.1, L2.4)

STREET LENGTH (3,121 LF)	REQUIRED	PROPOSED
TREE REQ (1 / 25-35 LF)*EACH SIDE	178-250 TREES	178 TREES

PASEO DEL SOL WEST - SCHOOL FOR THE DEAF PROPERTY (L2.6)

STREET LENGTH (1880 LF)	REQUIRED	PROPOSED
TREE REQ (1 / 30-40 LF)*ONE SIDE	47-62 TREES	47 TREES
TOTAL	585-803 TREES	632 TREES

REPLACEMENT TREES FOR DEVELOPMENT INFRASTRUCTURE WILL BE STREET TREES (632 TOTAL). SEE LANDSCAPE PLANS. A 1.5 FACTOR PER TREE HAS BEEN GRANTED FOR THIS PROJECT, RESULTING IN 948 (632x1.5) TREES. REPLACEMENT TREES WILL BE A COMBINATION OF DECIDUOUS TREES (> 2" CAL.) AND EVERGREEN TREES (> 6' HEIGHT), SEE LANDSCAPE PLANS.

LANDSCAPE WATER BUDGET

TIERRA CONTENTA PHASE 3A STREETSCAPE | Landscape Water Budget Calculations

YEAR 1 (establishment period)

Landscape Water Demand Calculations	Units	Quantity	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass reseeding (non-irrigated)	SF	1,045,800	-	100%	0
Native Grass seeding (for establishment only)	SF	27,100	16,379	130%	21,292
Trees (evergreen + small trees)	EA	182	2,912	100%	2,912
Trees (shade)	EA	474	11,376	100%	11,376
Shrubs	EA	552	2,208	100%	2,208
Yucca / Cacti	EA	351	176	100%	176
Perennials / Ornamental Grasses	EA	575	1,150	100%	1,150

YEAR 2 + 3

Landscape Water Demand Calculations	Units	Quantity	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass reseeding (non-irrigated)	SF	1,045,800	-	70%	0
Native Grass seeding (for establishment only)	SF	27,100	16,379	25%	4,095
Trees (evergreen + small trees)	EA	182	2,912	90%	2,621
Trees (shade)	EA	474	11,376	90%	10,238
Shrubs	EA	552	2,208	80%	1,766
Yucca / Cacti	EA	351	176	25%	44
Perennials / Ornamental Grasses	EA	575	1,150	80%	920

YEAR 4 and beyond

Landscape Water Demand Calculations	Units	Quantity	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass reseeding (non-irrigated)	SF	1,045,800	-	0%	0
Native Grass seeding (for establishment only)	SF	27,100	16,379	0%	0
Trees (evergreen + small trees)	EA	182	2,912	90%	2,621
Trees (shade)	EA	474	11,376	90%	10,238
Shrubs	EA	552	2,208	75%	1,656
Yucca / Cacti	EA	351	692	0%	0
Perennials / Ornamental Grasses	EA	575	1,150	50%	575
				weekly	15,090

Notes:
* Recommend providing a minimum of one watering for each plant type for these winter months when irrigation system is winterized if there is low / no precipitation
1. Native grass reseeding of areas disturbed by construction is dryland reseeding and will not receive temporary or permanent irrigation.
2. Native grass reseeding with irrigation (for establishment) is solely within the 40' wide trail easement.

Planting Water Demand Assumptions

Yuccas / Cacti	0.50	1 - 1 gal / hr emitters per plant run 30 min. 1 times / week = .5 gallons per week per plant
Perennials / ornamental grasses	2.00	1 - 1 gal / hr emitters per perm. run 30 min. 4 times / week = 2 gallons per week per plant
Native shrub	4.00	2 -1 gal / hr emitters per shrub run 1 hour twice a week = 4 gallons per week per plant
Trees (evergreen + small native trees)	16.00	gallons per week: 8 -1gal / hr emitters per tree run 1 hour twice a week per plant
Trees (shade trees)	24.00	gallons per week: 12 -1gal / hr emitters per tree run 1 hour twice a week per plant
Native Seeded Area	0.60	gallons per week per square foot: 20"/ 32 week growing season / sf = .625" / week (1.25"-1.50"/ sf / week to establish)

Reduction Factor — Reduction factor assumes a reduction in water use for drought tolerant plants once they have been established.

Monthly Water Alotment — Percent water allocated to plants based on climate and average needs.

YEAR 1 - water budget

January*	February	March	April	May	June	July	August	September	October	November	December	Total
0%	0%	15%	38%	65%	100%	90%	85%	62%	35%	20%	0%	
0.0	0.0	0	0	0	0	0	0	0	0	0	0.0	0
0.0	0.0	13,733	34,791	59,512	91,556	82,401	77,823	56,765	32,045	18,311	0.0	466,936
0.0	0.0	1,878	4,758	8,139	12,522	11,269	10,643	7,763	4,383	2,504	0.0	63,860
0.0	0.0	7,338	18,588	31,796	48,917	44,025	41,579	30,328	17,121	9,783	0.0	249,476
0.0	0.0	1,424	3,608	6,171	9,494	8,545	8,070	5,887	3,323	1,899	0.0	48,421
0.0	0.0	113	287	491	755	679	641	468	264	151	0.0	3,849
0.0	0.0	742	1,879	3,214	4,945	4,451	4,203	3,066	1,731	989	0.0	25,220
Monthly demand	0	0	25,228	63,912	109,323	168,189	151,370	142,960	104,277	58,866	33,638	0
Year 1 - Demand												857,762 gal./yr
												2.63 ac/ft/yr

YEAR 2 and 3 - water budget

January	February	March	April	May	June	July	August	September	October	November	December	Total
0%	0%	15%	38%	65%	100%	90%	85%	62%	35%	20%	0%	
0.0	0.0	0	0	0	0	0	0	0	0	0	0.0	0
0.0	0.0	2,641	6,691	11,445	17,607	15,846	14,966	10,918	6,162	3,521	0.0	89,796
0.0	0.0	1690.4	4,282	7,325	11,269	10,142	9,579	6,987	3,944	2,254	0.0	57,474
0.0	0.0	8603.8	16,730	28,616	44,025	39,623	37,421	27,296	15,409	8,805	0.0	224,528
0.0	0.0	1,139	2,885	4,937	7,598	6,836	6,456	4,709	2,659	1,519	0.0	38,737
0.0	0.0	28	72	123	189	170	160	117	66	38	0.0	962
0.0	0.0	593	1,503	2,571	3,956	3,560	3,363	2,453	1,385	791	0.0	20,176
Monthly demand	0	0	12,696	32,184	55,017	84,642	76,178	71,945	52,478	29,625	16,928	0
Year 2 / 3 - Demand												431,673 gal./yr
												1.32 ac/ft/yr

YEAR 4 and beyond - water budget

January	February	March	April	May	June	July	August	September	October	November	December	Total
0%	0%	15%	38%	65%	100%	90%	85%	62%	35%	20%	0%	
0.0	0.0	0	0	0	0	0	0	0	0	0	0.0	0
0.0	0.0	1,680	4,282	7,325	11,269	10,142	9,579	6,987	3,944	2,254	0.0	57,474
0.0	0.0	8603.8	16,730	28,616	44,025	39,623	37,421	27,296	15,409	8,805	0.0	224,528
0.0	0.0	1068.1	2,708	4,629	7,121	6,409	6,053	4,415	2,492	1,424	0.0	36,316
0.0	0.0	0.0	0	0	0	0	0	0	0	0	0.0	0
0.0	0.0	371	940	1,607	2,473	2,225	2,102	1,533	865	495	0.0	12,610
Monthly demand	0	0	8,733	24,657	42,177	64,888	58,399	55,155	40,220	22,711	12,978	0
Year 3 - Demand												330,923 gal./yr
												1.02 ac/ft/yr

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STATE OF NEW MEXICO — 11-10-2025 — CLAUDIA MEYER HORN — 371 — REGISTERED LANDSCAPE ARCHITECT

REVISIONS

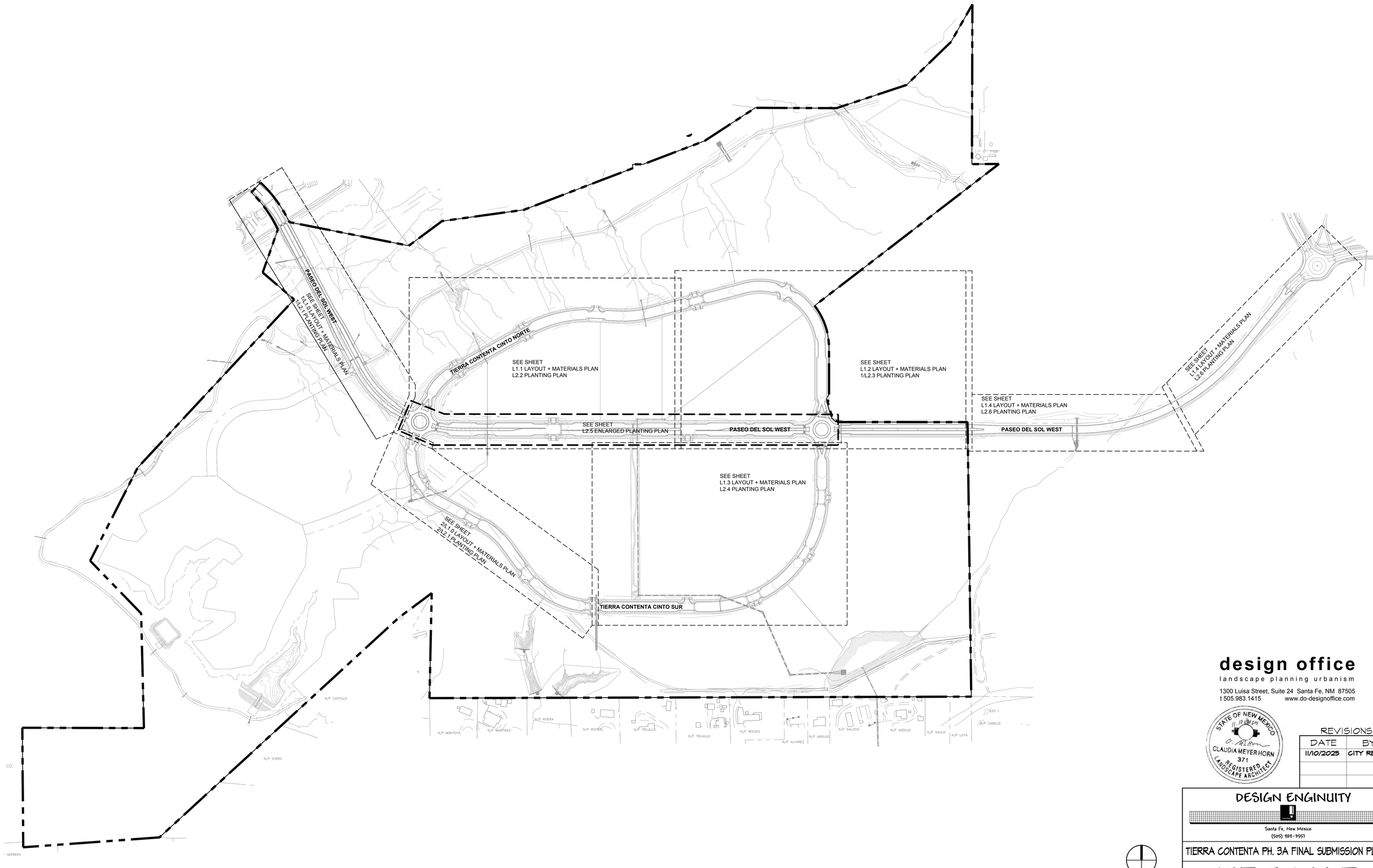
DATE	BY
11/10/2025	CITY REVIEW

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

LANDSCAPE GENERAL NOTES

SCALE	DWG NO.	DATE
		06/09/2025
P&DR CASE #		SHEET NO. L0.0



SCALE: 1" = 200-0"

0' 100' 200' 400' 600'

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STATE OF NEW MEXICO
11-10-2025
CLAUDIA MEYER HORN
371
REGISTERED LANDSCAPE ARCHITECT

REVISIONS

DATE	BY
11/10/2025	CITY REVIEW

DESIGN ENGINUITY

Santa Fe, New Mexico

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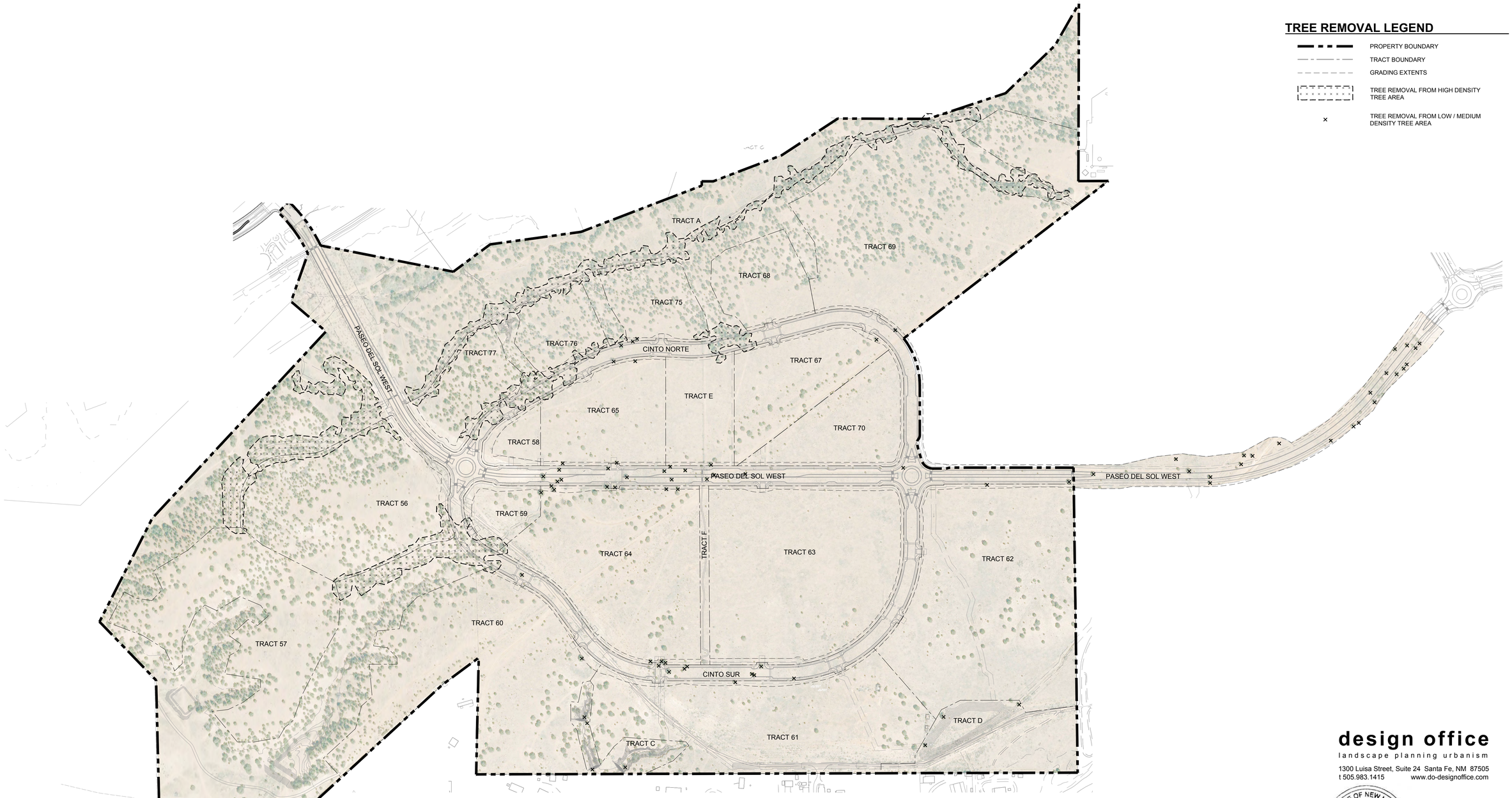
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

KEY MAP

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
P&DR CASE #		SHEET NO. L0.1



TREE REMOVAL LEGEND

- PROPERTY BOUNDARY
- TRACT BOUNDARY
- GRADING EXTENTS
- TREE REMOVAL FROM HIGH DENSITY TREE AREA
- × TREE REMOVAL FROM LOW / MEDIUM DENSITY TREE AREA

SIGNIFICANT TREE REMOVAL / REPLACEMENT

WITHIN THE AREA OF DISTURBANCE FOR DEVELOPMENT INFRASTRUCTURE CONSTRUCTION (ROADS, UTILITIES, STORMWATER PONDS) SIGNIFICANT TREES COUNTED WITHIN LOW / MEDIUM AND HIGH DENSITY TREE COVER AREAS ARE AS INDICATED BELOW. HIGH DENSITY TREE COVER IS ESTIMATED TO BE 457,050 SF. IN THIS AREA, SIGNIFICANT TREES* IMPACTED BY INFRASTRUCTURE CONSTRUCTION ARE AS FOLLOWS:

* AVERAGE 7.75 / 2,500 SF, WITH AN AVERAGE DISTRIBUTION OF 2.25 / 2,500 SF PINON EDULIS AND 5.5 / 2,500 SF JUNIPERUS MONOSPERMA BASED ON 4 TEST PLOTS SURVEYED IN HIGH DENSITY TREE COVER AREAS.

SIGNIFICANT TREE INVENTORY

TREE COVER	TREES		TOTAL
	JUNIPERUS MONOSPERMA	PINUS EDULIS	ALL TREES
LOW / MEDIUM DENSITY TREES	76		76
HIGH DENSITY TREES	1,326	548	1,874
	1,402	548	1,950

THIS QUANTITY IS SUBJECT TO CHANGE AS REVISIONS ARE MADE TO THE CIVIL GRADING PLAN. SEE CIVIL PLANS FOR FINAL GRADING EXTENTS. TOTAL ESTIMATED EXISTING SIGNIFICANT TREES AND PROPOSED / REPLACED QUANTITIES WILL BE UPDATED IN ACCORDANCE WITH APPLICABLE CODES.

INFRASTRUCTURE CONSTRUCTION AREA

EXISTING CONDITIONS SIGNIFICANT TREES	TOTAL	PROPOSED REMOVE	REPLACEMENT TOTAL
DECIDUOUS (> 6" DIA.)	0	0	0
JUNIPERUS MONOSPERMA OR MISC EVERGREEN (> 8' HEIGHT)	1,006	1,006	1,006
PINUS EDULIS (> 8' HEIGHT)	411	411	165*
NOXIOUS SPECIES (> 12" DIA.)	0	0	0
TOTAL	1,246	1,246	1,171

* PER SECTION 14-8.4 (F)(5)(b), A MINIMUM OF 40% OF PINON SIGNIFICANT TREES SHALL BE PRESERVED, RELOCATED ON SITE, OR REPLACED.

SCALE: 1" = 200'-0"
0' 100' 200' 400' 600'

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STATE OF NEW MEXICO 11/10/2025 CLAUDIA MEYER HORN 371 REGISTERED LANDSCAPE ARCHITECT

REVISIONS	
DATE	BY
11/10/2025	CITY REVIEW

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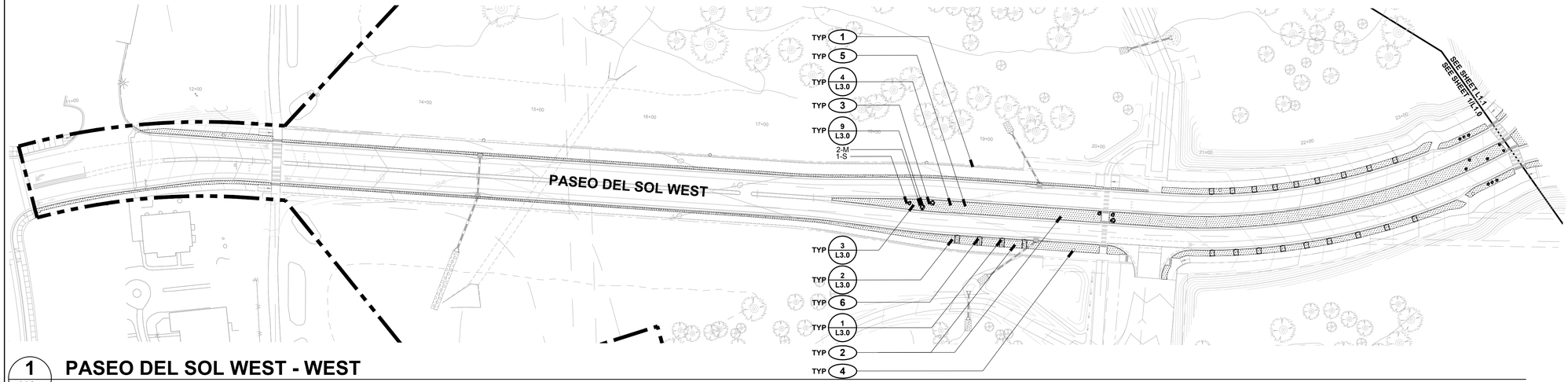
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

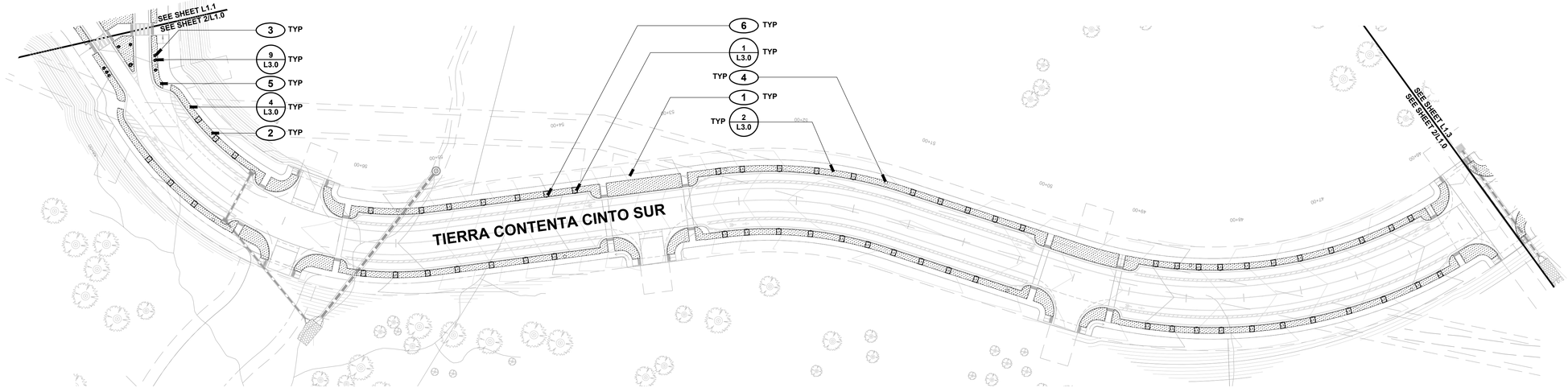
SIGNIFICANT TREE INVENTORY

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
P4DR CASE #	SHEET NO.	L0.2



1 L1.0 PASEO DEL SOL WEST - WEST

SCALE:1"=50'-0"



2 L1.0 TIERRA CONTENTA CINTO SUR - WEST

SCALE:1"=50'-0"

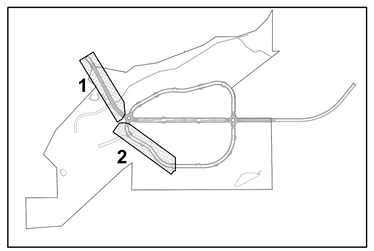
LAYOUT + MATERIALS LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- GRAVEL EXTENT
- COBBLE PAD / CURB CUT
- GRAVEL
- COBBLE PAD
- BOULDER
- LIGHT POLE

LAYOUT + MATERIALS KEYED NOTES

1. SITE IMPROVEMENT, SEE CIVIL PLANS FOR LAYOUT, MATERIALS, AND EXTENTS; PRESERVE AND PROTECT DURING LANDSCAPE INSTALLATION
2. FINE GRADE PLANTER STRIP SUBGRADE TO HARVEST SURFACE RUNOFF, SEE DETAIL; TAPER AT ENDS AND WHERE STRIP NARROWS
3. BOULDER; CONFIRM FINAL LOCATION, SIZE, AND ORIENTATION IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO SETTING BOULDERS; BOULDER COUNT: L-1, M-12, S-13
4. STREET LIGHT BASE; SEE LIGHTING PLANS FOR LOCATIONS; PRESERVE AND PROTECT
5. GRAVEL MULCH, SEE DETAIL
6. CURB CUT W/ COBBLE SPLASH PAD, SEE CIVIL PLANS FOR CURB CUT LOCATIONS; ADJUST FINISH GRADE OF COBBLE AS DIRECTED TO HARVEST STORMWATER RUNOFF, SEE DETAIL

KEY MAP



SCALE: 1" = 50'-0"
0' 25' 50' 100' 150'

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STATE OF NEW MEXICO
11-19-2025
CLAUDIA MEYER HORN
371
REGISTERED LANDSCAPE ARCHITECT

REVISIONS

DATE	BY
11/10/2025	CITY REVIEW

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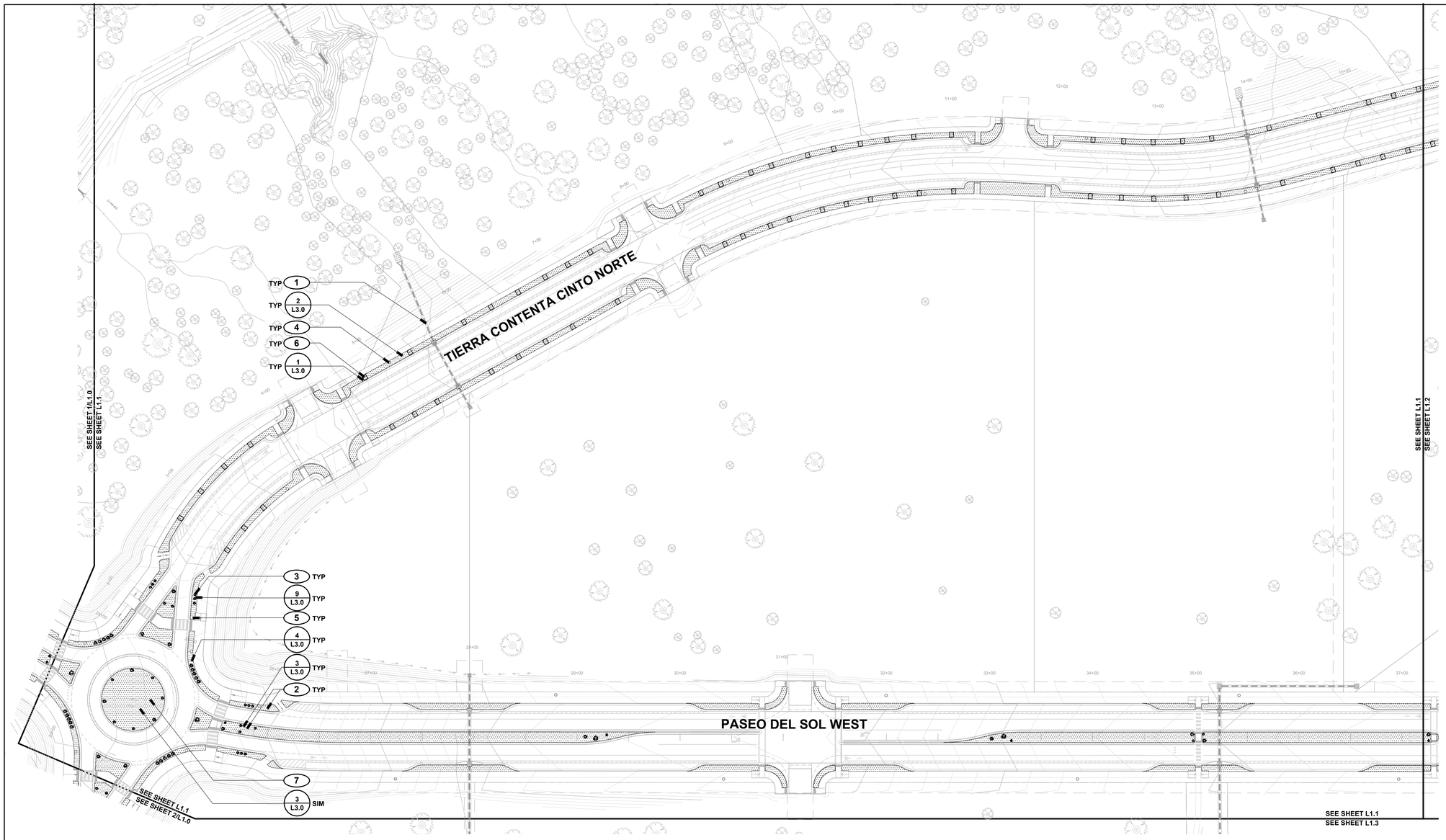
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

LAYOUT + MATERIALS PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #	SHEET NO.	L1.0



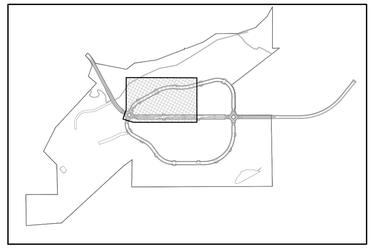
LAYOUT + MATERIALS LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- GRAVEL EXTENT
- COBBLE PAD / CURB CUT
- GRAVEL
- COBBLE PAD
- BOULDER
- LIGHT POLE

LAYOUT + MATERIALS KEYED NOTES

1. SITE IMPROVEMENT, SEE CIVIL PLANS FOR LAYOUT, MATERIALS, AND EXTENTS; PRESERVE AND PROTECT DURING LANDSCAPE INSTALLATION
2. FINE GRADE PLANTER STRIP SUBGRADE TO HARVEST SURFACE RUNOFF, SEE DETAIL; TAPER AT ENDS WHERE STRIP NARROWS
3. BOULDER; CONFIRM FINAL LOCATION, SIZE, AND ORIENTATION IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO SETTING BOULDERS; BOULDER COUNT: L-4, M-39, S-21
4. STREET LIGHT BASE; SEE LIGHTING PLANS FOR LOCATIONS; PRESERVE AND PROTECT
5. GRAVEL MULCH, SEE DETAIL
6. CURB CUT W/ COBBLE SPLASH PAD, SEE CIVIL PLANS FOR CURB CUT LOCATIONS; ADJUST FINISH GRADE OF COBBLE AS DIRECTED TO HARVEST STORMWATER RUNOFF, SEE DETAIL
7. FINE GRADE ROUNDABOUT INTERIOR PLANTER FOR SURFACE WATER HARVESTING; SLOPE TO CENTER AT 12:1

KEY MAP



SCALE: 1" = 50'-0"
0' 25' 50' 100' 150'

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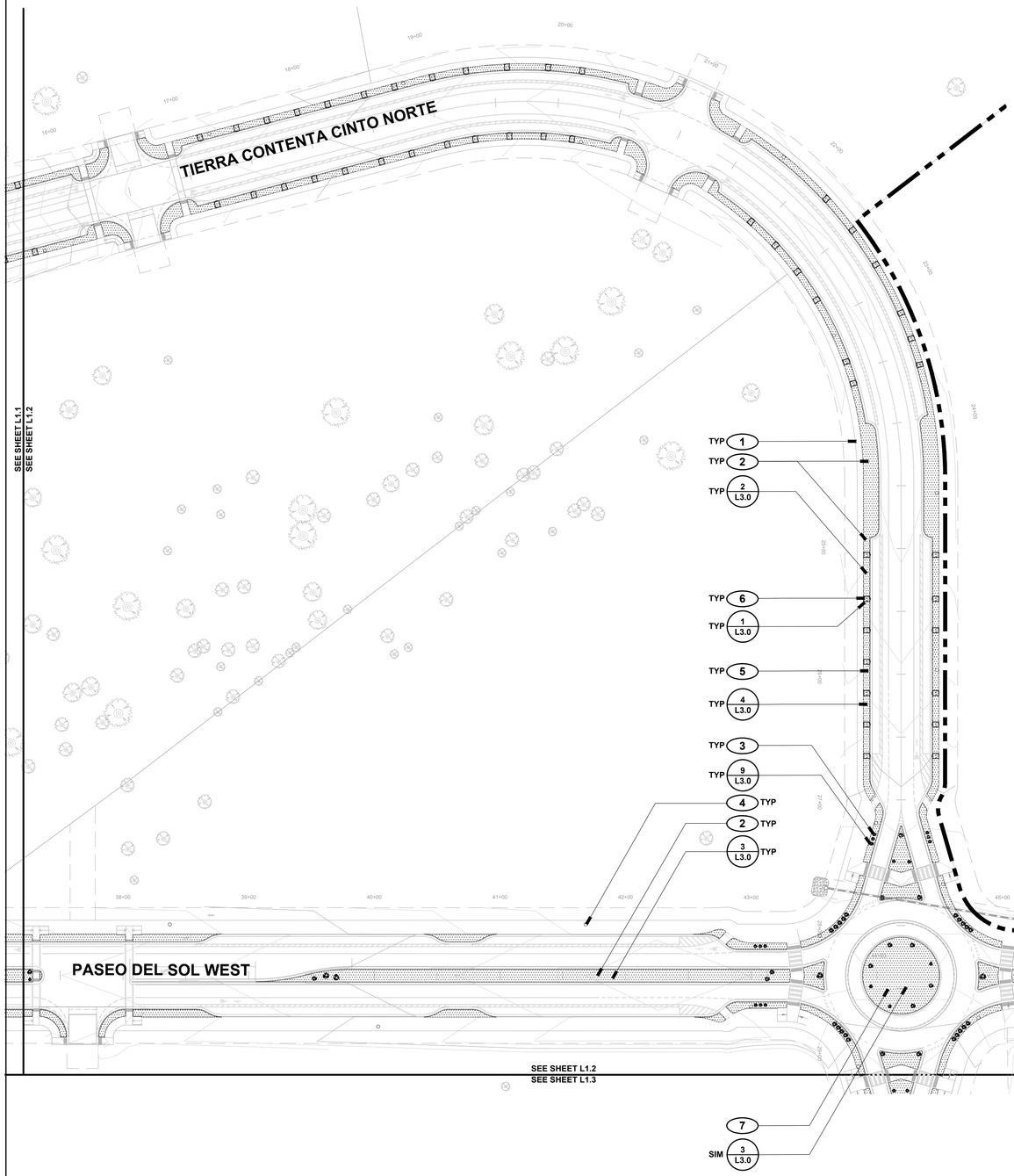
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

LAYOUT + MATERIALS PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. L1.1



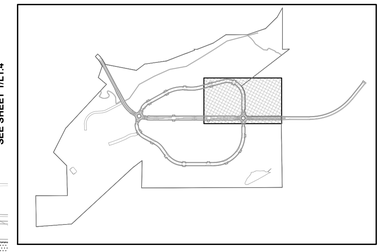
LAYOUT + MATERIALS LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- GRAVEL EXTENT
- COBBLE PAD / CURB CUT
- GRAVEL
- COBBLE PAD
- BOULDER
- LIGHT POLE

LAYOUT + MATERIALS KEYED NOTES

1. SITE IMPROVEMENT, SEE CIVIL PLANS FOR LAYOUT, MATERIALS, AND EXTENTS; PRESERVE AND PROTECT DURING LANDSCAPE INSTALLATION
2. FINE GRADE PLANTER STRIP SUBGRADE TO HARVEST SURFACE RUNOFF, SEE DETAIL; TAPER AT ENDS WHERE STRIP NARROWS
3. BOULDER; CONFIRM FINAL LOCATION, SIZE, AND ORIENTATION IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO SETTING BOULDERS; BOULDER COUNT: L-6, M-36, S-26
4. STREET LIGHT BASE; SEE LIGHTING PLANS FOR LOCATIONS; PRESERVE AND PROTECT
5. GRAVEL MULCH, SEE DETAIL
6. CURB CUT W/ COBBLE SPLASH PAD, SEE CIVIL PLANS FOR CURB CUT LOCATIONS; ADJUST FINISH GRADE OF COBBLE AS DIRECTED TO HARVEST STORMWATER RUNOFF, SEE DETAIL
7. FINE GRADE ROUNDABOUT INTERIOR PLANTER FOR SURFACE WATER HARVESTING; SLOPE TO CENTER AT 12:1

KEY MAP



SCALE: 1" = 50'-0"
0' 25' 50' 100' 150'

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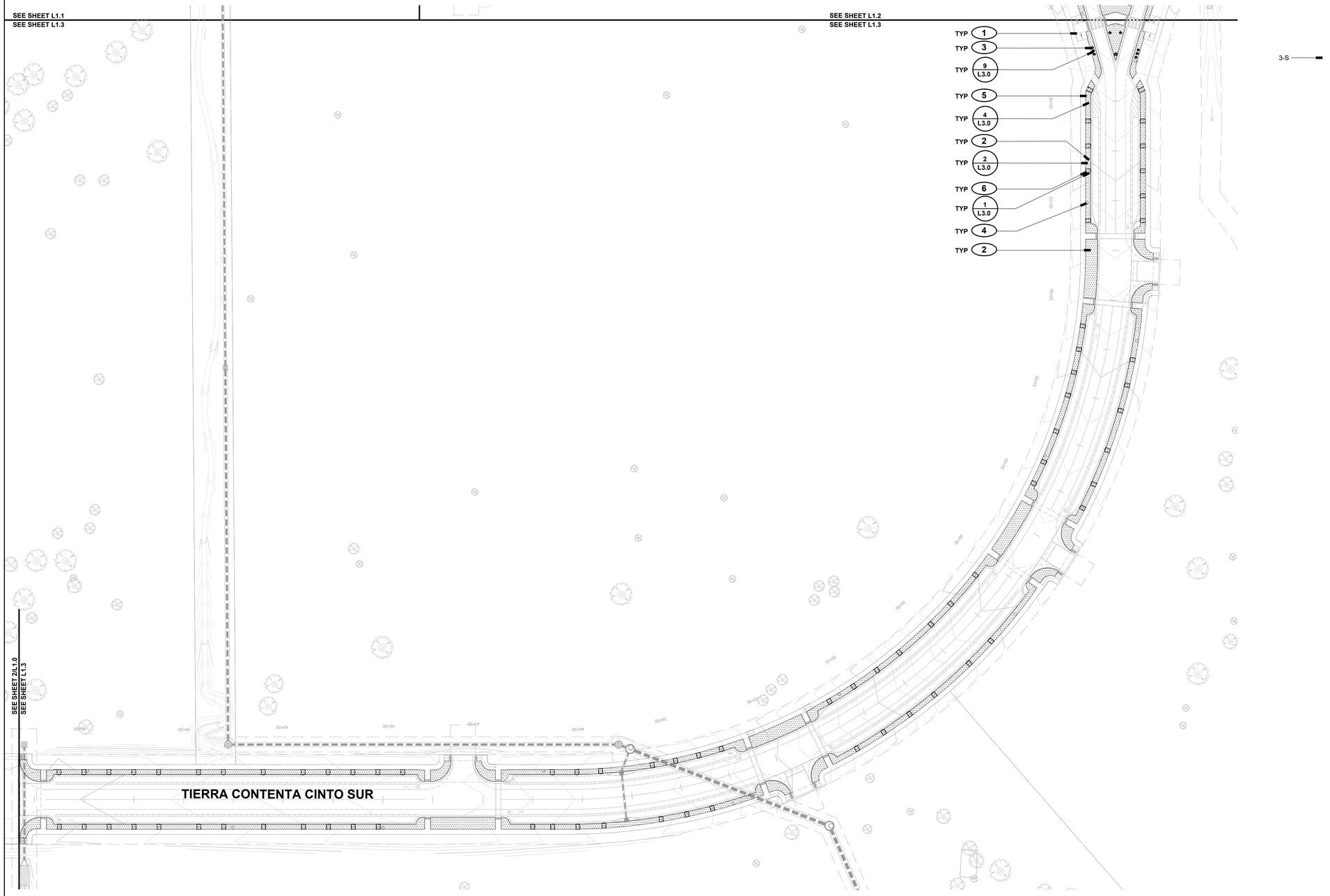
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

LAYOUT + MATERIALS PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. L1.2

SEE SHEET L1.1
SEE SHEET L1.3

SEE SHEET L1.2
SEE SHEET L1.3



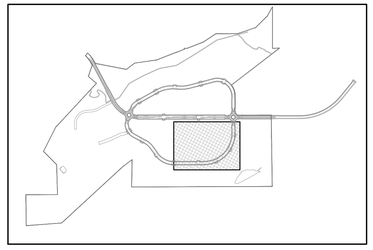
LAYOUT + MATERIALS LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- GRAVEL EXTENT
- COBBLE PAD / CURB CUT
- GRAVEL
- COBBLE PAD
- BOULDER
- LIGHT POLE

LAYOUT + MATERIALS KEYED NOTES

1. SITE IMPROVEMENT, SEE CIVIL PLANS FOR LAYOUT, MATERIALS, AND EXTENTS; PRESERVE AND PROTECT DURING LANDSCAPE INSTALLATION
2. FINE GRADE PLANTER STRIP SUBGRADE TO HARVEST SURFACE RUNOFF, SEE DETAIL; TAPER AT ENDS AND WHERE STRIP NARROWS
3. BOULDER; CONFIRM FINAL LOCATION, SIZE, AND ORIENTATION IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO SETTING BOULDERS; BOULDER COUNT: M-1, S-8
4. STREET LIGHT BASE; SEE LIGHTING PLANS FOR LOCATIONS; PRESERVE AND PROTECT
5. GRAVEL MULCH, SEE DETAIL
6. CURB CUT W/ COBBLE SPLASH PAD, SEE CIVIL PLANS FOR CURB CUT LOCATIONS; ADJUST FINISH GRADE OF COBBLE AS DIRECTED TO HARVEST STORMWATER RUNOFF, SEE DETAIL

KEY MAP



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STATE OF NEW MEXICO
11.10.25
CLAUDIA MEYER HORN
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11/10/2025	CITY REVIEW

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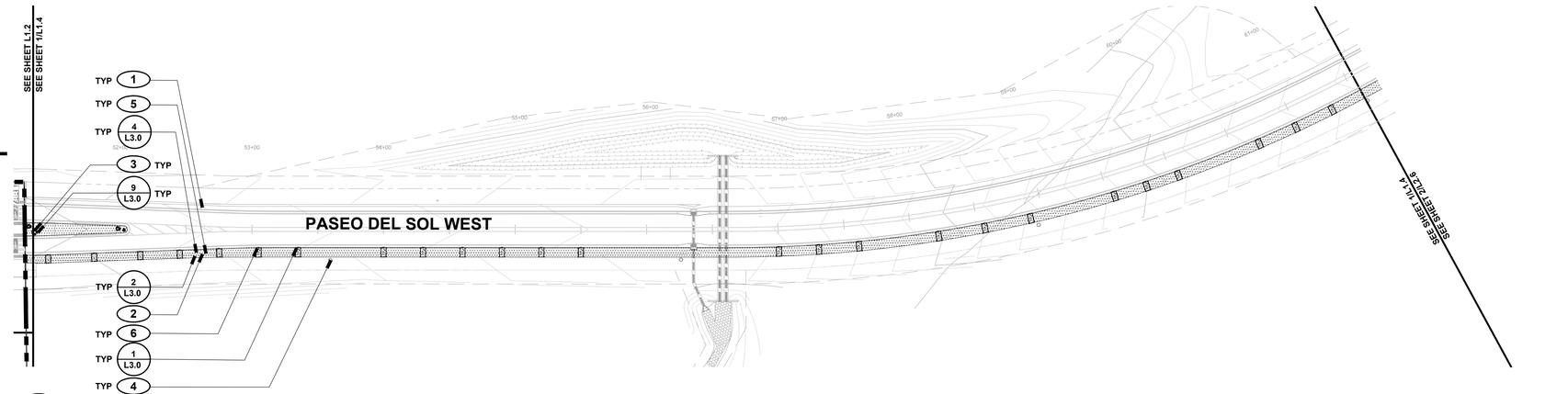
SCALE: 1" = 50'-0"
0' 25' 50' 100' 150'

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

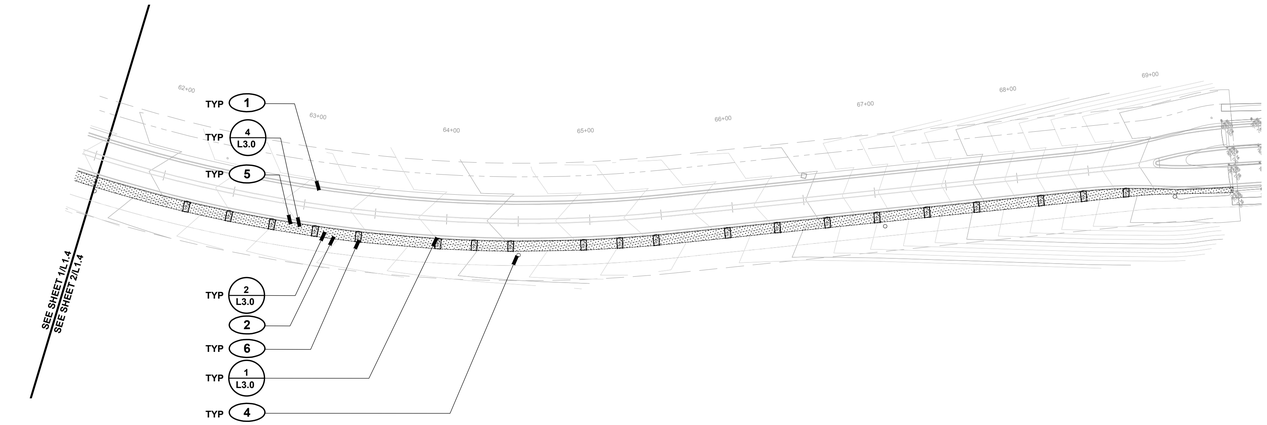
LAYOUT + MATERIALS PLAN

SCALE	DNS NO.	DATE
1"=50'		06/09/2025
PRDR CASE #		SHEET NO. L1.3



1 L1.4 PASEO DEL SOL EAST - A

SCALE:1"=50'-0"



2 L1.4 PASEO DEL SOL EAST - B

SCALE:1"=50-0"

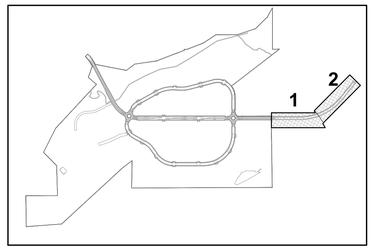
LAYOUT + MATERIALS LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- GRAVEL EXTENT
- COBBLE PAD / CURB CUT
- GRAVEL
- COBBLE PAD
- BOULDER
- LIGHT POLE

LAYOUT + MATERIALS KEYED NOTES

1. SITE IMPROVEMENT, SEE CIVIL PLANS FOR LAYOUT, MATERIALS, AND EXTENTS; PRESERVE AND PROTECT DURING LANDSCAPE INSTALLATION
2. FINE GRADE PLANTER STRIP SUBGRADE TO HARVEST SURFACE RUNOFF, SEE DETAIL; TAPER AT ENDS AND WHERE STRIP NARROWS
3. BOULDER; CONFIRM FINAL LOCATION, SIZE, AND ORIENTATION IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO SETTING BOULDERS; BOULDER COUNT: L-1, M-1, S-1
4. STREET LIGHT BASE; SEE LIGHTING PLANS FOR LOCATIONS; PRESERVE AND PROTECT
5. GRAVEL MULCH, SEE DETAIL
6. CURB CUT W/ COBBLE SPLASH PAD, SEE CIVIL PLANS FOR CURB CUT LOCATIONS; ADJUST FINISH GRADE OF COBBLE AS DIRECTED TO HARVEST STORMWATER RUNOFF, SEE DETAIL

KEY MAP



SCALE: 1" = 50'-0"

0' 25' 50' 100' 150'

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REVISIONS	
DATE	BY
11/10/2025	CITY REVIEW

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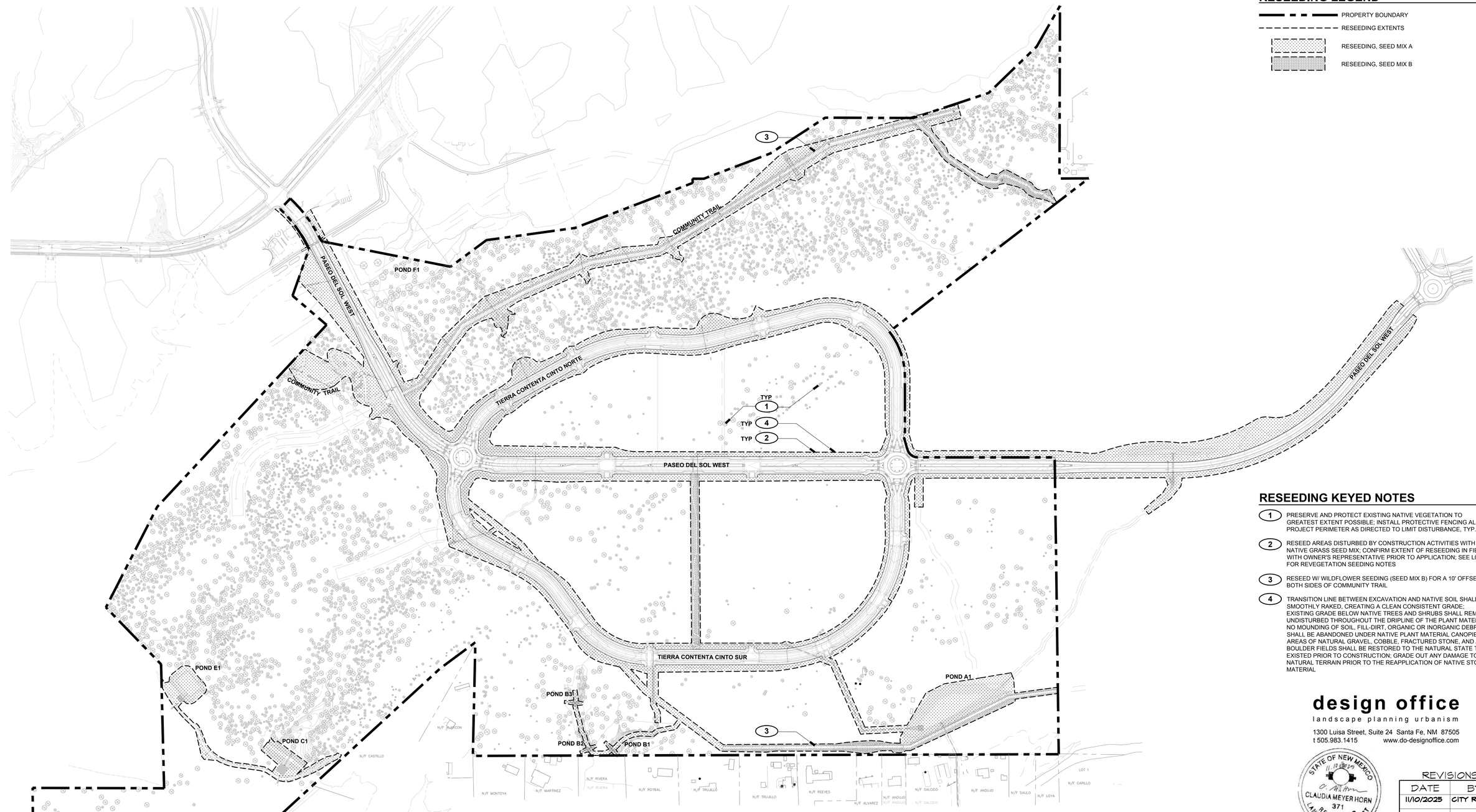
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

LAYOUT + MATERIALS PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. L1.4

RESEEDING LEGEND

- PROPERTY BOUNDARY
- RESEEDING EXTENTS
- RESEEDING, SEED MIX A
- RESEEDING, SEED MIX B



RESEEDING KEYED NOTES

1. PRESERVE AND PROTECT EXISTING NATIVE VEGETATION TO GREATEST EXTENT POSSIBLE; INSTALL PROTECTIVE FENCING ALONG PROJECT PERIMETER AS DIRECTED TO LIMIT DISTURBANCE, TYP.
2. RESEED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WITH NATIVE GRASS SEED MIX; CONFIRM EXTENT OF RESEEDING IN FIELD WITH OWNER'S REPRESENTATIVE PRIOR TO APPLICATION; SEE L0.0 FOR REVEGETATION SEEDING NOTES
3. RESEED W/ WILDFLOWER SEEDING (SEED MIX B) FOR A 10' OFFSET ON BOTH SIDES OF COMMUNITY TRAIL
4. TRANSITION LINE BETWEEN EXCAVATION AND NATIVE SOIL SHALL BE SMOOTHLY RAKED, CREATING A CLEAN CONSISTENT GRADE; EXISTING GRADE BELOW NATIVE TREES AND SHRUBS SHALL REMAIN UNDISTURBED THROUGHOUT THE DRIPLINE OF THE PLANT MATERIAL; NO MOUNDING OF SOIL, FILL-DIRT, ORGANIC OR INORGANIC DEBRIS SHALL BE ABANDONED UNDER NATIVE PLANT MATERIAL CANOPIES; AREAS OF NATURAL GRAVEL, COBBLE, FRACTURED STONE, AND / OR BOULDER FIELDS SHALL BE RESTORED TO THE NATURAL STATE THAT EXISTED PRIOR TO CONSTRUCTION; GRADE OUT ANY DAMAGE TO NATURAL TERRAIN PRIOR TO THE REAPPLICATION OF NATIVE STONE MATERIAL

SEED MIX: Native Grass seed mix shall be as follows:

Botanical Name	Common Name	Rate
Bouteloua gracilis "Hatchita"	Blue Grama	7.0 lb. live seed/Acre
Oryzopsis hymenoides	Indian Ricegrass	2.0 lb. live seed/Acre
Bouteloua curtipendula "Niner"	Sideoats Grama	4.0 lb. live seed/Acre
Hilaria jamesii	Galleta	2.0 lb. live seed/Acre
Buchloe dactyloides	Buffalograss	2.0 lb. live seed/Acre
Sporobolus airoides	Alkali Sacaton	2.0 lb. live seed/Acre
Schizachyrium scoparium	Little Bluestem	2.0 lb. live seed/Acre

SEED MIX A: Shrub seed mix w/ **Native Grass** seed mix (above) as follows:

Botanical Name	Common Name	Rate
Krascheninnikovia lanata	Winterfat	0.25 lb. live seed/Acre
Fallugia paradoxa	Apache Plume	0.125 lb. live seed/Acre
Yucca glauca	Narrowleaf Yucca	0.25 lb. live seed/Acre

SEED MIX B: Wildflower seed w/ **Native Grass** seed mix (to left) as follows:
Wildflower seed 'High Plains Seed Mix' by Plants of the Southwest 3095 Agua Fria St. Santa Fe, NM 87507. Phone: (505)438-888, or approved equal. Seed mix rate: 2.0 lb/1,000 SF. Distribute in designated areas prior to installing mulch. Confirm wildflower seeding areas prior to ordering seed.

Botanical Name	Common Name
Antirrhinum majus	Pink Wild Snapdragon
Berlandiera lyrata	Chocolate Flower
Cleome serrulata	Rocky Mountain Beeplant
Coreopsis lanceolata	Lanceleaf Coreopsis
Eschsholzia californica	California Poppy
Gaillardia pulchella	Firewheel
Ipomopsis aggregata	Skyrocket
Iris missouriensis	Western Blue Flag
Liatris punctata	Spotted Gayfeather
Linum lewisii	Blue Flax
Mirabilis multiflora	Desert 4 O'Clock
Penstemon strictus	Rocky Mt. Penstemon
Ratibida columnifera	Mexican Hat
Ratibida pinnata	Yellow Prairie Coneflower

SCALE: 1" = 200'-0"
0' 100' 200' 400' 600'

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STATE OF NEW MEXICO
CLAUDIA MEYER HORN
371
REGISTERED LANDSCAPE ARCHITECT

REVISIONS

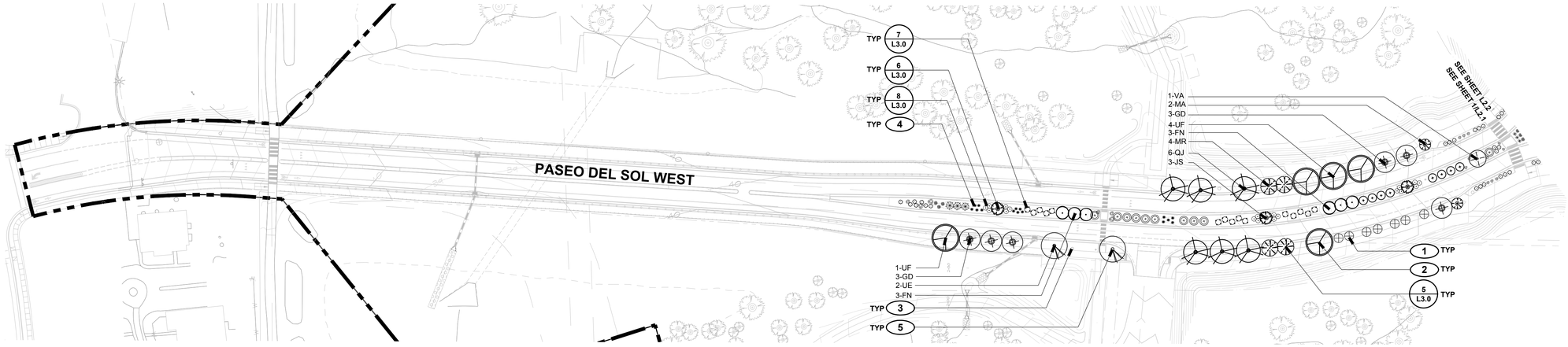
DATE	BY
11/10/2025	CITY REVIEW

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

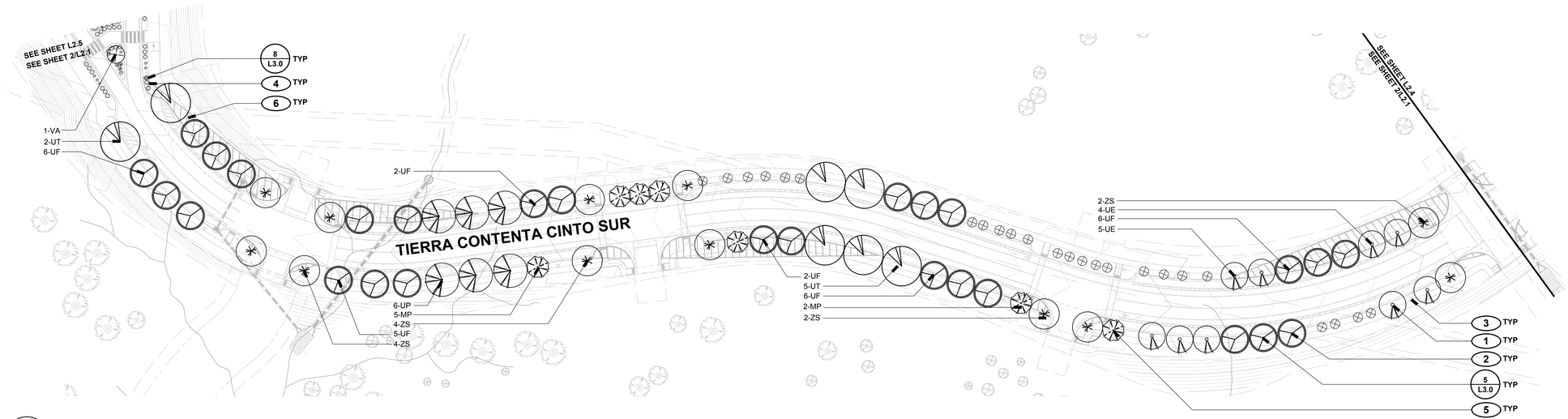
RESEEDING PLAN

SCALE	DWG NO.	DATE
1"=200'		06/09/2025
P&DR CASE #		SHEET NO L2.0



1 L2.1 PASEO DEL SOL WEST - WEST

SCALE:1"=50'-0"



2 L2.1 TIERRA CONTENTA CINTO SUR - WEST

SCALE:1"=50'-0"

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WATER USE	COMMENTS
TREES						
FN	Forestiera neomexicana	New Mexican Privet	6	2" cal. min	M	15'Wx15'H, multi-stem
GD	Gymnocladus dioicus 'Morton'	Skinny Latte Kentucky Coffee Tree	6	2" cal. min	M	18'Wx50'H, narrow vase shape
JS	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	3	6'-8' height	M	15'Wx25'H, plant during dormancy
MA	Malus 'Adironcack'	Adirondack Crabapple	2	2" cal. min	M	10'Wx18'H, multi-stem, white-pink flowers
MP	Malus 'Prairiefire'	Prairiefire Crabapple	7	2" cal. min	M	20'Wx20'H, maroon to green
MR	Malus 'Royal Raindrops'	Royal Raindrops Crabapple	4	2" cal. min	M	15'Wx20'H, purple foliage
QJ	Quercus macrocarpa 'JFS-KW3'	Urban Pinnacle Oak	6	2" cal. min	M	25'Wx55'H
UP	Ulmus parvifolia 'Allee'	Allee Elm	6	2" cal. min	M	45'Wx65'H
UE	Ulmus propinqua 'Emerald Sunshine'	Elm 'Emerald Sunshine'	11	2" cal. min	M	25'Wx30'H, yellow fall
UF	Ulmus 'Frontier'	Frontier Elm	32	2" cal. min	M	25'Wx35'H, burgundy fall color
UT	Ulmus Triumph	Triumph Elm	7	2" cal. min	M	25'Wx35'H, burgundy fall color
VA	Vitex agnus-castus	Chaste Tree	2	2" cal. min	M	15'Wx15'H, purple flowers
ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	12	2" cal. min	M	25'Wx45'H, yellow fall
SHRUBS						
⊙	Chamaebatiaria millefolium	Fernbush	8	5 gal	L	6'Wx7'H
⊗	Cercocarpus ledifolius	Curl Leaf Mountain Mahogany	31	5 gal	RW	8'Wx12'H dense branching, evergreen, curl flowers
○	Cercocarpus intricatus	Littleleaf Mountain Mahogany	15	5 gal	L	5'Wx5'W
◎	Rhus aromatica 'Gro-Low'	Gro Low Sumac	10	5 gal	RW	6'Wx3'H
GRASSES / CACTI						
•	Hesperaloe parviflora	Red Yucca	15	5 gal	L	6'Wx4'H
○	Muhlenbergia rigens	Deergrass	38	1 gal	L	4'Wx4'H
❀	Nolina microcarpa	Bear Grass	3	5 gal	RW	8'Wx5'H
●	Yucca baccata	Broadleaf (Banana) Yucca	3	5 gal	RW	3'Wx18"H
PERENNIALS						
⊙	Mirablis multiflora	Desert Four O'Clock	18	1 gal	L	4'Wx18"H, deep pink flower

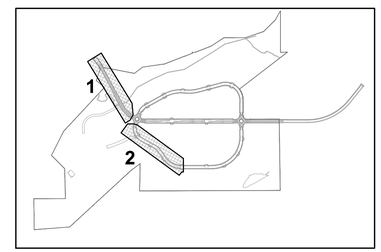
PLANTING LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB / GRASS / PERENNIAL

PLANTING KEYED NOTES

1. NEW PLANTING, TYP; CONFIRM FINAL PLACEMENT IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
2. STREET TREE, TYP; CONFIRM FINAL SPECIES DISTRIBUTION AND PLACEMENT. STREET TREES SHALL BE 15' MIN AWAY FROM STREET LIGHTS [§14-8.4 (G)(3)(D)] AND 15' MIN AWAY FROM FIRE HYDRANTS [§14-8.4 (G)(3)(E)]; TREES SHALL BE LIMBED UP TO PROVIDE 80" VERTICAL CLEARANCE ACROSS WIDTH OF ADJACENT SIDEWALK; TREE TRUNKS SHALL NOT ENCROACH INTO THE PUE (SEE CIVIL PLANS FOR EXTENTS)
3. STREET LIGHT, TYP, SEE LIGHTING PLANS
4. MEDIAN / PLANTER STRIP PLANTING; SET PLANTS SO AT MATURITY PLANTS ARE AT LEAST 1' FROM BACK OF CURB
5. ADJUST PLANTINGS AS DIRECTED IN THE FIELD BY THE LANDSCAPE ARCHITECT TO MAINTAIN SITE VISIBILITY AT INTERSECTIONS AND PEDESTRIAN CROSSINGS, TYP.
6. SIGHT TRIANGLE; SEE CIVIL PLANS FOR EXTENTS

KEY MAP



SCALE: 1" = 50'-0"

0' 25' 50' 100' 150'

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STATE OF NEW MEXICO
11-10-2025
CLAUDIA MEYER HORN
371
REGISTERED LANDSCAPE ARCHITECT

REVISIONS

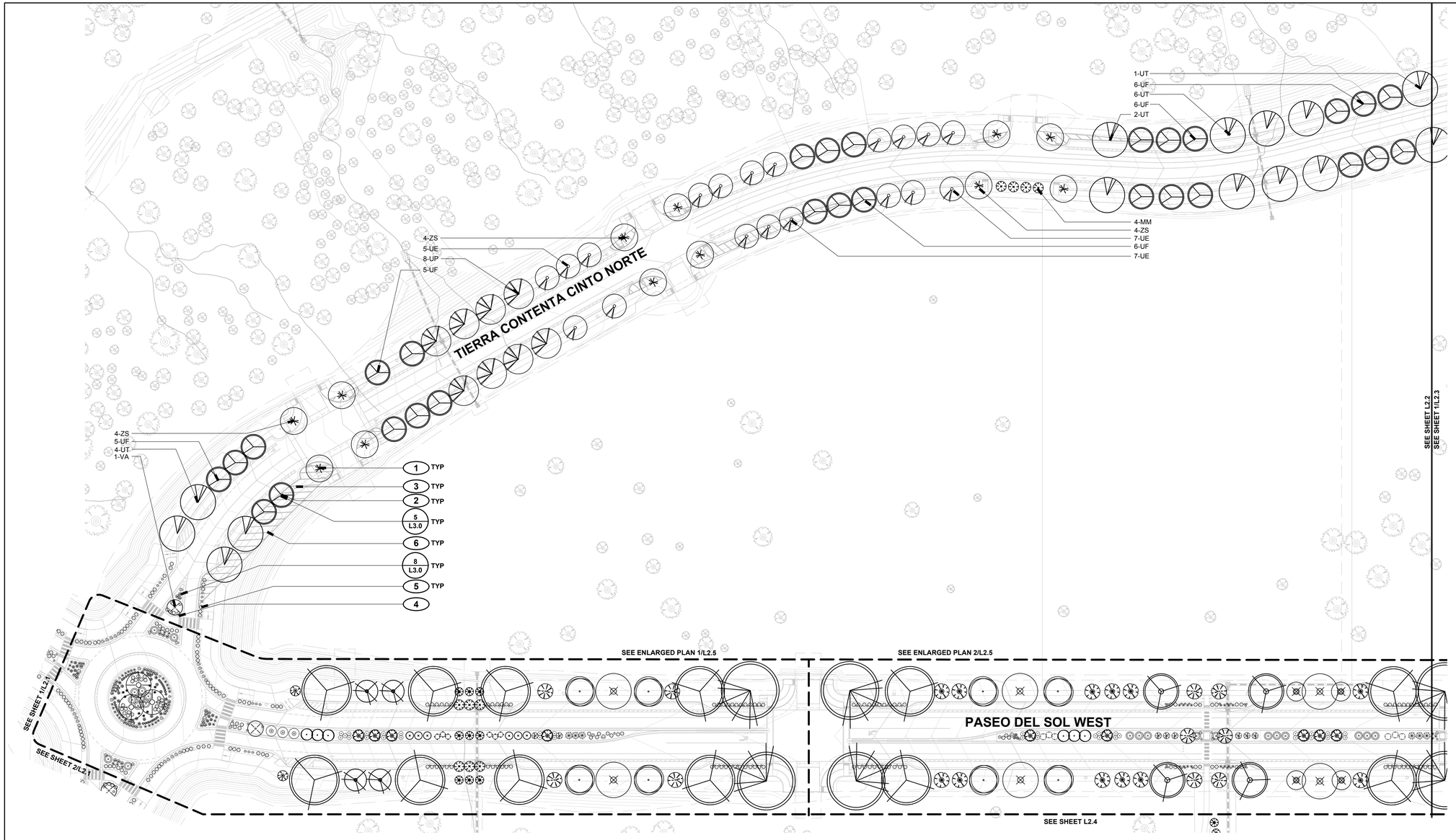
DATE	BY
11/10/2025	CITY REVIEW

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9557

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

PLANTING PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. L2.1



PLANTING LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB / GRASS / PERENNIAL

PLANTING KEYED NOTES

1. NEW PLANTING, TYP; CONFIRM FINAL PLACEMENT IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
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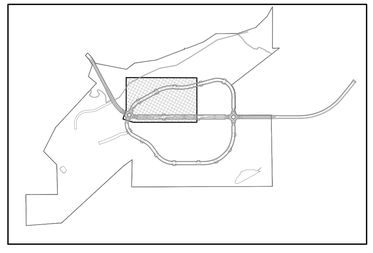
6. SIGHT TRIANGLE; SEE CIVIL PLANS FOR EXTENTS

KEY MAP



PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WATER USE	COMMENTS
TREES						
MM	Malus 'Marilee'	Marilee Crabapple	4	2" cal. min	M	10'Wx24'H, white flowers
UP	Ulmus parvifolia 'Allee'	Allee Elm	8	2" cal. min	M	45'Wx65'H
UE	Ulmus propinqua 'Emerald Sunshine'	Elm 'Emerald Sunshine'	19	2" cal. min	M	25'Wx30'H, yellow fall
UF	Ulmus 'Frontier'	Frontier Elm	28	2" cal. min	M	25'Wx35'H, burgundy fall color
UT	Ulmus 'Triumph'	Triumph Elm	13	2" cal. min	M	25'Wx35'H, yellow fall color
VA	Vitex agnus-castus	Chaste Tree	1	2" cal. min	M	15'Wx15'H, purple flowers
ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	12	2" cal. min	M	25'Wx45'H, orange fall

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WATER USE	COMMENTS
SHRUBS						
⊛	Krascheninnikovia lanata	Winterfat	3	1 gal	L	3'Wx3'H
GRASSES / CACTI						
○	Muhlenbergia rigens	Deergrass	16	1 gal	L	4'Wx4'H

SCALE: 1" = 50'-0"

0' 25' 50' 100' 150'

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STATE OF NEW MEXICO
11/10/2025
CLAUDIA MEYER HORN
371
REGISTERED LANDSCAPE ARCHITECT

REVISIONS

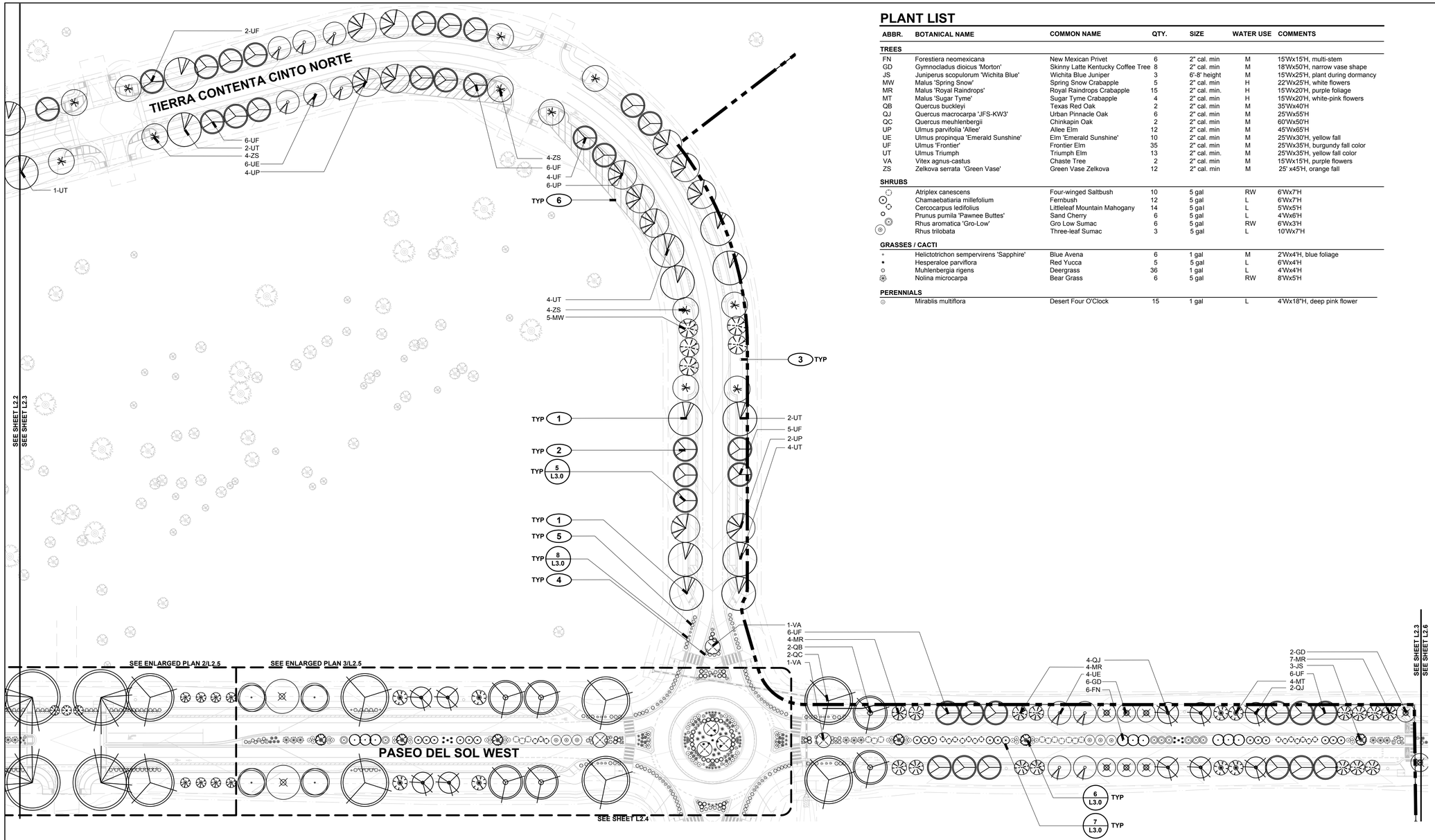
DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 988-9557

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

PLANTING PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. L2.2



PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WATER USE	COMMENTS
TREES						
FN	Forestiera neomexicana	New Mexican Privet	6	2" cal. min	M	15'Wx15'H, multi-stem
GD	Gymnocladus dioicus 'Morton'	Skinny Latte Kentucky Coffee Tree	8	2" cal. min	M	18'Wx50'H, narrow vase shape
JS	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	3	6'-8' height	M	15'Wx25'H, plant during dormancy
MW	Malus 'Spring Snow'	Spring Snow Crabapple	5	2" cal. min	H	22'Wx25'H, white flowers
MR	Malus 'Royal Raindrops'	Royal Raindrops Crabapple	15	2" cal. min.	H	15'Wx20'H, purple foliage
MT	Malus 'Sugar Tyme'	Sugar Tyme Crabapple	4	2" cal. min	H	15'Wx20'H, white-pink flowers
QB	Quercus buckleyi	Texas Red Oak	2	2" cal. min	M	35'Wx40'H
QJ	Quercus macrocarpa 'JFS-KW3'	Urban Pinnacle Oak	6	2" cal. min	M	25'Wx55'H
QC	Quercus meuhlenbergii	Chinkapin Oak	2	2" cal. min	M	60'Wx50'H
UP	Ulmus parvifolia 'Allee'	Allee Elm	12	2" cal. min	M	45'Wx65'H
UE	Ulmus propinqua 'Emerald Sunshine'	Elm 'Emerald Sunshine'	10	2" cal. min	M	25'Wx30'H, yellow fall
UF	Ulmus 'Frontier'	Frontier Elm	35	2" cal. min	M	25'Wx35'H, burgundy fall color
UT	Ulmus Triumph	Triumph Elm	13	2" cal. min.	M	25'Wx35'H, yellow fall color
VA	Vitex agnus-castus	Chaste Tree	2	2" cal. min	M	15'Wx15'H, purple flowers
ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	12	2" cal. min	M	25' x45'H, orange fall
SHRUBS						
	Atriplex canescens	Four-winged Saltbush	10	5 gal	RW	6'Wx7'H
	Chamaebatiaria millefolium	Fernbush	12	5 gal	L	6'Wx7'H
	Cercocarpus ledifolius	Littleleaf Mountain Mahogany	14	5 gal	L	5'Wx5'H
	Prunus pumila 'Pawnee Buttes'	Sand Cherry	6	5 gal	L	4'Wx6'H
	Rhus aromatica 'Gro-Low'	Gro Low Sumac	6	5 gal	RW	6'Wx3'H
	Rhus trilobata	Three-leaf Sumac	3	5 gal	L	10'Wx7'H
GRASSES / CACTI						
	Helictotrichon sempervirens 'Sapphire'	Blue Avena	6	1 gal	M	2'Wx4'H, blue foliage
	Hesperaloe parviflora	Red Yucca	5	5 gal	L	6'Wx4'H
	Muhlenbergia rigens	Deergrass	36	1 gal	L	4'Wx4'H
	Nolina microcarpa	Bear Grass	6	5 gal	RW	8'Wx5'H
PERENNIALS						
	Mirablis multiflora	Desert Four O'Clock	15	1 gal	L	4'Wx18"H, deep pink flower

PLANTING LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB / GRASS / PERENNIAL

PLANTING KEYED NOTES

1. NEW PLANTING, TYP; CONFIRM FINAL PLACEMENT IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
2. STREET TREE, TYP; CONFIRM FINAL SPECIES DISTRIBUTION AND PLACEMENT. STREET TREES SHALL BE 15' MIN AWAY FROM STREET LIGHTS [§14-8.4 (G)(3)(D)] AND 15' MIN AWAY FROM FIRE HYDRANTS [§14-8.4 (G)(3)(E)]; TREES SHALL BE LIMBED UP TO PROVIDE 80" VERTICAL CLEARANCE ACROSS WIDTH OF ADJACENT SIDEWALK; TREE TRUNKS SHALL NOT ENCROACH INTO THE PUE (SEE CIVIL PLANS FOR EXTENTS)
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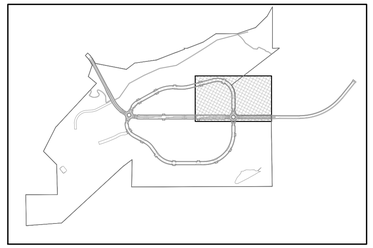
KEY MAP



SCALE: 1" = 50'-0"

0' 25' 50' 100' 150'

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STATE OF NEW MEXICO 11/10/2025 CLAUDIA MEYER HORN 371 REGISTERED LANDSCAPE ARCHITECT

REVISIONS

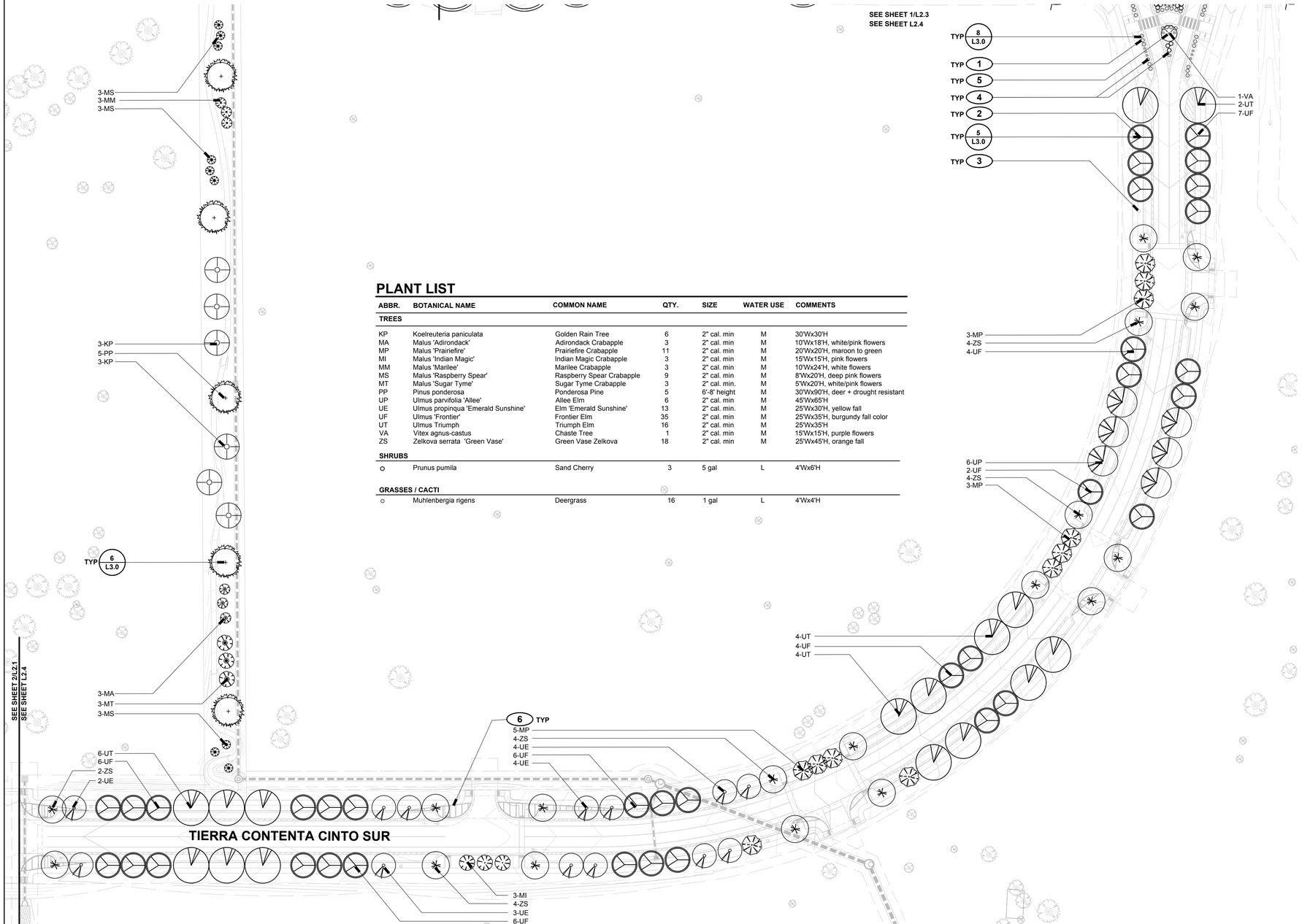
DATE	BY
11/10/2025	CITY REVIEW

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3551

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

PLANTING PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. L2.3



PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WATER USE	COMMENTS
TREES						
KP	Koelreuteria paniculata	Golden Rain Tree	6	2" cal. min	M	30'Wx30'H
MA	Malus 'Adirondack'	Adirondack Crabapple	3	2" cal. min	M	10'Wx18'H, white/pink flowers
MP	Malus 'Prairiefire'	Prairiefire Crabapple	11	2" cal. min	M	20'Wx20'H, maroon to green
MI	Malus 'Indian Magic'	Indian Magic Crabapple	3	2" cal. min	M	15'Wx15'H, pink flowers
MM	Malus 'Marilee'	Marilee Crabapple	3	2" cal. min	M	10'Wx24'H, white flowers
MS	Malus 'Raspberry Spear'	Raspberry Spear Crabapple	9	2" cal. min	M	8'Wx20'H, deep pink flowers
MT	Malus 'Sugar Tyme'	Sugar Tyme Crabapple	3	2" cal. min.	M	5'Wx20'H, white/pink flowers
PP	Pinus ponderosa	Ponderosa Pine	5	6'-8' height	M	30'Wx90'H, deer + drought resistant
UP	Ulmus parvifolia 'Allee'	Allee Elm	6	2" cal. min	M	45'Wx65'H
UE	Ulmus propinqua 'Emerald Sunshine'	Elm 'Emerald Sunshine'	13	2" cal. min.	M	25'Wx30'H, yellow fall
UF	Ulmus 'Frontier'	Frontier Elm	35	2" cal. min	M	25'Wx35'H, burgundy fall color
UT	Ulmus Triumph	Triumph Elm	16	2" cal. min	M	25'Wx35'H
VA	Vitex agnus-castus	Chaste Tree	1	2" cal. min	M	15'Wx15'H, purple flowers
ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	18	2" cal. min	M	25'Wx45'H, orange fall
SHRUBS						
○	Prunus pumila	Sand Cherry	3	5 gal	L	4'Wx6'H
GRASSES / CACTI						
☼	Muhlenbergia rigens	Deergrass	16	1 gal	L	4'Wx4'H

PLANTING LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB / GRASS / PERENNIAL

PLANTING KEYED NOTES

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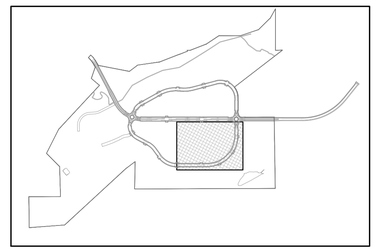
KEY MAP



SCALE: 1" = 50'-0"

0' 25' 50' 100' 150'

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REGISTERED LANDSCAPE ARCHITECT

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DATE	BY

DESIGN ENGINUITY
Santa Fe, New Mexico
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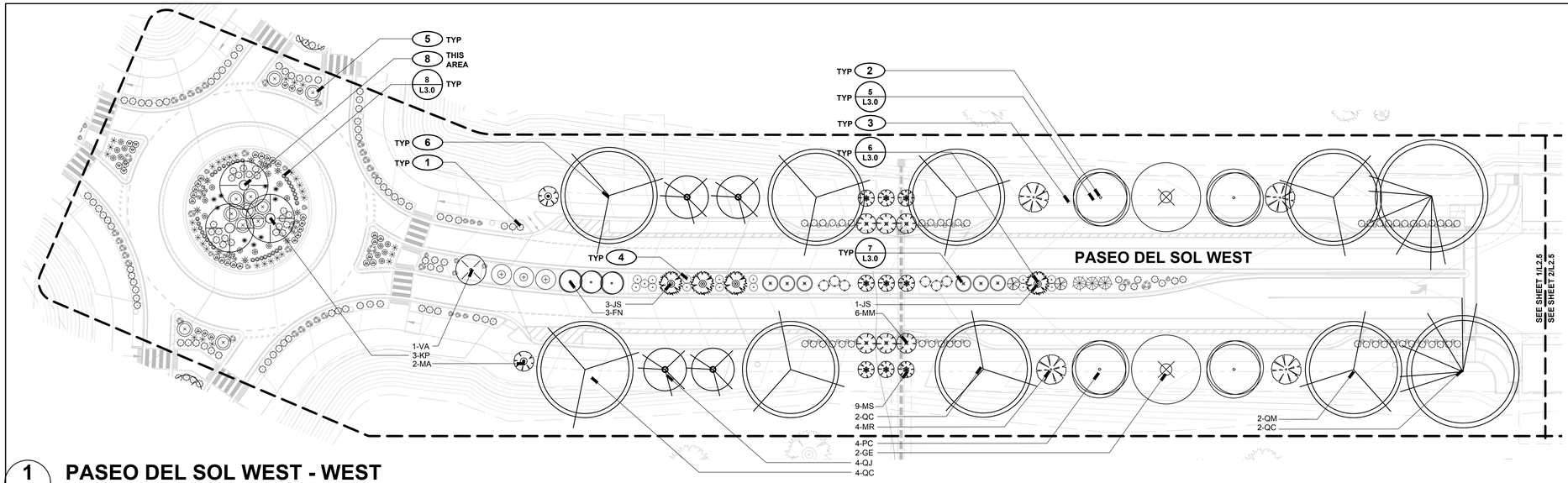
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

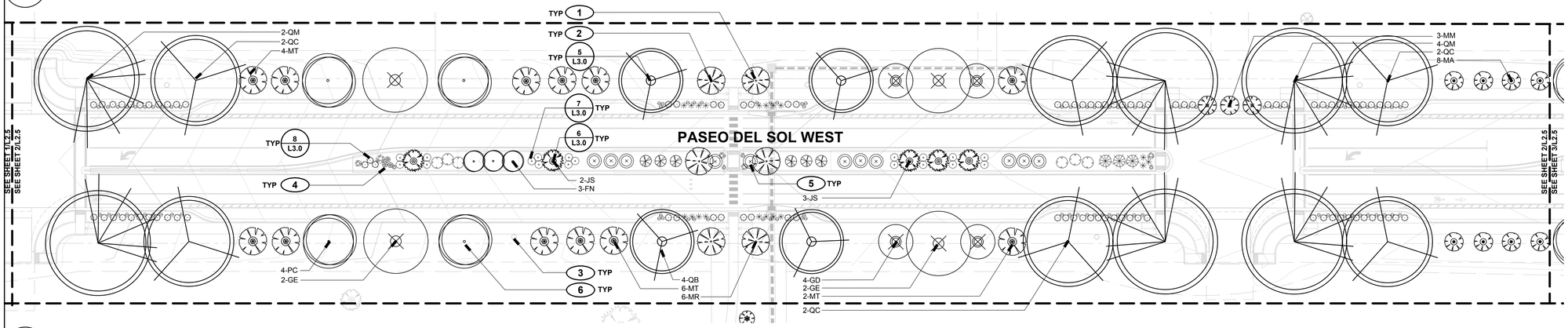
PLANTING PLAN

SCALE	DNS NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. L2.4



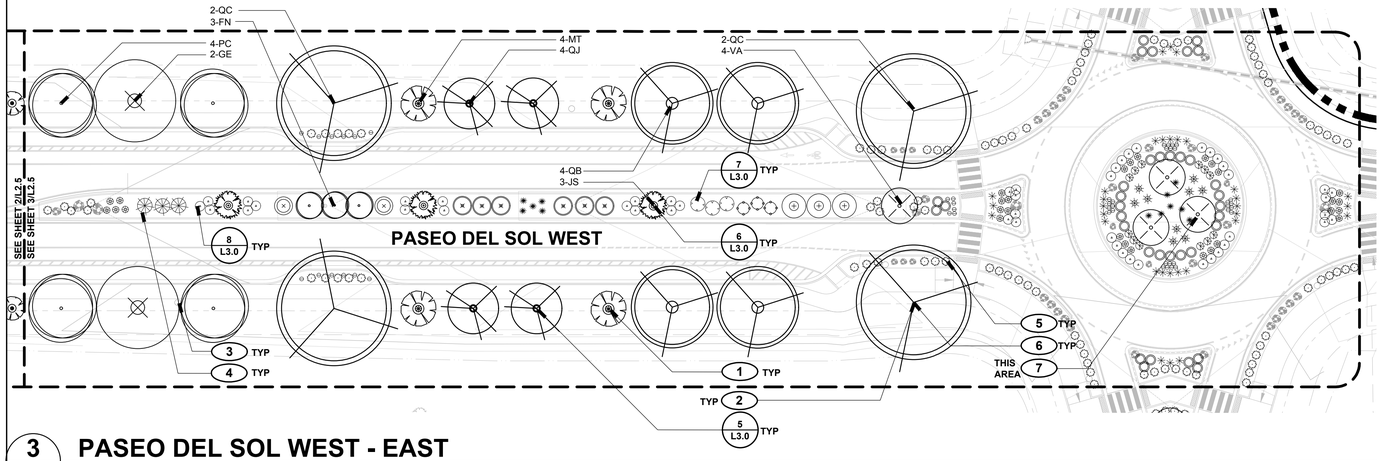
1 L2.5 **PASEO DEL SOL WEST - WEST**

SCALE:1"=30'-0"



2 L2.5 **PASEO DEL SOL WEST**

SCALE:1"=30'-0"



3 L2.5 **PASEO DEL SOL WEST - EAST**

SCALE:1"=30'-0"

PLANTING LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB / GRASS / PERENNIAL

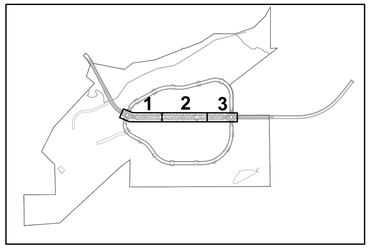
PLANTING KEYED NOTES

1. NEW PLANTING, TYP; CONFIRM FINAL PLACEMENT IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
2. STREET TREE, TYP; CONFIRM FINAL SPECIES DISTRIBUTION AND PLACEMENT. STREET TREES SHALL BE 15' MIN AWAY FROM STREET LIGHTS [§14-8.4 (G)(3)(D)] AND 15' MIN AWAY FROM FIRE HYDRANTS [§14-8.4 (G)(3)(E)]; TREES SHALL BE LIMBED UP TO PROVIDE 80" VERTICAL CLEARANCE ACROSS WIDTH OF ADJACENT SIDEWALK; TREE TRUNKS SHALL NOT ENCROACH INTO THE PUE (SEE CIVIL PLANS FOR EXTENTS)
3. STREET LIGHT, TYP, SEE LIGHTING PLANS
4. MEDIAN / PLANTER STRIP PLANTING; SET PLANTS SO AT MATURITY PLANTS ARE AT LEAST 1' FROM BACK OF CURB
5. ADJUST PLANTINGS AS DIRECTED IN THE FIELD BY THE LANDSCAPE ARCHITECT TO MAINTAIN SITE VISIBILITY AT INTERSECTIONS AND PEDESTRIAN CROSSINGS, TYP.
6. ON PASEO DEL SOL WEST BETWEEN TWO ROUNDABOUTS: CENTER OF TREE TO BE PLANTED 4' FROM EDGE OF PAVEMENT
7. HEIGHT OF TREES IN ROUNDABOUT AT MATURITY CA. 15'
8. HEIGHT OF TREES IN ROUNDABOUT AT MATURITY CA. 30'

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

KEY MAP



PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WATER USE	COMMENTS
TREES						
FN	Forestiera neomexicana	New Mexican Privet	9	2" cal. min.	M	15'Wx15'H, ms
GE	Gymnocladus dioicus 'Espresso-JFS'	Espresso Kentucky Coffeetree	8	2" cal. min	M	35'Wx50'H
GD	Gymnocladus dioicus 'Morton'	Skinny Latte Kentucky Coffeetree	4	2" cal. min	M	18'Wx50'H
JS	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	12	6'-8' height	M	15'Wx25'H
KP	Koelreuteria paniculata	Golden Rain Tree	3	2" cal. min	M	30'Wx30'H
MA	Malus 'Adirondack'	Adirondack Crabapple	10	2" cal. min	M	10'Wx18'H
MM	Malus 'Marilee'	Marilee Crabapple	9	2" cal. min	M	10'Wx24'H
MS	Malus 'Raspberry Spear'	Raspberry Spear Crabapple	9	2" cal. min	M	8'Wx20'H
MR	Malus 'Royal Raindrops'	Royal Raindrops Crabapple	10	2" cal. min	M	15'Wx20'H
MT	Malus 'Sugar Tyme'	Sugar Tyme Crabapple	16	2" cal. min.	M	5'Wx20'H
PC	Pistacia chinensis	Chinese Pistache	12	2" cal. min	M	30'Wx40'H
QB	Quercus buckleyi	Texas Red Oak	8	2" cal. min	M	35'Wx40'H
QM	Quercus macrocarpa	Bur Oak	8	2" cal. min	M	70'Wx70'H
QJ	Quercus macrocarpa 'JFS-KW3'	Urban Pinnacle Oak	8	2" cal. min	M	25'Wx55'H
QC	Quercus meuhlenbergii	Chinkapin Oak	18	2" cal. min	M	60'Wx50'H
VA	Vitex agnus-castus	Chaste Tree	5	2" cal. min	M	15'Wx15'H
SHRUBS						
◌	Atriplex canescens	Four-winged Saltbush	9	5 gal	RW	6'Wx7'H
⊙	Chamaebatiaria millefolium	Fernbush	12	5 gal	L	6'Wx7'H
◌	Cercocarpus ledifolius	Littleleaf Mountain Mahogany	9	5 gal	L	5'Wx5'H
⊛	Juniper scopulorum 'Wichita Blue'	Wichita Blue Juniper	8	15 gal	L	6'Wx15'H
⊛	Kraschenninkovia lanata	Winterfat	38	5 gal	L	3'Wx3'H
◌	Rhus aromatica 'Gro-Low'	Gro Low Sumac	24	5 gal	RW	6'Wx3'H
◎	Rhus trilobata	Three-leaf Sumac	6	5 gal	L	10'Wx7'H
◌	Prunus pumila	Sand Cherry	35	5 gal	L	4'Wx6'H
GRASSES / CACTI						
✱	Dasylirion wheeleri	Sotol	17	5 gal	RW	4'Wx6'H
◦	Helictotrichon sempervirens 'Sapphire'	Blue Avena	188	1 gal	M	2'Wx4'H
✶	Hesperaloe parviflora	Red Yucca	21	5 gal	L	6'Wx4'H
○	Muhlenbergia rigens	Deergrass	338	1 gal	L	4'Wx4'H
⊛	Nolina microcarpa	Bear Grass	9	5 gal	RW	8'Wx5'H
✱	Yucca baccata	Broadleaf (Banana) Yucca	51	5 gal	RW	3'Wx18'H
✳	Yucca glauca	Narrow Leaf Yucca	83	5 gal	RW	4'Wx18'H
PERENNIALS						
◦	Achillea x 'Moonshine'	Moonshine Yarrow	32	1 gal	L	2'Wx1.5'H
○	Mirabilis multiflora	Desert Four O'Clock	81	1 gal	L	4'Wx18"H
✳	Penstemon palmeri	Pink Wild Snapdragon	20	1 gal	L	24"Wx4'H
⊛	Penstemon strictus	Rocky Mountain Penstemon	12	1 gal	L	36"Wx30"H

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STATE OF NEW MEXICO 11/10/2025 CLAUDIA MEYER HORN 371 REGISTERED LANDSCAPE ARCHITECT

REVISIONS

DATE	BY
11/10/2025	CITY REVIEW

DESIGN ENGINUITY

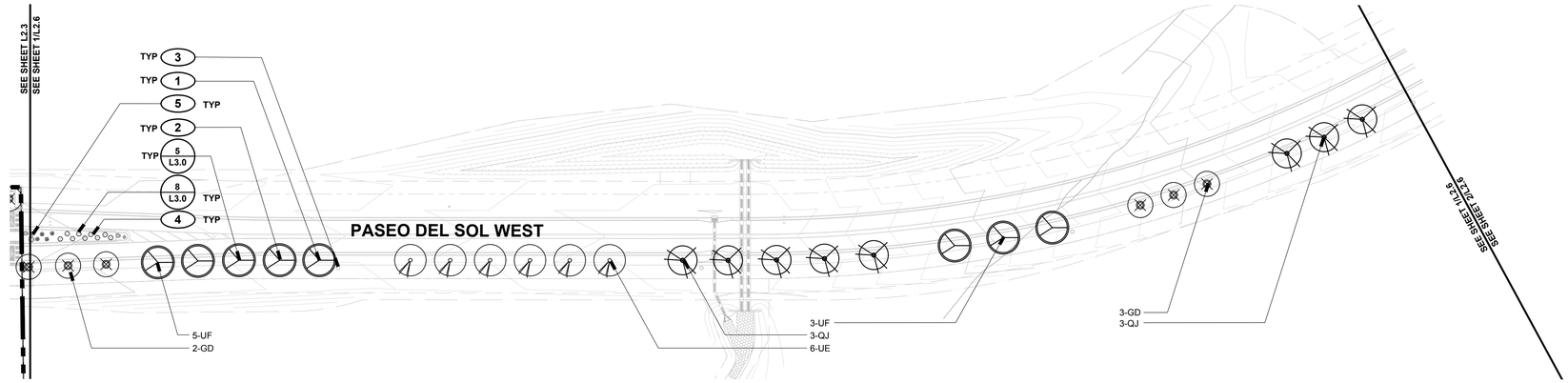
Santa Fe, New Mexico

(505) 984-9557

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

PLANTING PLAN - ENLARGED AREAS

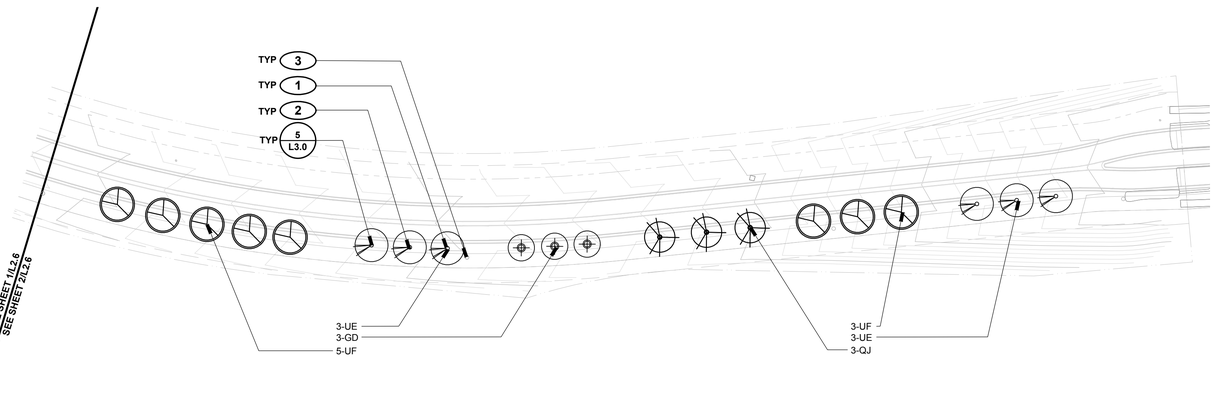
SCALE	DWG NO.	DATE
1"=30'		06/09/2025
P&DR CASE #		SHEET NO. L2.5



1 PASEO DEL SOL EAST - A

L2.6

SCALE:1"=50'-0"



2 PASEO DEL SOL EAST - B

L2.6

SCALE:1"=50'-0"

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WATER USE	COMMENTS
TREES						
GD	Gymnocladus dioicus 'Morton'	Skinny Latte Kentucky Coffee Tree	8	2" cal. min	M	18'Wx50'H, narrow vase shape
QJ	Quercus macrocarpa 'JFS-KW3'	Urban Pinnacle Oak	11	2" cal. min	M	25'Wx55'H
UE	Ulmus propinqua 'Emerald Sunshine'	Elm 'Emerald Sunshine'	12	2.5"-3" cal.	M	25Wx30H, yellow fall
UF	Ulmus 'Frontier'	Frontier Elm	16	2.5"-3" cal.	M	25'Wx35'H, burgundy fall color
GRASSES / CACTI						
○	Muhlenbergia rigens	Deergrass	9	1 gal	L	
●	Yucca baccata	Broadleaf (Banana) Yucca	5	5 gal	RW	

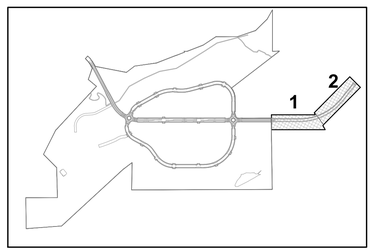
PLANTING LEGEND

- PROPERTY BOUNDARY
- MATCHLINE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB / GRASS / PERENNIAL

PLANTING KEYED NOTES

1. NEW PLANTING, TYP; CONFIRM FINAL PLACEMENT IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
2. STREET TREE, TYP; CONFIRM FINAL SPECIES DISTRIBUTION AND PLACEMENT. STREET TREES SHALL BE 15' MIN AWAY FROM STREET LIGHTS [§14-8.4 (G)(3)(D)] AND 15' MIN AWAY FROM FIRE HYDRANTS [§14-8.4 (G)(3)(E)]; TREES SHALL BE LIMBED UP TO PROVIDE 80" VERTICAL CLEARANCE ACROSS WIDTH OF ADJACENT SIDEWALK; TREE TRUNKS SHALL NOT ENCROACH INTO THE PUE (SEE CIVIL PLANS FOR EXTENTS)
3. STREET LIGHT, TYP, SEE LIGHTING PLANS
4. MEDIAN / PLANTER STRIP PLANTING; SET PLANTS SO AT MATURITY PLANTS ARE AT LEAST 1' FROM BACK OF CURB
5. ADJUST PLANTINGS AS DIRECTED IN THE FIELD BY THE LANDSCAPE ARCHITECT TO MAINTAIN SITE VISIBILITY AT INTERSECTIONS AND PEDESTRIAN CROSSINGS, TYP.

KEY MAP



SCALE: 1" = 50'-0"

0' 25' 50' 100' 150'

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STATE OF NEW MEXICO 11-10-2025 CLAUDIA MEYER HORN 371 REGISTERED LANDSCAPE ARCHITECT

REVISIONS

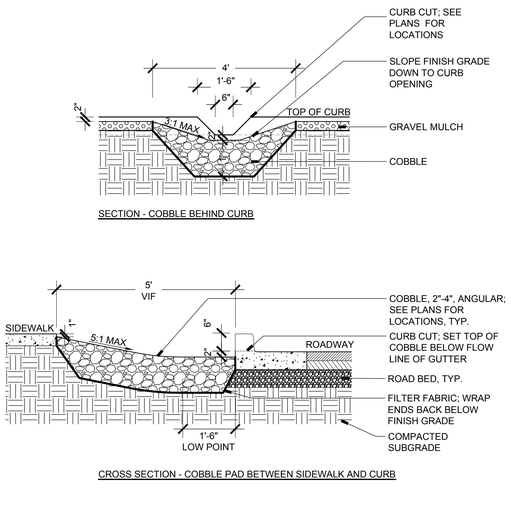
DATE	BY
11/10/2025	CITY REVIEW

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-9551

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

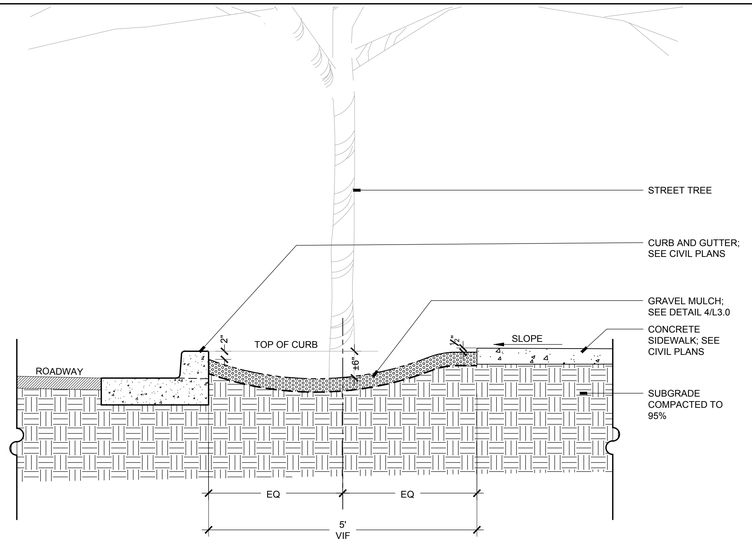
LANDSCAPE PLAN

SCALE	DWG NO.	DATE
1"=50'		06/09/2025
P&DR CASE #		SHEET NO. L2.6



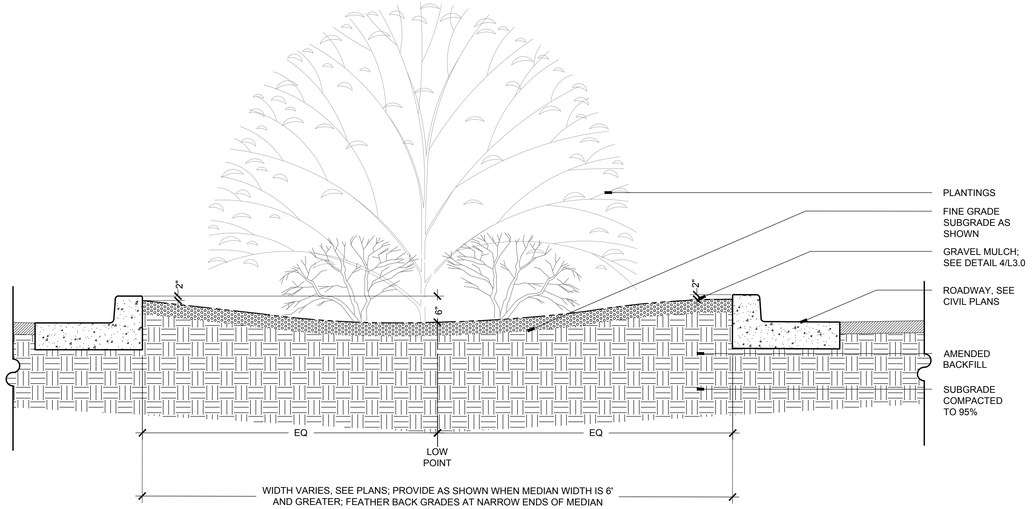
1 CURB CUT

SCALE: 1/2"=1'-0"



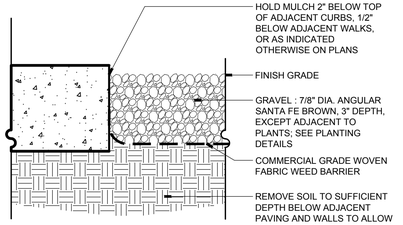
2 WATER HARVESTING PLANTING STRIP

SCALE: 3/4"=1'-0"



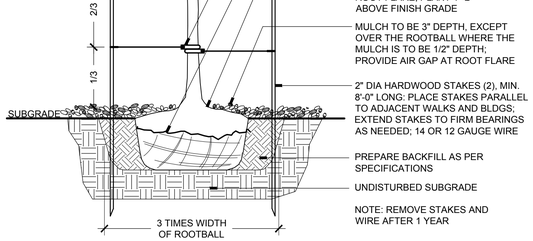
3 MEDIAN

SCALE: 3/4"=1'-0"



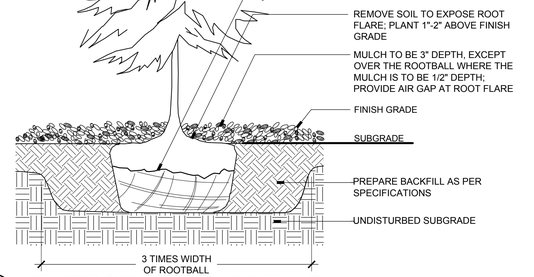
4 GRAVEL MULCH

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



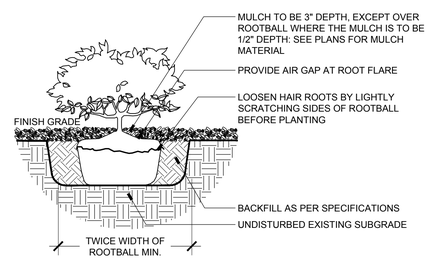
5 TREE PLANTING

SCALE: 1/2"=1'-0"



6 EVERGREEN PLANTING

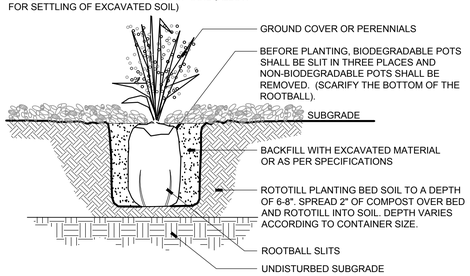
SCALE: 1/2"=1'-0"



7 SHRUB PLANTING

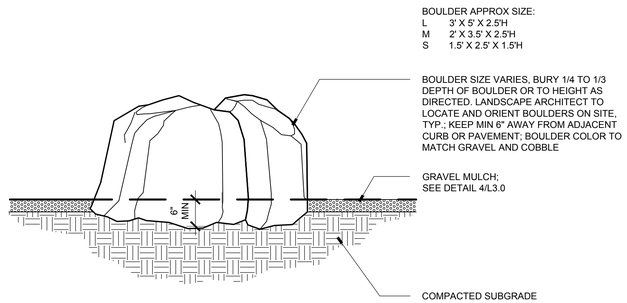
SCALE: 1"=1'-0"

NOTES:
1. SET PLANTS SO THAT TOP OF ROOT SYSTEM IS RAISED 1" ABOVE EXISTING GRADE OF SOIL (ALLOW FOR SETTLING OF EXCAVATED SOIL)



8 PERENNIAL PLANTING

SCALE: "=1'-0"



9 BOULDER

SCALE: "=1'-0"

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STATE OF NEW MEXICO
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371
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TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

DETAILS

SCALE	DWG NO.	DATE
		06/09/2025
P&DR CASE #		SHEET NO. L3.0

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER	I-20-12 WITH MPR25(25) (RED), MPR30 (30) (GREEN), MPR35 (30) MATCHED PRECIPITATION NOZZLES	HIGH-POP GEAR DRIVEN ROTOR	20
	HUNTER	HQ-44	QUICK COUPLING VALVE	3
	IRRINET - MOTOROLA	IRRINET-MC-AC- PED-RADIO	ELECTRIC CONTROLLER	1 & 15
W	HUNTER	RAIN CLIK	WEATHER SENSOR DEVICE	2
	FEBCO	825YA	RP BACKFLOW PREVENTER	10
	WATTS	223HP	PRESSURE REDUCING VALVE	17
N/S	HOT BOX	DF1H & DF1.5H	BACKFLOW PREVENTER ENCLOSURE	11
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
N/S	AY MACDONALD	76001 - 1/4 TURN - 1"	MANUAL DRAIN VALVE	5
		LINE SIZE - 2½" AND SMALLER	GATE VALVE	4
	HUNTER	IBV-101G-FS-AS	ELECTRIC CONTROL VALVE	16
	HUNTER	IBV-101G-FS	MASTER CONTROL VALVE	14
FS	ARAD	BM-GLOBE 1.5"	HYDROMETER	13
		SCH 40 - 2½" & SMALLER	PVC MAINLINE	6
		TYPE K COPPER	HARD COPPER PIPE	10
		SCHEDULE 40	PVC SLEEVING	7
		SCHEDULE 40	PVC SLEEVING - ROADWAY CROSSINGS	7
		CL200	PVC PIPE	6
	TORO	3/4" BLUE STRIPE	DRIP SUPPLY PIPE.	12
	RAIN BIRD	XCZ-100-PRBR-COM W/DECODER	DRIP VALVE ASSEMBLY	8
	TORO	3/4" BLUE STRIPE	POLY DRIP TUBING -¾" MIN. WIDTH	12
			DRIP LINE BLOW-OUT STUB	9
N/S	RAIN BIRD	XBCV - XERI-BUG WITH CHECK VALVE	DRIP EMITTERS	12
N/S		EMT CONDUIT - SIZE PER WIRE COUNT	WIRE CONDUIT	1 & 10
(CT)			SPARE WIRES	N/A
	RAIN BIRD	RWS - BUBBLER 1402	TREE BUBBLERS - CANISTER TWO PER TREE	18 & 19
			CONTROLLER GROUNDING	15
M	BY OTHERS		WATER METER	N/A
			CONTROLLER & STATION NO. / CONTROL VALVE SIZE	

IRRIGATION CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION – ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY DESIGN OFFICE. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.

2. SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE **88** PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. REFER TO POINT OF CONNECTION NOTES FOR REQUIRED PRESSURES FOR VERIFICATION.

3. IRRIGATION SYSTEM OPERATION INTENT – THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A THREE NIGHT PER WEEK, EIGHT HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

TREES	24 GALLON PER WEEK PEAK SEASON
SHRUBS	4 GALLON PER WEEK PEAK SEASON
PERENNIALS	2 GALLON PER WEEK PEAK SEASON

4. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL BE TAN. REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. MAINLINE SUPPLY AND DRIP SUPPLY PIPING SHALL BE INSTALLED 5 FEET FROM BUILDING FOUNDATIONS. IRRIGATION PIPING IS DIAGRAMATIC.

5. SLEEVING – MOST SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS ARE EXISTING UNLESS LABELED "BORE", THESE SLEEVES ARE TO BE INSTALLED BY CONTRACTOR. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & (QUANTITY)
3/4" - 1-1/4" PIPING	2" PVC (1)
1-1/2" - 2-1/2" PIPING	4" PVC (1)
1-25 CONTROL WIRES	2" PVC (1)

6. DRIP IRRIGATION – REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.

7. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.

8. PRODUCT SELECTION – CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE CONSULTANT AND/OR OWNER. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE CONSULTANT.

9. WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS-KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30 YEAR HISTORICAL AVERAGES.

10. PRESSURE TESTING - CONDUCT MAINLINE TEST IN PRESENCE OF CONSULTANT. ARRANGE FOR PRESENCE OF CONSULTANT 48 HOURS IN ADVANCE OF TESTING. SUPPLY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. COMPRESSED AIR SHALL NOT BE USED FOR PRESSURE TESTING SYSTEM.

    10.1 AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES, FILL PRESSURE SUPPLY LINE WITH WATER, AND PRESSURIZE TO 40 PSI OVER THE DESIGNATED STATIC PRESSURE OR 120 PSI, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS.
    10.2 LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LOSS OF PRESSURE IS EVIDENT DURING THE TEST PERIOD.
    10.3 LEAKS - DETECT AND REPAIR LEAKS.
    10.4 RETEST SYSTEM UNTIL TEST PRESSURE CAN BE MAINTAINED FOR DURATION OF TEST.
    10.5 BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF 48 HOURS.

11. CONTRACTOR SHALL COORDINATE WITH THE CITY OF SANTA FE FOR ANY ADDITIONAL REQUIREMENTS REQUIRED FOR THE NEW IRRINET CONTROLLERS TO OPERATE WITH THE CITY IRRIGATION CENTRAL CONTROL NETWORK.

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DIRECTORY

IRRIGATION SCHEDULE	IR0.1
IRRIGATION NOTES	IR0.1
IRRIGATION PLANS	IR1.1-IR1.11
IRRIGATION DETAILS	IR2.1-IR2.2

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REVISIONS

DATE	BY
11/10/2025	CITY REVIEW

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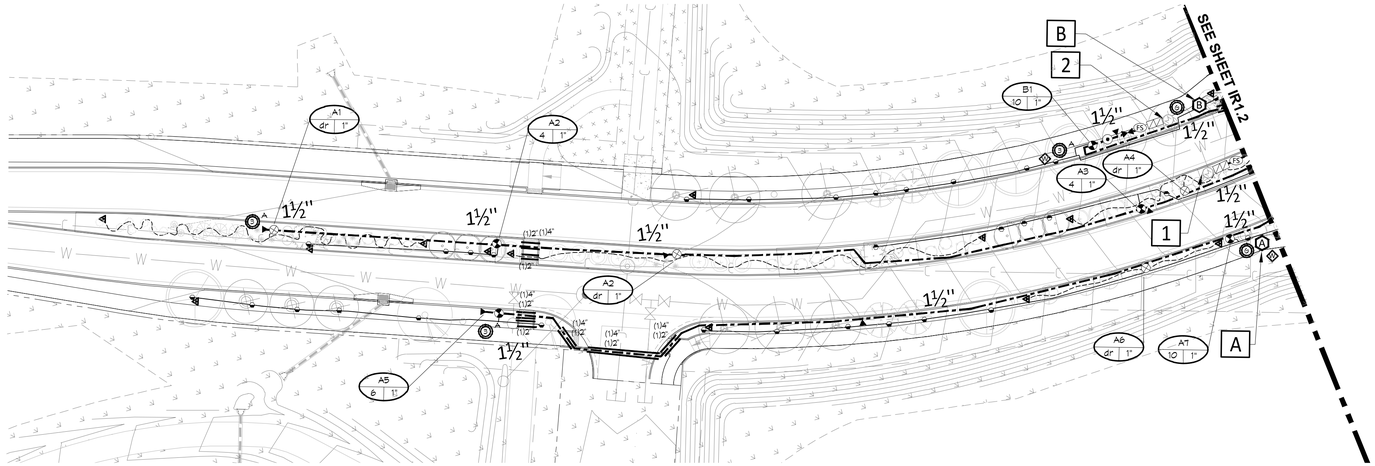
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION SCHEDULE

SCALE	DWG NO.	DATE
NTS		06/09/2025
P&DR CASE # ----	SHEET NO.	IR0.1



1 IR1.1 PASEO DEL SOL WEST

SCALE:

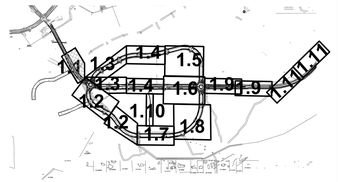
1 2 POINT OF CONNECTIONS - 1"

PEAK FLOW REQUIREMENT: 18 GPM. REQUIRED STATIC PRESSURE: 75 PSI MIN (#1)85 PSI MIN (#2) CONTRACTOR SHALL TIE ONTO 1" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 48" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE=CIVIL. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1" STOP AND WASTE VALVE, ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER AND PROTECTIVE HOT BOX ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. CONNECT FLOW SENSOR AND MASTER VALVE TO ASSOCIATED CONTROLLER. EXTEND ONE PE89 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE 120 VOLT AC POWER TO HOT BOX.. INSTALL WIRE IN ELECTRICAL CONDUIT AND INSTALL ONE WEATHER NEMA 4 RATED GFI PROTECTED DUPLEX OUTLET FOR HEAT TAPE.

A B CONTROLLER LOCATIONS

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL, STATION COUNT PER CONTROLLER DATA SCHEDULE). REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS TO BE COORDINATED BY CONTRACTOR WITHIN THE AREA SERVED. COORDINATE THE ELECTRICAL CONNECTION TO CONTROLLER WITH ELECTRICAL WORK. ELECTRICAL WIRE/CONDUIT, AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. LOCATE SHIELDED CABLE FROM FLOW SENSOR AND CONNECT TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. LOCATE MASTER VALVE WIRES WITH SPARES AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER ON EXTERNAL WALL. CONNECT SENSOR RECEIVER WIRES TO IRRIGATION CONTROLLER SENSOR PORT THROUGH CONDUIT. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

KEY MAP



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TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
P&DR CASE # ----	SHEET NO.	IR1.1

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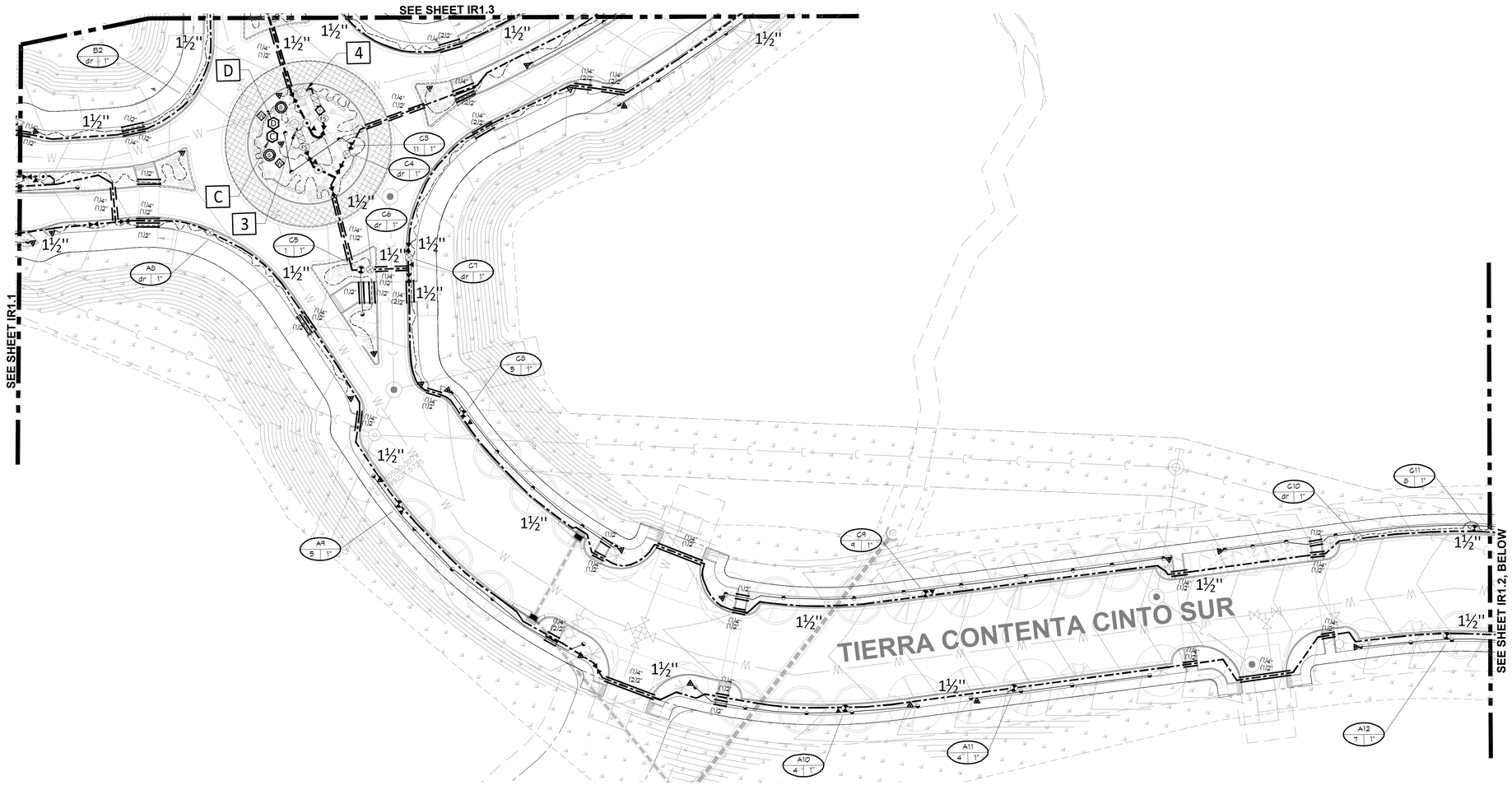
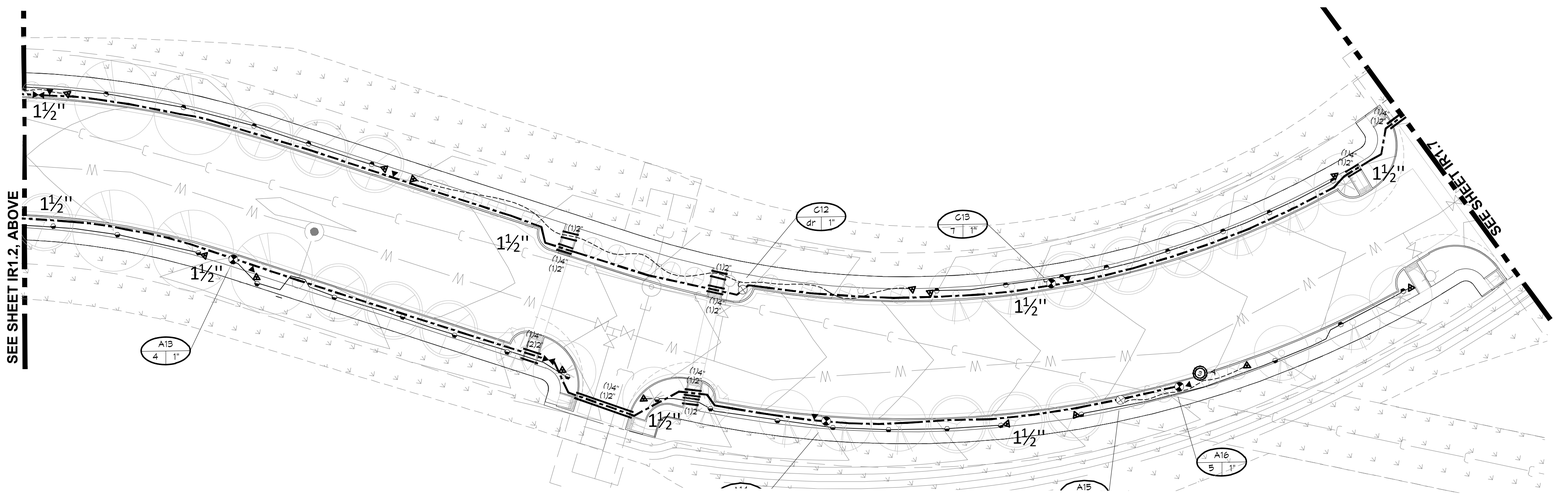


1 VICTORIA LOOP - SOUTHWEST & WEST CUL-DE-SAC

IR1.2

SCALE:1"=50'-0"



2 VICTORIA LOOP - SOUTHWEST

IR1.2

SCALE:

3 POINT OF CONNECTION - 1-1/2"

PEAK FLOW REQUIREMENT: 30 GPM. REQUIRED STATIC PRESSURE: 78 PSI MIN. CONTRACTOR SHALL TIE ONTO 1-1/2" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 48" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE=GIVIL. CONNECT TO STUB AND EXTEND 1-1/2" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1-1/2" STOP AND WASTE VALVE, ONE 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER WITH PRESSURE REDUCING VALVE AND PROTECTIVE HOT BOX ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1-1/2" FLOW SENSOR, ONE 1-1/2" MASTER VALVE, ONE QUICK COUPLING VALVE, ONE GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. SET PRESSURE REDUCING VALVE TO 85 PSI. CONNECT FLOW SENSOR AND MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE, MASTER VALVE DECODER AND FLOW SENSOR DECODER PER MANUFACTURER'S REQUIREMENTS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE 120 VOLT AC POWER TO HOT BOX. INSTALL WIRE IN ELECTRICAL CONDUIT AND INSTALL ONE WEATHER NEMA 4 RATED GFI PROTECTED DUPLEX OUTLET FOR HEAT TAPE.

4 POINT OF CONNECTION - 1"

PEAK FLOW REQUIREMENT: 17 GPM. REQUIRED STATIC PRESSURE: 71 PSI MIN. CONTRACTOR SHALL TIE ONTO 1" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 48" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE=GIVIL. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1" STOP AND WASTE VALVE, ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER AND PROTECTIVE HOT BOX ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE #18 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE 120 VOLT AC POWER TO HOT BOX. INSTALL WIRE IN ELECTRICAL CONDUIT AND INSTALL ONE WEATHER NEMA 4 RATED GFI PROTECTED DUPLEX OUTLET FOR HEAT TAPE.

C CONTROLLER LOCATIONS

D

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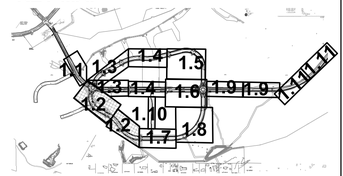
NORTH

0 15' 30' 60'

SCALE: 1"=30'

KEY MAP



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TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
P&DR CASE # ----		SHEET NO. IR1.2

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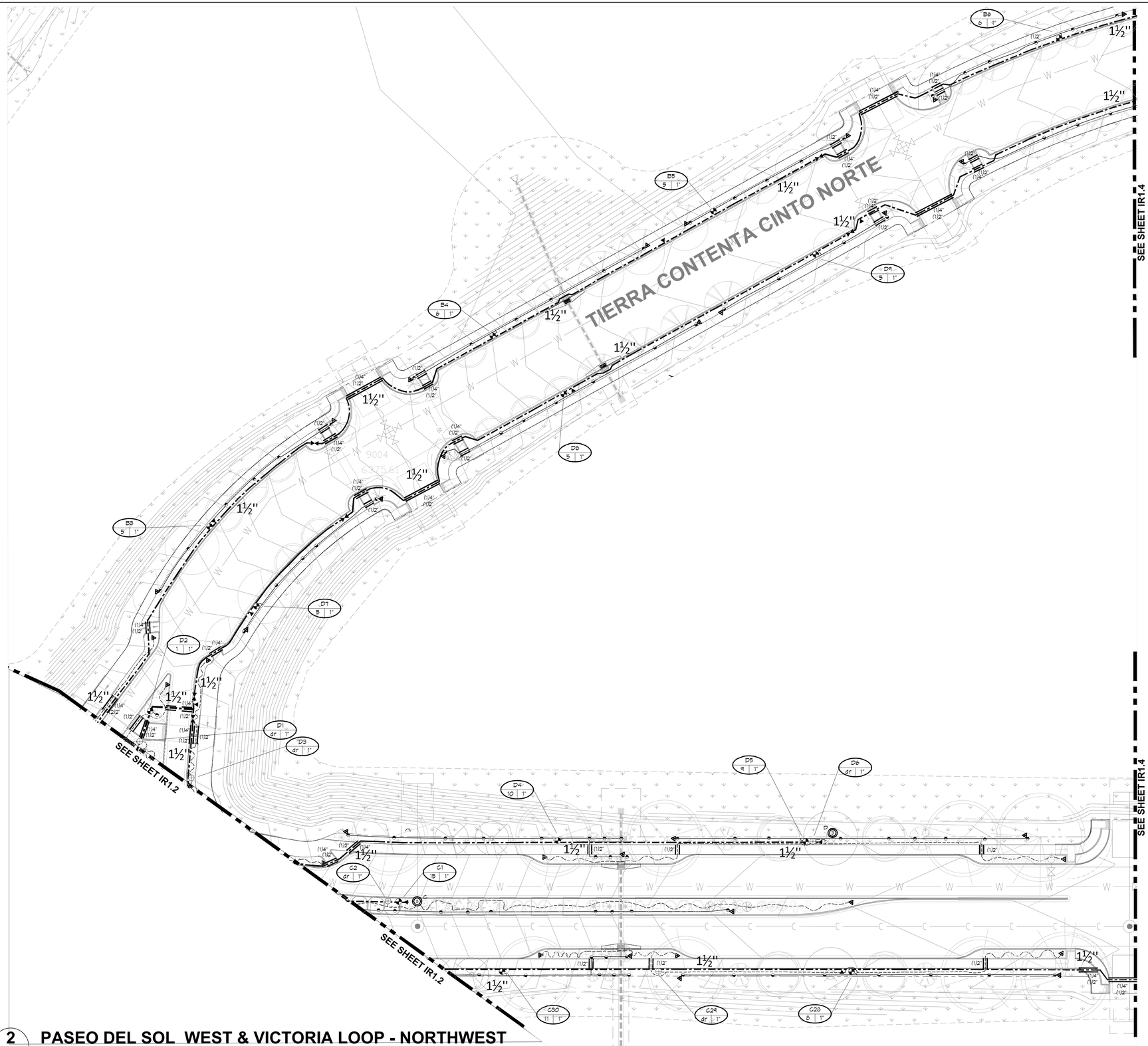


2 PASEO DEL SOL WEST & VICTORIA LOOP - NORTHWEST

IR1.2

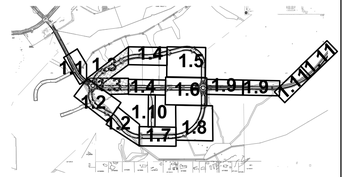
SCALE:

NORTH

0 15' 30' 60'

SCALE: 1"=30'

KEY MAP



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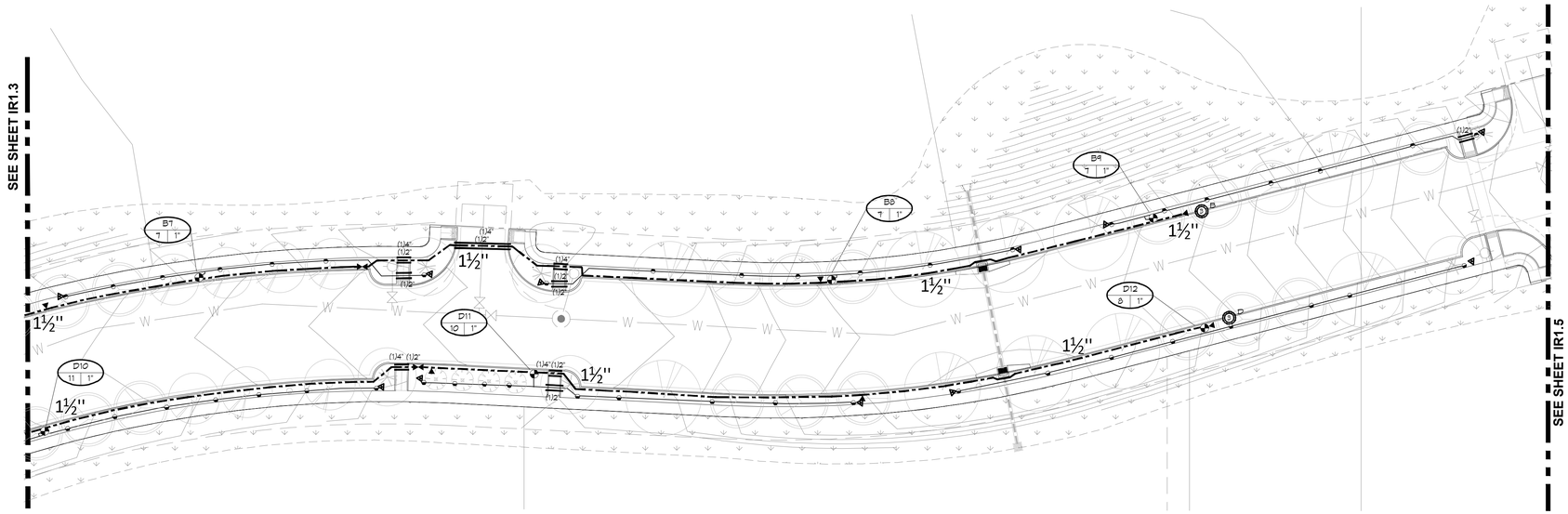
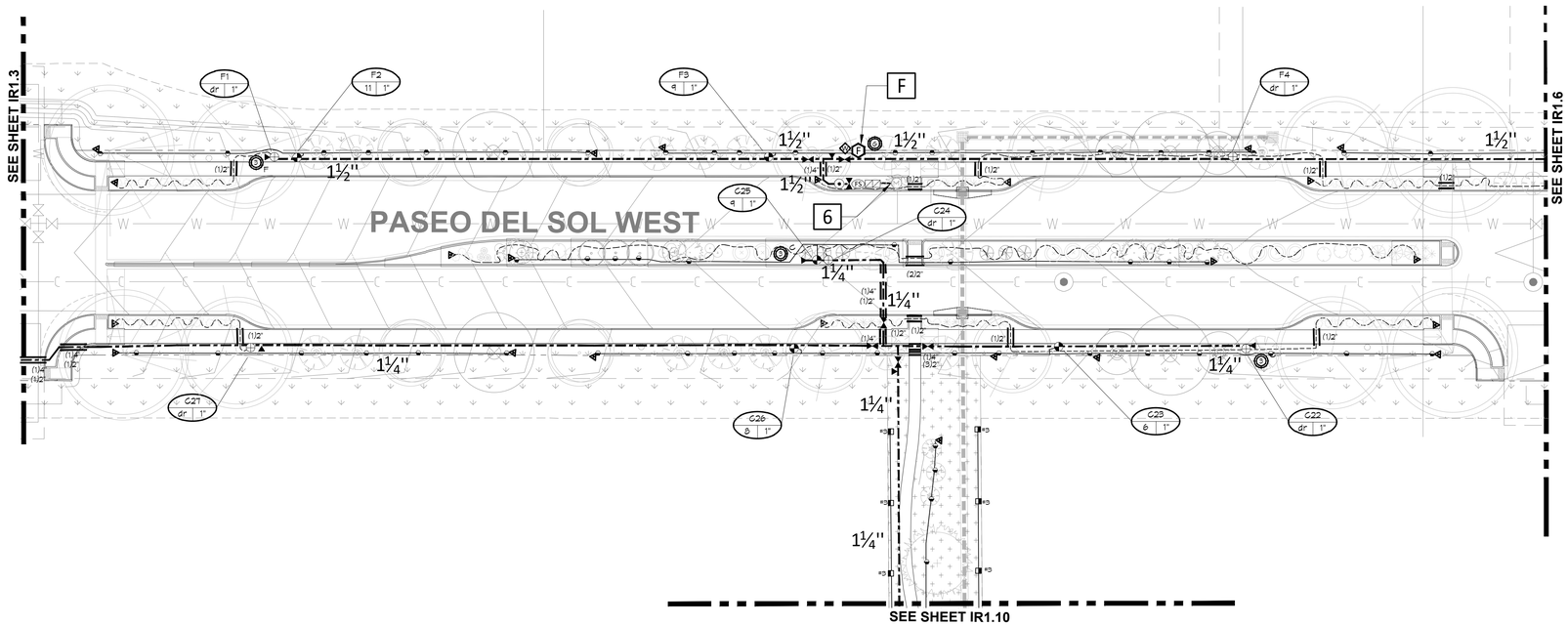
IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
P&DR CASE # ----		SHEET NO. IR1.3



1 IR14 VICTORIA LOOP - NORTH

SCALE:



2 IR1.4 PASEO DEL SOL

SCALE:

6 POINT OF CONNECTION - 1"

PEAK FLOW REQUIREMENT: 17 GPM. REQUIRED STATIC PRESSURE:74 PSI MIN. CONTRACTOR SHALL TIE ONTO 1" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 48" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE-CIVIL. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1" STOP AND WASTE VALVE, ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER AND PROTECTIVE HOT BOX ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE FEB4 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE 120 VOLT AC POWER TO HOT BOX. INSTALL WIRE IN ELECTRICAL CONDUIT AND INSTALL ONE WEATHER NEMA 4 RATED GFI PROTECTED DUPLEX OUTLET FOR HEAT TAPE.

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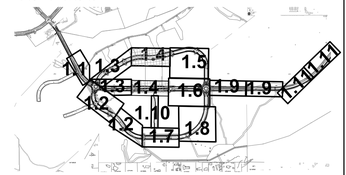
KEY MAP



NORTH

0 15' 30' 60'

SCALE: 1"=30'

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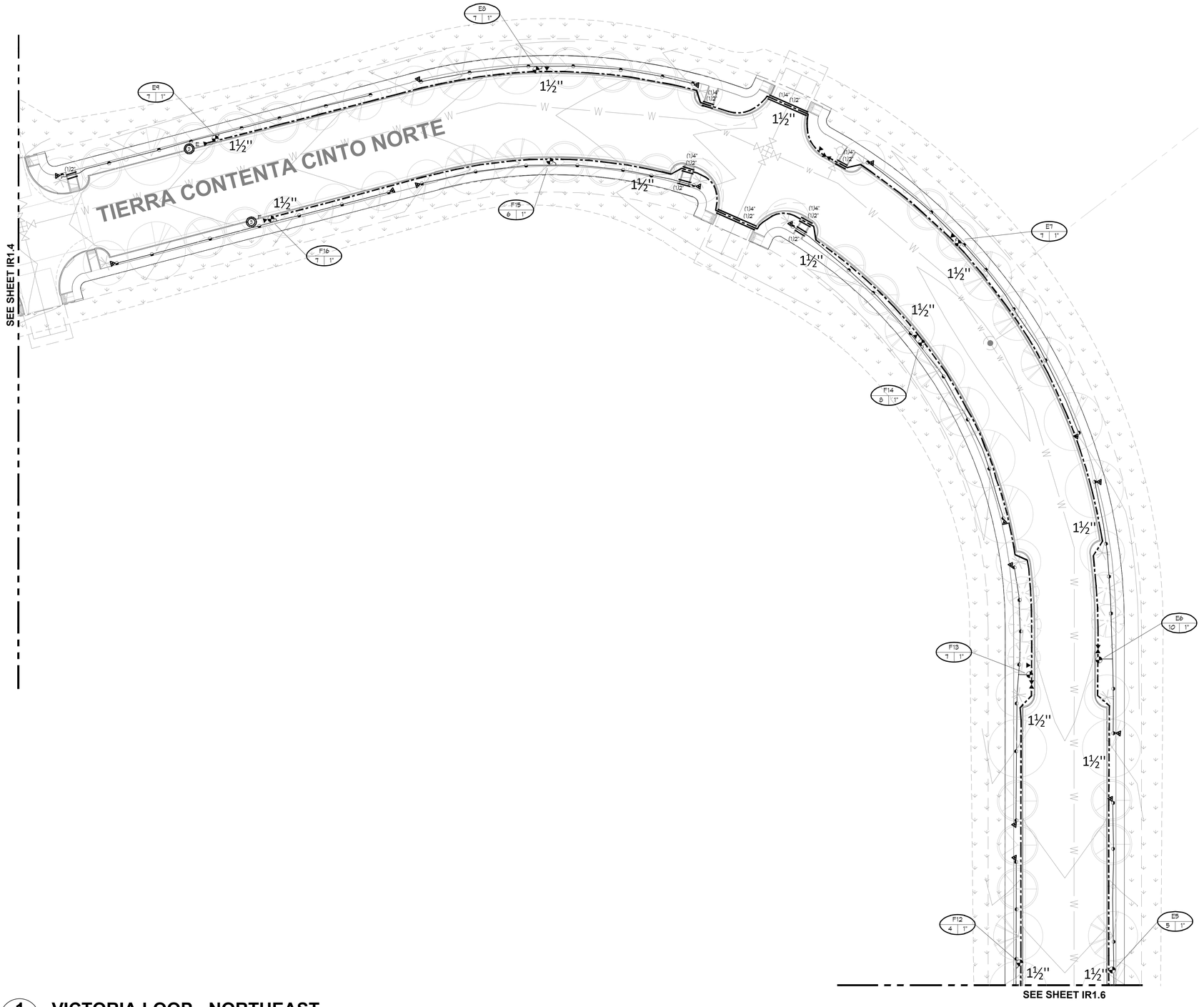
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
P&DR CASE # ----	SHEET NO. IR1.4	



1 IR14 **VICTORIA LOOP - NORTHEAST**

SCALE:

NORTH

0 15' 30' 60'

SCALE: 1"=30'

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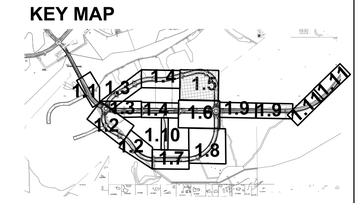
KEY MAP



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CID
IRRIGATION ASSOCIATION
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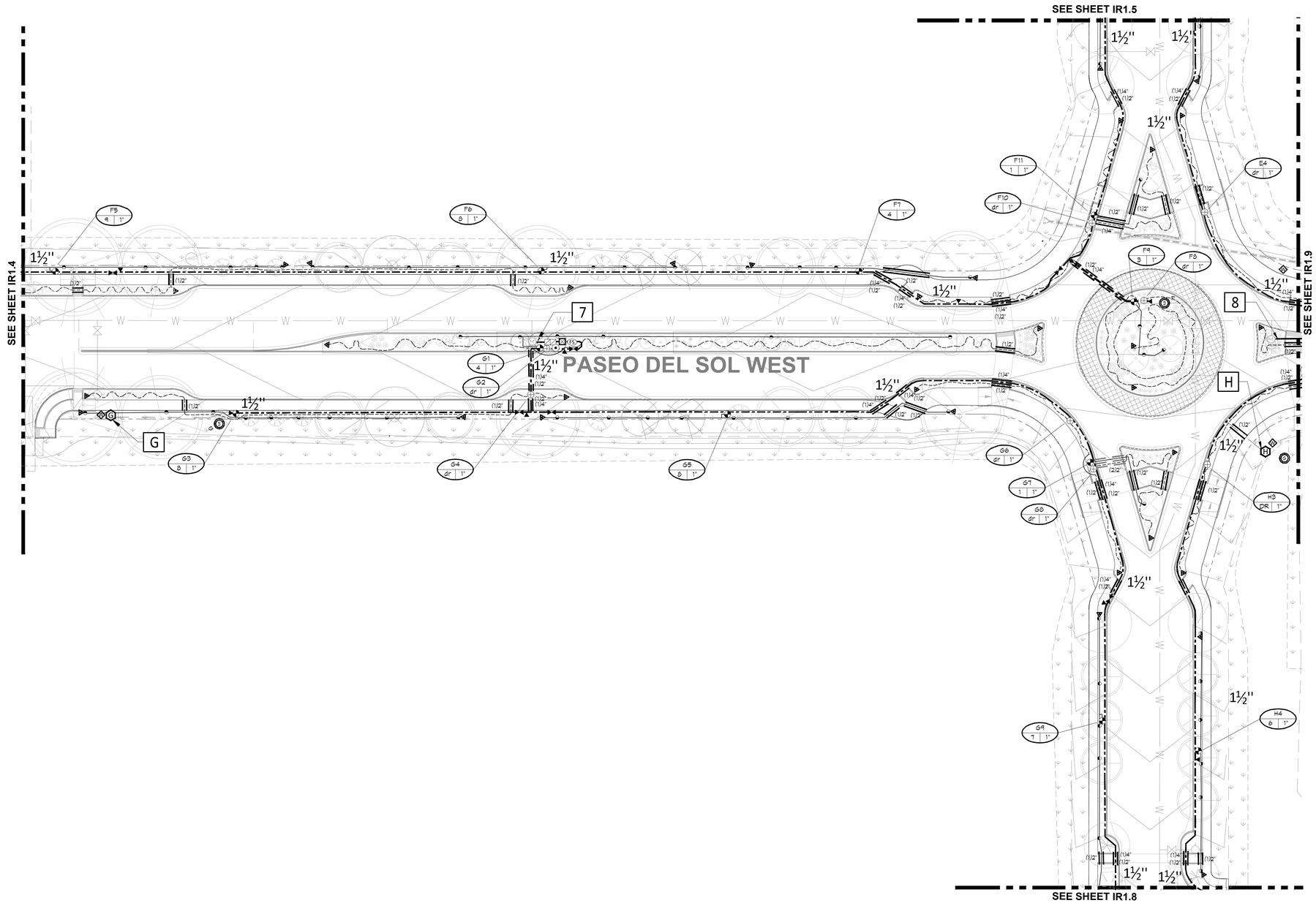
P&DR CASE # ----		SHEET NO. IR1.5



7 POINT OF CONNECTIONS - 1"

8

PEAK FLOW REQUIREMENT: 16 GPM (#7) 18 GPM (#8). REQUIRED STATIC PRESSURE: (#7) 70 PSI MIN, (#8) 80psi .

CONTRACTOR SHALL TIE ONTO 1" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 48" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE=CIVIL. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1" STOP AND WASTE VALVE, ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER AND PROTECTIVE HOT BOX ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE PE89 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE 120 VOLT AC POWER TO HOT BOX.. INSTALL WIRE IN ELECTRICAL CONDUIT AND INSTALL ONE WEATHER NEMA 4 RATED GFI PROTECTED DUPLEX OUTLET FOR HEAT TAPE.

G CONTROLLER LOCATIONS

H

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL, STATION COUNT PER CONTROLLER DATA SCHEDULE), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS TO BE COORDINATED BY CONTRACTOR WITHIN THE AREA SERVED. COORDINATE THE ELECTRICAL CONNECTION TO CONTROLLER WITH ELECTRICAL WORK. ELECTRICAL WIRE/CONDUIT, AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. LOCATE SHIELDED CABLE FROM FLOW SENSOR AND CONNECT TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. LOCATE MASTER VALVE WIRES WITH SPARES AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER ON EXTERNAL WALL. CONNECT SENSOR RECEIVER WIRES TO IRRIGATION CONTROLLER SENSOR PORT THROUGH CONDUIT. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

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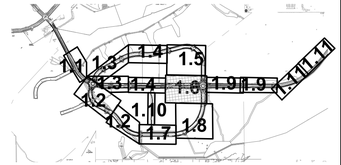
KEY MAP



THOMAS BEALL Certified Irrigation Designer CID 32085

REVISIONS

DATE	BY
11/10/2025	CITY REVIEW

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 424-3557

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
P&DR CASE # ----		SHEET NO. IR1.6

1 IR1.6 PASEO DEL SOL EAST CUL-DU-SAC

SCALE:

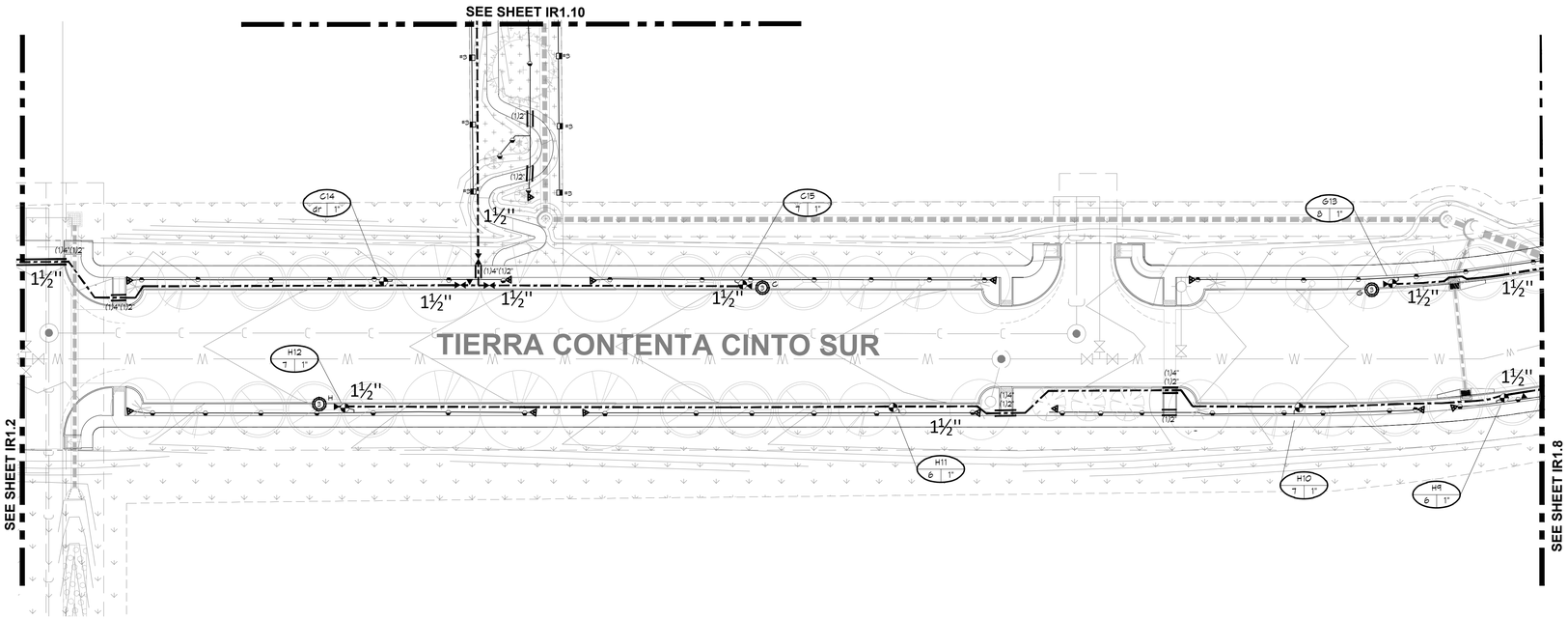
NORTH

0 15' 30' 60'

SCALE: 1"=30'

811 Know what's below. Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



1 IR1.7 VICTORIA LOOP - SOUTHCENTRAL

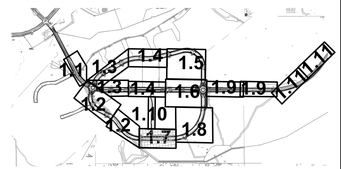
SCALE:

NORTH

0 15' 30' 60'

SCALE: 1"=30'

KEY MAP



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Certified Irrigation Designer
CID
IRRIGATION ASSOCIATION
32085

REVISIONS

DATE	BY
11/10/2025	CITY REVIEW

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 469-3557

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
P&DR CASE # ----		SHEET NO. IR1.7

811
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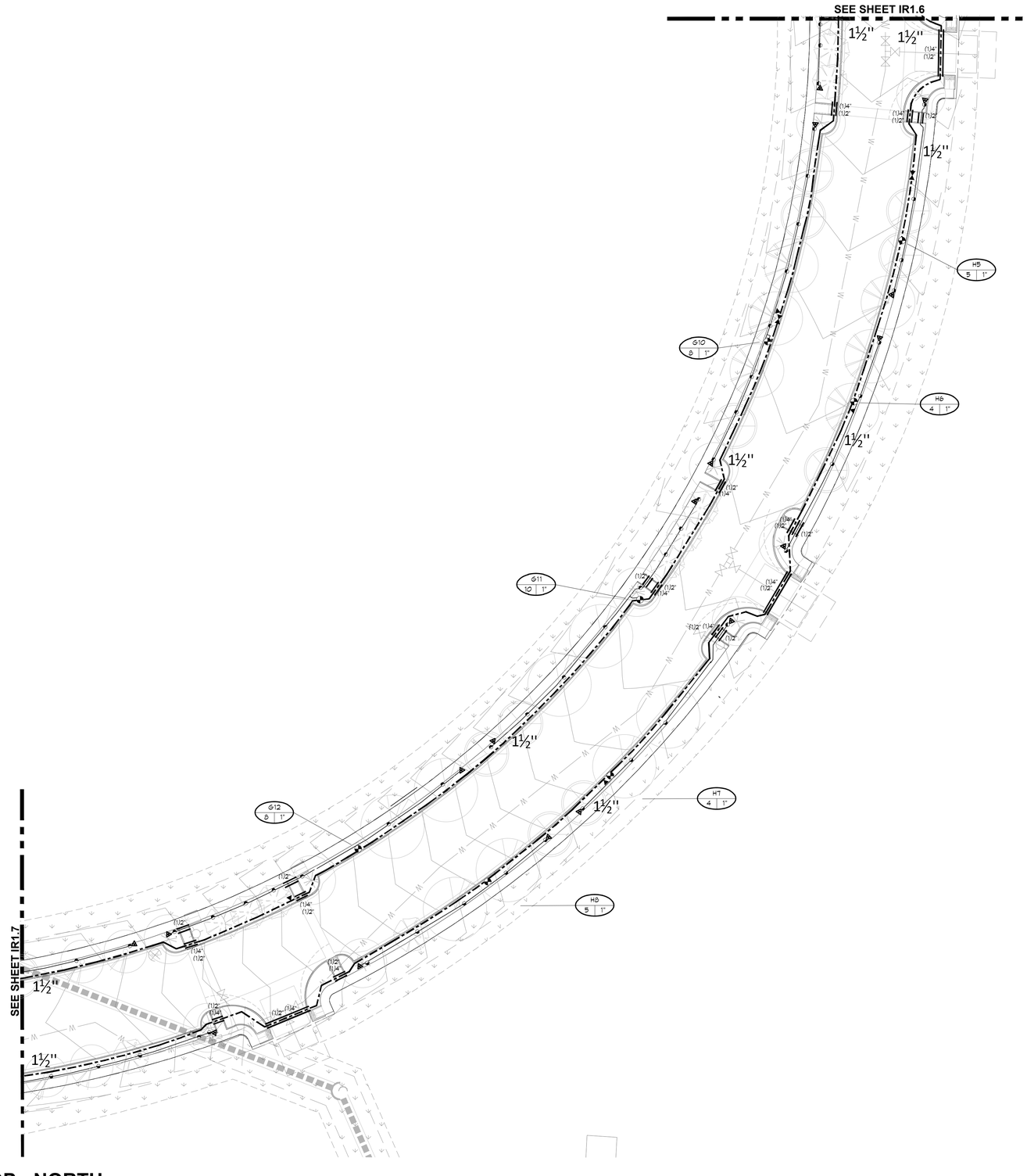

Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

1 IR1.8 **VICTORIA LOOP - NORTH**

SCALE:

NORTH

0 15' 30' 60'

SCALE: 1"=30'

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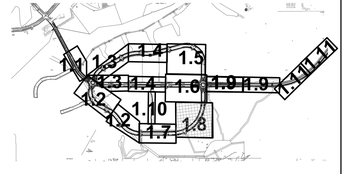
KEY MAP



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CID
32085

REVISIONS

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11/10/2025	CITY REVIEW

DESIGN ENGINUITY
Santa Fe, New Mexico
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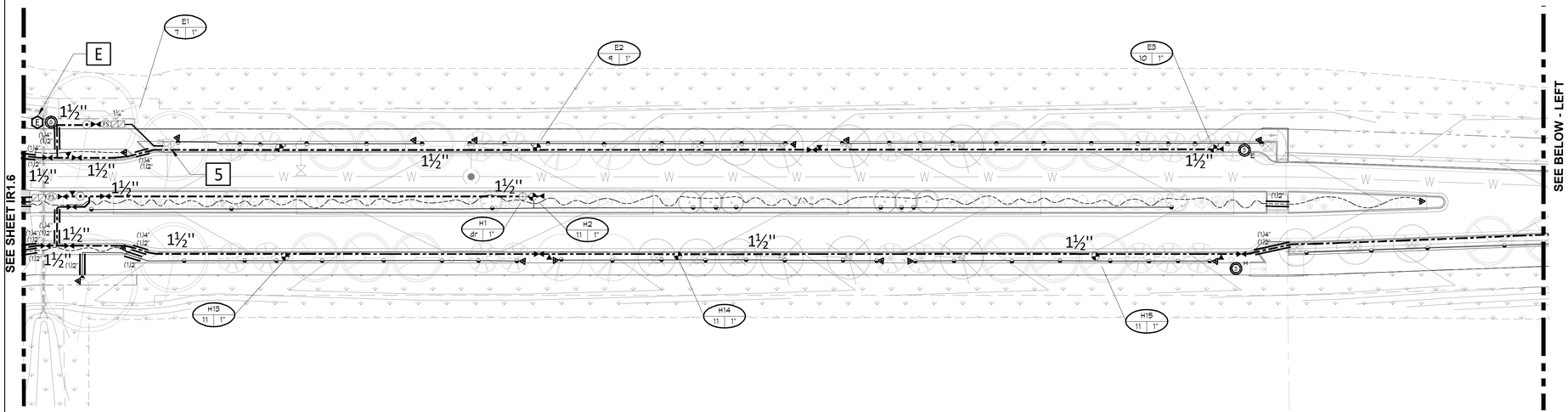
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

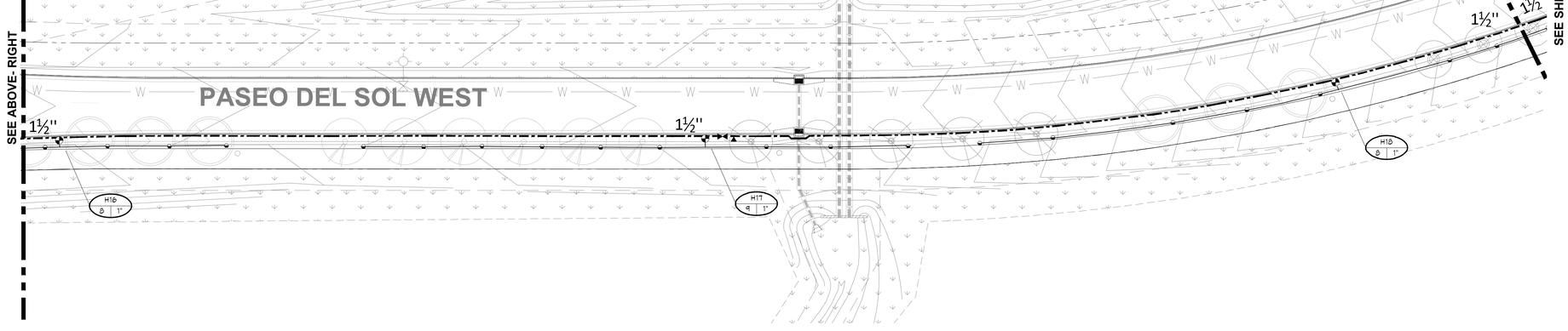
IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
P&DR CASE # ----		SHEET NO. IR1.8



1 IR1.9 PASEO DEL SOL - EAST END

SCALE:



2 IR1.9 PASEO DEL SOL - EAST END

SCALE:

5 POINT OF CONNECTION- 1"

PEAK FLOW REQUIREMENT: 17 GPM. REQUIRED STATIC PRESSURE: 74 PSI MIN. CONTRACTOR SHALL TIE ONTO 1" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 48" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE:CIVIL. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1" STOP AND WASTE VALVE, ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER AND PROTECTIVE HOT BOX ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE PE3#8 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE 120 VOLT AC POWER TO HOT BOX. INSTALL WIRE IN ELECTRICAL CONDUIT AND INSTALL ONE WEATHER NEMA 4 RATED GFI PROTECTED DUPLEX OUTLET FOR HEAT TAPE.

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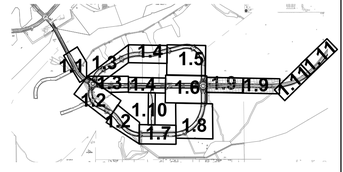
KEY MAP



811
Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NORTH

0 15' 30' 60'
SCALE: 1"=30'

THOMAS BEALL Certified Irrigation Designer CID 32085

REVISIONS

DATE	BY
11/10/2025	CITY REVIEW

DESIGN ENGINUITY
Santa Fe, New Mexico
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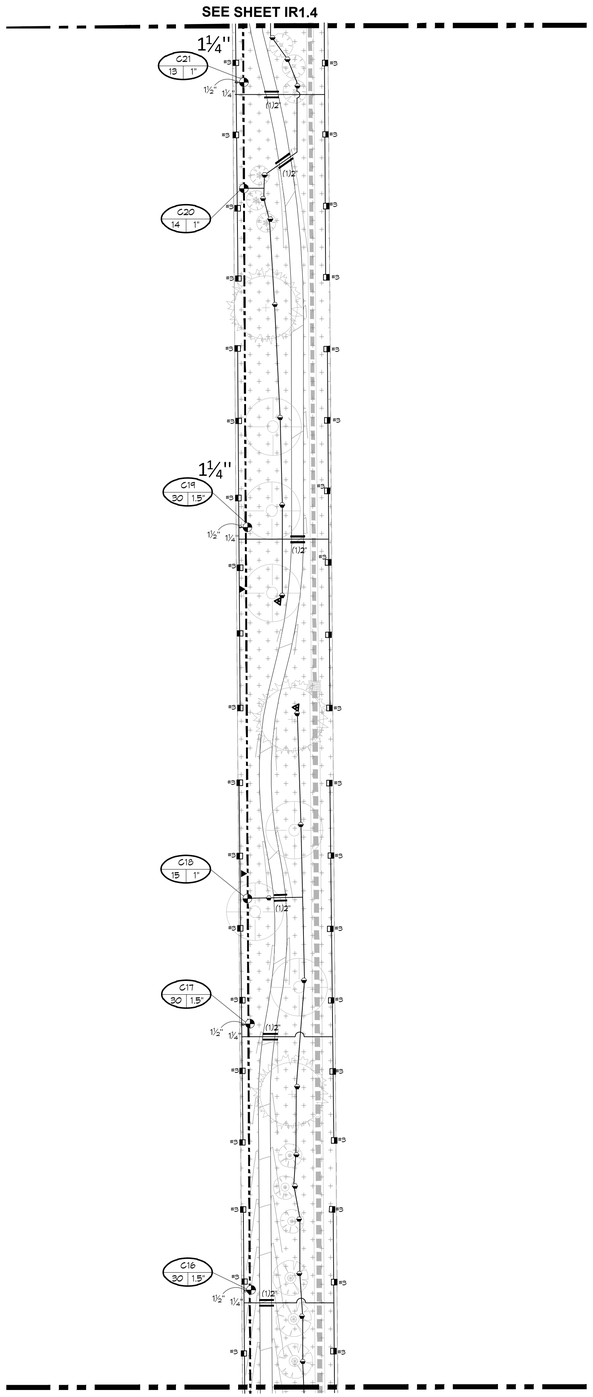
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
P&DR CASE # ----		SHEET NO. IR1.9



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1
IR1.10

EASEMENT TRAIL

SCALE:

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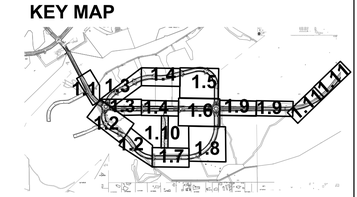
KEY MAP



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DATE	BY
11/10/2025	CITY REVIEW

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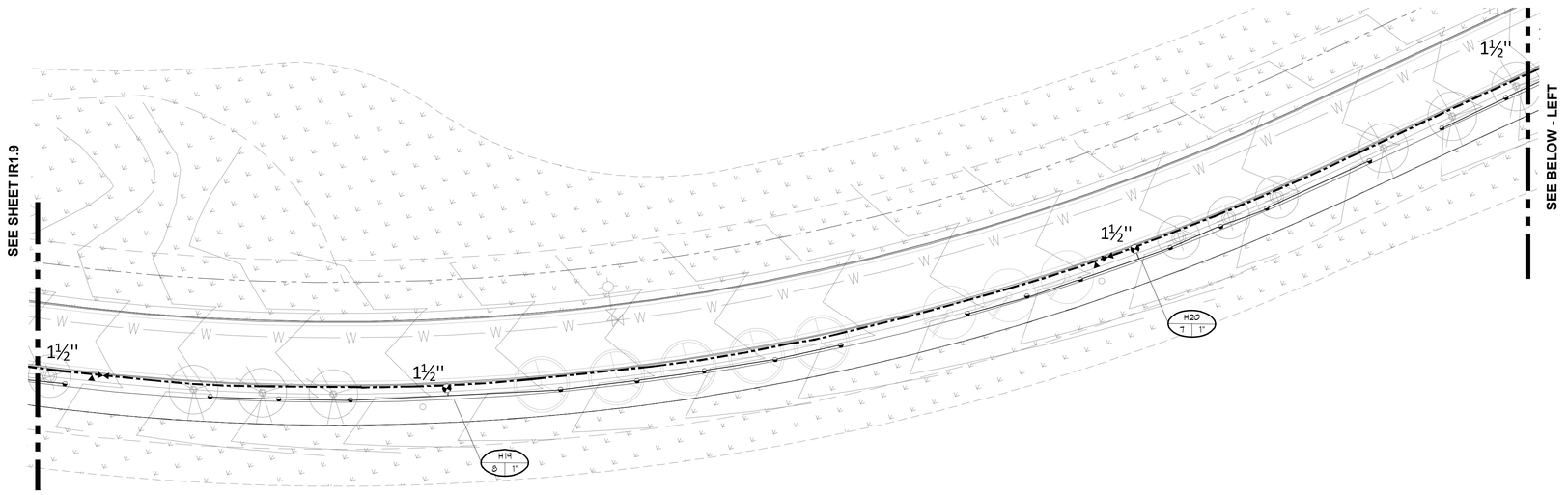
TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
P&DR CASE # ----		SHEET NO. IR1.10

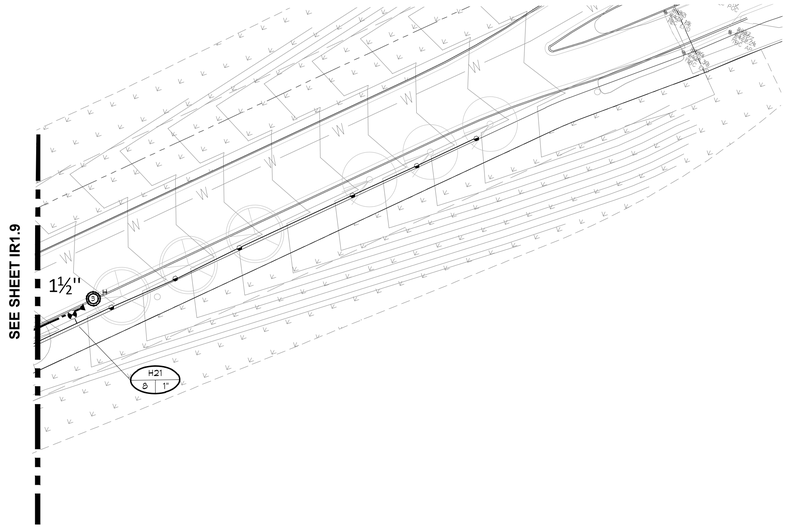
NORTH

0 15' 30' 60'
SCALE: 1"=30'



1 IR1.11 **PASEO DEL SOL - EAST END**

SCALE:



2 IR1.11 **PASEO DEL SOL - EAST END**

SCALE:

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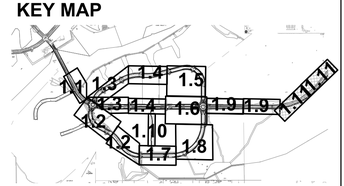
KEY MAP



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TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION PLAN

SCALE	DWG NO.	DATE
AS SHOWN		06/09/2025
P&DR CASE # ----		SHEET NO. IR1.11

NORTH

0 15' 30' 60'
SCALE: 1"=30'

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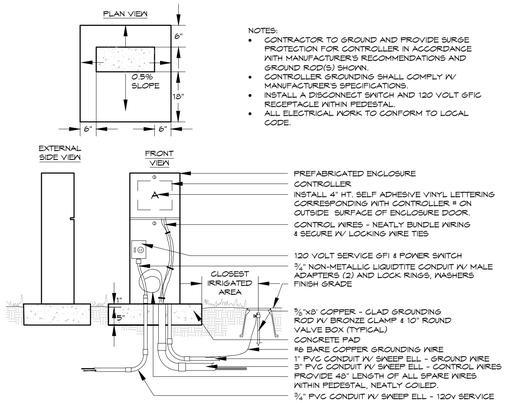
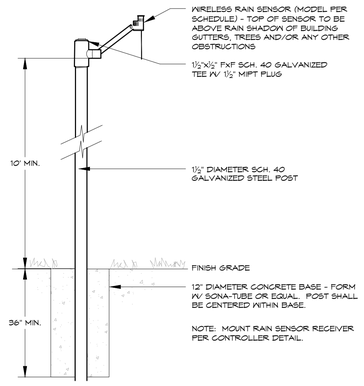


ELECTRIC CONTROLLER

PEDESTAL - FRONT OPENING - TYPICAL

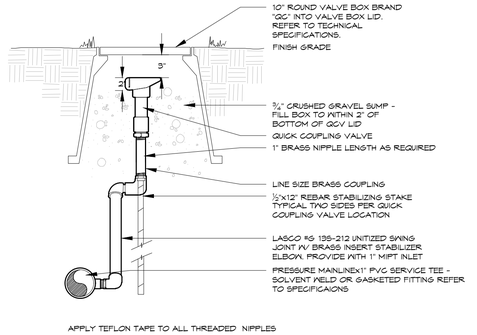
1



WEATHER SENSOR

POLE MOUNTED - Wireless

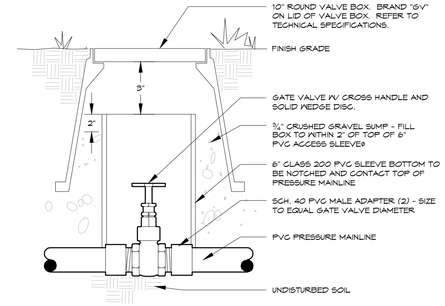
2



QUICK COUPLING VALVE

LASCOSWING - TYPICAL

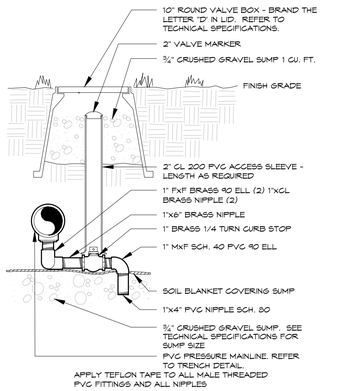
3



GATE VALVE

2.5" & SMALLER - X-HANDLE

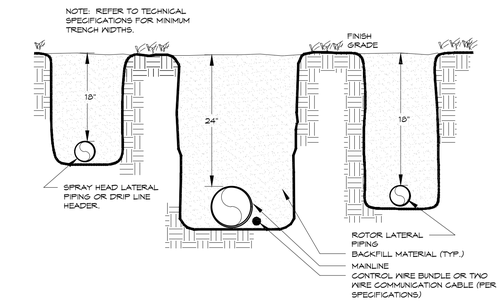
4



MANUAL DRAIN VALVE

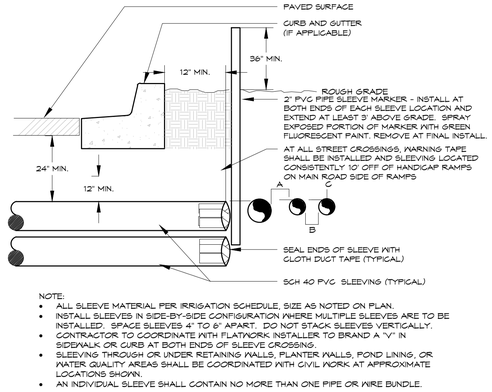
TYPICAL

5



TRENCH

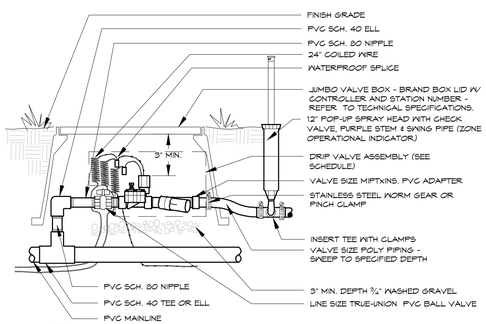
6



IRRIGATION SLEEVING

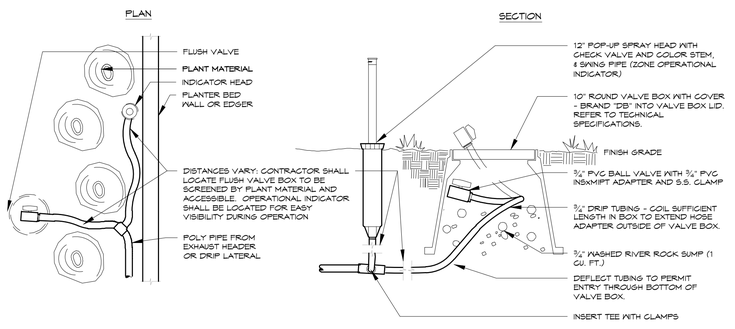
TYPICAL

7



DRIP VALVE

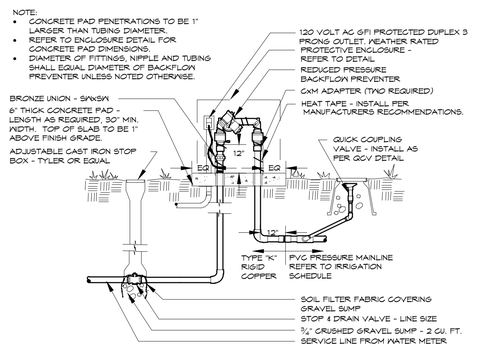
8



DRIP FLUSH VALVE

WITH OPERATIONAL INDICATOR

9



BACKFLOW PREVENTER

10

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REVISIONS

DATE	BY
11/10/2025	CITY REVIEW

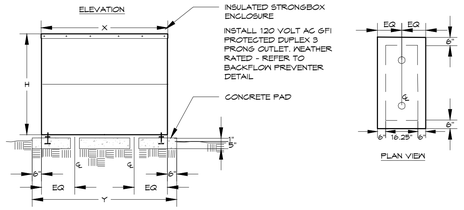
DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 424-3557

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION DETAILS

SCALE	DWG NO.	DATE
NTS		06/09/2025
P&DR CASE # ----	SHEET NO. IR2.1	

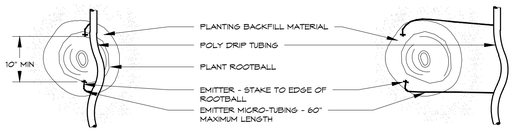
BFP MODEL/SIZE	ENCLOSURE MODEL	X	W	H
FEBCO 825YA 1"	DF1H	27"	13"	35"
FEBCO 825YA 1½"	DF1.5H	47"	13"	36"



NOTES:
- PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1" LARGER THAN RISER DIAMETER.
- TOP SURFACE OF CONCRETE PAD SHALL BE 1" ABOVE FINISH GRADE.
- INSTALL ENCLOSURE ANCHORS AS PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE OWNER WITH KEYED PADLOCK FOR ENCLOSURE.
- INSTALL HEAT TAPE AS SHOWN IN DETAIL

BACKFLOW ENCLOSURE

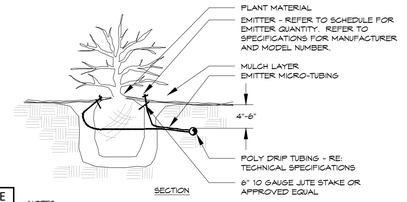
11



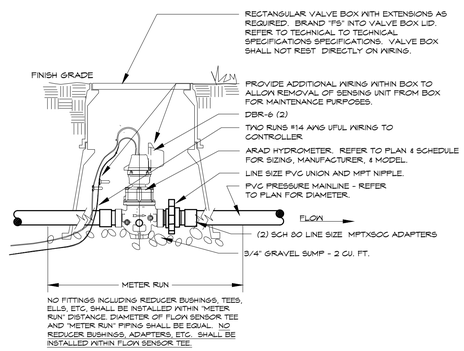
PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1½" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	SIX EACH	SIX EACH
2½" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3½" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH

DRIP EMITTER

12



NOTES:
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
- EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
- FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
- IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
- EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
- DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
- CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
- SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
  - EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
  - EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
  - PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.



NO FITTINGS INCLUDING REDUCER BUSHINGS, TEES, ELLS, ETC. SHALL BE INSTALLED WITHIN "METER RUN" DISTANCE. DIAMETER OF FLOW SENSOR TEE AND "METER RUN" PIPING SHALL BE EQUAL. NO REDUCER BUSHINGS, ADAPTERS, ETC. SHALL BE INSTALLED WITHIN FLOW SENSOR TEE.

FLOW SENSOR

-

13

MASTER VALVE

14

GROUNDING MUST MEET ALL MANUFACTURER'S REQUIREMENTS. IN ADDITION, GROUNDING PLATE DESIGN CONSISTS OF ONE VERTICAL 8-FOOT COPPER CLAD GROUNDING ROD (AT LEAST EIGHT FEET FROM THE EQUIPMENT), AND ONE COPPER GROUNDING PLATE PER 40 STATIONS REQUIRING GROUNDING. INSTALL GROUNDING PLATE HORIZONTALLY, THREE FEET DEEP AND 15' FROM THE GROUNDING ROD. SHOULD MULTIPLE RODS/PLATES BE REQUIRED, THEY SHALL BE PLACED A MINIMUM OF 3 LINEAR FEET FROM EACH OTHER. PERFORM CADWELD CONNECTION TO GROUNDING ROD(S) AND PLACEMENT OF GROUNDING PLATE(S) IN OWNER'S PRESENCE PRIOR TO BACKFILL. REFER TO ASIC STANDARDS FOR MORE INFORMATION.

CONTROLLER GROUNDING

TWO-WIRE SYSTEM - Pedestal Mount

15

NOTE: DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES.

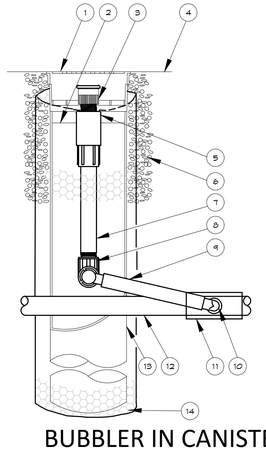
ELECTRIC CONTROL VALVE

16

PRESSURE REDUCING VALVE

2" & SMALLER - TYPICAL

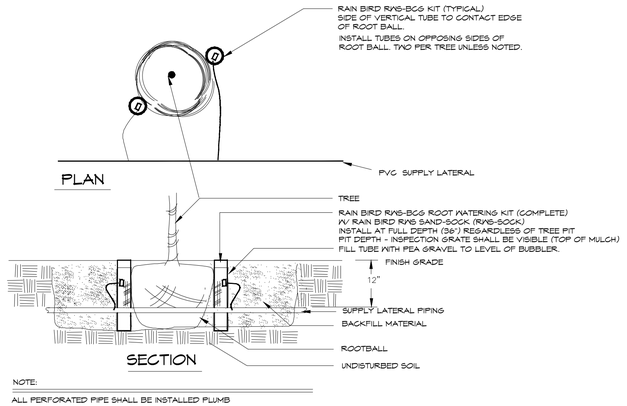
17



1. 4-INCH GRATE
2. ROOT WATERING SYSTEM: RAIN BIRD RWS-BCS (INCLUDES BUBBLER, CHECK VALVE AND GRATE)
3. BUBBLER
4. FINISH GRADE
5. CHECK VALVE
6. OPTIONAL PEA GRAVEL FOR SANDY SOILS
7. 1/2-INCH PVC SCH 80 NIPPLE
8. 1/2-INCH 90-DEGREE ELBOW
9. SWING PIPE, 12-INCH SWING ASSEMBLY
10. 1/2-INCH MALE NPT INLET
11. PVC SCH 40 TEE OR EL
12. LATERAL PIPE
13. 4-INCH BASKET WEAVE CANISTER
14. RAIN BIRD PROTECTIVE RWS-SOCK

BUBBLER IN CANISTER

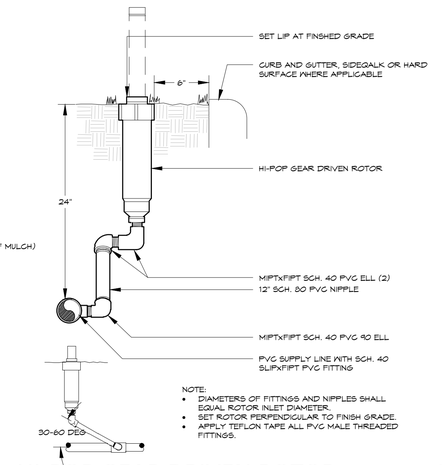
18



NOTE:
ALL PERFORATED PIPE SHALL BE INSTALLED PLUMB
INSTALL ALL CAPS AND BUBBLERS WITH SOFT ADHESIVE TAPE TO PERFORATED PIPE.

BUBBLER ASSEMBLY

19



NOTE:
- DIAMETERS OF FITTINGS AND NIPPLES SHALL EQUAL ROTOR INLET DIAMETER.
- SET ROTOR PERPENDICULAR TO FINISH GRADE.
- APPLY TEFLON TAPE ALL PVC MALE THREADED FITTINGS.

HI-POP GEAR DRIVEN ROTOR

PVC

20

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13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

THOMAS BEALL Certified Irrigation Designer CID Irrigation Association 32085

REVISIONS

DATE	BY
11/10/2025	CITY REVIEW

DESIGN ENGINUITY
Santa Fe, New Mexico
(505) 984-3557

TIERRA CONTENTA PH. 3A FINAL SUBMISSION PLAT

IRRIGATION DETAILS

SCALE	DWG NO.	DATE
NTS		06/09/2025
P&DR CASE # ----		SHEET NO. IR2.2

811 Know what's below. Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Santa Fe

Department of Public Works

Community-Guided Smart Street Lighting Design Specifications

The City of Santa Fe seeks to convert its existing street lighting assets to smart LED technology in order to "reduce light pollution, reduce or prevent glare, reduce or prevent light trespass, conserve energy, promote a sense of safety and security, and ensure aesthetically appropriate outdoor lighting in keeping with the character of Santa Fe." - (City of Santa Fe Ord. No. 2011-37 § 10)

Following the Community-Guided Design phase outlined in its Global Management Contract with Dalkia, the Department of Public Works is recommending to the Governing Body the smart lighting design summarized in the below table and described with detailed specifications in the following pages.

Roadway Type	Correlated Color Temperature (Kelvin)	Input Wattage Range (W)	Nominal Lumen Output (lumen) +/- 10%	Minimum Color Rendering Index	IES Distribution	Visual Comfort Refractor	IES TM-15 Backlight, Uplight, and Glare Rating		
							B	U	G
Residential	2700K	28-45	4,000	70	Type 2	Required	1	0	1
Local/Collector	3000K	90-100	8,900	70	Type 2 or Type 3	Required	2	0	2
Major	3000K	190-200	20,000	70	Type 2 or Type 3	Not required	3	0	3

Roadway Type	Number of Fixtures	Percentage of Total
Residential	3,137	58%
Local/Collector	1,578	29%
Major	697	13%

In order to develop this Community-Guided Smart Lighting Design Plan, Dalkia worked with multiple stakeholders, including PNM, and compiled various sets of data; evaluated various products and performed a comprehensive set of photometric analyses; gathered community feedback from multiple channels; and combined all analyses into this recommendation. The final plan is designed to be actionable and to provide results in line with the Sustainable Santa Fe 25-Year Plan and the City of Santa Fe's expectations. The City of Santa Fe and Dalkia will work together to develop a dimming strategy to further increase energy savings and dark-sky protection, aligned with dark-sky best practices.

Part A: STREET LIGHTING LIGHT EMITTING DIODE (LED) LUMINAIRE SPECIFICATIONS

1.0 REFERENCES

The publications listed below form a part of this specification to the extent referenced. Publications are referenced within the text by their basic designation only. Versions listed shall be superseded by updated versions as they become available.

1.1 American National Standards Institute (ANSI)
- A. C136.2 (Most current), American National Standard for Roadway and Area Lighting Equipment—Luminaire Voltage Classification
- B. C136.10-2010 (Most current), American National Standard for Roadway and Area Lighting Equipment Locking-Type Photocontrol Devices and Mating Receptacle Physical and Electrical Interchangeability and Testing
- C. C136.15-2011 (Most current), American National Standard for Roadway and Area Lighting Equipment Luminaire Field Identification
- D. C136.25-2009 (Most current), American National Standard for Roadway and Area Lighting Equipment Ingress Protection (Resistance to Dust, Solid Objects and Moisture) for Luminaire Enclosures
- E. C136.31-2010 (Most current), American National Standard for Roadway Lighting Equipment – Luminaire Vibration.
- F. C136.41

1.2 American Society for Testing and Materials International (ASTM)
- A. B117-09 (Most current), Standard Practice for Operating Salt Spray (Fog) Apparatus
- B. D1654-08 (Most current), Standard Test Method for Evaluation of Painted or Coated Specimens Subjected to Corrosive Environments
- C. D523-08 (Most current), Standard Test Method for Specular Gloss
- D. G154-06 (Most current), Standard Practice for Operating Fluorescent Light Apparatus for UV Exposure of Nonmetallic Materials

1.3 Council of the European Union (EC)
- A. RoHS Directive 2002/95/EC, on the restriction of the use of certain hazardous substances in electrical and electronic equipment

1.4 Illuminating Engineering Society of North America (IESNA or IES)
- A. DG-4-03 (Most current), Design Guide for Roadway Lighting Maintenance
- B. HB-10-11 (Most current), IES Lighting Handbook, 10th Edition
- C. LM-50-99 (Most current), IESNA Guide for Photometric Measurement of Roadway Lighting Installations
- D. LM-61-06 (Most current), IESNA Approved Guide for Identifying Operating Factors Influencing Measured Vs. Predicted Performance for Installed Outdoor High Intensity Discharge (HID) Luminaires
- E. LM-79-08 (Most current), IESNA Approved Method for the Electrical and Photometric Measurements of Solid-Sate Lighting Products
- F. LM-80-08 (Most current), IESNA Approved Method for Measuring Lumen Maintenance of LED Light Sources
- G. RP-8-18 (Most current), ANSI / IESNA American National Standard Practice for Roadway Lighting
- H. RP-16-10 (Most current), ANSI/IES Nomenclature and Definitions for Illuminating Engineering
- I. TM-3-95 (Most current), A Discussion of Appendix E - "Classification of Luminaire Lighting Distribution," from ANSI/IESNA RP-8-83
- J. TM-15-11 (Most current), Luminaire Classification System for Outdoor Luminaires
- K. TM-21-11 (Most current), Projecting Long Term Lumen Maintenance of LED Light Sources

1.5 National Electrical Manufacturers Association (NEMA)
- A. ANSI/NEMA/ANSLG C78.377-2008 (or latest), American National Standard for the Chromaticity of Solid State Lighting Products

1.6 National Fire Protection Association (NFPA)
- A. 70 – National Electrical Code (NEC)

1.7 Underwriters Laboratories (UL)
- A. 1449, Surge Protective Devices
- B. 1598, Luminaires.
- C. 8750, Light Emitting Diode (LED) Equipment for Use in Lighting Products LED Roadway Specification

1.8 CSA
- 1. 1598, Luminaires

2.0 GENERAL CONSTRUCTION

2.1 Shall be compliant with CSA C22.2 No. 250.0-08 – UL 1598 Harmonized Std.

2.2 Luminaire housing to be fabricated from die cast aluminum low copper content alloy.
- A. Luminaire housing to act as passive heat sink for LED Array.
- B. Housing to be designed in such a manner that debris build-up with-in "heat-fin" structure will not significantly impact lamp lumen depreciation (LLD).
- C. Luminaire finish and casting to be tested to ASTM B117 salt fog, and must maintain a scribe creepage rating of 8 per ASTM D1654 after 5000 hours.
- D. Access to electrical compartment shall be tool-less by means of a thumb screw.
- E. Tool-less access should accommodate user wearing electrical gloves.

2.3 LED light engine
- A. Shall be IP66 rated (provide 0% uplight and restrict backlight to within sidewalk depth).
- B. Lens shall be created from borosilicate glass.

2.4 Luminaire Attachment
- A. Luminaire shall be able to attach to 1 ¼" and/or 2" IPS schedule 40 mast arms (1 5/8" to 2 3/8" OD).
- B. Luminaire shall be designed to be able to tilt +/- 5 degrees from horizontal.
- C. Luminaire shall be designed to withstand 3G vibration testing prescribed in ANSI C136.31.
- D. Luminaire shall include internal integral leveling bubble to assist in the installation.

2.5 Luminaire Markings
- A. Shall have external wattage label affixed on underside of luminaire to be seen from ground per ANSI C136.15.
- B. Luminaire shall have internal label indicating manufacturer's name, product name, input voltage and date of manufacture.

2.6 Wildlife shield shall be a cast in feature (not a separate component).

3.0 ELECTRICAL

3.1 All electrical components shall be terminated through the use of quick disconnect couplings.
- A. There shall not be any wire nuts supplied in the luminaire
- B. All luminaires shall be equipped with a 3 station tunnel style terminal block for terminating supply wire.
  1. Terminal block shall accommodate up to 6 AWG conductors.
  2. For ease of installation, the terminal block shall be positioned in such a manner that supply wires do not need to bent or re-routed around components to make electrical termination.
- C. Luminaire shall provide means to protect LED driver and LED lighting array from electrical transients caused by electrical storms or capacitor switching by means of surge protection device.
  1. Surge Protection Device (SPD) shall be UL1449 recognized.
  2. SPD shall be 3 wire and provide both common and differential mode protection.
  3. SPD must have an inductive filter circuit that reduces the amount of energy passed thru to electronics during a surge event.
  4. Surge protection device shall be rated to protect the luminaire up to 10kV/5kA combination wave surges in accordance with ANSI C136.2 (Most Current).
  5. Surge protection shall be thermally fused.
  6. Failure mode of surge protection is to leave luminaire off.
- D. LED Driver shall meet the following minimum requirements
  1. LED Driver shall have a minimum power factor of 90% at full load.
  2. LED Driver THD shall be less than 20% at full load.
  3. LED Driver shall comply with the requirements of UL, CSA, FCC47 subpart 15
  4. LED Driver maximum case temperature shall not be exceeded when luminaire is operating in a 40C ambient.
  5. LED Driver shall be RoHS compliant
  6. LED Driver shall have in ingress protection rating IP66.
- E. Photocontrol receptacle shall comply with ANSI C136.10 for standard 7 PIN configurations. When using smart controls receptacle shall comply with ANSI C136.41.

4.0 LIFE

4.1 Component rated life shall be a minimum of 20 years (or 100,000 hours) when operating in a continuous 25C ambient.

4.2 The design life of the LED array (based on LM80/TM21) shall be defined as L80 at 98,000 hours operation in an ambient of 25C.

5.0 WARRANTY

5.1 Luminaire shall be warranted to be free from manufacturing defects for a minimum period of 10 years.

6.0 LED LUMINAIRE PERFORMANCE

6.1 Residential Roadway LED Luminaires
- A. Correlated Color Temperature (CCT) shall be nominally rated at 2700 Kelvin CCT.
- B. Luminaire input wattage shall be between 28 watts and 45 watts.
- C. Luminaire nominal lumen output shall be between 4000 lumens and 5000 lumens.
- D. Minimum Color Rendering Index (CRI) shall be 70.
- E. Luminaire shall have a distribution pattern consistent with IES RP-8-18 Type II Distribution.
- F. Luminaire shall have a maximum BUG rating per IES TM-15 of B1-U0-G1.
- G. Product shall have a visual comfort glare reduction refractor.

6.2 Local/Collector Roadway LED Luminaires
- A. Correlated Color Temperature (CCT) shall be nominally rated at 3000 Kelvin CCT.
- B. Luminaire input wattage shall be between 90 watts and 120 watts.
- C. Luminaire nominal lumen output shall be between 8000 lumens and 12000 lumens.
- D. Minimum Color Rendering Index (CRI) shall be 70.
- E. Luminaire shall have a distribution pattern consistent with IES RP-8-18 Type II or Type III Distribution.
- F. Luminaire shall have a maximum BUG rating per IES TM-15 of B2-U0-G2.
- G. Product shall have a visual comfort glare reduction refractor.

6.3 Major Roadway LED Luminaires
- A. Correlated Color Temperature (CCT) shall be nominally rated at 3000 Kelvin CCT.
- B. Luminaire input wattage shall be between 190 watts and 260 watts.
- C. Luminaire nominal lumen output shall be between 20000 lumens and 24000 lumens.
- D. Minimum Color Rendering Index (CRI) shall be 70.
- E. Luminaire shall have a distribution pattern consistent with IES RP-8-18 Type II or Type III Distribution.
- F. Luminaire shall have a BUG rating per IES TM-15 of B3-U0-G3.
- G. Product shall be Design Lights Consortium (DLC) qualified.

Part 2: SMART CONTROLS

One of the use-cases for smart controls technology on the city's street lighting infrastructure is dimming capability. Dimming control will allow luminaires to be adjusted as an additional mechanism to increase energy savings and dark-sky protection.

7.0 Smart Node Technology

7.1 Node shall have twist-lock controller compatibility with 3, 5 or 7 pin NEMA socket receptacle.

7.2 Node shall utilize AES 128/256-bit encryption in its communication security.

7.3 Node shall function with a 0-10V, DALI or DALI2 driver and will provide a dimming circuit with a range of 0% to 100%.

7.4 Node shall have a single SKU to handle both low voltage and high voltage.

7.5 Node shall have a minimum of 10KV/5KA power surge protection and a single power supply range for 90V to 506V line voltage.

7.6 Node shall have a minimum IP66 rating to withstand harsh weather conditions with a -30C to +70C (-22F to +158F) operating temperature range.

7.7 Node shall utilize LTE CAT-1 cellular communication per module and provide advanced lighting and IoT functions and services to include, but not limited to, Tilt, Scheduling, Dynamic Dimming, Asset Management, GPS, Outage Notification, Traffic Trends, Beaconing, and Utility Grade Power Metering accuracy of ANSI C12.20 Class + or - 0.5.

7.8 Node must have a 10-year warranty and include 10 years of Software as a Service and connectivity.

LIGHTING INCIDENTAL ITEMS

1. ANCHOR BOLTS FOR FOUNDATIONS.
2. GROUND RODS FOR FOUNDATIONS.
3. UNIVERSAL SUPPORT BRACKETS FOR SERVICE RISERS.
4. CONCRETE FOUNDATION FOR LIGHTING CONTROL CABINETS INCLUDING EXCAVATION, BACKFILL, CONCRETE GROUND RODS, AND ANCHOR BOLTS.
5. REWIRING OF ANY EXISTING LUMINAIRS TO REMAIN OR BE RESET.
6. TRAINING FOR AND ADJUSTMENTS OF HIGH MAST LIGHTING SYSTEMS.
7. COSTS FOR LOCAL POWER COMPANY TO PROVIDE POWER SERVICE.
8. BREAKAWAY SYSTEMS FOR LIGHTING STANDARDS.
9. PROVIDE DOUBLE FUSING IN THE BASE OF EACH LIGHTING STANDARD.

CITY OF SANTA FE
MAJOR / LOCAL COLLECTOR ROADWAY LIGHTING STANDARDS

ROADWAY TYPE	CORRELATED COLOR TEMPURATURE (KELVIN)	INPUT WATTAGE RANGE (W)	NOMINAL LUMEN OUTPUT (LUMENS)	MINIMUM COLOR RENDERING INDEX	IES DISTRIBUTION	VISUAL COMFORT REFRACTOR	BUG RATING		
							B	U	G
LOCAL/COLLECTOR	3000K	90–100	8,900–12,000	70	TYPE 2 OR TYPE 3	REQUIRED	2	0	1
MAJOR	3000K	190–200	20,000–24,000	70	TYPE 2 OR TYPE 3	NOT REQUIRED	3	0	3

POLE REQUIREMENTS
TAPERED ALUMINUM POLE
NOMINAL 30 FOOT MAXIMUM HEIGHT FOR COLLECTOR ROADWAYS
NOMINAL 40 FOOT MAXIMUM HEIGHT FOR ARTERIAL ROADWAYS
10 FOOT ALUMINUM ARM
FUSED BASE
BREAKAWAY BASE

CONCRETE POLE BASE
USE NMDOT POLE BASE STANDARD
ALTERNATE CONCRETE BASE DESIGN MUST BE STAMPED BY ENGINEER.

WIRING METHODS
UNDERGROUND CONDUIT, SCHEDULE 40 PVC, 2 INCH MINIMUM, BURIED 36 INCHES BFG.
COPPER WIRE ONLY, SIZED FOR MAXIMUM VOLTAGE DROP OF 5 PERCENT AT THE LAST FIXTURE. MINIMUM SIZE SHALL BE #2 CU.

POLYMER PULLBOXES
USE NMDOT PULLBOX SPECIFICATION AND INSTALLATION STANDARDS
REQUIRED AT EACH POLE

METERED POWER PEDESTAL
USE NMDOT STANDARDS
SIX CIRCUIT MINIMUM CAPACITY.
INTEGRAL PHOTOCELL CONTROL OF LIGHTING CIRCUITS

LED LUMINAIRE WARRANTY
A.WARRANTY TO BE PER CITY OF SANTA FE STREET LIGHTING DESIGN SPECIFICATIONS.

CITY OF SANTA FE
RESIDENTIAL ROADWAY LIGHTING STANDARDS

ROADWAY TYPE	CORRELATED COLOR TEMPURATURE (KELVIN)	INPUT WATTAGE RANGE (W)	NOMINAL LUMEN OUTPUT (LUMENS)	MINIMUM COLOR RENDERING INDEX	IES DISTRIBUTION	VISUAL COMFORT REFRACTOR	BUG RATING		
							B	U	G
RESIDENTIAL	2700K	28–45	4,000–5,000	70	TYPE 2	REQUIRED	1	0	1

POLE REQUIREMENTS
SEE LIGHTING FIXTURE SCHEDULE
FUSED BASE
BREAKAWAY BASE

CONCRETE POLE BASE
USE NMDOT POLE BASE STANDARD
ALTERNATE CONCRETE BASE DESIGN MUST BE STAMPED BY ENGINEER.

WIRING METHODS
UNDERGROUND CONDUIT, SCHEDULE 40 PVC, 2 INCH MINIMUM, BURIED 36 INCHES BFG
COPPER WIRE ONLY, SIZED FOR MAXIMUM VOLTAGE DROP OF 5 PERCENT AT THE LAST FIXTURE.

POLYMER PULLBOXES
USE NMDOT PULLBOX SPECIFICATION AND INSTALLATION STANDARDS.
REQUIRED AT EACH POLE

METERED POWER PEDESTAL
USE NMDOT STANDARDS
SIX CIRCUIT MINIMUM CAPACITY.
INTEGRAL PHOTOCELL CONTROL OF LIGHTING CIRCUITS

LED LUMINAIRE WARRANTY
A.WARRANTY TO BE PER CITY OF SANTA FE STREET LIGHTING DESIGN SPECIFICATIONS.

GENERAL ELECTRICAL NOTES:

1. WORK COVERED BY THESE DRAWINGS CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, SUPPLIES AND MATERIALS, AND PERFORMING ALL OPERATIONS INCLUDING CUTTING, CHANNELING, AND UNDERGROUND SYSTEMS AS INDICATED.
2. ALL ELECTRICAL WORK SHALL BE PERFORMED IN A NEAT AND WORKMAN LIKE MANNER IN FULL ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL ELECTRIC SAFETY CODE (NESC), AND LOCAL AND STATE SAFETY CODES .
3. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL COORDINATION WITH UTILITY COMPANIES. VERIFY EXACT REQUIREMENTS PRIOR TO ROUGH-IN. THERE SHALL BE NO EXTRA COSTS TO THE OWNER FOR CONTRACTOR'S FAILURE TO COORDINATE WITH UTILITY REQUIREMENTS.
4. SHOULD THE CONTRACTOR DETECT ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND LEGAL OR SAFETY REQUIREMENTS FOR THE PROJECT, THEY SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING. ONCE NOTIFIED, THE ENGINEER SHALL MODIFY THE CONTRACT DOCUMENTS ACCORDINGLY. IF THE CONTRACTOR PROCEEDS WITH ANY WORK WHICH IS IN THE VARIANCE OF KNOWN LEGAL OR SAFETY REQUIREMENTS, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THIS WORK AND SHALL PROMPTLY CORRECT THE WORK WHEN NOTIFIED WITHOUT ADDITIONAL COST TO THE OWNER.
5. APPROVED WIRING METHODS:
   - 5.1. BUILDING WIRE IN PVC CONDUIT, WHERE UNDERGROUND
   - 5.2. BUILDING WIRE IN EMT OR IMC CONDUIT WHERE EXPOSED
6. ALL WIRING SHALL BE COPPER, THHN/THWN INSULATION. MINIMUM CONDUCTOR SIZE SHALL BE #12.
7. EXTERIOR WIRING AND DEVICES SHALL BE INSTALLED IN CONDUIT WITH WEATHER-TIGHT FITTINGS AND IN WEATHER-TIGHT BOXES.
8. ALL METALLIC RACEWAY IN CONTACT WITH EARTH SHALL BE COATED. PROVIDE EITHER PLASTIBOND OR 2 LAYERS SCOTCH #51 HALF-LAPPED.
9. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.
10. SECURE AND PAY FOR ALL PERMITS AND FEES NECESSARY FOR EXECUTION AND COMPLETION OF ELECTRICAL WORK. FURNISH TO THE DEVELOPER A COPY OF INSPECTION REPORTS AND APPROVAL CERTIFICATES FROM LOCAL AND STATE INSPECTIONS.
11. INSTALL ALL MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATIONS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION PRIOR TO INSTALLATION.
12. FINAL CONNECTIONS TO EQUIPMENT SHALL BE IN ACCORDANCE WITH MANUFACTURER'S APPROVED WIRING DIAGRAMS, DETAILS, AND INSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING EQUIPMENT WHICH IS DAMAGED DUE TO INCORRECT FIELD WIRING PROVIDED UNDER THIS SECTION, OR FACTORY WIRING IN EQUIPMENT PROVIDED UNDER THIS SECTION.
14. UPON COMPLETION OF ALL ELECTRICAL WORK, ELECTRICAL CONTRACTOR SHALL ADJUST AND TEST ALL CIRCUITS AND ANY OTHER ELECTRICAL ITEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED WITH ALL NEW EQUIPMENT AND THAT PART OF THE SYSTEM SHALL THEN BE RETESTED. ALL SUCH REPLACEMENT OR REPAIR SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
15. AFTER COMPLETION OF WORK UNDER THIS SECTION, CLEAN-UP ALL RESULTANT DEBRIS FROM THIS WORK AND REMOVE FROM THE SITE.
16. ALL ELECTRICAL SYSTEMS COMPONENTS SHALL BE LISTED OR LABELED BY U.L. OR OTHER RECOGNIZED TESTING FACILITY.
17. WIRE SHALL BE COPPER, 75 DEGREE CELSIUS RATED FOR GENERAL USE. SIZES INDICATED ARE FOR INSTALLATION IN A MAXIMUM 30 DEGREE CELSIUS AMBIENT.
18. GUARANTEE THE INSTALLATION AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP WHICH MAY OCCUR UNDER NORMAL USAGE FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE. DEFECTS SHALL BE PROMPTLY REMEDIED WITHOUT COST TO THE OWNER.
19. SYSTEMS SHALL BE COMPLETE, OPERABLE, AND READY FOR CONTINUOUS OPERATION.

GENERAL LIGHTING NOTES:

1. CONTRACTOR SHALL CONTACT NMDOT PRODUCT EVALUATION COMMITTEE OR CITY OF SANTA FE TRAFFIC DEPARTMENT FOR APPROVED PRODUCTS LISTING FOR ROADWAY COMPONENTS.
2. THE CONTRACTOR SHALL COORDINATE WITH THE TRAFFIC ENGINEERING CONSULTANT AND PROVIDE THE CITY OF SANTA FE WITH A SET OF AS-BUILT DRAWINGS OF THE STREET LIGHTING.
3. LOCATIONS OF CONDUIT, FOUNDATIONS, PULL BOXES, AND CONTROL CABINETS SHOWN ON THE PLANS ARE SCHEMATIC AND SHALL BE ADJUSTED IN THE FIELD TO AVOID UTILITIES AND TO MAXIMIZE CLEAR SPACE AVAILABLE FOR PEDESTRIANS AND WHEELCHAIRS TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CONTRACTOR SHALL MEET WITH THE PROJECT MANAGER IN THE FIELD AT ALL LOCATIONS TO SPOT EQUIPMENT BEFORE BEGINNING THE WORK. ALL SUCH EQUIPMENT SHALL BE INSTALLED WITHIN THE RIGHT-OF-WAY.
4. LIGHT STANDARDS SHALL HAVE A BREAKAWAY SYSTEM. BREAKAWAY SYSTEMS WILL BE CONSIDERED INCIDENTAL TO THE STANDARD.
5. ALL ROADWAY AND OVERHEAD SIGN LIGHTING CIRCUITS ON THIS PROJECT SHALL BE (240 VOLTS/480 VOLTS).
6. EACH CIRCUIT FOR ROADWAY LIGHTING SHALL BE IN SEPARATE CONDUITS UNLESS APPROVED OTHERWISE.
7. EACH TIME A ROADWAY LUMINAIRE IS TURNED ON OR OFF, THE CONTRACTOR SHALL COORDINATE WITH THE FOLLOWING REPRESENTATIVES:
   - 7.1. PNM
   - 7.2. CITY OF SANTA FE
8. POWER SHALL NEITHER BE TURNED ON OR OFF UNTIL RESPONSIBLE PARTIES FOR EACH LIGHTING SYSTEM HAVE BEEN NOTIFIED.
9. RESPONSIBILITY AND MAINTENANCE OF LIGHTING SYSTEMS INSTALLED AS PART OF THIS PROJECT SHALL BE AS FOLLOWS:
   - 9.1. ROADWAY LIGHTING SHALL BE ACCEPTED AND MAINTAINED BY CITY OF SANTA FE. THE CONTRACTOR SHALL PROVIDE CITY OF SANTA FE AND PNM FIVE (5) WORKING DAYS NOTICE IN ADVANCE OF TURNING THE SYSTEM ON TO ALLOW FOR CITY OF SANTA FE AND PNM TO INSPECT AND APPROVE THE SYSTEM BEFORE IT IS TURNED ON.
10. THE CONTRACTOR SHALL PAY FOR COSTS FOR PNM TO PROVIDE POWER SERVICE. THESE COSTS WILL BE MEASURED AND PAID UNDER CONTRACT ITEM "POWER SERVICE INSTALLATION." LUMP SUM FOR POWER SERVICE WORK SHALL INCLUDE WORK AS SHOWN ON PLANS.
11. INSTALL LUMINAIRES THAT CONFORM WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND LATEST CITY OF SANTA FE LUMINAIRE STANDARDS.
12. THE CONTRACTOR SHALL ARRANGE A NIGHT INSPECTION OF THE LIGHTING SYSTEM WITH THE PROJECT MANAGER, CITY OF SANTA FE, AND PNM TO ENSURE COMPLIANCE WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND PROPER LEVELING OF LUMINAIRE HEADS.
13. LIGHTING CONTROL CABINETS SHALL BE OF THE FOLLOWING TYPE:
    - 13.1. 6 CIRCUIT
    - 13.2. METERED
    - 13.3. LIGHTING IS TO BE SERVED BY METER PEDESTAL.
14. LIGHTING STANDARDS SHALL BE LOCATED AS FOLLOWS:
    - 14.1. ON SECTIONS WITH CURB, GUTTER, AND SIDEWALK, PLACE FOUNDATION DIRECTLY BEHIND SIDEWALK
    - 14.2. ON SECTION WITH CURB AND GUTTER WITHOUT SIDEWALK, PLACE FOUNDATION 10' BACK FROM CURB AND GUTTER.
    - 14.3. ON SECTIONS WITHOUT CURB AND GUTTER, PLACE FOUNDATION 12' BACK FROM EDGE OF DRIVING LANE.
15. LIGHTS NEAR EXISTING OVERHEAD TRANSMISSION LINES MUST MAINTAIN VERTICAL CLEARANCE.
16. LIGHTING SHALL BE COMPLETED WITH CONSTRUCTION PHASING. NEW LIGHTING SHALL BE OPERATIONAL PRIOR TO OPENING THE ROADWAY TO TRAFFIC.
17. ALL CONDUIT INSTALLED IN A TRENCH SHALL BE MINIMUM OF 30" DEEP AND FLAGGED WITH CAUTION TAPE ONE FOOT ABOVE THE CONDUIT.
18. ALL CONDUITS, INCLUDING ANY EMPTY CONDUITS SHALL HAVE A BARE #8 COPPER GROUND INSTALLED.
20. PROVIDE A SINGLE SURGE PROTECTION DEVICE (SPD) AT ALL SITE LIGHTING FIXTURES.
21. STREET LIGHTS SHALL BE 30 FT MOUNTING HEIGHT ALUMINUM NMDOT ROADWAY LIGHTING SUPPORT STRUCTURE WITH LED ROADWAY LIGHTING PER LUMINAIRE SCHEDULE. NMDOT STANDARD FOUNDATION AND ANCHORAGE DESIGN SHALL BE USED FOR POLE BASES. REFER TO NMDOT STANDARD DRAWINGS AND NEXT SERIES CUTSHEET FOR FURTHER CLARIFICATION.
22. ADDITIONAL CITY OF SANTA FE INSTALLATION REQUIREMENTS:
    - 22.1. UNDERGROUND CONDUCTORS SHALL RUN CONTINUOUS THROUGH THE PULL BOX TO THE LIGHT POLE AND SHALL ONLY BE SPLICED IN THE LIGHT POLE.
    - 22.2. LEAVE 3 FEET OF SLACK WIRE COILED IN EACH PULL BOX.

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100% PLAN SET

TIERRA CONTENTA PHASE 3A

ELECTRICAL COVER SHEET

SCALE	DWG NO.	DATE
AS NOTED	E-000	04/09/2025
P&DR CASE # 2011-109		SHEET NO.

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ELECTRICAL SYSTEMS LEGEND

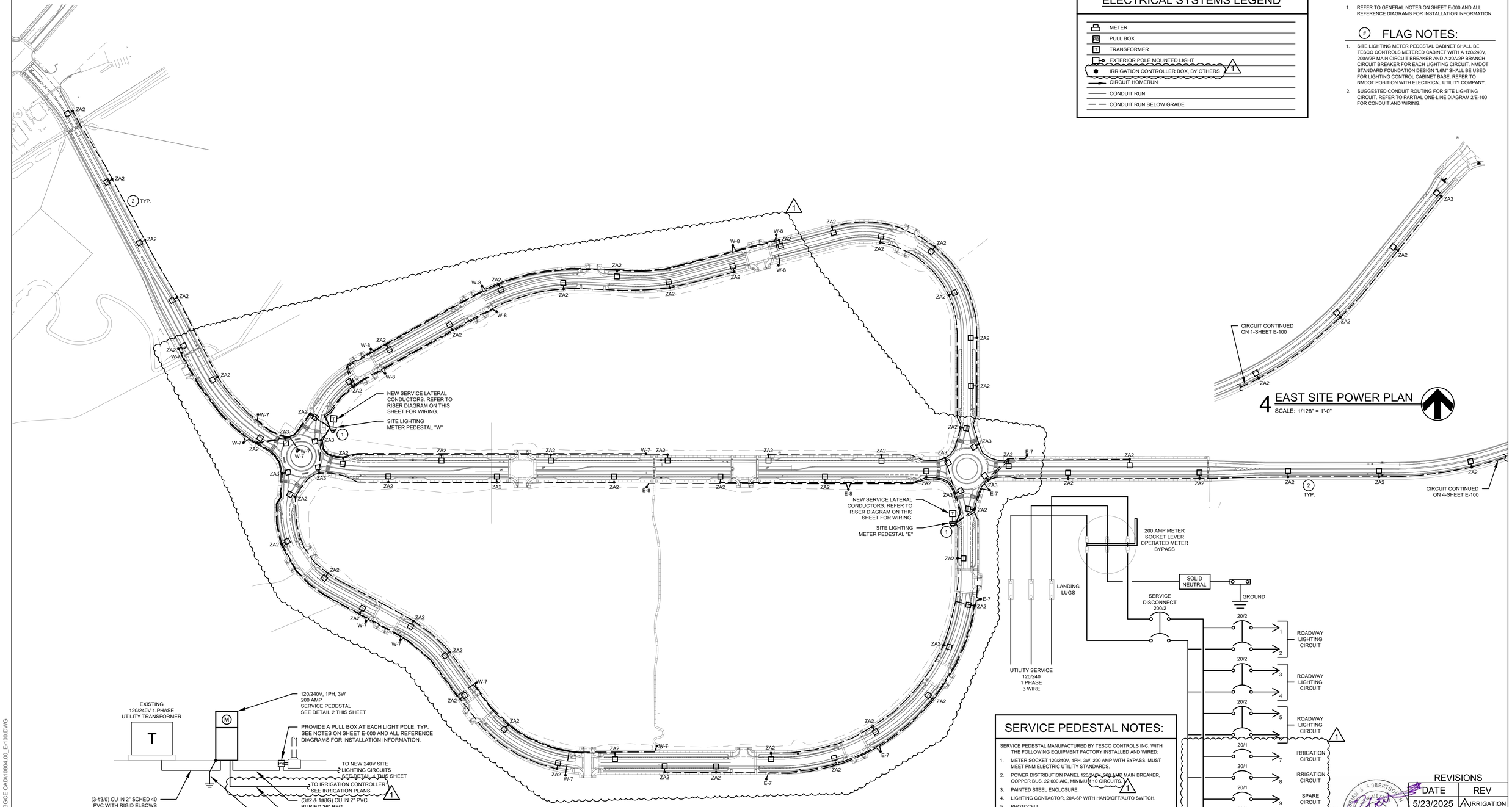
- METER
- PULL BOX
- T — TRANSFORMER
- EXTERIOR POLE MOUNTED LIGHT
- IRRIGATION CONTROLLER BOX, BY OTHERS (1)
- CIRCUIT HOMERUN
- CONDUIT RUN
- CONDUIT RUN BELOW GRADE

LIGHTING NOTES:

1. REFER TO GENERAL NOTES ON SHEET E-000 AND ALL REFERENCE DIAGRAMS FOR INSTALLATION INFORMATION.

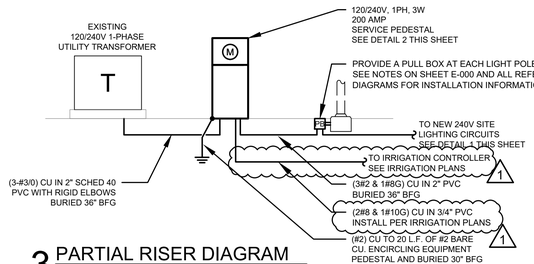
(#) FLAG NOTES:

1. SITE LIGHTING METER PEDESTAL CABINET SHALL BE TESCO CONTROLS METERED CABINET WITH A 120/240V, 200A/2P MAIN CIRCUIT BREAKER AND A 20A/2P BRANCH CIRCUIT BREAKER FOR EACH LIGHTING CIRCUIT. NMDOT STANDARD FOUNDATION DESIGN "LBM" SHALL BE USED FOR LIGHTING CONTROL CABINET BASE. REFER TO NMDOT POSITION WITH ELECTRICAL UTILITY COMPANY.
2. SUGGESTED CONDUIT ROUTING FOR SITE LIGHTING CIRCUIT. REFER TO PARTIAL ONE-LINE DIAGRAM 2/E-100 FOR CONDUIT AND WIRING.



4 EAST SITE POWER PLAN

SCALE: 1/128" = 1'-0"



3 PARTIAL RISER DIAGRAM

SCALE: NTS

1 OVERALL SITE POWER PLAN

SCALE: 1/128" = 1'-0"

SERVICE PEDESTAL NOTES:

SERVICE PEDESTAL MANUFACTURED BY TESCO CONTROLS INC. WITH THE FOLLOWING EQUIPMENT FACTORY INSTALLED AND WIRED:

1. METER SOCKET 120/240V, 1PH, 3W, 200 AMP WITH BYPASS. MUST MEET PNM ELECTRIC UTILITY STANDARDS.
2. POWER DISTRIBUTION PANEL 120/240V, 200 AMP MAIN BREAKER, COPPER BUS, 22,000 AIC, MINIMUM 10 CIRCUITS. (1)
3. PAINTED STEEL ENCLOSURE.
4. LIGHTING CONTACTOR, 20A-6P WITH HAND/OFF/AUTO SWITCH.
5. PHOTOCELL.

2 TYPICAL SERVICE PEDESTAL DIAGRAM

SCALE: NTS

REVISIONS	
DATE	REV
5/23/2025	1 IRRIGATION

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TIERRA CONTENTA PHASE 3A

OVERALL SITE POWER PLAN

SCALE	DWG NO.	DATE
AS NOTED	E-100	04/09/2025
P&DR CASE # 2011-109		SHEET NO.

100% PLAN SET

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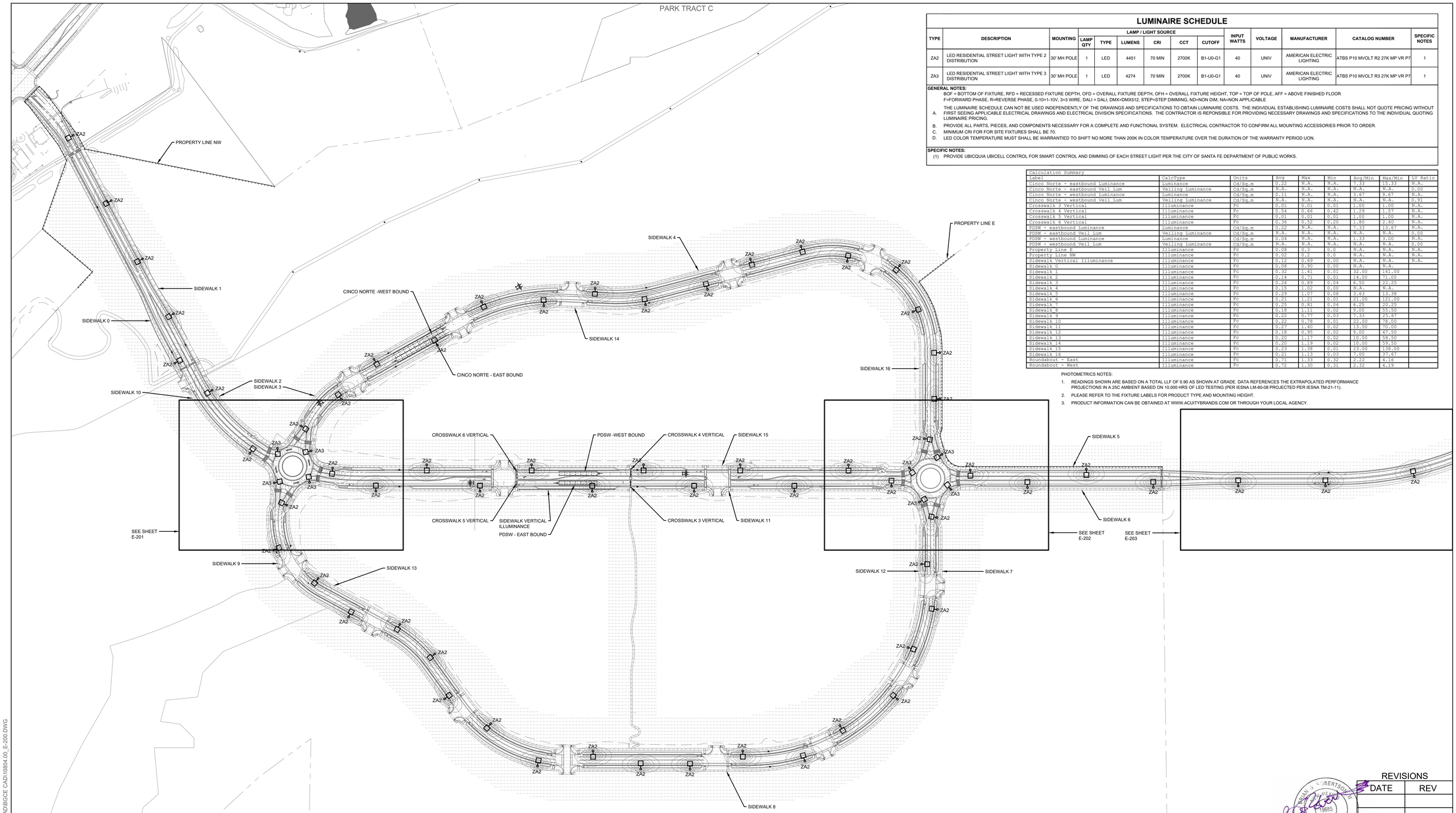

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	LAMP / LIGHT SOURCE					INPUT WATTS	VOLTAGE	MANUFACTURER	CATALOG NUMBER	SPECIFIC NOTES
			LAMP QTY	TYPE	LUMENS	CRI	CCT	CUTOFF					
ZA2	LED RESIDENTIAL STREET LIGHT WITH TYPE 2 DISTRIBUTION	30' MH POLE	1	LED	4451	70 MIN	2700K	B1-U0-G1	40	UNIV	AMERICAN ELECTRIC LIGHTING	ATBS P10 MVOLT R2 27K MP VR P7	1
ZA3	LED RESIDENTIAL STREET LIGHT WITH TYPE 3 DISTRIBUTION	30' MH POLE	1	LED	4274	70 MIN	2700K	B1-U0-G1	40	UNIV	AMERICAN ELECTRIC LIGHTING	ATBS P10 MVOLT R3 27K MP VR P7	1

GENERAL NOTES:

BOF = BOTTOM OF FIXTURE, RFD = RECESSED FIXTURE DEPTH, OFD = OVERALL FIXTURE DEPTH, OFH = OVERALL FIXTURE HEIGHT, TOP = TOP OF POLE, AFF = ABOVE FINISHED FLOOR
F=FORWARD PHASE, R=REVERSE PHASE, 0-10=1-10V, 3=3 WIRE, DALI = DALI, DMX=DMX512, STEP=STEP DIMMING, ND=NON DIM, NA=NON APPLICABLE

A. THE LUMINAIRE SCHEDULE CAN NOT BE USED INDEPENDENTLY OF THE DRAWINGS AND SPECIFICATIONS TO OBTAIN LUMINAIRE COSTS. THE INDIVIDUAL ESTABLISHING LUMINAIRE COSTS SHALL NOT QUOTE PRICING WITHOUT FIRST SEEING APPLICABLE ELECTRICAL DRAWINGS AND ELECTRICAL DIVISION SPECIFICATIONS. THE CONTRACTOR IS REPONSIBLE FOR PROVIDING NECESSARY DRAWINGS AND SPECIFICATIONS TO THE INDIVIDUAL QUOTING LUMINAIRE PRICING.

B. PROVIDE ALL PARTS, PIECES, AND COMPONENTS NECESSARY FOR A COMPLETE AND FUNCTIONAL SYSTEM. ELECTRICAL CONTRACTOR TO CONFIRM ALL MOUNTING ACCESSORIES PRIOR TO ORDER.

C. MINIMUM CRI FOR FOR SITE FIXTURES SHALL BE 70.

D. LED COLOR TEMPERATURE MUST SHALL BE WARRANTIED TO SHIFT NO MORE THAN 200K IN COLOR TEMPERATURE OVER THE DURATION OF THE WARRANTY PERIOD UON.

SPECIFIC NOTES:

(1) PROVIDE UBICQUIA UBICELL CONTROL FOR SMART CONTROL AND DIMMING OF EACH STREET LIGHT PER THE CITY OF SANTA FE DEPARTMENT OF PUBLIC WORKS.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	UV Ratio
Cinco Norte - eastbound Luminance	Luminance	Cd/Sq.m	0.22	N.A.	N.A.	7.33	15.33	N.A.
Cinco Norte - eastbound Veil Lum	Veiling Luminance	Cd/Sq.m	N.A.	N.A.	N.A.	N.A.	N.A.	0.00
Cinco Norte - westbound Luminance	Luminance	Cd/Sq.m	0.11	N.A.	N.A.	3.67	9.67	N.A.
Cinco Norte - westbound Veil Lum	Veiling Luminance	Cd/Sq.m	N.A.	N.A.	N.A.	N.A.	N.A.	0.91
Crosswalk 3 Vertical	Illuminance	Fc	0.01	0.01	0.01	1.00	1.00	N.A.
Crosswalk 4 Vertical	Illuminance	Fc	0.54	0.66	0.42	1.29	1.57	N.A.
Crosswalk 5 Vertical	Illuminance	Fc	0.01	0.01	0.01	1.00	1.00	N.A.
Crosswalk 6 Vertical	Illuminance	Fc	0.36	0.52	0.20	1.80	2.60	N.A.
PDSW - eastbound Luminance	Luminance	Cd/Sq.m	0.22	N.A.	N.A.	7.33	13.67	N.A.
PDSW - eastbound Veil Lum	Veiling Luminance	Cd/Sq.m	N.A.	N.A.	N.A.	N.A.	N.A.	0.00
PDSW - westbound Luminance	Luminance	Cd/Sq.m	0.04	N.A.	N.A.	1.33	3.00	N.A.
PDSW - westbound Veil Lum	Veiling Luminance	Cd/Sq.m	N.A.	N.A.	N.A.	N.A.	N.A.	0.00
Property Line E	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.	N.A.
Property Line NW	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.	N.A.
Sidewalk Vertical Illuminance	Illuminance	Fc	0.12	0.69	0.00	N.A.	N.A.	N.A.
Sidewalk 0	Illuminance	Fc	0.08	0.90	0.00	N.A.	N.A.	N.A.
Sidewalk 1	Illuminance	Fc	0.32	1.41	0.01	32.00	141.00	
Sidewalk 2	Illuminance	Fc	0.14	0.71	0.01	14.00	71.00	
Sidewalk 3	Illuminance	Fc	0.26	0.89	0.04	6.50	22.25	
Sidewalk 4	Illuminance	Fc	0.15	1.02	0.00	N.A.	N.A.	
Sidewalk 5	Illuminance	Fc	0.29	1.07	0.08	3.63	13.38	
Sidewalk 6	Illuminance	Fc	0.21	1.21	0.01	21.00	121.00	
Sidewalk 7	Illuminance	Fc	0.25	0.81	0.04	6.25	20.25	
Sidewalk 8	Illuminance	Fc	0.18	1.11	0.02	9.00	55.50	
Sidewalk 9	Illuminance	Fc	0.22	0.77	0.03	7.33	25.67	
Sidewalk 10	Illuminance	Fc	0.22	0.78	0.01	22.00	78.00	
Sidewalk 11	Illuminance	Fc	0.27	1.40	0.02	13.50	70.00	
Sidewalk 12	Illuminance	Fc	0.18	0.95	0.02	9.00	47.50	
Sidewalk 13	Illuminance	Fc	0.20	1.17	0.02	10.00	58.50	
Sidewalk 14	Illuminance	Fc	0.20	1.19	0.02	10.00	59.50	
Sidewalk 15	Illuminance	Fc	0.23	1.38	0.01	23.00	138.00	
Sidewalk 16	Illuminance	Fc	0.21	1.13	0.03	7.00	37.67	
Roundabout - East	Illuminance	Fc	0.71	1.33	0.32	2.22	4.16	
Roundabout - West	Illuminance	Fc	0.72	1.30	0.31	2.32	4.19	

PHOTOMETRICS NOTES:

1. READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.90 AS SHOWN AT GRADE. DATA REFERENCES THE EXTRAPOLATED PERFORMANCE PROJECTIONS IN A 25C AMBIENT BASED ON 10,000 HRS OF LED TESTING (PER IESNA LM-80-08 PROJECTED PER IESNA TM-21-11).
2. PLEASE REFER TO THE FIXTURE LABELS FOR PRODUCT TYPE AND MOUNTING HEIGHT.
3. PRODUCT INFORMATION CAN BE OBTAINED AT WWW.ACUITYBRANDS.COM OR THROUGH YOUR LOCAL AGENCY.

1 OVERALL SITE PHOTOMETRIC PLAN
SCALE: 1/128" = 1'-0"

100% PLAN SET

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TIERRA CONTENTA PHASE 3A

OVERALL SITE PHOTOMETRIC PLAN

SCALE	DWG NO.	DATE
AS NOTED	E-200	04/09/2025
P&DR CASE # 2011-109		SHEET NO.

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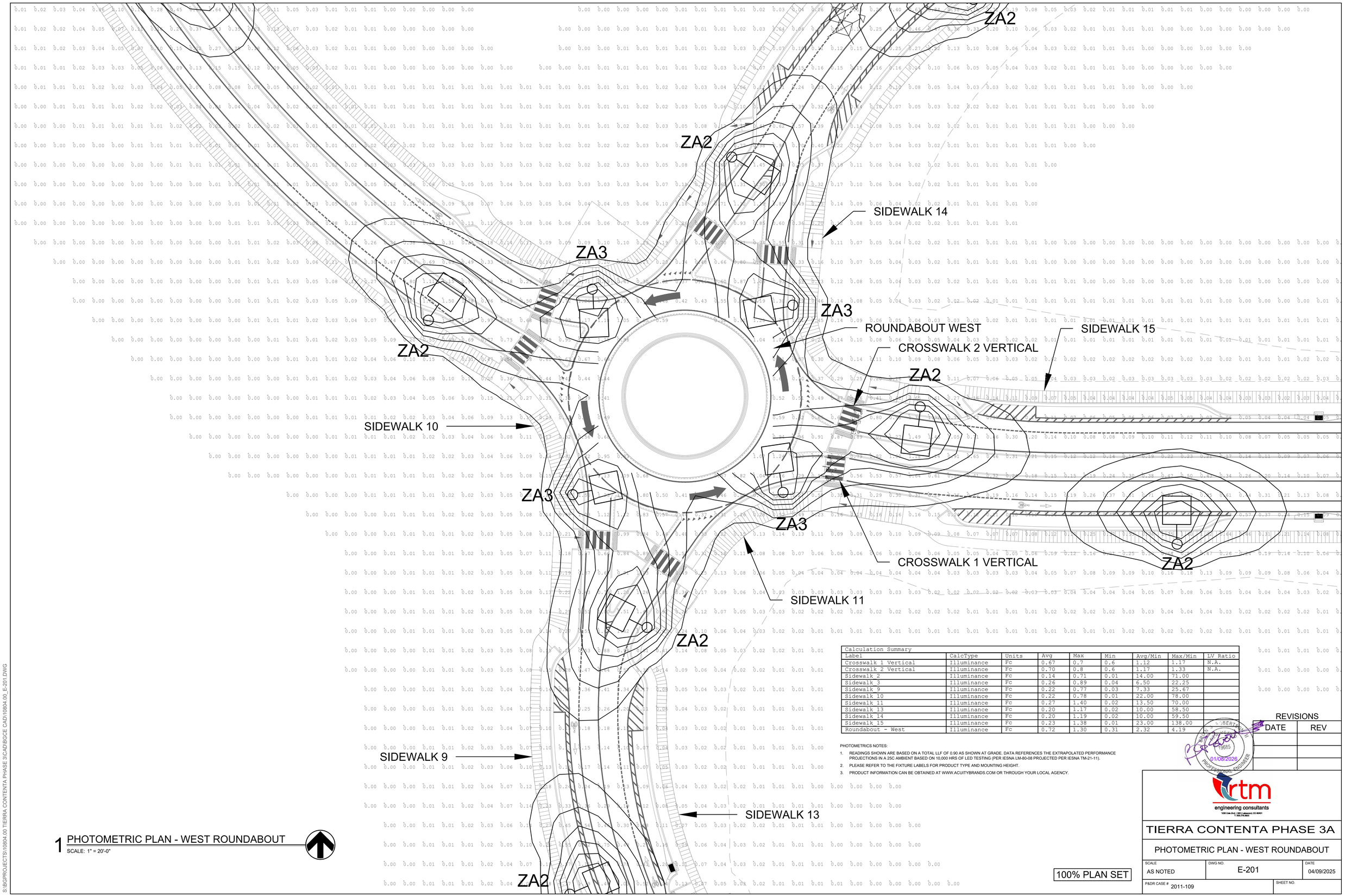

1 PHOTOMETRIC PLAN - WEST ROUNDABOUT
SCALE: 1" = 20'-0"

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	LV Ratio
Crosswalk 1 Vertical	Illuminance	Fc	0.67	0.7	0.6	1.12	1.17	N.A.
Crosswalk 2 Vertical	Illuminance	Fc	0.70	0.8	0.6	1.17	1.33	N.A.
Sidewalk 2	Illuminance	Fc	0.14	0.71	0.01	14.00	71.00	
Sidewalk 3	Illuminance	Fc	0.26	0.89	0.04	6.50	22.25	
Sidewalk 9	Illuminance	Fc	0.22	0.77	0.03	7.33	25.67	
Sidewalk 10	Illuminance	Fc	0.22	0.78	0.01	22.00	78.00	
Sidewalk 11	Illuminance	Fc	0.27	1.40	0.02	13.50	70.00	
Sidewalk 13	Illuminance	Fc	0.20	1.17	0.02	10.00	58.50	
Sidewalk 14	Illuminance	Fc	0.20	1.19	0.02	10.00	59.50	
Sidewalk 15	Illuminance	Fc	0.23	1.38	0.01	23.00	138.00	
Roundabout - West	Illuminance	Fc	0.72	1.30	0.31	2.32	4.19	

PHOTOMETRICS NOTES:

1. READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.90 AS SHOWN AT GRADE. DATA REFERENCES THE EXTRAPOLATED PERFORMANCE PROJECTIONS IN A 25C AMBIENT BASED ON 10,000 HRS OF LED TESTING (PER IESNA LM-80-08 PROJECTED PER IESNA TM-21-11).
2. PLEASE REFER TO THE FIXTURE LABELS FOR PRODUCT TYPE AND MOUNTING HEIGHT.
3. PRODUCT INFORMATION CAN BE OBTAINED AT WWW.ACUITYBRANDS.COM OR THROUGH YOUR LOCAL AGENCY.

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100% PLAN SET

TIERRA CONTENTA PHASE 3A

PHOTOMETRIC PLAN - WEST ROUNDABOUT

SCALE	DWG NO.	DATE
AS NOTED	E-201	04/09/2025
P&DR CASE # 2011-109		SHEET NO.

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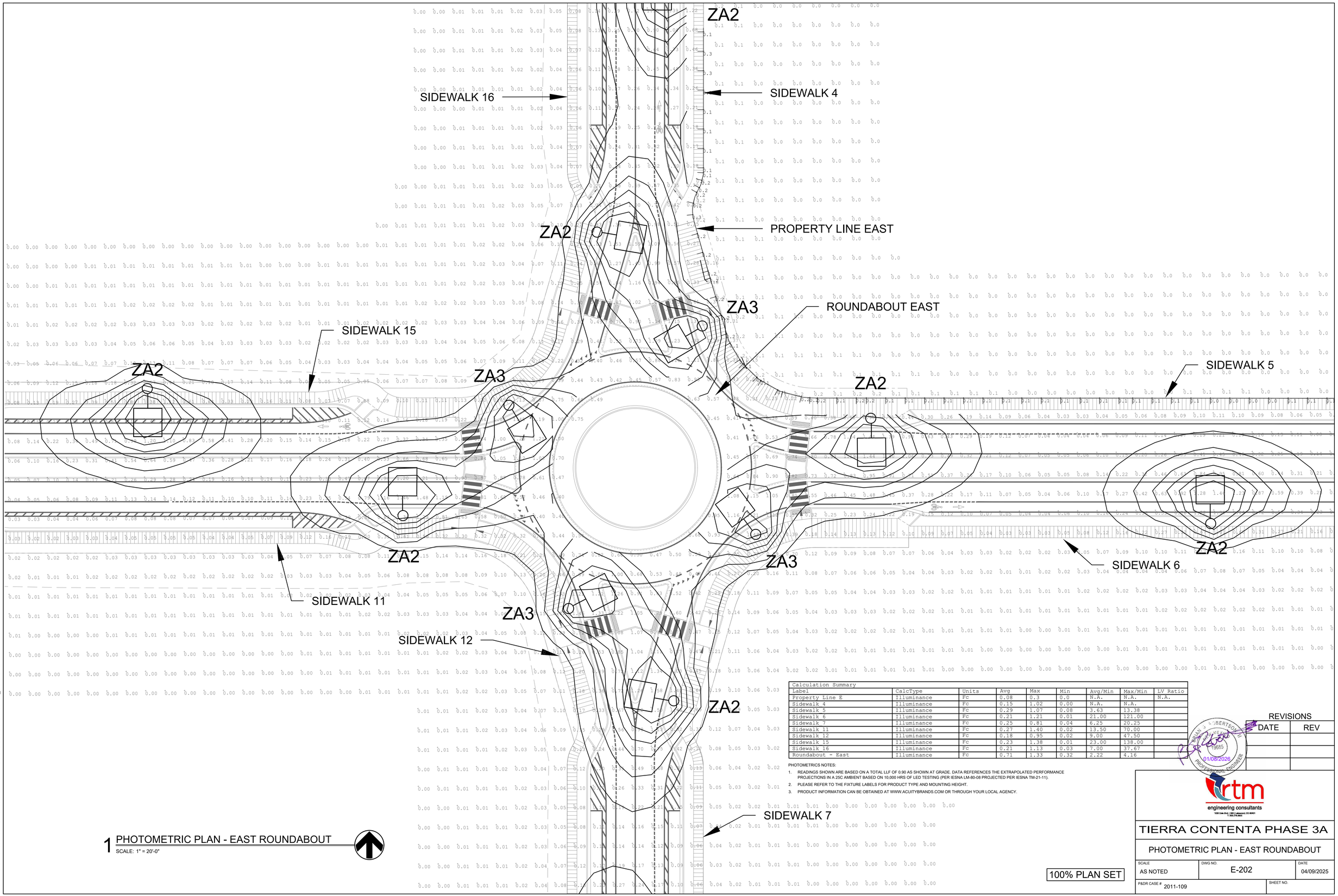

1 PHOTOMETRIC PLAN - EAST ROUNDABOUT
SCALE: 1" = 20'-0"

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	LV Ratio
Property Line E	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.	N.A.
Sidewalk 4	Illuminance	Fc	0.15	1.02	0.00	N.A.	N.A.	
Sidewalk 5	Illuminance	Fc	0.29	1.07	0.08	3.63	13.38	
Sidewalk 6	Illuminance	Fc	0.21	1.21	0.01	21.00	121.00	
Sidewalk 7	Illuminance	Fc	0.25	0.81	0.04	6.25	20.25	
Sidewalk 11	Illuminance	Fc	0.27	1.40	0.02	13.50	70.00	
Sidewalk 12	Illuminance	Fc	0.18	0.95	0.02	9.00	47.50	
Sidewalk 15	Illuminance	Fc	0.23	1.38	0.01	23.00	138.00	
Sidewalk 16	Illuminance	Fc	0.21	1.13	0.03	7.00	37.67	
Roundabout - East	Illuminance	Fc	0.71	1.33	0.32	2.22	4.16	

PHOTOMETRICS NOTES:

1. READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.90 AS SHOWN AT GRADE. DATA REFERENCES THE EXTRAPOLATED PERFORMANCE PROJECTIONS IN A 25C AMBIENT BASED ON 10,000 HRS OF LED TESTING (PER IESNA LM-80-08 PROJECTED PER IESNA TM-21-11).
2. PLEASE REFER TO THE FIXTURE LABELS FOR PRODUCT TYPE AND MOUNTING HEIGHT.
3. PRODUCT INFORMATION CAN BE OBTAINED AT WWW.ACUITYBRANDS.COM OR THROUGH YOUR LOCAL AGENCY.

REVISIONS

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100% PLAN SET

TIERRA CONTENTA PHASE 3A

PHOTOMETRIC PLAN - EAST ROUNDABOUT

SCALE	DWG NO.	DATE
AS NOTED	E-202	04/09/2025

P&DR CASE # 2011-109

SHEET NO.

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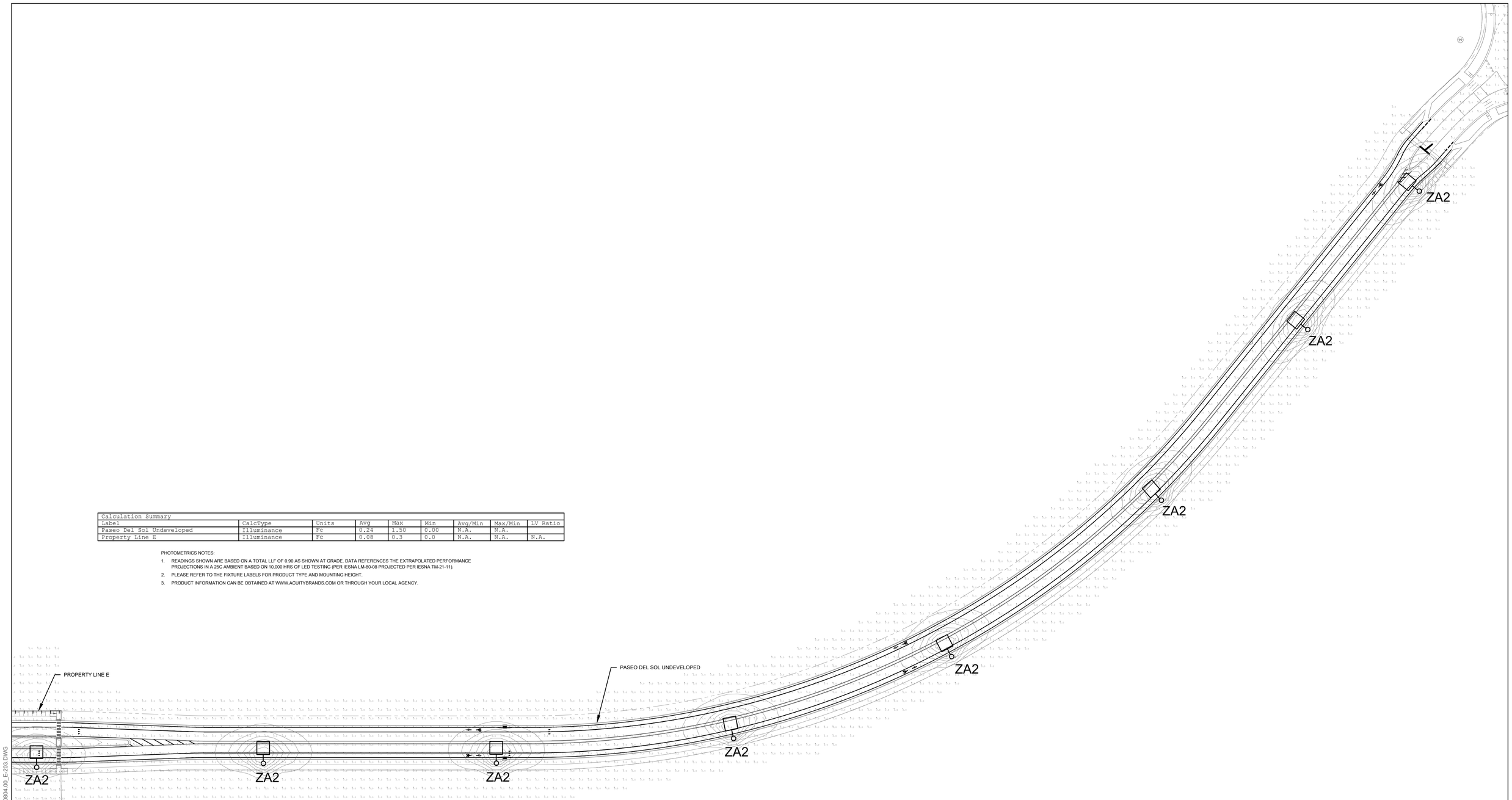

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	LV Ratio
Paseo Del Sol Undeveloped	Illuminance	Fc	0.24	1.50	0.00	N.A.	N.A.	
Property Line E	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.	N.A.

PHOTOMETRICS NOTES:

1. READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.90 AS SHOWN AT GRADE. DATA REFERENCES THE EXTRAPOLATED PERFORMANCE PROJECTIONS IN A 25C AMBIENT BASED ON 10,000 HRS OF LED TESTING (PER IESNA LM-80-08 PROJECTED PER IESNA TM-21-11).
2. PLEASE REFER TO THE FIXTURE LABELS FOR PRODUCT TYPE AND MOUNTING HEIGHT.
3. PRODUCT INFORMATION CAN BE OBTAINED AT WWW.ACUITYBRANDS.COM OR THROUGH YOUR LOCAL AGENCY.

1 PHOTOMETRIC PLAN - EAST OFF PROPERTY
SCALE: 1" = 50'-0"

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TIERRA CONTENTA PHASE 3A

PHOTOMETRIC PLAN - EAST OFF PROPERTY

SCALE	DWG NO.	DATE
AS NOTED	E-203	04/09/2025

P&DR CASE # 2011-109

SHEET NO.

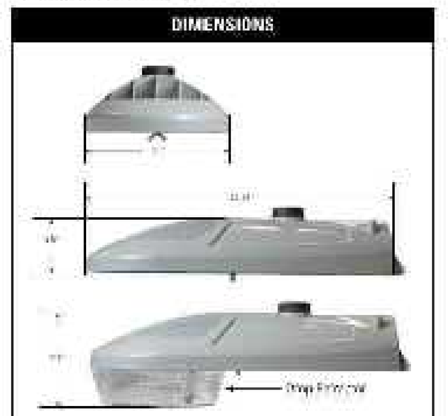
100% PLAN SET

Autobahn Series ATBS
Roadway & Security Lighting

PRODUCT OVERVIEW

Applications:
- Residential streets
- Parking lots
- General security lighting

DIMENSIONS



Effective Projected Area (EPA): The EPA for the ATBS is 0.8 sq. ft.
Approx. Wt. = 12 lbs. (5 kg)

STANDARDS

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Color temperatures of ≤ 3000K must be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient.
CSA Certified to U.S. and Canadian standards
Complies with ANSI C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

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Features:

OPTICAL

Same light: Performance is comparable to 100W – 200W HPS and up to 175W Mercury vapor roadway and security lighting luminaires.

White light: Correlated color temperature - 4000K, 70 CRI minimum, 3000K, 70CRI 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 ≤ 25°C ambient.

Lower Energy: Saves an expected 40-60% over comparable HID luminaires.

Standard surge protection is 20kV/10kA "Extreme Level" per ANSI C136.2. An optional MOV pack provides 10kV/5kA "Enhanced Level".

Luminaire ships with a 0-10v dimmable driver. Luminaire is continuous and stepped dimming capable via AO option or controls installed on P7 photocontrol receptacle option.

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easy leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 9 (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 – PCLL (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.

Autobahn Series ATBS
Roadway & Security Lighting

PERFORMANCE PACKAGE

ATBS

Performance Package	Distribution	Input Watts	3K (3000K CCT, 70 CRI) Lumens	LPW	B	U	G	4K/5K (4000K/5000K CCT, 70 CRI) Lumens	LPW	B	U	G	LLD @ 25 C 50k Hours	75k Hours	100k Hours
P10	R2	43	5,396	134	1	0	2	5,571	139	1	0	2	0.92	0.88	0.85
	R3		5,281	132	1	0	1	5,526	138	1	0	1			
	R5		5,526	138	3	0	1	5,750	144	3	0	1			
	D3		4,598	124	1	2	3	5,138	129	1	2	3			
	D5		5,372	134	2	3	3	5,790	140	2	3	3			
P20	R2	53	6,208	124	1	0	2	6,609	125	1	0	2	0.92	0.88	0.85
	R3		6,437	125	2	0	2	6,730	125	2	0	2			
	R5		6,526	123	3	0	1	7,138	142	3	0	1			
	D3		6,490	133	2	3	4	6,244	125	1	3	4			
	D5		7,038	141	3	4	4	7,217	146	3	4	4			
P30	R2	62	7,747	125	2	0	2	8,737	126	1	0	1	0.92	0.88	0.85
	R3		7,571	123	2	0	2	8,226	124	2	0	2			
	R5		8,470	141	3	0	2	8,790	148	3	0	2			
	D3		7,431	125	2	3	4	7,795	130	2	3	4			
	D5		8,110	135	3	4	4	8,436	141	3	4	4			
P40	R2	[illegible]	9,136	137	2	0	2	9,512	136	2	0	2	0.92	0.88	0.85
	R3		9,106	137	2	0	2	9,235	134	2	0	2			
	R5		9,898	141	3	0	2	9,910	133	3	0	2			
	D3		8,490	121	2	3	4	8,802	129	2	3	5			
	D5		9,136	137	3	4	5	9,836	135	3	4	5			
P50	R2	82	10,731	129	2	0	3	10,704	127	2	0	2	0.92	0.88	0.85
	R3		10,634	130	2	0	2	10,726	132	2	0	2			
	R5		11,490	140	3	0	2	11,181	138	3	0	2			
	D3		10,148	124	2	4	5	10,553	129	2	4	5			
	D5		10,731	130	3	4	5	11,062	135	3	4	5			
P60	R2	92	11,080	120	2	0	3	11,845	129	2	0	2	0.92	0.88	0.85
	R3		10,711	114	2	0	2	11,282	121	2	0	2			
	R5		12,193	133	3	0	2	12,499	137	3	0	2			
	D3		10,200	111	2	4	5	10,844	118	2	4	5			
	D5		11,621	120	3	4	5	11,533	125	3	4	5			

ATBS with VR

Performance Package	Distribution	Input Watts	3K (3000K CCT, 70 CRI) Lumens	LPW	B	U	G	4K/5K (4000K/5000K CCT, 70 CRI) Lumens	LPW	B	U	G	LLD @ 25 C 50k Hours	75k Hours	100k Hours
P10	R2 with VR	43	4,450	111	1	0	1	4,591	115	1	0	1	0.92	0.88	0.85
	R3 with VR		4,272	107	1	0	1	4,606	115	1	0	1			
	R5 with VR		4,529	113	2	0	1	4,679	117	2	0	1			
P20	R2 with VR	53	5,431	110	1	0	1	5,590	111	1	0	1	0.92	0.88	0.85
	R3 with VR		5,375	103	1	0	1	5,592	112	2	0	1			
	R5 with VR		5,847	113	2	0	1	5,802	114	2	0	1			
P30	R2 with VR	63	6,479	103	2	0	1	6,590	109	2	0	1	0.92	0.88	0.85
	R3 with VR		6,400	107	2	0	1	6,594	109	2	0	1			
	R5 with VR		6,708	112	3	0	1	6,808	112	2	0	1			
P40	R2 with VR	73	7,307	108	2	0	1	7,651	108	2	0	1	0.92	0.88	0.85
	R3 with VR		7,317	105	2	0	1	7,618	109	2	0	1			
	R5 with VR		7,820	110	3	0	1	7,995	111	3	0	1			
P50	R2 with VR	82	8,552	104	2	0	2	8,711	108	2	0	2	0.92	0.88	0.85
	R3 with VR		8,494	104	2	0	1	8,814	107	2	0	1			
	R5 with VR		8,895	103	3	0	1	8,911	109	3	0	1			
P60	R2 with VR	92	9,076	98	2	0	2	9,835	107	2	0	2	0.92	0.88	0.85
	R3 with VR		8,868	97	2	0	1	9,857	107	2	0	1			
	R5 with VR		9,305	101	3	0	1	10,236	111	3	0	1			

Note: Individual fixture performance may vary. Specifications subject to change without notice.

AEL American Electric Lighting
AEL Headquarters: One Lithonia Way, Conyers, Georgia 30012
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Note: 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.

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, Wi-Fi 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 500V (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	293 grams
Network Protocol	IPV4 and IPV6 network compliant

Utility Power Metering

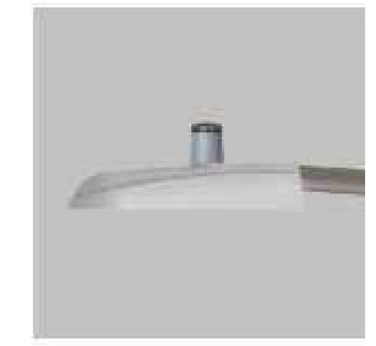
Accuracy	ANSI C12.20 Class 0.5
Accuracy Verification	Infrared pulse
Line Voltage	90V to 500V (50/60Hz)
Line Voltage Accuracy	+/- 0.5%
Current Accuracy	+/- 0.5%
Power	Active/reactive/power factor
Energy Consumption	KWh
Sag & Swell Detection	Yes
On/Off Cycles	Cycle count and cycle variation (fault detection)
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



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Autobahn Series ATBS
Roadway & Security Lighting

ORDERING INFORMATION

ATBS	P10	MVOLT	R2
Series	Performance Packages	Voltage	Optics
ATBS Autobahn LED Roadway & Security	**P10** 5,500 lumens **P20** 6,800 lumens **P30** 8,200 lumens **P40** 9,400 lumens **P50** 10,800 lumens **P60**[4] 11,850 lumens	**MVOLT** Multi-volt, 120-277V **347** 347V **480** 480V	**R2** Roadway Type II **R3** Roadway Type III **R5** Roadway Type V **D3** Type III, Drop Refractor included **D5** Type V, Drop Refractor included

27K MP VR P7

Options

Color Temperature (CCT)
- **(Blank)** 4000K CCT, 70 CRI Min.
- **27K**[2] 2700K CCT, 70 CRI Min.
- **3K** 3000K CCT, 70 CRI Min.
- **5K** 5000K CCT, 70 CRI Min.

Paint
- **Blank** Gray (Standard)
- **BK** Black
- **WH** White
- **BZ** Bronze

Surge Protection
- **Blank** Standard 20kV/10kA SPD
- **MP** MOV Pack 10kV/5kA

Misc.
- **HS** House Side Shield
- **NL** NEMA Label
- **XL** Not CSA Certified
- **VR**[3] Visual Comfort Optic
- **UMR-XX** 8" Horizontal Arm for Round Pole, Painted to match Fixture
- **UMS-XX** 8" Horizontal Arm for Square Pole, Painted to match Fixture
- **UMR-GALV** 8" Horizontal Arm for Round Pole, Painted to match Fixture
- **UMS-GALV** 8" Horizontal Arm for Square Pole, Painted to match Fixture
- **BAA** Buy America(n) Act Compliant

Controls
- **(Blank)** 3 Pin NEMA Photocontrol Receptacle
- **NR**[1] No Photocontrol Receptacle
- **P7** 7 Pin Photocontrol Receptacle (dimmable driver included)
- **PCSS**[1] DTL DSS Photocontrol
- **PCLL**[1] DTL DLL Photocontrol 120-277V
- **AO** Field Adjustable Output
- **SH** Shorting Cap

Packages
- **(Blank)** Standard Pack
- **JP** Job Pack (54/pallet)

Install Packages
- **PKSS** DTL DSS Photocontrol
- **PKLL** DTL DLL Photocontrol

Packages ship with selected photocontrol, 24", 1-1/4" diameter arm, 5' of brewire and mounting hardware

Accessories
- **ATBSREF** Drop Refractor for field installation
- **ATBSHSS** House Side Shield for field installation
- **ATBSLTS** Light Trespass Shield for field installation
- **ATBS LOUVER KIT** Louver Kit for field installation
- **ATBSVR-XX** Visual Comfort Refractor and painted skirt for field installation

Notes
1. Not available with Install Packages.
2. Requires P7.
3. Not available with D3 or D5 option.
4. Not available with 347V and 480V supply voltage options.

AEL American Electric Lighting
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www.americanelectriclighting.com Phone: 1-888-LITHONIA-AEL
Email: TechSupport-AEL@acuitybrands.com
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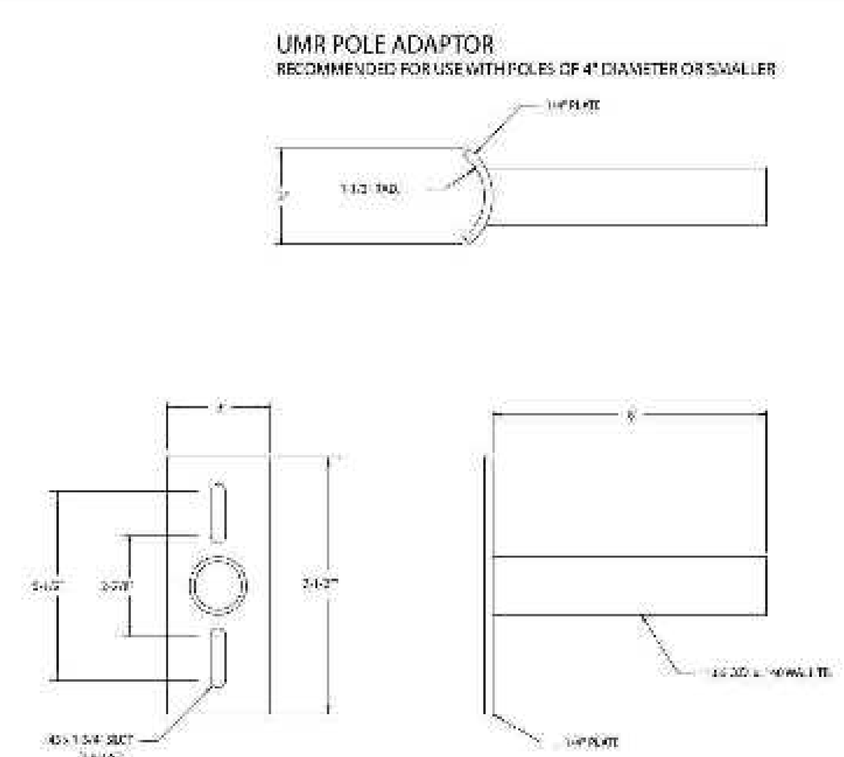
Please contact your sales representative for the latest product information.

Autobahn Series ATBS
Roadway & Security Lighting

UMR POLE ADAPTOR
RECOMMENDED FOR USE WITH POLES OF 4" DIAMETER OR SMALLER



UMS POLE ADAPTOR

AEL American Electric Lighting
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LIGHTING STANDARD AND FOUNDATION DETAILS ARE SHOWN ON THESE DRAWINGS FOR BIDDING PURPOSES ONLY. REFER TO THE NMDOT LATEST CONSTRUCTION STANDARDS FOR EXACT REQUIREMENTS.

100% PLAN SET

BRIAN G. ROBERTSON II
NEW MEXICO
19685
01/08/2026
PROFESSIONAL ENGINEER

REVISIONS

DATE	REV

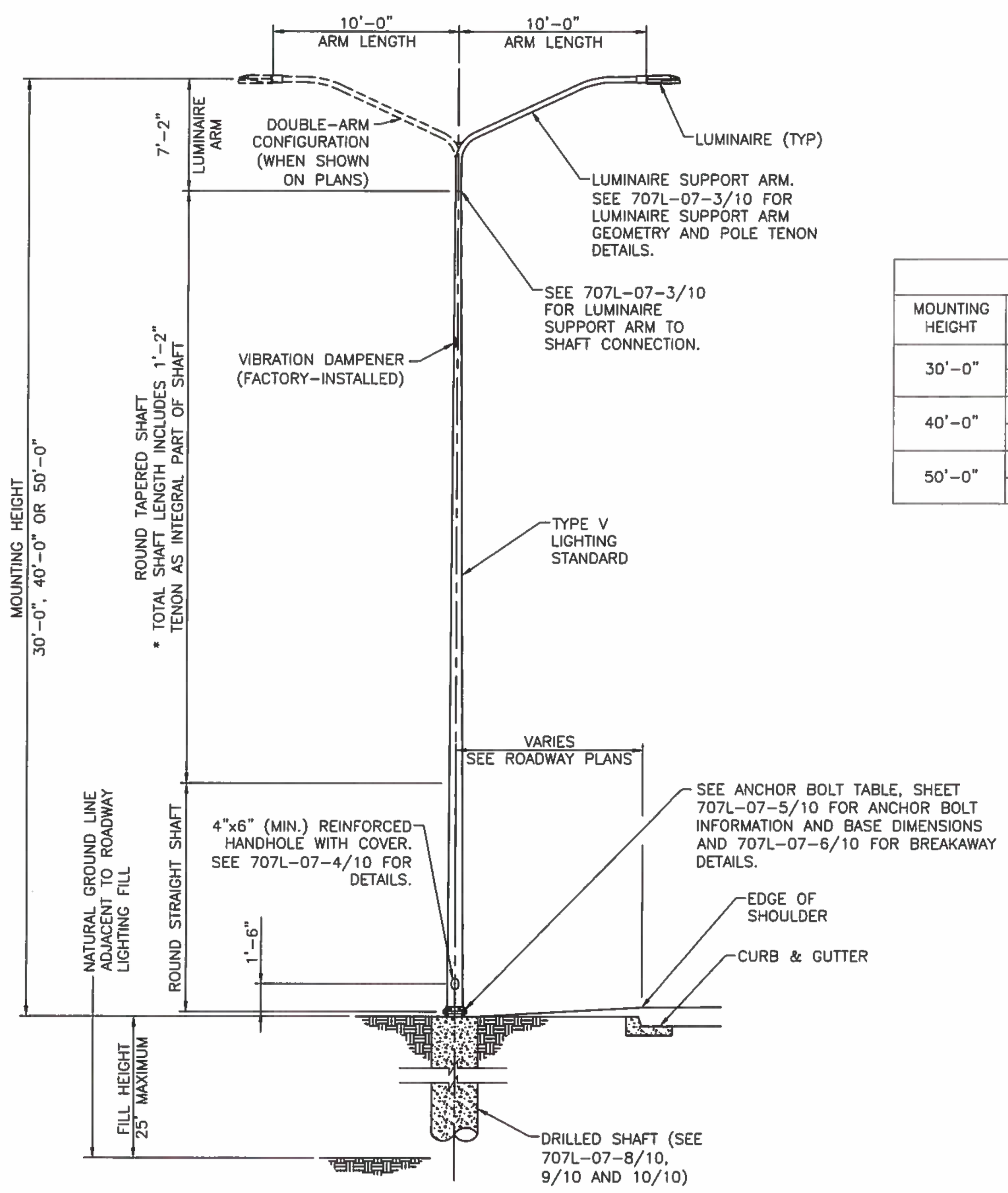
rtm engineering consultants
1626 Cole Blvd. | 300 | Lakewood, CO 80401
T: 303.278.3620

TIERRA CONTENTA PHASE 3A

SITE LIGHTING CUTSHEETS

SCALE	DWG NO.	DATE
AS NOTED	E-300	04/09/2025
P&DR CASE # 2011-109		SHEET NO.

S:\BGPROJECTS\10804.00 TIERRA CONTENTA PHASE 3\CAD\BGCE CAD\10804.00_E-300.DWG



ROADWAY LIGHTING TYPE V POLE ELEVATION

NOT TO SCALE

TABLE OF VARIABLE POLE DIMENSIONS

MOUNTING HEIGHT	ARM CONFIGURATION	MAX TAPERED SHAFT LENGTH	TOTAL SHAFT LENGTH*	OUTSIDE DIAMETER (IN) BOTTOM	OUTSIDE DIAMETER (IN) TOP	MIN SHAFT SECTION THICKNESS (IN)
30'-0"	SINGLE	22'-7"	24'-0"	8.00	4.50	0.156
	DOUBLE					0.219
40'-0"	SINGLE	30'-0"	34'-0"	8.00	4.50	0.25
	DOUBLE					0.375
50'-0"	SINGLE	39'-6"	44'-0"	10.00	4.50	0.25
	DOUBLE					0.375

THIS STANDARD DRAWING IS FOR USE ON NMDOT PROJECTS. OTHERS WHO USE THE NMDOT STANDARD DRAWINGS DO SO AT THEIR OWN RISK. STANDARD DRAWINGS THAT ARE APPLICABLE TO A SPECIFIC PROJECT WILL BE IDENTIFIED ON THE PROJECT PLANS BUT WILL NOT BE PHYSICALLY INCLUDED IN THOSE PLANS. THE DESIGNER WHO SPECIFIES A STANDARD DRAWING ACCEPTS THE RESPONSIBILITY OF DETERMINING THEIR APPLICABILITY.

DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

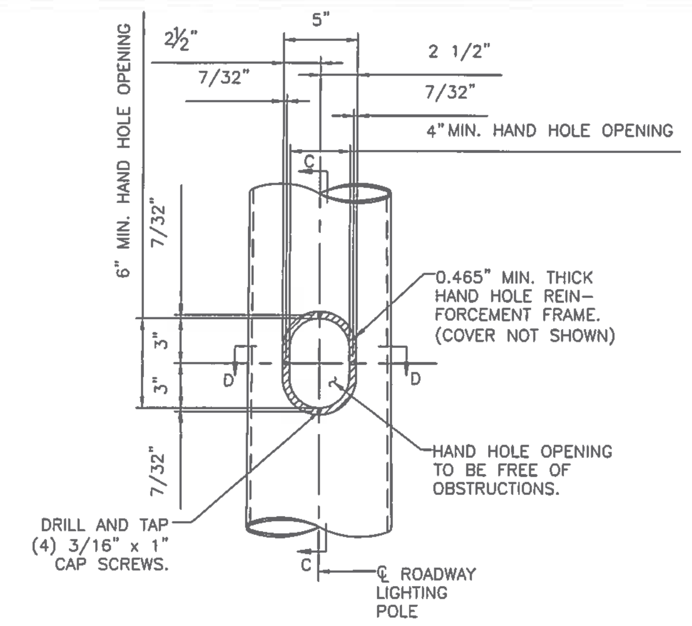
POLE ELEVATION AND DIMENSIONS

707L-07-2/10 2 OF 10

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

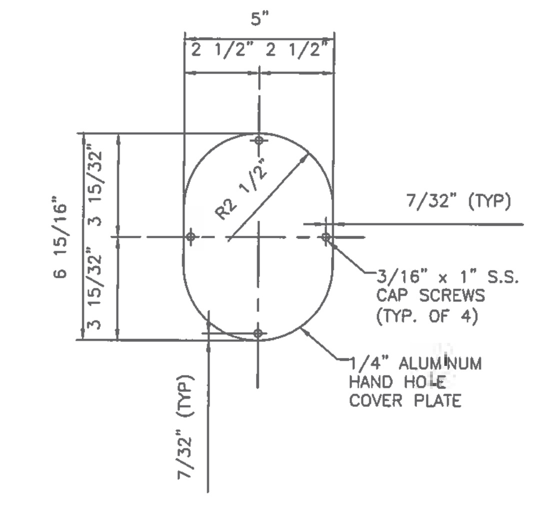
APPROVED FOR USE ON NMDOT PROJECTS: DATE: 3/22/18

Sheet 707-13



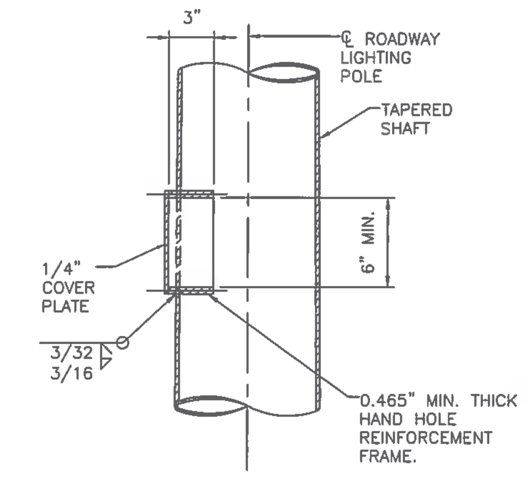
HAND HOLE DETAIL

NOT TO SCALE



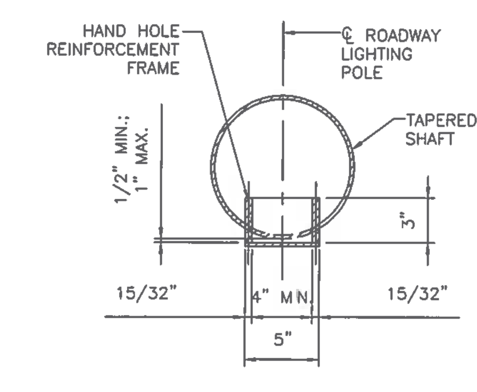
HAND HOLE COVER

NOT TO SCALE



SECTION C-C

NOT TO SCALE



SECTION D-D

NOT TO SCALE

GENERAL NOTES

1. HANDHOLES SHALL BE FREE OF INTERNAL AND EXTERNAL OBSTRUCTIONS WHICH WOULD DAMAGE OR INTERFERE WITH WIRES OR THE PROPER OPERATION OF ANY OTHER ELECTRICAL COMPONENT.
2. HAND HOLE COVER SHALL BE FABRICATED FROM 1/4", ALLOY 6063-T6 PLATE OR MAY BE HINGED WITH A SUITABLE METHOD OF CLOSURE AS APPROVED BY THE PROJECT MANAGER.
3. HAND HOLE REINFORCEMENT FRAME SHALL BE FABRICATED FROM 15/32" (MIN) WALL TUBING, CAST ALLOY 356-T6.
4. COORDINATE LOCATIONS OF HOLES FOR CAP SCREWS IN HAND HOLE COVER PLATES WITH CONSTRUCTION OF HAND HOLE REINFORCING FRAME. TAPPED HOLES SHALL BE CENTERED IN REINFORCING FRAME RING.
5. HAND HOLES SHALL BE ORIENTED DOWNSTREAM OF ONCOMING TRAFFIC.
6. IF HAND HOLE FABRICATION DETAILS OTHER THAN THOSE DEPICTED HEREIN ARE PROPOSED, THE DESIGN SHALL ENSURE THAT SUCH HAND HOLE REINFORCEMENT SHALL STRENGTHEN POLE SHAFT SECTION TO THAT OF A SHAFT FABRICATED WITHOUT A HANDHOLE. DIMENSIONS OF ALTERNATE HAND HOLES FABRICATIONS SHALL BE GENERALLY CONSISTENT WITH THE DIMENSIONS HEREIN.

THIS STANDARD DRAWING IS FOR USE ON NMDOT PROJECTS. OTHERS WHO USE THE NMDOT STANDARD DRAWINGS DO SO AT THEIR OWN RISK. STANDARD DRAWINGS THAT ARE APPLICABLE TO A SPECIFIC PROJECT WILL BE IDENTIFIED ON THE PROJECT PLANS BUT WILL NOT BE PHYSICALLY INCLUDED IN THOSE PLANS. THE DESIGNER WHO SPECIFIES A STANDARD DRAWING ACCEPTS THE RESPONSIBILITY OF DETERMINING THEIR APPLICABILITY.

DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

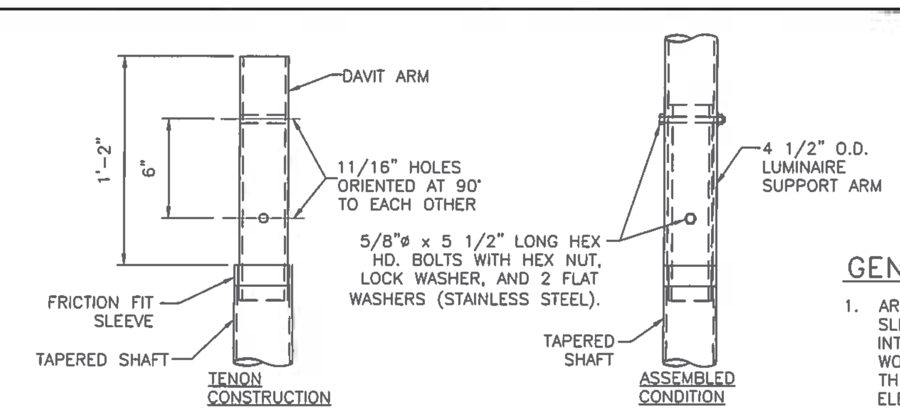
HAND HOLE DETAILS

707L-07-4/10 4 of 10

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

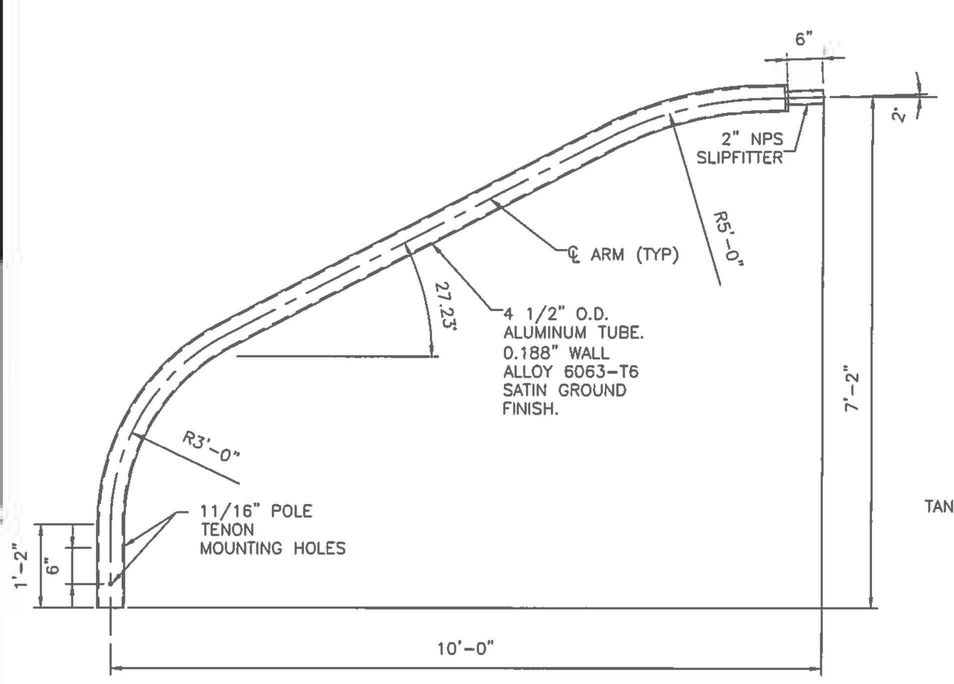
APPROVED FOR USE ON NMDOT PROJECTS: DATE: 3/22/18

Sheet 707-15



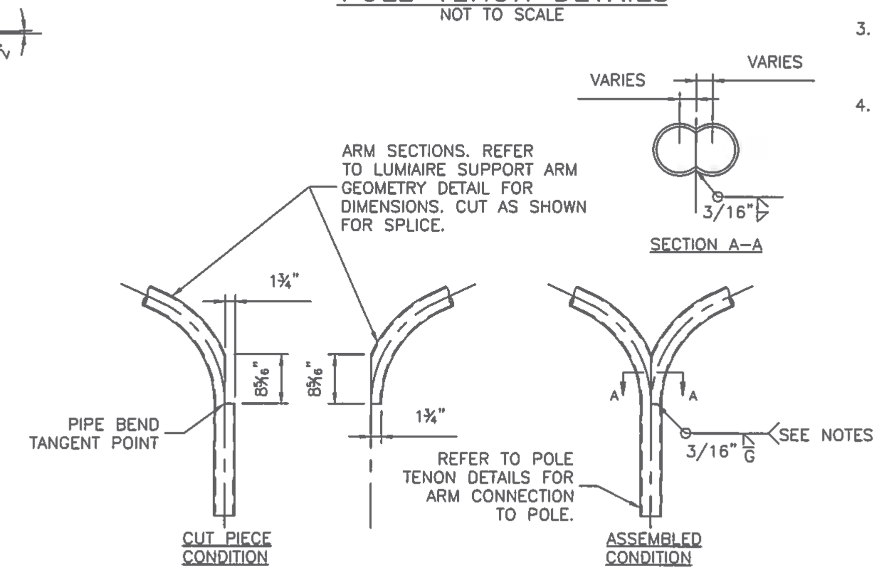
POLE TENON DETAILS

NOT TO SCALE



LUMINAIRE SUPPORT ARM GEOMETRY

NOT TO SCALE



DOUBLE ARM SPLICE DETAILS

NOT TO SCALE

GENERAL NOTES

1. ARM BOTTOM CONNECTIONS AS WELL AS TOP SLIPFITTER CONNECTIONS SHALL BE FREE OF INTERNAL AND EXTERNAL OBSTRUCTIONS WHICH WOULD DAMAGE OR INTERFERE WITH WIRES OR THE PROPER OPERATION OF ANY OTHER ELECTRICAL COMPONENT.
2. ARM MEMBERS MAY TAPER FROM 4 1/2" DIAMETER AT BASE, AT FABRICATOR'S OPTION.
3. HORIZONTAL WELD AT DOUBLE-ARM SPLICE MAY A SQUARE GROOVE WELD WITH BACKING RING, AT FABRICATOR'S OPTION.
4. IF ARM CONNECTION DETAILS OTHER THAN THOSE DEPICTED HEREIN ARE PROPOSED, THE DESIGN SHALL ENSURE THAT THE CONNECTION DEVELOPS THE STRENGTH OF THE 4 1/2" DIAMETER MEMBER. DIMENSIONS OF ALTERNATE CONNECTIONS SHALL BE GENERALLY CONSISTENT WITH THE DIMENSIONS HEREIN.

THIS STANDARD DRAWING IS FOR USE ON NMDOT PROJECTS. OTHERS WHO USE THE NMDOT STANDARD DRAWINGS DO SO AT THEIR OWN RISK. STANDARD DRAWINGS THAT ARE APPLICABLE TO A SPECIFIC PROJECT WILL BE IDENTIFIED ON THE PROJECT PLANS BUT WILL NOT BE PHYSICALLY INCLUDED IN THOSE PLANS. THE DESIGNER WHO SPECIFIES A STANDARD DRAWING ACCEPTS THE RESPONSIBILITY OF DETERMINING THEIR APPLICABILITY.

DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

ARM AND TENON DETAILS

707L-07-3/10 3 of 10

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: DATE: 3/22/18

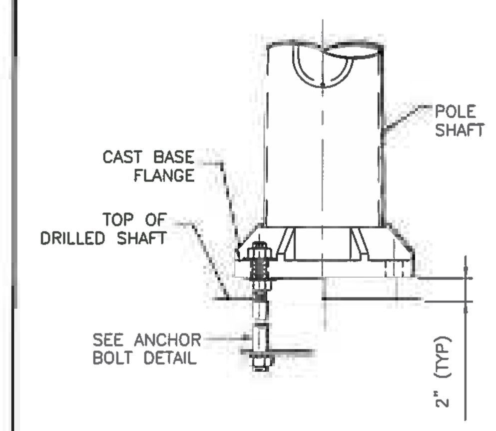
Sheet 707-14

ANCHOR BOLT TABLE

MOUNTING HEIGHT	BOLT DIAMETER	NUMBER OF BOLTS	SLOTTED HOLE SIZE	BOLT CIRCLE DIAMETER "B"	BOLT TEMPLATE O.D.	BOLT TEMPLATE I.D.	BASE PLATE OPENING "A"	BASE PLATE WIDTH "C"	BASE PLATE THICKNESS "D"
(FT)	(IN)		(IN x IN)	(IN)	(IN)	(IN)	(IN)	(IN)	(IN)
50	1.0	4	1.25 x 2.25	15.0	18.0	12.0	7.0	16.0	1.0
40	1.0	4	1.25 x 2.25	11.5	14.5	8.5	6.0	14.0	1.0
30	1.0	4	1.25 x 2.25	11.5	14.5	8.5	5.0	14.0	1.0

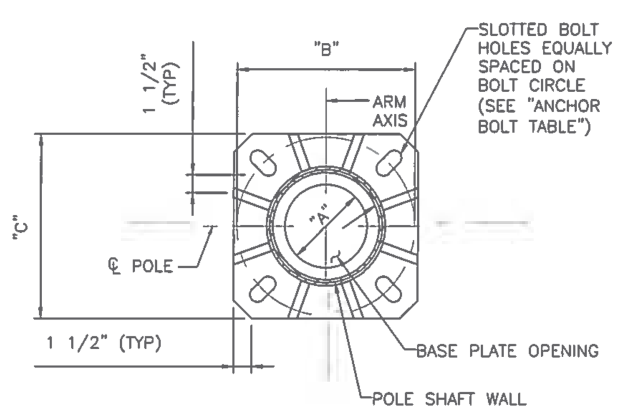
BASE WELD TABLE

MOUNTING HEIGHT	WELD SIZE (SINGLE ARM)	WELD SIZE (DOUBLE ARM)
(FT)	(IN)	(IN)
50	5/16	3/8
40	5/16	3/8
30	1/4	1/4



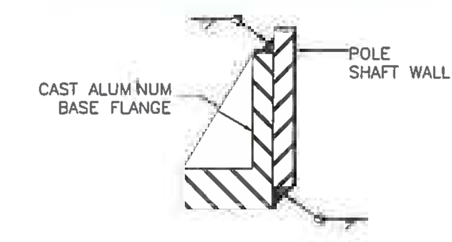
POLE BASE ELEVATION

NOT TO SCALE



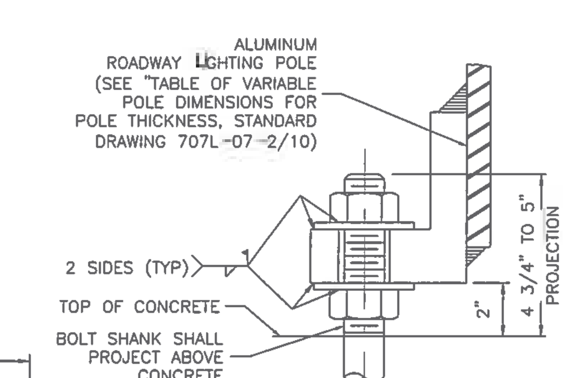
POLE BASE PLAN

NOT TO SCALE



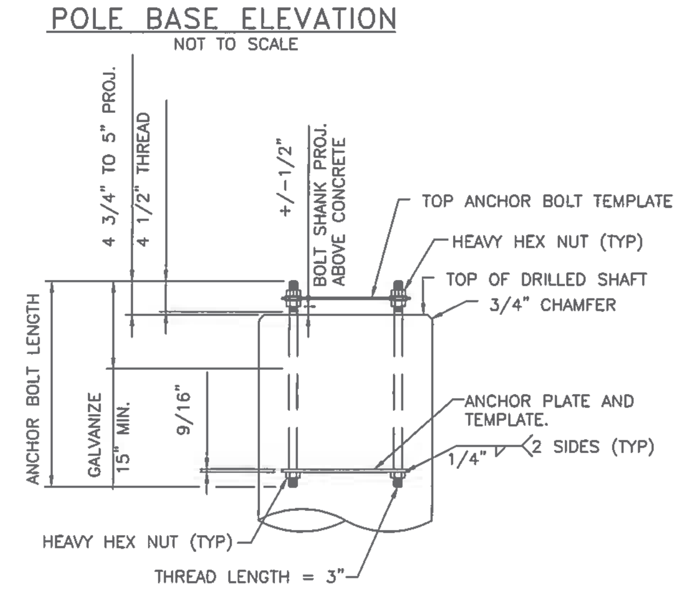
BASE WELD DETAIL

NOT TO SCALE



ANCHOR BOLT DETAIL

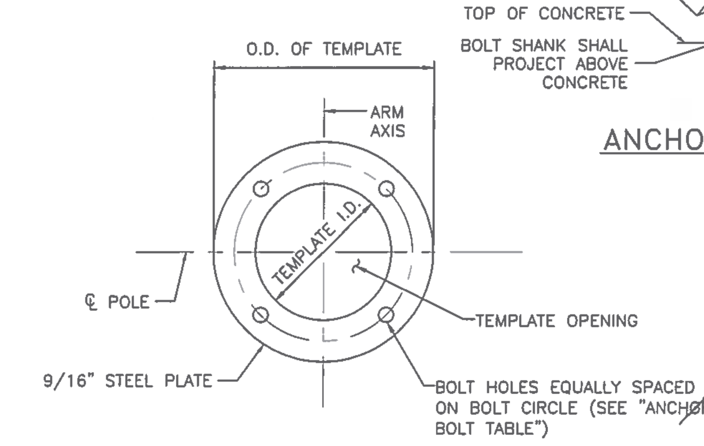
NOT TO SCALE



ANCHOR BOLT ASSEMBLY

NOT TO SCALE

(SEE ANCHOR BOLT TABLE)



ANCHOR BOLT AND ANCHOR PLATE TEMPLATE

NOT TO SCALE

GENERAL NOTES

1. REFER TO STANDARD DRAWING 707L-07-6/10 FOR BREAKAWAY POLE BASE SYSTEM DETAILS AND REQUIREMENTS.
2. INSTALL DIRECT-MOUNT BASE ONLY WHEN SPECIFIED. REFER TO PLANS FOR DIRECT-MOUNT OR BREAKAWAY BASE REQUIREMENT.
3. ALUMINUM BASE FLANGE SHALL BE CAST FROM ALUMINUM ALLOY 356 T6, CONFORMING TO ASTM B 108. BASE FLANGE SHALL ACCOMMODATE FOUR ANCHOR BOLTS AS SHOWN, AND SHALL BE CAPABLE OF DEVELOPING THE FULL MOMENT, SHEAR, AND TORSIONAL STRENGTHS OF THE ALUMINUM POLE SHAFTS. BASE FLANGE SHALL ACCOMMODATE POLE SHAFT OUTSIDE DIAMETER, OR POLE SHAFT DIAMETER MAY BE INCREASED TO BE COMPATIBLE WITH BASE FLANGE.
4. ANCHOR BOLTS AND BOLT CIRCLE DIMENSIONS FOR THE ALUMINUM POLE SHALL ACCOMMODATE THE PROVIDED CAST BASE FLANGE. ANCHOR BOLT SIZES SHOWN SHALL BE CONSIDERED A MINIMUM.
5. ANCHOR BOLT PROJECTION LENGTHS AND TOTAL LENGTHS SHOWN IN STANDARD DRAWINGS 707L-07-9/10 AND 10/10 APPLY TO DIRECT-MOUNT BASE CONDITION. ADJUST ACCORDINGLY FOR BREAKAWAY BASE CONDITION.
6. WHEN BREAKAWAY COUPLINGS ARE SPECIFIED, THREAD UNC OF ANCHOR BOLTS SHALL MATCH THAT OF THE COUPLINGS.

THIS STANDARD DRAWING IS FOR USE ON NMDOT PROJECTS. OTHERS WHO USE THE NMDOT STANDARD DRAWINGS DO SO AT THEIR OWN RISK. STANDARD DRAWINGS THAT ARE APPLICABLE TO A SPECIFIC PROJECT WILL BE IDENTIFIED ON THE PROJECT PLANS BUT WILL NOT BE PHYSICALLY INCLUDED IN THOSE PLANS. THE DESIGNER WHO SPECIFIES A STANDARD DRAWING ACCEPTS THE RESPONSIBILITY OF DETERMINING THEIR APPLICABILITY.

DATE	BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

BASE PLATE & ANCHOR BOLT DETAILS

707L-07-5/10 5 of 10

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: DATE: 3/22/18

Sheet 707-16

LIGHTING STANDARD AND FOUNDATION DETAILS ARE SHOWN ON THESE DRAWINGS FOR BIDDING PURPOSES ONLY. REFER TO THE NMDOT LATEST CONSTRUCTION STANDARDS FOR EXACT REQUIREMENTS.

100% PLAN SET

REVISIONS

DATE	REV

rtm engineering consultants

TIERRA CONTENTA PHASE 3A

SITE LIGHTING DETAILS

SCALE	DWG NO.	DATE
AS NOTED	E-301	04/09/2025
P&DR CASE # 2011-109		SHEET NO.

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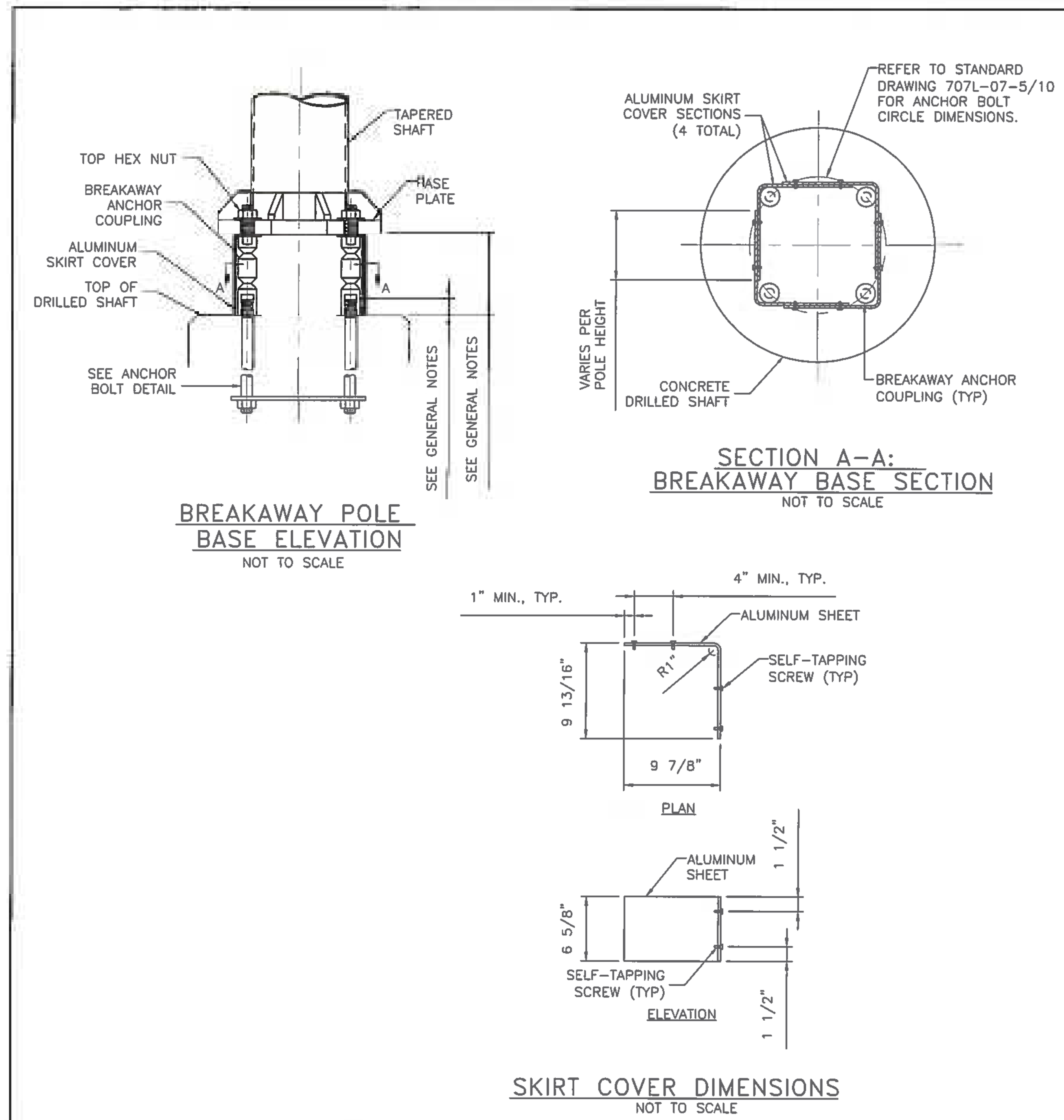


GENERAL NOTES

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)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

ROADWAY LIGHTING SUPPORT STRUCTURES TYPE V

BREAKAWAY BASE DETAILS

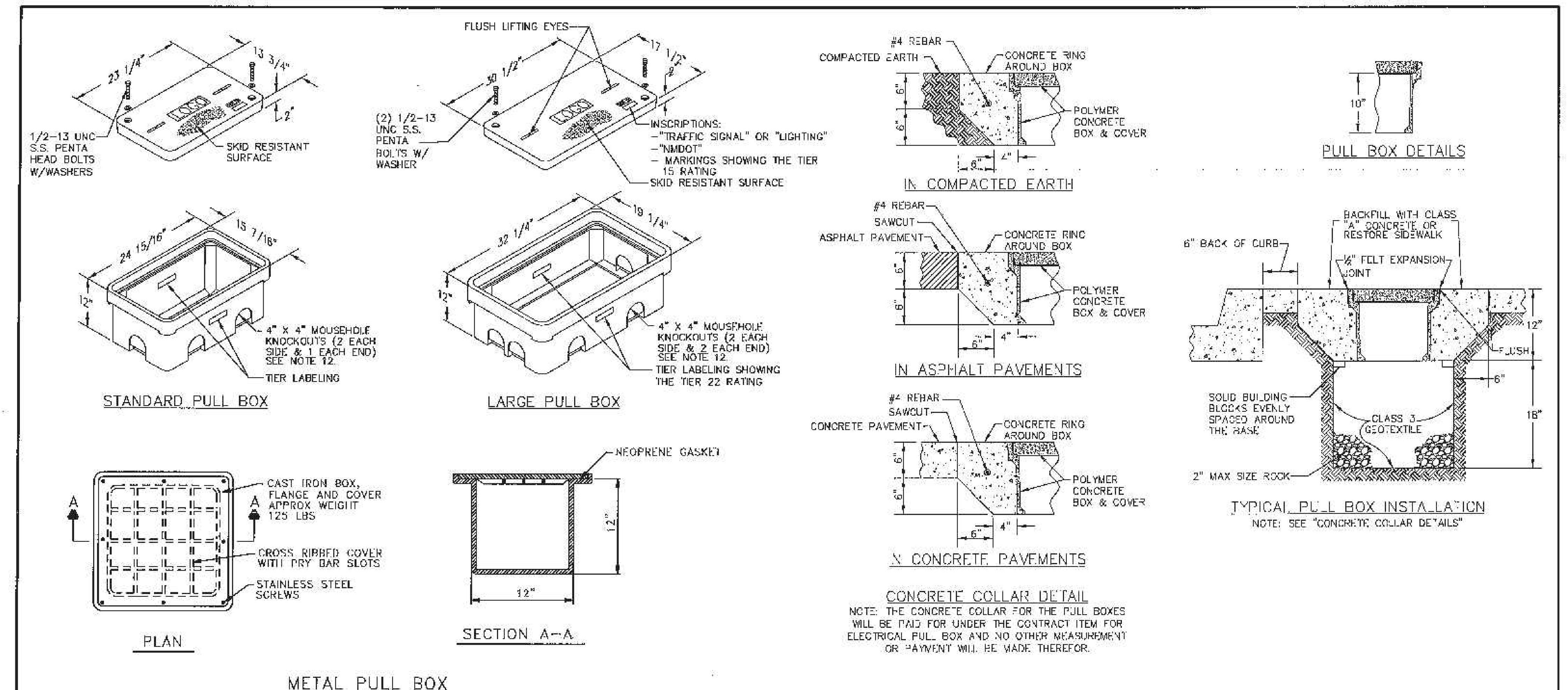
JOHN MIGLIACCIO NEW MEXICO 19258 03/19/18 PROFESSIONAL ENGINEER

DESIGNED BY: JAZ DRAWN BY: RJK CHECKED BY: JJM

APPROVED FOR USE ON NMDOT PROJECTS: DATE: 3/22/18

707L-07-6/10 6 of 10

Sheet 707-17



PULL BOX NOTES:

1. ALL NON-DELIBERATE TRAFFIC PULL BOX COVERS MUST COMPLY WITH ALL TEST PROVISIONS OF ANSI/SCTE 77 2007 "SPECIFICATION FOR UNDERGROUND ENCLOSURE INTEGRITY", AND MUST MEET THE TIER 15 APPLICATION. MARKINGS SHOWING THE TIER 15 RATING MUST BE EMBOSSED ON THE TOP SURFACE OF THE COVER.
2. ALL NON-DELIBERATE TRAFFIC PULL BOXES MUST COMPLY WITH ALL TEST PROVISIONS OF ANSI/SCTE 77 2007 "SPECIFICATION FOR UNDERGROUND ENCLOSURE INTEGRITY", AND MUST MEET THE TIER 22 APPLICATION. MARKINGS SHOWING THE TIER 22 RATING MUST BE LABELED OR STENCILED ON THE INSIDE AND OUTSIDE OF THE BOX.
3. ALL NON-DELIBERATE TRAFFIC PULL BOXES AND COVER MUST BE MADE OF POLYMER CONCRETE WITH FIBERGLASS REINFORCEMENT. THE BOX MUST HAVE CONTINUOUS FIBERGLASS CLOTH REINFORCEMENT ON THE INSIDE AND OUTSIDE PERIMETERS. THE COVERS MUST HAVE A MINIMUM OF TWO LAYERS OF FIBERGLASS CLOTH REINFORCEMENT.
4. ALL TRAFFIC PULL BOXES AND COVERS MUST BE MADE FROM MATCHED METAL TOOLING TO ENSURE PRODUCT UNIFORMITY.
5. ALL NON-DELIBERATE TRAFFIC PULL BOXES AND COVERS MUST BE TESTED AND CERTIFIED BY UL (UNDERWRITERS LABORATORIES) OR A NATIONALLY RECOGNIZED THIRD PARTY INDEPENDENT TEST LAB AND REVIVIFIED EVERY YEAR TO MEET THE ANSI/SCTE 77 SPECIFICATIONS.
6. COVERS MUST BE SECURED TO PULL BOX USING 1/2-13 UNC S.S. PENTA HEAD BOLTS W/WASHERS.
7. FASTENERS MUST BE CAPABLE OF WITHSTANDING A TORQUE OF 56 FT LBS AND A PULL-OUT STRENGTH OF 750 LBS. THE PULL-OUT TEST MUST BE PERFORMED WITH THE COVER IN PLACE AND THE FASTENERS TORQUED TO 56 FT LBS. FASTENERS, INSERTS AND COVER MUST NOT BE DAMAGED BY THE PERFORMANCE OF THIS TEST.
8. COVERS MUST BE MARKED "NMDOT" AND HAVE A NONSKID SURFACE WITH RECESSED LOCK-DOWN LOCATIONS FOR PENTA HEAD BOLTS.
9. THE NOMINAL DIMENSIONS OF THE OPENING IN WHICH THE COVER SETS MUST BE THE SAME AS THE COVER DIMENSIONS EXCEPT THE LENGTH AND WIDTH DIMENSIONS MUST BE 1/8 OR GREATER.
10. PULL BOX TYPE AND LOGO SHALL BE APPROVED BY THE PROJECT MANAGER.
11. COLOR OF CONCRETE COLLAR SHALL MATCH COLOR OF SURROUNDING COLORED CONCRETE.
12. 4"x4" MOUSEHOLES MAY BE USED IF REQUESTED.

DRAWING NOT TO SCALE

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

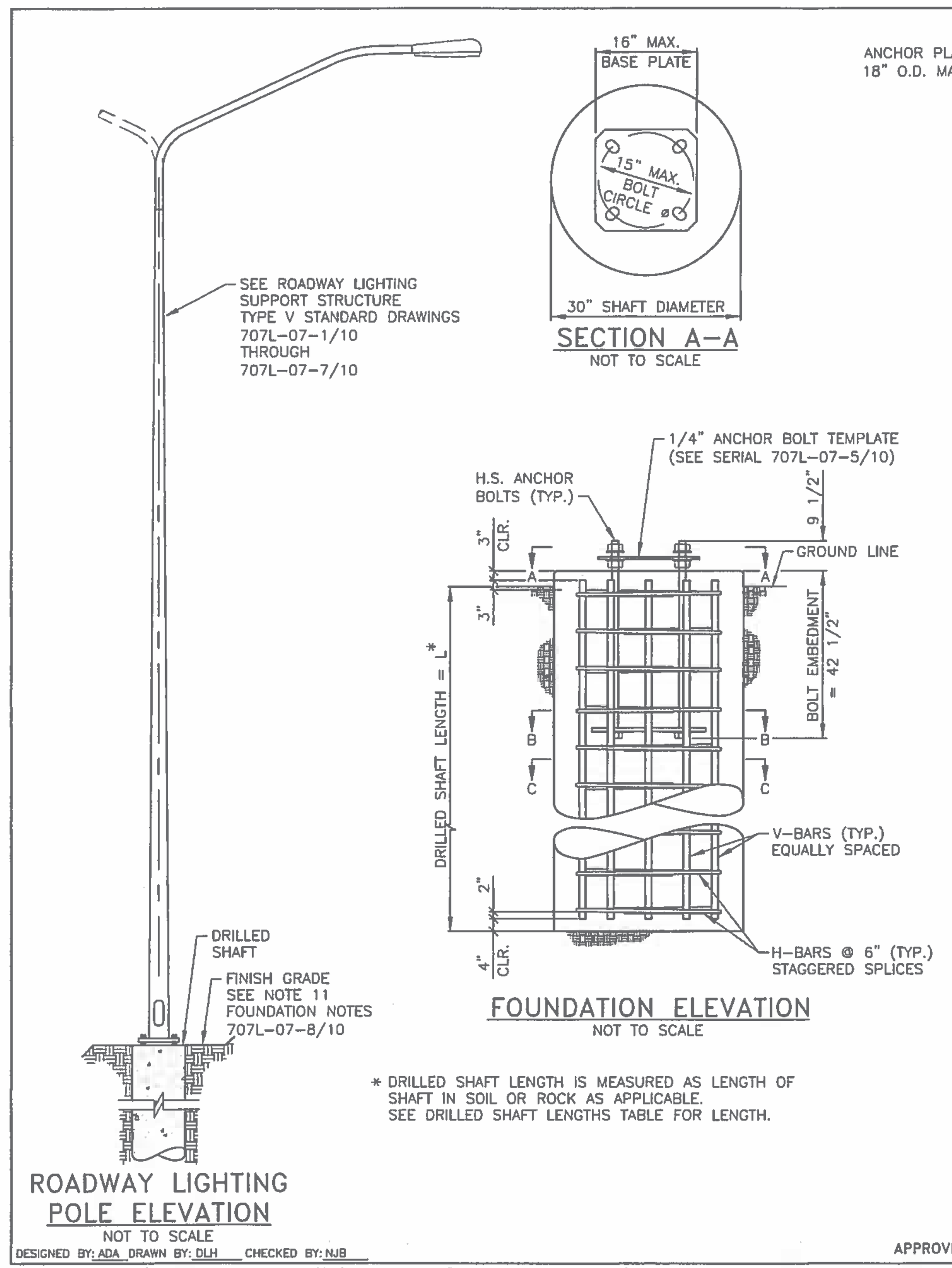
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

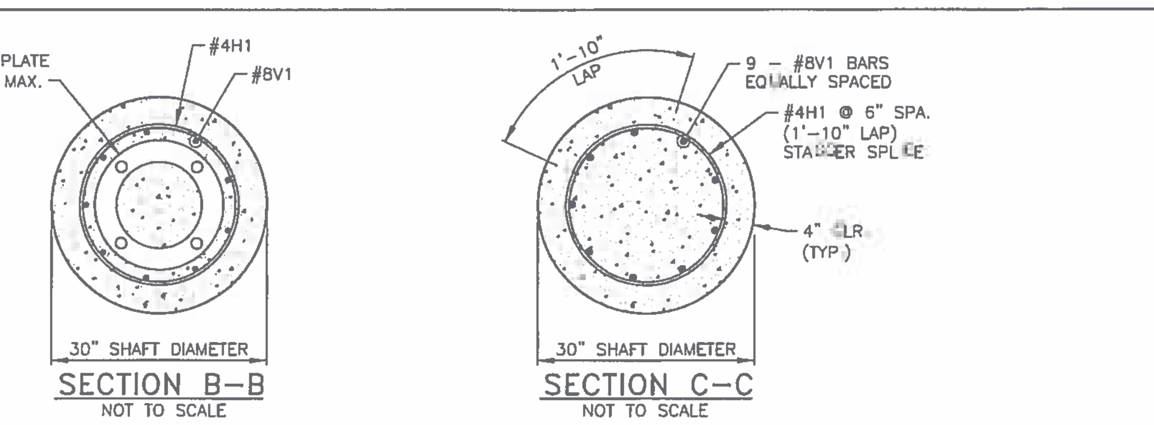
AFSHIN JIAN NEW MEXICO 16226 LICENSED PROFESSIONAL ENGINEER

PULL BOX DETAILS

710S-01-1/1

Sheet 710-01





DRILLED SHAFT LENGTHS

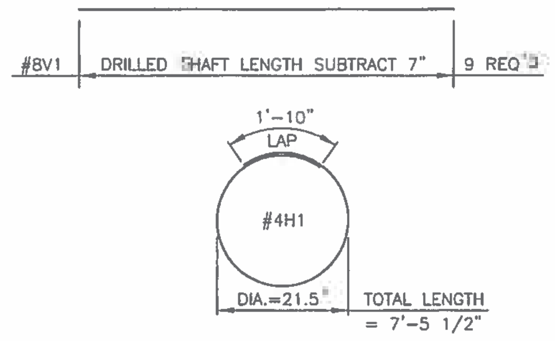
SEE NOTE 9 FOUNDATION NOTES 707-07-8/10

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



* DRILLED SHAFT LENGTH IS MEASURED AS LENGTH OF SHAFT IN SOIL OR ROCK AS APPLICABLE. SEE DRILLED SHAFT LENGTHS TABLE FOR LENGTH.

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

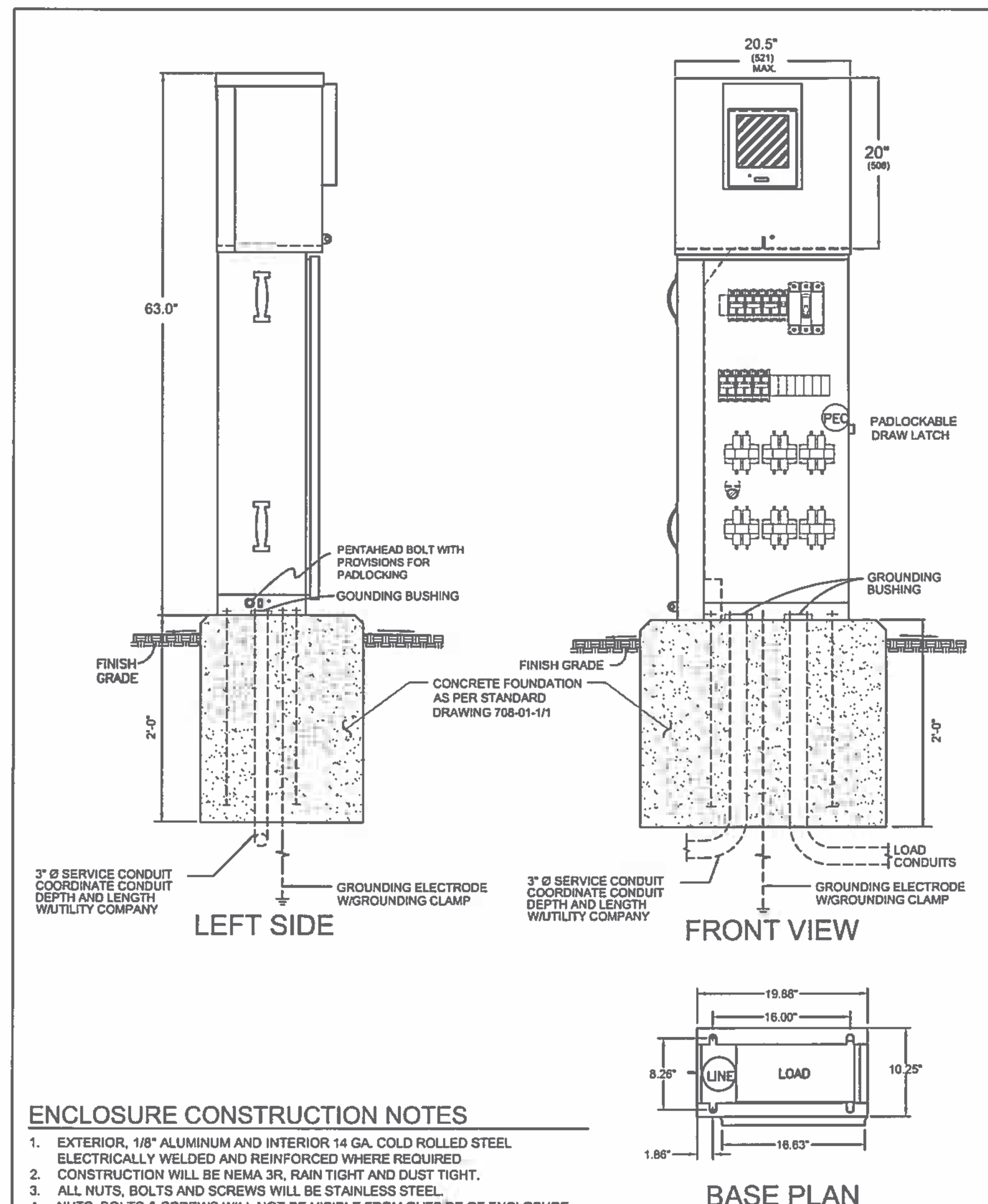
ALYSSA J BEACH NEW MEXICO 23675 5/19/2017 REGISTERED PROFESSIONAL ENGINEER

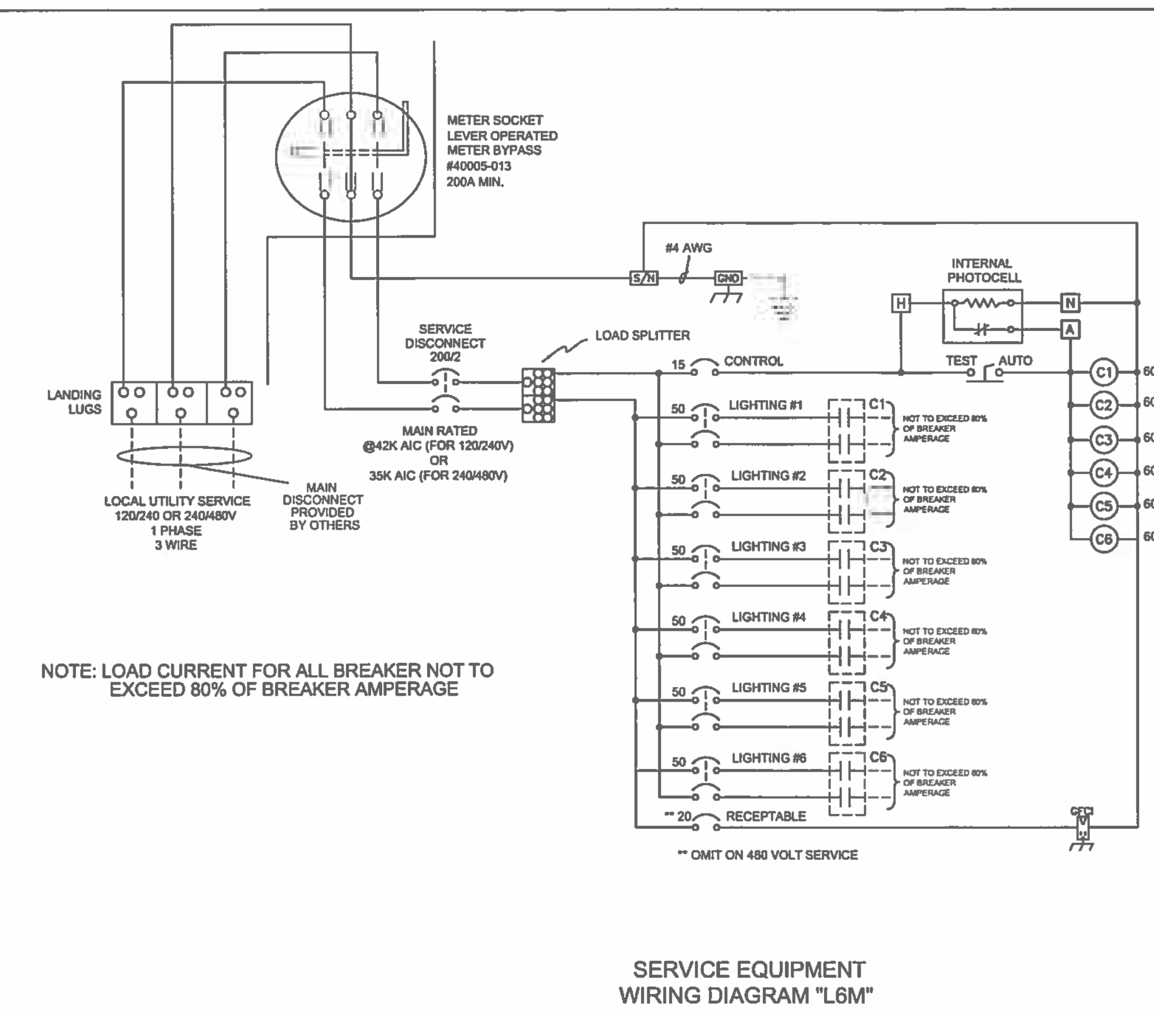
DESIGNED BY: ADA DRAWN BY: DLH CHECKED BY: NJB

APPROVED FOR USE ON NMDOT PROJECTS: DATE: 11/17/17

707L-07-9/10 9 of 10

Sheet 707-20





NOTE: LOAD CURRENT FOR ALL BREAKER NOT TO EXCEED 80% OF BREAKER AMPERAGE

SERVICE EQUIPMENT WIRING DIAGRAM "L6M"

ENCLOSURE CONSTRUCTION NOTES

1. EXTERIOR, 1/8" ALUMINUM AND INTERIOR 14 GA. COLD ROLLED STEEL ELECTRICALLY WELDED AND REINFORCED WHERE REQUIRED
2. CONSTRUCTION WILL BE NEMA 3R, RAIN TIGHT AND DUST TIGHT.
3. ALL NUTS, BOLTS AND SCREWS WILL BE STAINLESS STEEL.
4. NUTS, BOLTS & SCREWS WILL NOT BE VISIBLE FROM OUTSIDE OF ENCLOSURE
5. NAMEPLATES WILL BE PROVIDED AS REQUIRED.
6. CONTROL WIRING WILL BE MARKED AS BOTH ENDS BY PERMANENT WIRE MARKERS.
7. A PLASTIC COVERED WIRING DIAGRAM WILL BE ATTACHED TO THE INSIDE OF THE FRONT DOOR.
8. ENCLOSURE WILL BE FACTORY WIRED AND CONFORM TO REQUIRED NEMA AND US 508A STANDARDS.
9. CIRCUIT BREAKERS SHALL BE CABLE-IN/CABLE-OUT WITH LINE ON TOP & LOAD ON THE BOTTOM. HAND POSITION UP = "ON" MIDDLE= "TRIPPED" DOWN = "OFF".
10. CONCRETE FOUNDATIONS INCLUDING EXCAVATION AND BACKFILL, CONCRETE AND ANCHOR BOLTS COMPLETE IN PLACE WILL BE CONSIDERED INCIDENTAL TO THE METER PEDESTAL.

DESIGNER SPECIFY THE FOLLOWING ON YOUR PLAN

POWDER COAT COLORS
- ☐ WHITE
- ☐ RANCH GREEN
- ☐ MINT GREEN
- ☐ OTHER
- ☐ CAMEL

PHOTO ELECTRIC CELL
- ☐ ON LIGHT POLE
- ☐ IN SERVICE CABINET

VOLTAGE SOURCE (SERVICE)
- ☐ 120/240
- ☐ 240/480

edd_trf\preliminary drawings & docs\Signal_Lighting\Non_PSE_Design\Signal & Lighting Details by TESCO\AutoCAD\706L-08-1of2.dwg

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

LIGHTING CABINET DIAGRAM L6M 6 CIRCUIT, METERED

APPROVED ____ DESIGN ENGINEER ____ DATE

DESIGNED BY ___ DRAWN BY ___ CHECKED BY ___

706L-08-1/2 SHEET 1 OF 2

AFSHIN JIAN NEW MEXICO 16226 2-13-15 LICENSED PROFESSIONAL ENGINEER

Sheet 706-12

BRIAN G ROBERTSON II NEW MEXICO 19685 01/08/2026 PROFESSIONAL ENGINEER

LIGHTING STANDARD AND FOUNDATION DETAILS ARE SHOWN ON THESE DRAWINGS FOR BIDDING PURPOSES ONLY. REFER TO THE NMDOT LATEST CONSTRUCTION STANDARDS FOR EXACT REQUIREMENTS.

REVISIONS	
DATE	REV

rtm engineering consultants
1626 Cole Blvd. | 300 | Lakewood, CO 80401 T: 303.278.3820

TIERRA CONTENTA PHASE 3A

SITE LIGHTING DETAILS

SCALE	DWG NO.	DATE
AS NOTED	E-302	04/09/2025

P&DR CASE # 2011-109 SHEET NO.

100% PLAN SET

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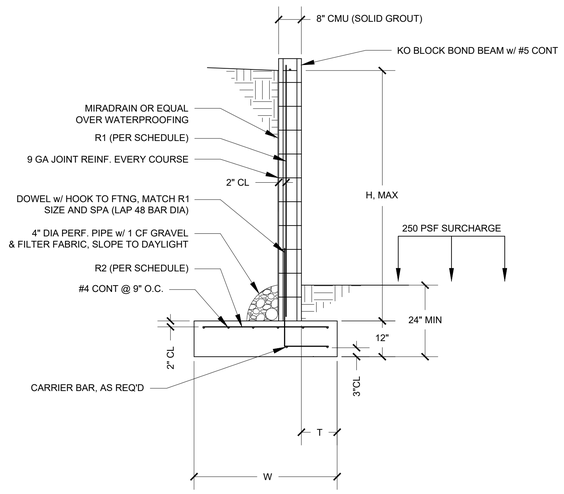
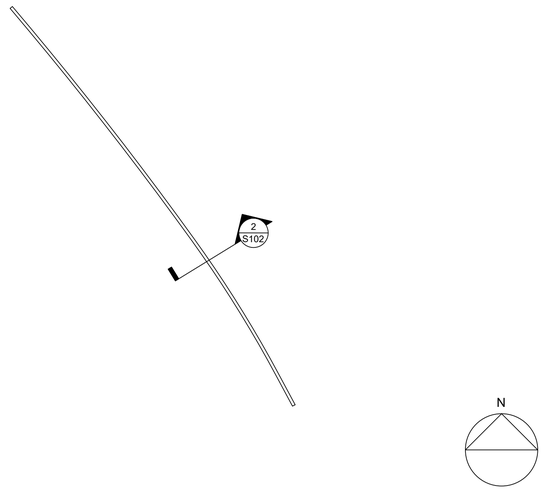


WALL SCHEDULE

H	W	T	R1	R2	KEY
≤7'-0"	4'-0"	1'-0"	#6@16" O.C.	#4@16" O.C.	NONE
≤5'-0"	2'-9"	1'-0"	#4@24" O.C.	#4@24" O.C.	NONE
≤3'-0"	2'-0"	0'-8"	#4@48" O.C.	#4@48" O.C.	NONE

2 8" CMU RETAINING WALL SCHEDULE - TRAFFIC SURCHARGE AT TOE
SCALE: 1/2" = 1'-0"



1 CMU RETAINING WALL PLAN
SCALE: 1/16" = 1'-0"

ORIGINAL DRAWING IS 36 X 24

Luchini Trujillo
Structural Engineers

2019 Galisteo St D2
Santa Fe, NM 87505

4110 Wolcott Ave NE Ste. C
Albuquerque, NM 87109

INFO@LTSENG.COM
505.424.3232 www.LTSENG.com

SEAL:

REVISIONS:

No.	Description	Date

PROJECT NAME:

TIERRA CONTENTA
PHASE 3A

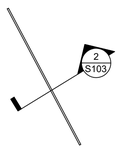
SHEET TITLE:

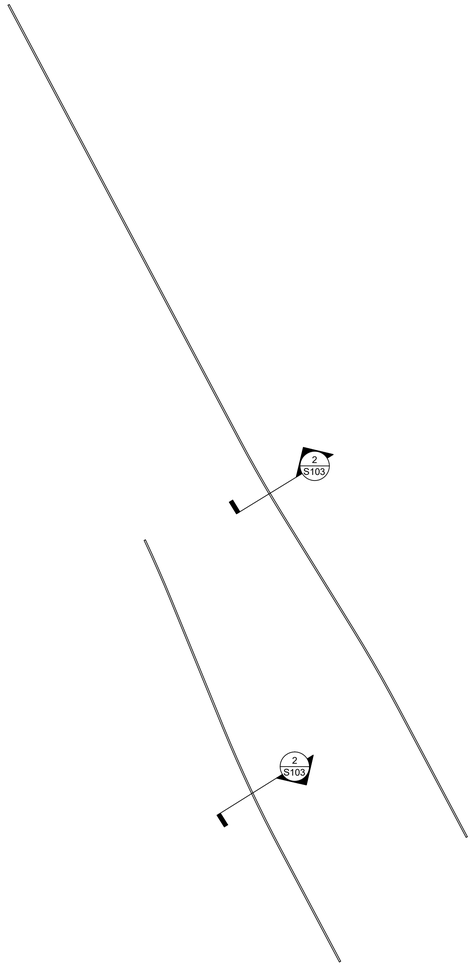
PASEO DEL SOL
WEST
CONNECTION

Project number	2724
Date	February 21, 2025
Drawn by	AEL
Checked by	AEL

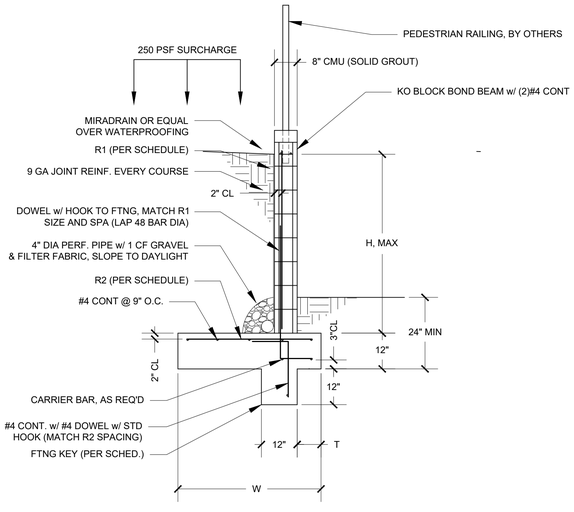
S102

Scale





1 CMU RETAINING WALL PLAN
SCALE: 1/32" = 1'-0"



WALL SCHEDULE

H	W	T	R1	R2	KEY
≤5'-0"	4'-0"	0'-8"	#5@16" O.C.	#4@16" O.C.	12"x12"
≤3'-0"	3'-6"	0'-8"	#4@32" O.C.	#4@32" O.C.	NONE

2 8" CMU RETAINING WALL SCHEDULE - TRAFFIC SURCHARGE AT HEEL
SCALE: 1/2" = 1'-0"

Luchini Trujillo
Structural Engineers

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SEAL:

REVISIONS:

No.	Description	Date

PROJECT NAME:

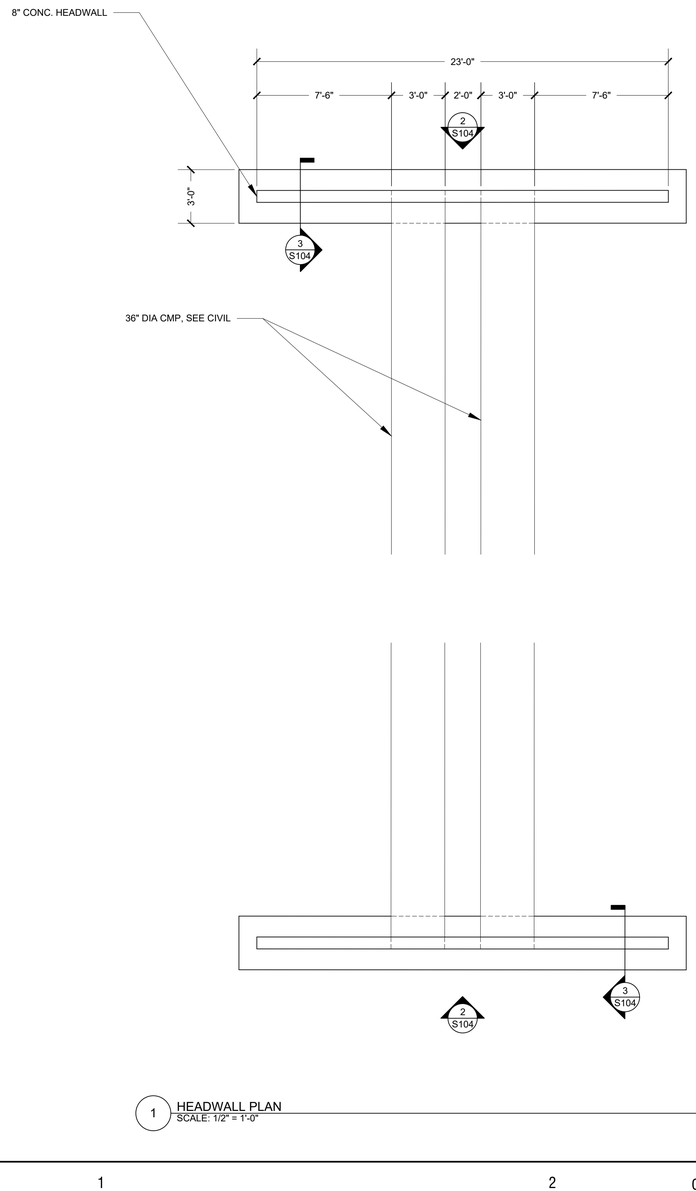
TIERRA CONTENTA
PHASE 3A

SHEET TITLE:

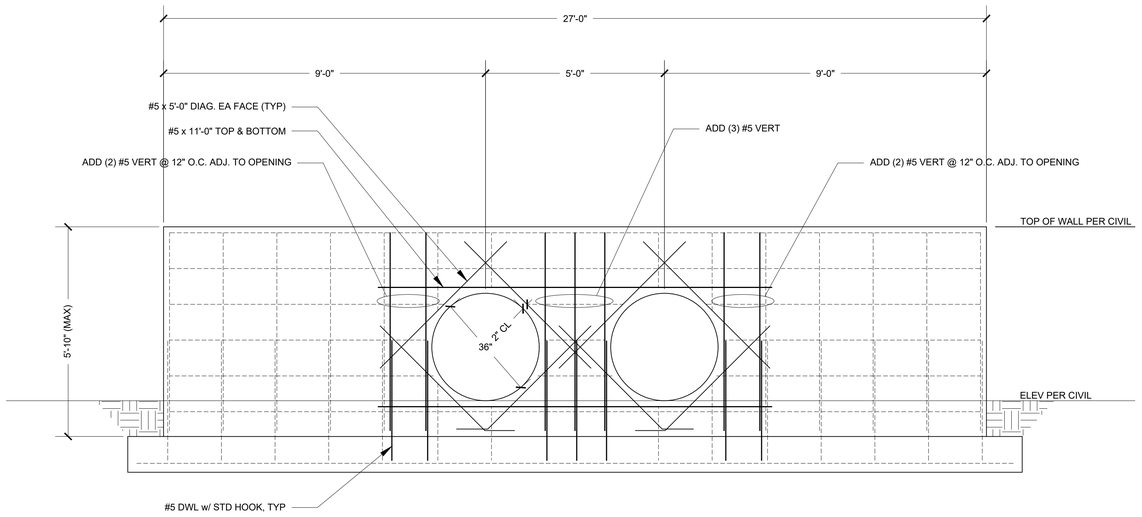
PASEO DEL SOL
ARROYO
CROSSING

Project number	2724
Date	February 21, 2025
Drawn by	AEL
Checked by	AEL
	S103
Scale	

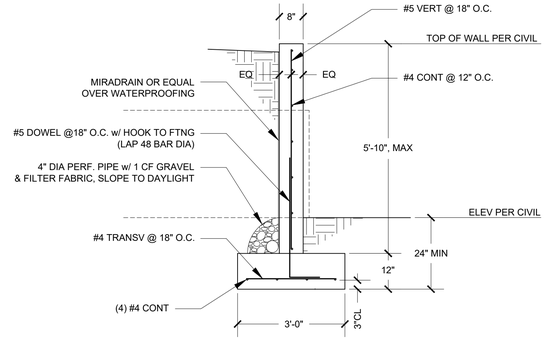
ORIGINAL DRAWING IS 36 X 24



1 HEADWALL PLAN
SCALE: 1/2" = 1'-0"



2 HEADWALL ELEVATION
SCALE: 1/2" = 1'-0"



3 HEADWALL SECTION
SCALE: 1/2" = 1'-0"

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SEAL:

REVISIONS:

No.	Description	Date

PROJECT NAME:

TIERRA CONTENTA
PHASE 3A

SHEET TITLE:

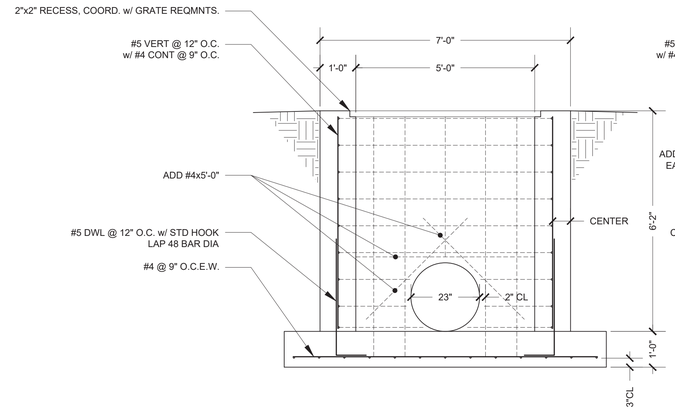
PASEO DEL SOL
WEST
HEADWALLS

Project number	2724
Date	February 21, 2025
Drawn by	AEL
Checked by	AEL

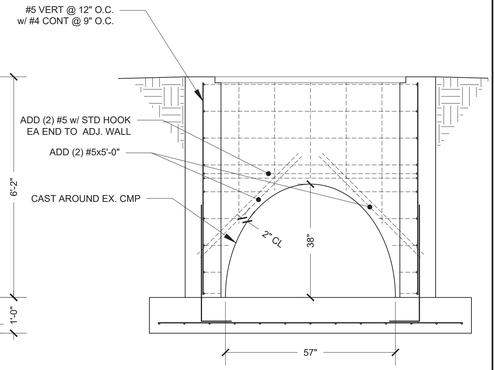
S104

Scale

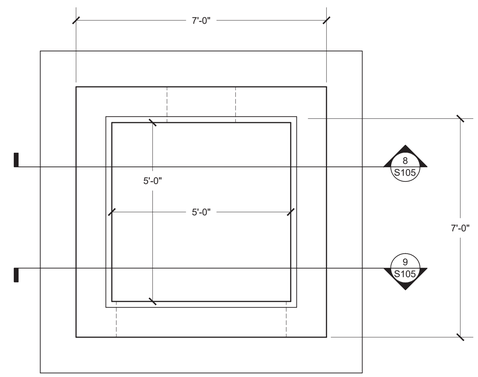
ORIGINAL DRAWING IS 36 X 24



8 OUTLET - POND A1 SECTION
SCALE: 1/2" = 1'-0"



9 OUTLET - POND A1 SECTION
SCALE: 1/2" = 1'-0"



7 OUTLET PLAN - POND A1
SCALE: 1/2" = 1'-0"

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TIERRA CONTENTA
PHASE 3A

SHEET TITLE:

POND A1.

Project number	2724
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Checked by	AEL
	S105
Scale	

ORIGINAL DRAWING IS 36 X 24