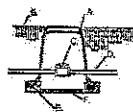
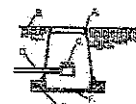


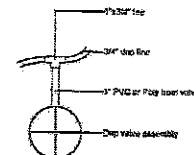
1 RP BACKFLOWMASTER VALVE DETAIL N.T.S.



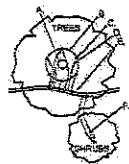
2 ISOLATION VALVE DETAIL N.T.S.



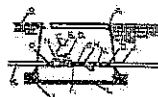
3 MANUAL DRAIN VALVE DETAIL N.T.S.



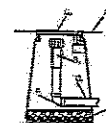
4 DRIP VALVE DETAIL N.T.S.



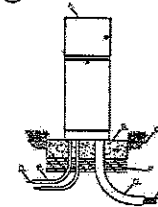
5 EMITTER PLACEMENT DETAIL N.T.S.



6 DRIP VALVE WITH FILTER & PRESSURE REGULATOR N.T.S.



7 END FLUSH CAP N.T.S.



8 PEDESTAL MOUNTED CONTROLLER N.T.S.

IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size
	Controller Location in field	Rainbird ESP-LX40	5 Station
	Ball Valve assumed point of connection	Spears Ball Valve	1"
	Reduced Pressure Backflow Preventer/Master Valve Assembly in Valve Box	Fetco 822Y Rainbird PER NDS 12"	1"
	Automatic Drip Valve with pressure regulating filter in valve box	Rainbird PER Rainbird PRF-100-RBY NDS 12"	1"
	Manual Drain Valve (Not Shown) install @ low point of sandy zones	Spears Ball Valve 10" Round Box	1"
	Poly Drip Line w/ Flush Cap 5 emitters per tree 2 emitters per shrub 4-6" depth bury	Agrifim TAE	3/2" 2 GPH
	PVC Masterline 30" depth bury	Sch. 40	1.5"
	New PVC Strave	Class 200	2" min.

VI	Motor/Valve Sequence
1"	Valve Size
TREE	Valve Type
GPM	Valve Flow

Valve Schedule	
Valve 1/Tree	5.80 gpm
Valve 2/Shrub	3.46 gpm
Highest Flow	5.80 gpm

IRRIGATION NOTES:

1. IRRIGATION SYSTEM STANDARDS OUTLINED IN SECTION 12-6.4(F) OF THE SPOC WATER HARVESTING AND IRRIGATION STANDARDS AND THE CITY OF SANTA FE LANDSCAPE IRRIGATION DESIGN STANDARDS SHALL BE STRICTLY ADHERED TO.
2. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
3. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER, THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTOR, AND MASTER VALVE.
5. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUND COVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS.
6. IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUND COVERS.
7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.
10. BACKFILL FOR TRENCHES SHALL BE CLEANED OF ALL ROCK AND DEBRIS.
11. TREES AND SHRUBS IRRIGATION TO BE ZONED BY SEPARATE DRIP IRRIGATION VALVES.

11/12/2021 10:00 AM 11/12/2021 10:00 AM



YELLOWSTONE
DESIGN & CONSTRUCTION
www.yellowstonedesign.com
PO Box 10597
Albuquerque, NM 87184
505.885.8815
design@yellowstonedesign.com



Date: 11.22.2021
Revisions:

Drawn by: HS
Reviewed by: CM

Staybridge Suites

Santa Fe, NM



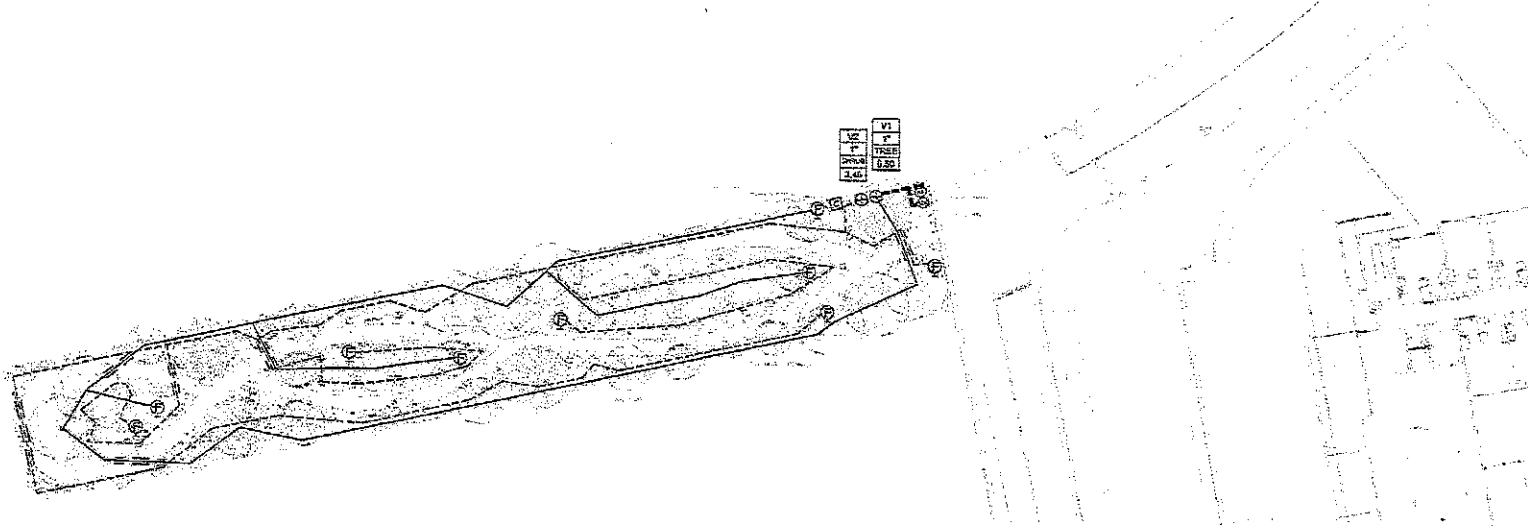
Scale: 1" = 20'



Sheet Title:
Irrigation
Detail Sheet

Sheet Number:

LI-02



YELLOWSTONE
 LANDSCAPE ARCHITECTS
 www.yellowstonelandscapes.com
 P.O. Box 10597
 Albuquerque, NM 87124
 505.498.8618
 design@yellowstonelandscapes.com



Date: 11-22-2021
 Revisions:
 ▲
 ▲
 ▲
 ▲
 Drawn by: JHA
 Reviewed by: CDS

Staybridge Suites

Santa Fe, NM



Scale: 1" = 20'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-01

IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size
	Controller -control location is field	Rainbird ESP-LXMe	.8 Station
	Ball Gate Valve -assumed point of connection	Spears Ball Valve	1"
	Retrospect Pressure Backflow Preventer/Master Valve Assembly in Valve Box	Fetco 825Y Rainbird PEB NPS 1"	1"
	Automatic Drip Valve with pressure regulating filter in valve box	Rainbird PEG Rainbird PRF-100-REY NPS 1"	1"
	Manual Drain Valve (Not Shown) install @ low point of spray zones	Spears Ball Valve 10" Round Box	1"
	Poly Drip Line w / Flush Cap 6 emitters per tree 2 emitters per shrub 4-6" depth bury	Agriflow TAE	3/4" 2 GPH
	PVC Mastic 30" depth bury	Sch. 40	1.5"
	New PVC Signal	Class 200	2" min.
	Valve Schedule		
	Valve Size		
	Valve Type		
	Valve Flow		

Valve Schedule

Valve 1/Tree	8.80 gpm
Valve 2/ Shrub	3.46 gpm
Highest Flow	16.80 gpm

IRRIGATION NOTES:

1. IRRIGATION SYSTEM STANDARDS OUTLINED IN SECTION 14-2.4.1(E) OF THE SFCC WATER HARVESTING AND IRRIGATION STANDARDS AND THE CITY OF SANTA FE LANDSCAPE IRRIGATION DESIGN STANDARDS SHALL BE STRICTLY ADHERED TO.
2. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
3. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTOR, AND MASTER VALVE.
5. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS.
6. IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
7. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
8. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
9. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
10. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.
11. BACKFILL FOR TRENCHES SHALL BE CLEANED OF ALL ROCK AND DEBRIS.
12. TREES AND SHRUBS IRRIGATION TO BE ZONED BY SEPARATE DRIP IRRIGATION VALVES.

2022/08/10 DESIGNED BY JHA

STAYBRIDGE SUITES HOTEL
IRRIGATION IMPROVEMENTS WITHIN SANTA FE COUNTY BASEMENT
SUMMARY
1/13/2022

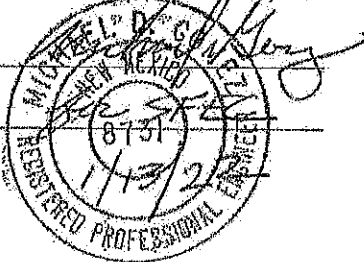
ITEM NO.	DESCRIPTION	UNIT	APPROX. QUANTITY	UNIT PRICE	EST. PRICE
1	LANDSCAPING, IRRIGATION SYSTEM, BOLLARDS AND PEDESTRIAN TRAILS (SEE ATTACHED)	L.S.	1	\$108,000.00	\$108,000.00
2	WATER SERVICE (PREPARE WATER PLAN, CITY WATER DIVISION COORDINATION, WATERLINE TIE-IN, CONSTRUCTION, METER, AND FEES)	L.S.	1	\$15,000.00	\$15,000.00
3	ELECTRICAL CONNECTION (INCLUDES CONSTRUCTION AND COORDINATION WITH PNM)	L.S.	1	\$5,000.00	\$5,000.00
SUBTOTAL FOR IRRIGATION IMPROVEMENTS (ITEMS 1-3)					\$128,000.00
4	CONTINGENCIES @ 10%	L.S.	1	\$12,800.00	\$12,800.00
SUBTOTAL					\$140,800.00
NMGR @ 8.4375%					\$11,880.00
TOTAL					\$152,680.00

NOTES:

1. THE COSTS AND PRICING POLICIES OF THE VARIOUS UTILITIES ARE SUBJECT TO CHANGE BECAUSE SANTA FE ENGINEERING CONSULTANTS CANNOT CONTROL UTILITY COMPANY DESIGNS, POLICIES, AND FEE STRUCTURES, WHICH ARE OFTEN SUBJECT TO SUDDEN CHANGES, SFEC ASSUMES NO LIABILITY FOR THE UTILITY COSTS PRESENTED.
2. THIS ESTIMATE DOES NOT INCLUDE LEGAL, ADVERTISING, TITLE WORK, OR IMPACT FEES IF APPLICABLE, DRIVEWAYS, WATER FOR CONSTRUCTION, PERMITS OR DUMP FEES.
3. THIS ESTIMATE IS AN ESTIMATE ONLY AND NOT A GUARANTEED MAXIMUM PRICE. QUANTITIES MAY DEVIATE TO MBET FIELD CONDITIONS. UNIT PRICES ARE BASED UPON BIDS RECEIVED IN THE SANTA FE AREA.
4. ALL EXCAVATIONS ARE ASSUMED TO BE UNCLASSIFIED. EXCAVATIONS AND BORROW DOES NOT INCLUDE SHRINK.

PREPARED BY MICHAEL GOMEZ, P.E.

DATE:



NO OTHER RECORDS TO BE FILED

RL Leeder Company Proposal

General Excavation-Asphalt Paving-Custom Driveways

PO Box 15147-Santa Fe, NM 87592-5147

505-473-1360 • FAX 505-473-0141 • NM DOL# 0112020051210 • License#83147

Maxx PL Hendren
Camino De Jacobo
Santa Fe NM, 87507

January 12, 2022

Job#:2022-0105

Phone: (505) 995-2773

mhendren@santfecountynm.gov

We propose to do the following at Camino Jacobo:

Bid Item #1: Mass Grading

1. Furnish, Motor Grader, Front End Loader and operators to remove approximately 3 trees and existing vegetation.
2. Fine grade area with minimal drainage for landscapers to take over

For the Sum of \$9,990.00 Plus Tax

Specific Exclusions: More than one Mobilization, Taxes, Testing, Permits, Placement of landscape materials and or grading after landscape materials are installed

Specific Inclusion: This Proposal, as amended, shall be and becomes part of and included by this reference in any subsequent Contract or Subcontract between Leeder and Customer.

- This contract is strictly limited to work described above. All Work and the Price are plus NM GRT.
- RL Leeder Company cannot be responsible for drainage on grades of less than 1.5 percent slope.
- Today's asphalt prices FOB asphalt plant is \$_____ per ton.
- The asphalt prices are based on today's oil prices. The billed price may increase due to changes in market oil price.
- Payment to be made as follows: Payment of invoice becomes due and payable the day the work is completed.
- The undersigned agree to pay all costs and/or attorney fees if collection is necessary. Interest accrues at 1.5% per month on unpaid balances.

Proposal by LEEDER: Any alterations or deviations from the above specifications involving extra cost of materials or labor will only be executed upon written signed Change Orders for same, and will become an extra charge over the sum in this Proposal. All agreements must be made in signed in writing.
Respectfully submitted
By _____

Date _____

Acceptance of Proposal by CUSTOMER

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as provided above.

Signature _____

Date _____

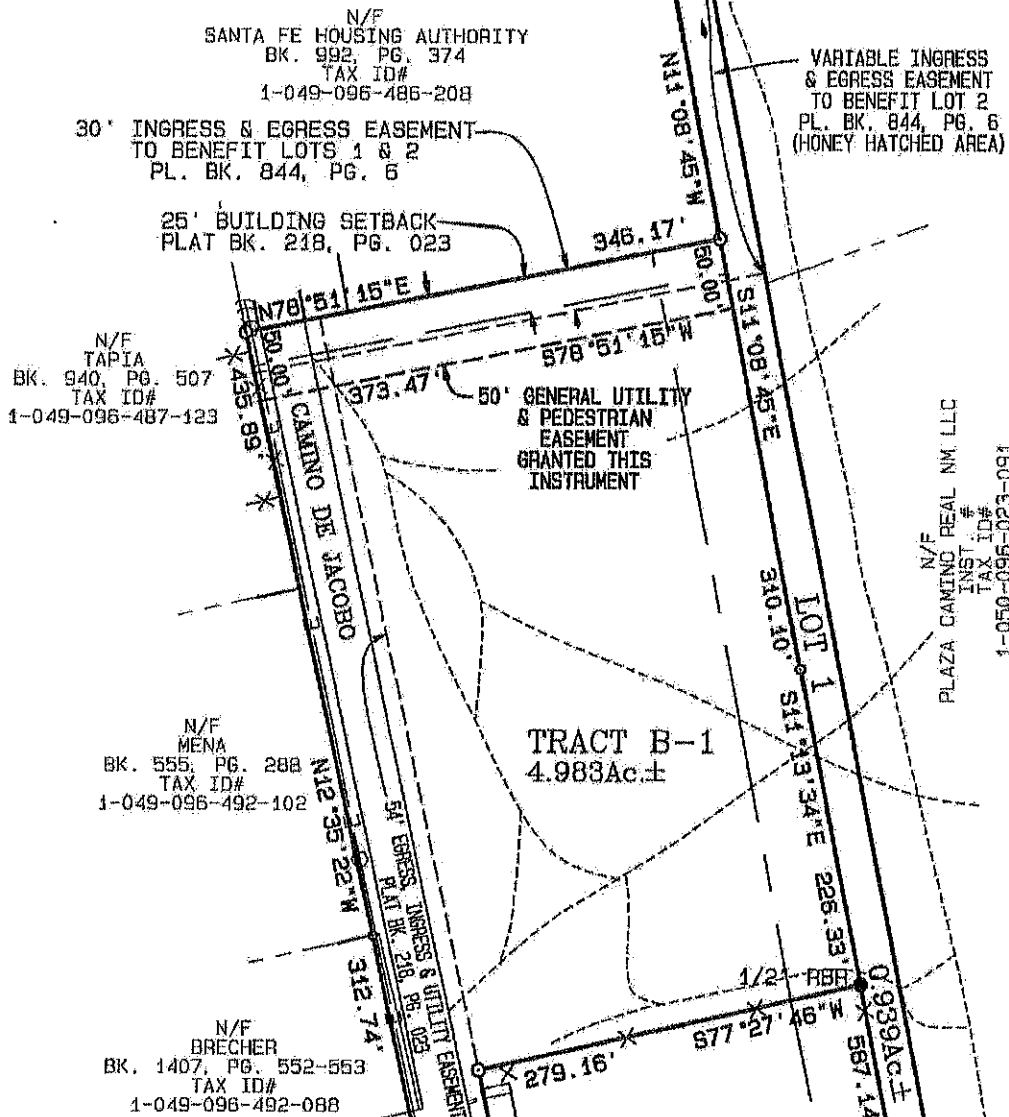
EXHIBIT 'C' EASEMENT WITHIN TRACT B-1

LYING AND BEING SITUATED WITHIN
SECTION 5 & 6, T. 16 N., R. 9 E., N.M.P.M.,
CITY AND COUNTY OF SANTA FE, NEW MEXICO

LEGAL DESCRIPTION

A 50' WIDE GENERAL UTILITY & PEDESTRIAN
EASEMENT BEGINNING AT THE NORTHWEST
CORNER OF TRACT B-1, THENCE N78°51'15"E,
346.17' TO THE NORTHEAST CORNER OF SAID
EASEMENT AND TRACT B-1;
THENCE S11°08'45"E, 50.00' TO THE SOUTHEAST
CORNER OF SAID EASEMENT;
THENCE S78°51'15"W, 373.47' TO THE SOUTHWEST
CORNER OF SAID EASEMENT;
THENCE N12°35'22"W, 50.00' TO THE POINT OF
BEGINNING.

Graphic Scale 1" = 100'
0 50 100 200 300



NOTES:

1. BASIS OF BEARING IS PLAT ENTITLED "BOUNDARY & EASEMENT SURVEY OF TRACT B-1, LOT 1 & LOT 2" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 844, PAGE 6 AT THE SANTA FE COUNTY CLERK'S OFFICE.

SOUTHWEST MOUNTAIN SURVEYS

1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 962-9428 FAX (505) 966-9413

DATE (S): 2/22/22 DRAWN BY: DKB PROJECT NO: C-2154EX

CLERK RECORDED 01/25/2022

EXHIBIT D

Grant of Ingress, Egress and Utility Easement

This Grant of Ingress, Egress, and Utility Easement (the "**Easement**") is made this ____ day of _____ 2022, by Plaza Camino Real, LLC, a New Mexico limited liability company ("**PCR**") ("**Grantor**") in favor of the County of Santa Fe ("**Grantee**").

Recitals:

- A. The Grantee owns the real properties described as "Lot 1" and "Tract B-1" on that certain plat of survey entitled "Boundary & Easement Survey of Tract B-1 . . ." recorded in the records of the Santa Fe County Clerk's office as Instrument 1877395, in Plat Book 844, Page 6 (the "**County Properties**").
- B. The Grantor owns that real property identified as Lot A-1 and Lot A-2 on the unrecorded Lot Line Adjustment Survey that is attached hereto as **Exhibit A** (the "**PCR Property**"), which property is adjacent to Grantee's Lot 1.
- C. Grantor desires to grant an ingress, egress and utility easement in favor of Grantee, which Easement is appurtenant to the County Properties.

Grant of Easement:

1. Grant and Creation of Ingress, Egress and Utility Easement. Now, therefore, for good and valuable consideration, Grantor hereby grants and creates an exclusive easement on the PCR Property in favor of the County Properties for the purposes of ingress, egress and utilities to serve the County Properties. The purpose of the easement is to allow for the construction, installation and maintenance of a roadway/driveway and public utilities, together with related improvements such as drainage structures, sidewalks and landscaping. The easement created hereby is shown and depicted on **Exhibit B** attached hereto.
2. Binding Effect. This Easement shall be appurtenant to and run with the County Properties and shall run with and burden the PCR Property. The Easement shall be binding upon, and inure to the benefit of, the heirs, successors and assigns of the parties.

Plaza Camino Real, LLC,
a New Mexico limited liability company

Date: _____

BY: _____
Albert Salame
Its Manager

ACKNOWLEDGMENT

STATE OF NEW YORK)
) ss.
COUNTY OF _____)

The foregoing Grant of Ingress, Egress and Utility Easement was acknowledged before me this ____ day of _____, 2022, by Albert Salame, in his capacity as manager of Plaza Camino Real, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:

ACCEPTANCE:

SANTA FE COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
Anna T. Hamilton, Chair

SFC Agreement #2022-0188-HA

ATTEST:

Katharine E. Clark, County Clerk

Date: _____

Approved as to form:

Gregory S. Shaffer, County Attorney

RECEIVED
JUL 11/2022

EXHIBIT A

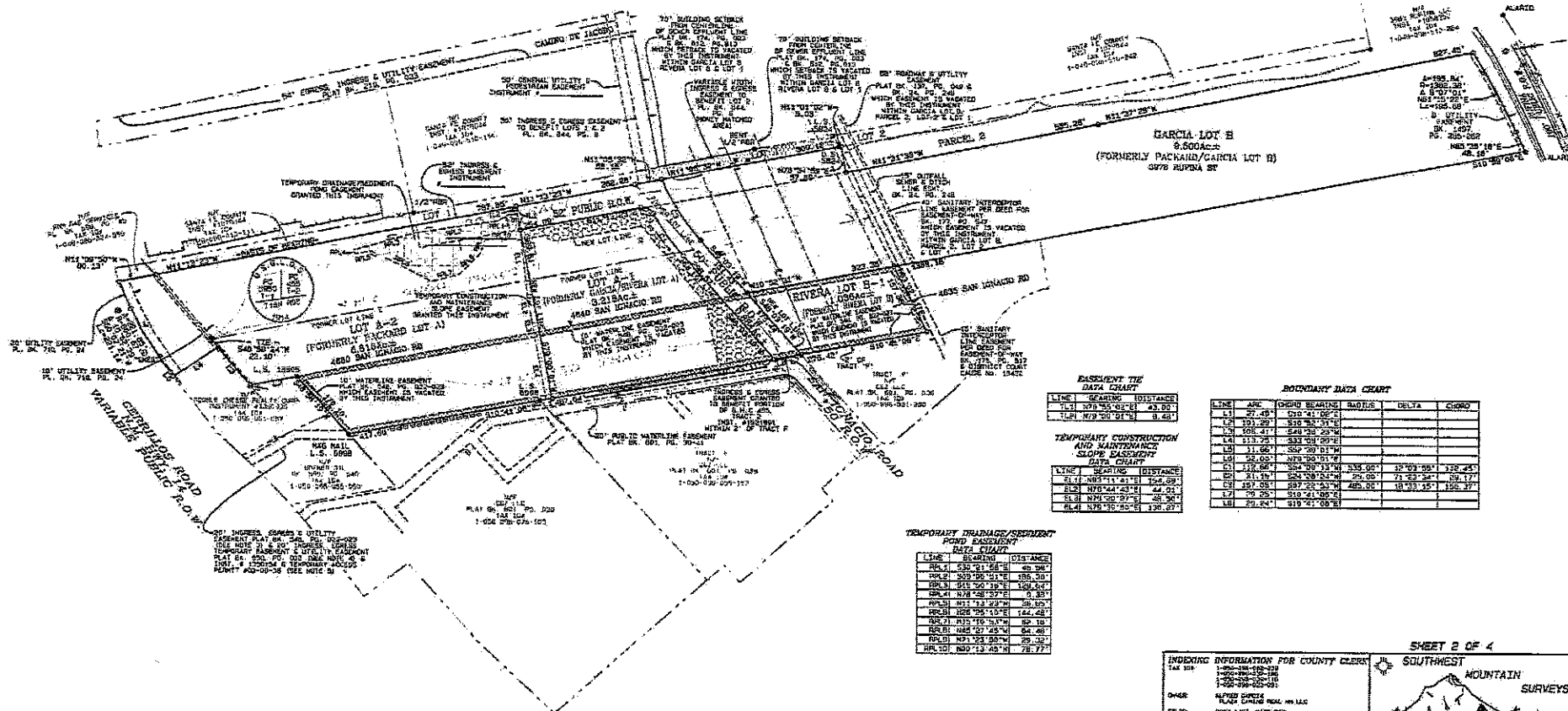
LOT LINE ADJUSTMENT SURVEY OF PACKARD LOT A, GARCIA/RIVERA LOT A, RIVERA LOT B & PACKARD/GARCIA LOT B

LIVENS AND BEING SITUATED WITHIN
SECTION 9 S 6 E 1, 10 N. 1, 10 E. 1, N.M.P.M.
CITY AND COUNTY OF SANTA FE, NEW MEXICO
CONTAINING 20.970 AC. ±.

- LEGEND:
- FOUND MONUMENT AS NOTED
 - SET 1/2" REBAR STAMPED
R. MONTANA N.M.P.M. NO. 6988
 - CONCRETE RETAINING WALL WITH RAILING
 - BRICK RETAINING WALL
 - UNDERGROUND GAS LINE
 - TELEPHONE JUNCTION BOX
 - GAS VALVE
 - NEW DRAINAGE EASEMENT
SHOWN THIS INSTRUMENT
 - SEE SHEET 2 FOR DETAIL



Graphic Scale 1" = 100'
0 50 100 150 200



EASEMENT TIE DATA CHART

LINE	BEARING	DISTANCE
L1	N75°55'01"E	43.00'
L2	N75°55'01"E	0.40'

TEMPORARY CONSTRUCTION AND MAINTENANCE SLOPE EASEMENT DATA CHART

LINE	BEARING	DISTANCE
L1	N75°55'01"E	43.00'
L2	N75°55'01"E	0.40'
L3	N75°55'01"E	0.40'
L4	N75°55'01"E	0.40'
L5	N75°55'01"E	0.40'
L6	N75°55'01"E	0.40'
L7	N75°55'01"E	0.40'
L8	N75°55'01"E	0.40'
L9	N75°55'01"E	0.40'
L10	N75°55'01"E	0.40'
L11	N75°55'01"E	0.40'
L12	N75°55'01"E	0.40'
L13	N75°55'01"E	0.40'
L14	N75°55'01"E	0.40'
L15	N75°55'01"E	0.40'
L16	N75°55'01"E	0.40'
L17	N75°55'01"E	0.40'
L18	N75°55'01"E	0.40'
L19	N75°55'01"E	0.40'
L20	N75°55'01"E	0.40'
L21	N75°55'01"E	0.40'
L22	N75°55'01"E	0.40'
L23	N75°55'01"E	0.40'
L24	N75°55'01"E	0.40'
L25	N75°55'01"E	0.40'
L26	N75°55'01"E	0.40'
L27	N75°55'01"E	0.40'
L28	N75°55'01"E	0.40'
L29	N75°55'01"E	0.40'
L30	N75°55'01"E	0.40'
L31	N75°55'01"E	0.40'
L32	N75°55'01"E	0.40'
L33	N75°55'01"E	0.40'
L34	N75°55'01"E	0.40'
L35	N75°55'01"E	0.40'
L36	N75°55'01"E	0.40'
L37	N75°55'01"E	0.40'
L38	N75°55'01"E	0.40'
L39	N75°55'01"E	0.40'
L40	N75°55'01"E	0.40'
L41	N75°55'01"E	0.40'
L42	N75°55'01"E	0.40'
L43	N75°55'01"E	0.40'
L44	N75°55'01"E	0.40'
L45	N75°55'01"E	0.40'
L46	N75°55'01"E	0.40'
L47	N75°55'01"E	0.40'
L48	N75°55'01"E	0.40'
L49	N75°55'01"E	0.40'
L50	N75°55'01"E	0.40'
L51	N75°55'01"E	0.40'
L52	N75°55'01"E	0.40'
L53	N75°55'01"E	0.40'
L54	N75°55'01"E	0.40'
L55	N75°55'01"E	0.40'
L56	N75°55'01"E	0.40'
L57	N75°55'01"E	0.40'
L58	N75°55'01"E	0.40'
L59	N75°55'01"E	0.40'
L60	N75°55'01"E	0.40'
L61	N75°55'01"E	0.40'
L62	N75°55'01"E	0.40'
L63	N75°55'01"E	0.40'
L64	N75°55'01"E	0.40'
L65	N75°55'01"E	0.40'
L66	N75°55'01"E	0.40'
L67	N75°55'01"E	0.40'
L68	N75°55'01"E	0.40'
L69	N75°55'01"E	0.40'
L70	N75°55'01"E	0.40'
L71	N75°55'01"E	0.40'
L72	N75°55'01"E	0.40'
L73	N75°55'01"E	0.40'
L74	N75°55'01"E	0.40'
L75	N75°55'01"E	0.40'
L76	N75°55'01"E	0.40'
L77	N75°55'01"E	0.40'
L78	N75°55'01"E	0.40'
L79	N75°55'01"E	0.40'
L80	N75°55'01"E	0.40'
L81	N75°55'01"E	0.40'
L82	N75°55'01"E	0.40'
L83	N75°55'01"E	0.40'
L84	N75°55'01"E	0.40'
L85	N75°55'01"E	0.40'
L86	N75°55'01"E	0.40'
L87	N75°55'01"E	0.40'
L88	N75°55'01"E	0.40'
L89	N75°55'01"E	0.40'
L90	N75°55'01"E	0.40'
L91	N75°55'01"E	0.40'
L92	N75°55'01"E	0.40'
L93	N75°55'01"E	0.40'
L94	N75°55'01"E	0.40'
L95	N75°55'01"E	0.40'
L96	N75°55'01"E	0.40'
L97	N75°55'01"E	0.40'
L98	N75°55'01"E	0.40'
L99	N75°55'01"E	0.40'
L100	N75°55'01"E	0.40'

TEMPORARY DRAINAGE/SEWERAGE EASEMENT DATA CHART

LINE	BEARING	DISTANCE
L1	N75°55'01"E	43.00'
L2	N75°55'01"E	0.40'
L3	N75°55'01"E	0.40'
L4	N75°55'01"E	0.40'
L5	N75°55'01"E	0.40'
L6	N75°55'01"E	0.40'
L7	N75°55'01"E	0.40'
L8	N75°55'01"E	0.40'
L9	N75°55'01"E	0.40'
L10	N75°55'01"E	0.40'
L11	N75°55'01"E	0.40'
L12	N75°55'01"E	0.40'
L13	N75°55'01"E	0.40'
L14	N75°55'01"E	0.40'
L15	N75°55'01"E	0.40'
L16	N75°55'01"E	0.40'
L17	N75°55'01"E	0.40'
L18	N75°55'01"E	0.40'
L19	N75°55'01"E	0.40'
L20	N75°55'01"E	0.40'
L21	N75°55'01"E	0.40'
L22	N75°55'01"E	0.40'
L23	N75°55'01"E	0.40'
L24	N75°55'01"E	0.40'
L25	N75°55'01"E	0.40'
L26	N75°55'01"E	0.40'
L27	N75°55'01"E	0.40'
L28	N75°55'01"E	0.40'
L29	N75°55'01"E	0.40'
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L100	N75°55'01"E	0.40'

INDEXING INFORMATION FOR COUNTY CLERK

TAX 100

OWNER: ALFRED GARCIA

FILED: 1000-1000-1000

COMMISSIONER: 1000-1000-1000

SECTION: 1000-1000-1000

SHEET 2 OF 4

2114 HICKORY ST., SANTA FE, N.M. 87501

PHONE: 308-8429 FAX: 308-8429

DATE: 10/20/10

SANTA FE COUNTY
N/F
INST. #1879044
TAX ID#
1-049-096-510-114

EXHIBIT B

30' INGRESS & EGRESS EASEMENT
TO BENEFIT LOTS 1 & 2
PL. BK. 844, PG. 6

52' INGRESS &
EGRESS EASEMENT GRANTED
THIS INSTRUMENT

N11°05'32"W
58.15'

262.28'

1/2" RBR

LOT 1

787.85'

N11°13'23"W

52' PUBLIC R.O.W.

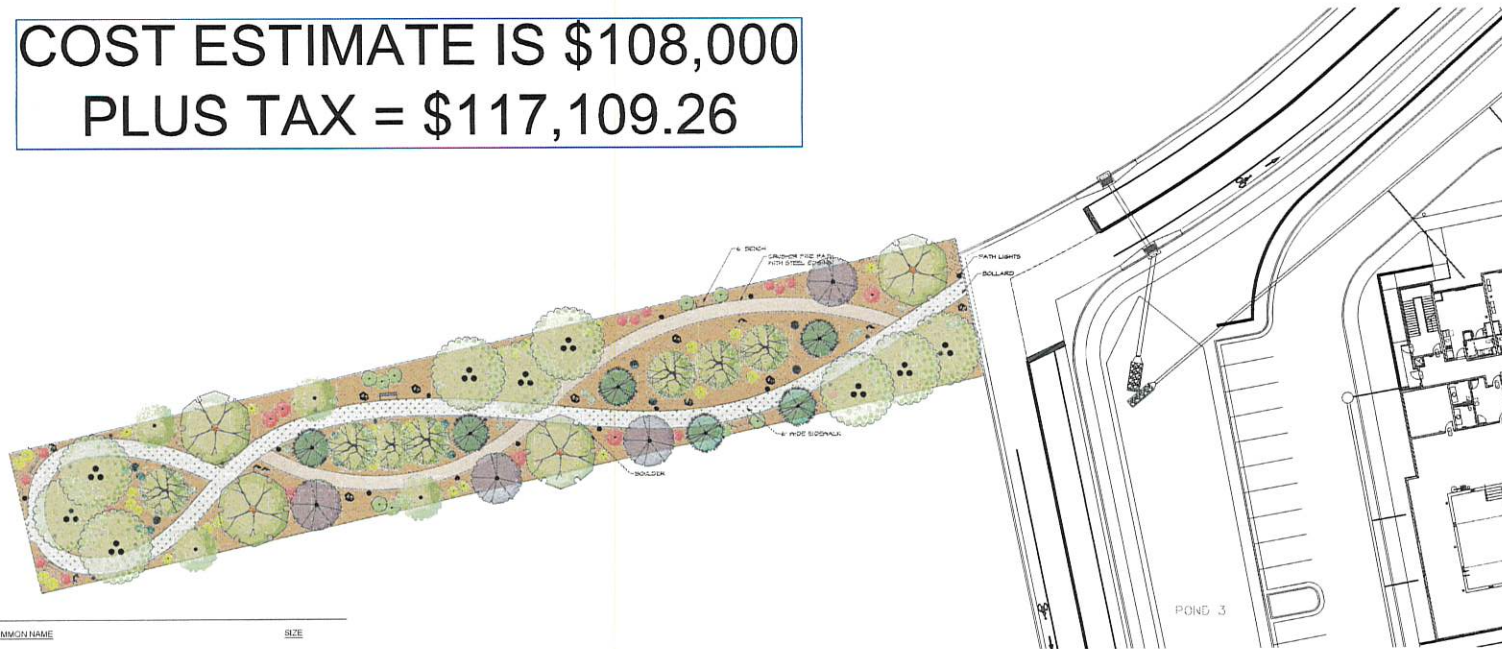
264.09'

NEW LOT LINE

FORMER

SFC CLERK RECORDED 81/89/2823

**COST ESTIMATE IS \$108,000
PLUS TAX = \$117,109.26**



Plant Schedule

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	9	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER MAPLE	2" B&B
	7	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	2" B&B
	4	FRAXINUS AMERICANA 'AUTUMN PURPLE' / AUTUMN PURPLE ASH	2" B&B
	4	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	2" B&B
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	4	CEDRUS DEODARA / DEODAR CEDAR	6" B&B
	6	PINUS NIGRA / AUSTRIAN BLACK PINE	6" B&B
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	12	BERBERIS THUNBERGII 'ROSE GLOW' / ROSE GLOW JAPANESE BARBERRY	5 GAL
	14	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	5 GAL
	10	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL
	9	EUCONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL
	12	RIBES AUREUM / GOLDEN CURRANT	5 GAL
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	17	ERICACERIA NAUSEOSA / CHAMISA	5 GAL
	13	RHAMNOLIPS INDICA / INDIAN HAWTHORN	5 GAL

Material Schedule

SYMBOL	DESCRIPTION
	CRUSHER PILE
	BARK MULCH
	CONCRETE

LANDSCAPE NOTES

- PLANTING BEDS TO BE MULCHED AT A 2"-3" DEPTH OVER FILTER FABRIC.
- ALL MULCH TO BE 2" BELOW ADJACENT SIDEWALK OR CURB.
- PLANTINGS TO BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.
- BACKFLOW PREVENTER IS PROPOSED/SEE DETAIL.
- EXISTING NATIVE LANDSCAPE AREAS NOT DISTURBED TO BE PROTECTED WITH TEMPORARY FENCING DURING CONSTRUCTION TO PERIODS OF SUBMERSION.
- PLANTS LOCATED IN BOTTOM THIRD OF POND AREAS ARE ADAPTABLE TO PERIODS OF SUBMERSION.
- STREET TREES PROVIDED AT 1 PER 25 TO 30 LF OF STREET FRONTAGE AND TO BE 2" CALIPER IN SIZE.
- STREET TREES TO BE LOCATED/ADJUSTED TO BE A MINIMUM OF 15' FROM STREET LIGHT STANDARDS AND FIRE HYDRANTS PER ZONING SECTION 14-8.4 (G) (3) (i) (f).
- STREET TREES WILL BE INSTALLED SO AS TO NOT BLOCK SIGNAGE ON STREETS.
- ALL PROJECT STREET TREES SHALL BE IRRIGATED AND MAINTAINED BY THE DEVELOPER.
- NO OBJECTS, WALLS, FENCES, PARKED VEHICLES AND/OR VEGETATION SHALL BE PLACED WITHIN SIGHT TRIANGLES BETWEEN A HEIGHT OF 3' AND 6'.
- THIS LANDSCAPE PLAN COMPLIES WITH CITY OF SANTA FE ORDINANCE 14-8.4 LANDSCAPE AND SITE DESIGN.
- THIS LANDSCAPE PLAN WILL INCORPORATE ANY PASSIVE WATER HARVESTING TECHNIQUES FOR LANDSCAPE IRRIGATION PURPOSES AS PROPOSED BY THE GRADING & DRAINAGE PLAN. WHENEVER POSSIBLE, DETENTION & RETENTION PONDS WILL BE TREATED AS AN INTEGRATED LANDSCAPE FEATURE RATHER THAN A SINGLE PURPOSE FLOOD CONTROL POND.

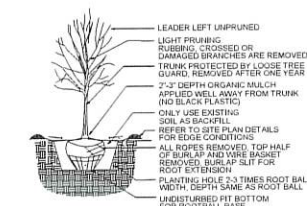
WATER BUDGET

YEAR 1 AND 2
 DRIP IRRIGATION TO TREES AND SHRUBS
 4 MONTHS AT 1 RUN TIME PER MONTH
 4 MONTHS AT 4 RUN TIMES PER WEEK
 APPROX. 90 RUN CYCLES PER YEAR
 34 TREES/204 GALLONS PER RUN CYCLE
 86 SHRUBS/172 GALLONS PER RUN CYCLE
 376 GALLONS PER RUN CYCLE X 90 RUN TIMES = 33,840 GPY/10 ACRE FT.

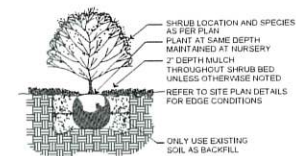
YEAR 3 AND BEYOND
 DRIP IRRIGATION TO TREES AND SHRUBS
 4 MONTHS AT 1 RUN TIME PER MONTH
 4 MONTHS AT 1 RUN TIME PER WEEK
 4 MONTHS AT 3 RUN TIMES PER WEEK
 APPROX. 77 RUN CYCLES PER YEAR
 34 TREES/204 GALLONS PER RUN CYCLE
 52 SHRUBS/172 GALLONS PER RUN CYCLE
 376 GALLONS PER RUN CYCLE X 77 RUN TIMES = 28,952 GPY/0.9 ACRE FT.

LANDSCAPE DATA

PROPOSED OPEN SPACE	17,000 SF
REQUIRED TREES/OPEN SPACE	
ONE TREE PER 500 SF OF REQUIRED OPEN SPACE	
(17,000/500 SF)	34
MINIMUM 25% EVERGREEN	
PROPOSED TREES	34
REQUIRED SHRUBS/OPEN SPACE	
TWO SHRUBS PER 500 SF OF REQUIRED OPEN SPACE	
(17,000/500 SF x 2)	68
MINIMUM 25% EVERGREEN	
PROPOSED SHRUBS	17
	67



1 TREE INSTALLATION DETAIL



2 SHRUB INSTALLATION DETAIL



Date: 11.22.2021
 Revisions:

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- ▲
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Drawn by: HA
 Reviewed by: CM

Staybridge Suites
Santa Fe

Santa Fe, NM



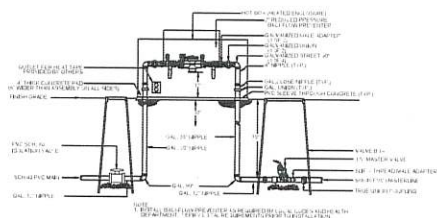
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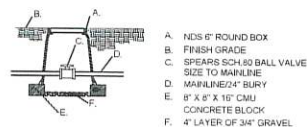
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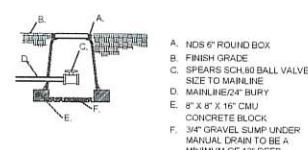
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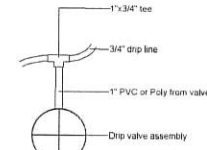
1 RP BACKFLOW/MASTER VALVE DETAIL N.T.S.



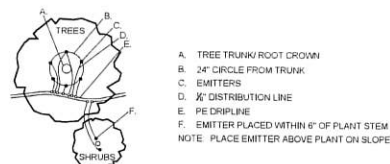
2 ISOLATION VALVE DETAIL N.T.S.



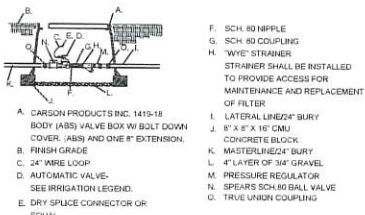
3 MANUAL DRAIN VALVE DETAIL N.T.S.



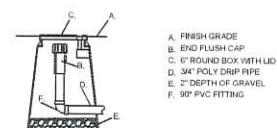
4 DRIP VALVE DETAIL N.T.S.



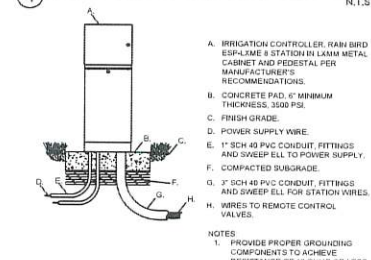
5 EMITTER PLACEMENT DETAIL N.T.S.



6 DRIP VALVE WITH FILTER & PRESSURE REGULATOR N.T.S.



7 END FLUSH CAP N.T.S.



8 PEDESTAL MOUNTED CONTROLLER N.T.S.

IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size
	Controller -confirm location in field	Rainbird ESP-LXMe	8 Station
	Ball Gate Valve -assumed point of connection	Spears Ball Valve	1"
	Reduced Pressure Backflow Preventer/Master Valve Assembly in Valve Box	Feeco 825Y Rainbird PEB NDS 12"	1"
	Automatic Drip Valve with pressure regulating filter in valve box	Rainbird PEB Rainbird PRF-100-RBY NDS 12"	1"
	Manual Drain Valve (Not Shown) install @ low point of spray zones	Spears Ball Valve 10" Round Box	1"
	Poly Drip Line w / Flush Cap 6 emitters per tree 2 emitters per shrub 4-6" depth bury	AgriFilm TAE	3/4" 2 GPH
	PVC Masterline 30" depth bury	Sch. 40	1.5"
	New PVC Sleeve	Class 200	2" min.
	Meter/Valve Sequence		
	Valve Size		
	Valve Type		
	Valve Flow		

Valve Schedule	
Valve 1/Tree	6.80 gpm
Valve 2/ Shrub	3.45 gpm
Highest Flow	6.80 gpm

IRRIGATION NOTES:

1. IRRIGATION SYSTEM STANDARDS OUTLINED IN SECTION 14-3.4(E) OF THE SFCC WATER HARVESTING AND IRRIGATION STANDARDS AND THE CITY OF SANTA FE LANDSCAPE IRRIGATION DESIGN STANDARDS SHALL BE STRICTLY ADHERED TO.
2. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
3. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTOR, AND MASTER VALVE.
5. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS.
6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.
10. BACKFILL FOR TRENCHES SHALL BE CLEANED OF ALL ROCK AND DEBRIS.
11. TREES AND SHRUBS IRRIGATION TO BE ZONED BY SEPARATE DRIP IRRIGATION VALVES.



Date: 11.22.2021
Revisions:
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Drawn by: HA
Reviewed by: CM

Staybridge Suites

Santa Fe, NM

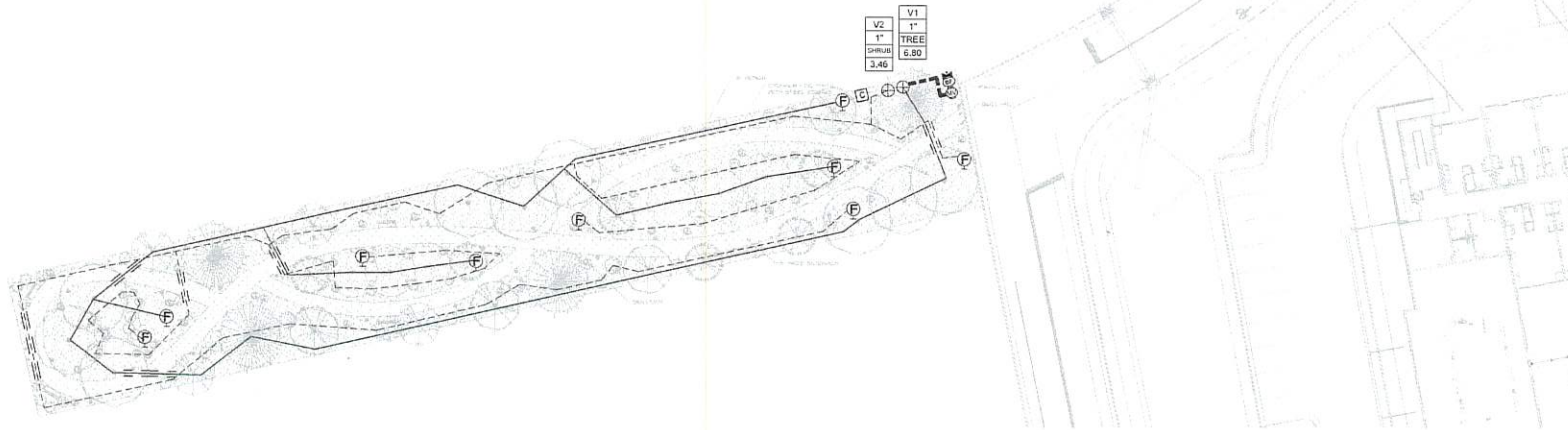


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



Sheet Title:
Irrigation
Detail Sheet

Sheet Number:

LI-02



IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size
	Controller -confirm location in field	Rainbird ESP-LXMe	6 Station
	Ball Gate Valve -assumed point of connection	Spears Ball Valve	1"
	Reduced Pressure Backflow Preventer/Master Valve Assembly in Valve Box	Febco 825Y Rainbird PEB NDS 12"	1" 1"
	Automatic Drip Valve with pressure regulating filter in valve box	Rainbird PEB Rainbird PRF-100-RBY NDS 12"	1"
	Manual Drain Valve (Not Shown) install @ low point of spray zones	Spears Ball Valve 10" Round Box	1"
	Poly Drip Line w / Flush Cap 6 emitters per tree 2 emitters per shrub 4-6" depth bury	AgriTm TAE	3/4" 2 GPH
	PVC Masterline 30" depth bury	Sch. 40	1.5"
	New PVC Sleeve	Class 200	2" min.
	Meter/Valve Sequence		
			
	Valve Type		
	Valve Flow		

Valve Schedule

Valve 1/Tree	6.80 gpm
Valve 2/ Shrub	3.46 gpm
Highest Flow	6.80 gpm

IRRIGATION NOTES:

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9. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
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Date: 11.22.2021
Revisions:

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Drawn by: HA
Reviewed by: CM

Staybridge Suites

Santa Fe, NM



Scale: 1" = 20'



Sheet Title:
Irrigation
Plan

Sheet Number:

LI-01

R. T. HICKS CONSULTANTS, LTD.

901 Rio Grande Blvd NW ▲ Suite F-142 ▲ Albuquerque, NM 87104 ▲ 505.266.5004 ▲ Fax: 505.266-0745

November 21, 2018

James F. Wheeler, CCIM
Commercial Properties, Inc.
2019 Galisteo St., L-1
Santa Fe, NM 87505
Via Email

RE: Phase 1 Environmental Assessment for Tract B1, Lots 1&2 Camino de Jacobo
(the Property), Santa Fe, NM

Dear Mr. Wheeler:

R.T. Hicks Consultants, Ltd. is pleased to submit the Phase I ESA for the above referenced site.

At the time that the EDR Report was ordered for the Property, the information that we had showed the Property as being composed of Lot 1 and Tract B1 as shown on the Santa Fe County Assessors Property map. The radii of the EDR database searches are dependent on the shape of the parcel. As can be seen on the EDR Radius Report Overview Map (Page 104 of this Phase 1 and also numbered as page 14 of the EDR Radius Map, Appendix B), the addition of Lot 2 would extend the radii approximately 1100 feet to the north. In a similar fashion, the addition of the section containing Camino de Jacobo on the southwestern corner of Tract B-1 would extend the radii approximately 350 feet to the southwest.

As is also shown on the Overview Map, there are no mapped sites north of Lot 1 and Tract B1 from the current database searches. While there may be additional sites identified by extending the ¼, ½, and 1-mile radii the approximately 1100 feet to the north, we note that Rufina Street is at the northern boundary of the mapped ¼ mile radius of Lot 1 and Tract B1. Rufina Street is also north of the Property and within a small east to west flowing tributary drainage of the Santa Fe River. As a result, no sites north of Rufina Street can impact the Property with respect to surface water flow. As ground water flow is also west to southwest in this area, no additional sites to the north can impact the Property as they would be cross-gradient relative to the Property.

The addition of the section containing Camino de Jacobo on the southwestern corner of Tract B-1 would extend the ¼, ½, and 1-mile radii of the database searches approximately 350 feet to the southwest. While additional sites may be identified with the extended radii, no such site can impact the Property as they would be down-gradient with respect to both surface and ground water flow.

R. T. HICKS CONSULTANTS, LTD.

901 Rio Grande Blvd NW ▲ Suite F-142 ▲ Albuquerque, NM 87104 ▲ 505.266.5004 ▲ Fax: 505.266-0745

These two changes to the EDR database search would enlarge the searched areas to the north and to the southwest. However, for the reasons stated above, they would make no material change to our conclusions. We identified no Recognized Environmental Conditions in our report.

For the reader of the Phase 1, it is important to keep in mind that the database search text was written based upon the smaller Property outlines. Again, because the additions to the Property outline would not alter our conclusions, the additional expense of a revised database search was saved to the client.

We followed the ASTM standard E 1527-13 in preparing the document and we stand ready to address any comments or concerns of you or other interested parties. Thank you for using Hicks Consultants for assistance with your projects.

Sincerely,
R.T. Hicks Consultants

A handwritten signature in black ink, appearing to read "Randall Hicks", written in a cursive style.

Randall Hicks
Principal