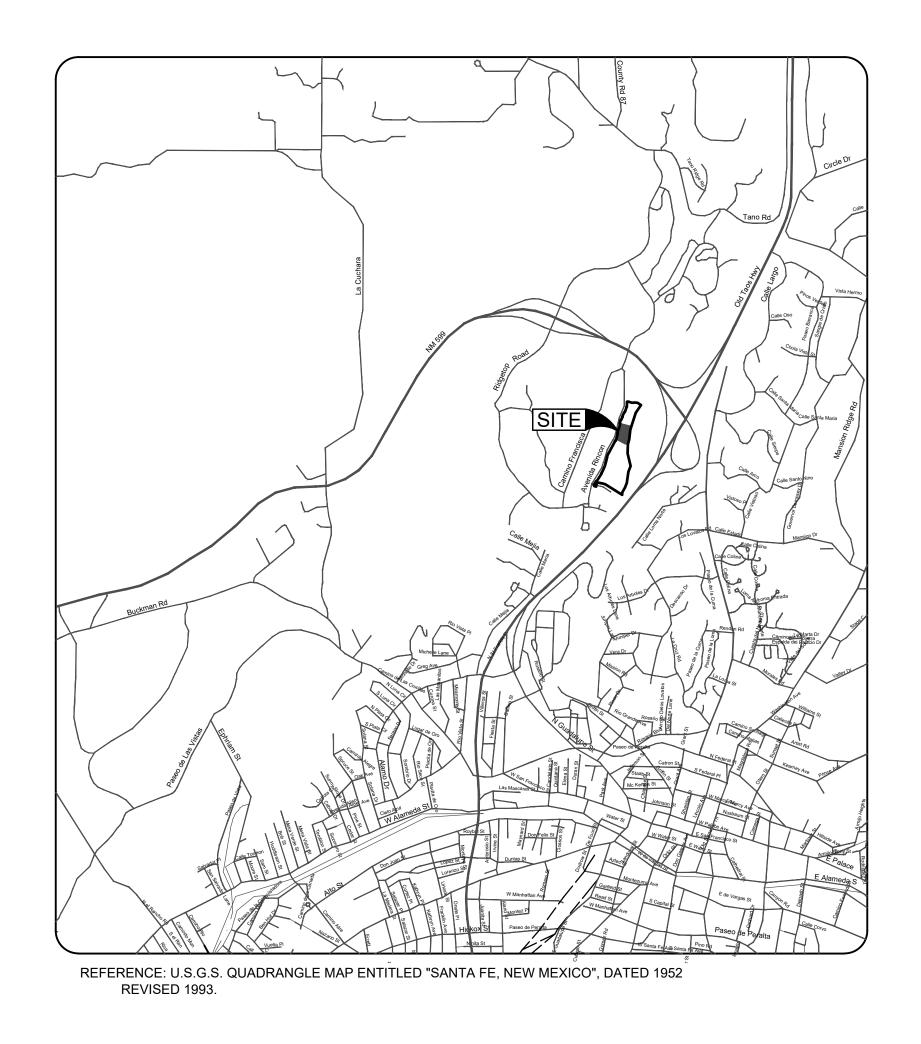
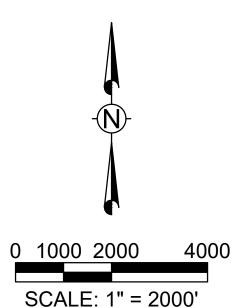
ZOCALO - PHASE 5 SANTA FE, NEW MEXICO INFRASTRUCTURE IMPROVEMENT PLANS FOR POD B





PREPARED FOR:
TITAN DEVELOPMENT
6300 RIVERSIDE PLAZA LANE, NW
SUITE 300
ALBUQUERQUE, NM 87120

MAY 2020

CITY OF SANTA FE, NEW MEXICO
TOWNSHIP 17N, RANGE 9E, PROJECTED SECTION 12

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BUILDING PERMIT NO'S	
GRADING LANDSCAPE/UTILITIES	
INFRASTRUCTURE CONSTRUCTION ADDRESS:	



ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, UNDERSIGNED, BEING A PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE RECORD INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND VISUAL INSPECTIONS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION.

I FURTHER CERTIFY THAT THE RECORD CONDITION OF THE SITE AS OF ______ IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN PREPARED

BY	, DATED	
PRINTED NAME NMPE NO	DATE	

CITY OF SANTA FE DRAINAGE NOTE:
SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT
AND DEVELOPMENT REVIEW DIVISION STAFF, STORM
DRAINAGE AND EROSION/SEDIMENT CONTROL
IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION
WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS
AND UTILITIES. THESE IMPROVEMENTS SHALL BE
COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF
BUILDING PERMITS.

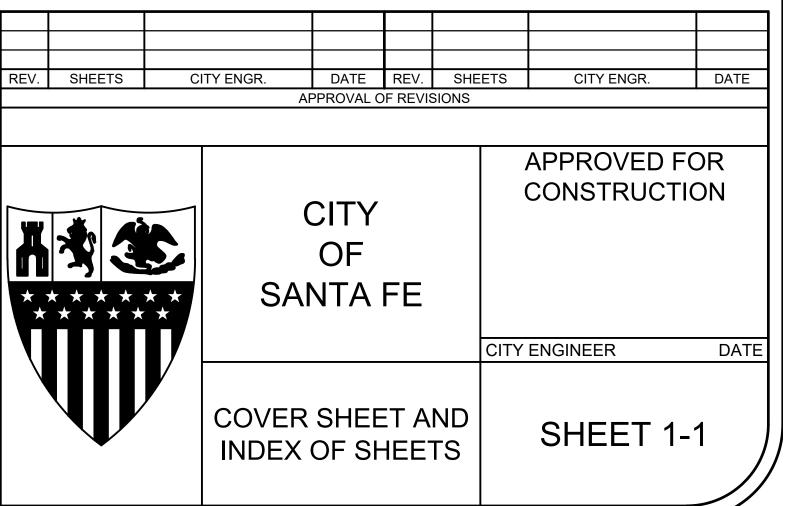
I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND BASED UPON INFORMATION PROVIDED BY OTHERS, I ACCEPT THE RECORD DATA AS BEING ACCURATE AND APPLICABLE OR EQUAL.

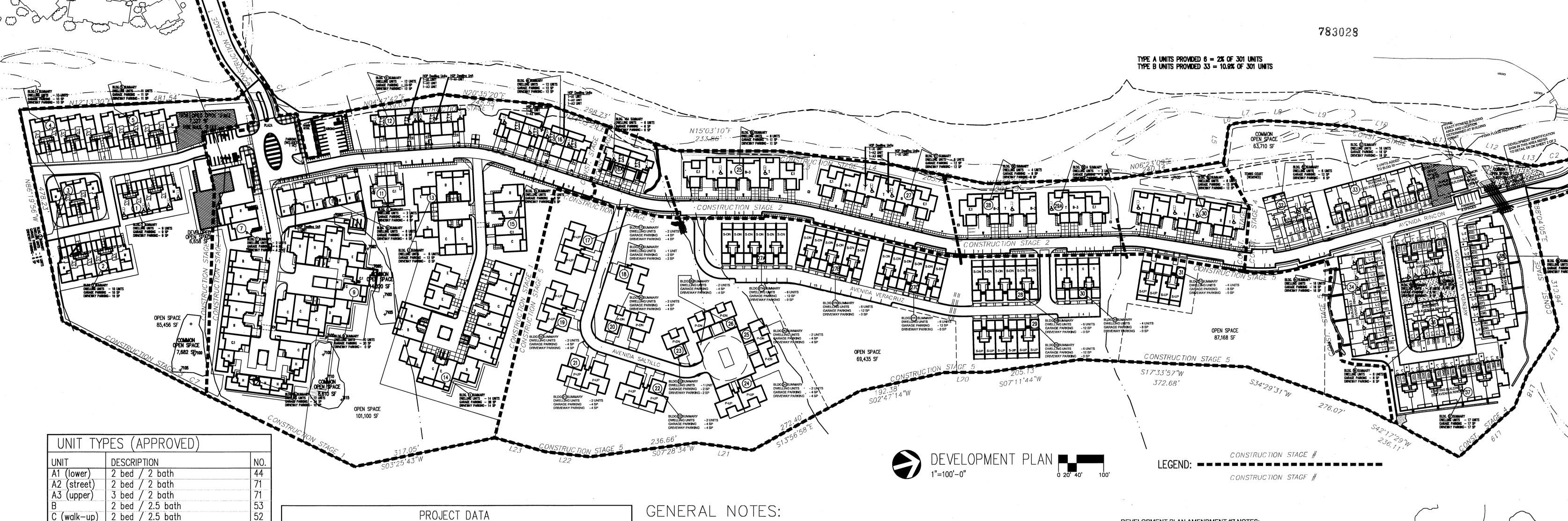
MICHAEL D. GOMEZ, N.M.P.E. NO. 8731 SANTA FE ENGINEERING CONSULTANTS, LLC.

PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-8.12 (RELOCATION OF GUNNISON'S PRAIRIE DOGS.)

Section Santa Fe Engineering Consultants, LLC

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





01111	BESSIII HOIV	11101
A1 (lower)	2 bed / 2 bath	44
A2 (street)	2 bed / 2 bath	71
A3 (upper)	3 bed / 2 bath	71
B	2 bed / 2.5 bath	53
C (walk-up)	2 bed / 2.5 bath	52
D (walk-up)	3 bed / 3.5 bath + loft	15
E	3 bed / 3.5 bath	9
STUDIO	1 bed / 1.5 bath	8
=	UNIT TOTALS	323
E. 000 10510	001107711071011 071070 1 0 7 1 0 7	

FLOOR AREAS - CONSTRUCTION STAGES 1,2,3,4 & 5								
1. RESIDENTIAL								
I. RESIDENTIA	ь Г		7					
UNIT TYPE	No. OF UNITS			UNIT FLOOR AREA	TOTAL FLOOR ARE			
A1 (lower)	10	1.024	287	1,311 Sq. Ft.	13,110 Sq. Ft.			
A2 (street)	10	1,059	344	1,403 Sq. Ft.	14,030 Sq. Ft.			
A3 (upper)	10	1,675	324	1,675 Sq. Ft.	16,750 Sq. Ft.			
B	29	1,533	492	2,025 Sq. Ft.	58,725 Sq. Ft.			
C (walk-up)	22	1,711	501	2,212 Sq. Ft.	48,664 Sq. Ft.			
D (walk-up) E	10	2,204 2,253	540 560	2,744 Sq. Ft. 2,813 Sq. Ft.	10,976 Sq. Ft. 28,130 Sq. Ft.			
LO CALLE LA SETELA LABORA PROMISSO POR ARCHITECTURA POR CONSESSOR PROCESSOR	5	2,255 1,477	734	2,211 Sq. Ft.	11,055 Sq. Ft.			
L-1 (street)	20	1,039	300	1,339 Sq. Ft.	26,780 Sq. Ft.			
Stage 3	20	1,039	300	1,559 Sq. Ft.	20,760 34. 11.			
L-2 (upper) Stage 3	20	1,318	300	1,618 Sq. Ft.	32,360 Sq. Ft.			
M	9	1,467	311	1,778 Sq. Ft.	16,002 Sq. Ft.			
T	10	1,811	524	2,335 Sq. Ft.	23,350 Sq. Ft.			
L-1 (street) Stage 4	42	1,095	300	1,395 Sq. Ft.	58,590 Sq. Ft.			
L-2 (upper) Stage 4	42	1,133	300	1,433 Sq. Ft.	60,186 Sq. Ft.			
S Stage 4	2	1,975	443	2,418 Sq. Ft.	4,836 Sq. Ft.			
S (Stg 5)	4	1,975	443	2,418 Sq. Ft.	9,672 Sq. Ft.			
S-UP (Stg 5	10	1,975	443	2,418 Sq. Ft.	24,180 Sq. Ft.			
S-DN (Stg 5	24	1,975	443	2,418 Sq. Ft.	58,032 Sq. Ft.			
P (Stg 5	1 1	2,988	730	3,718 Sq. Ft.	3,718 Sq. Ft.			
P-UP (Stg 5	10	2,754	756	3,510 Sq. Ft.	35,100 Sq. Ft.			
P-DN (Stg 5)	7	2,790	687	3,477 Sq. Ft.	24,339 Sq. Ft.			
TOTAL	301	- Minustra e Percentados da India de Percenta Caldador de Caldador		ARREST AND THE THE THE CONTROL OF THE PROPERTY	578,585 Sq. Ft.			
	RUCTION STAGE	S 1.2.3.4 & 5			578,585 Sq. Ft.			
	CENTER & SU		3	7,215 Sq. Ft.				
3. FUTURE RE	TAIL			2,300 Sq. Ft.				
4. FITNESS CI	ENTER & SUPPO	ORT SPACES		1,500 Sq. Ft.				
5. PROJECT T	OTAL FLOOR AF	REA		589,600 Sq. Ft.				
LOT COVERAGE TOTAL CONSTRUCTION STAGES 1,2,3,4 & 5								

422,865 Sq. Ft

20.9 %

2,023,362 Sq. Ft

			. 2,,,,,		
AS APPROVED			CONSTRUCTION STAGES 1	,2,3	5,4 & 5
ZONING: SITE ACREAGE DENSITY FLOOD PLAIN ACREAGE		PRC 45 ACRES 6.95 DU 04 ACRES	DENSITY		PRC 5 ACRES 6.48 DU 4 ACRES
30 % SLOPE DISTURBANCE		106,000 SF	30 % SLOPE DISTURBANCE		98,705 SF
OPEN SPACE REQUIRED (250x323) 80,7 TOTAL PROVIDED DEVELOPED OPEN SPACE 800 TO 1200 SF UNITS 1200+ SF UNITS TOTAL UNITS	750 SF	95,590 SF 24,948 SF 123 200 323	DEVELOPED OPEN SPACE (26%) 800 TO 1200 SF UNITS 1200+ SF UNITS	[5	95,590 SF 24,948 SF 154 147 301

	PARKING DATA						
				-			
AS APP	ROVED		CONSTRI	UCTION STAGES 1,2,3,4	& 5		
COMMUNITY CENTER	(7,215/200)	36	COMMUNITY	(7,215/200)			
FUTURE RETAIL	(2,300/200)	12	CENTER	(7,2.0/200)	38		
DWELLING UNITS	123 UNITS @ 1.5 SP/UNIT = 185 (800 - 1,200 Sq. Ft. UNITS)	185	DWELLING UNITS	154 UNITS @ 1.5 SP/UNIT = 185 (800 - 1,200 Sq. Ft. UNITS)	231		
	200 UNITS @ 2 SP/UNIT = 400 (>1,200 Sq. Ft. UNITS)	400		147 UNITS @ 2 SP/UNIT = 400 (>1,200 Sq. Ft. UNITS)	294		
	TOTAL PARKING REQUIRED =	633		TOTAL PARKING REQUIRED =	563		
	ASSIGNED RESIDENTIAL SPACES	161		ASSIGNED RESIDENTIAL SPACES	207		
	UNASSIGNED RESIDENTIAL SPACES	143		UNASSIGNED RESIDENTIAL SPACES	100		
	TOTAL PARKING PROVIDED =	937		TOTAL PARKING PROVIDED =	- 870		

GENERAL NOTES:

WITH THE CITY OF SANTA FE.

2. SUBJECT TO APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR INDIVIDUAL DWELLING UNITS.

3. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE CITY OF SANTA FE IS HEREBY GRANTED TGE RIGHT TO ACCESS AND INSPECT THESE EASMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE DEVELOPER AND THE HOMEOWNERS ASSOCIATION AGREE TO INDEMNIFY AND HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE AND ACCESS AND INSPECTION RIGHT.

4. ALL ROADWAYS WITHIN THE DEVELOPMENT ARE PRIVATE ROADWAYS AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

DEVELOPMENT PLAN AMENDMENT #2 NOTES:

1. PURPOSE OF THE AMENDMENT: THE PURPOSE OF THE AMENDMENT IS TO RECORD THE LIMITS OF CONSTRUCTION STAGE 1 & 2 AND TO ACCOUNT FOR CERTAIN REQUIRED ELEMENTS OF THE APPROVED DEVELOPMENT PLAN INCLUDING THE NUMBER OF HOUSING UNITS, PARKING SPACES AND +30% SLOPE DISTURBANCE

2. ALL STRUCTURES SHALL BE SETBACK AT LEAST 10' FROM THE BANK OF THE ARROYO CANADA RINCON

3. ALL PARKING STALL DIMENSIONS SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY OF SANTA FE LAND DEVELOPMENT CODE (CHAPTER 14)

4. THE NUMBER OF PARKING SPACES FOR THE PROJECT SHALL EQUAL OR EXCEED THE NUMBER OF PARKING SPACES SHOWN ON THE DEVELOPMENT PLAN RECORDED ON MAY 15, 2001, BOOK 473 PAGES 028-031. AT A FUTURE DATE, THE NUMBER OF PARKING SPACES MAY BE REDUCED TO CORRESPOND TO A REDUCTION IN THE TOTAL NUMBER OF HOUSING UNITS. IN ALL CASES, THE NUMBER OF PARKING SPACES IN THE PROJECT SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF SANTA FE LAND **DEVELOPMENT CODE (CHAPTER 14)**

5. REFER TO SEPERATE INFRASTRUCTURE PLAN FOR

1. PURPOSE OF THE AMENDMENT: THE PURPOSE OF THIS AMENDMENT IS TO (1) CLARIFY THE SHEET TITLE AS SPECIFIC TO CONSTRUCTION STAGE 2 SHOWN HERON; AND (2) REFERENCE PREVIOUS RECORDED DEVELOPMENT PLAN AMENDMENT NO.'S 1 RECORDED MAY 17, 2002 IN BOOK 502, PAGES 26-29 AND FILED WITH CITY AS 01-50A AND AMENDMENT NO. 2 RECORDED MARCH 30, 2004 IN BOOK 555, PAGE 029 AND FILED WITH CITY AS 01-50B

DEVELOPMENT PLAN AMENDMENT #4 NOTES:

1. THE PURPOSE OF THE AMENDMENT IS TO (1) RECORD THE LIMITS OF CONSTRUCTION STAGE 1, 2 AND 3 AND TO ACCOUNT FOR THE REQUIRED ELEMENTS OF THE APPROVED DELELOPMENT PLAN INCLUDING, THE NUMBER OF HOUSING UNITS, PARKING SPACES AND +30% SLOPE SISTURBANCE. (2) CLARIFY THE SHEET TITLE AS SPECIFIC TO CONSTRUCTION STAGE 3 SHOWN HEREON; AND (3) REFERENCE PREVIOUS RECORDED DEVELOPMENT PLAN AMENDMENTS. AMENDMENT NO. 1 RECORDED MAY 17, 2002 IN BOOK 502, PAGES 26-29 AND FILED WITH CITY AS 01-50A, AMENDMENT NO. 2 RECORDED MARCH 30, 2004 IN BOOK 555, PAGE 029 AND FILED WITH CITY AS 01-50B AND AMENDMENT NO. 3 RECORDED APRIL 1, 2004 IN BOOK 555 PAGE 032 AND FILED WITH CITY AS 01-50C.

DEVELOPMENT PLAN AMENDMENT #5 NOTES

1. THE PURPOSE OF THE AMENDMENT IS TO (1) RECORD THE LIMITS OF CONSTRUCTION STAGE 1, 2, 3 AND 4 AND TO ACCOUNT FOR THE REQUIRED ELEMENTS OF THE APPROVED DELELOPMENT PLAN INCLUDING, THE NUMBER OF HOUSING UNITS, PARKING SPACES AND +30% SLOPE SISTURBANCE. (2) CLARIFY THE OPENSPACE DESIGNATIONS SHOWN HEREON; AND (3) REFERENCE PREVIOUS RECORDED DEVELOPMENT PLAN AMENDMENTS. AMENDMENT NO. 1 RECORDED MAY 17, 2002 IN BOOK 502, PAGES 26-29 AND FILED WITH CITY AS 01-50A, AMENDMENT NO. 2 RECORDED MARCH 30, 2004 IN BOOK 555, PAGE 029 AND FILED WITH CITY AS 01-50B, AMENDMENT NO. 3 RECORDED APRIL 1, 2004 IN BOOK 555 PAGE 032 AND FILED WITH CITY AS 01-50C, AND AMENDMENT NO. 4 RECORDED DECEMBER 1, 2004 IN BOOK 574 PAGE 048 AND FILED WITH CITY AS 01-50D.

DEVELOPMENT PLAN AMENDMENT #6 NOTES:

1. THE PURPOSE OF THE AMENDMENT IS TO (1) LABEL THE BUILDING ADDRESSES. (2) CHANGE THE ROAD NAME TO AVENIDA VILLAHERMOSA

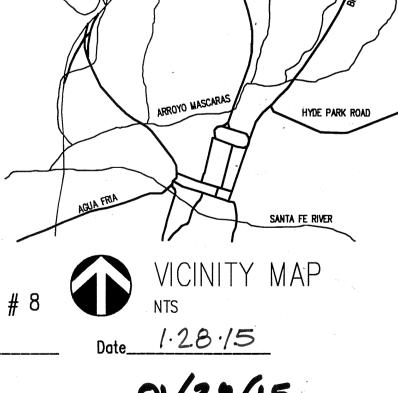
DEVELOPMENT PLAN AMENDMENT #7 NOTES

1. PURPOSE OF THE AMENDMENT: THE PURPOSE OF THIS AMENDMENT IS TO (1) ELIMINATE THE TENNIS COURT WEST OF BUILDING 32 AND 33; (2) ADD TWO UNITS TO BUILDING 33 FOR A TOTAL OF 16 UNITS; (3) REFLECT THE ADDITION OF A FITNESS CENTER APPURTENANT TO THE SHADE PAVILION AND ASSOCIATED PARKING AS SHOWN HEREON; (4) IDENTIFY ADDITIONAL SIGNAGE AS SHOWN HEREON AND (5) RECORD THE LIMITS OF STAGE 4 CONSTRUCTION.

2. WITH THIS AMENDMENT, IMPERVIOUS AREA WILL INCREASE BY APPROXIMATELY 4,477 SQUARE FEET. ADDITIONAL STORM WATER RETENTION WILL BE PROVIDED AS NECESSARY TO ACCOMMODATE THIS INCREASE.

DEVELOPMENT PLAN AMENDMENT #8 NOTES:

- THE PURPOSE OF THIS AMENDMENT IS TO (1) MODIFY THE PHASE 5 SITE PLAN; (2) REDUCE THE PHASE 5 UNIT COUNT FROM 66 TO 56 UNITS; AND (3) TO INCREASE THE PHASE 5 OPEN SPACE FROM 2.69 ACRES TO APPROXIMATELY 3.60 ACRES.
- 2. GRADING AND INFRASTRUCTURE SHALL OCCUR ON A PHASED BASIS IN ACCORDANCE WITH MARKET DEMAND AND SALES ACTIVITY. SEPARATE FINANCIAL GUARANTEES, AS MAY BE REQUIRED BY THE CITY, WILL BE PROVIDED FOR EACH PHASE PRIOR TO ISSUANCE OF THE GRADING PERMIT.

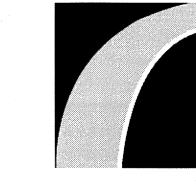


CITY APPROVAL AMMENDMENT # 8 Jamara Jones soma BAXua

ZOCALO DEVELOPMENT PLAN AMENDMENT #8

FOR CONSTRUCTION STAGE 5

Santa Fe Engineering
Consultants, LLC 1599 St. Francis Dr.,Suite B Santa Fe, NM 87505



jenkins**g**avin DESIGN & DEVELOPMENT INC

130 Grant Avenue, Suite 101 Santa Fe, New Mexico 87501



architecture = interiors = landscape = planning = engineering 505 761 -9700 7601 Jefferson NE, Suite 100 Albuquerque, NM 87109 99096

Santa Fe, New Mexico

LEGORRETA + LEGORRETA

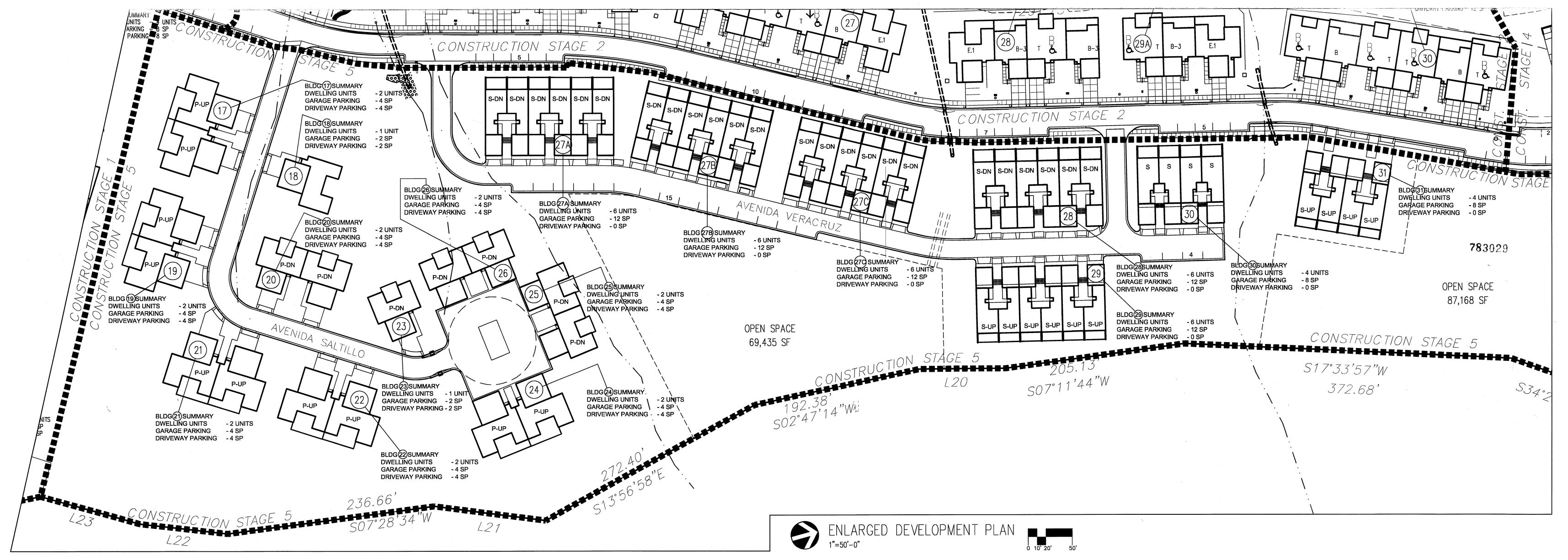
TOTAL BUILDING GROUND COVERAGE

SITE AREA (46.45 ACRES x 43,560 SF/ACRE)

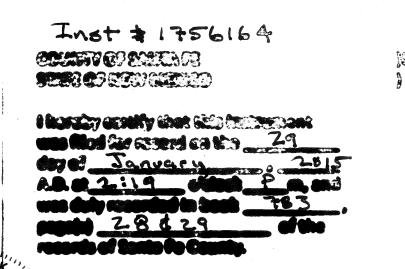
TOTAL LOT COVERAGE (Coverage / 2,023,362)

SHEET 1-2

fax 761 -4222 01-15-2001



UNIT TYPES (APPROVED)					
UNIT	DESCRIPTION	NO.			
A1 (lower)	2 bed / 2 bath	44			
A2 (street)	2 bed / 2 bath	71			
A3 (upper)	3 bed / 2 bath	71			
В	2 bed / 2.5 bath	53			
C (walk-up)	2 bed / 2.5 bath	52			
D (walk-up)	3 bed / 3.5 bath + loft	15			
E	3 bed / 3.5 bath	9			
STUDIO	1 bed / 1.5 bath	8			
	UNIT TOTALS	323			



A1 (lower) A2 (street) A3 (upper) B C (walk-up) D (walk-up) E H L-1 (street) Stage 3 L-2 (upper) Stage 3 M T L-1 (street) Stage 4 L-2 (upper) Stage 4 S Stage 4 S Stage 4 S Stage 4 S Stage 5 S-UP (Stg 5) S-DN (Stg 5)	20 Section 10 Section	LIVING AREA 1.024 1,059 1,675 1,533 1,711 2,204 2,253 1,477 1,039 1,318 1,467 1,811 1,095 1.133	GARAGE AREA 287 344 324 492 501 540 560 734 300 300 311 524 300	UNIT FLOOR AREA 1,311	16,750 Sq. Ft. 58,725 Sq. Ft. 48,664 Sq. Ft. 10,976 Sq. Ft. 28,130 Sq. Ft. 11,055 Sq. Ft. 26,780 Sq. Ft. 32,360 Sq. Ft. 16,002 Sq. Ft. 23,350 Sq. Ft.
A1 (lower) A2 (street) A3 (upper) B C (walk-up) D (walk-up) E H L-1 (street) Stage 3 L-2 (upper) Stage 3 M T L-1 (street) Stage 4 L-2 (upper) Stage 4 S Stage 4 S Stage 4 S Stage 4 S Stage 5 S-UP (Stg 5) S-DN (Stg 5)	10 10 10 29 22 4 10 5 20 20 9 10 42	1.024 1,059 1,675 1,533 1,711 2,204 2,253 1,477 1,039 1,318 1,467 1,811 1,095	344 324 492 501 540 560 734 300 300	1,403 Sq. Ft. 1,675 Sq. Ft. 2,025 Sq. Ft. 2,212 Sq. Ft. 2,744 Sq. Ft. 2,813 Sq. Ft. 2,211 Sq. Ft. 1,339 Sq. Ft. 1,618 Sq. Ft. 1,778 Sq. Ft. 2,335 Sq. Ft.	14,030 Sq. Ft. 16,750 Sq. Ft. 58,725 Sq. Ft. 48,664 Sq. Ft. 10,976 Sq. Ft. 28,130 Sq. Ft. 11,055 Sq. Ft. 26,780 Sq. Ft.
A3 (upper) B C (walk-up) D (walk-up) E H L-1 (street) Stage 3 L-2 (upper) Stage 3 M T L-1 (street) Stage 4 L-2 (upper) Stage 4 S Stage 4 S Stage 4 S Stage 4 S S	10 29 22 4 10 5 20 20 9 10 42	1,675 1,533 1,711 2,204 2,253 1,477 1,039 1,318 1,467 1,811 1,095	324 492 501 540 560 734 300 300 311 524	1,675 Sq. Ft. 2,025 Sq. Ft. 2,212 Sq. Ft. 2,744 Sq. Ft. 2,813 Sq. Ft. 2,211 Sq. Ft. 1,339 Sq. Ft. 1,618 Sq. Ft. 1,778 Sq. Ft. 2,335 Sq. Ft.	16,750 Sq. Ft. 58,725 Sq. Ft. 48,664 Sq. Ft. 10,976 Sq. Ft. 28,130 Sq. Ft. 11,055 Sq. Ft. 26,780 Sq. Ft. 32,360 Sq. Ft. 16,002 Sq. Ft. 23,350 Sq. Ft.
B C (walk-up) D (walk-up) E H L-1 (street) Stage 3 L-2 (upper) Stage 3 M T L-1 (street) Stage 4 L-2 (upper) Stage 4 S Stage 4 S Stage 4 S S-UP (Stg 5) S-DN (Stg 5)	29 22 4 10 5 20 20 9 10 42	1,533 1,711 2,204 2,253 1,477 1,039 1,318 1,467 1,811 1,095	492 501 540 560 734 300 300 311 524	2,025 Sq. Ft. 2,212 Sq. Ft. 2,744 Sq. Ft. 2,813 Sq. Ft. 2,211 Sq. Ft. 1,339 Sq. Ft. 1,618 Sq. Ft. 1,778 Sq. Ft. 2,335 Sq. Ft.	58,725 Sq. Ft. 48,664 Sq. Ft. 10,976 Sq. Ft. 28,130 Sq. Ft. 11,055 Sq. Ft. 26,780 Sq. Ft. 32,360 Sq. Ft. 16,002 Sq. Ft. 23,350 Sq. Ft.
C (walk-up) D (walk-up) E H L-1 (street) Stage 3 L-2 (upper) Stage 3 M T L-1 (street) Stage 4 L-2 (upper) Stage 4 S Stage 4 S Stage 4 S Stage 5 S-UP (Stg 5) S-DN (Stg 5)	22 4 10 5 20 20 20 9 10 42 42	1,711 2,204 2,253 1,477 1,039 1,318 1,467 1,811 1,095	501 540 560 734 300 300 311 524	2,212 Sq. Ft. 2,744 Sq. Ft. 2,813 Sq. Ft. 2,211 Sq. Ft. 1,339 Sq. Ft. 1,618 Sq. Ft. 1,778 Sq. Ft. 2,335 Sq. Ft.	48,664 Sq. Ft. 10,976 Sq. Ft. 28,130 Sq. Ft. 11,055 Sq. Ft. 26,780 Sq. Ft. 32,360 Sq. Ft. 16,002 Sq. Ft. 23,350 Sq. Ft.
D (walk-up) E H L-1 (street) Stage 3 L-2 (upper) Stage 3 M T L-1 (street) Stage 4 L-2 (upper) Stage 4 S Stage 4 S Stage 4 S S	4 10 5 20 20 9 10 42 42	2,204 2,253 1,477 1,039 1,318 1,467 1,811 1,095	540 560 734 300 300 311 524	2,744 Sq. Ft. 2,813 Sq. Ft. 2,211 Sq. Ft. 1,339 Sq. Ft. 1,618 Sq. Ft. 1,778 Sq. Ft. 2,335 Sq. Ft.	10,976 Sq. Ft. 28,130 Sq. Ft. 11,055 Sq. Ft. 26,780 Sq. Ft. 32,360 Sq. Ft. 16,002 Sq. Ft. 23,350 Sq. Ft.
E H L-1 (street) Stage 3 L-2 (upper) Stage 3 M T L-1 (street) Stage 4 L-2 (upper) Stage 4 S Stage 4 S Stage 4 S Stage 5 S-UP (Stg 5) S-DN (Stg 5)	10 5 20 20 9 10 42 42	2,253 1,477 1,039 1,318 1,467 1,811 1,095	560 734 300 300 311 524	2,813 Sq. Ft. 2,211 Sq. Ft. 1,339 Sq. Ft. 1,618 Sq. Ft. 1,778 Sq. Ft. 2,335 Sq. Ft.	28,130 Sq. Ft. 11,055 Sq. Ft. 26,780 Sq. Ft. 32,360 Sq. Ft. 16,002 Sq. Ft. 23,350 Sq. Ft.
H L-1 (street) Stage 3 L-2 (upper) Stage 3 M T L-1 (street) Stage 4 L-2 (upper) Stage 4 S Stage 4 S Stage 4 S Stage 4 S S	5 20 20 9 10 42 42	1,477 1,039 1,318 1,467 1,811 1,095	734 300 300 311 524	2,211 Sq. Ft. 1,339 Sq. Ft. 1,618 Sq. Ft. 1,778 Sq. Ft. 2,335 Sq. Ft.	11,055 Sq. Ft. 26,780 Sq. Ft. 32,360 Sq. Ft. 16,002 Sq. Ft. 23,350 Sq. Ft.
L-1 (street) Stage 3 L-2 (upper) Stage 3 M T L-1 (street) Stage 4 L-2 (upper) Stage 4 S Stage 4 S Stage 4 S Stage 4 S S-UP (Stg 5) S-DN (Stg 5)	20 20 9 10 42 42	1,039 1,318 1,467 1,811 1,095	300 300 311 524	1,339 Sq. Ft. 1,618 Sq. Ft. 1,778 Sq. Ft. 2,335 Sq. Ft.	26,780 Sq. Ft. 32,360 Sq. Ft. 16,002 Sq. Ft. 23,350 Sq. Ft.
Stage 3 L-2 (upper) Stage 3 M T L-1 (street) Stage 4 L-2 (upper) Stage 4 S Stage 4 S Stage 4 S S	20 9 10 42 42	1,318 1,467 1,811 1,095	300 311 524	1,618 Sq. Ft. 1,778 Sq. Ft. 2,335 Sq. Ft.	32,360 Sq. Ft. 16,002 Sq. Ft. 23,350 Sq. Ft.
L-2 (upper) Stage 3 M T L-1 (street) Stage 4 L-2 (upper) Stage 4 S Stage 4 S (Stg 5) S-UP (Stg 5) S-DN (Stg 5)	9 10 42 42	1,467 1,811 1,095	311 524	1,778 Sq. Ft. 2,335 Sq. Ft.	16,002 Sq. Ft. 23,350 Sq. Ft.
M T L-1 (street) Stage 4 L-2 (upper) Stage 4 S Stage 4 S (Stg 5) S-UP (Stg 5) S-DN (Stg 5)	10 42 42	1,811 1,095	524	2,335 Sq. Ft.	23,350 Sq. Ft.
L-1 (street) Stage 4 L-2 (upper) Stage 4 S Stage 4 S (Stg 5) S-UP (Stg 5) S-DN (Stg 5)	42 42	1,811 1,095		2,335 Sq. Ft.	23,350 Sq. Ft.
Stage 4 L-2 (upper) Stage 4 S Stage 4 S (Stage 5) S-UP (Stage 5) S-DN (Stage 5)	42	•	300	1,395 Sq. Ft.	58 500 Sa Ft
L-2 (upper) Stage 4 S Stage 4 S (Stg 5) S-UP (Stg 5) S-DN (Stg 5)		1 1 3 3			00,030 Sq. 1 t.
S Stage 4 S (Stg 5) S-UP (Stg 5) S-DN (Stg 5)		1,100	300	1,433 Sq. Ft.	60,186 Sq. Ft.
S (Stg 5) S-UP (Stg 5) S-DN (Stg 5)	2	1,975	443	2,418 Sq. Ft.	4,836 Sq. Ft.
S-UP (Stg 5) S-DN (Stg 5)	4	1.975	443	2,418 Sq. Ft.	9,672 Sq. Ft.
S-DN (Sta 5)	10	1,975	443	2,418 Sq. Ft.	24,180 Sq. Ft.
	24	1,975	443	2,418 Sq. Ft.	58,032 Sq. Ft.
P (Stq 5)	1	2,988	730	3,718 Sq. Ft.	3,718 Sq. Ft.
P-UP (Stg 5)	10	2,754	756	3,510 Sq. Ft.	35,100 Sq. Ft.
P-DN (Stg 5)	7	2,790	687	3,477 Sq. Ft.	24,339 Sq. Ft.
TOTAL	301				578,585 Sq. Ft.
TOTAL CONSTRUC	CTION STAGE	S 1,2,3,4 & 5			578,585 Sq. Ft.
2. COMMUNITY C	enter & Su	PPORT SPACES	3	7,215 Sq. Ft.	
3. Future retai				2,300 Sq. Ft.	
4. FITNESS CENT				1,500 Sq. Ft.	
5. PROJECT TOTA	AL FLOOR AF	SEV		589,600 Sq. Ft.	
LOT COVER	RAGE		TOTAL	CONSTRUCTION STAG	ES 1,2,3,4 & 5
TOTAL BUILDING	GROUND CO	VERAGE			422,865 Sq. Ft.
SITE AREA (46.4	5 ACDES -	43 560 SE /ACE	DE)		2,023,362 Sq. Ft.

	PROJEC ²	T DATA	
AS APPROVED		CONSTRUCTION STAGES 1,2,	3,4 & 5
DENSITY	PRC 45 ACRES 6.95 DU 04 ACRES	DENSITY	PRC 45 ACRES 6.48 DU 04 ACRES
30 % SLOPE DISTURBANCE	106,000 SF	30 % SLOPE DISTURBANCE	98,705 SF
OPEN SPACE REQUIRED (250x323) 80,750 SF TOTAL PROVIDED DEVELOPED OPEN SPACE (26%)	95,590 SF 24,948 SF	DEVELOPED OPEN SPACE (26%)	95,590 SF 24,948 SF
800 TO 1200 SF UNITS 1200+ SF UNITS	123 200		154 147
TOTAL UNITS	323		301

	PARKING DATA					
AS APP	ROVED		CONSTR	UCTION STAGES 1,2,3,4	& 5	
COMMUNITY CENTER	(7,215/200)	36	СОММИНІТУ	(7,215/200)		
FUTURE RETAIL	(2,300/200)	12	CENTER	(,,=,0,=00)	38	
DWELLING UNITS	123 UNITS @ 1.5 SP/UNIT = 185 (800 - 1,200 Sq. Ft. UNITS)	185	DWELLING UNITS	154 UNITS @ 1.5 SP/UNIT = 185 (800 - 1,200 Sq. Ft. UNITS)	231	
	200 UNITS @ 2 SP/UNIT = 400 (>1,200 Sq. Ft. UNITS)	400		147 UNITS @ 2 SP/UNIT = 400 (>1,200 Sq. Ft. UNITS)	294	
	TOTAL PARKING REQUIRED =	633		TOTAL PARKING REQUIRED =	563	
-	ASSIGNED RESIDENTIAL SPACES	161		ASSIGNED RESIDENTIAL SPACES	207	
	UNASSIGNED RESIDENTIAL SPACES	143		UNASSIGNED RESIDENTIAL SPACES	100	
	TOTAL PARKING PROVIDED =	937		TOTAL PARKING PROVIDED =	870	

DEVELOPMENT PLAN AMENDMENT #8 NOTES:

- 1. THE PURPOSE OF THIS AMENDMENT IS TO (1) MODIFY THE PHASE 5 SITE PLAN; (2) REDUCE THE PHASE 5 UNIT COUNT FROM 66 TO 56 UNITS: AND (3) TO INCREASE THE PHASE 5 OPEN SPACE FROM 2.69 ACRES TO APPROXIMATELY 3.60
- 2. GRADING AND INFRASTRUCTURE SHALL OCCUR ON A PHASED BASIS IN ACCORDANCE WITH MARKET DEMAND AND SALES ACTIVITY. SEPARATE FINANCIAL GUARANTEES, AS MAY BE REQUIRED BY THE CITY, WILL BE PROVIDED FOR EACH PHASE PRIOR TO ISSUANCE OF THE GRADING PERMIT.

CITY APPROVAL AMMENDMENT # 8

ZOCALO DEVELOPMENT PLAN AMENDMENT # 8

FOR CONSTRUCTION STAGE 5

Santa Fe Engineering
Consultants, LLC 1599 St. Francis Dr.,Suite B Santa Fe, NM 87505



jenkins**g**avin DESIGN & DEVELOPMENT INC

130 Grant Avenue, Suite 101 Santa Fe, New Mexico 87501

PAGE 2 of 2

architecture = interiors = landscape = planning = engineering 505 761 -9700

fax 761 -4222

01-15-2001

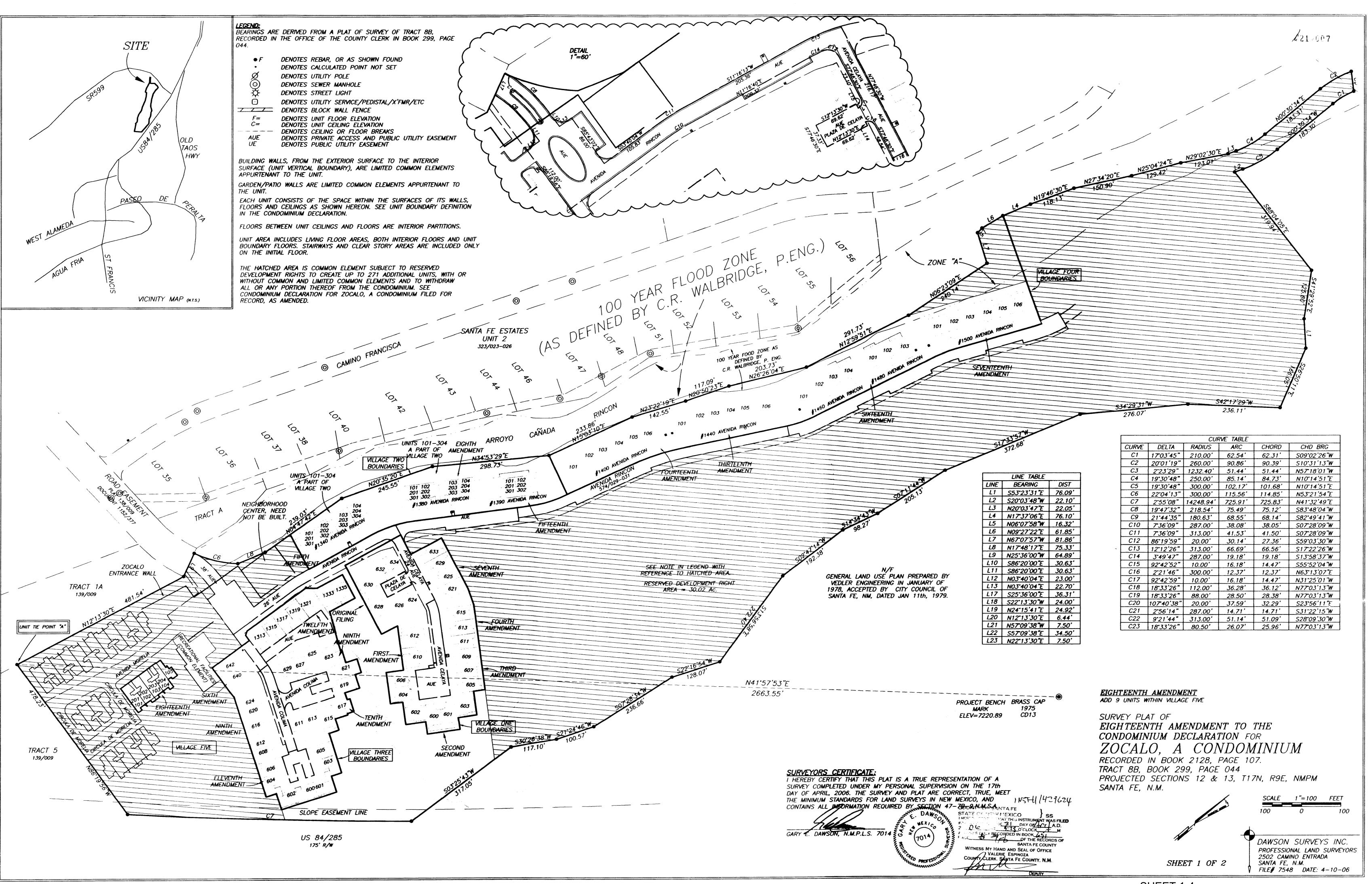
7601 Jefferson NE, Suite 100 Albuquerque, NM 87109 99096

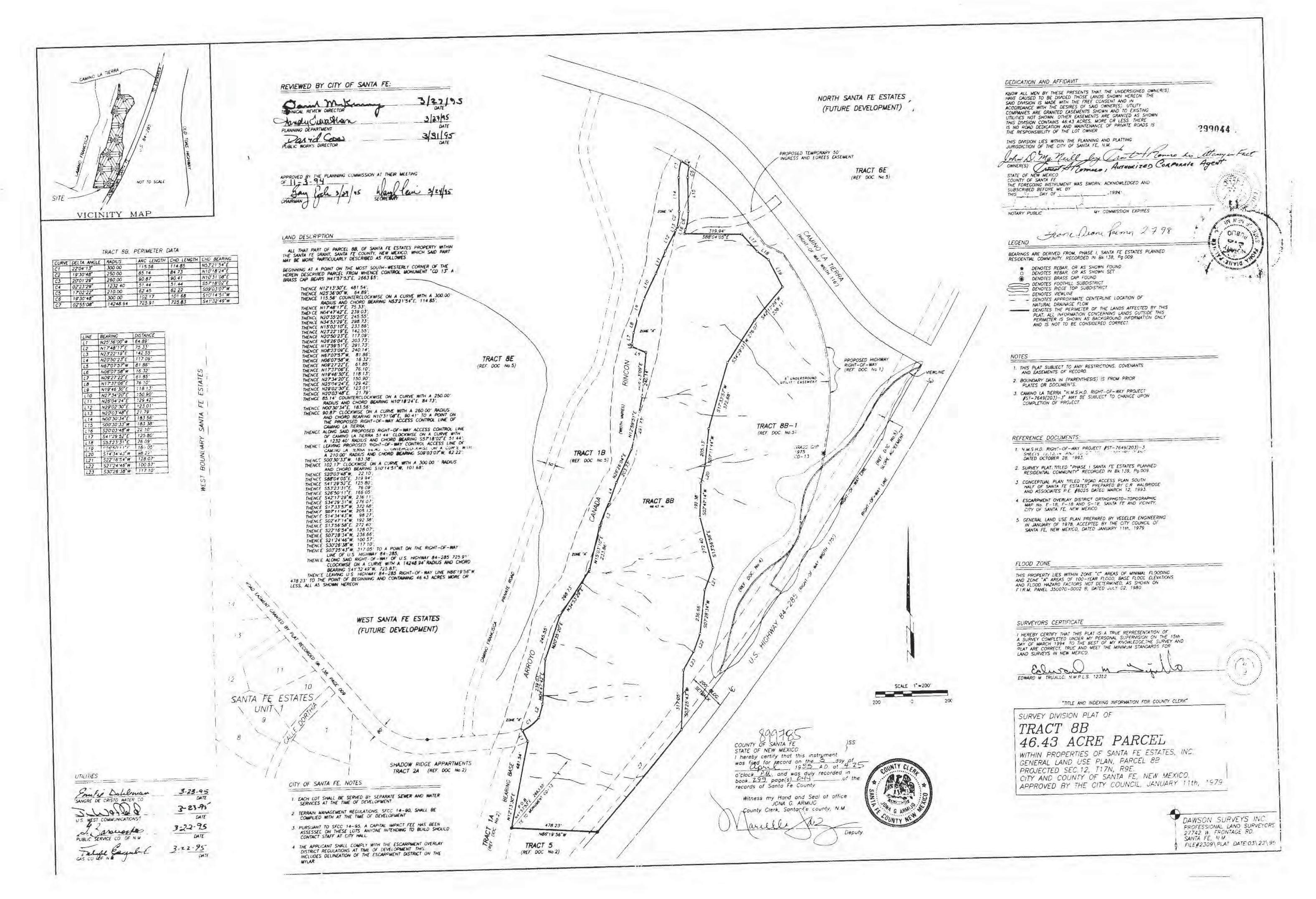
Fe, New Mexico

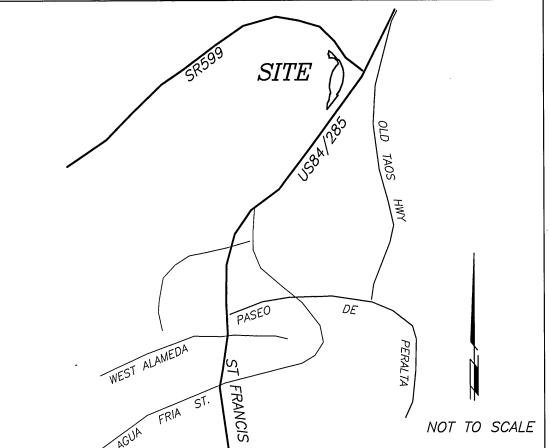
iby Clark, Santa Fo <u>County</u>, N.M.

LEGORRETA + LEGORRETA

SHEET 1-3







CITY OF SANTA FE APPROVAL:

APPROVED BY THE SUMMARY COMMITTEE OF THE CITY OF SANTA FE AT THEIR MEETING OF MARCH 5, 2015 AS CASE #2015-04

CITY OF SANTA FE NOTES & CONDITIONS

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.

4. PRIOR TO ANY NEW CONSTRUCTION, PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT FOR COMPLIANCE WITH INTERNATIONAL FIRE CODE.

5. THESE LOTS SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2009 EDITION.

VICINITY MAP

- 6. EACH LOT SHALL BE SERVED BY SEPARATE WATER AND SEWER SERVICES.
- 7. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT TIME OF BUILDING PERMIT APPLICATION.

8. CONNECTION TO THE CITY PUBLIC SEWER SYSTEM IS MANDATORY WHEN THE PROPERTY IS IN THE CITY LIMITS AND IS BEING DEVELOPED OR IMPROVED IS ACCESSIBLE TO THE CITY SEWER SYSTEM. PRIOR TO THE DEVELOPMENT OR IMPROVEMENT OF THE PROPERTY, OWNERS AND DEVELOPERS OF THE PROPERTY SHALL OBTAIN A TECHNICAL SEWER EVALUATION REVIEW BY THE CITY OF SANTA FE WASTEWATER DIVISION.

9. ALL FIRE DEPARTMENT ACCESS SHALL BE NO GREATER THAN A 10% GRADE THROUGHOUT AND MAINTAIN 20' MINIMUM

- 10. FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20 FEET WIDTH TO ANY NEW CONSTRUCTION.
- 11. SHALL MEET DRIVEWAY REQUIREMENTS AS PER IFC.
- 12. FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION
- 13. SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

2. <u>PUBLIC SERVICE COMPANY OF NEW MEXICO</u> FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

3. CENTURYLINK FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATIONS LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATIONS SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

4. COMCAST FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB. CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS. NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

UTILITY COMPANIES

4-20-2015

IN APPROVING THIS PLAT, PNM 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 NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

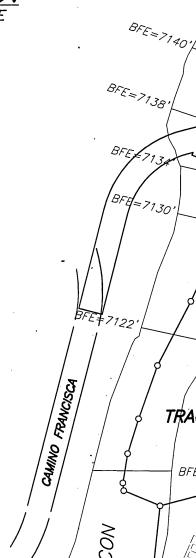
Donald Ferris

4-20-15

CENTURY LINK DISCLAIMER.

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY

GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.



PURPOSE

1. TO SPLIT LOT 8B-1 INTO 2 LOTS.

NORTH SANTA FE ESTATES (FUTURE DEVELOPMENT)

(REF. DOC. No.8)

RIGHT-OF-WAY LINE

RIGHT-OF-WAY

(REF. DOC. No.8)

AND PUBLIC UTILITY ; HERMOSA HIGHWAY RIGHT-OF-WAY WIDTH VARIES WITHIN INTER CHANGE AREA.

LOT 8B-1

24.44 Ac±

CD-13

MAINTENANCE OF LOT

TRACT 8B-2 50.50' PRIVATE --- ACCESS AND PUBLIC UTILITY

PARCEL B PLAT 376/014

Avenida Rincan

LOT 8B-1A

1.85 Ac±

276.34' N88'04'05"W

AVENIDA VILLA

44' PRIVATE ACCESS

EASEMENT

REC IN PLAT Bk.778, Pg.41-42

ZONE X

AGREEMENT REC. AS INST. #1755260

TRACT 8B RINCON INVESTMENT, LLC ZOCALO CONDOMINIUM OWNERS ASSOCIATION AND SANTA FE ESTATES

ZONE X

CURVE DELTA RADIUS LENGTH CHORD DIS C1 4*11'51" 2173.84 159.26 N32*21'13"W 159.22 C2 29*53'44" 1155.24 602.77 N15*18'26"W 595.96 C3 36*56'59" 1791.86 1155.56 N18*06'56"E 1135.64

 C3
 36*56*59"
 7797.86
 7193.36
 N78*06*56 E
 7193.64

 C4
 3*42*45"
 14248.94
 923.27
 N38*13*53"E
 923.11

 C5
 23*09*46"
 134.48
 54.37
 N11*51'03"W
 54.00

 C6
 16*13'46"
 175.00
 49.57
 N25*42'29"E
 49.40

 C7
 17*03'45"
 210.00
 62.54
 509*02'26"W
 62.31

 C8
 19*00'59"
 1232.40
 409.03
 N46*35'47"W
 407.16

BEARING

L3 N22°16'54"E 128.07

N53°23'31"W

N41°29'52"W

S88'04'05"E

L14 S00°30'34"W 57.38

L15 S89°29'26"E 39.86

L16 S17'35'32"W 64.07

L17 S00°30'34"W 15.68

L18 S37°05'18"E 124.90

S37'05'18"E S62'35'51"E

N30°26'38"E

L2 N21°24'46"E

L4 N14°34'43"E

L11 S53'24'34"E

L12 S00°29'39"E

L13 S89'29'26"E

L5 N26°50'11"W

COUNTY OF SANTA FE SS/NSTH 1763362 I hereby certify that this instrument was filed for record on the day of _______, 2015 A.D. at _2: _______ o'clock_______, and was duly recorded in book________ of the records of Santa Fe County.

Witness my Hand and Seal of office GÉRALDINE SALAZAR County Clerk, Santa Fe county, N.M.

Santa Fe County.

Clerk Seal

DEDICATION AND AFFIDAVIT:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. REMAINDER LOT 8B-1 SHOWN HEREON IS HEREBY DEDICATED AND GRANTED TO THE CITY OF SANTA FE AS 24.44 ACRES, MORE OR LESS OF OPEN SPACE. THIS REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 26.29 ACRES, MORE OR LESS. THIS LOT SPLIT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

787023

THERE IS NO ROAD DEDICATION CREATED ON THE SUBJECT LOTS BY THIS PLAT.

OWNER(S) TRACT 8B-1, SANTA FE ESTATES, INC., A NEW MEXICO CORPORATION

MCNEILL, PRESIDENT, SANTA FÉ ESTATES, INC., A NEW MEXICO CORPORATION

STATE OF NEW MEXICO)SS COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN PRESIDENT, SANTA FE ESTATES, INC., A NEW MEXICO CORPORATION DAY OF April

10/26/2015 MY COMMISSIÓN EXPIRES

OFFICIAL SEAL Hillary Welles NOTARY PUBLIC - STATE OF NEW MEXICO

REFERENCE DOCUMENTS:

1. LOT SPLIT SURVEY, LOT LINE ADJUSTMENT AND EASEMENT PLAT. PREPARED BY DAWSON SURVEYS INC., RECORDED IN PLAT Bk.778, PG.41-42.

2. 2005 AMENDED LAS ESTRELLAS MASTER PLAN (PREVIOUSLY SANTA FE ESTATES MASTER PLAN), RECORDED APRIL 27, 2006 IN PLAT Bk.622, Pg.03-07.

3. SUBDIVISION PLAT OF SANTA FE ESTATES. PREPARED BY DAWSON SURVEYS INC., AND RECORDED DECEMBER 20, 1995 IN BK.323, Pg.23-26.

4. SURVEY DIVISION PLAT OF TRACT 8B, PREPARED BY DAWSON SURVEYS INC., AND RECORDED APRIL 3, 1995 IN BK.299, Pg.44.

5. SURVEY PLAT TITLED "PHASE I SANTA FE ESTATES PLANNED RESIDENTIAL COMMUNITY" RECORDED IN Bk.138, Pg.009.

6. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT No. ST-7649(203)-3

7. 100' WIDE EASEMENT GRANT AND AGREEMENT REC. IN Bk.1152, Pg.377-384 TERMINATED PER ITEM 2.(a) OF SAID DOCUMENT.

8. NEW MEXICO STATE HIGHWAY COMMISSION R-O-W MAP ST-7649(203)-3 FINAL MAP DATE MAY 20, 1992, PREPARED BY ROBERT L. BENEVIDES N.M.L.S. #5824.

FLOOD ZONE:

THESE PROPERTIES LIE WITHIN OTHER AREAS "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ALL AS SHOWN ON FIRM MAP No 35049C0404E, MAP REVISED DECEMBER 04, 2012.

LEGEND:

BEARINGS ARE DERIVED FROM, SUBDIVISION PLAT OF SANTA FE ESTATES UNIT 2, RECORDED IN PLAT Bk.323, Pg.23-26.

- DENOTES REBAR, OR AS SHOWN FOUND DENOTES REBAR, OR AS SHOWN SET
- DENOTES BRASS CAP FOUND
- DENOTES NEW LOT LINE DENOTES FOOTHILL SUBDISTRICT

DENOTES RIDGE TOP SUBDISTRICT — · — DENOTES APPROXIMATE CENTERLINE LOCATION OF

NATURAL DRAINAGE FLOW DENOTES THE PERIMETER OF THE LANDS AFFECTED BY THIS PLAT. ALL INFORMATION CONCERNING LANDS OUTSIDE THIS PERIMETER IS SHOWN AS BACKGROUND INFORMATION ONLY AND IS NOT TO BE CONSIDERED CORRECT.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 30th DAY OF MARCH, 2015. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

4-13-15

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

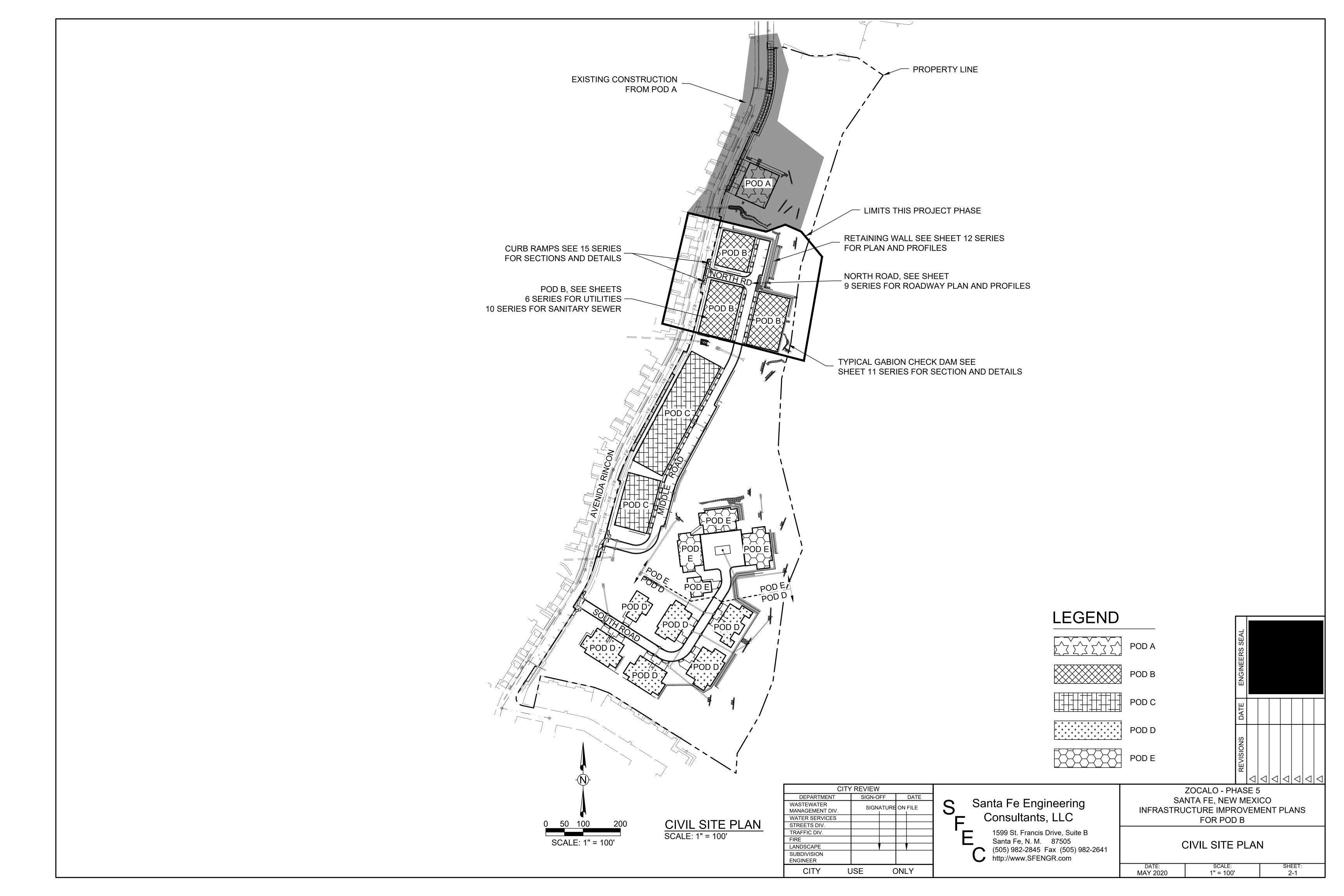
DIVISION PLAT OF TRACT 8B-1, 1571 Avenida Rincon UPC: 1-054-101-175-046

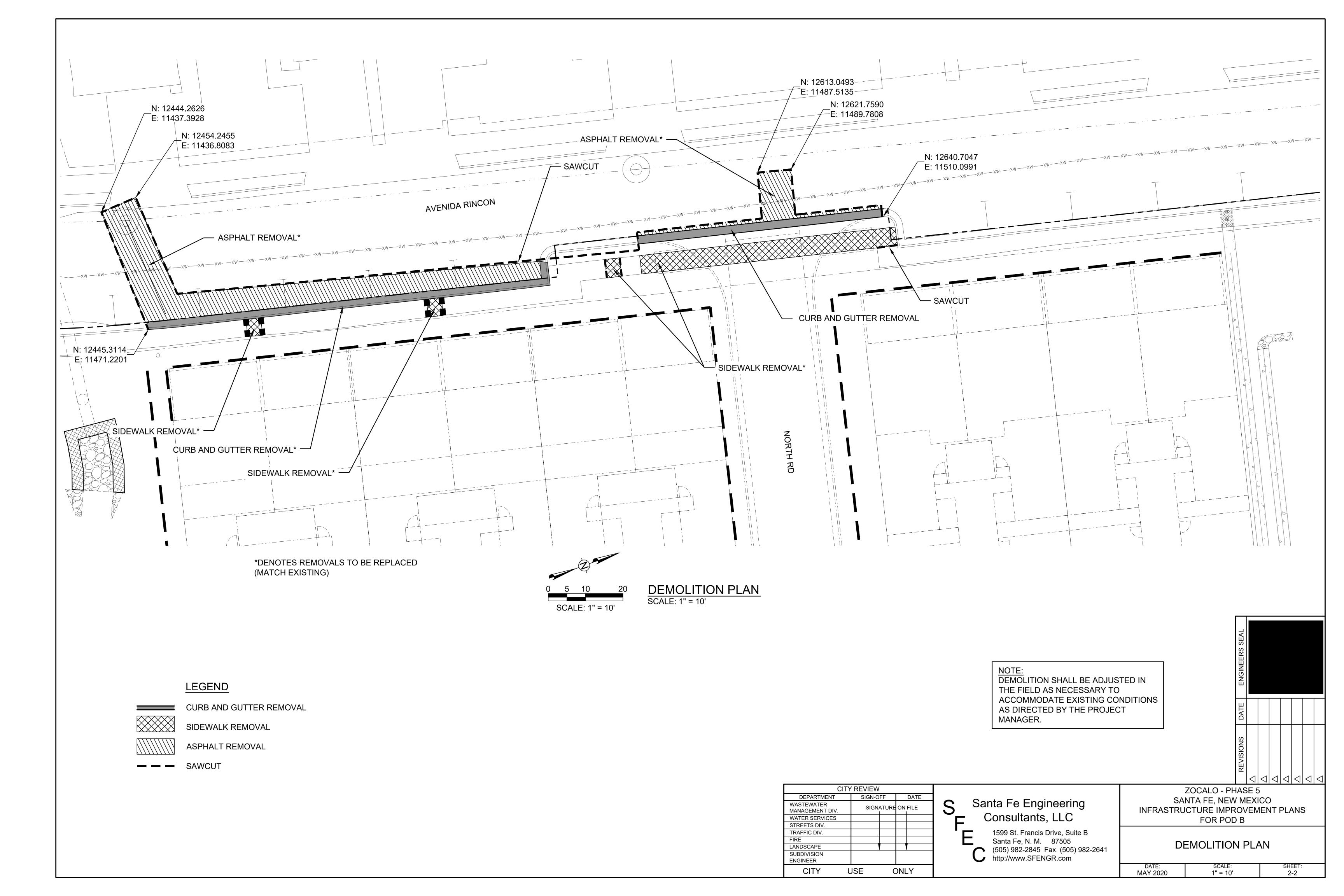
CURRENT OWNER: SANTA FE ESTATES, INC., A NEW MEXICO CORPORATION

LEGAL DESCRIPTION: TRACT 8B-1, SURVEY DIVISION PLAT OF TRACT 8B. RECORDED IN PLAT BOOK 323 PAGE 23-26

PLSS LOCATION: PROJECTED SECTIONS 12 & 13, T.17N., R.9E., N.M.P.M.

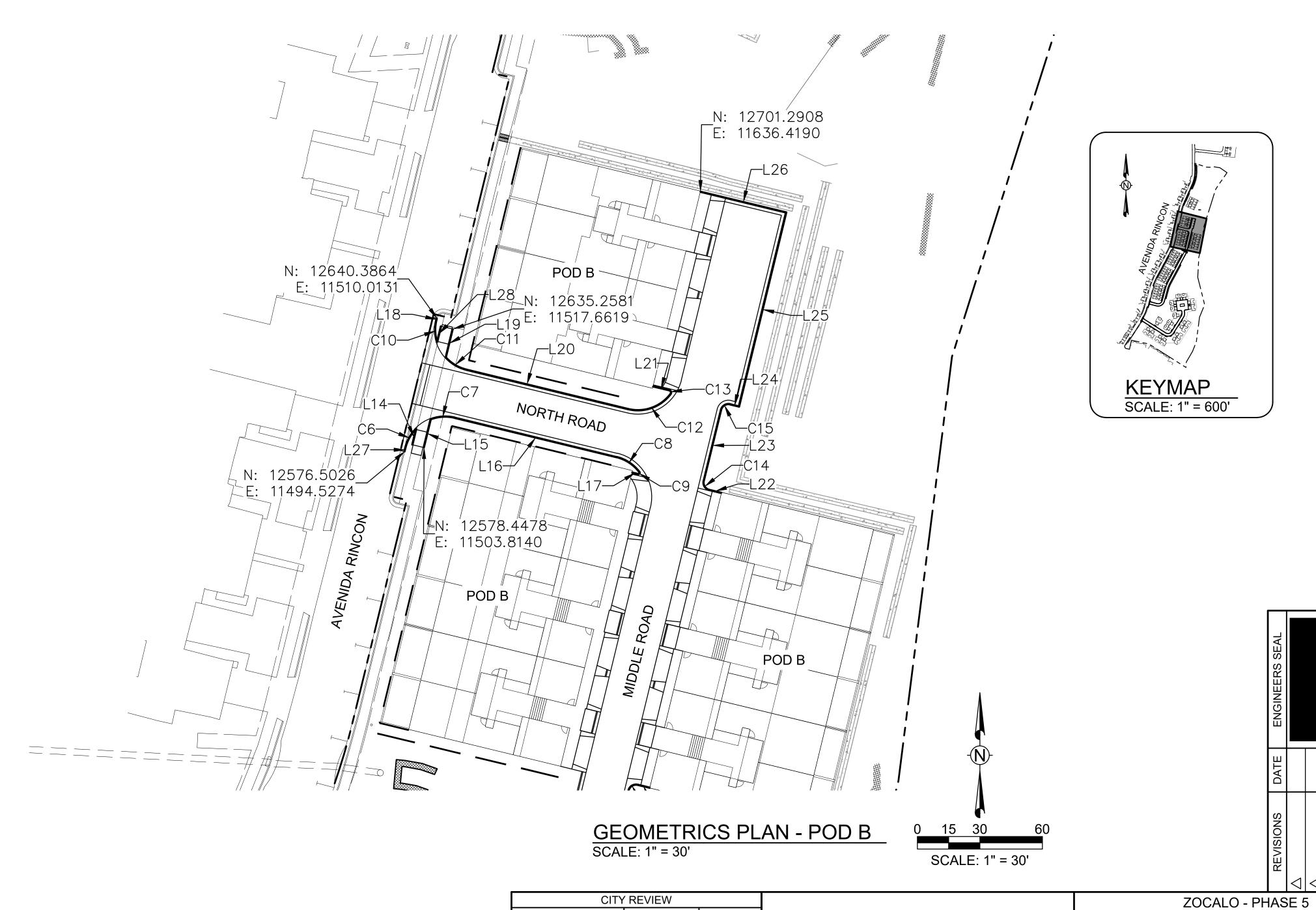
CITY: SANTA FE COUNTY: SANTA FE STATE: NEW MEXICO DAWSON SURVEYS INC. PROFESSIONAL LAND SURVEYORS 2502 B CAMINO ENTRADA S.F., N.M., 87507 PH505-471-6660 $\sqrt[3]{FILE\#}$ 9597\DIV DATE: 04\13\15





GEOMETRICS DATA							
Line #/Curve #	Length	Bearing/Delta	Radius	Tangent			
C6	10.26	30.15	19.50	5.25			
C7	11.59	34.05	19.50	5.97			
C8	13.16	38.66	19.50	6.84			
C9	1.25	142.72	0.50	1.48			
C10	10.15	29.83	19.50	5.19			
C11	11.50	33.80	19.50	5.93			
C12	22.67	66.61	19.50	12.81			
C13	1.98	113.39	1.00	1.52			
C14	5.50	89.99	3.50	3.50			
C15	5.50	90.00	3.50	3.50			
L14	7.50	S13° 33' 19.74"W					
L15	13.87	S13° 44' 10.04"W					
L16	79.88	S76° 19' 47.98"E					
L17	2.87	S76° 19′ 47.65″E					
L18	0.98	N13° 31' 38.21"E					
L19	13.96	N13° 37' 47.50"E					
L20	79.92	S76° 19′ 47.99″E					
L21	7.97	N76° 19' 47.26"W					
L22	6.01	S76° 19′ 47.98″E					
L23	35.00	N13° 39' 35.54"E					

GEOMETRICS DATA					
Line #/Curve #	Length	Bearing/Delta	Radius	Tangent	
L24	4.50	S76° 20' 24.46"E			
L25	96.08	N13° 39' 35.54"E			
L26	42.47	S76° 27' 24.59"E			
L27	1.78	N13° 36′ 38.11″E			



SIGN-OFF DATE

ONLY

USE

Santa Fe Engineering

Consultants, LLC

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

DEPARTMENT

WASTEWATER MANAGEMENT DIV.

WATER SERVICES

STREETS DIV.

TRAFFIC DIV.

LANDSCAPE

SUBDIVISION ENGINEER SHEET: 2-3

SANTA FE, NEW MEXICO

INFRASTRUCTURE IMPROVEMENT PLANS

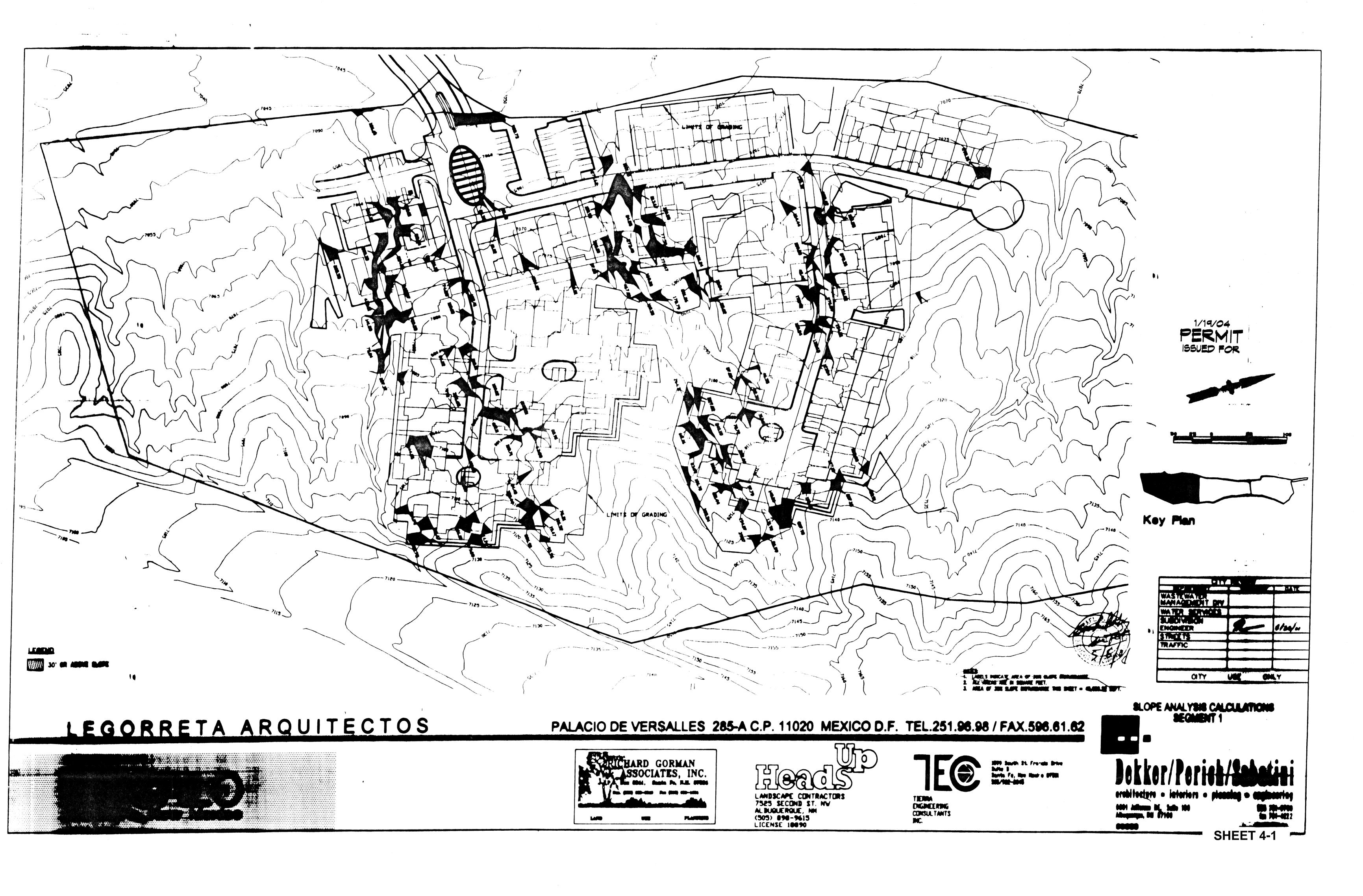
FOR POD B

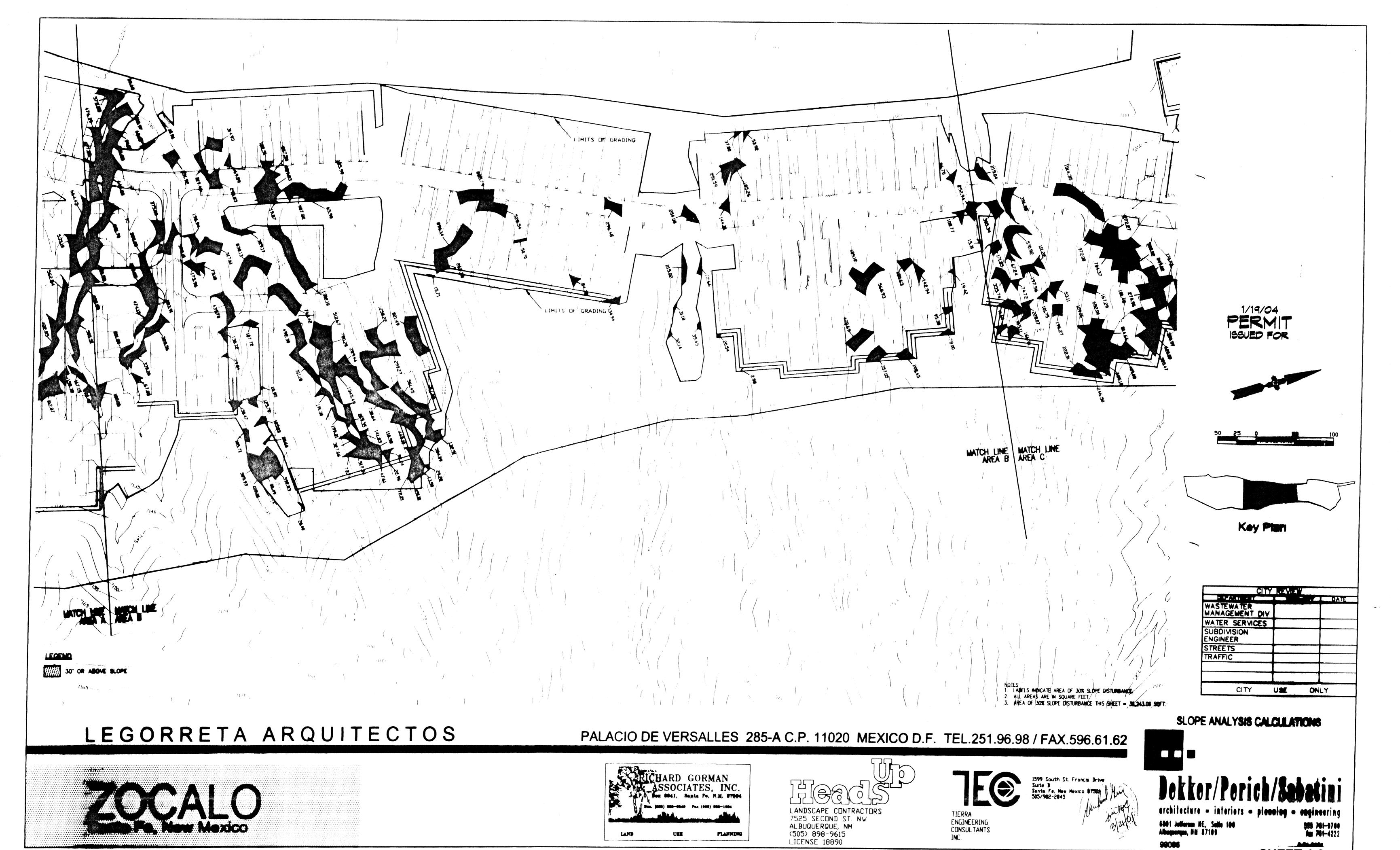
GEOMETRICS PLAN

SCALE: 1" = 30'

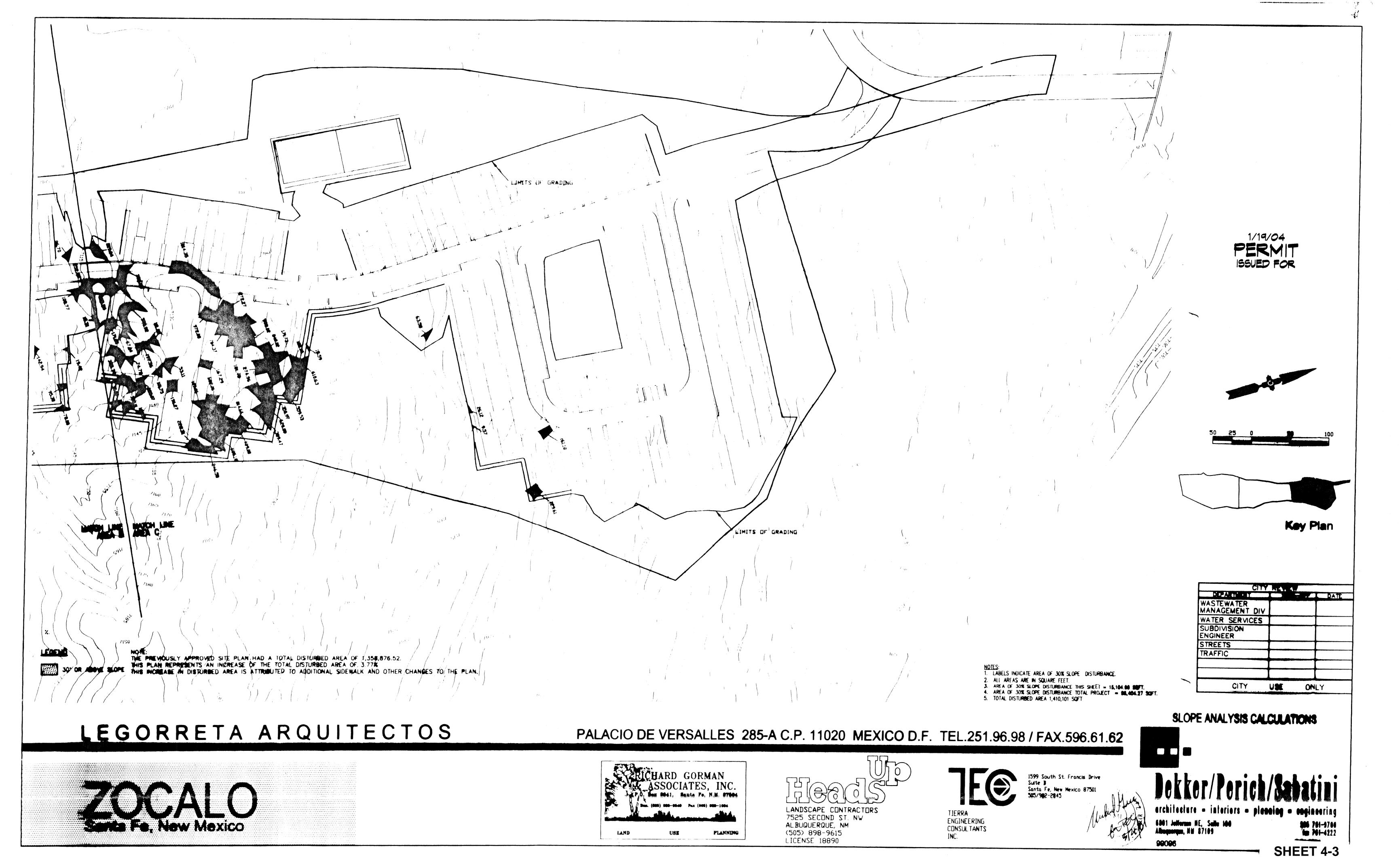
DATE: MAY 2020

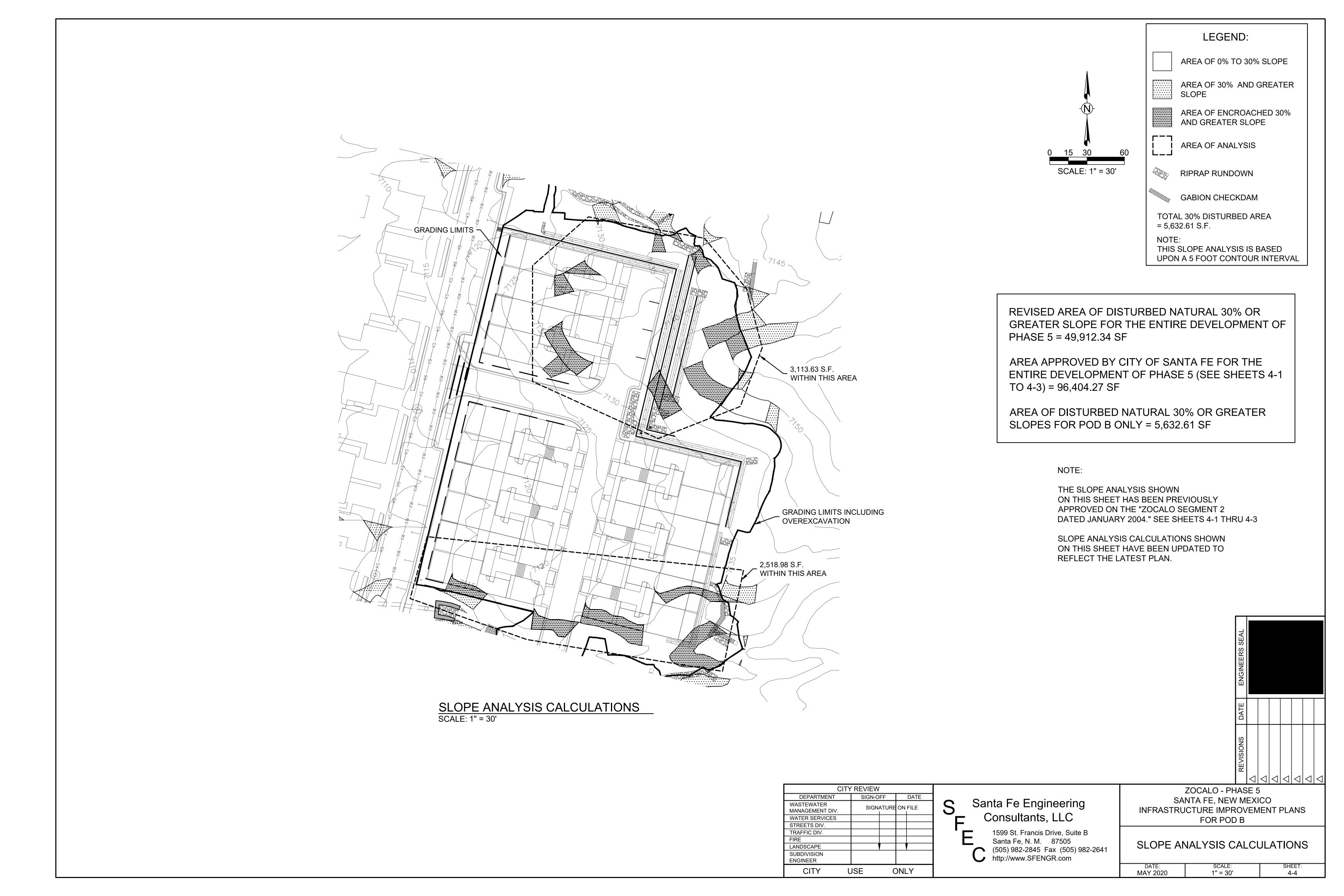
NOTE:
AN AUTOCAD BASEMAP DRAWING
WILL BE PROVIDED TO THE
CONSTRUCTION SURVEYOR





SHEET 4-2





CITY OF SANTA FE PUBLIC INFRASTRUCTURE GENERAL CONSTRUCTION NOTES

- 1. All construction shall conform to the requirements of City of Santa Fe Standard Drawings and Specifications as applicable.
- 2. Utility construction shall conform to applicable sections of the APWA's "New Mexico Standard Specifications for Public Works Construction, 2006 edition including latest published amendments.
- 3. Infrastructure construction shall conform to applicable sections of the New Mexico Department of Transportation's "Standard Specifications for Highway and Bridge Construction, 2007 Edition (SSHBC).
- 4. The order of precedence shall be, listed in order of highest precedence, the project specifications, plans, City of Santa Fe Standard Drawings, SSHBC, and APWA.
- 5. In the case of conflicts between plans and specifications resolution shall be by using the more restrictive requirement as determined by the project engineer and approved by the City.
- 6. The project plans shall be approved for construction by the City prior to any construction activity and scheduling a pre-construction meeting.
- 7. The construction Project Engineer shall be a New Mexico licensed Professional Engineer in the appropriate category for the type of work represented by the project plans. The Project Engineer shall arrange for a pre-construction meeting prior to the start of construction or mobilization of equipment on-site and after receipt of the financial guaranty. At the pre-construction meeting, the Project Engineer shall submit a letter providing the name(s) of specific individuals who will be performing what type of inspections and respective telephone contact number(s); this includes preparation of the record drawings. The pre-construction meeting shall be scheduled a minimum of 10 calendar days in advance of the meeting date.
- 8. Attendance at the pre-construction meeting is mandatory.
- 9. The Contractor shall provide a list of contact personnel responsible for site construction including position, telephone numbers, and at least one emergency telephone number active on a 24 hour basis.
- 10. If an EPA Notice of Intent (NOI) is applicable, a copy of the mailed permit application shall be presented at the pre-construction meeting along with a written statement giving the mailing date.
- 11. The Contractor shall be responsible for maintaining the integrity of all underground utilities during the course of work regardless of any location shown on the plans or other field evidence, or lack thereof. Notification to New Mexico One Call at 1-800-321-2537 for utility locates a minimum of 48 hours in advance of any excavation is required. Maintenance of utility locates shall be continued throughout the project life.
- 12. The Owner shall be responsible for all changes in construction deemed necessary for any reason and shall have appropriate plans and/or specifications, including applicable design criteria, prepared by a New Mexico Professional Engineer and submitted to the City for approval. Upon approval, said changes may be incorporated into the project.
- 13. Final Record Drawings, reflecting substantial changes to the original design drawings, shall be submitted by the Contractor's Surveyor for approval to the Engineer. Said plans shall be approved by applicable City Divisions prior to final acceptance of project work for maintenance responsibility and the beginning of the warranty period. Under no circumstances will partial acceptance and/or warranty commencement begin for any component of project scope be provided.
- 14. All Contractor work activity shall be confined to the construction limits of the project. There shall be no encroachment onto adjacent properties, either construction or marshaling yard(s) unless legal easements(s)/agreement(s) is/are executed and approved by the Engineering Supervisor.
- 15. Grading shall be completed under the authority of a Building Permit, the application of which shall show the type of work as "Other" with the notation of Grading, Landscaping, and infrastructure shown thereon. Call 505-955-6945 for permit information.
- 16. All cut and fill slopes, including setback requirements, shall conform to the requirements of:
 - a. Santa Fe City Code's Article 14-8 (Development and Design Standards);
 - b. Chapter 33 of the Uniform Building Code, 1997 edition unless otherwise noted on the approved construction plans; and
 - c. In the case of conflict between these two specifications, City Code shall prevail.
- 17. The Contractor is responsible for any damage caused by construction activities to public or private property, including
- 18. Material quality testing shall be completed by the Contractor, through a recognized testing laboratory. The laboratory shall be under the auspices of a New Mexico Professional Engineer.
- 19. All material quality test reports shall be provided directly to the City Planning Department, attention Permits and Development Review Division at P.O. Box 909, Santa Fe, New Mexico 87504-0909 within seven (7) calendar days after laboratory material testing is complete unless otherwise directed during the pre-construction meeting. Field test reports shall be provided directly to the P&DR staff at the time of field testing. In the case of P&DR staff absence, the reports shall be Fax'ed to 505-955-6829. In each case, all test reports and other communication shall carry the applicable P&DR Case and Building Permit project numbers which will be provided at the pre-construction meeting if not noted on the approved project plans.
- 20. Compaction testing of soil and similar materials, including optimum moisture-density relationships, shall be performed in accordance with the referenced specifications and/or plans. Unless specified in individual project plans, the frequency of compaction testing shall be one (1) test per 1.5 vertical feet of fill or backfill of similar material; within two (2) horizontal feet of structures; for each 500 linear feet of trench backfill or each days compactive effort, whichever results in the greatest quantity of tests; or for each 500 cubic yards of fill of similar material; or as directed by the Engineer.
- 21. Portland cement concrete (Pcc) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial casting operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR. Each mix shall have the following minimum properties:
 - a. Compressive strength of 4,000 psi in 28 calendar days
 - b. Seven (7.0) bags of cementitious material per cubic yard of concrete
 - c. Twenty (20.0) percent or less of flyash material substitution for cement
 - d. Maximum aggregate size of 3/4"
- e. Air entrainment content ranging between 4.0 and 7.0 percent at the point of concrete delivery into forms
- 22. Concrete sample set shall consist of a minimum of three (3) cylinders. One sample set shall be obtained for each 500 linear feet cast, 50 cast cubic yards, or one (1) set per calendar day, whichever is greatest; or as directed by the Engineer. Cylinders shall be tested at 7, 28, and 56 day intervals; the 56 day interval need not be tested if any previous test result exceeds the design value.

- 23. Traffic control devices, as per approved plan, shall be installed, maintained, and removed by the Contractor. Said devices shall conform to the latest published edition of the Manual of Uniform Traffic Control Devices and to written directions from the City Traffic Engineer who may be reached at 505-955-6619.
- 24. Site erosion and/or sediment control, as per approved plan, shall be installed, maintained, and removed by the Contractor. The Contractor's attention is directed to the SSHBC's Section 603 for other requirements relating to dust abatement and similar issues.
- 25. Utility lines must be bored under all existing street Pcc street appurtenances. A minimum of 12" separation must be maintained between utility lines. Any curb, gutter, or other damage must be repaired before final inspection will be given.
- 26. Each City utility division shall provide a letter of completed installation, not necessarily accepted for warranty, at the Contractor's request. Said letters shall be provided to the P&DR staff and received written staff acceptance prior to scheduling either TV inspection of SAS; and Storm Sewer lines or placement of roadway pavement material.
- 27. ASTM, ASHTO, or independent laboratory certificates of material compliance are to be provided to P&DR staff prior to bringing applicable material on site.
- 28. Aggregate base course material shall conform to the SSHBC's Section 304 using Gradation I.
- 29. Hot Mix Asphalt (HMA) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer conforming to SSHBC's Section 423 using Aggregated Classification(s) called for in the project plans. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial paving operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR.
- 30. Compaction testing of subgrade, aggregate base course, and each lift of HMA material shall be completed for every 100 linear feet of roadway length excepting for HMA material in which case provide one (1) test for every 100 linear feet of laydown machine pass; or as directed by the Engineer.
- 31. HMA material quality test samples (wet) shall be obtained and tested for every 500 tons or fraction thereof or one (1) sample per day.
- 32. Utility appurtenance such as telephone pedestals, electrical transformers, gas, and cable TV pedestals shall be placed outside the public right-of-way and within utility easements. The Owner is responsible for relocating mis-placed utility structures prior to requesting a pre-final inspection. Water meter boxes and fire hydrants may be placed between the sidewalk and curb. Water valve and meter boxes are not to be placed within maintenance areas of semi-improved (gravel or equal) roads.
- 33. Construction debris and/or excess material shall be stored in an on-site area and appropriately contained. Said debris shall not be a nuisance to the surrounding neighborhood. Disposal of debris shall be either within the city limits under separate grading permit or at a designated NMED approved disposal site. The Contractor shall provide written notice as to proposed debris disposal site location(s). All debris and/or excess material shall be removed from the site prior to scheduling a pre-final inspection with P&DR staff.
- 34. Interim terrain and stormwater management inspections shall be arranged for at the following events:
 - a. Completion of temporary erosion control best management installations and prior to any earthwork (clearing, grubbing, etc.)
 - b. Final stormwater management features are constructed
 - c. Final site restoration measures are completed
 - d. Further construction or issuance of any permit(s) shall not occur until written approval by P&DR staff for each of the above inspections has been obtained. Inspections shall be scheduled by calling 505-955-6646.
- 35. The Contractor shall make written request for a pre-final inspection of terrain management and infrastructure works a minimum of 14 calendar days in advance with P&DR staff. At this inspection, applicable city division staff will review the final work product. Any deficiencies will be noted in a "punchlist" and provided to the Contractor for correction. When all punchlist items are completed the Contractor shall file a written statement to that effect and a final inspection will be held by P&DR staff. Upon acceptance, an acceptance letter will be provided wherein all work will be accepted for maintenance by the City and the commencement of the warranty period initiated.
- 36. All surveys to be performed under the supervision of a Professional Land Surveyor, licensed in the State of New Mexico

ADDITIONAL CONSTRUCTION NOTES

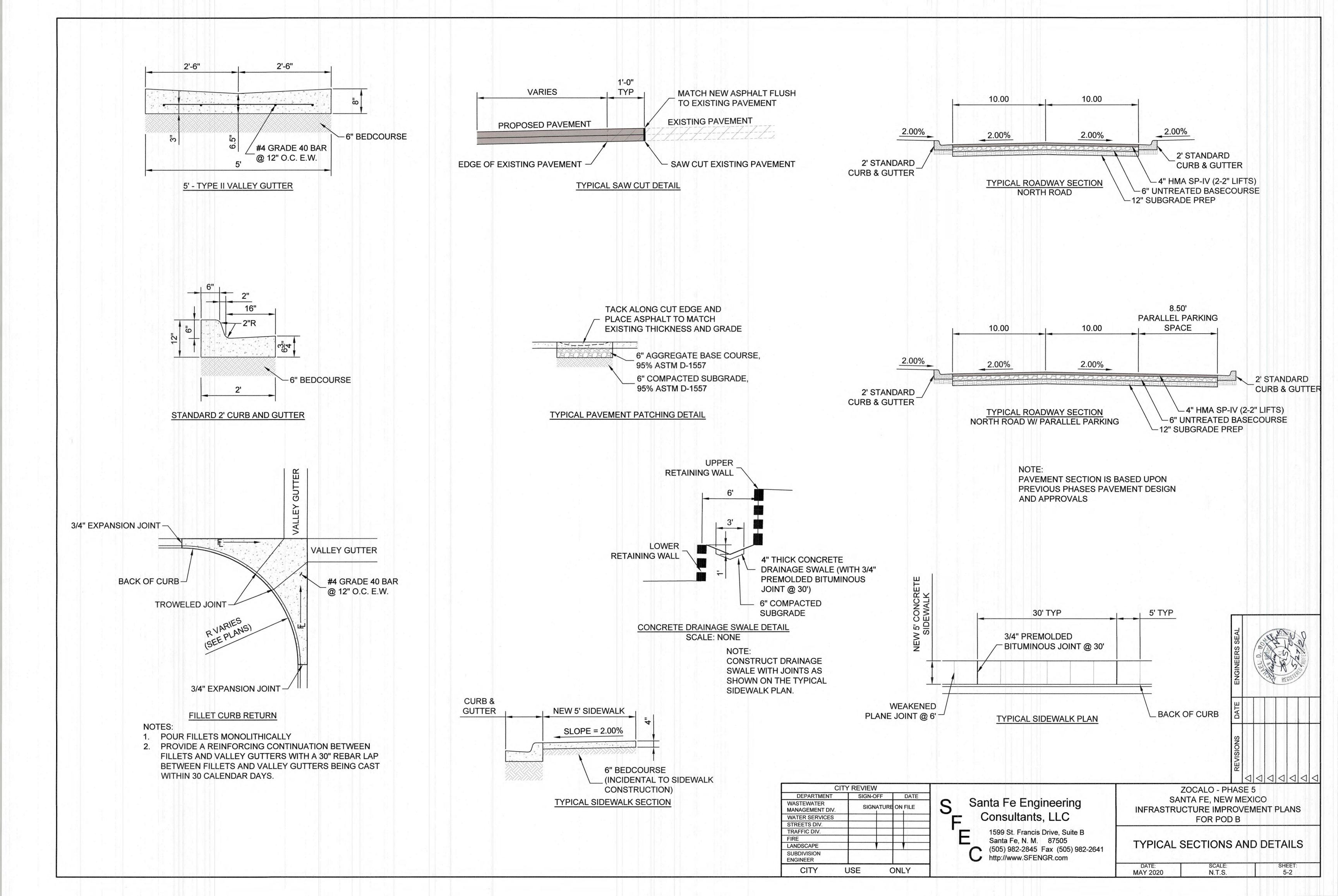
- . The contractors surveyor shall coordinate with Dawson Surveys, Inc. The contractors surveyor shall verify proposed grades. Invert elevations, Flow lines, Alignments, Property lines, Right of Way, Setbacks, and topography Prior to construction. Any deviations shall be reported to the engineer.
- 2. The contractor shall maintain existing fencing, or build new fencing to insure that the site is secure at all times.
- 3. It is solely the contractors responsibility to meet OSHA requirements and to maintain a safe working condition.
- 4. Santa Fe Engineering Consultants, Inc. waives any and all responsibility and is not liable for problems which arise from failure to follow these plans, Specifications and the design intent they convey or for problems which arise from failure to obtain and/or follow SFEC guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts.
- 5. Television inspection to be provided by private contractor, not the City.
- 6. Pot holing, construction water, T.V. inspections, flushing and cleaning of sanitary sewer lines or storm sewers are incidental to the work and no separate payment will be made.
- 7. The existing utility locations shown on these plans have been compiled from multiple sources, including utility locates, and field surveys. It is the contractor's responsibility to verify and pothole any potential utility conflicts. The contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
- Record drawings, to be prepared by the contractor's surveyor, shall be stamped by a surveyor licensed in the State of New Mexico. This is incidental to the work and no separate payment shall be made.

CI	TY REVIEW		
DEPARTMENT	SIGN-OFF	DATE	
WASTEWATER MANAGEMENT DIV.	SIGNATURI	ON FILE	Santa Fe Engineering
WATER SERVICES			Consultants, LLC
STREETS DIV.] – ′
TRAFFIC DIV.			1599 St. Francis Drive, Suite B
FIRE			Santa Fe, N. M. 87505
LANDSCAPE			(505) 982-2845 Fax (505) 982-2641
SUBDIVISION	·	,	· · · · · · · · · · · · · · · · · · ·
ENGINEER			http://www.SFENGR.com
CITY	USE	ONLY	

ZOCALO - PHASE 5
SANTA FE, NEW MEXICO
INFRASTRUCTURE IMPROVEMENT PLANS
FOR POD B

GENERAL NOTES

DATE: SCALE: SHEET: MAY 2020 N.T.S. 5-1



NOTE: THE MAXIMUM CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED 2%. VARIES 2'-6" 1/2" TROWELED STRIKE JOINT FOR DRIVEWAYS OVER 12'-0" 8" THICK CONCRETE WITH NO. 4 GRADE 40 BAR @ 12" ON CENTER EACH 3/4" BITUMINOUS 3/4" BITUMINOUS WAY SIDEWALK THROUGH DRIVEWAY **EXPANSION JOINT** EXPANSION JOINT VEHICLE TRAVEL PORTION 5'-0" **VARIES** 5'-0" TYPICAL DRIVEWAY POD B CITY REVIEW ZOCALO - PHASE 5 SIGN-OFF DATE DEPARTMENT Santa Fe Engineering SANTA FE, NEW MEXICO WASTEWATER MANAGEMENT DIV. INFRASTRUCTURE IMPROVEMENT PLANS Consultants, LLC WATER SERVICES FOR POD B STREETS DIV. 1599 St. Francis Drive, Suite B Santa Fe, N. M. 87505 (505) 982-2845 Fax (505) 982-2641 http://www.SFENGR.com TRAFFIC DIV. FIRE TYPICAL SECTIONS AND DETAILS LANDSCAPE SUBDIVISION ENGINEER SCALE: N.T.S. SHEET: 5-3 DATE: MAY 2020 USE ONLY

CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION GENERAL NOTES

- 1. Prior to the Wastewater Management Division approval of the plan set, a letter will be required from the project engineer indicating they are providing the inspection and record drawing services for the project.
- 2. The Contractor must obtain all sewer hookup permits from the City's Building Permits Section (sewer lines) prior to commencing any sewer line construction. A copy of the permit must be kept at the construction site.
- 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.
- 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.
- No concrete encasement of new or existing public sewer pipe will be allowed unless approved by the City of Santa Fe Wastewater Management Division.
- 10. Core drilling is required for all new connections to an existing manhole.
- 11. No public sewer main line or manhole will be allowed under or within a storm water detention/retention pond.
- 12. Prior to paving over any sanitary sewer lines, submit T.V.tapes and logs, pressure tests, and the engineer's certification to the City's Wastewater Management Division. After the Wastewater Management Division reviews the above listed information, a preliminary manhole inspection will be conducted. When all the items listed above are completed to meet the standards of the Wastewater Management Division, a letter approving paving will be issued in relation to the sanitary sewer. Note: A final manhole inspection will be conducted after the final paving is completed.
- 13. All sewer manholes with sewer lines 12 inches in diameter and larger are required to have approved vented and locking manhole covers.
- 14. Locate wires shall be installed for all sanitary sewers (gravity/force mains). The locate wire must be visible in the manhole or access structure. This will be verified during the preliminary manhole inspection prior to paving. The locate wire is to be a continuous, 12 gauge, solid strand insulated copper wire.
- 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.

JOINT TRENCH NOTES:

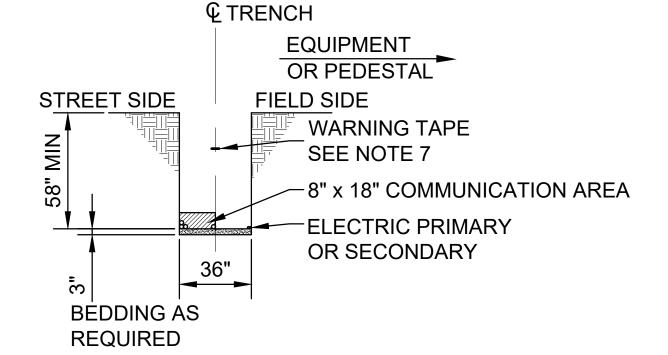
- Compaction in city or state right-of-ways shall meet or exceed minimum specified requirements.
- Shading and bedding materials to be type IV. Class 1 for direct buried cable and Type IV, Class 2 for cable in conduit. Type III material is suitable for either type of installation. Refer to DS-10-12.4 for fill material requirements.
- If trench-run material meets back fill material type requirements, 3" bedding may be omitted provided the trench bottom is smooth, flat and without surface irregularities.
- Maximum change in the trench bottom elevation shall not exceed 2" over a 10' length.
- Spoil pile shall be placed on the field side a minimum of 2" from the trench edge
- Latest OSHA trench safety requirements shall be strictly observed.
- Warning tape shall be placed a minimum of 12" above gas line.
- When bringing cables to pedestals, 12" separation must be maintained from the gas line.
- 9. PNM owned or maintained street lights may be installed in trench, next to electric cable.
- 10. Private area lighting or private streetlight circuits must maintain 12" separation from all other joint occupants..
- 11. Gas service must be 12" away from where it will pass equipment or pedestals.
- 12. All parties agree that 12" separation between electric and communication may not be met when transitioning up to transformers and or pedestals.
- 13. Typical subdivision where property line is 9' from back of curb and 10' Public Utility Easements (PUE).
- 14. Depth of gas measured from final grade.

REFERENCES

1. NESC rule 352, 353, 354

- 20. 20 foot wide access gates shall be provided at all fences, walls or other obstructions that cross a public sewer line. Access gates to be located within the sanitary sewer Easement.
- 21. The Owner/Developer will be responsible for locating each sewer service at the time each lot is ready to connect to the sewer. It is suggested that the Owner/ Developer retain a copy of the television inspection video along with the video logs. Each service shall be clearly marked for each lot at point of connection. All calls received by this Division regarding the location of service will be forwarded to the Owner/Developer.
- 22. The Contractor shall call the Wastewater Management Division (Douglas Flores at telephone # 955-4613) for a final manhole inspection. This inspection will be isolated to the manholes. The City's Plumbing and Mechanical Inspector's will conduct all other necessary plumbing inspections. Note: The City's Plumbing and Mechanical Inspectors will inspect the individual sewer service taps and laterals, which connect to the public sanitary sewer.
- 23. The existing sanitary sewer line must be T.V. taped prior to a new service connection being placed as well as taped after the services have been completed. This is to ensure that the existing sanitary sewer line is not damaged and the new service is installed correctly.
- 24. All costs associated with the operation, maintenance and replacement of grinder pumps for individual lots shall be the responsibility of the lot owner and/or Owners Association. For grinder pumps that connect to a pressure sewer main, the grinder pump will be a model manufactured by Environment-One or a type approved by the City of Santa Fe Wastewater Management Division. For grinder pumps that connect to a gravity main, the grinder pump shall be of a type approved by the City of Santa Fe Plumbing Code.
- 25. A minimum 12 inches of vertical clearance shall be provided between the sewer line and any storm drain piping.
- 26. All pressure sewer systems shall be air or hydrostatically pressure tested @ 120 psi for 2 hours minimum. The test is to be witnessed and certified by the project engineer. Prior to being put into service and acceptance by the City of Santa Fe, all pressure sewer system main lines will be filled with water.
- 27. No public pressure sewer system piping may be installed in a common trench with other utilities.
- 28. Sewer backflow check valves will be required for all sewer service lateral connections to sewer mains 12 inches or greater in diameter. The sewer service connection must be made at an existing or new manhole. Sewer service connections to sewer mains with pipe size diameter of 12 inches and greater will not be made without approval from the Wastewater Management Division.
- 29. Sewer backwater check valves shall be required on private sewer service laterals per the City of Santa Fe Plumbing
- 30. Any 8 inch public sanitary sewer main line placed with a grade of less than 0.60% shall be removed and reconstructed at the Contractor's expense. All public sanitary sewer main lines with slopes of less than 1% require a minimum Class C bedding with select granular material foundation.
- 31. All as-built sewer line and manhole data shall be obtained and certified by a licensed surveyor or engineer. As-built data supplied by other than a licensed surveyor or engineer shall not be valid for final as-builts.
- 32. All existing and new public manholes within a project shall have access for City sewer maintenance equipment. All access is subject to field verification and modification as required by the Wastewater Division prior to final project close out with the City of Santa Fe.
- 33. All sewer line crossings of rivers, streams, arroyos, drainage channels, etc. shall require a basis of design analysis prepared by a licensed engineer.
- 34. An approved backflow valve and isolation valve are required on all low pressure sewer service lines as per the City of Santa Fe Standard Sewer Specifications.
- 35. Terminal flushing connections and in-line flushing connections are required on all low pressure sewer systems. The maximum spacing between in-line flushing connections shall be 500 feet. Distances greater the 500 feet between low pressure sewer in-line flushing connections shall be approved by the Wastewater Division.
- 36. Sewer backflow check valves are required on private sewer service laterals per the City's Plumbing Code. Final determination shall be made by the City of Santa Fe Plumbing Inspection Division

NOTE: BACKWATER VALVES ARE NOT NEEDED WHEN FINISHED FLOOR IS GREATER THAN ONE (1) FOOT HIGHER THAN THE UPSTREAM MANHOLE FOR ALL UNITS



TYPICAL JOINT UTILITY TRENCH DETAIL

BY SPEARS MANUFACTURING. OR APPROVED EQUAL DIRECTIONAL **DIRECTIONAL CLEANOUT** CLEANOUT **CLEANOUT ASSEMBLY WITH BACKWATER VALVE DETAIL** SCALE: N.T.S.

CITY REVIEW

USE

SIGN-OFF

DEPARTMENT

WASTEWATER

STREETS DIV.

TRAFFIC DIV.

LANDSCAPE

SUBDIVISION

ENGINEER

MANAGEMENT DIV.

WATER SERVICES

DATE

ONLY

Santa Fe Engineering Consultants, LLC

1599 St. Francis Drive, Suite B Santa Fe, N. M. 87505 (505) 982-2845 Fax (505) 982-2641

TO BUILDING

WASTEWATER NOTES:

SANITARY SEWER NOTE:

STREET LIGHTING NOTE:

SEWER EASEMENTS

GENERAL NOTES:

NEW MEXICO.

BY COMCAST.

NEW MEXICO GAS COMPANY.

WASTEWATER UEC CHARGES SHALL BE PAID AT

NO FENCES, WALLS, OR OTHER STRUCTURES SHALL

BE CONSTRUCTED WITHIN OR ACROSS SANITARY

PROPOSED LUMINAIRES SHALL BE METERED AND

GAS SERVICES AND METERS TO BE DESIGNED BY

ELECTRIC TRANSFORMERS AND SERVICES TO

CABLE TELEVISION SERVICE TO BE DESIGNED

BE DESIGNED BY PUBLIC SERVICE COMPANY OF

INCLUDE LED TYPE FIXTURES EQUIVALENT TO **CONVENTIONAL 250 HIGH PRESSURE SODIUM**

THE DESIGN AND FIXTURE TYPES SHALL BE

REVIEWED AND APPROVED BY THE CITY OF

SANTA FE TRAFFIC ENGINEERING DIVISION.

WATER SERVICES TO BE DESIGNED BY

SANGRE DE CRISTO WATER COMPANY.

THE TIME OF BUILDING PERMIT APPLICATION.

SEWER SERVICE CONNECTIONS LOCATE SAMPLINE POINT OUT OF TRAFFIC BEHIND CURB

> **ZOCALO - PHASE 5** SANTA FE, NEW MEXICO INFRASTRUCTURE IMPROVEMENT PLANS FOR POD B

> > **UTILITY NOTES**

N.T.S. MAY 2020

SIGNATURE ON FILE http://www.SFENGR.com

CLEAN CHECK EXTENDABLE

-SERVICE ACCESS EXTENSION

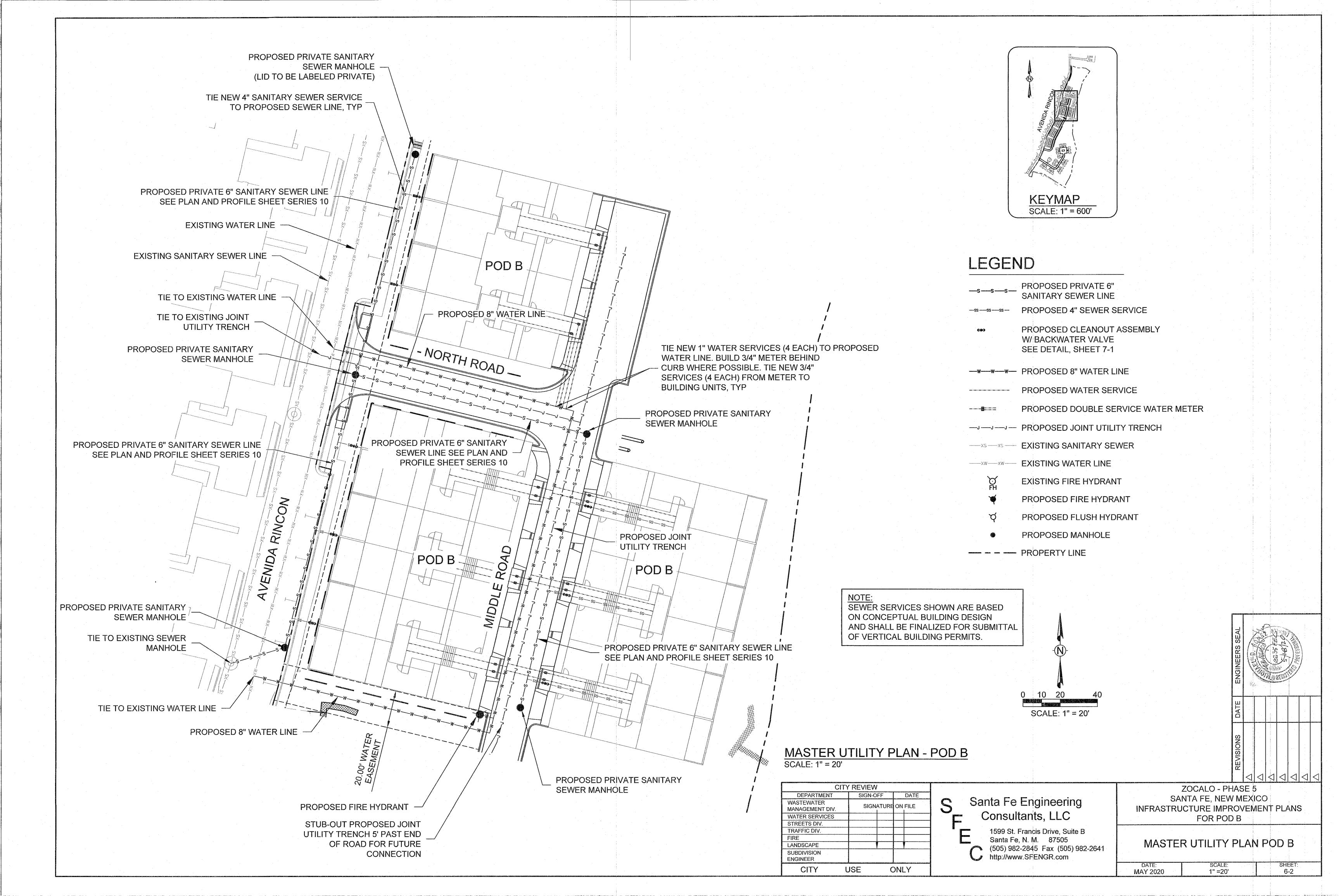
BACKWATER VALVE WITH

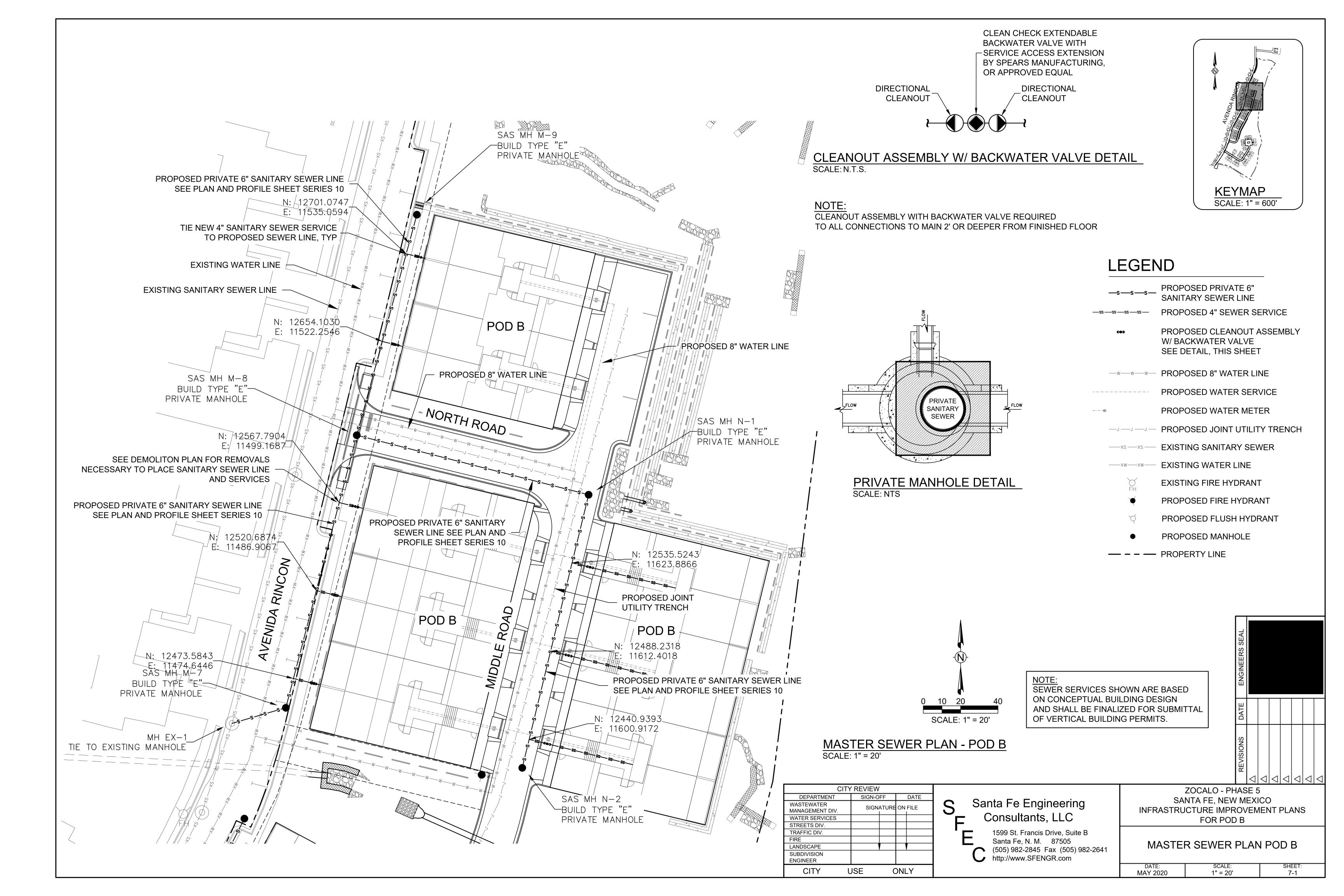
TEE IN LINE INDUSTRIAL PRE-TREATMENT SAMPLING PORT NOTES: IPSP REQUIRED AT ALL SANITARY

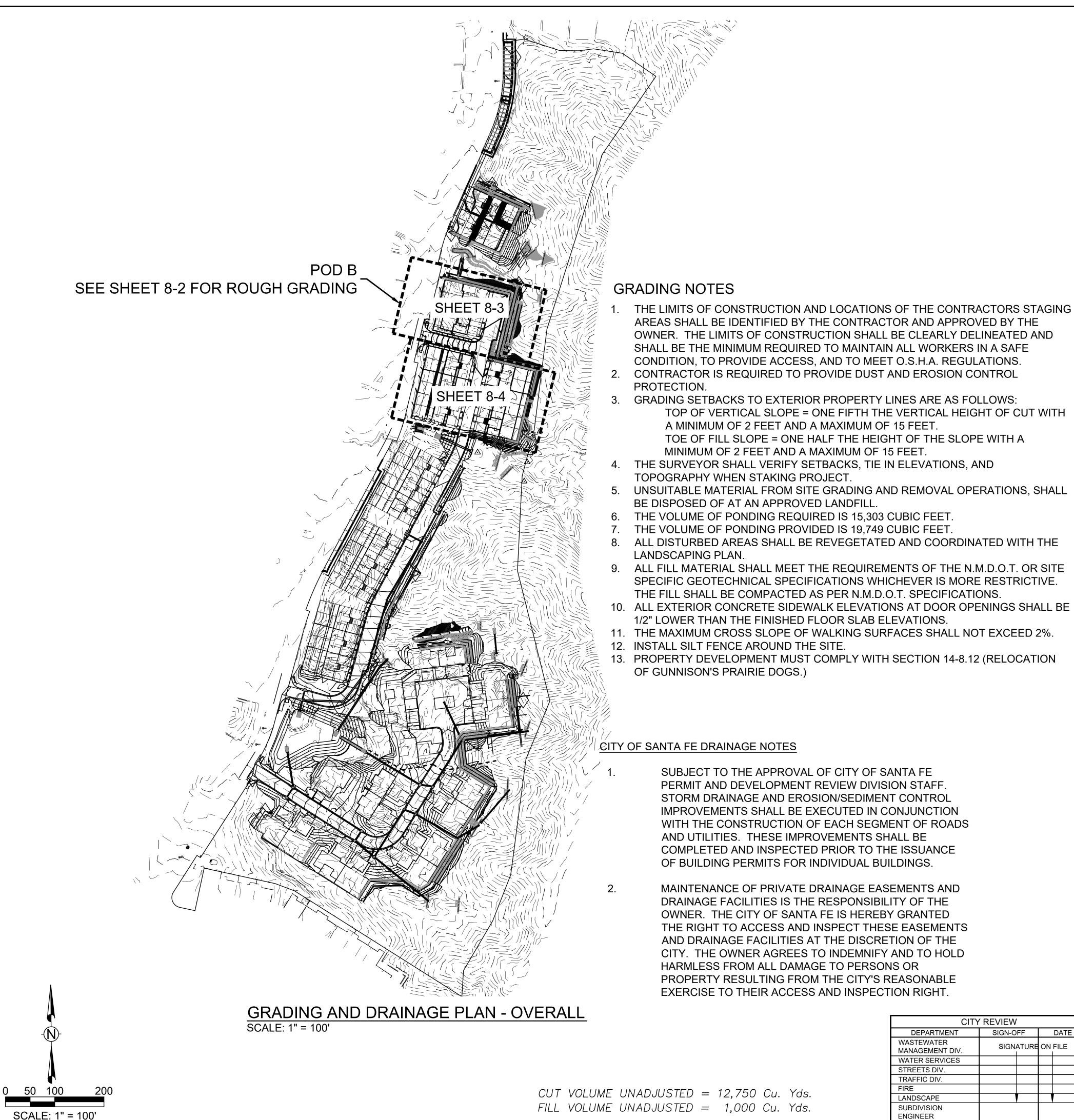
RISER TO GRADE

SHEET:

6-1







PONDING CALCULATIONS

THE PROPOSED DEVELOPMENT AT THE SITE CONSISTS OF THE FOLLOWING:

PROPOSED IMPERVIOUS AREAS (ROOFS,

SIDEWALKS, DRIVEWAYS, ETC.) = 208,681.45 SQ. FT.

THE CITY OF SANTA FE TERRAIN MANAGEMENT REGULATIONS REQUIRE THAT PEAK DISCHARGE AFTER DEVELOPMENT MUST NOT EXCEED PEAK DISCHARGE BEFORE DEVELOPMENT. EXCESS RUNOFF FROM NEW IMPERVIOUS AREAS (ROOFS, SIDEWALKS, PATIOS, ETC.) WILL BE MITIGATED BY TEMPORARY DETENTION IN LANDSCAPED PONDING AREAS WITH CONTROLLED RELEASE. CALCULATIONS TO **DETERMINE VOLUMES ARE AS FOLLOWS:**

ACCORDING TO THE USDA & NRCS WEB SOIL SURVEY, THE SOILS ON THE SITE ARE IN HYDROLOGIC GROUP D.

PRIOR TO THE DEVELOPMENT AT THE SITE, THE UNDEVELOPED AREA COULD BE CONSIDERED "PINYON JUNIPER", IN POOR CONDITION. ACCORDING TO TR 55, THE DIRECT RUNOFF FOR THE 100 YEAR PRECIPITATION IS AS FOLLOWS:

> DIRECT RUNOFF

(INCHES) 2.03

PINYON - JUNIPER HYDROLOGIC SOIL GROUP D COVER POOR

THE DIRECT RUNOFF FOR THE PROPOSED IMPERVIOUS AREAS FOR THE 100 YEAR PRECIPITATION IS AS FOLLOWS:

DIRECT

RUNOFF (INCHES)

IMPERVIOUS AREAS (ROOFS, SIDEWALKS

2.91 DRIVEWAYS)

HYDROLOGIC SOIL GROUP D

TO MITIGATE THE PROPOSED IMPERVIOUS AREAS (ROOFS, SIDEWALKS, PATIOS), THE DIFFERENCE IN DIRECT RUNOFF FROM THE PRE-DEVELOPMENT CONDITIONS AND POST DEVELOPMENT CONDITIONS IS CALCULATED. THE PONDING VOLUME IS CALCULATED AS FOLLOWS:

2.91" DIRECT RUNOFF IMPERVIOUS AREAS 2.03" DIRECT RUNOFF PRE-DEVELOPMENT STORE 0.88" OF RAINFALL FOR IMPERVIOUS AREAS

IMPERVIOUS AREAS = 208,681 SQ. FT. POND 0.88" FROM ALL IMPERVIOUS AREAS

THE TOTAL VOLUME OF WATER TO BE STORED FOR IMPERVIOUS AREA:

REQUIRED VOLUME = (0.88" X 208,681 SQ. FT.)

= 15,303 CU. FT.

TOTAL PONDING VOLUME REQUIRED TOTAL VOLUME OF PONDING PROVIDED

= 15,303 CU. FT.

= 19,749 CU. FT.

TOTAL PONDING AREA REQUIRED

POD DESIGNATION	PONDING AREA REQUIRED (CU. FT)	
Α	696	
В	3,573	
С	4,428	
D	4,177	
E	2,429	
TOTAL	15,303	

시시시시시시시시

CITY REVIEW SIGN-OFF DATE DEPARTMENT WASTEWATER MANAGEMENT DIV. WATER SERVICES STREETS DIV. TRAFFIC DIV. LANDSCAPE SUBDIVISION **ENGINEER**

USE

ONLY

Santa Fe Engineering Consultants, LLC

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

ZOCALO - PHASE 5 SANTA FE. NEW MEXICO INFRASTRUCTURE IMPROVEMENT PLANS FOR POD B

GRADING AND DRAINAGE NOTES

SHEET: MAY 2020 1" = 100' 8-1

FILL VOLUME UNADJUSTED = 1,000 Cu. Yds.

CUT VOLUME UNADJUSTED = 12,750 Cu. Yds.

TOP OF VERTICAL SLOPE = ONE FIFTH THE VERTICAL HEIGHT OF CUT WITH

TOE OF FILL SLOPE = ONE HALF THE HEIGHT OF THE SLOPE WITH A

A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.

MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.

SUBJECT TO THE APPROVAL OF CITY OF SANTA FE

AND UTILITIES. THESE IMPROVEMENTS SHALL BE

OF BUILDING PERMITS FOR INDIVIDUAL BUILDINGS.

HARMLESS FROM ALL DAMAGE TO PERSONS OR

PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF. STORM DRAINAGE AND EROSION/SEDIMENT CONTROL

IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION

COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE

MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND

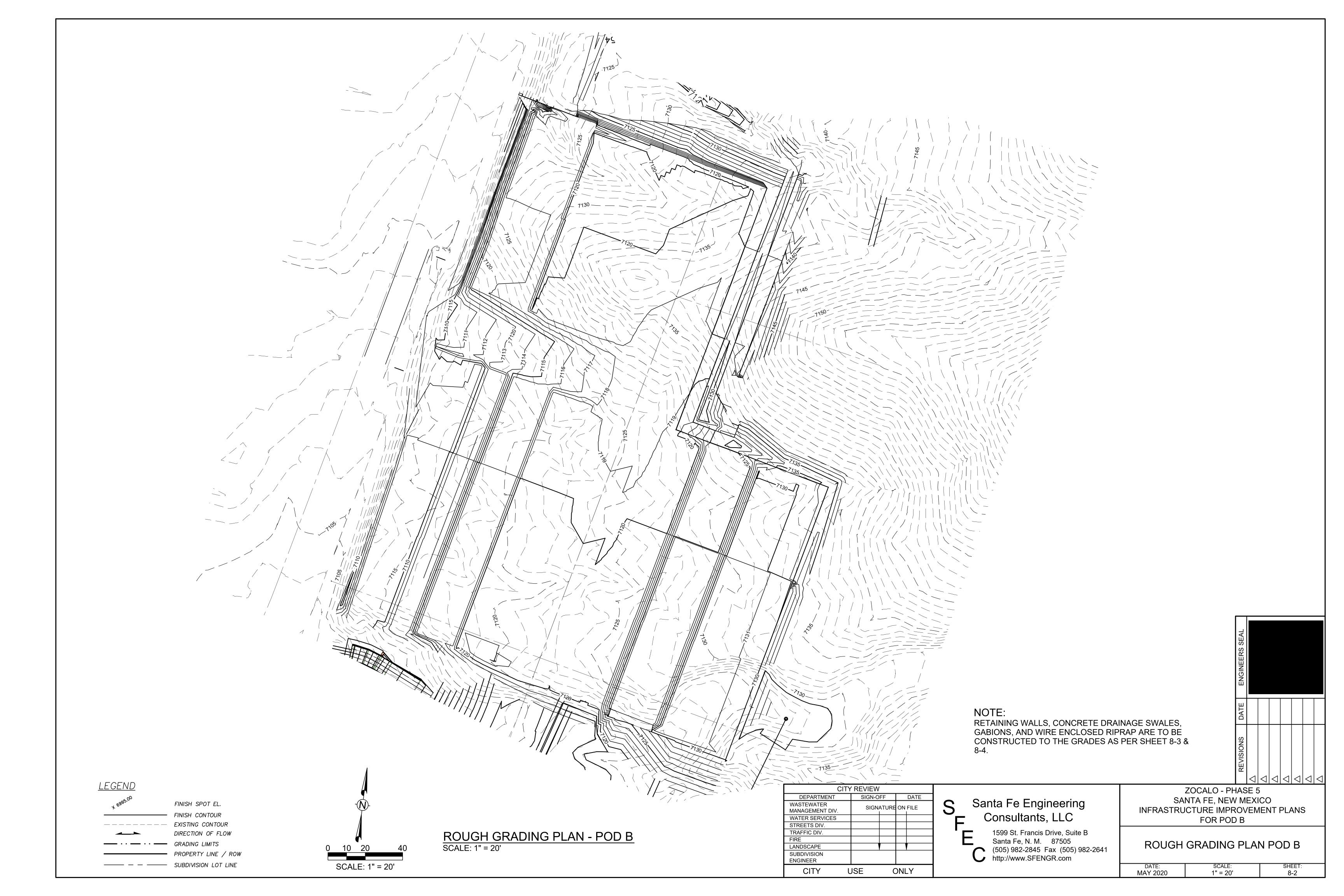
THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD

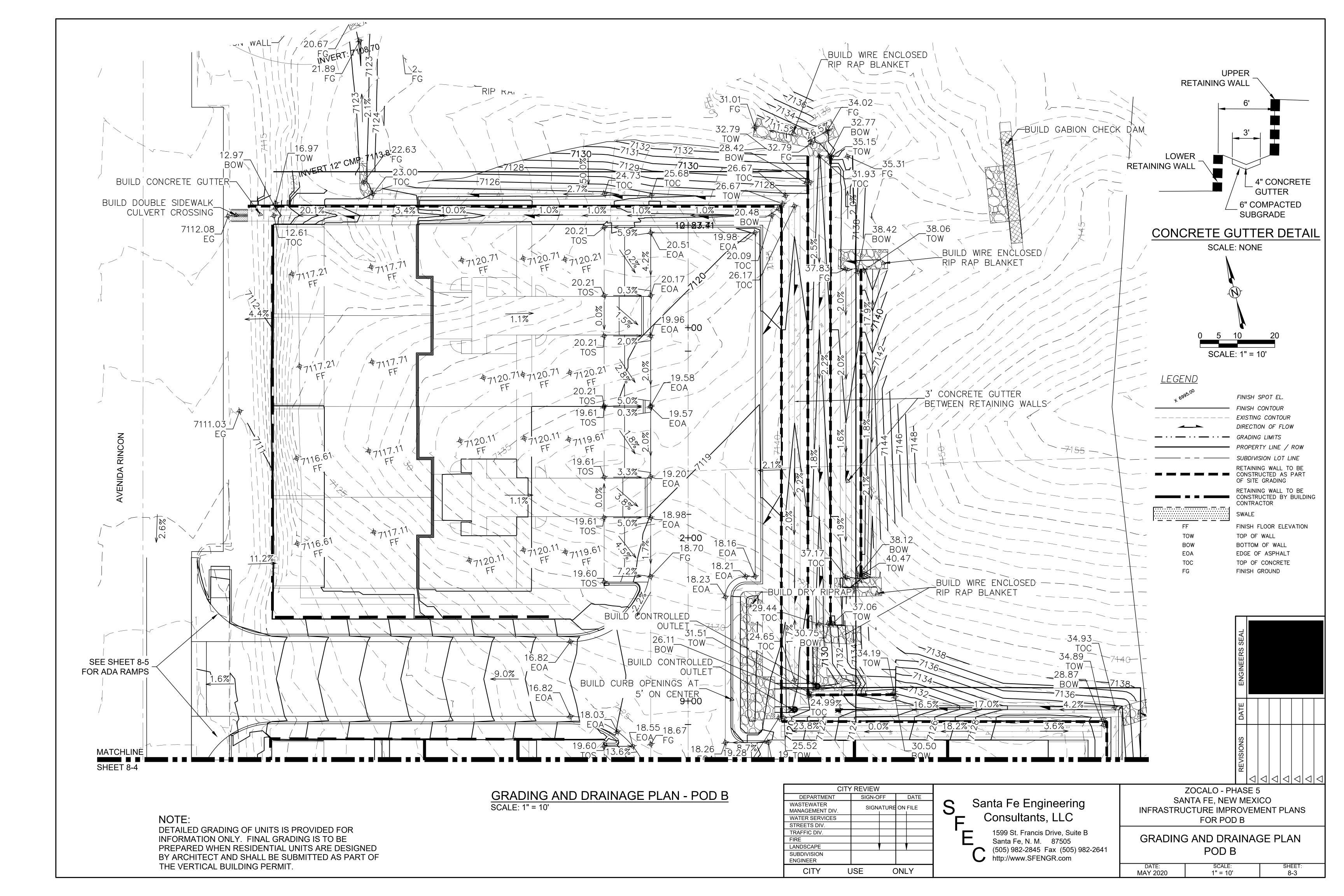
PROPERTY RESULTING FROM THE CITY'S REASONABLE

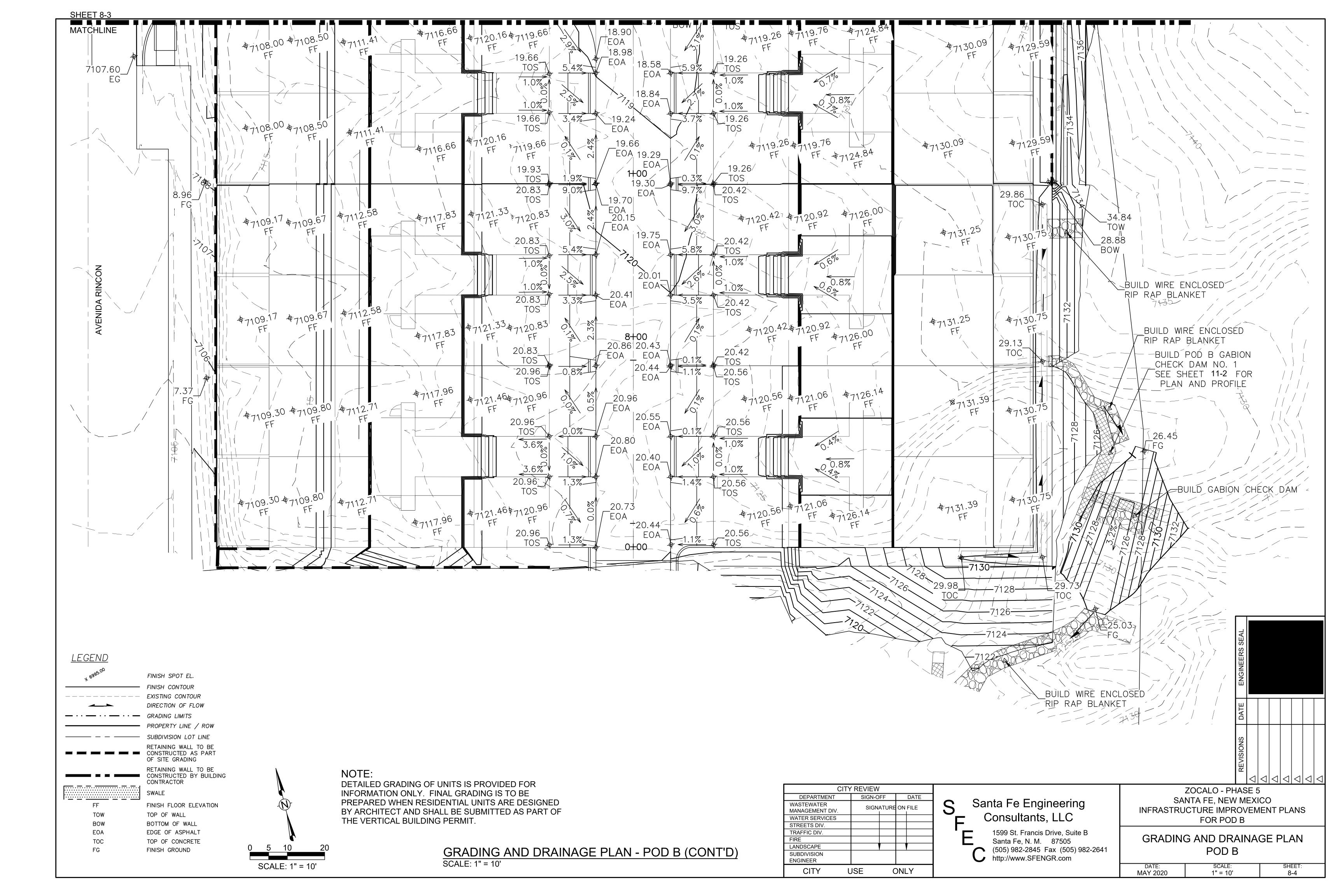
EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

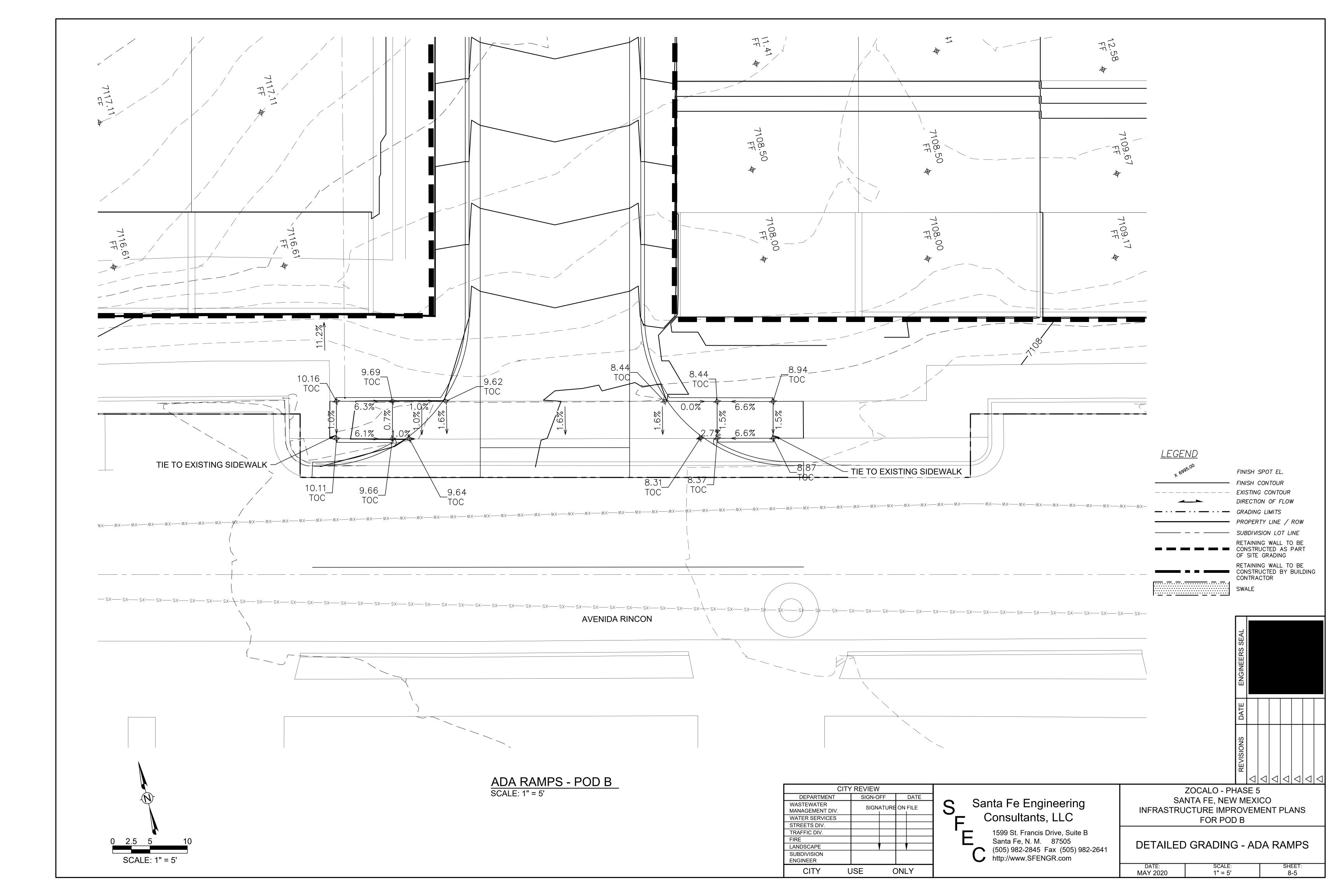
DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED

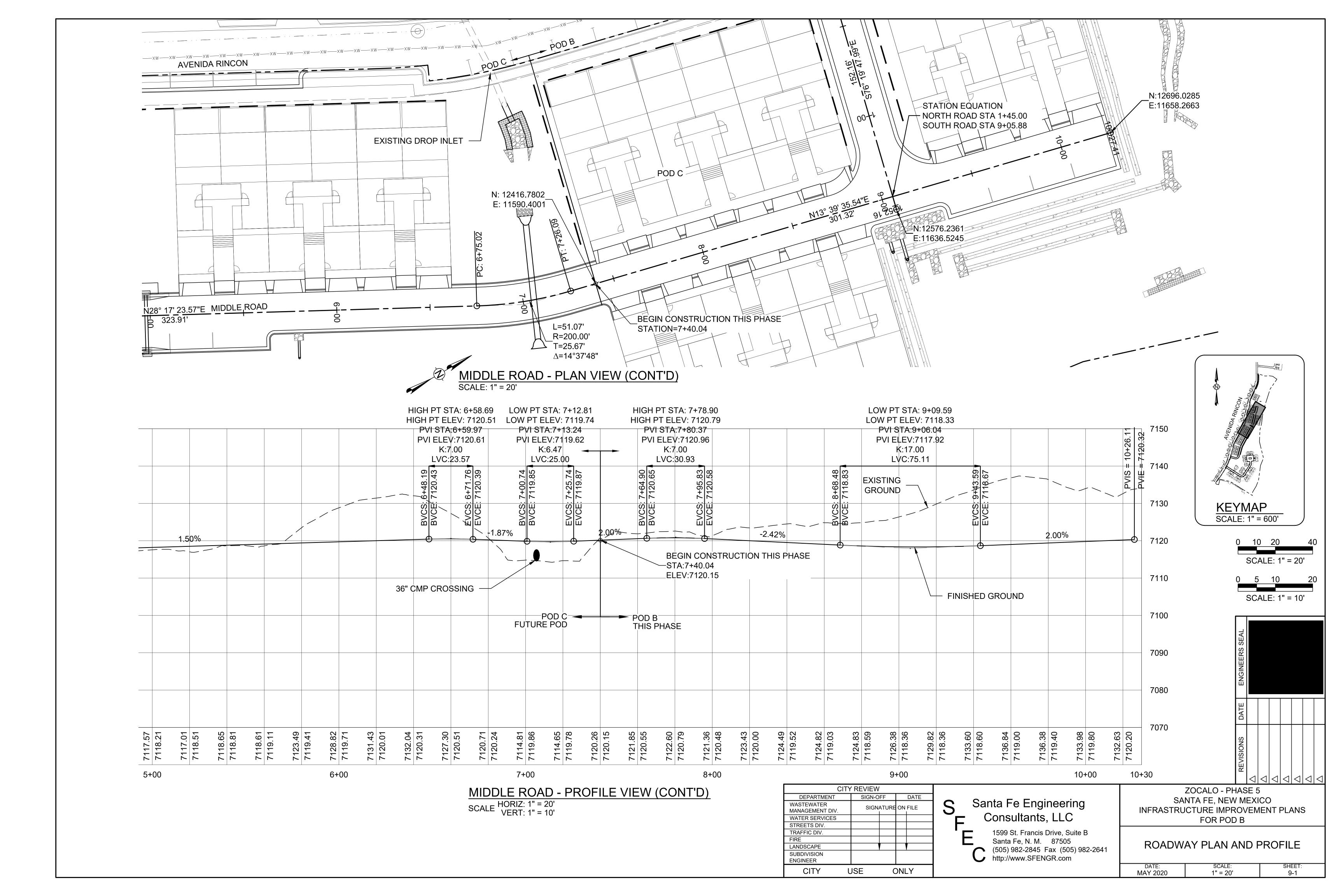
WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS

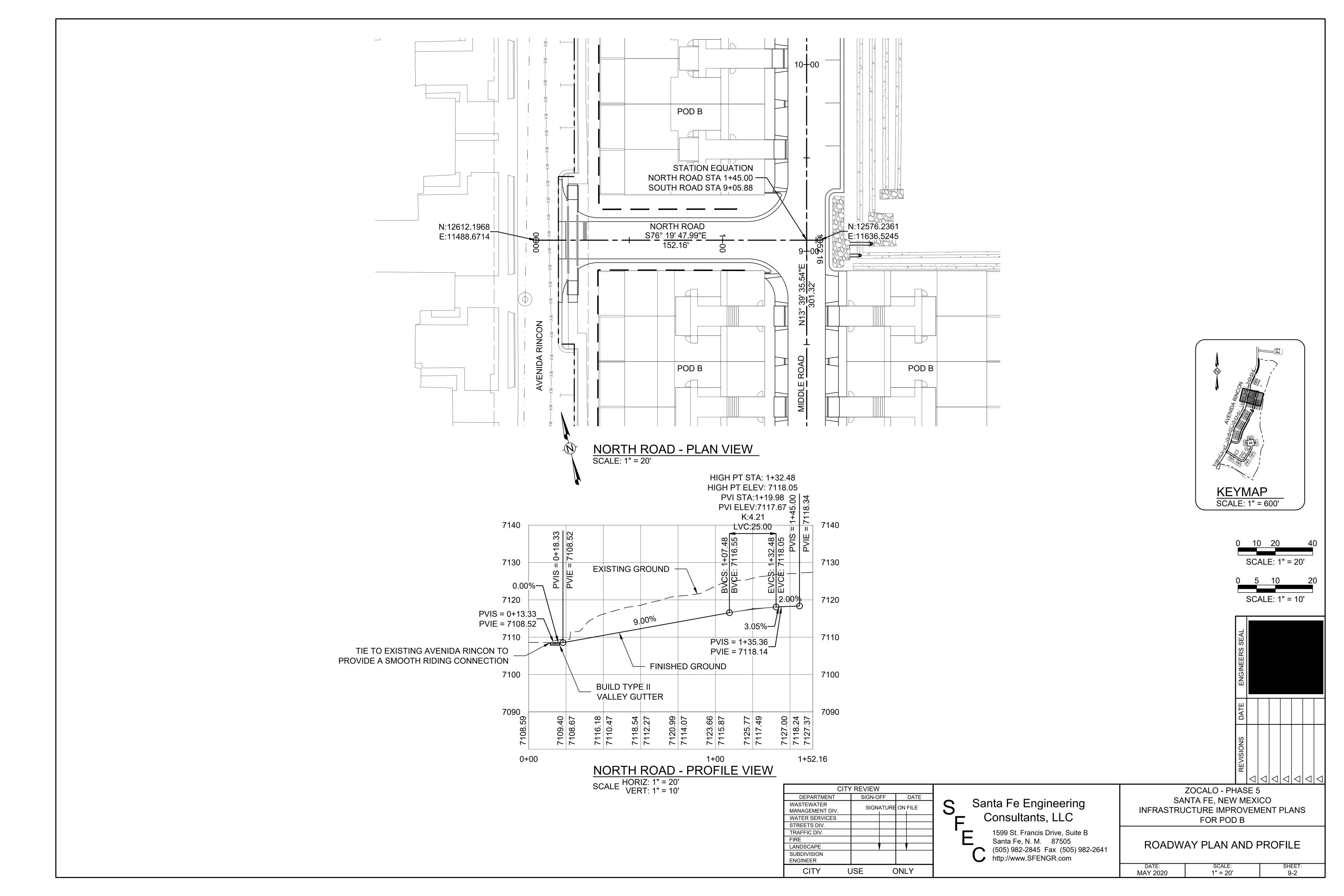












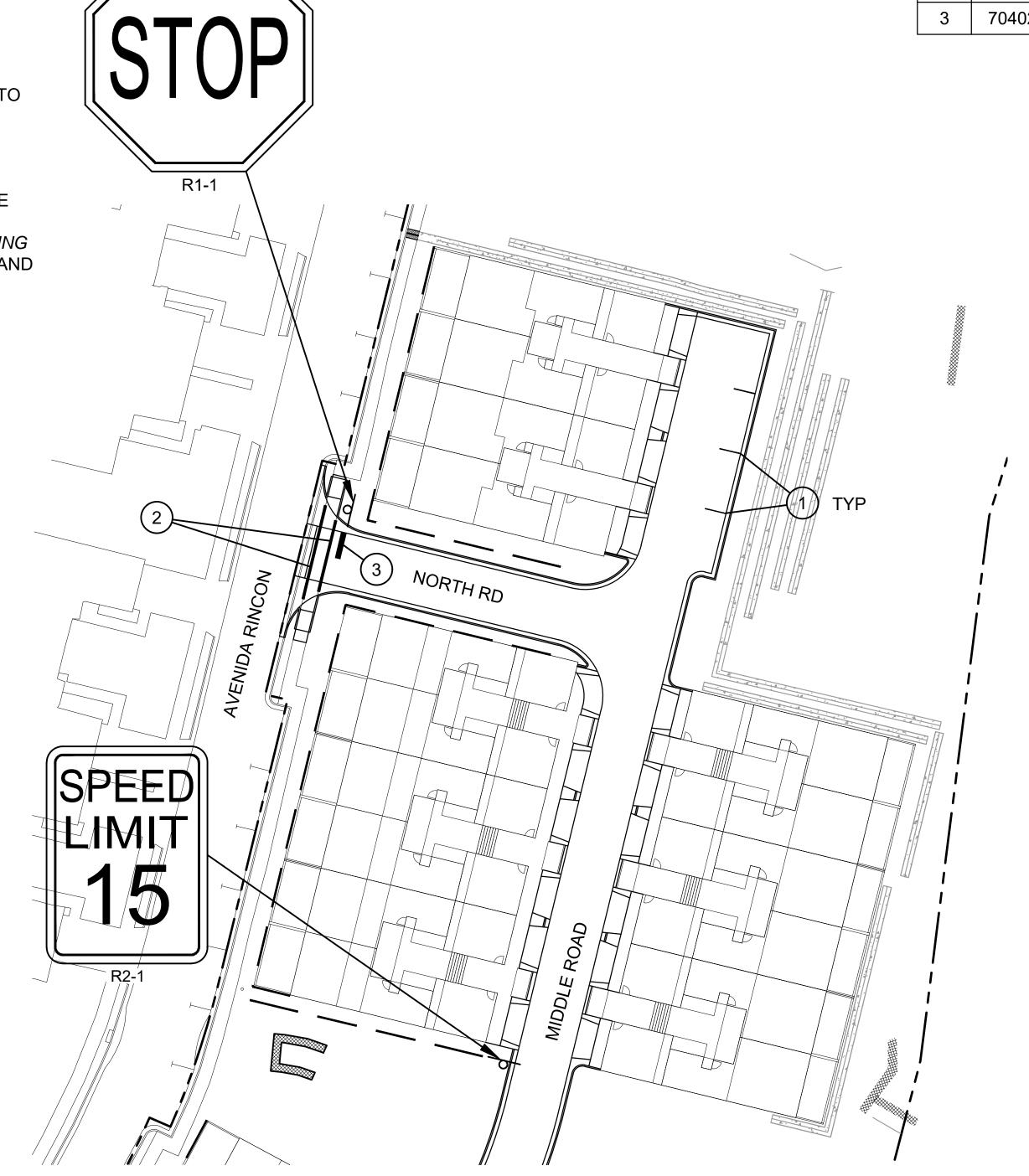
CITY OF SANTA FE SIGNING AND STRIPING NOTES:

SIGN AND POST REQUIREMENTS

- 1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); <u>CURRENT</u> EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
- 2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
- 3. SIGNPOSTS WITH APPROVED BREAKAWAY DEVICE SHALL BE "MARION" BRAND 4 LB. / FT. U CHANNEL BLACK; NO SUBSTITUTES ALLOWED.
- 4. SIGN SHEETING SHALL BE "3M" BRAND HIGH INTENSITY; NO SUBSTITUTIONS ALLOWED.
- 5. SIGN HEIGHT SHALL BE A MINIMUM OF 7' HIGH FROM THE BOTTOM OF THE LOWEST SIGN ABOVE THE TOP OF CURB, UNLESS OTHERWISE NOTED; AND SHALL BE PLACED IN ACCORDANCE WITH NMDOT STANDARD DRAWINGS AND SPECIFICATIONS.
- 6. STREET NAME LETTERING SHALL COMPLY WITH THE STANDARDS IN THE CURRENT EDITION OF THE MUTCD; THAT IS THE LETTERING SHALL BE LOWER CASE LETTERS WITH UPPERCASE INITIAL LETTERS.

STRIPING AND PAINT NOTES

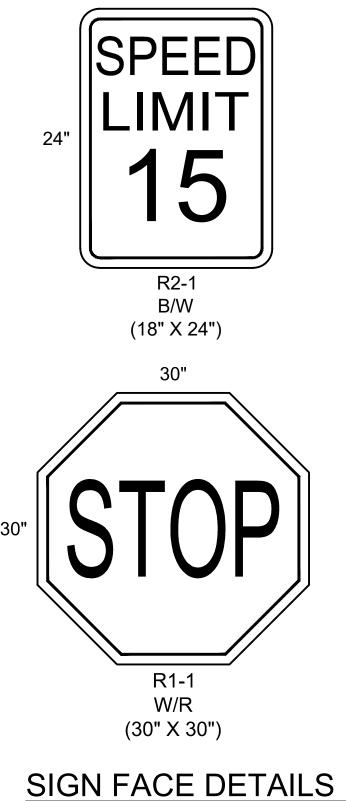
- 1. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
- 2. STOP BARS SHALL BE A MINIMUM 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERED PAVEMENT STRIPE; AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
- 3. CROSSWALK STRIPES SHALL BE 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE, ARRANGED IN A CONTINENTAL PATTERN, THAT IS, LONGITUDINAL LINES PARALLEL TO THE FLOW OF TRAFFIC AND ARRANGED TO AVOID WHEEL PATHS, (MUTCD P. 384, SECTION 3B.18); AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
- 4. ALL RETROREFLECTIVE PREFORMED PATTERNED
 PAVEMENT MARKINGS (WORD OR SYMBOL) SHALL BE
 380 IES BY "3M", NO SUBSTITUTIONS.
- 5. RETRO-REFLECTORIZED PAINTED PAVEMENT MARKING STRIPES FOR HIGH-BUILT PAINT, USE TWO COATS AND FOR REGULAR PAINT USE THREE COATS. (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS.)
- 6. ALL STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) CURRENT EDITION, AND THE NMDOT SSHBC.



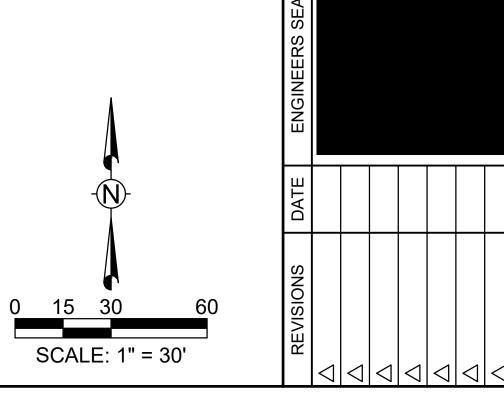
SIGNING AND STRIPING PLAN

SCALE: 1" = 30'

KEY	ITEM NO.	DESCRIPTION		
1	704000	RETROREFLECTORIZED PAINTED MARKINGS 4"		
2	704012	RETROREFLECTORIZED PAINTED MARKINGS 12"		
3	704024	RETROREFLECTORIZED PAINTED MARKINGS 24"		



SCALE: N.T.S.



CITY	REVIEW	1			
DEPARTMENT	SIGN-O	FF		DATE	
WASTEWATER MANAGEMENT DIV.	SIGN	ATURE	ON	FILE	,
WATER SERVICES					
STREETS DIV.					
TRAFFIC DIV.					
FIRE					
LANDSCAPE					
SUBDIVISION ENGINEER					
CITY (JSE	C	INC	_Y	

Santa Fe Engineering
Consultants, LLC

1599 St. Francis Drive, Suite B Santa Fe, N. M. 87505 (505) 982-2845 Fax (505) 982-2641 http://www.SFENGR.com ZOCALO - PHASE 5 SANTA FE, NEW MEXICO INFRASTRUCTURE IMPROVEMENT PLANS FOR POD B

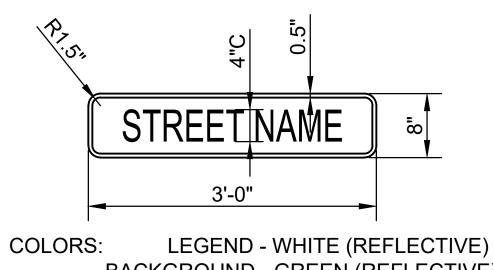
SIGNING AND STRIPING PLAN

SCALE: 1" = 30'

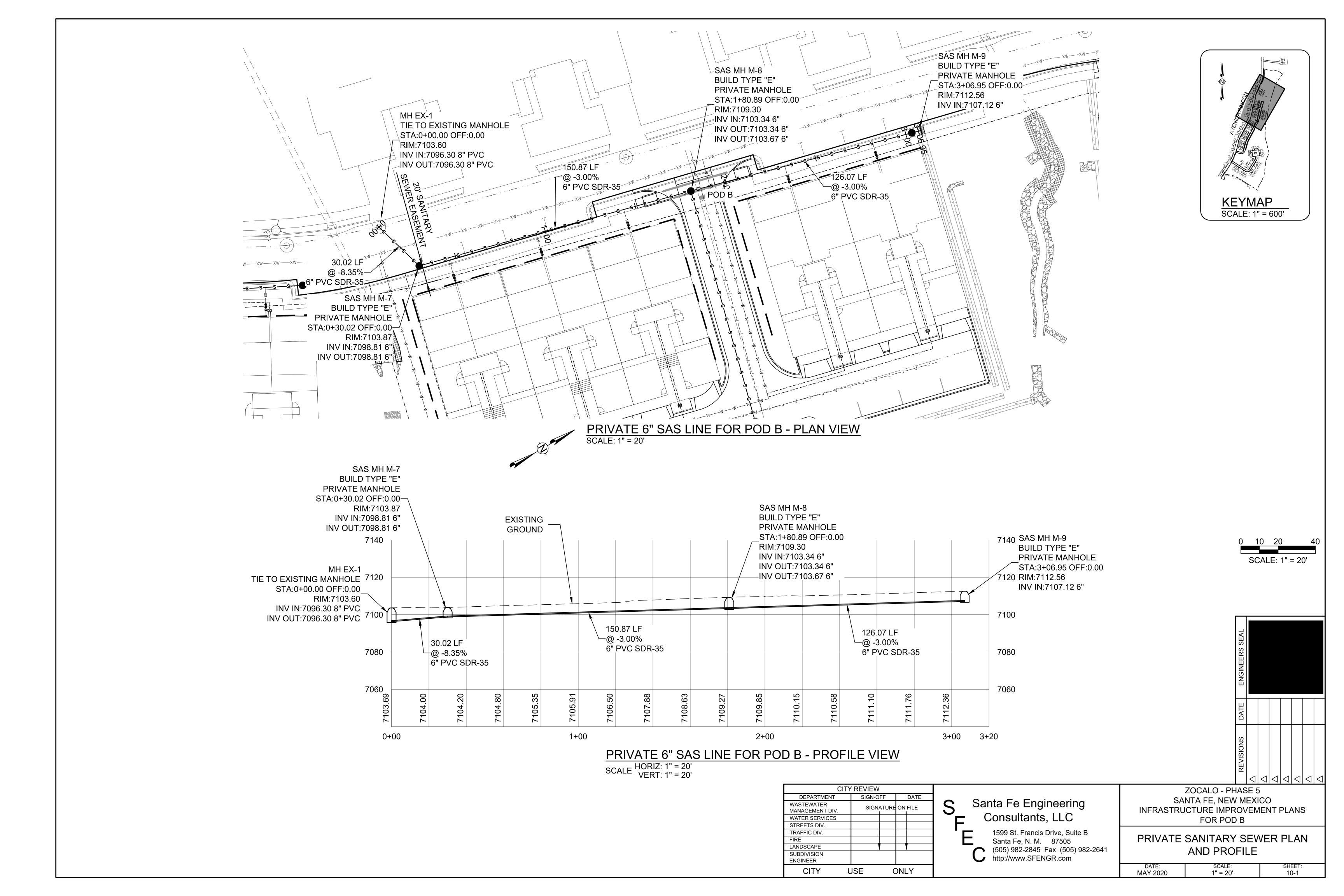
MAY 2020

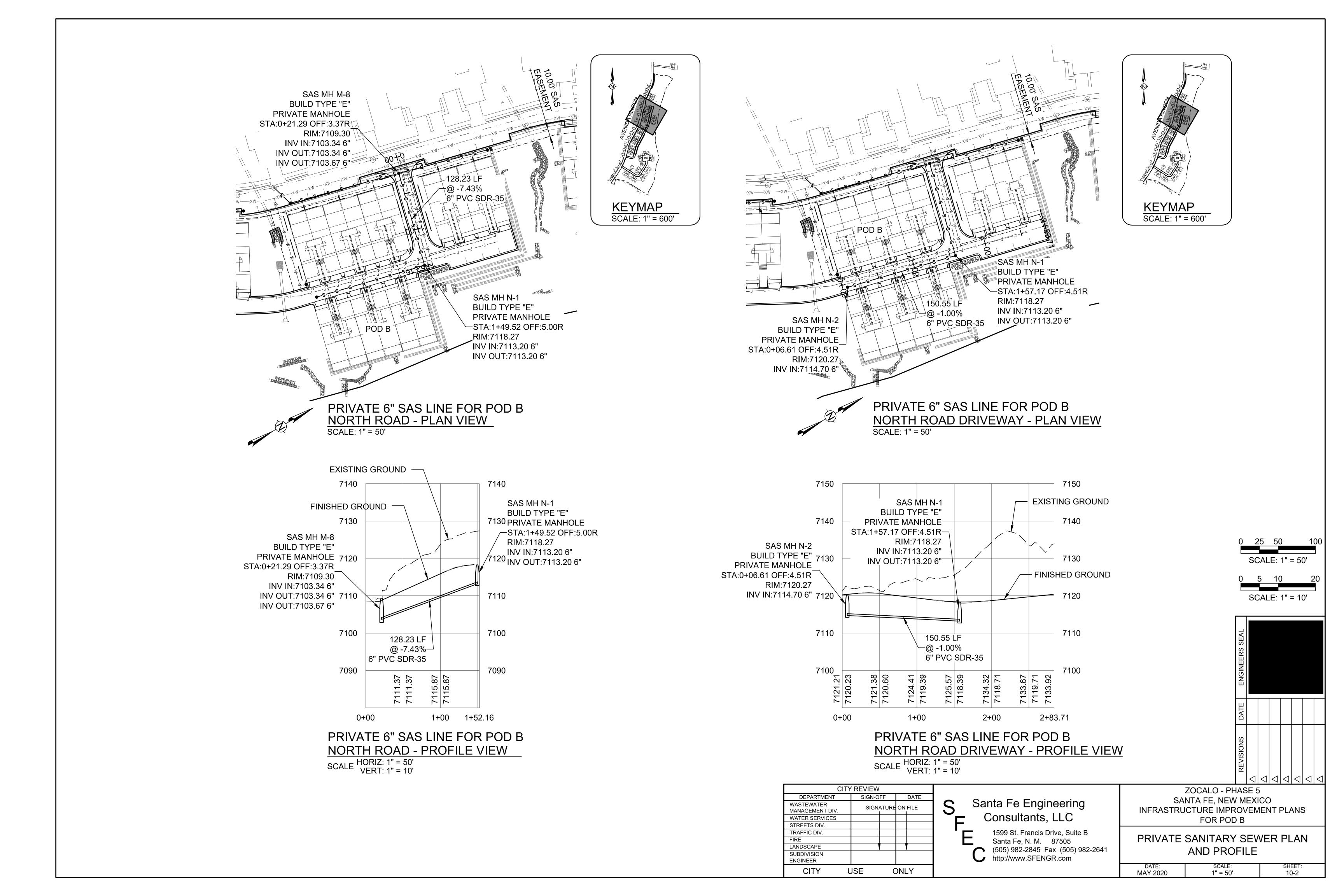
SHEET: 9-3

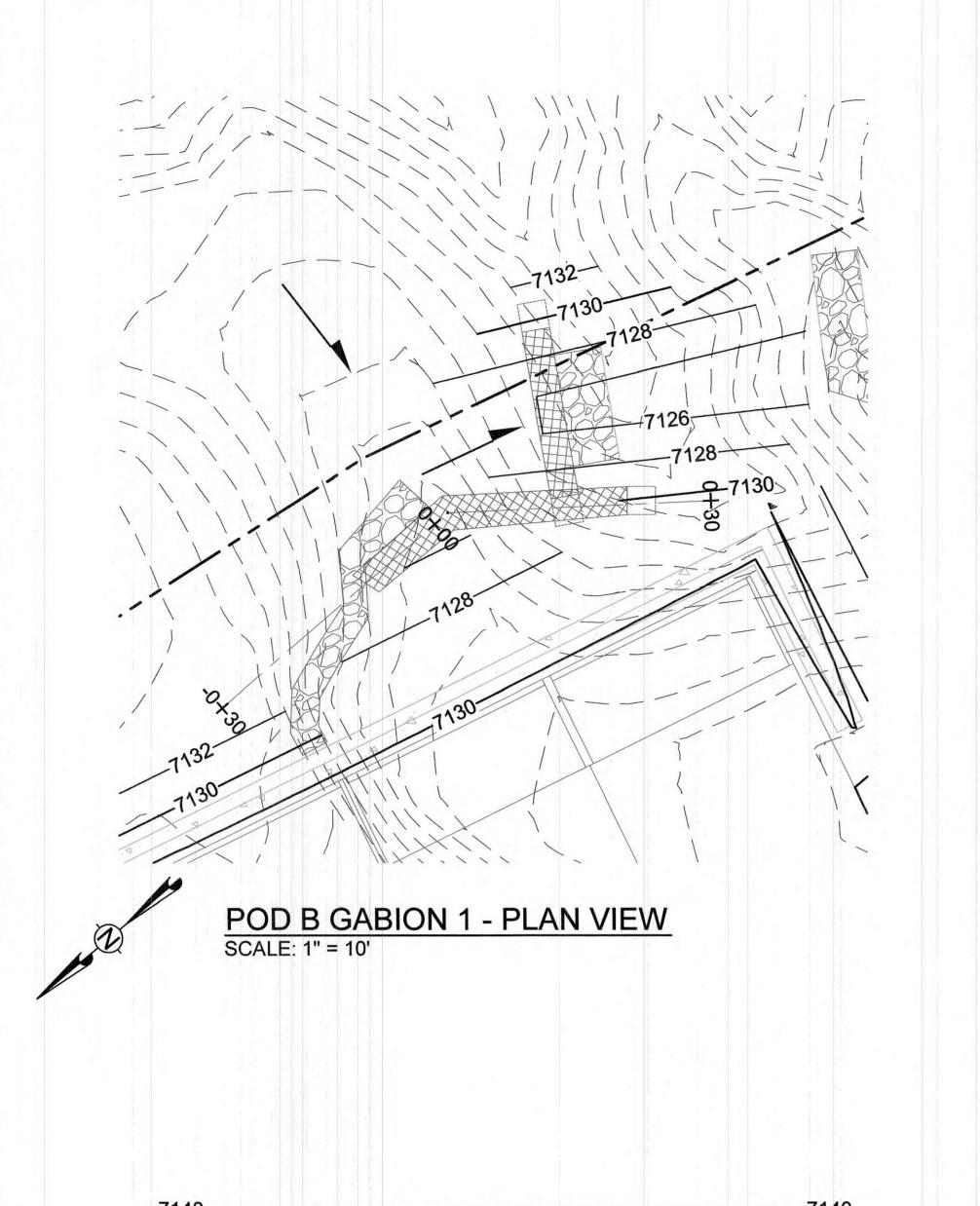
SEE DETAIL, THIS SHEET	NAME
STO)P R1-1
2.00' MINIMUM	
	7.00' MINIMUM
CUPR 8	GUTTER
SIGN PLACEMENT	
SCALE: 1" = 2'	

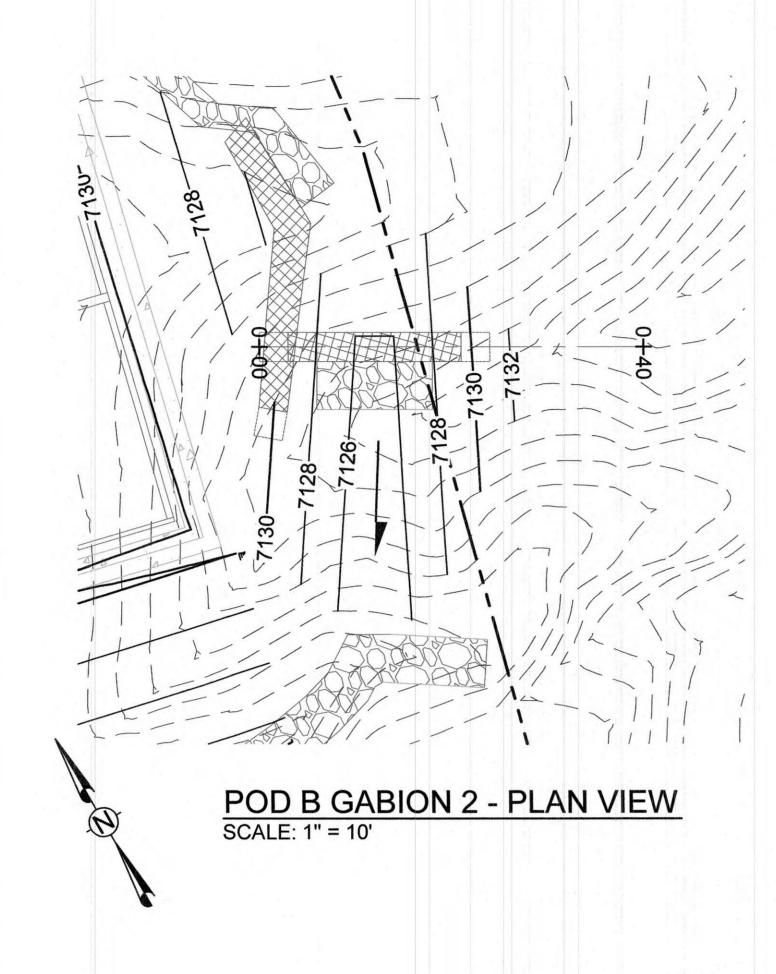


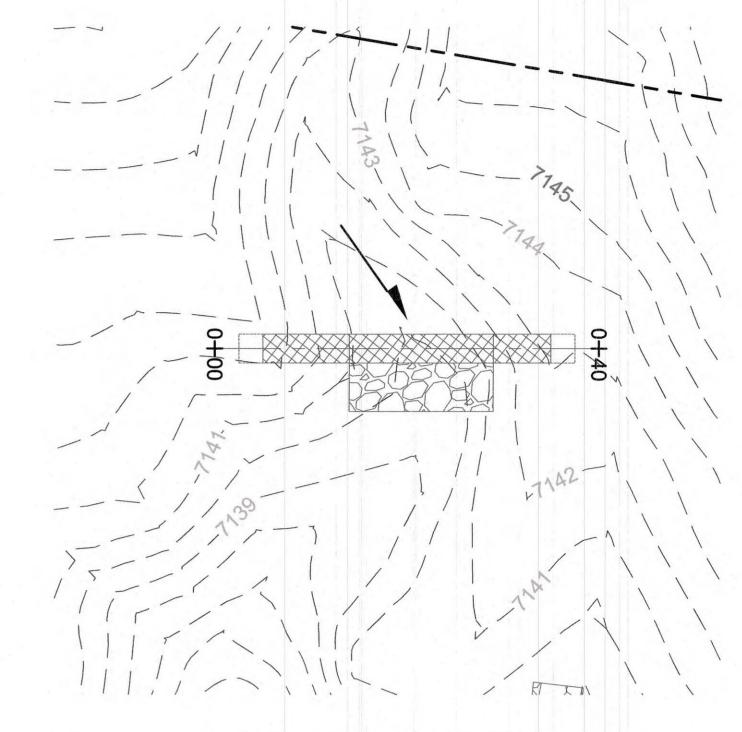
TYPICAL STREET NAME SIGN
DETAIL (MINOR INTERSECTION)

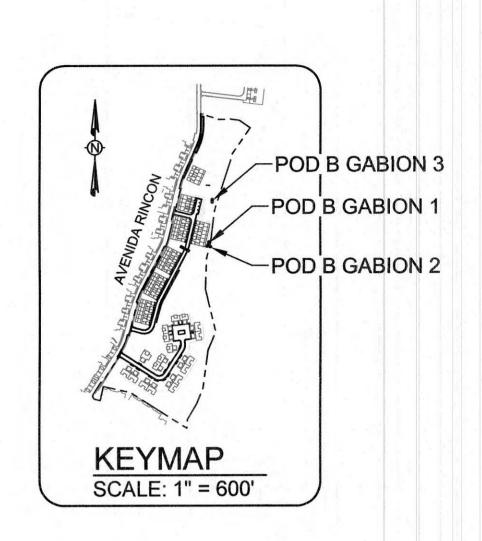






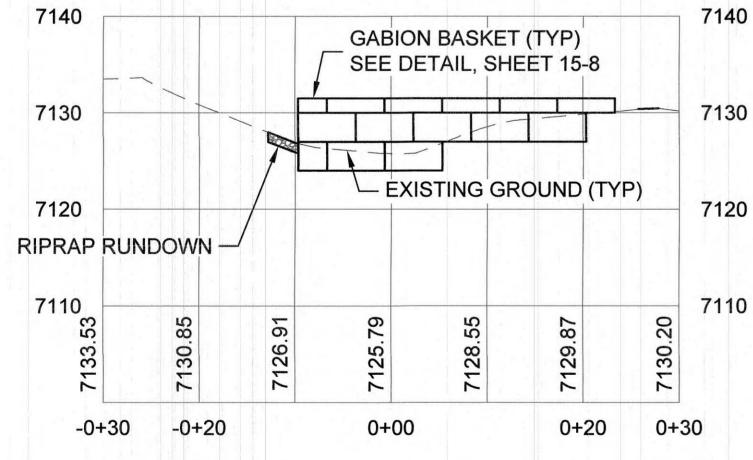


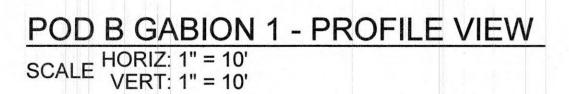


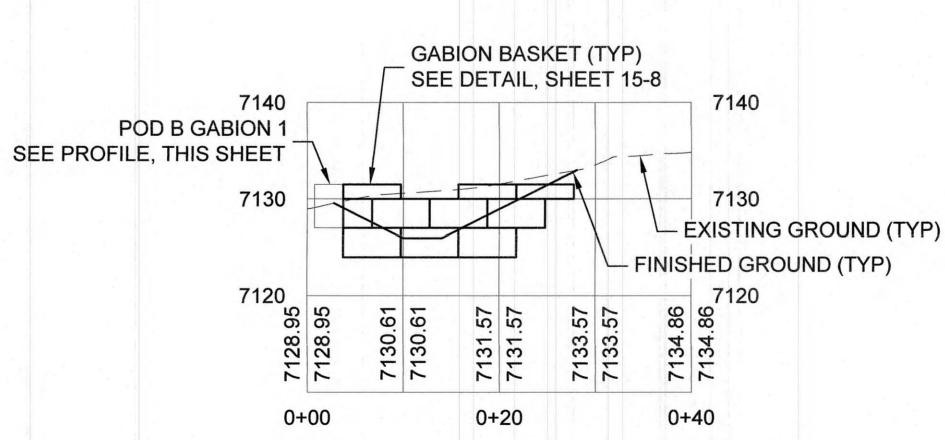


POD B GABION 3 - PLAN VIEW

SCALE: 1" = 10'

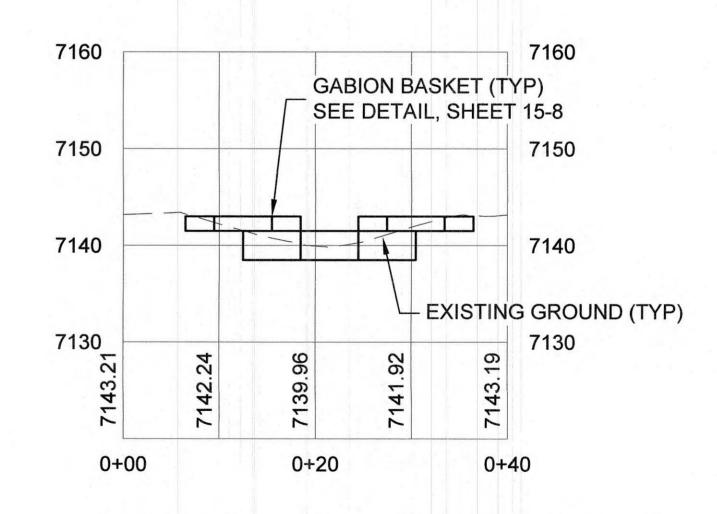






POD B GABION 2 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



POD B GABION 3 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

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	SCAL	E: 1'	' = 1	0'

	ITY REVIE	W	
DEPARTMENT	SIGN	SIGN-OFF	
WASTEWATER MANAGEMENT DIV.	SIG	SIGNATURE	
WATER SERVICES			
STREETS DIV.			
TRAFFIC DIV.			
FIRE			
LANDSCAPE			
SUBDIVISION ENGINEER			***
CITY	USE	C	NLY

Santa Fe Engineering
Consultants, LLC

1599 St. Francis Drive, Suite B Santa Fe, N. M. 87505 (505) 982-2845 Fax (505) 982-2641 http://www.SFENGR.com ZOCALO - PHASE 5
SANTA FE, NEW MEXICO
INFRASTRUCTURE IMPROVEMENT PLANS
FOR POD B

GABION PLAN AND PROFILE

DATE:	SCALE:	SHEET:
MAY 2020	1" = 10'	11-1

ANCHOR RETAINING WALL PLANS

THE WORK SHALL CONSIST OF FURNISHING AND CONSTRUCTING ANCHOR WALL BLOCK AND MIRAGRID GEOGRID REINFORCED SOIL RETAINING WALL SYSTEMS IN ACCORDANCE WITH THIS TECHNICAL SCOPE OF WORK AND IN REASONABLY CLOSE CONFORMITY WITH THE LINES, GRADES AND DIMENSIONS SHOWN ON THE INFRASTRUCTURE IMPROVEMENT PLANS BY SANTA FE ENGINEERING CONSULTANTS, LLC DATED FEBRUARY 2015.

WORK INCLUDED: FURNISHING ANCHOR WALL SEGMENTAL CONCRETE FACING AND CAP UNITS AS SHOWN ON THE CONSTRUCTION DRAWINGS. FURNISHING MIRAFI STRUCTURAL GEOGRID REINFORCEMENT AS SHOWN ON THE CONSTRUCTION DRAWINGS.

STORING, CUTTING AND PLACING STRUCTURAL GEOGRID REINFORCEMENT AS SPECIFIED HEREIN AND AS SHOWN ON THE CONSTRUCTION DRAWINGS D. PLACEMENT AND COMPACTION OF UNIT WALL FILL AND BACKFILL WITHIN THE GEOGRID REINFORCED AREA AS SPECIFIED HEREIN AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

ERECTION OF ANCHOR WALL SEGMENTAL CONCRETE UNITS AND PLACEMENT OF STRUCTURAL GEOGRID.

SANTA FE ENGINEERING CONSULTANTS, LLC, INFRASTRUCTURE IMPROVEMENT PLANS DATED FEBRUARY 2015.

X8e VINYARD, GEOTECHNICAL INVESTIGATION, PROJECT NO. 14-1-074, DATED AUGUST 27, 2014. WHERE SPECIFICATIONS AND REFERENCE DOCUMENTS CONFLICT, THE ENGINEER SHALL MAKE FINAL DETERMINATION OF THE APPLICABLE DOCUMENT

M3CE ASSUMES NO LIABILITY FOR INTERPRETATION OF SUBSURFACE CONDITIONS, SUITABILITY OF SOIL DESIGN PARAMETERS

AND SUBSURFACE GROUNDWATER CONDITIONS MADE BY OTHERS. 2. M3CE SHALL NOT BE RESPONSIBLE FOR THE COST OF ALL MEANS OF SUBSOIL IMPROVEMENT; COST OF ADDITIONAL SUBSOIL EXPLORATION; AND FOR ALL LABOR TOOLS, EQUIPMENT AND INCIDENTALS NECESSARY TO COMPLETE THE WORK. THE OWNER SHALL BE RESPONSIBLE FOR ALL SUCH COST.

3. THE OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS FOR THE EXECUTION OF THE WORK, INCLUDING LOCAL BUILDING INSPECTION AND CURRENT OSHA EXCAVATION REGULATIONS.

PRIOR TO UNDERTAKING ANY GRADING OR EXCAVATION OF THE SITE, THE CONTRACTOR SHALL CONFIRM THE LOCATION OF THE PROPOSED RETAINING WALLS AND ALL UNDERGROUND FEATURES, INCLUDING UTILITY LOCATIONS WITHIN THE AREA OF

5. M3CE HAS COMPLETED ENGINEERING DESIGN OF THE PROPOSED RETAINING WALL(S), INCLUDING INTERNAL STABILITY AND LOCAL EXTERNAL STABILITY WHERE APPLICABLE, BASED UPON THE INFORMATION PROVIDED TO US AS OUTLINED ABOVE. RED ONE ASSUMES THAT OTHERS HAVE DETERMINED THE SUITABILITY OF PLACING RETAINING WALLS AT THE LOCATIONS PROVIDED TO US, INCLUDING GEOTECHNICAL SUITABILITY AND SITE GLOBAL STABILITY.

THIS SET OF SEGMENTAL RETAINING WALL PLANS ARE BASED ON THE PLANS AND DOCUMENTS REFERENCED IN SECTION 2.0. CHANGES TO THESE PLANS OR DOCUMENTS, INCLUDING GRADING, DRAINAGE, UTILITIES, SURCHARGE LOADS OR GEOTECHNICAL PARAMETERS MAY AFFECT WALL DESIGN REQUIREMENTS. RED ONE ENGINEERING SHALL BE NOTIFIED OF ANY SUCH CHANGES TO DETERMINE IF WALL DESIGN MODIFICATIONS ARE NEEDED.

2. THIS SET OF SEGMENTAL RETAINING WALL PLANS ARE BASED SPECIFICALLY ON THE WALL BEING CONSTRUCTED WITH ANCHOR VERTICA BLOCK AND MIRAGRID REINFORCEMENT PRODUCTS. ABSOLUTELY NO SUBSTITUTIONS ALLOWED. LOCATION OF THE SEGMENTAL RETAINING WALL IN RELATION TO PROPERTY LINES, UTILITY EASEMENTS. WATERSHED

EASEMENTS, OR ANY OTHER TYPE OF EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER OR THE SITE CIVIL ENGINEER. RED ONE ENGINEERING ASSUMES NO LIABILITY FOR THE LOCATION OF THE SEGMENTAL RETAINING WALL. OR IF CONSTRUCTION OF THE PROPOSED SEGMENTAL RETAINING WALL ENCROACHES ANY PROPERTY LINES OR EASEMENTS. 4. IT IS IMPERATIVE THAT THE SITE SURVEYING OF THE SEGMENTAL RETAINING WALL BE DONE BY THE SITE CIVIL ENGINEER OR SURVEYOR AND MUST BE BASED ON COMPUTER GENERATED SITE/GRADING PLANS AND NOT PROFILE PLANS DONE BY THE

ENGINEER OF RECORD. SURVEYING OF THE SEGMENTAL RETAINING WALL MUST TAKE INTO ACCOUNT THE DESIGN BATTER INDICATED ON THE ENCLOSED PLANS AND DETAILS. FAILURE TO TAKE INTO ACCOUNT WALL BATTER FOR SEGMENTAL RETAINING WALL SURVEYING WILL PRODUCE INCORRECT LOCATIONS OF ALL TOP OF WALLS AND SHALL BE CORRECTED AT NO COST TO THE ENGINEER OF RECORD OR THE SEGMENTAL RETAINING WALL CONTRACTOR. WALL GEOMETRY, LOCATIONS, SLOPES AND SURCHARGE LOADS FOR THE SEGMENTAL RETAINING WALLS WERE MEASURED

FROM THE GRADING PLAN REFERENCED ABOVE. IF CONDITIONS VARY IN THE FIELD FROM THOSE SHOWN ON THIS PLAN, THE ENGINEER OF RECORD MUST BE NOTIFIED PRIOR TO CONSTRUCTION OF THE SEGMENTAL RETAINING WALLS TO REVIEW THE DESIGN AND/OR PLANS. MODIFICATIONS TO THE DESIGN AND/OR PLANS MAY BE REQUIRED AFTER THE REVIEW, AND MAY TAKE LIP TO TEN BUSINESS DAYS TO COMPLETE

6. IF THERE ARE DISCREPANCIES BETWEEN ANY INFORMATION ON THESE PLANS AND INFORMATION IN THE PROJECT SPECIFICATIONS, THE MORE RESTRICTIVE INFORMATION TAKES PRECEDENCE.

5.0 SEGMENTAL RETAINING WALL CONTRACTOR QUALIFICATIONS:
1. THE WALL CONTRACTOR SHALL DOCUMENT COMPLIANCE WITH THE FOLLOWING EXPERIENCE REQUIREMENTS: 2. A MINIMUM OF FIVE YEARS IN WHICH THE CONTRACTOR HAS BUILT SEGMENTAL RETAINING WALLS WITH A TOTAL FACE AREA NO CONSTRUCTION OF A MINIMUM OF 25,000 SQUARE FEET WITH THE SPECIFIED ANCHOR BLOCK UNITS.

4. CONSTRUCTION OF AT LEAST FIVE SEGMENTAL RETAINING WALLS OF A SIMILAR HEIGHT AND SIZE AS THOSE SPECIFIED HEREIN.

Ž AINING WALL UNITS: ANCHOR DIAMOND PRO RETAINING WALL UNITS AS MANUFACTURED BY CREGO BLOCK COMPANY UNDER LICENSE FROM ANCHOR WALL SYSTEMS.

GEOSYNTHETIC REINFORCEMENT: SYNTEEN SF 35, SF 55 AND SF 80 AS SHOWN ON THE DRAWINGS.

AGGREGATE BASE: CRUSHED STONE OR GRANULAR FILL MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D448:

SIEVE SIZE PERCENT PASSING 1 INCH

3/4 INCH 75 TO 100 NO. 4 0 TO 60 NO. 40 0 TO 50 NO. 200 0 TO 5

B. BASE THICKNESS: 6 INCHES (MINIMUM COMPACTED THICKNESS). DRAINAGE AGGREGATE: CLEAN CRUSHED STONE OR GRANULAR FILL MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D448

SIEVE SIZE PERCENT PASSING

1 INCH 3/4 INCH 75 TO 100 NO. 4 0 TO 60 NO. 40 0 TO 50 0 TO 5 NO. 200

REINFORCED FILL: SOIL FREE OF ORGANICS AND DEBRIS AND CONSISTING OF EITHER GP, GW, SP, SW, SM OR SC TYPE, CLASSIFIED IN ACCORDANCE WITH ASTM D2487 AND THE USCS CLASSIFICATION SYSTEM AND MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D448:

SIEVE SIZE PERCENT PASSING

1 INCH 20 TO 100 NO. 4 NO. 40 0 TO 60 NO. 200 0 TO 35

A. THE PLASTICITY INDEX (PI) SHALL BE LESS THAN 20.

MAXIMUM PARTICLE SIZE FOR BACKFILL IS ONE (1) INCHES

UNSUITABLE SOILS ARE ORGANIC SOILS AND THOSE SOILS CLASSIFIED AS ML, CL, OL, MH, CH, OH OR PT. ALL WALL BACKFILL MATERIALS SHALL ALSO HAVE THE MINIMUM ENGINEERING PROPERTIES SHOWN IN SECTION 17.2 ITEM A.

TEST RESULTS OF ALL PROPOSED BACKFILL MATERIALS. WHETHER ON-SITE OR IMPORTED, SHALL BE SUBMITTED TO THE

ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAINAGE PIPE: PERFORATED OR SLOTTED PVC OR CORRUGATED HDPE PIPE MANUFACTURED IN ACCORDANCE WITH D3034 CONSTRUCTION ADHESIVE: EXTERIOR GRADE ADHESIVE AS RECOMMENDED BY THE RETAINING WALL MANUFACTURER

EXCAVATE FOUNDATION SOIL AS REQUIRED FOR FOOTING OR BASE DIMENSION SHOWN ON THE DRAWINGS, OR AS DIRECTED BY THE PROJECT GEOTECHNICAL ENGINEER.

2. THE OWNER SHALL RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER TO EXAMINE FOUNDATION SOIL TO ENSURE THAT THE ACTUAL FOUNDATION SOIL STRENGTH MEETS OR EXCEEDS THAT INDICATED ON THE DRAWINGS. UNSUITABLE SOILS ARE DEFINED AS ANY SOIL THAT DOES NOT HAVE SUFFICIENT BEARING CAPACITY OR WILL CAUSE EXCESSIVE WALL SETTLEMENT.

3. THE OWNER SHALL RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER TO DETERMINE IF THE FOUNDATION SOILS WILL REQUIRE SPECIAL TREATMENT OR CORRECTION TO CONTROL TOTAL AND DIFFERENTIAL SETTLEMENT.

4. FILL OVER-EXCAVATED AREAS WITH SUITABLE COMPACTED BACKFILL, AS RECOMMENDED BY THE PROJECT GEOTECHNICAL

PLACE BASE MATERIALS TO THE DEPTHS AND WIDTHS SHOWN ON THE DRAWINGS, UPON UNDISTURBED SOILS, OR FOUNDATION SOILS PREPARED AS DIRECTED BY THE PROJECT GEOTECHNICAL ENGINEER. A. EXTEND THE LEVELING PAD LATERALLY AT LEAST 6 INCHES IN FRONT AND BEHIND THE LOWERMOST CONCRETE RETAINING WALL

B. PROVIDE AGGREGATE BASE COMPACTED TO 6 INCHES THICK (MINIMUM).

REMOVE SOIL NOT MEETING THE REQUIRED STRENGTH.

COMPACT AGGREGATE BASE MATERIAL TO PROVIDE A LEVEL, HARD SURFACE ON WHICH TO PLACE THE FIRST COURSE OF UNITS. PREPARE BASE MATERIALS TO ENSURE COMPLETE CONTACT WITH RETAINING WALL UNITS. GAPS ARE NOT ALLOWED.

EXCAVATION SUPPORT, IF REQUIRED, IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING THE STABILITY OF THE

EXCAVATION AND ITS INFLUENCE ON ADJACENT PROPERTIES AND STRUCTURES. 2. GENERAL: ERECT UNITS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, AND AS SPECIFIED

3. PLACE FIRST COURSE OF CONCRETE WALL UNITS ON THE PREPARED BASE MATERIAL. CHECK UNITS FOR LEVEL AND ALIGNMENT. MAINTAIN THE SAME ELEVATION AT THE TOP OF EACH UNIT WITHIN EACH SECTION OF THE BASE COURSE.

ENSURE THAT FOUNDATION UNITS ARE IN FULL CONTACT WITH NATURAL OR COMPACTED SOIL BASE. 5. PLACE CONCRETE WALL UNITS SIDE-BY-SIDE FOR FULL LENGTH OF WALL ALIGNMENT. ALIGNMENT MAY BE DONE BY USING A

STRING LINE MEASURED FROM THE BACK OF THE BLOCK. GAPS ARE NOT ALLOWED BETWEEN THE FOUNDATION CONCRETE 6. PLACE 12 INCHES (MINIMUM) OF DRAINAGE AGGREGATE BETWEEN, AND DIRECTLY BEHIND THE CONCRETE WALL UNITS. FILL

VOIDS IN RETAINING WALL UNITS WITH DRAINAGE AGGREGATE. PROVIDE A DRAINAGE ZONE BEHIND THE WALL UNITS TO WITHIN 9 INCHES OF THE FINAL GRADE. CAP THE BACKFILL AND DRAINAGE AGGREGATE ZONE WITH 9 INCHES OF IMPERVIOUS MATERIAL 7. INSTALL DRAINAGE PIPE AT THE LOWEST ELEVATION POSSIBLE. TO MAINTAIN GRAVITY FLOW OF WATER TO OUTSIDE OF THE REINFORCED ZONE. SLOPE THE MAIN COLLECTION DRAINAGE PIPE, LOCATED JUST BEHIND THE CONCRETE RETAINING WALL UNITS, 1 PERCENT (MINIMUM) TO PROVIDE GRAVITY FLOW TO THE DAYLIGHTED AREAS. DAYLIGHT THE MAIN COLLECTION DRAINAGE PIPE TO AN APPROPRIATE LOCATION AWAY FROM THE WALL SYSTEM AT EACH LOW POINT OR AT 150 FOOT (MAXIMUM)

INTERVALS ALONG THE WALL. 8. REMOVE EXCESS FILL FROM TOP OF UNITS AND INSTALL NEXT COURSE. ENSURE DRAINAGE AGGREGATE AND BACKFILL ARE

COMPACTED BEFORE INSTALLATION OF NEXT COURSE. 9. CHECK EACH COURSE FOR LEVEL AND ALIGNMENT. ADJUST UNITS AS NECESSARY WITH REINFORCEMENT SHIMS TO MAINTAIN

LEVEL, ALIGNMENT, AND SETBACK PRIOR TO PROCEEDING WITH EACH ADDITIONAL COURSE. 10. INSTALL EACH SUCCEEDING COURSE. BACKFILL AS EACH COURSE IS COMPLETED. PULL THE UNITS FORWARD UNTIL THE LOCATING SURFACE OF THE UNIT CONTACTS THE LOCATING SURFACE OF THE UNITS IN THE PRECEDING COURSE. INTERLOCK WALL SEGMENTS THAT MEET AT CORNERS BY OVERLAPPING SUCCESSIVE COURSES. ATTACH CONCRETE RETAINING WALL

UNITS AT EXTERIOR CORNERS WITH ADHESIVE SPECIFIED. 11. INSTALL GEOSYNTHETIC REINFORCEMENT IN ACCORDANCE WITH GEOSYNTHETIC MANUFACTURER'S RECOMMENDATIONS AND THE SHOP DRAWINGS.

a. ORIENT GEOSYNTHETIC REINFORCEMENT WITH THE HIGHEST STRENGTH AXIS PERPENDICULAR TO THE WALL FACE. b. PRIOR TO GEOSYNTHETIC REINFORCEMENT PLACEMENT, PLACE THE BACKFILL AND COMPACT TO THE ELEVATION OF THE TOP OF THE WALL UNITS AT THE ELEVATION OF THE GEOSYNTHETIC REINFORCEMENT.

c. PLACE GEOSYNTHETIC REINFORCEMENT AT THE ELEVATIONS AND TO THE LENGTHS SHOWN ON THE DRAWINGS. d. LAY GEOSYNTHETIC REINFORCEMENT HORIZONTALLY ON TOP OF THE CONCRETE RETAINING WALL UNITS AND THE COMPACTED BACKFILL SOILS. PLACE THE GEOSYNTHETIC REINFORCEMENT WITHIN ONE INCH OF THE FACE OF THE CONCRETE RETAINING WALL UNITS. PLACE THE NEXT COURSE OF CONCRETE RETAINING WALL UNITS ON TOP OF THE GEOSYNTHETIC REINFORCEMENT.

THE GEOSYNTHETIC REINFORCEMENT SHALL BE IN TENSION AND FREE FROM WRINKLES PRIOR TO PLACEMENT OF THE BACKFILL SOILS. PULL GEOSYNTHETIC REINFORCEMENT HAND-TAUT AND SECURE IN PLACE WITH STAPLES, STAKES, OR BY HAND-TENSIONING LINTIL THE GEOSYNTHETIC REINFORCEMENT IS COVERED BY 6 INCHES OF LOOSE FILL THE GEOSYNTHETIC REINFORCEMENTS SHALL BE CONTINUOUS THROUGHOUT THEIR EMBEDMENT LENGTHS. SPLICES IN THE

GEOSYNTHETIC REINFORCEMENT STRENGTH DIRECTION ARE NOT ALLOWED. DO NOT OPERATE TRACKED CONSTRUCTION EQUIPMENT DIRECTLY ON THE GEOSYNTHETIC REINFORCEMENT. AT LEAST 6 INCHES OF COMPACTED BACKFILL SOIL IS REQUIRED PRIOR TO OPERATION OF TRACKED VEHICLES OVER THE GEOSYNTHETIC REINFORCEMENT. KEEP TURNING OF TRACKED CONSTRUCTION FOLIPMENT TO A MINIMUM.

h. RUBBER-TIRED EQUIPMENT MAY PASS OVER THE GEOSYNTHETIC REINFORCEMENT AT SPEEDS OF LESS THAN 5 MILES PER HOUR.

TURNING OF RUBBER-TIRED EQUIPMENT IS NOT ALLOWED ON GEOSYNTHETIC REINFORCEMENT. 10.0 BACKFILL PLACEMENT NOTES

SPREAD AND COMPACT IN A MANNER THAT WILL MINIMIZE SLACK IN THE REINFORCEMENT PLACE FILL WITHIN THE REINFORCED ZONE AND COMPACT IN LIFTS NOT EXCEEDING 6 TO 8 INCHES (LOOSE THICKNESS) WHERE HAND-OPERATED COMPACTION EQUIPMENT IS USED, AND NOT EXCEEDING 12 INCHES (LOOSE THICKNESS) WHERE HEAVY, SELF

PROPELLED COMPACTION EQUIPMENT IS USED. A. ONLY LIGHTWEIGHT HAND-OPERATED COMPACTION EQUIPMENT IS ALLOWED WITHIN 4 FEET OF THE BACK OF THE RETAINING

MINIMUM COMPACTION REQUIREMENTS FOR FILL PLACED IN THE REINFORCED ZONE: COMPACT TO 90 PERCENT OF THE SOIL'S STANDARD MAXIMUM DRY DENSITY (ASTM D1557) FOR THE ENTIRE WALL HEIGHT

B. VERIFY COMPACTION REQUIREMENTS WITH THE PROJECT GEOTECHNICAL ENGINEER. UTILITY TRENCH BACKFILL: COMPACT UTILITY TRENCH BACKFILL IN OR BELOW THE REINFORCED SOIL ZONE TO 90 PERCENT OF THE SOIL'S STANDARD MAXIMUM DRY DENSITY (ASTM D1557). OR AS RECOMMENDED BY THE PROJECT GEOTECHNICAL ENGINEER. MOISTURE CONTENT: AT OR 2 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT FOR ALL WALL HEIGHTS.

THESE NOTES MAY BE CHANGED BASED ON RECOMMENDATIONS BY THE PROJECT GEOTECHNICAL ENGINEER. 4. AT THE END OF EACH DAY'S OPERATION, SLOPE THE LAST LEVEL OF COMPACTED BACKFILL AWAY FROM THE INTERIOR (CONCEALED) FACE OF THE WALL TO DIRECT SURFACE WATER RUNOFF AWAY FROM THE WALL FACE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE FINISHED SITE DRAINAGE IS DIRECTED AWAY FROM THE

RETAINING WALL SYSTEM. B. IN ADDITION, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT SURFACE WATER RUNOFF FROM ADJACENT CONSTRUCTION AREAS IS NOT ALLOWED TO ENTER THE RETAINING WALL AREA OF THE CONSTRUCTION SITE.

ANY STRUCTURAL FILL PLACED MUST BE KEPT FROM FREEZING, REQUIRING THE USE OF FROST BLANKETS AND GOOD WINTER CONSTRUCTION PRACTICES. GENERALLY, WINTER CONSTRUCTION REQUIRES THE IMPORT OF NON-FROST SUSCEPTIBLE SOILS, TYPICALLY CLEAN SAND AND/OR GRAVEL. ANY STRUCTURAL FILL FOUND TO BE FROZEN ON SUBSEQUENT DAYS OF CONSTRUCTION MUST BE REMOVED AND REPLACED PRIOR TO PLACING ADDITIONAL FILL.

APPLY ADHESIVE TO THE TOP SURFACE OF THE UNIT BELOW AND PLACE THE CAP UNIT INTO DESIRED POSITION. CUT CAP UNITS AS NECESSARY TO OBTAIN THE PROPER FIT.

3. BACKFILL AND COMPACT TO TOP OF CAP UNIT.

VERTICAL ALIGNMENT: PLUS OR MINUS 1-1/4 INCHES OVER ANY 10-FOOT DISTANCE, WITH A MAXIMUM DIFFERENTIAL OF 3 INCHES OVER THE LENGTH OF THE WALL

HORIZONTAL LOCATION CONTROL FROM GRADING PLAN:

B.1. STRAIGHT LINES: PLUS OR MINUS 1-1/4 INCHES OVER ANY 10-FOOT DISTANCE, WITH A MAXIMUM DIFFERENTIAL OF 3 INCHES OVER THE LENGTH OF THE WALL. B.2. CORNER AND RADIUS LOCATIONS: PLUS OR MINUS 12 INCHES.

B.3. CURVES AND SERPENTINE RADII: PLUS OR MINUS 2 FEET.

IMMEDIATE POST CONSTRUCTION WALL BATTER: WITHIN 2 DEGREES OF THE DESIGN BATTER OF THE CONCRETE RETAINING

D. BULGING: PLUS OR MINUS 1-1/4 INCHES OVER ANY 10-FOOT DISTANCE.

UTILITY INFORMATION MAY NOT HAVE BEEN PROVIDED TO THE ENGINEER OF RECORD FOR THE PREPARATION OF THESE PLANS

AND THEREFORE MAY NOT BE INCLUDED. IF UTILITIES ARE LOCATED WITHIN THE PROPOSED REINFORCED ZONE THE ENGINEER OF RECORD MUST BE NOTIFIED PRIOR TO CONSTRUCTION OF THE SEGMENTAL RETAINING WALLS TO REVIEW THE DESIGN AND/OR PLANS. MODIFICATIONS TO THE DESIGN AND/OR PLANS MAY BE REQUIRED, AND MAY TAKE UP TO TEN BUSINESS DAYS. 2. UTILITIES MUST BE PROPERLY DESIGNED (BY OTHERS) TO WITHSTAND ALL FORCES FROM THE SEGMENTAL RETAINING WALL

3. STORM DRAINS ARE PRONE TO LEAKING. THEREFORE, IF A JOINT IN A STORM DRAIN IS LOCATED WITHIN 100 FEET OF THE RETAINING WALL THE STORM WATER PIPE MUST BE WATER TIGHT. NEOPRENE O-RINGS MUST BE INSTALLED AT ALL STORM PIPE 4. WATER LINES, INCLUDING IRRIGATION SYSTEMS, MUST BE WATER TIGHT WITHIN 100 FEET OF THE RETAINING WALL. LEAKAGE BEHIND A RETAINING WALL WILL INCREASE THE HORIZONTAL PRESSURE AGAINST THE WALL LEADING TO WALL FAILURE. FOR

THIS REASON. SUBSURFACE WATERLINES AND IRRIGATION SYSTEMS SHOULD NOT BE INSTALLED ABOVE THE REINFORCED

14.0 FIELD QUALITY CONTROL AND QUALITY ASSURANCE NOTES

UNITS, REINFORCED SOIL MASS, AND SURCHARGE LOADS (IF ANY).

INSTALLER IS RESPONSIBLE FOR QUALITY CONTROL OF INSTALLATION OF SYSTEM COMPONENTS 2. THE OWNER SHALL EMPLOY AN INDEPENDENT THIRD PARTY SPECIAL INSPECTOR EXPERIENCED IN SEGMENTAL RETAINING WALL CONSTRUCTION TO PERFORM QUALITY ASSURANCE VERIFICATION OF THE CORRECT INSTALLATION OF SYSTEM COMPONENTS IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE DRAWINGS.

3. CORRECT WORK WHICH DOES NOT MEET THESE SPECIFICATIONS OR THE REQUIREMENTS SHOWN ON THE DRAWINGS AT THE INSTALLER'S EXPENSE. 4. PROJECT GEOTECHNICAL ENGINEER TO PERFORM COMPACTION TESTING OF THE REINFORCED BACKFILL PLACED AND

COMPACTED IN THE REINFORCED BACKFILL ZONE. TESTING FREQUENCY (OR AS DIRECTED BY PROJECT GEOTECHNICAL ENGINEER)

ZONES OF THE RETAINING WALL, OR WITHIN 5 FEET OF THE REINFORCED ZONE.

ONE TEST FOR EVERY 2 FEET (VERTICAL) OF FILL PLACED AND COMPACTED, FOR EVERY 50 LINEAL FEET OF RETAINING WALL. VARY COMPACTION TEST LOCATIONS TO COVER THE ENTIRE AREA OF THE REINFORCED SOIL ZONE, INCLUDING THE AREA COMPACTED BY THE HAND-OPERATED COMPACTION FOLIPMENT

5. PROJECT GEOTECHNICAL ENGINEER TO TEST ALL SOIL PROPOSED FOR USE IN THE SEGMENTAL RETAINING WALL CONSTRUCTION, INCLUDING SOIL IN THE FOUNDATION, RETAINED AND REINFORCED ZONE OF THE WALLS, TO VERIFY COMPLIANCE WITH THE MATERIAL SPECIFICATIONS AND ENGINEERING PROPERTIES.

15.0 STATEMENT OF SPECIAL INSPECTIONS
1. SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH IBC SECTION 1704.5. 2. THE SPECIAL INSPECTOR'S RESPONSIBILITIES INCLUDE VERIFYING THE FOLLOWING:

 UNIT DIMENSIONS. B. ANCHOR WALL UNIT IDENTIFICATION OF COMPLIANCE WITH ASTM C 1372, INCLUDING COMPRESSIVE STRENGTH AND WATER ABSORPTION, AS DESCRIBED IN SECTION 3.1 OF ICC REPORT 1959.

FOUNDATION PREPARATION. UNIT PLACEMENT, INCLUDING ALIGNMENT AND INCLINATION.

GEOSYNTHETIC REINFORCEMENT TYPE AND PLACEMENT. BACKFILL PLACEMENT AND COMPACTION.

DRAINAGE PROVISIONS. TYPE AND EXTENT OF SPECIAL INSPECTION:

SPECIAL INSPECTION SHALL BE PERFORMED ON A CONTINUOUS BASIS.

A. MODULAR UNIT DIMENSION SHALL BE VERIFIED ONCE PER WALL PRIOR TO THE START OF CONSTRUCTION. B. CONCRETE UNIT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI AND A MAXIMUM WATER ABSORPTION OF

C. FOUNDATION PREPARATION SHALL BE INSPECTED FOR COMPLIANCE WITH THE ANCHOR RETAINING WALL DESIGN PARAMETERS AND GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS ONCE PER WALL PRIOR TO PLACEMENT OF CONTROLLED FILL. ANCHOR UNIT ALIGNMENT AND INCLINATION SHALL BE VERIFIED BY SURVEYED WALL HORIZONTAL LOCATION PRIOR TO

CONSTRUCTION AND CORRECT BLOCK PLACEMENT AGAINST THE LOWER BLOCK'S ALIGNMENT DEVICE DURING CONSTRUCTION. E. GEOSYNTHETIC REINFORCEMENT TYPE SHALL BE VERIFIED PRIOR TO CONSTRUCTION WITH AN INSPECTION OF THE GEOSYNTHETIC REINFORCEMENT DELIVERED TO THE SITE FOR WALL CONSTRUCTION. PLACEMENT OF GEOSYNTHETIC

REINFORCEMENT SHALL BE CONTINUALLY OBSERVED DURING WALL CONSTRUCTION FOR COMPLIANCE WITH THE ANCHOR RETAINING WALL PLANS F. BACKFILL SOIL SHALL BE VERIFIED IN COMPLIANCE WITH THE ANCHOR RETAINING WALL PLANS AND SOIL DESIGN PARAMETERS PRIOR TO AND PERIODICALLY DURING CONSTRUCTION. BACKFILL SOIL COMPACTION SHALL BE CONTINUOUSLY VERIFIED

COMPACTED TO AT LEAST 90 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 FOR EVERY 20-40 YARDS OF BACKFILL PLACED. G. ALL DRAINAGE PROVISIONS SHALL BE VERIFIED IN COMPLIANCE WITH THE ANCHOR RETAINING WALL PLANS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER OF RECORD AS CONSTRUCTED AND PRIOR TO BACKFILL.

THERE ARE NO ADDITIONAL SPECIAL INSPECTION REQUIREMENTS FOR SEISMIC OR WIND RESISTANCE PER CBC 1705.

STRUCTURAL OBSERVATIONS: THERE ARE NO REQUIRED STRUCTURAL OBSERVATIONS PER CBC 1709.

A. THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY THE CITY'S BUILDING INSPECTOR B. WORK RELATED TO SOILS SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD, AS PER THE PROJECT

THE GEOTECHNICAL ENGINEER SHALL SUBMIT VERIFICATION TO RED ONE ENGINEERING PRIOR TO THE START OF SEGMENTAL WALL CONSTRUCTION.THAT ALL SOILS PROPOSED FOR CONSTRUCTION MEET THE REQUIREMENTS OF THIS SPECIFICATION.

IT IS THE RESPONSIBILITY OF THE OWNER OR OWNER'S REPRESENTATIVE TO VERIFY THE SOIL STRENGTH DESIGN PARAMETERS ARE REPRESENTATIVE OF THE SOILS AVAILABLE FOR WALL CONSTRUCTION. IF THE SOIL STRENGTH PARAMETERS ARE FOUND TO BE INCONSISTENT WITH THOSE ASSUMED BY THE ENGINEER OF RECORD. THIS DESIGN IS NO LONGER VALID AND IT IS THE RESPONSIBILITY OF THE OWNER OR OWNER'S REPRESENTATIVE TO NOTIFY THE ENGINEER OF RECORD SO THE RETAINING WALL SYSTEM CAN BE REDESIGNED. FAILURE TO NOTIFY THE ENGINEER OF RECORD MAY RESULT IN FAILURE OF THE RETAINING

2. SOIL DESIGN PARAMETERS:

PHI = 32 DEGREES C= 0 PSF A. REINFORCED SOIL: GAMMA = 125 PCF RETAINED SOIL: PHI = 32 DEGREES C= 0 PSF GAMMA = 125 PCF GAMMA = 125 PCF

FOUNDATION SOIL: PHI = 32 DEGREES C= 50 PSF 3. DESIGN PEAK GROUND ACCELERATION: 0.17G

4. REINFORCED BACKFILL SHALL MEET SOIL CLASSIFICATION, GRADATION AND PLASTICITY INDEX AS STATED IN SECTION 6.5 THIS

5. GEOTECHNICAL PARAMETERS USED FOR DESIGN SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO WALL CONSTRUCTION.

6. LATERAL EARTH PRESSURES ARE DETERMINED USING COULOMB EARTH PRESSURE THEORY INTERNAL STABILITY OF WALLS

A. MINIMUM FACTOR OF SAFETY ON GEOGRID STRENGTH = 1.50 B. MINIMUM FACTOR OF SAFETY ON GEOGRID PULLOUT = 1.50

C. PERCENT COVERAGE OF GEOGRID = 100% 8. EXTERNAL STABILITY

A. MINIMUM FACTOR OF SAFETY AGAINST BASE SLIDING = 1.50

B. MINIMUM FACTOR OF SAFETY AGAINST OVERTURNING = 2.00 MINIMUM FACTOR OF SAFETY AGAINST SOIL BEARING OVERSTRESS = 2.00

D. UNIFORM SURCHARGE = AS SHOWN ON STRUCTURAL CALCULATIONS BACKFILL SLOPE = AS SHOWN ON SITE PLAN AND STRUCTURAL CALCULATIONS 9. GLOBAL STABILITY (TO BE CONFIRMED BY GEOTECHNICAL ENGINEER)

A. MINIMUM FACTOR OF SAFETY AGAINST STATIC GLOBAL STABILITY = 1.50 B. MINIMUM FACTOR OF SAFETY AGAINST SEISMIC GLOBAL STABILITY = 1.15

18.0 APPLICABLE BUILDING CODE ALL CONSTRUCTION SHALL CONFORM TO THE 2013 CALIFORNIA BUILDING CODE

TYPICAL WALL SECTION AND DETAILS

19.0 ANCHOR RETAINING WALL PLAN SHEET INDEX

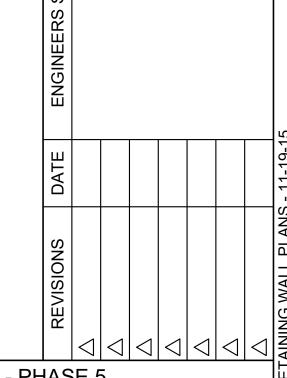
SHEET 1. TITLE SHEET AND NOTES SHFFT 2 ANCHOR WALL PLAN VIEW

SHEET 3. ANCHOR WALL PLAN VIEW SHEET 4. ANCHOR WALL PLAN VIEW SHEET 5. ANCHOR WALL PROFILE

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ANCHOR RETAINING WALL DESIGNED FOR INTERNAL AND EXTERNAL STABLITY ONLY. GEOTECHNICAL ENGINEER OF RECORD TO CONFIRM SITE GLOBAL STABILITY.





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TITLE SHEET AND NOTES

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