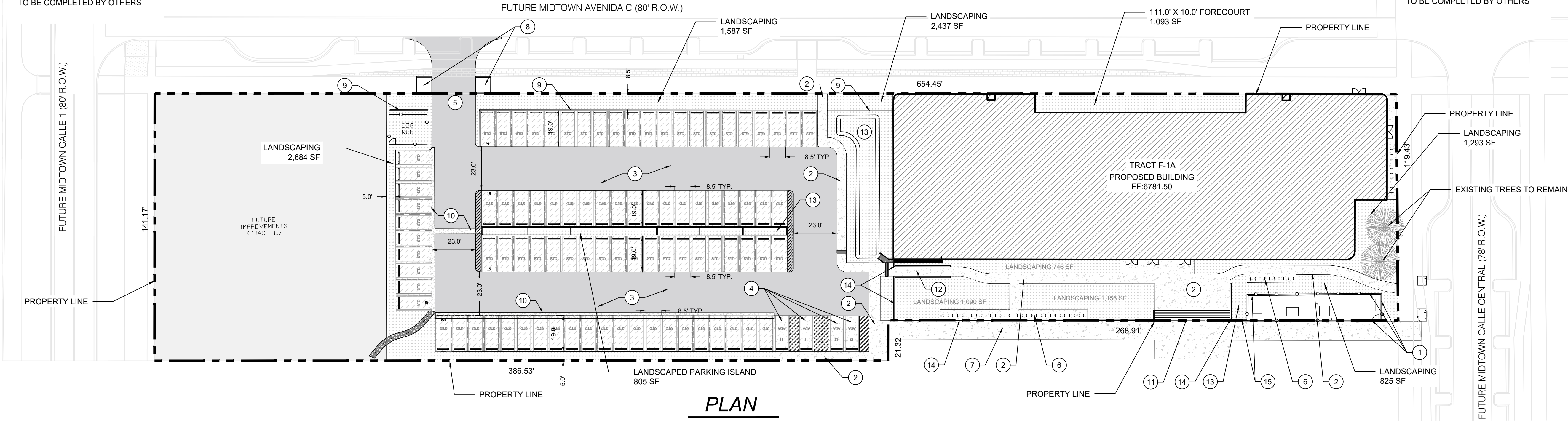


NOTE:
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PLAN

GENERAL NOTES:

A WATER PLAN MUST BE DEVELOPED BY A LICENSED ENGINEER AND APPROVED BY THE WATER DIVISION AND THE WATER LINE CONNECTION MUST BE TO AN AGREEMENT TO CONSTRUCT AND DEDICATE.

AN ADA INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT THE CITY STAFF TO SCHEDULE AN INSPECTION.

ALL IMPROVEMENTS SHALL COMPLY WITH ICC ANSI A117.1-2009 AND CHAPTER 7 AS REQUIRED, AND MUTCD, DOJ, AND NM STATUTE AND CODE AS REQUIRED. All IMPROVEMENTS SHALL COMPLY WITH NEW MEXICO ACCESSIBLE PARKING CHECKLIST, LATEST PUBLISHED VERSION, FOR ACCESSIBLE PARKING DESIGN STANDARDS AND REQUIREMENTS. SIGNAGE WITH REQUIRED LANGUAGE PER NM ACCESSIBLE PARKING CHECKLIST IS REQUIRED AT ALL ADA PARKING SPACES.

DUST CONTROL MEASURES:

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES.

ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPs) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS.

A PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WHEN APPLICABLE, LISTING THE BEST MANAGEMENT PRACTICES SHALL BE PROVIDED TO THE CITY ENGINEER, OR HIS/HER DESIGNEE, FOR REVIEW AND APPROVAL. THE APPROVED BMPs SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL IN ORDER TO STABILIZE THE SITE.

THE INITIAL BMP SHALL ADDRESS HOW THE CONTRACTOR WILL MINIMIZE THE AMOUNT OF DISTURBED SOIL AND HOW THE CONTRACTOR WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.

SOME BMPs SHALL INCLUDE:

- THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
- THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
- HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
- RESTRICT ACCESS: RESTRICT ACCESS TO THE WORK AREA TO ONLY AUTHORIZED VEHICLES AND PERSONNEL.

IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE TO PREVENT OFF PROPERTY TRANSPORT, THE PERSON, OWNER OR OPERATOR SHALL USE ONE OR MORE OF THE FOLLOWING BMPs:

- WET SUPPRESSION: APPLY WATER TO DISTURBED SOIL SURFACES, BACKFILL MATERIALS, SCREENINGS AND OTHER DUST GENERATING OPERATIONS AS NECESSARY AND APPROPRIATE CONSIDERING CURRENT WEATHER CONDITIONS, AND PREVENT WATER USED FOR DUST CONTROL FROM ENTERING ANY PUBLIC RIGHT-OF-WAY, STORM WATER DRAINAGE FACILITY, OR WATERCOURSE.
- WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
- VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
- SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
- COVER: INSTALL COVER MATERIALS SUCH AS TACKIFIERS, EROSION CONTROL BLANKETS, GRAVEL, VEGETATION (WHEN APPROPRIATE), COLD-MILLINGS, ETC. DURING PERIODS OF INACTIVITY AND PROPERLY ANCHOR THE COVER.
- SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

PROJECT DESCRIPTION	
PROJECT DESCRIPTION	PROPOSED NEW (4) FOUR STORY MULTIFAMILY APARTMENT STRUCTURE OF TYPE V-A CONSTRUCTION WITH 98 UNITS AND ON GRADE SURFACE PARKING.
OCCUPANCY	R-2 (APARTMENT), B (LOBBY); S-1 & S-2 (STORAGE)
FIRE SPRINKLER SYSTEM	FULLY SPRINKLERED IN ACCORDANCE WITH NFPA 13R
FIRE ALARM	MANUAL FIRE ALARM

PROJECT ADDRESS AND LEGAL DESCRIPTION	
SITE ADDRESS	SANTA FE, NM 87505
ZONE	C-2 DISTRICT W/ MIDTOWN LINC OVERLAY DISTRICT & MIDTOWN MASTER PLAN
LOT AREA	86,684 SF (1.99 ACRES)
ASSESSOR PARCEL #	99312961
TRACT	TRACT F-1A
SECTION	PROJECTED SECTION 34
TOWNSHIP	T 17 N
RANGE	R 9 E
LOCATION	COLLEGE OF SANTA FE CAMPUS

APPLICABLE CODES	
2021 NEW MEXICO COMMERCIAL BUILDING CODE	
2021 NEW MEXICO RESIDENTIAL BUILDING CODE	
2021 NEW MEXICO PLUMBING CODE	
2021 NEW MEXICO MECHANICAL CODE	
2021 NEW MEXICO ELECTRICAL CODE	
2021 NEW MEXICO ENERGY CONSERVATION CODE	
2021 NEW MEXICO FIRE CODE	
NEW MEXICO ADMINISTRATIVE CODE	
2017 ICC A117.1 - 2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	

BUILDING DENSITY (PER TABLE 14-5.5-4)	
LOT AREA	86,684 S.F.
MAXIMUM DENSITY RATIO (CCMC)	N/A
PROPOSED DENSITY	98 DWELLING UNITS

BUILDING HEIGHT (PER TABLE 14-5.5-4)	
MAX ALLOWABLE HEIGHT	52'-0"
PROPOSED DENSITY	50'-6"

YARD REQUIREMENTS (PE3R TABLE 14-5.5-4)			
	MIN. REQ.	MAX. REQ.	PROVIDED
STREET (NORTH)*	0'-0"	5'-0"	0'-0" W/ 5'-0" STEPBK ON THE 4TH LVL
STREET (EAST)**	0'-0"	5'-0"	5'-0" W/ 0'-0" STEPBK ON THE 4TH LVL
SIDE	5'-0"	---	OVER 5'-0", NEAREST P.L. TO THE BUILDING ON THE INTERIOR OF THE LOT IS > 350FT
REAR	10'-0"	---	32'-0"
* BUILDING SETBACK ON THE NORTH STREET 10FT-0" FOR 45% OF THE STREET-FRONTAGE FOR INTEGRAL COURTYARD.			
** BUILDING SETBACK ON THE EAST STREET 22'-0" FOR 36.2% OF THE STREET-FRONTAGE FOR INTEGRAL COURTYARD AND TO PRESERVE EXISTING TREES.			

FLOOR AREA TABULATION					
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
GROSS AREA	21,036 SF	21,036 SF	21,036 SF	20,337 SF	83,445 SF

UNIT TABULATION	
UNIT AREA	TOTAL
LESS THAN 800 SF	76
800 SF - 1,200 SF	22
MORE THAN 1,200 SF	0
TOTAL	98

OPEN SPACE TABULATION (PER 14-7.5(D))		
LOT AREA	86,684 S.F.	
25% MIN. OF LOT AREA (BASE)	21,671 S.F.	
15% MIN. OF LOT AREA W/ RAINWATER HARVESTING PER SECTION 14-7.5(D)(6)	REQ.	PROVIDED
	13,003 S.F.	13,716 S.F.
	REQ.	PROVIDED
	13,003 S.F.	1,153 S.F. (NORTH P.L.)

PARKING REQUIREMENTS		
MAX REQUIRED VEHICULAR PARKING PER MIDTOWN MASTERPLAN		
196 STALLS (2 PER DWELLING UNIT MAX x 98 UNITS)		
PROPOSED TOTAL VEHICULAR PARKING		
98 STALLS (4 ADA STALL + 89 STANDARD STALLS + 5 STREET PARKING)		
BICYCLE PARKING SUMMARY (BY RIGHT PER CCMC)		
BICYCLE CLASSIFICATION/ PARKING RATIO	SPACES REQUIRED	SPACES PROVIDED
SHORT-TERM 1 SPACE/ 40 VISITORS; 4 MIN.	4 SPACES (98 / 40=2.45 ~3 MIN)	4 SPACES (2 RACKS)
LONG-TERM 1 SPACE/ DWELLING UNIT	98 SPACES	98 SPACES (49 RACKS)

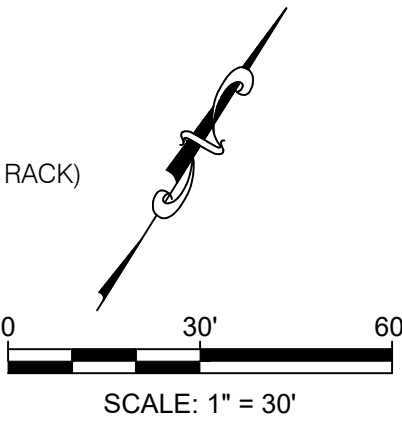
REQUEST FOR ADMINISTRATIVE EXCEPTION	
ITEM #1	REDUCTION OF TOTAL COURTYARD AREA REQUIRED BY MIDTOWN MASTERPLAN FROM 15% TO 1.5% W/ A REDUCTION OF PRIVATE COURTYARD MINIMUM WIDTH/DEPTH DIMENSION FROM 12'-0" TO 9'-6".
ITEM #2	REDUCTION OF FRONTAGE TYPE: FORECOURT MINIMUM DEPTH FROM 15'-0" TO 9'-6".
ITEM #3	REDUCTION OF FRONTAGE TYPE: FORECOURT MAXIMUM HEIGHT TO WIDTH RATIO FROM 2:1 MAX TO 5.3:1 MAX.
ITEM #4	INCREASE OF MIDTOWN LINC OVERLAY MAXIMUM STREET FACING YARD SETBACK FROM 30% MAX TO 45%.

LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	LANDSCAPED AREAS
	PROPOSED CONCRETE
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY ASPHALT

KEYED NOTES:

1. PROPOSED CHAIN LINK FENCE
2. PROPOSED 5' CONCRETE SIDEWALK
3. PROPOSED ASPHALT PARKING
4. PROPOSED ADA PARKING
5. PROPOSED SITE ENTRANCE
6. PROPOSED BICYCLE RACK (2 SPACES PER RACK)
7. EXISTING CONCRETE SIDEWALK
8. PROPOSED ADA CURB RAMP
9. PROPOSED SCREENING WALL
10. PROPOSED CONCRETE VALLEY GUTTER
11. PROPOSED CONCRETE STAIRS
12. PROPOSED PEDESTRIAN RAMP
13. PROPOSED WATER HARVESTING AREA
14. PROPOSED RETAINING WALL
15. PROPOSED 8" HEADER CURB



CITY OF SANTA FE SIGNATURES

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF _____ AS FINAL CASE # _____	
PLANNING COMMISSION CHAIRPERSON	DATE
PLANNING COMMISSION SECRETARY	DATE
APPROVED BY THE SANTA FE LAND USE DEPARTMENT	
CITY PLANNER	DATE
CITY ENGINEER FOR LAND USE	DATE

OWNER: ASPECT QOZB, LLC.

CONTRACTOR: STRUCTURE TECH, LLC.

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5454 Venice Avenue NE, Suite D
Albuquerque, NM 87113
Phone (505) 299-0942 Fax (505) 293-5430
www.soudermiller.com

SMA
Souders, Miller & Associates

MIDTOWN SANTA FE
WORKFORCE HOUSING (LPDU)
SANTA FE, NEW MEXICO
SITE DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
4/2026

THIS DRAWING IS INCOMPLETE
AND NOT TO BE USED FOR
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STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

Scale: Horiz: N/A
Vert: N/A

Project No: 9234687

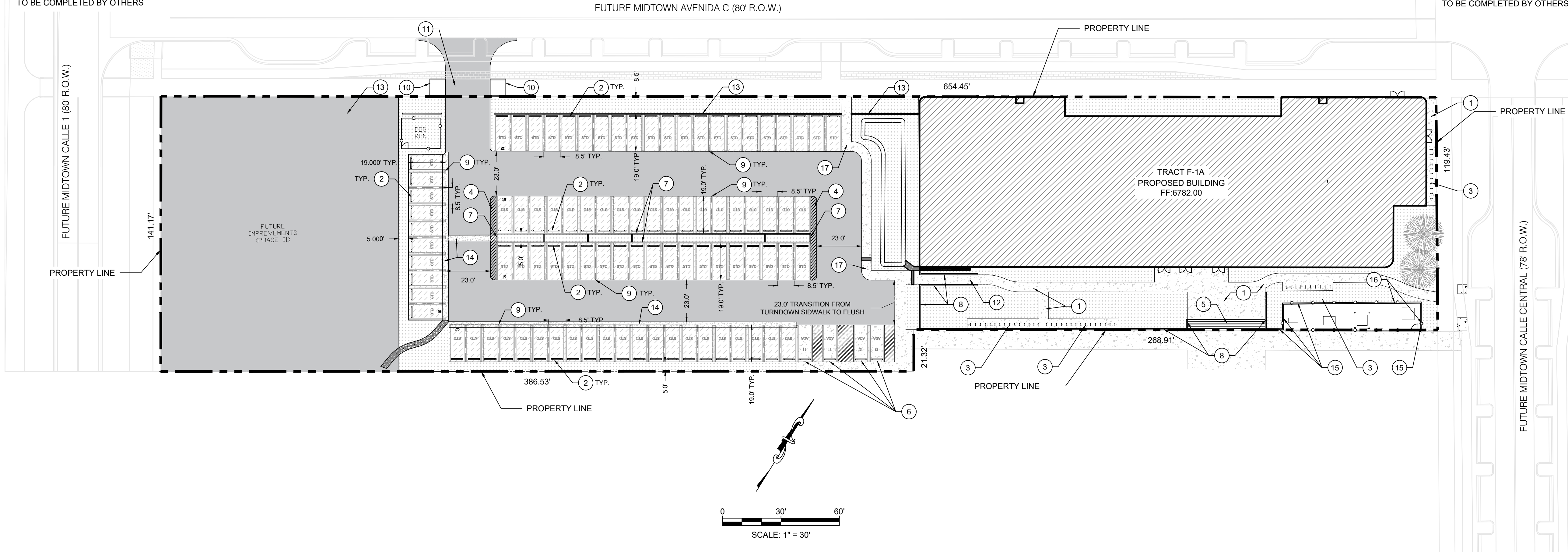
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GENERAL NOTES

1. ALL PAVEMENT MARKINGS & STRIPING SHALL COMPLY WITH 2009 MUTCD.

KEYED NOTES

1. INSTALL 5' WIDE, 4" THICK CONCRETE SIDEWALK PER DETAIL, SHEET C-301.
2. INSTALL PRECAST CONCRETE PARKING BUMPER PER DETAIL, SHEET C-301
3. INSTALL 10 BIKE RACKS PER DETAIL, SHEET C-301.
4. PAINT 4" YELLOW STRIPING AT 45°.
5. CONSTRUCT CONCRETE LANDING, STEPS AND HANDRAILS.
6. INSTALL ACCESSIBLE PARKING SIGNAGE AND PAVEMENT MARKINGS PER DETAILS, SHEET C-301
7. CONSTRUCT FLUSH CONCRETE HEADER CURB PER DETAIL, SHEET C-301.
8. CONSTRUCT CMU BLOCK RETAINING WALL PER DETAIL, SHEET C-302.
9. PAINT 4" WIDE WHITE PARKING STRIPE.
10. CONSTRUCT CONCRETE CURB RAMP PER NMDOT STANDARD DETAILS.
11. INSTALL 5' WIDE CROSSWALK.
12. CONSTRUCT ADA ACCESSIBLE PEDESTRIAN RAMP.
13. CONSTRUCT SITE SCREEN WALL.
14. CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL, SHEET C-302
15. CONSTRUCT 8" HEADER CURB PER DETAIL, SHEET C-302
16. INSTALL NEW FENCING AROUND EXISTING TRANSFORMERS.
17. CONSTRUCT 5' WIDE TURNDOWN SIDEWALK PER DETAIL, SHEET C-304.

LEGEND

	PROPERTY LINE
	PROPOSED BUILDING
	LANDSCAPED AREAS (SEE LANDSCAPE PLANS)
	PROPOSED CONCRETE (SEE DETAIL SHEET C-301)
	PROPOSED HEAVY DUTY ASPHALT (SEE DETAIL, SHEET C-301)
	PROPOSED LIGHT DUTY ASPHALT (SEE DETAIL, SHEET C-301)

Rev #	Date	Description	By	CHK'd

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