City of Santa Fe, New Mexico

Exhibit C
Applicant Materials

Development Report

1. **Special Use Permit & Development Plan Application**
2. **Authorization Letter**
3. **Legal Lot of Record Tract Q-1 & 16**
4. **Quitclaim Deed for Tract Q-1 & 16**
5. **Building Setback Affidavit**
6. **Charter School Contract & Renewal Letter**
7. **Architectural Points Checklist**
8. **Sewer and Water Service application and Water Offset Evaluation Service Request**
9. **MDS Water Budget**
10. **Monte del Sol Drainage Report**
11. **Geotechnical and Soils Report**
12. **Initial Transportation Assessment & City Traffic Comments**
13. **ENN Packet & Meeting Notes**
14. **Nava Ade Phase 2 Subdivision Plat**
15. **Plan Set Revised**
16. **DRT Responses**
17. **Landscape Response Letter 5/9/25**
18. **Existing and Proposed Exhibit**
19. **Drainage Comment Response Letter – DRT**
20. **Water Plan Approval – Clinton Peterson**
21. **Approved Monte del Sol Public Water Plan**
22. **Landscape Response Letter 6/13/25**
23. **Response to 2nd DRT Review from Engineer**
24. **Annex Building & Portables Information**
25. **Tract 16 Additional Information**

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

Revised July 10, 2025

Joel Cruz-Haber, Senior Planner
Land Use Department
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

RE: Letter of Application – 4157 and 4161 Walking Rain Road
Monte del Sol Charter School
Special Use Permit and Development Plan Amendment Applications

Dear Joel:

This letter is respectfully submitted on behalf of Monte del Sol ("MDS") and Charter Schools Development Corporation (CSDCPC Monte del Sol, LLC) ("Applicant") in application for a Special Use Permit to allow for educational use in R-1 zoning, and for a Development Plan Amendment to expand the existing Monte del Sol Charter School campus to include a new gymnasium building with outdoor amenities. The Project is located on two parcels, Tract Q-1 (± 3.286-acres), zoned PRC (Planned Residential Community), at 4157 Walking Rain Road, and Tract 16 (±3.02-acres), zoned R-1 (Residential, 1 dwelling per acre) at 4161 Walking Rain Road. These applications are submitted for consideration by the Planning Commission at their hearing on July 17, 2025.

Project Background

Monte del Sol was founded in December 1999 within the Santa Fe Public School ("SFPS") District. MDS first received its approved charter ("Charter") from the State of New Mexico Public Education Commission in 2000 and is one of the oldest charter schools in New Mexico, operating for over 24 years. According to its original Charter with SFPS, the School was authorized to serve no more than 360 middle and high school students grades 7th through 12th. MDS opened the 2000-2001 academic year with 121 students in 7th and 8th grades, increasing in size on average by 59 students per year before reaching 360 students by 2004-2005 school year.

In 2015 MDS transitioned to a state charter school through the New Mexico Public Education Commission ("NMPEC") with an increase in authorized enrollment to a total of 380 students. NMPEC recently extended MDS's charter through June of 2030. The school's charter and extension letter are attached for reference. MDS's student body currently consists of 370, with minority enrollment at 82% of the student body (78% Hispanic students, 2% Asian students, 19% 'Anglo' students, and <1% Black, and <1% Native American students).

Admission to Monte del Sol is through an annual lottery drawing, and since its opening in 2001, there has been a 5 to 1 ratio of applicants to spaces available. Monte del Sol has made a significant impact on education in the Santa Fe community during its tenure. With this application to expand

their campus to provide a gymnasium, additional classrooms, adequate administration offices, and outdoor recreational improvements, MDS can continue to provide the quality and comprehensive education to their students, ensuring their success in our community.

Nava Adé Phase 2A Subdivision Plat, recorded in 2000, established Tract Q as a reserved school site, attached. With the extension of Walking Rain Road to the south, Tract Q was divided by the road right-of-way creating Tract Q-1, the current school campus parcel consisting of 3.286 acres ±, and Q-2 consisting of 0.406 acres ± to the west and is not part of this application. Tract Q-1 is zoned Planned Residential Community ("PRC") as part of the Nava Adé Phase 2A Subdivision. Monte del Sol secured a Development Plan for their campus at 4157 Walking Rain Road through the City of Santa Fe in 2002.

In 2004 MDS leased Tract 16, a 3.02 acre ± parcel to the south, to house portable classrooms necessary for their projected increased enrollment for the 2004-2005 school year. The intent was for MDS to lease Tract 16 until the parcel was annexed into the City of Santa Fe. Once annexed, the property was donated to Monte del Sol as part of their campus. Tract 16 is part of the Las Soleras Master Plan and is zoned R-1. Tract 16 is shown as Public/Institutional on the City's Future Land Use map.

Project Description

Monte del Sol proposes the expansion of their campus with a new 20,432 square foot building, the 'South Campus' building, on Tract 16 to house a gymnasium and associated lockers/restrooms, administrative offices, five classrooms and requisite support spaces, along with outdoor spaces including a basketball court and lawn areas. The current campus is primarily located on Tract Q-1 and consists of a 29,061 square foot main campus building, the 'Central Campus' building, with classrooms, administrative offices, and a cafeteria. The detached 'Annex' building to the north was added in 2012 for additional classrooms. The six portables located on Tract 16 serve as classrooms and storage.

Currently MDS does not have gymnasium facilities for their sports programs, specifically basketball and volleyball. MDS leases gymnasium space off-site for their athletic teams' practices, games and tournaments. Furthermore, MDS requires more educational space to serve the current 370 students. With the new building, administration will relocate to the 'front' of the school, formalizing the entrance or 'front door' to the campus and establishing the requisite security for students, teachers and visitors. The additional classroom space will allow the school to expand their curriculum and programs, with no increase in the student population.

As part of the proposed expansion, an outdoor basketball court and lawn space are to be located east of the South Campus building and will be open to the public for use outside of school operating hours. The expansion on Tract 16 also provides an opportunity to address campus security. The plans propose placing 8' wrought iron fencing and gates between the buildings rather than fencing the entire site. This will establish security for the school property while maintaining a visual connection to the neighborhood. MDS is part of the community of Estancias de Las Soleras and Nava Adé, and transparency of campus activities is critical to being a part of the neighborhood.

The Project also allows the school to address traffic and parking and its impact on the immediate community. The comprehensive review of the campus yielded an improved layout of access to the campus and distribution of parking. The proposed parking lots to the west and south of the new gymnasium strategically distribute the traffic by user groups (students, faculty, and buses) to the proposed three parking areas. A new driveway connection to Las Brisas to the south will allow school buses to access the campus without hindering other vehicular traffic on the neighborhood streets. Student, parent, and teacher/administration access and parking will be segregated to optimize ease of entry and exiting, and to minimize queuing of vehicles on the adjacent neighborhood streets.

With the proposed Development Plan Amendment, the entire campus is being evaluated and assessed for compliant grading, drainage, landscaping, and outdoor lighting. The Project will incorporate the existing campus improvements with the new proposed improvements to result in a comprehensive site plan to serve the MDS program.

Zoning

Tract Q-1 is zoned Planned Residential Community with the property identified for educational use in the Nava Adé Master Plan. Tract 16 is zoned R-1 and under SFCC Table 14-6.1-1 "Elementary and secondary schools, public and private" land use category, a Special Use Permit is required, as is standard for educational uses in residential zones.

Special Use Permit Approval Criteria – Tract 16 for Educational Use

The Special Use Permit approval criteria outlined in §14-3.6(B) are addressed below for the application associated with Monte del Sol's use of Tract 16 for the expansion of their secondary school campus ("Elementary and secondary schools, public and private" per Table 14-6.1-1):

To grant a special use permit, a land use board shall make the following findings:

(a) that the land use board has the authority under the section of Chapter 14 described in the application to grant a special use permit;

Applicant Response: The Planning Commission has the authority under Chapter 14 to review and approve a Special Use Permit for the proposed project.

(b) *that granting the special use permit does not adversely affect the public interest, and*

Applicant Response: Granting a Special Use Permit to allow educational use of the property will not adversely affect the public interest. Rather, the use of Tract 16 for educational use will benefit the public by enhancing the existing school's amenities and programs which serve the immediate community. The use of the property for an educational facility will support MDS's growing needs by providing requisite space for academic, administrative, and extracurricular activities. These improvements will create a comprehensive educational space and experience for current students and future students that come from all parts of the City of Santa Fe.

(b) that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.

Applicant Response: The proposed educational use of Tract 16 is compatible with the existing use of the educational use of the adjacent Tract Q-1. Both parcels have been used for secondary education since 2002 and 2004 for the MDS campus. The proposed South Campus building and associated outdoor amenities on the property are compatible with the historic use of the property. Furthermore, the school's presence in the Nava Adé and Estancias de Las Soleras neighborhoods has been established for decades and is integral to the community.

With this application for educational use of Tract 16, MDS will continue the long-standing educational use of the property. Educational campuses thrive when situated amidst a residential neighborhood, and reciprocally, residential neighborhoods thrive when a school is integrated into the neighborhood, allowing families to send their children to school within vicinity of their homes. MDS's presence in the neighborhood represents a community benefit.

The proposed new South Campus building and amenities have been designed to be compatible with the character of the surrounding neighborhood and to relate architecturally and spatially to the existing campus to the north. The gymnasium mass is pushed to the west, away from the most adjacent residential homes to the east. Outdoor spaces are placed next to the most immediate neighbors to provide a visual buffer with landscaping.

Development Plan Amendment Approval Criteria

The Development Plan Amendment approval criteria outlined in §14-3.8(D) are addressed below for the application of the Monte del Sol Development Plan Amendment:

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

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

Applicant Response: The Planning Commission has the authority under Chapter 14 to review and approve a Development Plan Amendment for the proposed project.

(b) *that approving the development plan does not adversely affect the public interest, and*

Applicant Response: Granting a Development Plan Amendment to allow MDS to expand their existing campus with additional built amenities will not adversely affect the public interest. Rather, the proposed campus improvements will benefit the public by enhancing the existing school's amenities and programs which serve the immediate community. The Development Plan Amendment will allow MDS to improve their educational mission by providing requisite space for academic, administrative, and extracurricular activities. These improvements will create a comprehensive educational space and experience for current students and future students that come from all parts of the City of Santa Fe.

(c) that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.

Applicant Response: The land uses and structures adjacent to Tract Q1 and Tract 16 include vacant land, open space, single-family residential, and a parcel dedicated to Santa Fe Public Schools. Land uses in the vicinity of MDS consist of single-family homes, open space, Nexus Health, Presbyterian Hospital, Light at Mission Viejo Church, and a number of multi-family developments. Educational use and structures are established within the neighborhood design section in Chapter 5 of the General Plan. As a result, Planned Residential Communities (PRC) is required to be provided within the Vistas de Las Sierras and Nava Ade Neighborhood.

The educational use and proposed new building included in the Development Plan Amendment are compatible with the existing educational use and improvements of the adjacent school campus. Both parcels (Tract Q-1 and 16) have been used for secondary education since 2002 and 2004 for the MDS campus. The proposed South Campus building and associated outdoor amenities on the property are harmonious with the historic use of the property. Furthermore, the school site was established with the original Nava Adé Master Plan and subsequent development plans. MDS's educational campus has been integral to the Nava Adé and Estancias de Las Soleras neighborhoods for decades and is the centerpiece of the residential neighborhood bringing the community together through their built campus and educational use.

With this application for a Development Plan Amendment MDS will continue the long-standing educational use of the property. Educational campuses thrive when situated amidst a residential neighborhood, and reciprocally, residential neighborhoods thrive when a school is integrated into the neighborhood, allowing families to send their children to school within vicinity of their homes. MDS's presence in the neighborhood represents a community benefit.

The proposed new South Campus building and amenities have been designed to be compatible and harmonious with the character of the existing MDS campus and the surrounding neighborhood and to relate architecturally and spatially to the existing campus to the north. Furthermore, the proposed new building meets the architectural style point requirements as required per §14-8.7. The gymnasium mass is pushed to the west, away from the most adjacent residential homes to the east. Outdoor spaces are placed next to the most immediate neighbors to provide a visual buffer with landscaping.

Access, Parking and Traffic

The campus is presently accessed via Walking Rain Road with two driveway entrances/exits. With the proposed improvements, the south Walking Rain driveway will be widened to allow adequate access into and out of the property. Currently this driveway is narrower and can be difficult to navigate. The north driveway off of Walking Rain will remain unchanged. A proposed third entrance from Las Brisas to access Tract 16 provides an opportunity to segregate the parking lots and drop-off/pick-up by user and reduce the impact of the school's traffic on the surrounding neighborhoods and streets, as outlined in the table below:

Total Parking Spaces for Campus	**162 spaces**
North Lot - Students	53 spaces
Central Campus Lot – Teachers, Administration	25 spaces
West Lot – Parents/Visitors, Administration, Teachers	37 spaces
South Lot – Bus, Drop-Off/Pick-Up and Overflow/Events	47 spaces

Students will be required to park in the north lot with access from the northern driveway off Walking Rain Road. The Central Campus lot will serve teachers and administrators who work in the Central Campus Building (existing building). The west lot is designated for teachers and administrators who work in the new South Campus building, and for parents/visitors. The south lot will be restricted to only bus drop-off/pick-up and for overflow and event parking.

An Initial Traffic Assessment was submitted by Bohannan Houston to Traffic Engineering with the City's Public Works Department, and it was determined that no further traffic analysis is required for the proposed improvements. MDS's student body is limited to the State-authorized 380 students, and the proposed application and improvements will not intensify or increase the traffic on the surrounding roadways.

Trip Generation			
	Total daily Trips	**AM Peak trips**	**PM Peak trips**
370 Students	803	263	70
380 Maximum Students	825	267	72
Change	**22**	**4**	**2**

Terrain Management

The basis of the Project's terrain management plan is two-fold: firstly, protect the site and surrounding properties from large flooding events and, secondly, attempt to replicate and mimic the natural hydrologic processes using creative site design and low impact development strategies and techniques. The goal of the proposed drainage management strategy is to convey and utilize stormwater runoff safely and effectively within and through the site in a manner that is consistent with existing drainage patterns while reducing the peak runoff rates at offsite discharge points to flow rates below existing conditions. A detailed drainage report, included with this submittal, describes in detail the overall terrain management for the Project.

The overall drainage management of the site utilizes water harvesting in landscape areas, water storage and reuse in existing cisterns, and ponding to attenuate the developed flows to existing/allowable discharge rates. The ponds are located at natural low spots within the site so that the developed flows mimic the existing drainage paths and ultimate discharge points. All ponds have a retention component at the bottom of the ponds to comply with the MS4 program of the Clean Water Act. Specifically, the northern portion of the site is existing, and comprises mainly of imperious infrastructure that drains to water harvesting basins and an existing pond. This existing pond serves to detain the developed flows prior to exiting the site through a drainage easement.

In current conditions, the existing pond appears to be silted with no clear discharge point. This Project will regrade the pond to regain the required detention and retention volume as well as construct a controlled outlet structure to comply with the allowable discharge rate. The southern portion of the site is currently undeveloped and drains to the southwest corner. In proposed conditions, this portion of the site will be developed with a new building and associated parking lots. To attenuate these developed flows, a series of two on-site detention ponds (each with a retention component) will serve to attenuate the developed peak flows to allowable rates. In addition, the southern site will utilize water harvesting basins within landscape portions of the parking lots to help retain water onsite. With the development of this site, the peak flow rate discharge at each of the principal outfall locations for both the northern and southern portions will be equal or less than the 100-year, 24-hout peak flow rate in the existing condition and is in accordance with the area's Drainage Management Plan and City of Santa Fe Land Development Code.

Landscaping

The attached plan set depicts proposed landscape and site improvements, and all proposed landscaping shall be in compliance with the purpose and intent of the Landscape Code 14-8.4(A). 14-8.4 - LANDSCAPE AND SITE DESIGN (Ord. No. 2011-37 § 10) (A) Purpose and Intent.

The approach to the site design involves utilizing regionally appropriate, drought tolerant and sustainable plant types while working with the site topography to direct passive flows to planting areas. Tract Q-1 shall maintain the existing mature landscape with additional trees and shrubs added where necessary. Due to the new construction on Tract 16, all proposed vegetation is new and shall utilize appropriate trees and shrubs to stabilize all disturbed areas. A fifteen-foot buffer is provided along the east and north property lines to screen the educational use from the residential properties. Forty-four significant trees were identified on Tract 16 and will be relocated with the new landscape design.

Lighting

All lighting shall be shielded, concealed and in compliance with night sky protection ordinance. Existing pole light fixtures located on Tract Q-1 in the north parking lot shall be replaced to comply with the zero-foot candles requirement along residential property lines and in compliance with Table 14-8.9-2 Average Maintained Horizontal Footcandles at Grade. The replacement lights shall be shielded and directed down to focus the light at the parking lot for adequate lighting levels for public safety and navigation. All lighting associated with Tract 16 improvements shall comply with §14-8.9. New parking lot pole lights and building-mounted entry lights shall be shielded and downward directed. No lighting is proposed at the basketball court.

Signage

All existing signage on Tract Q-1 will remain unchanged. On Tract 16 a wall-mounted sign on the South Campus building is proposed and consists of the Monte del Sol's school logo at 25' above grade. The sign will be constructed of solid metal, powder coated black, and non-reflective. Lighting is proposed to be from a downward shielded fixture that is mounted above the sign.

Noise

The Project shall comply with all applicable provisions of §10-2 Noise Ordinance, in particular §10-2.4(B)(13) for sounding of MDS's day schedule indicator during the operating hours. All systems shall meet the standard of a maximum level of 55 dBA as set forth in subsection §10-2.5 for more than fifteen (15) minutes in any hour.

Water and Wastewater

The existing campus on Tract Q-1 is served by City water and City sewer service. The proposed new development on Tract 16 will be served with existing City water and sewer infrastructure available in Walking Rain and Las Brisas. A Conceptual Water Budget is provided, representing the water consumption required by proposed landscape improvements and the proposed new South Campus building. The new building will require 1.17 AFY, and the new plantings will require 0.70 AFY, for a total Development Water Budget of 1.87 AFY. With the 9.8% Contingency per §14-8.13(E)(1), the total water demand offset will be 2.06 AFY. Please see the attached Conceptual Water Budget and Landscape Water Budget Detail on the Landscape Plans. Water demand offset fees will be paid upon issuance of building permits.

Solid Waste

MDS will continue to be served by the City of Santa Fe Solid Waste Management Division. Refuse containers will be shielded with an enclosure located on Tract Q-1 that serves the entire campus.

Archaeology

The Project is located in the Suburban Archaeological District. Per §14-3.13(B)(2)(a) both Tracts Q-1 and 16 are less than 10 acres in size and do not require an archaeological clearance permit. Archaeological clearance was addressed with the previously approved Nava Adé Subdivision in 2000 and Las Soleras subdivision in 2010.

Fire Protection and Emergency Access

Emergency access requirements are satisfied by the provision of fire lanes from which all buildings can be reached within 150 feet and by the inclusion of automatic sprinkler suppression in the new South Campus building. The existing Central Campus building is also sprinklered. Emergency access will be improved by extending the emergency access lane further east between the Annex and Central Campus buildings. On Tract 16 a hammerhead is incorporated into the basketball court and walkways to allow access to the south side of the Central Campus building. Two new fire hydrants are located on the west and south to address the new development. The existing fire hydrant on Tract Q-1 shall remain in its current location. For additional information, please see the attached Fire and Emergency Access Plan.

Early Neighborhood Notification

An Early Neighborhood Notification meeting was held on January 30, 2025. Sixteen community members were in attendance, in addition to the project team and City staff. Discussion focused on elements of the proposed site design and new gymnasium building on Tract 16, schedule for the entitlement process and construction, use of the proposed new building, current issues with lighting on the north parking lot, and use of the basketball court by the neighborhood. Please refer to the attached ENN notes for more detail.

In support of these requests, the following documentation is submitted herewith for your review and consideration:

1. Special Use Permit and Development Plan Amendment Application
2. Letter of Owner Authorization
3. Lot of Record Information
4. Deeds
5. Building Setback Affidavit
6. State Charter School Contract
7. State Charter School Renewal Letter
8. Architectural Points Analysis
9. Sewer Service Application
10. Water Service Application
11. Water Offset Program Evaluation Request
12. Water Budget
13. Drainage Report
14. Geotechnical Report and Soils Report Addendum
15. Initial Traffic Assessment
16. City Traffic Comments
17. ENN Packet and Meeting Notes
18. Nava Adé Subdivision Phase 2A Plat
19. Development Plan Amendment Plan Set
20. DRT Responses
21. Existing versus Proposed Exhibit
22. Approved Water Plan

The Project construction cost is $8,000,000 and Application Fees are calculated accordingly:

Special Use Permit	$ 1,000.00
Development Plan Amendment	$ 16,000.00
Posters	$ 0.00 (ENN posters to be reused.)
TOTAL:	$ 17,000.00

Please let us know if you have any questions or need additional information.

Thank you for your consideration.

Sincerely,
JenkinsGavin, Inc.

Colleen C. Gavin
Principal

CITY OF SANTA FE

DEVELOPMENT PLAN PLUD-13

Is this an amendment to a previously approved Development Plan? ☐ Yes ☑ No

PARCEL INFORMATION

Project Name:	Monte del Sol Charter School Special Use Permit
Address:	4157 & 4161 Walking Rain Road, Santa Fe, NM 87507
Property Size:	3.286 AC + 3.02 AC = 6.30 AC
Zoning:	PRC & R-1
Current Use of Land:	Middle and High School Campus
Proposed Use of Land:	Middle and High School Campus
Does a rezoning application accompany this application?	☐ Yes ☑ No
Are any variances required?	☐ Yes ☑ No
Pre-application Conference Date:	12.12.2024
Early Neighborhood Notice (ENN) Meeting Date:	1.30.2025
Estimated Total Cost of Development:	$8,000,000

PROPERTY OWNER INFORMATION

Name (First, Last):	CSDCPC Monte del Sol, LLC Attention: James Zavala		
Address:	7880 Milestone Parkway	Suite 425	
	Street Address	Suite/Unit #	
	Hanover	MD	21076
	City	State	ZIP Code
Phone:	979-574-9151	E-mail Address:	jzavala@csdc.org

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Company Name:	JenkinsGavin, Inc.		
Name (First, Last):	Colleen Gavin		
Address:	130 Grant Avenue	Suite 101	
	Street Address	Suite/Unit #	
	Santa Fe	NM	87501
	City	State	ZIP Code
Phone:	505-820-7444	E-mail Address:	colleen@jenkinsgavin.com

Correspondence Directed To: ☐ Owner ☑ Applicant ☐ Both

AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:

SEE ATTACHED LETTER OF AUTHORIZATION

I/we authorize _____ to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

SIGNATURE

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a pre-application meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: _____ Date: 3/17/2025

SUBMIT APPLICATION

CITY OF SANTA FE

DEVELOPMENT PLAN PLUD-13

Is this an amendment to a previously approved Development Plan? ☑ Yes ☐ No

PARCEL INFORMATION

Project Name:	Monte del Sol Charter School Special Use Permit and Development Plan Amendment
Address:	4157 & 4161 Walking Rain Road Santa Fe, NM 87507
Property Size:	3.286 AC + 3.02 AC = 6.30 AC
Zoning:	PRC & R-1
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Proposed Use of Land:	Middle and High School Campus
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Are any variances required?	☐ Yes ☑ No
Pre-application Conference Date:	12.12.2024
Early Neighborhood Notice (ENN) Meeting Date:	1.30.2025
Estimated Total Cost of Development:	$8,000,000

PROPERTY OWNER INFORMATION

Name (First, Last):	CSDCPC Monte del Sol, LLC, Attention: James Zavala
Address:	7880 Milestone Parkway (Street Address)
	Suite 425 (Suite/Unit #)
	Hanover (City)
	MD (State)
	21076 (ZIP Code)
Phone:	(979) 574-9151
E-mail Address:	jzavala@csdc.org

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Company Name:	JenkinsGavin Inc.
Name (First, Last):	Colleen Gavin
Address:	130 Grant Street (Street Address)
	Suite 101 (Suite/Unit #)
	Santa Fe (City)
	NM (State)
	87501 (ZIP Code)
Phone:	505-820-7444
E-mail Address:	colleen@jenkinsgavin.com

Correspondence Directed To: ☐ Owner ☑ Applicant ☐ Both

AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:

SEE ATTACHED LETTER OF AUTHORIZATION*

I/we authorize _____ to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

SIGNATURE

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a pre-application meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: _____ Date: 3/17/25

Revisions Date: 5/9/2025

SUBMIT APPLICATION

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Monte del Sol Charter School - 4157 and 4161 Walking Rain Road, Santa Fe

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

CSDCPC Monte del Sol, LLC

Rebecca Salvo, Senior Vice President

10/16/24
Date

State of Massachusetts)
)
County of Essex)

The foregoing instrument was acknowledged before me
this 16 day of October, 2024 by _____.

Notary Public

492034

RIGHT OF WAY EXTENSION WALKING RAIN ROAD AND LOT SPLIT TRACT Q

CERTAIN TRACTS OF LAND DESIGNATED AS TRACT Q-1 AND Q-2 WITHIN SECTION 5, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M. [illegible]

[illegible] CONTAINS 3.692 ACRES [illegible]

TRACT Q-2 CONTAINS 0.406 ACRES [illegible]

NOTES

1) BASIS OF BEARING TAKEN FROM A PLAT ENTITLED " NAVA ADE SUBDIVISON PHASE 2A", BY RICHARD A. MORRIS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE ON NOV. 8, 2000, IN PLAT BOOK 459, PAGE 029-035.

2) THESE LANDS LIE WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FEMA, FIRM MAP COMMUNITY PANEL NUMBER 350069 0229 B DATED NOVEMBER 4, 1988.

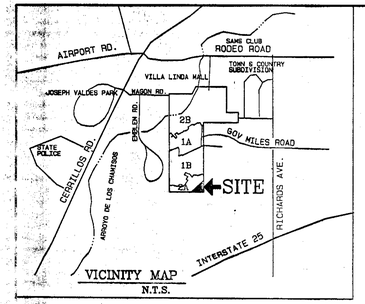
3) A 7.5 FOOT WIDE UTILITY EASEMENT IS GRANTED ADJACENT TO RIGHT OF WAY.

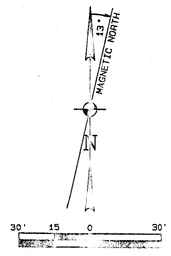
4) EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES.

LEGEND

- ● DENOTES FOUND POINT (1/2" REBAR W/CAP STAMPED 10277) UNLESS OTHERWISE NOTED
- ○ DENOTES POINTS TO BE SET (1/2" REBAR W/ALUM CAP STAMPED 10277
- ° DENOTES CALCULATED POINT
- —o—u— DENOTES UTILITY POLE, OVERHEAD LINES AND ANCHOR GUY
- —x— DENOTES FENCE
- DENOTES EXISTING 20' WIDE WATERLINE EASEMENT (SHADED)

VICINITY MAP
N.T.S.





CITY OF SANTA FE

APPROVED BY THE PLANNING COMMISSION AT IT'S MEETING OF October 6, 2000.

Duran Mallon 1/14/02 CHAIRMAN — E. Domínguez 1/15/02 SECRETARY

REVIEWED BY _____ CITY PLANNER — 1/23/02 DATE

REVIEWED BY _____ CITY SUBDIVISION ENGINEER — 1/10/02 DATE

REVIEWED BY _____ WASTEWATER MANAGEMENT DIVISION — 1-16-02 DATE

REVIEWED BY _____ SANTA DE CRISTO, FOR CITY OF SANTA FE — 2/7/02 DATE

UTILITY SIGNATURES

Annette Martinez — QWEST COMMUNICATIONS — 1-4-02 DATE

Veronica Simmons — PUBLIC SERVICE CO. OF N.M. - ELECTRIC — 1-16-02 DATE

Jeanette Gardner — PUBLIC SERVICE CO. OF N.M. - GAS — 1-4-02 DATE

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision.

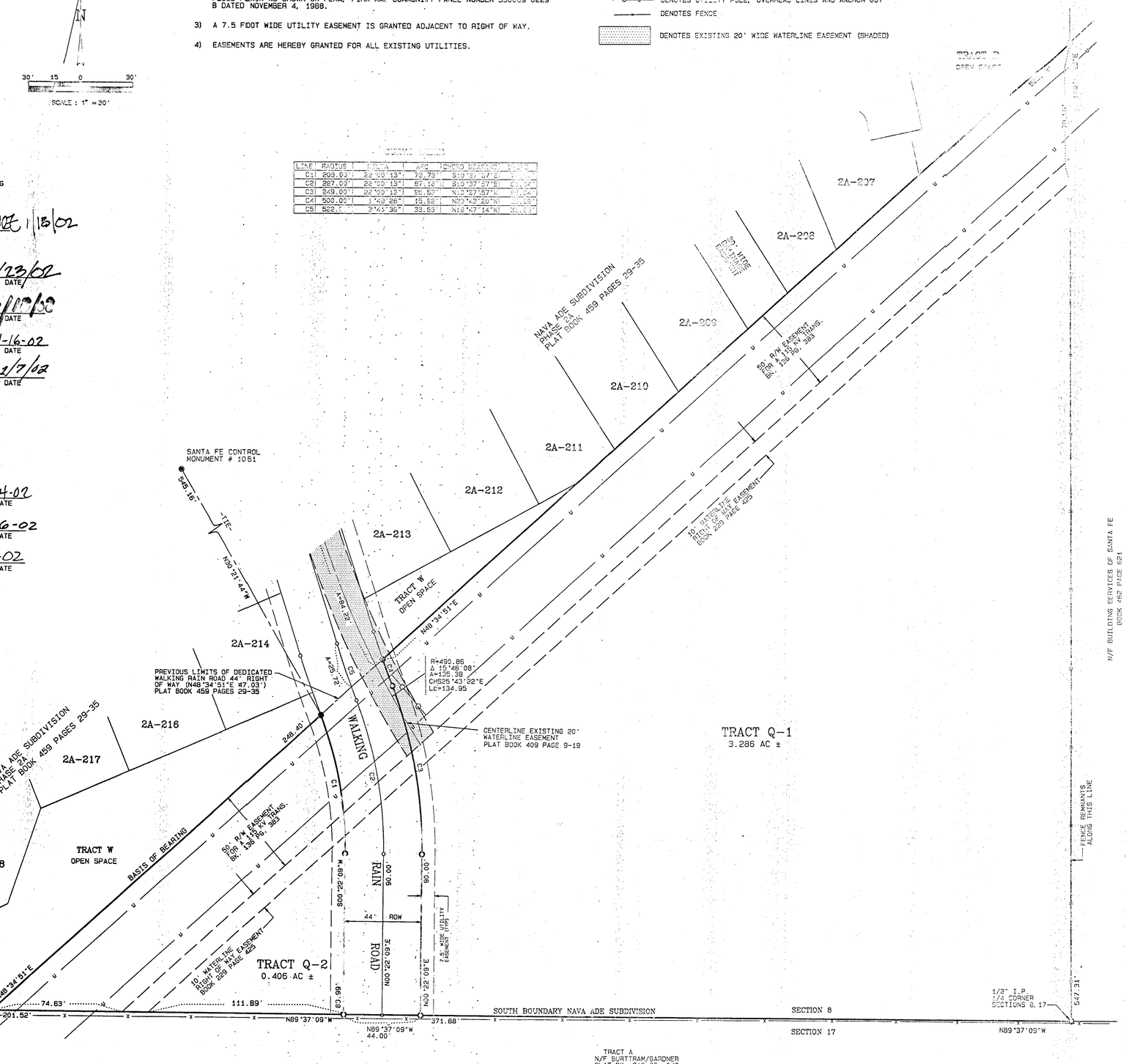
COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20_____, at _____ o'clock _____ m. and was duly recorded in book _____ page _____ of the records of SANTA FE COUNTY.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.

_____ DEPUTY

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	203.00'	22°00'13"	78.73'	S10°37'37"E	
C2	227.00'	22°00'13"	87.16'	S10°37'37"E	
C3	249.00'	22°00'13"	95.62'	N10°37'37"W	
C4	500.00'	1°49'26"	15.92'	N89°47'50"W	
C5	522.1	3°41'36"	33.63'	N87°47'14"W	



DEDICATION & AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED ATTESTS THAT HE IS THE OWNER OF THESE LANDS AND HEREBY DEDICATES WALKING RAIN ROAD RIGHT OF WAY TO BE EXTENDED TO THE SOUTH BOUNDARY LINE OF NAVA ADE SUBDIVISION, CREATING LOTS Q-1 AND Q-2. THE 7.5' WIDE UTILITY EASEMENTS ARE HEREBY GRANTED TO UTILITY COMPANIES FOR ELECTRIC, GAS, COMMUNICATION AND CABLE TELEVISION. THE ROADWAY EXTENSION IS A PUBLIC RIGHT OF WAY AND UTILITY EASEMENT AND IS DEDICATED TO THE PUBLIC FOR ITS USE FOREVER. ALL OF THE FOREGOING IS MORE PARTICULARLY SHOWN HEREON AND THIS DEDICATION AND AFFIDAVIT IS MADE WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AUTHORIZED REPRESENTATIVE.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

SOUTHWEST INSTITUTE FOR EDUCATION RESEARCH AND TEACHER DEVELOPMENT

BY _____

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF January 2002, BY Tony Gerber

MY COMMISSION EXPIRES
January 26, 2005

_____ NOTARY PUBLIC

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED UNDER MY SUPERVISION FROM A SURVEY PERFORMED IN THE FIELD, FOR THE PURPOSE OF EXTENDING WALKING RAIN ROAD TO THE SOUTH BOUNDARY OF NAVA ADE SUBDIVISION PHASE 2A AND THUS SPLITTING TRACT Q-1 AND Q-2 AS SHOWN HEREON, AS INSTRUCTED BY THE OWNERS OF THESE LANDS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS PLAT AND/OR SURVEY EXCEEDS THE REQUIREMENTS OF THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO".

RICHARD A. MORRIS
N.M.P.S. No. 10277

JAN. 4, 2002

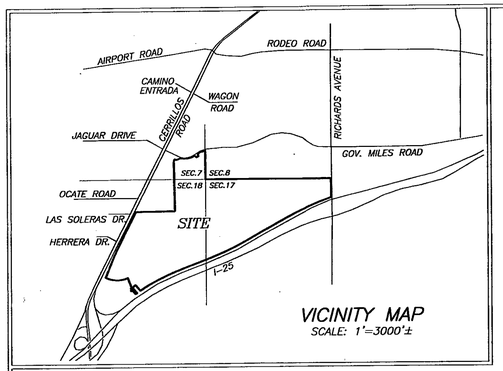
INDEXING INFORMATION FOR COUNTY CLERK			
OWNER	SECTION	TWNSHP.	RANGE	SUBDIVISION
SOUTHWEST INSTITUTE	5	16 NORTH	9 EAST	NAVA ADE SUBDIVISION PHASE 2A

Red Mountain Engineers, Inc.
ENGINEERS · SURVEYORS
1315 Parkway Drive
Santa Fe, NM 87507-7256
Phone: (505) 471-7373

DRAWN BY: M. SEDILLO | SCALE: 1" = 20' | CHECKED BY: RAM

NAME: TRACT Q / NAVA ADE SUBDIVISION, PHASE 2A

DATE: JAN. 4, 2002
PROJECT: Y:\ 2001\ 1013-121



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

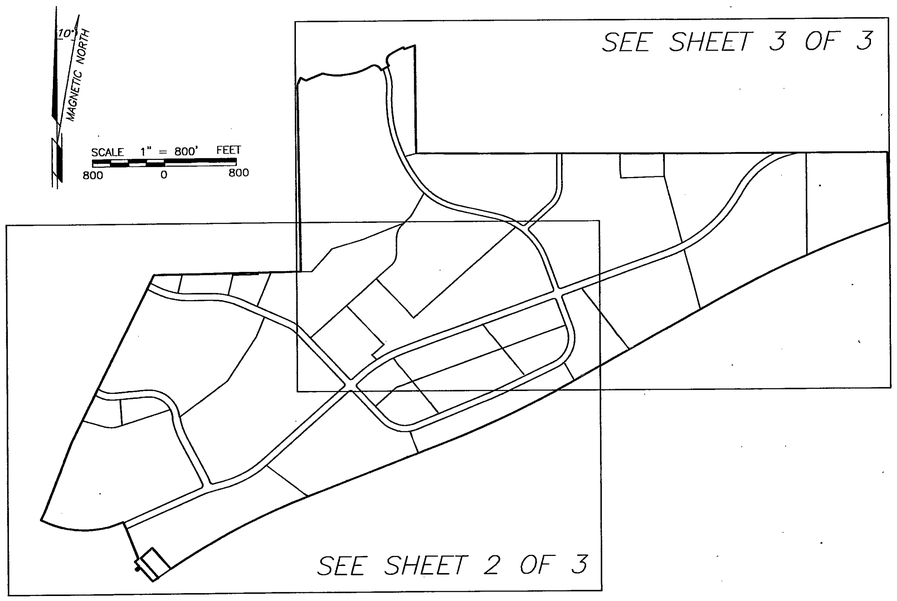
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

Michael Anaya 10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

Valerie Espinoza 10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-4-09
AS ORDINANCE # 2009–6 DATE

David Coss 2-22-10
MAYOR: DAVID COSS DATE

Yolanda Y. Vigil 2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 AS CASE # SD–2008–15
DATE M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

Angela S. Rodriguez 2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

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

Deputy

COUNTY CLERK SANTA FE COUNTY, NEW MEXICO

UTILITIES

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Susie Rogers Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

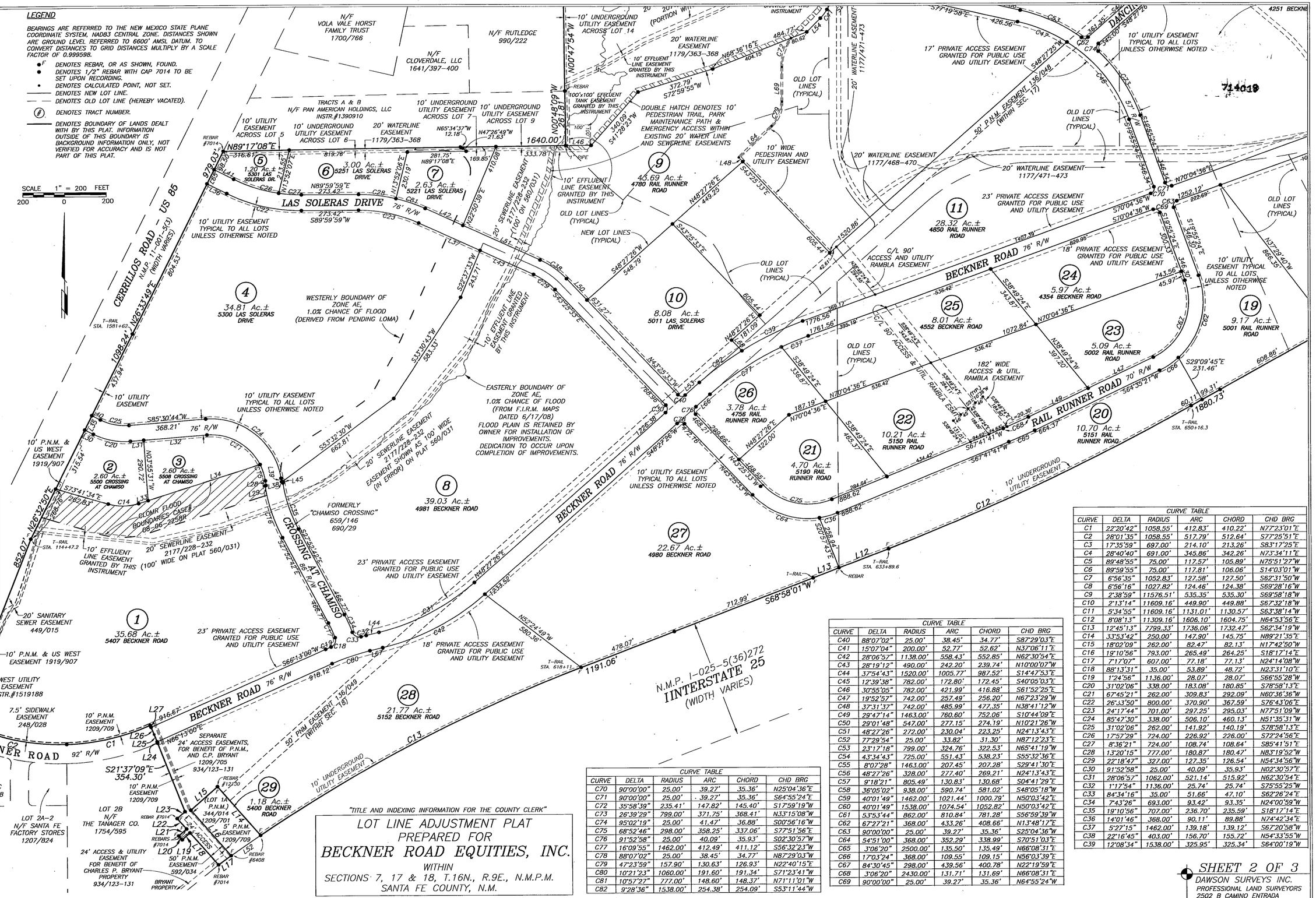
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- —— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- —— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.08'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-2

GOVERNOR MILES ROAD

714020

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F — DENOTES REBAR, OR AS SHOWN, FOUND.
- ● — DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • — DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) — DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

GOVERNOR MILES ROAD
LOT 1-B N/F CROWNE SANTA FE, LLC. 697/002
GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)
GOVERNOR MILES ROAD 519/011
1" PIPE
10' UTILITY EASEMENT BK.690 PG.029
S00°26'23"E
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F RYON W. RICH 1026/116
NAVA ADE SUBD PH.2A 459/029-032
DANCING GROUND ROAD
10' UTILITY EASEMENT BK.690 PG.029
10' UTILITY EASEMENT
EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08)
775.84'
N/F FIRST MARKET BANK OF SANTA FE 1001/1 INSTR.#319415
N/F KOBURI 2238/179
N00°37'30"W
247.53'
N00°47'58"W
815.26'
N/F HORSESTEP/CATE MARTIN 1042/068
LOTS 1 & 2 N/F CANABACK CO 1042/068
N/F RUTLEDGE 980/222
N00°47'54"W
261.81'
PAN. N00°48'09"W
0.00'
13 6.80 Ac.± 4601 RAIL RUNNER ROAD
RAIL RUNNER ROAD 57' R/W
17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14
12 50.09 Ac.± 4600 RAIL RUNNER ROAD
FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.
NE COR SECTION 18
1" PIPE W/MARKED STONE
S89°42'01"E
1568.16'
1208.42'
OLD LOT LINES (TYPICAL)
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
20' SEWERLINE EASEMENT 2076/788-790 (PORTION WITHIN SEC.17)
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
14 22.16 Ac.± 4781 RAIL RUNNER ROAD
10' UTILITY EASEMENT
OLD LOT LINES (TYPICAL)
N00°00'00"W 359.36'
60' R/W
DANCING GROUND ROAD
50' P.N.M. EASEMENT 136/048 (WITHIN SEC.17)
WATERLINE EASEMENT 1177/471-473
649.28'
S00°00'00"W
16 3.02 Ac.± 4161 WALKING RAIN
N88°18'01"E
482.61'
377.31'
2650.75'
S89°53'02"E
1" PIPE
114.44'
380.22'
S00°10'21"E
OLD LOT LINES (TYPICAL)
LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21-22
TRACT Q PHASE 2A-NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
10' WIDE WATERLINE EASEMENT 1239/429-447 (WITHIN NAVA ADE ONLY)
50' P.N.M. EASEMENT 136/383
100' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21-22
1" PIPE
2607.19'
S00°55'29"E
1248.47'
288.60'
50.00'
905.88'
23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
BECKNER ROAD 76' R/W
OLD LOT LINES (TYPICAL)
17 20.21 Ac.± 3750 BECKNER ROAD
RICHARDS AVE. 113'R/W
792.94'
10' UTILITY EASEMENT 216/042 & 200/577
N00°00'00"W 1149.89'
10' UNDERGROUND UTILITY EASEMENT
C9
TIE POINT NMCB3 1681790.32N 1714518.95E
REBAR #889
EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08)
20' SEWERLINE EASEMENT 2076/782-786 (PORTION WITHIN SEC.18)
10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
20' WATERLINE EASEMENT 1179/363-368
N68°36'16"E 404.15'
372.79'
S72°59'55"W
100'x100' EFFLUENT TANK EASEMENT GRANTED BY THIS INSTRUMENT
DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS
340.09'
S41°29'23"W
9 43.69 Ac.± 4780 RAIL RUNNER ROAD
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
N48°27'26"E 449.25'
S41°25'33"E
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
OLD LOT LINES (TYPICAL)
NEW LOT LINES (TYPICAL)
S48°27'26"W 546.79'
S41°25'33"E
1520.86'
605.44'
42.61'
OLD LOT LINES (TYPICAL)
10 8.08 Ac.± 5011 LAS SOLERAS DRIVE
631.27'
S41°25'33"E
605.44'
N48°27'26"E 181.09'
1776.56'
1761.56'
369.17'
395.18'
C/L 90' ACCESS & UTIL. RAMBLA ESMT.
OLD LOT LINES (TYPICAL)
S35°49'24"E 343.87'
N70°04'36"E 536.42'
S35°49'24"E 336.87'
N70°04'36"E 187.19'
N48°27'26"E 322.00'
485.37'
N43°25'33"W
766.96'
1266.38'
N48°27'26"E 472.76'
466.71'
299.66'
182' WIDE ACCESS & UTIL. RAMBLA ESMT.
S35°49'24"E 343.87'
S35°49'24"E 146.87'
S54°10'36"W 182.00'
N35°49'24"W 146.87'
S35°49'24"E 146.87'
N54°10'36"E 182.00'
N35°49'24"W 146.87'
S35°49'24"E 146.87'
22 10.21 Ac.± 5150 RAIL RUNNER ROAD
21
N/F RYON W. RICH 1026/116
NAVA ADE SUBD PH.2A 459/029-032
DANCING GROUND ROAD
50' P.N.M. EASEMENT 136/048 (WITHIN SEC. 17)
WATERLINE EASEMENT 1177/471-473
20' WATERLINE EASEMENT 1177/468-470
20' WATERLINE EASEMENT 1177/471-473
15 52.57 Ac.± 4251 BECKNER ROAD
17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED
S48°27'26"W 361.35'
S48°27'26"W 345.00'
C74
C62
C63
C64
C65
C66
C67
C68
C69
C70
C71
S19°55'24"E 346.34'
S19°55'24"E 346.30'
S19°55'24"E 346.30'
300.33'
N70°04'36"E
S70°04'36"W
1407.38'
829.95'
743.56'
45.97'
1072.84'
397.20'
S29°09'45"E 231.46'
608.86'
S64°35'21"W 1880.73'
664.37'
T-RAIL STA. 650+16.3
T-RAIL STA. 668+96.92
N37°29'40"W 868.35'
204.71'
S60°50'15"W
907.74'
10' UNDERGROUND UTILITY EASEMENT
23 5.09 Ac.± 5002 RAIL RUNNER ROAD
24 5.97 Ac.± 4354 BECKNER ROAD
25 8.01 Ac.± 4552 BECKNER ROAD
26 3.78 Ac.± 4756 RAIL RUNNER ROAD
11 28.32 Ac.± 4850 RAIL RUNNER ROAD
OLD LOT LINES (TYPICAL)
23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UTILITY EASEMENT TYPICAL TO ALL LOTS, UNLESS OTHERWISE NOTED
19 9.17 Ac.± 5001 RAIL RUNNER ROAD
18 48.99 Ac.± 4000 BECKNER ROAD
1250.12'
S70°04'36"W
1029.43'
18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
OLD LOT LINES (TYPICAL)
C10
C11
RAIL RUNNER ROAD 70' R/W
20 10.70 Ac.± 5151 RAIL RUNNER ROAD
N.M.P. I-025-5(36)272
INTERSTATE 25
(WIDTH VARIES)

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-3

Return To: SP0001163813
FIDELITY NATIONAL TITLE INSURANCE CO.

e-Recorded 2032723 04/29/24 SFC

QUITCLAIM DEED

Monte del Sol Charter School, an entity created under the New Mexico Charter School Act, (hereinafter referred to as **"Grantor"**), for good and valuable consideration paid to Grantor by CSDCPC Monte del Sol, LLC (hereinafter referred to as **"Grantee"**), whose address is 7880 Milestone Parkway, Suite 425, Hanover, MD 21076, hereby quitclaims to Grantee the real property in Santa Fe County, New Mexico more particularly described in **Schedule 1** attached hereto and incorporated herein by reference, together with all buildings, permanent improvements and fixtures located thereon, and the rights, ways, privileges and appurtenances pertaining thereto (hereinafter collectively referred to as the **"Property"**),

Witness its hand and seal this 25 day of April, 2024.

GRANTOR:

MONTE DEL SOL CHARTER SCHOOL, an entity created under the New Mexico Charter School Act

By: [signature]

Its: President, Board of Directors

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

This instrument was acknowledged before me on April 25th, 2024, by Peter Michel as President of Monte del Sol Charter School, an entity created under the New Mexico Charter School Act.

[signature]
Notary Public

My Commission Expires:
2/17/2026

STATE OF NEW MEXICO
NOTARY PUBLIC
Sandra M. Griego
Commission No. 1085502
February 17, 2026

COUNTY OF SANTA FE } QUITCLAIM DEED
STATE OF NEW MEXICO } ss PAGES: 2

I Hereby Certify That This Instrument Was e-Recorded for Record On The 29TH Day Of April, A.D., 2024 at 01:57:29 PM And Was Duly Recorded as Instrument # 2032723 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - RHEDGEPETH County Clerk, Santa Fe, NM

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

Schedule 1
to
Quitclaim Deed

(Legal Description)

Parcel 1:

All of Tract A2, as shown on a Survey Plat prepared for Geronimo Partners, a limited partnership, showing land division of Tract A, as recorded as Document #1456646 on October 27, 2006, in Book 639 at Page 005, records of Santa Fe County, New Mexico.

e-Recorded 2032723 04/29/24 SFC

Return To: SP0001163775
FIDELITY NATIONAL TITLE INSURANCE CO.

e-Recorded 2032712 04/29/24 SFC

SPECIAL WARRANTY DEED

The Foundation for Monte del Sol Charter School, a New Mexico non-profit corporation (hereinafter referred to as **"Grantor"**), whose address is 4157 Walking Rain Rd., Santa Fe, NM 87507, for good and valuable consideration paid to Grantor by CSDCPC Monte Del Sol, LLC, a Delaware limited liability company (hereinafter referred to as **"Grantee"**), whose address is 7880 Milestone Parkway, Suite 425, Hanover, MD 21076, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS unto Grantee the real property in Santa Fe County, New Mexico more particularly described in **Schedule 1** attached hereto and incorporated herein by reference, with special warranty covenants,

SUBJECT, HOWEVER, TO taxes for the year 2024 and subsequent years; and the matters set forth in **Schedule 2** attached hereto and incorporated herein by reference.

Remainder of Page Intentionally Left Blank
Signature Page to follow

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE }	SPECIAL WARRANTY DEED
STATE OF NEW MEXICO } ss	PAGES: 6

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 29TH Day Of April, A.D., 2024 at 01:05:41 PM
And Was Duly Recorded as Instrument # 2032712
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - KVAUGHN County Clerk, Santa Fe, NM

Witness my hand and seal this 26th day of April, 2024.

GRANTOR:

THE FOUNDATION FOR MONTE DEL SOL CHARTER SCHOOL, a New Mexico non-profit corporation,

By: _____
Craig Langwell, Treasurer

STATE OF New Mexico ()
()
COUNTY OF Santa Fe ()

This record was acknowledged before me on April 26, 2024, by Craig Langwell as Treasurer of The Foundation for Monte Del Sol Charter School, a New Mexico non-profit corporation.

[stamp]

STATE OF NEW MEXICO
NOTARY PUBLIC
Dee Dee A. Madrid
Commission No. 1119316
Expires: August 11, 2025

_____
Notary Public in and for the
State of New Mexico
Commission No. 1119316
My Commission Expires: August 11, 2025

e-Recorded 2032712 04/29/24 SFC

Schedule 1
to
Special Warranty Deed

(Legal Description)

TRACT Q-1 & Q-2, ALL AS SHOWN ON THAT CERTAIN PLAT ENTITLED "RIGHT OF WAY EXTENSION, WALKING RAIN ROAD AND LOT SPLIT TRACT Q, SAID TRACT Q AS SHOWN ON PLAT ENTITLED NAVA ADE SUBDIVISION PHASE 2A...", PREPARED BY RICHARD A. MORRIS NMPS #10277, DATED JANUARY 4, 2002, FILED AS DOCUMENT NO. 1170,140 AND RECORDED IN PLAT BOOK 492, PAGES 33-34, IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.

e-Recorded 2032712 04/29/24 SFC

e-Recorded 2032712 04/29/24 SFC

Schedule 2
to
Special Warranty Deed
(Permitted Exceptions)

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, claim or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Water rights, claims or title to water.
6. Sewer and refuse assessments for the year 2024 and subsequent years.
7. Terms and Conditions contained in Patent from United States of America to Dewitte C. Davis, dated December 7, 1938, and recorded in Patent Book C, Page 4, in the records of Santa Fe County, New Mexico.
8. Easement from B.W. & Pauline Petchesky to Public Service Company of New Mexico, dated June 28, 1957, recorded in Misc. Book 136, Page 383, in the records of Santa Fe County, New Mexico.
9. Declaration of Covenants, Conditions and Restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin as provided in 42 U.SC.. Sec. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C.. Sec. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people recorded in Book 1455, Page 547; Supplemental Declaration recorded in Book 1497, Page 452; Supplemental Declaration recorded in Book 1628, Page 209; Supplemental Declaration recorded in Book 1630, Page 265; Supplemental Declaration recorded in Book 1730, Page 534; Supplemental Declaration recorded in Book 1845, Page 676; Fifth Supplemental Declaration recorded in Book 1969, Page 845, amended in Book 2000, Page 942; Seventh Supplemental Declaration recorded as document number 1272717; Eighth Supplemental Declaration recorded as document number 1397300; Ninth Supplemental Declaration recorded as document number 1517725; Tenth Supplemental Declaration recorded as document number 1591680, all in the records of Santa Fe County, New Mexico.
10. Terms and Conditions of Stipulation recorded in Book 1666, Page 402, in the records of Santa Fe County, New Mexico.
11. First Amendment to the Bylaws of the Nava Ade Homeowners Association recorded as document number 1438175; Amended and Restated Bylaws of Nava Ade Homeowners

e-Recorded 2032712 04/29/24 SFC

Association, a New Mexico nonprofit corporation recorded as document 1656692, records of Santa Fe County, New Mexico.

12. Notice of Nava Ade Homeowners Association, Inc. recorded as document number 1736854, records of Santa Fe County, New Mexico.

13. Agreement recorded as document number 1784644, records of Santa Fe County, New Mexico.

14. Easement from Rodeo Land Ptn. To Sangre de Cristo Water Co dated January 2, 1996, recorded in Book 1229, Page 425, in the records of Santa Fe County, New Mexico.

15. Easement, notes, restriction, reservations and conditions as shown and delineated on "Plat of Survey & Lot Split for the Rodeo Land Partnership & Reese P. Fullerton & Marilyn Withers....", filed July 12, 1996 as Document No. 952309 and recorded in Plat Book 339, Page 036, in the records of Santa Fe County, New Mexico.

16. Easement, notes, restriction, reservations and conditions as shown and delineated on "Annexation Plat for the Rodeo Land Partnership ET. AL...", filed July 15, 1996 as Document No. 952463, and recorded in Plat Book 339, Page 046, in the records of Santa Fe County, New Mexico.

17. Easements, notes, conditions, restrictions and building setback requirements, all as shown and delineated on plat of survey entitled Nava Ade Subdivision Phase 2A Lying With the SE1/4, SW1/4 of Section 8, T16N., R9E., N.M.P.M., Within the City of Santa Fe, Santa Fe County, New Mexico", filed November 8, 2000 as Document No. 1135,407, and recorded in Plat Book 459, Page 029, in the records of Santa Fe County, New Mexico.

18. Easements, Notes, Conditions, Restrictions, Building Heights, Building Set Back Requirements, and all matters, as shown on that certain plat entitled "Right of Way Extension, Walking Rain Road and Lot Split Tract Q, certain Tracts of Land Designated as Tract Q-1 and Q-2, being a subdivision of Tract Q, said Tract Q as shown on Plat entitled Nava Ade Subdivision Phase 2A...", prepared by Richard A. Morris, NMPS #10277, dated January 4, 2002, filed as Document No. 1170,140 and recorded in Plat Book 492, Pages 33-34, in the records of Santa Fe County, New Mexico.

19. Notification Requirements for Title Companies recorded as document number 1367119,1410542 and 1508599, records of Santa Fe County, New Mexico.

20. Easements, Notes, Conditions, Restrictions, Building Heights, Building Set Back Requirements, and all matters, as shown on that certain plat entitled "Walking Rain Road Vacation and Dedication Plat Tract Q-1A and Q-2A NAVA ADE SUBDIVISION PHASE 2A recorded September 8, 2016 in Book 807, page 17, records of Santa Fe County, New Mexico.

21. Matters as set forth on the Boundary Survey of Tract Q-1-A & Q-2-A Nava Ade Subdivision-Phase 2-A prepared by Richard A. Morris, NMPS No. 10277, dated June 1, 2017 and recorded as document number 1827307, records of Santa Fe County, New Mexico.

22. Taxes or assessments which are not shown as existing liens by the public records.

e-Recorded 2032712 04/29/24 SFC

Building Setback Affidavit

City of Santa Fe Land Use Department

I/We, the undersigned owner(s) of the property located at 4157 Walking Rain, in the City of Santa Fe (City), New Mexico (Adjoining Property), state(s) that:

☐ No building currently exists on my/our property within ten (10) feet of the proposed building

☑ A building is currently located 20' feet from the proposed building

to be constructed on property adjoining mine at 4161 Walking Rain (Applicant's Property).

I/We understand that this Building Setback Affidavit is made to assure compliance with the building setback and building separation requirements of City Code Table 14-7.2-1, Dimensional Standards for Residential Districts and City Code, Article 7-1, Building Code; General Provisions, SFCC 1987, and may result in increased setbacks for buildings constructed on my property in the future.

☐ I/We specifically consent to the construction of the proposed building on the Applicant's Property, _____ feet from my/our property line as shown on the attached site plan, and understand that as a result, any building constructed afterward on my/our property must be at least _____ feet from the property line in order to create a non-buildable minimum fire separation distance of at least ten (10) feet.

☑ I/We specifically consent to the construction of the proposed building on the Applicant's Property, zero (0) feet from my/our property line as shown on the attached site plan, and understand that as a result, any building constructed afterward on my/our property must be at ten (10) feet from the property line in order to create a non-buildable minimum fire separation of at least ten (10) feet or must be constructed at zero (0) feet from that property line,

This Building Setback Affidavit shall be binding on my/our heirs, successors, and assigns, and may not be modified except in accordance with applicable City requirements.

Adjoining Property Owner(s)

CSDCPC MONTE DEL SOL, LLC — PRINT NAME

303.332.5097 — Phone Number

SIGNATURE(S)

SUBSCRIBED AND SWORN BEFORE ME THIS 10th **DAY of** December, **20** 24

Notary Public

Jennifer Ford

Print Name

My Commission Expires: 3.20.2025

JENNIFER FORD
Notary Public - Arizona
Maricopa County
Commission # 601482
My Comm. Expires Mar 20, 2025

Applicant Property Owner(s)

CSDCPC MONTE DEL SOL, LLC — PRINT NAME

303.332.5097 — Phone Number

SIGNATURE(S)

SUBSCRIBED AND SWORN BEFORE ME THIS 10th **DAY of** December, **20** 24 **BY**

Notary Public

Jennifer Ford

Print Name

My Commission Expires: 3.20.2025

JENNIFER FORD
Notary Public - Arizona
Maricopa County
Commission # 601482
My Comm. Expires Mar 20, 2025

RECORDING INFORMATION:

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

AFFIDAVIT
PAGES: 1

I Hereby Certify That This Instrument Was Filed for Record On The 10TH Day Of March, 2025 at 04:18:51 PM And Was Duly Recorded as Instrument # 2054384 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Cla
Deputy _____ County Clerk, Santa Fe, NM

SFC CLERK RECORDED 03/10/2025

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Charter Contract Between the
New Mexico Public Education Commission
And
Monte del Sol Charter School

This Charter Contract, (the "Contract"), is hereby entered into by and between the New Mexico Public Education Commission, (the "Commission"), and Monte del Sol Charter School (the "School", and, together with the Commission, the "Parties"), a New Mexico Charter School, effective this 1st day of July, 2020.

WHEREAS, the Commission is created pursuant to Article 12, Section 6 of the New Mexico Constitution, with such powers and duties as are provided by law; and,

WHEREAS, the Commission is authorized pursuant to the Charter Schools Act, § 22-8B-1, *et seq.*, New Mexico Statutes Annotated, 1978, as amended and supplemented, (the "Act"), to, *inter alia*, authorize charter applications that meet the requirements of the Act, and to negotiate and execute, in good faith, charter contracts that meet the requirements of the Act with approved charter schools; and,

WHEREAS, the Commission is further authorized pursuant to the Act, to monitor charter schools' compliance with the requirements of the Act, and with the requirements of the charter and Contract for each approved charter school; and,

WHEREAS, the Commission is further authorized pursuant to the Act to determine whether an approved charter school merits suspension, revocation, or nonrenewal; and,

WHEREAS, the Commission approved the charter renewal application for the School on December 10, 2019 (the "Charter"); and

WHEREAS, pursuant to the Act and the Charter, the Commission and the School wish to enter into this Contract in compliance with the Act, and in order to set out the performance frameworks, as that term is defined in the Act, that define the financial, academic, and operations performance indicators, measures and metrics that will guide the evaluation of the School.

NOW, THEREFORE, for and in consideration of the premises and the mutual promises and covenants herein contained, the Commission and the School agree:

SECTION 1: DEFINITIONS

Capitalized terms defined in this Section 1 shall have the meaning specified in this Section 1 wherever used in this Contract, including the foregoing recitals, unless the context clearly requires otherwise. Capitalized terms defined in the foregoing recitals, if not defined in this Section 1, shall have the same meaning as stated when used in this Contract, unless the context clearly requires otherwise.

"Audit Act" means § 12-6-1 through 12-6-14, NMSA 1978, as amended and supplemented.

"Chair" means the chairperson of the Commission, as elected by the members of the Commission, pursuant to the Act, from time to time.

"Charter Representative(s)" means A. Robert Jessen, Michael Smith, and Zoe Nelsen as the person(s) authorized to sign the Contract, and other documents, on behalf of the School, and to legally bind the School to the Contract and other documents as required under the Act.

"Comprehensive Educational Program" means an educational program that meets Department academic standards as identified in this contract.

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"Compulsory School Attendance Law" means the compulsory school attendance law set out at § 22-12-1 through 22-12-9, NMSA 1978, as amended and supplemented.

"Corrective Action Plan" means a plan developed by the School and submitted to the Commission to remedy operational, or financial violations or problems.

"Criminal Offender Employment Act" means the criminal offender employment act set out at § 28-2-1, *et seq.*, NMSA 1978, as amended and supplemented.

"Days" means calendar days.

"Department" means the Public Education Department of the State of New Mexico, and its successors.

"Division" means the Charter School Division of the Department, and its successors.

"Effective Date" means the effective date of this Contract, which is July 1, 2020, found on the first page of this Contract.

"Facility" or "Facilities" means the facilities, including without limitation, all buildings classrooms, and other spaces owned or leased by the School, and used by the School, its staff, teachers, and students, for educational and recreational purposes, and other purposes connected with the Mission of the School.

"Governing Body" means the governing body of the School, and any successor thereto.

"Head Administrator" means a Charter Representative, as defined herein, who is also a licensed school administrator.

"Instructional Hours" means mandatory instructional time during which students are engaged in a School-directed program, and for which the School enforces the Compulsory School Attendance Law.

"Mission" means the educational and pedagogical mission of the School, as set out in Section 4.1 herein.

"NMAC" means the New Mexico Administrative Code, as amended and supplemented from time to time.

"NMSA, 1978" means the New Mexico Statutes Annotated, 1978 compilation, as amended and supplemented from time to time.

"Procurement Code" means §13-1-101, *et seq.*, NMSA 1978, as amended and supplemented from time to time.

"Public School Finance Code" means § 22-8-1, *et seq.*, NMSA 1978, as amended and supplemented from time to time.

"School Improvement Plan" means a plan developed by the School and submitted to the Commission to remedy academic performance.

"Secretary" means the Secretary of the Department, and his or her duly appointed successors.

"State" means the State of New Mexico.

"Term" means the term of this Contract, as set forth in Section 3, herein.

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SECTION 2: SCOPE

1. This Charter Contract is entered into between the School and the Commission for the purpose of establishing a charter school to operate at the site(s) listed in Section 4.11 of this Contract.

2. The person authorized to sign and act on behalf of the Commission is the Chair, or such person as the Chair may lawfully designate from time to time.

   The person(s) authorized to sign on behalf of the Charter School is/are the Charter Representative(s).The Charter Representative(s) affirm(s) as a condition of this Charter, that he/she is (one of) the above-described representative(s) of the Charter School and has the authority to enter into this Charter on behalf of the Charter School.

   i. The Charter School must maintain one or more Charter Representative(s), including one Charter Representative who is a Head Administrator, and provide contact information to the Commission within 30 days of the change of a Charter Representative(s).

   ii. The Commission shall direct all communication with regard to the Charter and the Contract to the Charter Representative(s).

   iii. The Charter Representative(s) shall respond to written communication from the Commission within the timeframe specified in the communication, which shall be no less than three business days absent exigent circumstance.

3. The Charter School is a public entity of the State of New Mexico, subject to all laws and regulations applicable to public entities.

SECTION 3: TERM

1. The term of this Contract shall be in full force and effect until June 30, 2025. The Contract will not automatically be renewed or extended; the Contract may be renewed by the Commission upon timely application by the School pursuant to the Act, and upon such terms and conditions as the Commission deems appropriate under the Act.

SECTION 4: REPRESENTATIONS, COVENANTS, AND WARRANTIES

1. **Purpose**: The School shall operate a public school consistent with the terms of the Charter and the Contract, and all applicable laws; shall achieve student outcomes according to the educational standards established by law, this Charter and Contract; and shall be governed and managed in a financially prudent manner.

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2. **Mission**: The Charter School shall implement the mission identified below and shall report on the implementation of that mission in the manner described below.
Monte del Sol Charter School educates and inspires Santa Fe's diverse population in grades 7 through 12, by building strong relationships and creatively engaging the local and global community.

    i. The Charter School shall report on the implementation of its mission in the following manner:

        a. Annually during the performance review visit required by the Act, as evaluated through the site visit team's observations and the school's response to any such observations;

        b. Annually through any mission specific goals identified in the School's Performance Framework, Attachment A, incorporated herein by reference; and

        c. At renewal, in the event that the School applies to the Commission for renewal, through a narrative in the renewal application.

3. **Enrollment Cap and Authorized Grade Levels**: The School is authorized to serve no more than 360 students in grades 7-12.

    i. The School may make modifications as to the number of students in any particular grade, and number of students within a class to accommodate staffing decisions that are consistent with the School's programmatic needs; except that, nothing in this Contract shall give the School the authority to combine students from different grade levels into the same classroom unless the school's educational program explicitly provides for mixed grade or age education.

    ii. The School must annually, prior to beginning the annual enrollment process, establish the number of vacancies by grade level available for student enrollment in that year. That number will govern the enrollment throughout the school year.

    iii. The School may not exceed the building capacity of the Facility, which is 590 with portables; 428 without portables.

4. **Partner Organization or Management Company** (Intentionally Omitted):

    i. ~~The School has a legal relationship with_____ that is distinct from a relationship with a non-profit foundation described in 4.5 of this contract. The legal agreement governing~~ the ~~relationship between the School and _____is included as Attachment B, incorporated herein by reference.~~

    ii. ~~The legal agreement in Attachment B complies with all provisions of New Mexico law~~ and ~~the School is financially independent from_____. The School shall not make any changes to the document set out as Attachment B, or to its legal relationship and agreements with_____ without the approval of the Commission and the Department, which approval shall not be unreasonably withheld.~~

    iii. ~~The Commission, through its designees and the Department, shall be permitted to~~ review ~~the legal agreement and other relevant school documents and records to determine whether the legal relationship between the School and_____ complies with all provisions of New Mexico law, and to determine that the School is financially independent from_____.~~

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5. **Relationship with a Non-Profit Foundation**

   i. The school has a relationship with The Foundation for Monte del Sol Charter School, a non-profit foundation, the primary purpose of which is to provide financial support to the school or leases the facility for the charter school.

   ii. The legal agreement or Memorandum of Understanding governing the relationship between the School and the foundation is Attachment C, incorporated herein by reference.

   iii. The identity of the Board of Directors and Executive Director of foundation with a conflict of interest disclosure from each are provided in Attachment C.

6. **Comprehensive Educational Program of the School**: The School's educational program shall be as described below:

   Monte del Sol Charter School's mission has four pillars – community, environmental sustainability, global literacy and arts integration.

   The school:
   - provides a small school so each individual is known;
   - acknowledges and celebrates the diversity of its members and the community as evidenced by visual displays, guest speakers, group gatherings, and curricula;
   - connects students with adult community members through the mentorship program;
   - fosters awareness of the world through international trips, student exchanges, special events and curricula;
   - engages students in the arts through events, activities, and curricula; and
   - teaches the importance of environmental sustainability in our curricula and through participation in the garden and greenhouse.

7. **Governance**:

   i. The School shall be governed by a governing body in the manner set forth in the governing body's bylaws, Attachment D, incorporated herein by reference.

   ii. The School's Governing Body shall have at least five members at all times; the number of Governing Body Members shall be specified in the bylaws.

   iii. The School shall notify the Commission of all changes in membership within 30 days of the change.

   iv. The Charter School shall either replace any member who is removed or who resigns, or close the position in conformity with its bylaws, within 45 days of removal, resignation or closure.

   v. No member of the Governing Body shall serve on the governing body of another charter school, unless the School has been granted a discretionary waiver from the Secretary.

   vi. All governing body members shall comply with training requirements established in Section 6.80.5 NMAC, as amended.

   vii. The School shall notify the Chair of the Commission within 15 days of any and all written complaints of inappropriate contact as defined in its school polices with a student

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or other minor by a member of the Governing Body, and shall notify the Chair of the Commission within 15 days of allegations of, or convictions for, any crime related to the misappropriation of school funds or theft of school property by a member of the Governing Body.

viii. The members of the Governing Body have a duty to comply with the provisions of this Contract, all applicable laws, including, without limitation, the Act, all regulations, and reporting requirements.

ix. The Governing Body is responsible for the policy decisions of the School; is responsible for hiring, overseeing, and terminating the Head Administrator of the School; and is entrusted with oversight of expenditure of public funds in accordance with all applicable laws, regulations and rules, including but without limitation any laws or rules pertaining to conflicts of interest, public school finance, and procurement.

x. The Governing Body shall, at all times, be qualified to act as a qualified board of finance as demonstrated in Attachment E, which is incorporated by reference.

xi. In order to initially become qualified as a board of finance, the school shall provide:

a. The names, home addresses, personal email addresses, and personal phone numbers of each member of the board;

b. A statement signed by every member of the Governing Body stating that the Governing Body agrees to consult with the Department on any matter not covered by the manual of accounting and budgeting before taking any action relating to funds held as a board of finance;

c. A signed affidavit from each member of the Governing Body member declaring that the member is not a member of the governing body of any other charter school, unless it has been granted a waiver by the Secretary for that purpose, and that the member was not a governing body member of another charter school that was suspended and was not reinstated, or failed to receive or maintain its board of finance designation; and

d. An affidavit or affidavits, signed by the School's licensed business official who will be given the responsibility of keeping the financial records of the School, describing the training completed, professional licensure held and degrees earned by him or her;

e. A copy of a certificate of insurance that indicates that the person who will be entrusted with handling the funds of the School is adequately bonded.

xi. Within 30 days of the change to any member of the Governing Body or the School's licensed business official who will be given the responsibility of keeping the financial records of the charter school, the school shall resubmit all information required in Section 4. Subsection 7.xi (a)-(e) above, revised to reflect the changes in staffing or board membership.

xii. If at any time, the School's qualification as a board of finance is revoked by the Department, the Commission shall, at its next regularly scheduled meeting, consider whether to commence revocation proceedings to revoke the School's Charter. If the Commission decides not to revoke the charter, the School shall be required to develop and successfully implement a Corrective Action Plan to address the conditions and causes of the revocation of the School's qualification as a board of finance.

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8. **Operation**:

i. The School shall be nonsectarian in its charter school programs, enrollment policies and employment practices and all other operations. Attachment F, incorporated herein by reference, states the School's enrollment policies and procedures.

ii. The School shall comply with all federal and state laws relating to the education of children with disabilities.

iii. The School shall comply with applicable federal, state and local rules, regulations and statutes relating to health, safety, civil rights and insurance.

iv. The School shall, in accordance with the Compulsory School Attendance Act, maintain records to document daily student attendance and shall make such records available for inspection upon request of the Commission and the Department. The School shall comply with the number of overall instructional hours required by statute, based on the grade levels served, which may be verified through budget reporting.

v. The School shall maintain student records in accordance with all other New Mexico public records retention requirements.

vi. The School shall allow the Commission and the Department to visit each school site at any reasonable time.

vii. The School shall allow the Commission and the Department to conduct financial, program or compliance audits and shall hold open for inspection all records, documents and files relating to any activity or program provided by the School relating to the School. All books, accounts, reports, files and other records relating to this Charter and Contract shall be subject, during normal business hours, to inspection and audit by the State for five years after termination of the Charter and the Contract.

viii. The School shall notify the Chair of the Commission and the Department within 15 days of any and all written complaints of inappropriate contact as defined in the school's policies, or convictions for inappropriate contact with a student or other minor by any staff member, employee, or contractor and shall notify the Chair of the Commission within 15 days of allegations of, or convictions for, any crime related to the misappropriation of school funds or theft of school property by any staff member, employee or contractor.

ix. If the School receives federal grant funds that flow through the Department, the School shall timely submit financial and other reports required by the Department for the School's receipt of such funds.

x. The School shall comply with applicable federal, state and local rules, regulations and statutes relating to public education unless the School is specifically exempted from the provision of law. All members of the Governing Body shall sign a certificate, in the form attached hereto as Attachment G, certifying their compliance with all federal and state laws governing the organizational, programmatic, and financial requirements applicable to charter schools. Within 30 days of any change to the membership of the Governing Body, the School shall provide a signed certification from any new members in the form of Attachment G, which will be incorporated into this Contract.

xi. The School shall identify the non-discretionary waivers the School is utilizing and the discretionary waivers the School has requested from the Secretary in Attachment H, incorporated herein by reference.

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a. If the school requests from, and is granted a discretionary waiver by the Secretary at any point during the Term, the School shall file a notification within 30 days of approval from the Secretary with the Commission to amend the Contract to reflect such waiver.

b. If the School begins making use of any additional non-discretionary waivers at any point during the charter term, the School shall file a notification within 30 days of first use of the waiver with the Commission to amend the contract to reflect the use of such non-discretionary waiver.

9. **Use of Volunteers**: The School covenants and represents that all volunteers it allows access to its students or the Facility will comply with state regulations regarding the use of volunteers set out in Section 6.50.18 NMAC.

10. **Background Checks**: The School shall comply with the requirements of Section 22-10A-5 NMAC 1978, relating to background checks for all staff, instructors, and volunteers, in whatever capacity, working with its students or at the Facility.

    i. The School shall develop and implement policies and procedures to require background checks on an applicant who has been offered employment, and for all volunteers, contractors and contractor's employees with unsupervised access to students at the public school. The School shall comply with the Criminal Offender Employment Act.

    ii. The Head Administrator of the School shall report to the Department any known conviction of a felony or misdemeanor involving moral turpitude of a licensed or certified school employee.

    iii. The Head Administrator of the School or their respective designees shall investigate all allegations of ethical misconduct about any licensed or certified school employee who resigns, is being discharged or terminated or otherwise leaves employment after an allegation has been made, or incident occurs If the investigation results in a finding of wrongdoing, the Head Administrator of the School shall report the identity of the licensed or certified school employee and attendant circumstances of the ethical misconduct on a standardized form to the Department and the licensed or certified school employee within thirty days following the separation from employment. No agreement between a departing licensed or certified school employee and the School shall diminish or eliminate the responsibility of investigating and reporting the alleged ethical misconduct, and any such provision or agreement to the contrary is void and unenforceable

11. **Sites**: The School shall provide educational services, including the delivery of instruction, at the following location(s):

    Monte del Sol Charter School
    4157 Walking Rain Road
    Santa Fe, NM 87507

    The School shall ensure the Facilities meet the charter school facilities standards in Section 22-8B-4.2(A, C, D) NMSA 1978, and shall ensure that the facilities comply with all applicable federal, state and local health and safety standards and other applicable laws, regulations and rules. The School shall provide the Lease(s) or Lease Purchase Agreement(s) for all facilities, which is attached to this contract as Attachment I incorporated herein by reference,

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SECTION 5: PERFORMANCE FRAMEWORKS

1. **Performance Framework: Attachment A**, incorporated herein by reference, includes the Charter Performance Review and Accountability System ("Accountability Plan"), which includes Academic Performance Framework, Organizational Performance Framework, and Financial Performance Framework adopted by the Commission. These documents together set forth the academic and operational performance indicators and performance targets that will guide the Commission's evaluation of the School and the criteria, processes and procedures that the Commission will use for ongoing oversight of operational, financial and academic performance of the School.

2. **Academic Performance Indicators and Evaluation:** The School shall:

i. Provide a comprehensive educational program that aligns with the state academic standards prescribed by the Department for the grades approved to operate.

ii. Participate in the State-required assessments as designated by the Department or the U.S. Department of Education.

iii. Timely report student level data for State-required assessments to the Department and report student level data from school administered assessments, as requested by the Commission or on a bi-annual basis if that data is incorporated into the Academic Performance Framework adopted by the Commission.

iv. Meet or make substantial progress toward achievement of the Department's standards of excellence.

v. Meet or make substantial progress toward achievement of the Department's standards of excellence or the performance standards identified in the Academic Performance Framework as adopted and modified periodically by the Commission.

   i. The Academic Performance Framework adopted by the Commission allows for the inclusion of additional rigorous, valid and reliable mission specific indicators proposed by a charter school to augment external evaluations of its performance, provided that the Commission approves of the quality and rigor of such proposed indicators and the indicators are consistent with the purposes of the Act. Any such indicators will be incorporated into Attachment A.

   ii. If the School fails to meet its academic performance indicators in any year it must develop, submit, and begin implementing a School Improvement Plan within 60 days of the release of the academic performance information. The School Improvement Plan will be submitted to the Commission, but the Commission will not evaluate the quality of, or approve, the plan. The Commission may evaluate implementation of the plan through its annual site visits and provide feedback to the School regarding fidelity of implementation and effectiveness of the plan in improving School performance.

   iii. If the School does not meet the performance standards in the Performance Framework, it shall "make substantial progress" toward achievement of those standards as it is defined in the Commission's Accountability Plan included in Attachment A.

   iv. Failure to meet or make substantial progress toward meeting the performance standards shall be sufficient justification to revoke or non-renew the School's Charter.

vi. The Commission is not required to allow the school the opportunity to remedy the problem if unsatisfactory review warrants revocation.

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3. **Organizational Performance Indicators and Evaluation**: The School shall:

    i. Comply with applicable federal, state and local rules, regulations and statutes relating to public education unless the School is specifically exempted from the provision of law.

    ii. Timely submit all documentation, financial and other reports required by the Department or the Commission in order to evaluate the School's compliance with applicable federal, state and local rules, regulations and statutes relating to public education.

    iii. Provide a written copy to the Commission, within 15 days of receiving a written notice of complaint filed against the School alleging violations of federal, state, or local law, regulation or rule, or a final determination from another state government division or agency, or state or federal court regarding any such complaint against the School.

    iv. Cooperate with the Commission or authorized representative to enable them to conduct annual site visits and all other auditing visits requested or required by the Commission or the Department.

    v. Meet the organizational performance standards identified in the Organizational Performance Framework as adopted and modified periodically by the Commission.

        a. If the school fails to meet its organizational performance indicators, the School will be provided notice through the procedures in the Commission's Accountability Plan included in Attachment A.

        b. The school may be required to develop, submit and implement a Corrective Action Plan to address deficiencies in its organizational performance. All Corrective Action Plans must be submitted to the Commission, but the Commission will not evaluate the quality of, or approve, the plan. The Commission may evaluate implementation of the plan through its site visits and provide feedback to the School regarding fidelity of implementation and effectiveness of the plan in improving school performance.

        c. Failure to meet the organizational performance standards shall be sufficient justification to revoke or non-renew the School's Charter.

    vi. The Commission is not required to allow the school the opportunity to remedy the problem if unsatisfactory review warrants revocation.

4. **Financial Performance Indicators and Evaluation**: The School shall:

    i. Meet generally accepted standards of fiscal management which shall include complying with all applicable provisions of the Public School Finance Code, the Procurement Code, and the Audit Act; paying debts as they fall due or in the usual course of business; complying with all federal requirements related to federally funded programs and awards; refraining from gross incompetence or systematic and egregious mismanagement of the School's finances or financial records; and preparing and fairly presenting its financial statements in accordance with accounting principles generally accepted in the United States of America, which include the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

    ii. Timely submit all documentation, financial and other reports required by the Department or the Commission. The School shall further timely submit any Corrective Action Plans or additional financial reporting or documentation that may be required by the

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Department or the Commission.

iii. Cooperate with the Commission to enable them, or its authorized representative to conduct all auditing visits requested or required by the Commission or the Department.

iv. Meet the financial performance standards identified in the Financial Performance Framework as adopted and modified periodically by the Commission, or provide an adequate response to explain why the School does not meet the performance standards and demonstrate the school is a financially viable and stable organization.

v. Failure to meet generally accepted standards of fiscal management shall be sufficient justification to revoke or non-renew the School's Charter.

vi. The School shall have a designated licensed business official and certified procurement officer. The School shall identify the current individual designated as the certified procurement officer and contains their CPO certification in Attachment J incorporated herein by reference. The school shall notify the Commission of all changes to the designated licensed business official or certified procurement officer within 30 days.

vii. The Commission is not required to allow the school the opportunity to remedy the problem if unsatisfactory review warrants revocation.

5. **Chartering Authority's Duties and Liabilities:** The Commission, shall:

i. Evaluate all applications submitted by this charter school, including properly submitted amendment requests, and act timely on any such applications or requests;

ii. Monitor the performance and legal compliance of the School, in accordance with the requirements of the Act and the terms of the Charter and Contract;

iii. Review all relevant information to determine whether the School merits suspension, revocation or nonrenewal. All evaluation and monitoring will be carried out using the processes and criteria established in the Accountability Plan in Attachment A;

iv. Conduct all its activities in accordance with its chartering policies and practices, which shall be modified from time to time to be consistent with nationally recognized principles and standards for quality charter authorizing in all major areas of authorizing; and

v. Promptly notify the Governing Body of the School of unsatisfactory fiscal, overall governance or student performance or legal compliance and provide reasonable opportunity for the governing body to remedy the problem; Any such notice shall be provided in accordance with the Accountability Plan as provided in Attachment A.

vi. The Commission is not required to allow the school the opportunity to remedy the problem if the unsatisfactory review warrants revocation.

SECTION 6: ADDITIONAL TERMS

1. **Withheld Two-Percent of Program Cost:** The Charter Schools Division of the Department may withhold and use two percent (2%) of the school-generated program cost for administrative support of the School as provided in Section 22-8B-13 NMSA 1978. These funds are to be utilized in the following manner:

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i. New Mexico Public Education Department: The Department shall utilize the funds for the following purposes:

a. Funding the staff to conduct work for the Division, which shall include:

1. Conducting annual site visits and annual evaluations under the Performance Frameworks; receiving, processing, evaluating and making recommendations on new applications, amendment requests, and renewal applications; receiving, processing, and evaluating complaints; making recommendations to revoke charters, as necessary; making recommendations regarding School Improvement and Corrective Action Plans, as necessary; overseeing the closure of charter schools; and making recommendations regarding the development and implementation of authorizing policies and practices to ensure they are consistent with nationally recognized principles and standards for quality charter authorizing in all major areas of authorizing; and

2. Technical assistance and support work such as providing training for new Governing Board members; providing Governing Body training; maintaining communication with the charter school field to keep them apprised of best practices, opportunities for support from Department, policy changes from the Commission; hosting other training and professional development; and developing other support materials.

b. Funding a proportional share of the Department staff to conduct work, as determined by the Department, necessary to support the administrative oversight, approval of budget matters, capital outlay, transportation, special education, federal programs, school evaluation and accountability, annual financial audits, and T&E audits.

c. Funding any other staff work necessary to provide professional support or data analysis to the Commission.

d. The Commission's reasonable request for funding of any project or service to support the work of the Commission shall not be denied by the Department. The Commission's request for funding of project or service shall take budget priority over the Department's budget priorities or allocations.

e. The Commission shall request an annual accounting from the Department on how the two percent (2%) was utilized and shall provide the information received to the school.

ii. New Mexico Public Education Commission: The New Mexico Public Education Commission shall utilize the funds for the following purposes:

a. Funding the travel and per diem expenses of Commissioners when conducting the business of the Commission.

b. Funding the administrative expenses of the business of the Commission

iii. In addition to the above listed items, the Department and the Commission shall have authority to utilize the funds for similar or related costs for administrative support of charter schools and charter school programs.

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2. Amendments to the Charter and Changes to the School:

i. This Contract may be amended by mutual agreement, in writing, of the parties. Processes for submitting requests to amend, or notifications of amendments, as amended from time to time, shall be posted on the Commission's website as an Amendment Request or Notification. The School shall not take action or implement the amendment until approved by the Commission unless the Commission's processes indicate otherwise.

a. All amendment requests and notifications shall be submitted pursuant to the procedures developed by the Commission.

b. The Commission shall consider and vote on all properly submitted amendment requests and notifications within 60 days of receipt of a complete submission.

ii. If the Parties cannot agree on an amendment to the terms of the contract, either party may appeal to the Department Secretary pursuant to Section 22-8B-9(A) and (C) NMSA 1978.

3. Insurance:

i. The School shall obtain and maintain insurance in accordance with the laws of the State.

ii. The School will participate in the Public School Insurance Authority.

iii. Waiver of Rights: The School and its insurers providing the required coverage shall waive all rights of recovery against the State and the Commission, or the Department, their agents, officials, assignees and employees.

iv. The School shall maintain insurance coverage as required by law and provide the types, limits, and deductibles in Attachment K.

4. Charter Revocation: The Commission may at any time take action to revoke the Charter and Contract of the School.

i. **Criteria**: Pursuant to the Act, the Commission may revoke the Charter if the Commission determines that the School:

a. Committed a material violation of any of the conditions, standards or procedures set forth in the Contract,

b. Failed to meet or make substantial progress toward achievement of the department's standards of excellence or student performance standards identified in the Contract,

c. Failed to meet generally accepted standards of fiscal management, or

d. Violated any provision of law from which the School was not specifically exempted.

ii. **Procedures and Timeline:** The Commission shall utilize the following revocation process:

a. Notify the school at least 7 days prior to a regularly scheduled meeting that it

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will be on the agenda for consideration of whether to issue a Notice of Intent to Revoke the Charter.

b. Issue a written Notice of Intent to Revoke the Charter within 15 days of voting to issue such a notice. The Notice shall:

1. State the legal basis for the potential revocation, and reasonably identify the evidence that the Commission has to support the existence of the legal basis;

2. Identify the date, location, and time at which a revocation hearing will be held;

3. Establish deadlines for the School and the Commission to present written materials and all evidence that will be used during the hearing; and

4. Identify if the hearing will be conducted by the Commission or by an impartial hearing officer. If a hearing officer is to be used, the Notice shall establish the date on which the Commission will consider whether to accept, reject, or modify the hearing officer's findings of facts, conclusions of law, and recommendations.

c. After a hearing, upon making a final revocation decision, the Commission shall issue a written decision, through the Chair, within 15 days of voting to revoke the charter stating the findings of fact and conclusions of law that support the revocation.

5. **Charter Renewal Processes:** Within the time period established by the Act, the School's Governing Body may submit a renewal application to the Commission using the Commission's renewal application form as it may be amended from time to time. The application shall include all information required by law and necessary for the Commission to determine whether renewal, non-renewal, or a conditional or short-term renewal is most appropriate.

i. Criteria: Pursuant to the Act, the Commission may refuse to renew the Charter if the Commission determines that the school:

a. Committed a material violation of any of the conditions, standards or procedures set forth in the Contract,

b. Failed to meet or make substantial progress toward achievement of the Department's standards of excellence or student performance standards identified in the Contract,

c. Failed to meet generally accepted standards of fiscal management, or

d. Violated any provision of law from which the School was not specifically exempted.

ii. Procedures and Timeline: The Commission shall utilize the following renewal process:

a. At least one year prior to the date on which the school will apply for renewal, the Commission's authorized representatives will notify the school of its preliminary renewal profile, as established in the Commission's Accountability Plan which is incorporated herein as Attachment A.

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b. At least 20 days prior to Commission's meeting at which it will consider the school's renewal application, the Commission's authorized representatives will provide the School with a preliminary application analysis and recommendation. The recommendation shall:

1. State the legal basis for potential non-renewal, and reasonably identify the evidence to support the existence of the legal basis; and

2. Establish deadlines for the School to present its written materials and all evidence that will be used to respond to the recommendation, which shall be not less than 10 days from the date of the delivery of the recommendation.

c. No later than seven (7) days prior to the Commission's meeting at which it will consider the school's renewal application, the Commission's authorized representatives will provide the school with a final application analysis and recommendation.

d. Upon making a final non-renewal decision, the Commission, through the Chair, shall issue a written decision within 30 days of voting to non-renew the charter stating the findings of fact and conclusions of that support the revocation.

6. **Applicable Law:** The material and services provided by this School under this Charter shall comply with all applicable federal, state, and local laws and shall conform, in all respects, to the educational standards contained in its application and Charter. This Charter shall be governed and interpreted in accordance with the laws of the State.

i. In the event of any conflict among the documents and practices defining this relationship, it is agreed that:

a. The Contract shall take precedence over policies of either Party and the Charter; and

b. If a provision in the Performance Framework conflicts with a provision in the Contract, the Contract shall take precedence over the Performance Framework.

ii. This Contract shall not take precedence over any applicable provisions of law, rule or regulation.

iii. In the event of a change in law, regulation, rule, procedure or form affecting the School during the term of this Contract, the Parties shall comply with the change in law, rule, regulation or procedure or utilize the new form, provided.

a. If an amendment to this Contract is required to comply with a change in the law or rule, then the Parties shall execute such an amendment.

7. **Charter Interpretation:**

i. Merger: This Charter and Contract, including all of the attachments, constitute the entire agreement of the Parties. NMSA, Commission policies, and Department policies, and administrative rules and regulations which may be amended from time to time during the course of the Charter, are incorporated into this Charter, along with any amendments which may occur during the term of the Charter, by this reference.

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ii. Waiver: Either party's failure to insist on strict performance of any term or condition of the Charter shall not constitute a waiver of that term or condition, even if the party accepting or acquiescing in the nonconforming performance knows of the nature of the performance and fails to object to it.

iii. Severability: The provisions of this Charter are severable. Any term or condition deemed illegal or invalid shall not affect any other term or condition of the Charter or Contract.

iv. Assignment: Neither party may assign or transfer any right or interest in this Charter and Contract unless authorized by law. No assignment, transfer or delegation of any duty of the School shall be made without prior written permission of the Commission.

8. **Indemnification and Acknowledgements:** To the extent permitted by law, the Charter School shall indemnify, defend, save and hold harmless the Commission, the State, its departments, agencies, boards, commissions, universities and its officers, officials, agents and employees ("Indemnitee") from and against any and all claims, actions, liabilities, damages, losses or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation and litigation) ("Claims") for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of the School or any of its directors, agents, employees or subcontractors. This indemnity includes any claim or amount arising out of or recovered under the Workers' Compensation Law or arising out of the failure of such School to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree that is applicable to the School. It is the specific intention of the parties that the Indemnitee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnitee, be indemnified by the School from and against any and all claims. It is agreed that the School will be responsible for primary loss investigation, defense and judgment costs where this indemnification is applicable. This provision shall be subject to annual budget and appropriation by the New Mexico Legislature.

9. **Employees and Contractors:** This Charter is not an employment contract. No officer, employee, agent, or subcontractor of the School is an officer, employee, or agent of the Commission or the Department.

10. **Non-Discrimination**: The School shall comply with all applicable federal and state employment laws, rules and regulations, including the Americans with Disabilities Act. The School shall take affirmative action to ensure that applicants for employment and employees are not discriminated against due to race, creed, color, religion, sex, sexual orientation, gender identity, spousal affiliation, national origin or disability.

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11. **Notices:** Any notice required, or permitted, under the Contract shall be in writing and shall be effective immediately upon personal delivery, upon receipt of electronic mail, or three (3) days after mailing to the following:

Charter School:	**NM Public Education Commission:**
A. Robert Jessen, Ph.D., Head Learner 4157 Walking Rain Road Santa Fe NM 87507 arjessen@montedelsol.org 505-982-5225	Patricia E. Gipson, Chair 300 Don Gaspar Santa Fe, NM 87505 575-405-9135 PEC.DistrictSeven@state.nm.us
Michael Smith, President Governing Council 1421 Luisa Street Suite R Santa Fe NM 87505 mssmith@montedelsol.org 505-310-4220	Ami S. Jaeger PEC Counsel BioLaw Group 7 Avenida Vista Grande Suite 205 Santa Fe, NM 87508 asj@bio-law.com (505)660-6344
Zoë Nelsen Assistant Head Learner 4157 Walking Rain Road Santa Fe NM 87507 znelsen@montedelsol.org 505-982-5225	
Patricia Matthews School Counsel Matthews Fox, P.C. 1925 Aspen Drive Suite 301 Santa Fe, NM 87505 pmatthews@matthewsfox.com (505) 473-3020	

The Parties may make changes in the address of its contact person by posting the change(s) on its website.

12. **Dispute Resolution:** Disputes arising out of the interpretation of this Contract shall be subject to the dispute resolution process set forth in this section. Disputes arising out of interpretations of state or federal statute, regulation, or policies of a federal entity or a different state entity, Charter revocation, or Charter renewal shall not be subject to this dispute resolution process.

    i. **Notice of Dispute:** Either party shall notify the other party in writing that a dispute exists between them within 30 days from the date the dispute arises. The notice of dispute shall identify the Paragraph of this Contract in dispute, reasons alleged for the dispute and copies of any documentation that supports the complaining party's position. If the dispute is not timely presented to the other party, the party receiving late notice may elect not to enter into mediation.

    ii. **Continuation of Contract Performance:** The School and the Commission agree that the existence and details of a dispute notwithstanding, the Parties shall continue without delay their performance of this Contract, except for any performance that may be directly affected by such dispute.

    iii. **Time limit for response to the notice and cure of the matter in dispute:** Upon

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receipt of a Notice of Dispute, the Chair of the Commission or the Charter Representative of the Charter School shall have 15 days to respond in writing.

a. The written response may:

1. Propose a course of action to cure the dispute;

2. Propose the parties enter into informal discussions to resolve the matter; or

3. Require the parties select a neutral third party to assist in resolving the dispute.

b. If no response is received within 15 days, the Party sending the Notice may invoke the process for selecting a neutral third party to assist in resolving the dispute.

c. If the written response proposed a course action or negotiations to resolve the dispute, the party sending the Notice shall respond within 15 days or receiving the response.

d. At any point in this informal process, either Party may, in writing, invoke the process for selecting a neutral third party to assist in resolving the dispute.

iv. **Selection of a neutral third party to assist in resolving the dispute:**

a. If either Party invokes the process for selecting a neutral third party to assist in resolving the dispute, it shall include in the notice the name of a proposed mediator along with his/her qualifications.

b. If the other Party does not agree to the proposed mediator, it shall identify an alternate mediator along with his/her qualifications within 5 business days.

c. If the other Party does not agree with the alternate designation, it shall give notice within 5 business days.

d. In the event that the Parties cannot agree on a mediator the Parties shall request that the Secretary appoint a mediator. The appointed mediator shall mediate the dispute.

v. **Apportionment of all costs related to the dispute resolution process:** Each Party shall pay one-half of the reasonable fees and expenses of the mediator. All other fees and expenses of each party, including without limitation, the fees and expenses of its counsel, shall be paid by the Party incurring such costs.

vi. **Process for Final Resolution of Dispute:** If settlement of the dispute is not reached through mediation or by agreement of the Parties, the Parties shall submit the matter to the Secretary for resolution.

13. **Non-Availability of Funds:** Every payment obligation of the State under this Charter is conditioned upon the availability of funds continuing to be appropriated or allocated for the payment of such obligations. If funds are not allocated and available for the continuance of this Charter, the Commission may terminate this Charter at the end of the period for which funds are available. No liability shall accrue to the Commission, nor the State, or any of its subdivisions, departments or divisions, in the event this provision is exercised, and neither the

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Commission nor the State shall be obligated or liable for any future payments or for any damages as a result of termination under this paragraph.

14. **Release of Funding:** A School may not receive state equalization funding until a current NMCI determination, certificate of occupancy, and occupancy permit for educational use are provided for each site listed in Section 4.10 (and each site subsequently approved by the New Mexico Public Education Commission). A School may not receive state equalization funding until the Commission has determined that the school has satisfied all conditions imposed by the Commission at initial approval and has demonstrated readiness to operate through completion of the Commission's Implementation Year Checklist. Upon request for renewal, the School may not receive state equalization funding until the Commission has determined that the school has satisfied all conditions imposed by the Commission.

MONTE DEL SOL CHARTER SCHOOL

Executed this 11th day of June 20 20.

By _____
signature

A. Robert Jessen _____ Charter Representative
printed name

NEW MEXICO PUBLIC EDUCATION COMMISSION

Executed this 12th day of June, 2020

By _____
DocuSigned by:
Patricia E. Gipson, Chair of the New Mexico Public Education Commission

New Mexico Public Education Commission
Charter Performance Review and Accountability System

Monte del Sol Charter School
2020-2025

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Introduction

Through charter schools, the Public Education Commission ("PEC") as Chartering Authority seeks to provide families with effective, quality educational options.

The PEC is responsible for setting and implementing chartering policies that are consistent with New Mexico charter school law, charter agreements established with schools, and nationally recognized principles and standards for quality charter authorizing. The PEC, through its authorized representative(s), will carry out the data collection and monitoring activities described in the Performance Review and Accountability System.

The New Mexico Charter Schools Act purpose:

> The Charter Schools Act … is enacted to enable individual schools to structure their educational curriculum to encourage the use of different and innovative teaching methods that are based on reliable research and effective practices or have been replicated successfully in schools with diverse characteristics; to allow the development of different and innovative forms of measuring student learning and achievement; to address the needs of all students, including those determined to be at risk; to create new professional opportunities for teachers, including the opportunity to be responsible for the learning program at the school site; to improve student achievement; to provide parents and students with an educational alternative to create new, innovative and more flexible ways of educating children within the public school system; to encourage parental and community involvement in the public school system; to develop and use site-based budgeting; and to hold charter schools accountable for meeting the department's educational standards and fiscal requirements. (§22-8B-3 NMSA 1978 *et seq*).

Performance Review and Accountability System Objectives

PEC seeks to establish a Performance Review and Accountability System that strikes the appropriate balance between charter school autonomy and chartering authority intervention. The Performance Review and Accountability System is an adaptive tool subject to continuous review and improvement so that the students in New Mexico public charter schools are effectively served.

The PEC invites New Mexico's charter schools to be partners in the development and continuous improvement of this Performance Review and Accountability System.

The PEC is committed to providing clear expectations about charter school performance and chartering authority oversight activities. PEC objectives for charter school performance review and accountability include:

- Provide clarity about the process and timeline for collecting performance framework data
- Streamline data collection and decrease the burden on NM charter schools
- Consider overall school academic performance across a range of different indicators, including optional, unique, school-identified measures for evaluating mission-specific goals
- Ensure all data and evidence can be reliably and accurately collected and measures can be reliably and accurately evaluated
- Establish financial metrics that provide clarity about the financial health of charter schools
- Establish clear policies and procedures for how performance frameworks inform PEC actions and decisions, including a range of interventions that PEC will take in response to charter school under performance
- Provide annual performance reports that are publicly available to families and schools

Annual Performance Review Activities

PEC, through its authorized representative(s), evaluates schools on their ability to achieve academic goals with all students while maintaining financial and organizational health. Annual accountability activities are guided by state and federal compliance requirements as well as clear measures of academic progress that allow for a rigorous, state-aligned, fact-based evaluation of school performance.

Charter School Data Submissions

- Throughout the year, charter schools are required to submit academic, financial, and organizational data to PEC, various PED departments, and other governmental entities.
- Submissions are required for PEC accountability oversight and for compliance with state and federal funding and reporting requirements.
- See Appendix B for a schedule of reports consistently required by the PEC and PED; other reporting may be required if the school is notified by PED, PEC, or other government entities.

Annual School Visits

- PEC's authorized representative(s) conduct annual site visits to all schools to collect data for the performance framework evaluation and provide feedback as technical assistance. Site visits may be differentiated based on school performance, including academic, financial, and organizational performance.
- New school visits are conducted within the first 40 days after new school opening to collect data for the performance framework evaluation and to provide early feedback and intervention as technical assistance, if necessary.
- Renewal visits are conducted during the fall of the charter school's renewal year and provide additional insights to inform PEC charter school renewal decisions, especially for schools not meeting performance expectations.
- Visits can include a combination of any of the following: file audits, classroom observations, a facility review, and staff, board, and student and family interviews.
- See Appendix C for a summary of the School Visit Protocols.

Annual Performance Review

- PEC's authorized representative(s)evaluate all schools against the PEC Performance Framework annually, which is comprised of academic, financial, and organizational performance metrics.
- PEC's authorized representative(s)share initial performance framework feedback and evaluations with charter school boards and administrative leaders for review and feedback.
- PEC, through its authorized representative(s), issues any Notices of Concern or Breach related to annual performance reviews.
- PEC approves and publishes Annual Performance Reports for schools.
- See Appendix A for the current PEC Charter School Performance Framework.

Performance Framework

The PEC Charter School Performance Framework sets the academic, fiscal, and organizational standards by which PEC-authorized public charter schools will be evaluated, informing the PEC and charter school about the school's performance and sustainability. See Appendix A for the current PEC Charter School Performance Framework.

The Performance Framework consists of three separate, free standing frameworks. Performance under these three separate frameworks does not get rolled up into one overall evaluation. No one document necessarily carries more weight than any other.

Academic Framework: The academic framework includes measures that allow the PEC to evaluate the school's academic performance and assess whether the academic program is a success and whether the charter school is implementing its academic program effectively. The framework includes measures to evaluate student proficiency, student academic growth, achievement gaps in both proficiency and growth between student subgroups, and for high schools, post-secondary readiness and graduation rate. The PEC considers increases in student academic achievement for all groups of students as one of the most important factors when determining whether to renew or revoke a school's charter. The framework also includes unique, school-identified measures for evaluating mission-specific goals. These goals must be approved by the PEC to insure quality and rigor of proposed indicators and that the indicators are consistent with the purposes of the Charter Schools Act.

Based on performance across the academic indicators and measures, schools receive an overall academic tier rating that is used by the PEC in annual monitoring and renewal decisions. The academic framework has four rating tiers. Schools in Tier 1 are exceeding PEC performance expectations and are on par with or exceed the highest-performing schools in the state. Schools in Tier 4 are consistently failing to meet academic performance expectations.

Organizational Framework: The Organizational Framework primarily lists the responsibilities and duties that charter schools are required to meet through state and federal laws. The organizational framework is the primary focus of the annual school visit process. It was developed pursuant to the New Mexico Charter Schools Act and includes indicators, criteria statements, and metrics related to schools' educational program, financial management, governing body performance, school environment, and employee and student policies, including compliance with all applicable laws, rules, policies, and terms of the charter contract. For each indicator a school receives one of three ratings: "Meets Standard," "Working to Meet Standard" and "Does Not Meet Standard". Indicator ratings are assigned based on evidence that the school is meeting the criteria statement(s).

Based on performance across the organizational indicators and measures, schools receive an overall organizational rating that is used by the PEC in annual monitoring and renewal decisions. The overall rating will be either "Meets Standard" or "Does Not Meet Standard" based on cumulative performance on the organizational indicators. A school will only receive an overall rating of "Does Not Meet Standard" if the school receives "Does Not Meet Standard" ratings for three more indicators.

Financial Framework: The financial framework is currently being revised to include more effective measures of financial health. When a new financial framework is developed, school reported financial data will be evaluated on a quarterly basis and the Performance Framework will be populated with the most recent data. This internal school data is not final, but will be

used by the PEC as a preliminary evaluation for progress monitoring improvements in financial health and/or act as a flag for potential financial problems or concerns.

A final performance framework will be populated after final audited end-of-year cash amounts are available from the annual external audit. The final framework will be used to evaluate whether the school is meeting financial performance expectations for purposes of annual evaluations and renewal decisions.

The current financial framework requires schools to annually, in August, submit a completed and signed self-reported questionnaire. The questionnaire includes a series of questions about organizational performance as it relates to financial management practices. Several of the questions in the current financial framework are included in the revised organizational framework as indicators.

Intervention Ladder

PEC is responsible for holding charter schools accountable for the performance and legal compliance of charter schools under their authority. To meet this obligation, PEC has adopted an intervention ladder to communicate concerns about academic performance, fiscal soundness or legal, contractual, or policy requirements.

In the absence of evidence to the contrary, all schools are considered to be in ***Good Standing***. Schools in good standing are expected to participate in routine annual accountability activities and maintain open communication with PEC and its authorized representative(s).

Notice of Concern

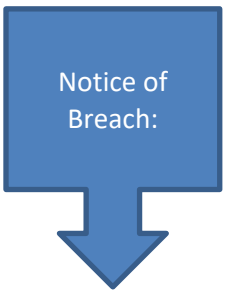
Schools may receive a **Notice of Concern** if the PEC and/or its authorized representative receives a verified complaint of significant concern, or if the annual performance review or site visit identifies significant questions or concerns about academic, financial, or organizational performance; such as a Tier 4 rating on the academic framework or a finding of "not meeting expectations" on an organizational indicator. PEC's authorized representative(s) will communicate with school leaders, parents, and any other necessary stakeholders to verify complaints.

PEC will issue a Notice of Concern at a properly noticed public meeting. PEC's authorized representative(s) shall provide schools notice that they will be appearing on the PEC's agenda for the purposes of issuing a Notice of Concern at least 10 days prior to the meeting. As part of issuing a Notice of Concern, the PEC will establish expected outcomes and deadlines[1] that must be met by the school. The deadline established for correction shall be no less than 10 days including holidays and weekends, unless the matter is an emergency matter[2] in which case the deadline shall be no less than 72 hours.

Upon remedying the concern and complying with the expectations established by the PEC, the school returns to ***Good Standing***. If the PEC's expectations and deadlines are not met, the school progresses to the next level of the intervention ladder.

Notice of Breach

A school can receive a **Notice of Breach** if it fails to correct a Notice of Concern or for certain violations of law that are serious enough to justify a heightened initial response.



PEC will issue a Notice of Breach at a properly noticed public meeting. PEC's authorized representative(s) shall provide schools notice that they will be appearing on the PEC's agenda for the purposes of issuing a Notice of Breach at least 10 days prior to the meeting. As part of issuing a Notice of Breach, the PEC will establish expected outcomes and deadlines[1] that must be met by the school. The deadline established for correction shall be no less than 10 days including holidays and weekends, unless the matter is an emergency matter[2] in which case the deadline shall be no less than 72 hours.

Once a Notice of Breach is issued, schools are required to submit a Corrective Action Plan (financial or organizational performance) or an Improvement Plan (academic performance) that details the actions and timeline that the schools will implement to

[1] Deadlines will vary depending on the urgency of the matter and the amount of time it takes to reasonably cure the concern.

[2] An "emergency" refers to unforeseen circumstances that, if not addressed immediately by the public body, will likely result in injury or damage to persons or property or substantial financial loss to the public body

correct the breach. PEC's authorized representatives will monitor the school's implementation of Corrective Action and Improvement Plans, and regularly update PEC on progress. Once the school has met the Notice of Breach requirements, they return to ***Good Standing***. Repeated Notices of Concern or Breach may lead to increased oversight, including additional annual site visits or regular phone calls to discuss key performance indicators.

Revocation Review

Failure to meet the requirements specified in the Notice of Breach, or certain violations of law that are serious enough to justify an initial heightened response, will result in a charter school **Revocation Review**. Schools may also be subject to the Revocation Review if they receive more than one Notice of Breach in the same school year.

Revocation Review

PEC will issue a Notice of Revocation Review at a properly noticed public meeting. Unless impractical, PEC's authorized representative(s) shall provide schools notice that they will be appearing on the PEC's agenda for the purposes of issuing a Notice of Revocation Review at least 10 days prior to the meeting. As part of issuing a Notice of Revocation Review, the PEC will establish the actions to be taken by its authorized representative(s) and a deadline for the school to respond to the prospect of revocation. The actions of the PEC's authorized representative may include additional visits to the school, an in-depth audit to assess the school's educational program, and/or financial and organizational health, or other actions appropriate to determine if a revocation hearing is appropriate.

Findings from the revocation review will be presented to the PEC at a properly noticed public meeting, at which will determine whether to issue a Notice of Intent to Revoke, which sends the school into revocation proceedings. In lieu of a Notice of Intent to Revoke, the PEC may decide to grant a Notice of Breach, or a revised Notice of Breach. A revised Notice of Breach will allow a school more time to achieve expected outcomes established in an initial Notice of Breach or adjust the expected outcomes initially established by the PEC.

In extraordinary circumstances, the PEC may forgo the process outlined above and may, with proper statutory notice, consider whether to hold a revocation hearing or hold a revocation hearing.

The table on the following page provides examples regarding triggers and evidence, and actions and consequences; however, the table shall not be considered exclusive.

Intervention Status	Triggers/Evidence	Actions/Consequences
Notice of Concern	• Failure to meet performance standards represented in the performance framework. • Receipt of verified complaint of significant concern. • Evidence of not meeting performance expectations through routine monitoring or school visit. • Failure to comply with terms of the charter.	• Appearance before the Public Education Commission at public meeting. • Letter to school leader and governing board detailing areas of concern and specific outcomes and timeline for correcting the performance gap.
Notice of Breach	• Failure to meet objectives identified in a Notice of Concern. • Evidence of material or significant failure to comply with applicable laws. • Actions or operational deficiencies that may endanger the well-being of students and/or staff, or negatively impact the viability of the school.	• Appearance before the Public Education Commission at public meeting. • Letter to school leader and governing board giving notification of breach and outlining additional terms of oversight and monitoring. • School develops, submits, and implements a Corrective Action or Improvement Plan with specific improvements, objectives, timelines, and measures that results in correction of the breach. • PEC, through authorized representative(s), monitors implementation of Corrective Action or Improvement Plan.
Revocation Review	• Failure to successfully meet the terms of the Corrective Action or Improvement Plan. • Repeated failure to meet the material terms of the charter agreement. • Illegal behavior, fraud, misappropriation of funds. • Extended pattern of failure to meet performance expectations set forth in the charter agreement. • Repeated failure to comply with applicable law.	• Appearance before the Public Education Commission at public meeting. • The PEC's authorized representative(s) may conduct additional site visits to the school and/or conduct an in-depth audit to assess the school's educational program, and/or financial and organizational health. • The PEC's authorized representative(s) review and preparation of recommendation to revoke, or not to revoke, the charter. • PEC reviews recommendations and makes decision to commence or not commence revocation proceedings.

Charter Renewal

As part of renewal consideration, PEC will consider a schools' annual school performance, school visit reports, information contained in the school's renewal application, and other relevant information in their decisions. Renewal decisions are based on the statutory standards in Section 22-8B-12(K) New Mexico Statutes Annotated.

After the final performance evaluation is completed for each year of its contract, a school will receive notice of whether it is on track for a renewal recommendation for 1) expedited renewal, 2) full renewal, 3) renewal with conditions, or 4) non-renewal. When the school has two years remaining on its contract term, the PEC's authorized representative(s) will provide the school with a Preliminary Notification of Renewal Profile. These notices are based on the school's performance profile over the contract term and the renewal performance profiles on page 11 of this Charter Performance Review and Accountability System. The PEC expects that schools will use these notices to both take action to respond to the potential renewal action by improving performance, as necessary, and to prepare and submit a response to the potential renewal action.

After final school performance data is released for the year prior to the school's renewal year, the school will receive a final notice of its renewal profile. Schools that have an Expedited Renewal Profile will have limited submission requirements and a limited site visit.

Renewal Decision Criteria

PEC decisions on charter school renewal will be based on an analysis of the following questions:

1. Is the school an academic success or making progress toward academic success? (Academic Framework)
2. Is the school an effective, viable organization? (Organizational Framework)
3. Is the school fiscally sound? (Financial Framework)

Staff providing support to the PEC will develop renewal recommendations based on the cumulative performance of the charter school over the contract term. The PEC will consider the following sources of evidence for renewal decisions, including any additional factors highlighted in the charter school renewal application.

Renewal Evidence Sources

- Annual performance reports, which constitute a report on the status in relation to meeting the academic performance, financial compliance and governance responsibilities of the charter school, including achieving the goals, objectives, student performance outcomes, state standards of excellence and other terms of the charter contract, including the accountability requirements set forth in the Assessment and Accountability Act;
- School developed reports, for schools not meeting the above standards, on the progress toward meeting the established standards;
- Evidence gathered that confirms or does not confirm the school developed reports identified above;
- A financial statement that discloses the costs of administration, instruction and other spending categories for the charter school that is understandable to the general public, that allows comparison of costs to other schools or comparable organizations and that is in a format required by the department;
- Petitions of support; and
- Facility assurances.

Renewal Outcomes

Staff providing support to the PEC will recommend one of four renewal outcomes (profiles) for PEC to consider. Although renewal recommendations will be guided by the performance profiles described below, the PEC has ultimate authority to make any renewal decision that is consistent with New Mexico charter school law.

Renewal Decision	Renewal Performance Profile[3]	Renewal Terms
Expedited Renewal[4]	**Academic** • Maintain Tier 1 or 2 rating for previous four years of the charter contract **Organizational / Financial** • Meet Expectations for previous four years of the charter contract	Five-year term with no additional conditions outside normal charter contract; streamlined renewal application and review process
Full Renewal[5]	**Academic** • Earn no Tier 4 ratings within the past three years, and • Either: o Maintain Tier 1 or 2 rating for at least three of past four years, or o Demonstrate consistently improving Tier rating over the last 3 years **Organizational / Financial** • Meet Expectations for the last two years, or • Meet Expectations for at least three of past four years	Five-year term with no additional conditions outside normal charter contract
Renewal with conditions[6]	**Academic** • Earn Tier 4 performance rating for two or more years during the last four years but not in both of the last two years, or • Earn Tier 3 or 4 rating for three of the past four years, or • Earn two or more Tier 3 or 4 ratings and demonstrate declines in Tier rating in any of the last two years **Organizational / Financial** • Earn "did not meet" expectations for two or more years including one of the last two years	Three- or five-year renewal term with defined goals for school improvement on academic, organizational, and/or financial frameworks
Non-Renewal[7]	**Academic** • Earn Tier 4 performance rating for past two years, or • Earn Tier 4 performance rating for three or more years during the last four years including the most recent **Organizational / Financial** • Earn "did not meet" expectations for three or more years during the last four years including the most recent year	Recommendation for non-renewal

[3] PEC renewal decisions will be guided by performance profiles, but PEC has ultimate authority to make any renewal decision that is consistent with New Mexico charter school law.

[4] When considering schools currently in a contract with a term of less than 5 years, the expedited renewal profile criteria are 1) Maintain Tier 1 academic rating for the contract term, and 2) maintain Meets Expectations for organizational and financial performance for the contract term.

[5] When considering schools currently in a contract with a term of less than 5 years, the full renewal profile criteria are 1) in the academic framework either a) demonstrate a consistently improving Tier rating over the term of the contract or b) maintain at least Tier 2 rating for the contract term, and 2) earn Meets Expectations for organizational and financial performance for the year prior to the renewal year.

[6] When considering schools currently in a contract with a term of less than 5 years, the conditional renewal profile is for schools that do not fall into any other renewal profile.

[7] When considering schools currently in a contract with a term of less than 5 years, the non-renewal profile 1) earned a Tier 4 academic performance rating for the year prior to the renewal year or 2) earn Does Not Meet Expectations for organizational or financial performance for the year prior to the renewal year.

Renewal Process Steps

Renewal Process Steps	Timing (Final Year of Charter Contract)
Final Notice of Renewal Profile	Summer – After School Performance Data Released
Renewal Application by the School	**Options:** August 1, September 1, or October 1
Renewal Site Visit	**Dependent on submission date:** August, September, or October
Additional Requests for Information	As needed
Final Renewal Report	**At least 5 days before PEC Vote**
PEC Renewal Vote	**Dependent on submission date:** October, November, or December
New Contract Negotiation	Spring

Annual Performance Evaluations

After the final performance evaluation is completed for each year of its contract, a school will receive notice of whether it is on track for a renewal recommendation for 1) expedited renewal, 2) full renewal, 3) renewal with conditions, or 4) non-renewal. At least one year prior to the date the school will apply for renewal, the PEC's authorized representative(s) will provide the school with a Preliminary Notification of Renewal Profile. These notices are based on the school's performance profile over the contract term and the renewal performance profiles on page 11 of this Charter Performance Review and Accountability System. The PEC expects that schools will use these notices to both take action to respond to the potential renewal action by improving performance, as necessary, and to prepare and submit a response to the potential renewal action.

After final school performance data is released for the year prior to the school's renewal year, the school will receive a final notice of its renewal profile. Schools that have an Expedited Renewal Profile will have limited submission requirements and a limited site visit.

Renewal Profile

The first stage of the formal renewal process is the preparation by the PEC's authorized representative(s) of school-specific renewal profiles. The Renewal Profiles are based on the record of the charter school's academic, financial and organizational performance as reported in their ***Annual Performance Reports*** and in alignment with any prior renewal or approval conditions. Renewal Profiles will be provided to the school in the late summer of the final year of the school's charter term. The profiles are based on evidence collected over the contract term and publicly available information. Schools eligible for expedited renewal will be identified during this phase. At this time in the process, all schools will be aware of the performance profile and thus the renewal recommendations from the staff supporting the PEC. The renewal application will provide the school an opportunity to submit and prepare a response to the potential renewal action.

Renewal Application by the School

The Renewal Application provides schools the opportunity to provide an overview of school progress and a response to the potential renewal action, if performance expectations have not been met during the contract term. It is the goal of the Commission, to the extent possible, to decrease the burden from the preparation of the Renewal Application.

Schools eligible for expedited renewal will not be required to submit some sections of the renewal

application. Annually, the Public Education Commission reviews and, as necessary, revises the renewal application. The current renewal application is available on the PEC website.

Renewal Site Visit

The PEC's authorized representatives will conduct at least one Renewal Site Visit during the renewal process. The purpose of the Renewal Site Visit is to test, verify and/or supplement the information provided in the school's Renewal Application. The information obtained through the Renewal Visit will be considered with all other evidence at the time of the renewal decision by the PEC. Appendix C provides more detailed information regarding site visits.

Schools eligible for expedited renewal may be eligible to receive a site visit that utilizes a modified protocol focused on gathering community feedback and verifying any outstanding performance corrections. Site visits will also be used to investigate any significant concerns that may arise during the renewal period.

Additional Requests for Information

At any time during the renewal process, the PEC and/or its authorized representatives may request additional information from the school in an effort to fully inform the renewal decision.

Final Renewal Report

Staff supporting the PEC will prepare a renewal report once all renewal review activities are completed. The report will be provided to the school at least 5 days before the matter is put to a vote by the PEC so that the school has a final opportunity to prepare and submit a response to the information in the report.

PEC Renewal Vote

The PEC reviews and votes on each Renewal at a properly noticed public meeting. The public may offer comments to the PEC during the public participation section of PEC meeting regarding each renewal. After each decision, the PEC issues a written notice to the school detailing the renewal decision.

New Contract Negotiation

When renewal is granted by the PEC, the PEC, directly or through its authorized representatives, and the school negotiate a contract for the new term. The contract negotiation will address the school mission, any material terms that limit charter activities (e.g., enrollment cap, grade levels) or material terms that establish explicit program requirements (e.g., STEAM, PBL, vocational education). The contract negotiation shall also include additional rigorous, valid and reliable mission specific indicators, which may not to be duplicative of required state assessments but must measure achievement of the school's specific mission.

Expedited Renewal

Schools that have maintained a Tier 1 or 2 rating for previous four years of the charter contract and earned a "met expectations" rating on the organizational and financial frameworks for the previous four years are eligible for an ***expedited renewal process***. The expedited process will include all of the renewal activities described above, but will include a modified renewal application and a condensed renewal site visit as appropriate.

Appendix A: Academic, Organizational, and Financial Framework

ACADEMIC PERFORMANCE FRAMEWORK

The Academic Performance Framework answers the evaluative question: Is the academic program a success? The framework includes indicators and measures that allow the PEC to evaluate the school's academic performance and was developed pursuant to the New Mexico Charter Schools Act. This section includes indicators, measures and metrics for student academic performance; student academic growth; achievement gaps in both proficiency and growth between student subgroups; and graduation rate and post-secondary readiness measures for high schools. (Section 22-8B-9.1.A. (1-3, 6, 7) NMSA 1978).

The Academic Performance Framework includes three indicators, with several required measures, and allows for the inclusion of additional rigorous, valid and reliable indicators proposed by the school to augment external evaluations of school performance.

Description of Academic Framework Indicators and Measures

<table>
<tr><td colspan="2">Indicator 1: Components from NM System of School Support and Accountability. The PEC considers charter school performance on each of the components of the NM System of School Support and Accountability.</td><td colspan="2">Points</td></tr>
<tr><td>Measure</td><td>Description</td><td>Elem</td><td>High</td></tr>
<tr><td>1.1 Math and Reading Proficiency</td><td>Math and Reading Proficiency is the percentage of students who are proficient on state assessments in math and reading.</td><td>30</td><td>25</td></tr>
<tr><td>1.2 English Learner Progress Toward English Language Proficiency</td><td>English learner progress toward English language proficiency is measured by the WIDA ACCESS assessment given annually to students identified as English learners.</td><td>10</td><td>5</td></tr>
<tr><td>1.3 Science Proficiency</td><td>Science proficiency is the percentage of students who are proficient on state assessments in science.</td><td>5</td><td>5</td></tr>
<tr><td>1.4 Growth of Highest-Performing Students (Q4)</td><td rowspan="3">These growth measures are calculated separately for three student subgroups. The three student subgroups are the lowest-performing students (lowest 25%), the middle-performing students (middle 50%) and the highest-performing students (highest 25%).</td><td>5</td><td>5</td></tr>
<tr><td>1.5 Growth of Middle performing students (Q2/3)</td><td>10</td><td>10</td></tr>
<tr><td>1.6 Growth of Lowest-Performing Students (Q1)</td><td>25</td><td>15</td></tr>
<tr><td>1.7 Graduation Rate</td><td>The graduation measure includes 4-year, 5-year, and 6-year cohort graduation rates.

Graduation rates are one-year lagged. Meaning, rates that are published in the school report are for the cohort that graduated by August 1 of the prior year. Students are expected to graduate in four years, however rates are calculated for 5- and 6- year graduates. Calculation of 4-year, 5-year, and 6-year cohort graduation rates uses the Shared Accountability method, which gives each school in</td><td>N/A</td><td>10

5 for 4 year,
3 for 5 year,
and
2 for 6 year</td></tr>
</table>

	which the student was enrolled in high school proportional credit for their timely or lack of timely graduation. For schools that qualify as SAM schools, an auxiliary graduation rate is computed using a senior completer method which includes only 12th grade students who are not members of the 4-year cohort.		
1.8 Growth in 4-year Graduation Rate	Improvement in the 4-year graduation rate is based on the slope of the 4-year graduation rates for the past three years. For schools that have a 4-year graduation rate that is over 90%, all points are awarded for graduation growth.	N/A	5
1.9 Career and College Readiness	College and Career Readiness (CCR) scores are determined by the percentage of the prior year 4-year graduation cohort members (this indicator is also are one-year lagged) who show evidence of participating in college or career preparation, along with the proportion of those students meeting a benchmark. This indicator is also calculated using the shared accountability model. High school students are expected to participate in at least one college or career readiness program: 1) College entrance exams (Accuplacer, ACT, ACT Aspire, Compass, PLAN, PSAT, SAT, or SAT Subject Test); 2) Evidence that the student can pass a college-level course (Advanced Placement, Dual Credit, or IB); or 3) Eligibility for an industry-recognized certification (Career Technical Education). Points are given separately for students' participation and for their success in achieving targets. SAM schools are allowed use of additional indicators including ASVAB, WorkKeys, and TABE.	N/A	10
1.10 Chronic Absenteeism	Schools earn points based on the percentage of students who were not chronically absent. A chronically absent student is one who was absent from school for any reason for at least 10 percent of the days enrolled.	5	5
1.11 Educational Climate Survey, Multicultural Initiatives, and Socio-emotional Learning (SEL)	The Educational Climate survey measures the extent to which classroom teachers demonstrate instructional practices known to facilitate student learning. Students answer survey questions on topics such as classroom teaching and expectations of students.	10	5

Indicator 2: Subgroup Performance Subgroup measures are based on the school's relative performance (statewide percentile rank) compared to all NM public schools serving the same grades. Points assigned for each subgroup are averaged to calculate overall points for measures 2.1, 2.2, and 2.3.		Points	
Measure	Description	Elem	High
2.1 Subgroup Growth of Highest- Performing Students (Q4)	Students are compared to all students statewide serving the same grade levels, based on the Growth results calculated by NM PED for Q4 students.	25	25

2.2 Subgroup Growth of Middle- Performing Students (Q2/3)	Schools are compared to all students statewide serving the same grade levels, based on the Growth results calculated by NM PED for Q2/3 students.	25	25
2.3 Subgroup Growth of Lowest- Performing Students (Q1)	Schools are compared to all students statewide serving the same grade levels, based on Growth results calculated by NM PED for Q1 students.	25	25
2.4 Subgroup Proficiency	Students are compared to all students statewide serving the same grade levels, based on subgroup proficiency rates for all eligible subgroups.	25	25

Indicator 3: School-Specific Goals The performance framework allows for the inclusion of additional rigorous, valid and reliable indicators (as determined by the PEC) proposed by a charter school to augment external evaluations of its performance. *(1978 NMSA§22-8B-9.1(C).)*		Points	
Measure	Description	Elem	High
School identified Mission Specific Goals, not to exceed two goals.	Charter schools shall propose mission-specific goals that are specific, measurable and rigorous, School-proposed goals are subject to approval by the PEC and are incorporated into charter contracts. Not more than two goals will be used. The goals must appear on the NM Spotlight Dashboard to be measurable as a SMART goal. *PEC guidance for setting school goals:* Use a SMART goal format (Specific, Measureable, Achievable, Relevant, and Time-bound) Include metrics and measures using the following criteria: "Exceeds standards," "Meets standards," "Does not meet standards," and "Falls far below standards." Set goals that *augment external evaluations of school performance* and do not duplicate existing framework measures. Goals must be able to be documented and supported using objective, verifiable evidence of results. Mission specific goals must be distinct from ESSA indicators 1 and 2 If using additional assessments: Proficiency and growth targets must be distinct and measured separately. Assessments need to be rigorous and reliable. The data will need to be reported on the NM Spotlight Dashboard, in a format useable by PED. Additional assessments must be aligned to school mission. Reading and math goals are already included within indicators 1 and 2. If two goals are included, the score on this measure will be the average of the two ratings. There are four rating categories: Exceeds = 100 pts Meets = 75 pts Does not meet = 25 pts Falls far below = 0 pts	100	100

Mission Specific Goal for Monte del Sol Charter School

Goal: 60-74% of Monte del Sol students in grades 7-8, enrolled on both the 40th and 120th day, will successfully complete a mission portfolio with a passing grade, based on the portfolio rubric, and 75-84% of Monte del Sol students in grades 9-12, enrolled on both the 40th and 120th day, will successfully complete a mission portfolio, formal presentation, and reflection with a passing grade, based on the portfolio rubric, with at least 10% of students achieving a 'Pass with Distinction'.

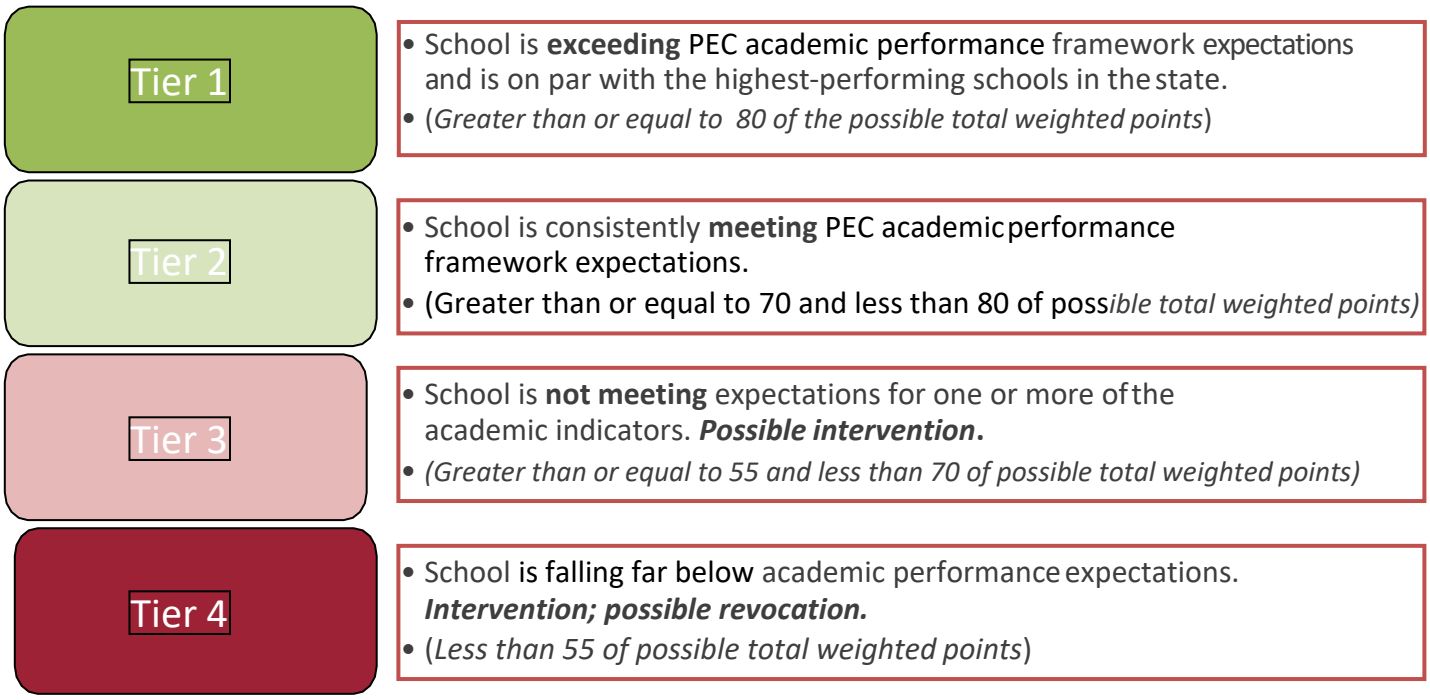
Measure Rating Category	Description of Target for this Performance Level	Points Assigned
Exceeds Standard	75% or more of Monte del Sol students in grades 7-8, enrolled on both the 40th and 120th day, will successfully complete a mission portfolio with a passing grade, based on the portfolio rubric, and 85% or more of Monte del Sol students in grades 9-12, enrolled on both the 40th and 120th day, will successfully complete a mission portfolio, formal presentation, and reflection with a passing grade, based on the portfolio rubric, with at least 10% of students achieving a 'Pass with Distinction'.	100
Meets Standard	60-74% of Monte del Sol students in grades 7-8, enrolled on both the 40th and 120th day, will successfully complete a mission portfolio with a passing grade, based on the portfolio rubric, and 75-84% of Monte del Sol students in grades 9-12, enrolled on both the 40th and 120th day, will successfully complete a mission portfolio, formal presentation, and reflection with a passing grade, based on the portfolio rubric, with at least 10% of students achieving a 'Pass with Distinction'.	75
Does Not Meet Standard	50-59% of Monte del Sol students in grades 7-8, enrolled on both the 40th and 120th day, will successfully complete a mission portfolio with a passing grade, based on the portfolio rubric, and 60-74% of Monte del Sol students in grades 9-12, enrolled on both the 40th and 120th day, will successfully complete a mission portfolio, formal presentation, and reflection with a passing grade, based on the portfolio rubric, with at least 10% of students achieving a 'Pass with Distinction'.	25
Falls Far Below Standard	Less than 50% of Monte del Sol students in grades 7-8, enrolled on both the 40th and 120th day, will successfully complete a mission portfolio with a passing grade, based on the portfolio rubric, and Less than 60% of Monte del Sol students in grades 9-12, enrolled on both the 40th and 120th day, will successfully complete a mission portfolio, formal presentation, and reflection with a passing grade, based on the portfolio rubric, with at least 10% of students achieving a 'Pass with Distinction'.	0

Summary of Indicator Rating System and Assigned Points

Schools receive up to 100 points for each academic measure. The average weighted points across the framework are used to assign the overall rating (tier).

Indicators	Description	Assigned Points	Total Weight?	
			Elem	High
Indicator 1: Components from NM System of School Support and Accountability	The PEC considers charter school performance on each of the components of the NM PED ESSA Plan	The school earns points equal to the school's overall index score from the New Mexico System of School Support and Accountability. (1-100 pts)	35%	37.5%
Indicator 2: Subgroup Performance	Subgroup measures are based on the school's relative performance (statewide percentile rank) compared to all NM public schools serving the same grades.	Points assigned for each subgroup are averaged to calculate overall points for measures 2.1, 2.2, 2.3, and 2.4. (1-100 points)	30%	25%
Indicator 3 Mission Specific Goals	Charter schools shall include **mission-specific goals** that are Specific, Measurable, Achievable, Relevant and Time-bound.	Points are assigned based on the average of the ratings (if there are two goals) for the goals listed in Indicator 3. (0-100 points)	35%	37.5%

Based on performance across the academic indicators and measures, schools receive an overall academic tier rating that is used by the PEC in annual monitoring and renewal decisions.



ORGANIZATIONAL PERFORMANCE FRAMEWORK

The Organizational Framework primarily lists the responsibilities and duties that charter schools are required to meet through state and federal laws. It was developed pursuant to the New Mexico Charter Schools Act and includes indicators, criteria statements, and metrics related to schools' educational program, financial management, governing body performance, school environment, and employee and student policies, including compliance with all applicable laws, rules and terms of the charter contract (Section 22-8B-9.1A (4, 5, 9) NMSA 1978).

> NACSA Principles & Standards (2012) states that,
>
> "A Quality Authorizer implements an accountability system that effectively streamlines federal, state, and local…compliance requirements while protecting schools' legally entitled autonomy and minimizing schools' administrative and reporting burdens" (p. 16).

The organizational framework is the primary focus of the annual school visit process. The framework is structured into five categories of information. Each category has multiple ***indicators*** and each indicator includes one or more ***criteria statements*** that serve as the metric for evaluating organizational performance.

For each indicator a school receives one of three ratings: "Meets Standard," "Working to Meet Standard" and "Does Not Meet Standard" which are defined below. Indicator ratings are assigned based on evidence that the school is meeting the criteria statement(s).

***Meets Standard*:**
The school meets the standard if it satisfies each of the criteria statements described for the indicator OR if the authorizer currently has no evidence or information to indicate the school does not meet the criteria statements.

Working to Meet Standard:
There is evidence to indicate the school does not, or at some point in the school year did not, satisfy the criteria statements described for the indicator AND within 30 days after receiving a notification of non-compliance, the school submitted evidence to demonstrate immediate correction of any outstanding matters AND submitted a corrective action plan to prevent future occurrences of the same concern.

Does Not Meet Standard:
There is evidence to indicate the school does not, or at some point in the school year did not, meet the criteria statements described for the indicator and the school failed to submit evidence of correction and/or a corrective action plan within 30 days of notification OR the school failed to implement the corrective action plan OR the non-compliance is repeated from the prior evaluation.

Schools receive an overall organizational performance rating of either "Meets Standard" or "Does Not Meet Standard". If a school receives "Does Not Meet Standard" ratings for three more indicators, the school will receive an overall organizational framework rating of "Does Not Meet Standard". Fewer than three such ratings will result in an overall rating of "Meets Standard." In addition, if a school receives a "Does Not Meet Standard", on any indicator, CSD and PEC may conduct a closer review the following year on that indicator, and/or the PEC may require the school to submit a corrective action plan in order to specify actions and a timeline to correct the performance deficiency.

Topics and Indicators	Criteria Statements[8]	Component of Site Visit Evaluation?
1. EDUCATIONAL PROGRAM REQUIRMENTS		
1.a. Is the school implementing the material terms of the approved charter application as defined in the Charter Contract?	• School's mission is being implemented. *Article VIII. Section 8.01.(a)(ii)* • The school has documentation/evidence that it is implementing its educational programs. *Article VIII. Section 8.01.(a)(iii)* • The school has documentation that demonstrates that it is implementing its parent, teacher and student-focused terms. *Article VIII. Section 8.01.(a)(iv), (v), (vi)* • The school stays within its enrollment cap at all times and serves only the approved grade levels. *Article VIII. Section 8.01.(a)(i) and (vii)*	YES
1.b. Does the school comply with state and contractual assessment requirements?	• The school administers all required state assessments, including but not limited to: *NMSA 22-2C-4(E)* - Grade level math and reading assessments - Subject based end of course exams - Early childhood assessments - English Learner screening and progress monitoring assessments - National performance assessments, when selected, and - Language assessments for bi-lingual programs. • The school administers all required contractual assessments (specified in contract/performance framework that are still applicable). • The school ensures assessment accommodations are properly administered to all eligible students. • The school complies with assessment training requirements: *NMAC 6.10.7.8 and 9* - Has an identified District Test Coordinator (DTC) - DTC attends all required trainings, and - DTC annually provides training for all district personnel involved in test administration, preparation, and security.	NO
1.c. Is the school protecting the rights of students	• The school is in 100% compliance with the Special Education Bureau identified indicators. (*34 CFR § 300.600 (a)(2) and Subsection F of 6.31.2.9 NMAC.)*	NO

[8] Criteria statements noted in blue will be evaluated during the site visit. Criteria statements in green will be evaluated using information from PED bureaus, or otherwise available. Criteria statements in red will be evaluated using complaints. Criteria statements in black require the school to report data.

Topics and Indicators	Criteria Statements[8]	Component of Site Visit Evaluation?
with special needs? *(Note: These provisions include only students with disabilities.)*	• The school has **not** been the subject of a due process hearing that resulted in a finding of noncompliance during the current school year. • The school has **not** been cited for noncompliance with applicable federal and state special education rules and regulations as the result of a state-level parental complaint during the current school year. • The school is in compliance with all terms of any corrective action plan that resulted from a state-level complaint. • The school has received no OCR complaints determined to be valid and demonstrate a students' rights were violated. (*NMSA 22-8B-4)*	
1.d. Is the school protecting the rights of English Learner students?	• The school has no complaints that have been evaluated and found to be valid complaints that indicate an EL student's or families' rights have been violated. (*NMSA 22-8B-4 (A))* • The school does not have a major discrepancy (>5%) between ELs identified and assessed as monitored by the Language and Culture Bureau, or is able to provide appropriate documentation and explanation for such a discrepancy. • All EL students must be provided services as evidenced by STARS data reporting for services coded as 1062 (ESL) or 1063 (ELA/ELD), or must by coded as a parent refusal and have documentation to support the refusal as monitored by the Language and Culture Bureau. • The school has received no OCR complaints determined to be valid that demonstrate a students' rights were violated. (*NMSA 22-8B-4)*	NO
1.e. Does the school comply with federal and state grant program requirements?	• Annually the school meets program requirements for all PED and federal grant programs it implements. (e.g., Perkins, K-3 plus, truancy coaches, 4RFuture, Title funding, etc.) • The school is responsive to findings of non-compliance in accordance with deadlines.	NO
1.f. Does the school implement an Educational Plan for Student Success (NMDASH)?	• The school has an active core team engaged in the DASH process. • The school is implementing their annual and 90-day plans, as evaluated through reviewing evidence and school/adult actions during the site visit. *Only applicable for schools rated as Tier 3 or Tier 4 on the Academic Performance Framework evaluation or meeting criteria to be identified as TSI, CSI, or MRI or schools that are required to implement an NMDASH plan by a PEC Corrective Action Plan.*	YES

Topics and Indicators	Criteria Statements[8]	Component of Site Visit Evaluation?
2. FINANCIAL MANAGEMENT AND OVERSIGHT		
2.a. Is the school meeting financial reporting and compliance requirements?	• The school submits all budget request documents and budget approval documents to the PED according to PED's established deadlines. (*NMSA 22-8-6.1 and 10.*) • The school submits quarterly (or monthly) reports according to PEDs established deadlines and without frequent, repeated errors. All required reports are posted to the school's website. (*NMSA 22-8-6.1 and 10)* • The school submits an Audit CAP to the PED Audit Bureau within 30 days of the release of the audit. The school responds to all requests by the PED Audit Bureau regarding the CAP in accordance with deadlines. • The school, if subject to a T&E audit, has no more than a .06 difference in reported and audited T&E.	NO
2.b. Is the school following Generally Accepted Accounting Principles?	• The school received an unmodified audit opinion for the last audit. • The school's last audit opinion is devoid of significant findings, material weaknesses, significant internal control weaknesses, or findings related to waste, fraud, or abuse.	NO
2.c. Is the school responsive to audit findings?	• The school's last audit is devoid of any multi-year repeat findings. • School implements Audit CAP as submitted, as evaluated through reviewing evidence and school/adult actions during the site visit.	YES
2.d. Is the school managing grant funds responsibly?	• The school submits, at a minimum, RfRs to the PED on a monthly basis. • The school expends at least 99% of grant funds for all accounts without reversion and submits expenditures that are allowable with at least 90% aligned to the specific categories in the grant application budget	NO
2.e. Is the school adequately staffed to ensure proper fiscal management?	• The school has a licensed business manager at all times during the school year; and demonstrates stability in this position (no more than 1 change within a year). • The school has a certified State Procurement Officer and all changes are reported to the State Purchasing Agent in accordance with deadlines. (*NMSA 13-1-95.2)* • The governing council's audit committee and finance subcommittee are properly constituted and meet as required. (*NMSA 22-8-12.3)*	NO

Topics and Indicators	Criteria Statements[8]	Component of Site Visit Evaluation?
2.f. Is the school meeting their obligations timely and with appropriate internal controls?	• Bills, invoices, or other liabilities are paid in a timely fashion and the accounts payable transaction cycle meets standards for internal controls	
3. GOVERNANCE AND REPORTING		
3.a. Is the school complying with governance requirements?	• The governing body meets membership requirements: *NMSA 22-8B-4; PEC policy* o Maintains at least 5 members o Complies with governance change policy o Notifies PEC of board membership changes within 30 days, with complete documentation, and o Fills all vacancies within 45 days, or 75 days, if extension is requested by school. • All members of the governing body complete all training requirements in accordance with established deadlines. *(NMAC 6.80.5.8 and 9)* • The school's governing council independently oversees the school's finances according to law • Governing council policies and procedures, minutes or other documents ensure that required financial reports are being presented to the governing council on a monthly basis • The governing council demonstrates in board meetings that it is analyzing the financial position of the school • The charter school maintains a Board of Finance or has the capabilities to have a Board of Finance, and maintained the Board of Finance during the contract term • The governing body has not received any OMA complaints (by the AG's office) that were evaluated and found to be verified complaints of OMA violations. (*NMSA 10-15-1 and 3)*	NO
3.b. Is the school complying with nepotism and conflict of interest requirements?	• The school is free of nepotism concerns regarding the governing board and demonstrates compliance with nepotism statute and the school's own nepotism policy, as verified through file reviews on the site visit or when otherwise necessary. • The school is free of conflict of interest concerns and demonstrates compliance with conflict of interest statute and the school's own conflict of interest policy, as verified through site visit file reviews or when otherwise necessary.	YES

Topics and Indicators	Criteria Statements[8]	Component of Site Visit Evaluation?
3.c. Is the school meeting reporting requirements?	• The school complies with reporting deadlines from the PED, PEC, and other state agencies.	NO
4. STUDENTS AND EMPLOYEES		
4.a. Is the school protecting the rights of all students?	• The school has received no complaints determined to be valid that demonstrate the school's lottery, admission, and enrollment practices are unfair, discriminatory, or legally non-compliant and a review of lottery, admission, and enrollment policies demonstrates compliance with legal requirements. (*Contract Section 8.03 (a)-(e))* • The school has received no complaints determined to be valid that demonstrate the school's discipline hearings and practices are not conducted in accordance with law and due process. (*NMAC 6.11.2. 1, et seq.)* • The school has received no complaints determined to be valid that demonstrate the school fails to respect students' privacy, civil rights, and constitutional rights, including the First Amendment protections and the Establishment Clause restrictions prohibiting schools from engaging in religious instruction. • The school has received no complaints determined to be valid that demonstrate the school fails to comply with the requirements of the McKinney Vento Act and protects the rights of students in the foster care system. • The PED has no information to indicate that the school does not have a board-approved complaint policy and dispute resolution process per 6.10.3D NMAC	NO
4.b. Does the school meet attendance, retention, and recurrent enrollment goals for students?	• The school meets the 95% average daily attendance goal, or is able to demonstrate successful efforts to improve attendance among student body. • The school maintains at least 80% retention of enrolled students from date of enrollment until the end of the school year, or students who leave prior to the end of the year are classified as graduates, completers, or have earned their GEDs. • The school retains at least 70% of students eligible to reenroll between school years.	YES

Topics and Indicators	Criteria Statements[8]	Component of Site Visit Evaluation?
4.c. Is the school meeting teacher and other staff credentialing requirements?	• All employees of the school are appropriately licensed as required by law. (*NMSA 22-10A-3)* - All employees hold licensure or have submitted a licensure application within 30 days of beginning employment with the school - The school employs a licensed administrator at all times - The school does not have any licensure discrepancies that are repeated from the one reporting period to any subsequent reporting period. - Discrepancies from the first reporting period are cleared by submitting all required licensure waivers within first 40 days of school year, or from the beginning of employment. • School meets the requirements of all licensure waiver plans and alternative licensure plan requirements. (*NMSA 22-10A-14)* • The school has not employed, with pay, any teacher without licensure beyond 90 days. *(NMSA 22-10A-3)* • The school accurately reports all staff to the PED, as verified through site visit reviews.	YES
4.d. Is the school respecting employee rights?	• The school completes and submits all NMTEACH evaluations and observations annually in accordance with deadlines. - Teacher attendance data is submitted in accordance with deadlines. - Teacher observations are completed by a NMTEACH certified administrator in accordance with deadlines. - Accuroster data is verified in accordance with deadlines to ensure appropriate student data is reported. • Teachers are provided comprehensive NMTEACH report and reports are maintained in personnel files. Signed NMTEACH reports (all pages) are available in staff files from the prior year. • The school maintains teacher contracts in all staff files. (*NMSA 22-10A-21)* • The school complies with the minimum teacher salaries. *(NMSA 22-10A-7, 10, 11)* • The school does not have any verified complaints regarding violations of teacher rights under the school personnel act, FMLA, ADA, etc. (*NMSA 22-10A-1 et seq.)* • The school does not have any verified complaints regarding lack of adequate mentorship for novice teachers.	YES

Topics and Indicators	Criteria Statements[8]	Component of Site Visit Evaluation?
4.e. Is the school completing required background checks and reporting ethical violations?	• The school maintains legally compliant background checks in all staff files including evidence of background checks for substitutes, all contracted service providers, and anyone with unsupervised access to students. (*NMSA 22-10A-5)* • The school reports incidents of violations of teacher/licensed staff ethical rules or criminal convictions to the PED pursuant to the School Personnel Act. *(NMAC 6.60.8.8 and NMSA 22-10A-5)*	YES
5. SCHOOL ENVIRONMENT		
5.a. Is the school complying with facilities requirements?	• The school meets PSFA occupancy, NMCI and ownership requirements. (*NMSA 22-8B-4.)* • The school has an e-occupancy certificate. • The school has PSFA letter verifying condition index. • The school is in a building that is: - A publicly owned building - Is leased to the school by a foundation formed for the purpose of providing a facility to the school, the foundation maintains the building at no cost to the school - Is leased by a private owner and there is no acceptable public facility available, the owner maintains the building at no cost to the school. • The school notifies the PEC prior to any change in facilities. • There are no verified complaints that demonstrate buildings, grounds or facilities do not provide a safe and orderly environment for public use. *(Subsection P of 6.29.1.9 NMAC)* - safe, healthy, orderly, clean and in good repair - in compliance with the Americans with Disabilities Act-Part III and state fire marshal regulations, Sections 59A-52-1 through 59A-52-25 NMSA 1978 - Written records of pesticide applications will be kept for three years at each school site and be available upon request to parents, guardians, students, teachers and staff.	YES
5.b. Is the school complying with transportation requirements?	• If the school owns a school bus or otherwise provides student transportation, the school complies with applicable statutes, regulations, or policies related to providing transportation.	NO

Topics and Indicators	Criteria Statements[8]	Component of Site Visit Evaluation?
5.c. Is the school complying with health and safety requirements?	• The school conducts all required emergency drills and practiced evacuations. *(NMSA 22-13-14 and NMAC6.29.1.9(O))* - at least once per week during the first four weeks of the school year, and at least once per month during the remainder of the school year; - two of these drills shall be shelter-in-place drills; - one of these drills shall be an evacuation drill; - nine of these drills shall be fire drills, with one emergency drill required each week during the first four weeks of school; - in locations where a fire department is maintained, a member of the fire department shall be requested to be in attendance during the emergency drills for the purpose of giving instruction and constructive criticism. • The school submits school wellness and safety plans, and all required revisions, in accordance with deadlines to the PED. (NMAC 6.12.6.8) • The school has evidence that it complies with 24-5-2 NMSA 1978 and provides satisfactory evidence of immunization, is actively in the immunization process, or properly exempted from immunization. • The school demonstrates compliance with all facility corrective requirements from the most recent inspection from any other state entity (e.g., NMPSIA, DOH, PSFA, Fire Marshall, POSHA)..	YES
5.d. Is the school handling information appropriately?	• There are no verified complaints that demonstrate the school has failed to comply with FERPA requirements. • There are no verified complaints that demonstrate the school does not obtains, maintains, and transfers cumulative files as required by law.	NO

FINANCIAL PERFORMANCE FRAMEWORK

Under Development

Appendix B: Annual School Reporting Calendar

Under Development

Appendix C: Summary of Site Visit Protocol

Protocols under development.

The purpose of the school visit is to evaluate whether schools are in compliance with their legal and contractual requirements and to provide technical assistance including evaluative feedback, legal references and citations, and guidance manuals and resources. The goal of this visit is to evaluate compliance in key areas and observe the program of instruction in action, as described in the charter contract and Performance Framework. There are three types of school visits conducted by the PEC's authorized representatives:

1. New school visits – Within the first four months of opening, the PEC's authorized representatives visit all new schools.
2. Annual visits – All schools are visited annual, generally between November and May. Annual site visits may be differentiated based on school performance, including academic, financial, and organizational performance.
3. Renewal visits – In the fall of the renewal year, the PEC's authorized representatives visit schools as part of renewal activities.

Two to four staff members who are the PEC's authorized representatives will participate in site visits. Site visits generally do not last longer than a day, but the time required depends on school performance and availability of necessary data, records, and staff time. Schools will be notified in advance as to the timing of site visits.

Appendix D: Glossary of Terms

Annual Notice of Renewal Profile – is an annual notice that will be sent to the school leader and all members of the school governing body. The notice will identify the renewal profile(s) the school is on track to fall within based on its performance under the current charter term. The PEC expects that schools will use these notices to both take action to respond to the potential renewal action by improving performance, as necessary, and to prepare and submit a response to the potential renewal action.

Chartering Authority Intervention – is action taken by the Commission or its authorized representatives to notify a school that it is failing to meet its legal and contractual requirements, to prompt the school to take action to correct its own failure to meet its legal and contractual requirements, and/or to revoke or non-renew a school that has demonstrated the inability or unwillingness to meet its legal and contractual requirements. Intervention may include providing findings of non-compliance during or after a site visit, issuing a Notice of Concern, a Notice of Breach, or a Notice of Revocation Review or Intent to Revoke, monitoring the implementation of an improvement plan or corrective action plan, or not-renewing a charter school.

Chartering Authority Oversight – is action taken by the Commission or its authorized representatives to evaluate whether a charter school is meeting its legal and contractual requirements. This may include evaluating submissions from the school, investigating complaints or allegations, conducting site visits or audits, evaluating data about the school's performance, or completing performance evaluations.

Charter School Autonomy – is the right of all charter schools to determine the methods by which they achieve their legal and contractual requirements, including all performance standards. Charter School Autonomy reflects the additional flexibilities granted through any non-discretionary or discretionary waivers as defined in statute, regulation, and policy.

Intervention Ladder – is the process by which the Public Education Commission will communicate to charter schools its concerns about academic performance, fiscal soundness or legal, contractual, or policy requirements.

Final Notice of Renewal Profile – is the notice provided to the school after the final performance profile prior to renewal is released. This notice will identify the renewal recommendation the school will receive and will notify any schools of their eligibility for expedited renewals.

Legal and Contractual Requirements – are the obligations a charter school must meet based on state and federal statutes, regulations and policies, and the terms of the charter contract. These requirements include the performance expectations established in the Performance Review and Accountability System, which consists of the PEC's Academic, Organizational and Financial Performance Frameworks, Intervention Ladder, Renewal Process, and Site Visit Protocols.

Mission-Specific Goals – are required indicators that are incorporated into the Academic Performance Framework. These goals should by outcome based measures of the school's effectiveness in implementing its mission. Goals are weighted as 35% (elem/middle) or 37.5% (high) of the Academic Performance Framework

Notice of Breach – a formal, written notice issued pursuant to a vote of a majority of Commission members at a properly noticed public meeting that a school is not meeting performance expectations or has failed to comply with legal or contractual requirements and, as a result, is in breach of the contract. This notice will often, but not always, be issued after a school has been issued a Notice of Concern and has failed to meet the requirements of the prior notice. In the notice, the Commission will establish expected outcomes and deadlines that must be met by the school. Deadlines will vary depending on the urgency of the matter and the amount of time it takes to reasonably cure the concern. Once a Notice of Breach is issued, schools are required to submit a Corrective Action Plan (financial or organizational performance) or an Improvement Plan (academic performance) that details the actions and timeline that the schools will implement to correct the breach. PEC's authorized representatives will monitor the school's implementation of Corrective Action and Improvement Plans, and regularly update PEC on progress.

Notice of Concern – a formal, written notice issued pursuant to a vote of a majority of Commission members at a properly noticed public meeting that a school is not meeting performance expectations or has failed to comply with legal or contractual requirements. In the notice, the Commission will establish expected outcomes and deadlines that must be met by the school. Deadlines will vary depending on the urgency of the matter and the amount of time it takes to reasonably cure the concern.

Performance Review and Accountability System – consists of the PEC's Academic, Organizational and Financial Performance Frameworks, Intervention Ladder, Renewal Process, and Site Visit Protocols. It is an adaptive tool subject to continuous review and improvement so that the students in New Mexico public charter schools are effectively served. New Mexico's charter schools are invited to be partners in the development and continuous improvement of this Performance Review and Accountability System.

Preliminary Notification of Renewal Profile – is the annual notice provided to the school at least one year prior to the date on which it must apply for renewal. The notice will identify the renewal profile(s) the school is on track to fall within based on its performance under the current charter term and will act as notice to schools that are likely to be eligible for expedited renewal. The PEC expects that schools will use these notices to both take action to respond to the potential renewal action by improving performance, as necessary, and to prepare and submit a response to the potential renewal action.

Reliability - is a demonstration that an assessment or other measure is an externally, national- or state-normed metric (e.g. ACT, SAT, ACCESS for ELLs, Spanish IPT).

Revocation Review – is the process by which a charter school is considered for revocation of their charter. The revocation review can arise as a result of the school's failure to meet requirements specified in a Notice of Breach, receipt of multiple Notices of Breach in the same school year, or as a result of a violation of law that is significant enough to justify immediate revocation. A Notice of Revocation Review is issued at a properly noticed public meeting and established the actions to be taken by its authorized representative(s) and a deadline for the school to respond to the prospect of revocation.

Rigor – is the demonstration that a performance goal is an ambitious but realistic target that has been established using a valid benchmark (e.g. comparison to national/state average, improvement from school historic performance).

Student Academic Growth – is the measurement of student level improvement within a school year as compared to their performance peers' improvement in the same year on the state's annual academic

assessments in math and reading.

Student Proficiency – is performance at grade level on the state's annual academic assessments in math and reading. This may also include performance at grade level on other state assessments including Science, and end-of-course assessments.

Substantial Progress – is related only to academic performance, is reflected in a school's "Renewal Performance Profile," and makes a school eligible for full renewal. This is defined as "consistently improving performance over the last 3 years." Inconsistent performance over the last three years shall demonstrate that a school is not making "substantial progress."

Support – is making charter schools aware of PED resources and programs available to support their improvement or excellent performance. This may also include sharing information between charter schools about effective or best practices being implemented at effective and successful schools. This shall not include providing recommendations on the method by which the school must/can/should achieve its legal or contractual requirements, as charter schools are granted the autonomy to determine the methods they will utilize to meet their legal or contractual requirements.

Technical Assistance – is information provided to make a school aware of, or to help a school understand, its legal or contractual requirements. This can include information about why the school is not currently meeting its legal or contractual requirements. Technical assistance shall not include providing recommendations on the method by which the school must achieve its legal or contractual requirements, as charter schools are granted the autonomy to determine the methods they will utilize to meet their legal or contractual requirements.

STATE OF NEW MEXICO
PUBLIC EDUCATION COMMISSION
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District 9, Hobbs

December 9, 2024

Dr. Zoe Nelsen
znelsen@montedelsol.org
Peter Mitchell
peter.mitchell@montedelsol.org
Monte del Sol Charter School

Dear Dr. Nelsen and Mr. Mitchell:

Congratulations on the renewal of your charter school. This will confirm that the Public Education Commission has voted to renew Monte del Sol Charter School for a five-year term from July 1, 2025 to June 30, 2030 with the following conditions as negotiated in the school's contract:

a) That the school demonstrates that it is improving its fiscal processes with a goal towards reducing audit findings and repeat audit findings;

b) That the school's record of performance demonstrates improved student academic growth in math and English learner progress and

c) That the school identify a robust strategic educational plan to improve student outcomes and appropriate staff professional development related to content instruction.

The specific immediate actions needed above will be outlined in the school's negotiated contract documents. The first annual report will confirm completion of the items listed above or, if the concern is not corrected, will identify the uncorrected unsatisfactory performance on each item that will be subject to further PEC action.

The negotiations for contracting with the PEC are scheduled to take place March 11-14, 2025 in Mabry Hall, Santa Fe. Missy Brown at Charter School Division (Melissa.Brown@ped.nm.gov , 505 551-2879) will reach out with information on the charter contracting process. All documents related to the contracting process will be uploaded here Monte del Sol folder as you move through the process to prepare for the negotiations with the PEC.

The approved contract and performance framework templates are found here:

https://webnew.ped.state.nm.us/bureaus/public-education-commission/policies-and-processes/

We appreciate all of the work at your school, the support you provide to the students at your school and your commitment to education in New Mexico. On behalf of the Commission, I thank you for your efforts and congratulations again.

Sincerely,

e/Patricia Gipson

Chair, Public Education Commission

ARCHITECTURAL POINTS ANALYSIS / SANTA FE

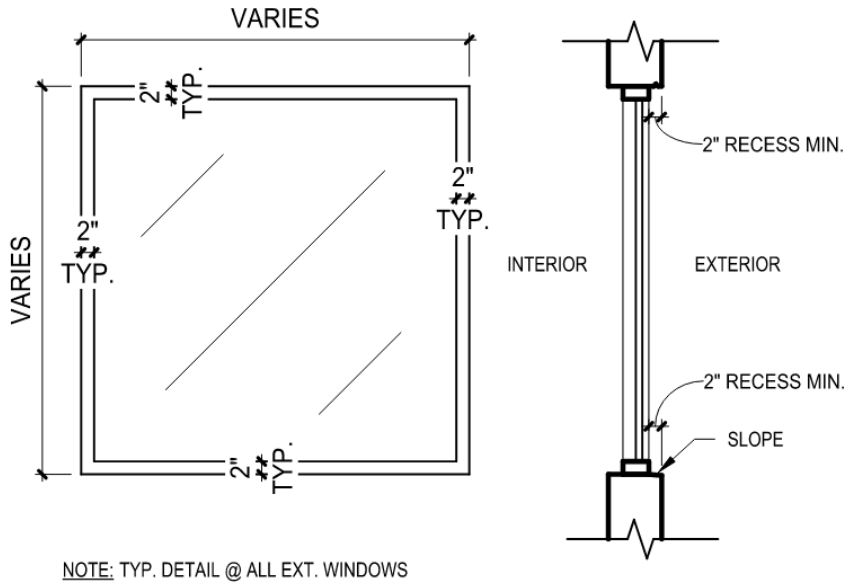
Architectural Design Standard	Revised 6.17.2025	Points		Actual
WALLS				
Predominant Exterior Surface Material				
	Stucco, Adobe	30		**30**
	Brick, natural stone, and integral color masonry	25	30*	
	Concrete and painted CMU	20	30*	
	Metal siding, glass curtain wall, wood siding, simulated materials	10	30*	
	Mirrored glass curtainwall systems	-10		
Color of Predominant Material				
	Earthtones, creams, and pastels of earthone hues	30		**30**
	Pastel colors of non-earthtone hues, whites, grays, grayish greens	15	30*	
	High intensity colors	-10		
	metallic colors, glass, black	-10		
Exterior Surface Treatment				
	(A) Wall surfaces appear monolithic with at least 75 percent of the total wall area one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window and door awnings, applied trim, and accent materials, colors, and decorative bands, with the exception of stucco, masonry or concrete control joints, are used in such a way that they do not give a panelized or prefabricated appearance, produce striped or checkerboard patterns, or exceed 25 percent of the surface area of any façade. Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least six feet shall be exempt from area calculations	10		**0**
	(B) Wall surfaces do not meet the criteria set forth in paragraph (A) above	-10		**-10**
ROOFS				
Form				
	(A) Flat roof surfaces entirely concealed from public view by parapets	20		**20**
	(B) Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with greater than or equal to four feet of vertical rise for every 12 feet of horizontal run and less than or equal to 12 feet of vertical rise for every 12 feet of horizontal run	15		
	(C) Uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with less than four feet of vertical rise for every 12 feet of horizontal run or having a slope with greater than 12 feet of vertical rise for every 12 feet of horizontal run	10		
	(D) Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs	-10		
Predominant Material				
	(A) All surfaces are concealed from public view	20		**20**
	(B) Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	15		

	(C) Flat tiles of clay, concrete or slate	10		
	(D) Barrel tiles of clay, concrete, or slate; and asphalt shingles	5		
	(E) Wood shingles or shakes and other materials including but not necessarily limited to plastic, fiberglass or metal roof tiles	-10		
Predominant Color				
	(A) All surfaces are concealed from public view	15		**15**
	(B) Dark reds, browns, and earthtones, and natural metals including aluminum, zinc, tin, and lead	10		
	(C) Low-intensity colors other than those stated above	5		
	(D) White	0		
	(E) Bright, non-fading, high-intensity colors and any use of multiple colors	-15		
BUILDING FORM				
Massing				
	(A) One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade	30		**30**
	(B) One-story buildings with less than or equal to 10,000 square feet of gross floor area and multi-story buildings with less than or equal to 20,000 square feet of gross floor area which are designed with either offsetting wall planes or upper story stepbacks of at least four horizontal feet, or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet, on at least one publicly visible façade	30		
	(C) Buildings not utilizing the massing techniques described in paragraphs (A) or (B) above	0		
DOORS & WINDOWS				
Treatment				
	(A) More than 50 percent of doors, windows and glazed surfaces, which are not located under portales or canopies having a horizontal depth of at least six feet, have either frames recessed a minimum of two inches, are cased with trim, have divided lites, or have exposed or otherwise articulated lintels	20	20	**20**
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	0	20*	
Area				
		20		
	(A) All wall surfaces which are not located under portales or canopies having a horizontal depth of at least six feet, and which do not include solar fenestration, have less than or equal to 50 percent openings consisting of doors, windows, glazing and other penetrations			
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) above	0	20*	0
Location				
	(A) All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least two feet from outside building corners	20		**20**
	(B) All doors, windows and glazed surfaces, on structures having a gross floor area less than or equal to 150 square feet, have at least a two inch mullion at inside and outside building corners	20		

See window details provided showing 2" recess.
Detail sheet attached.

See revised elevations and floor plans showing the minimum 2' from outside corners.

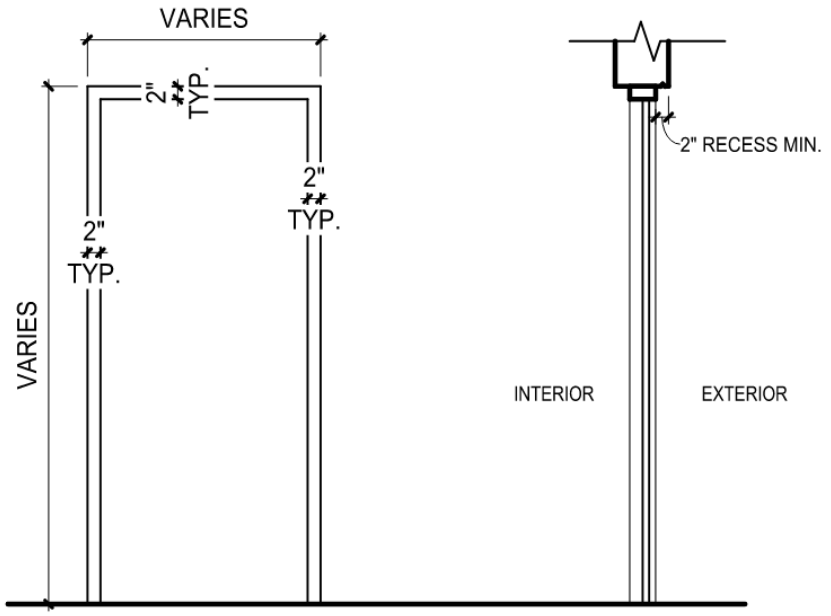
Glazing				
	(A) All glazing is clear or tinted neutral gray	10		**10**
	(B) Any use of colored glazing	0	10*	
	(C) Any use of mirrored glazing	-10		
EQUIPMENT				
Screening				
	(A) All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	10		**10**
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	5		
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	-10		
TOTAL				195
REQ'D (R-1 Zoning)				**180**



NOTE: TYP. DETAIL @ ALL EXT. WINDOWS

3 TYP. WINDOW RECESS DETAIL

SCALE: 1/2" = 1'-0"



NOTE: TYP. DETAIL @ ALL EXT. DOORS

4 TYP. DOOR RECESS DETAIL

SCALE: 1/2" = 1'-0"

City of Santa Fe,New Mexico
UTILITY SERVICE APPLICATION

***Fill in all highlighted fields on this application. Applicant must sign and date application.**

Check one only:
- ✓ Sewer Service Technical Evaluation Request
- ____ Water Service Technical Evaluation Request
- ____ Agreement for Metered Service (AMS)
- ____ Agreement to Construct and Dedicate Public Improvements (ACD)
- ____ Annexation Application Water Budget
- ____ Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # _____

Applicant Name: CSDCPC - Monte del Sol, LLC

Project Address: 4161 Walking Rain Road, Santa Fe, NM 87507

***Required - Attach a Plat of the Property (legal lot of record and proposed development)**

Plat Filing Information:

Tract 16 Year: 2010 Book: 714 Page: 14-26 Township: 16N Range: 8E Section: 17

Location: (check one only) Inside Corporate City Limits X Outside Corporate City Limits_____

Property Uniform Property Code: 1-050-094-294-523_____ Existing Well: Yes _____ No X

Legal Description including lot size: Section 17, Township 16 North, Range 9 East, Tract 16: 3.02 AC

Short Description of Project: Development Plan Amendment and Special Use Permit for expansion of the existing school campus with a new Gymnasium building and outdoor amenities.

Construction Start Date: Estimated for November 2025.

*RESIDENTIAL PROJECT - Complete the following

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments)
2. Total number of lots approved on final plat/development plan: _____
3. Total number of homes existing or under construction: _____
4. Size of service requested: (5/8", 3/4", 1" or 2") _____

***Please fill in all categories below that apply for which water service is requested:**

--- COMPLETED BY APPLICANT --- Number of Lots or Units		*--- COMPLETED BY STAFF ---* Water Use Factors	Annual Water Demand
_____	Single Family Dwelling Unit, lot size less than 6,000 sq. ft.	.15 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft	.17 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.	.25 afy per d.u.	_____
_____	Mobile Home (in Mobile home park)	.17 afy per d.u.	_____
_____	Accessory Dwelling Unit	.09 afy per d.u.	_____
_____	Apartment/Condominium	.16 afy per d.u.	_____
_____	Senior Complex	.12 afy per d.u.	_____
_____	**Total**	**Total Residential Water Demand**	**_____ AFY**

*COMMERCIAL PROJECT - Complete the following

Type of Project: (i.e. Office, Retail, Mixed, etc.) Institutional – Middle and High School Gymnasium Building
Total gross floor area of building: 20,432 square feet
Total area of lot, tract or parcel: 3.02 acres
Automatic Fire Sprinkler System: X Yes _____ No
Building Construction Type: CMU and Metal Framing
Building Square Footage: 20,432
Site Plan Attached: X Yes _____ No

*Please check all use categories below that are planned for the building and the gross floor areas of each use within the proposed building.

---- COMPLETED BY APPLICANT ----		---- COMPLETED BY STAFF ----	
Check Type of Use	Gross Floor Area	Water Use Factors	Annual Water Demand
Commercial			
____ Office – Non-medical	_____	(0.70 afy per 10,000 s.f.)	_____
____ Medical Office	_____	(0.72 afy per 10,000 s.f.)	_____
____ Office – City/State	_____	(0.58 afy per 10,000 s.f.)	_____
____ Research and Development Lab	_____	(1.18 afy per 10,000 s.f.)	_____
____ Manufacturing – Goods	_____	(0.21 afy per site)	_____
____ Manufacturing – Consumables	_____	(2.33 afy per site)	_____
____ Laundromat, Commercial	_____	(0.78 afy per machine)	_____
____ Laundromat, Other	_____	(0.22 afy per machine)	_____
____ Drycleaner	_____	(0.41 afy per site)	_____
____ Plant Nursery	_____	(0.56 afy per 10,000 s.f.)	_____
____ Gyms with showers	_____	(8.94 afy per site)	_____
X Gyms without showers	20,432	(0.77 afy per site)	_____
____ Salons	_____	(0.21 afy per site)	_____
____ Pet Grooming	_____	(0.52 afy per site)	_____
____ Pet Daycare	_____	(0.11 afy per site)	_____
____ Retail, Large (Individual stores or shopping areas > 75,000 sq ft)	_____	(0.45 afy per 10,000 s.f.)	_____
____ Neighborhood Center/Medium Retail (Individual stores or shopping areas 75,000-25,000 sq ft)		(0.43 afy per 10,000 s.f.)	_____
____ Retail, Small (Individual stores or shopping areas < 25,000 sq ft)	_____	(0.06 afy per site)	_____
____ Gallery	_____	(0.60 afy per site)	_____
____ Grocery Store	_____	(1.27 afy per 10,000 s.f.)	_____
____ Restaurant (full service)	_____	(0.02 afy per seat)	_____
____ Restaurant (limited service)	_____	(1.63 afy per Site)	_____
____ Gasoline Station w/ Car Wash	_____	(6.56 afy per Site)	_____

____	Gasoline Station	_____	(0.88 afy per Site)	_____
____	Car Wash (full service)	_____	(5.66 afy per Site)	_____
____	Car Wash (limited service)	_____	(0.94 afy per Wash Bay)	_____
____	Auto Repair	_____	(0.12 afy per site)	_____
____	Car Rental	_____	(0.12 afy per site)	_____
____	Car Sales	_____	(0.07 afy per 10,000 s.f.)	_____
____	Self Storage	_____	(0.13 afy per site)	_____
____	Wholesale, Warehousing	_____	(0.4 afy per 10,000 s.f.)	_____
____	Industrial, Manufacturing	_____	(applicant estimate of water use)	_____
____	Church w/ day care or school)	_____	(1.3 afy per Site)	_____
	Church w/o day care or school)	_____	(0.6 afy per Site)	_____
____				
____	Hotel	No. of rooms _____	(.13 afy per room)	_____
	Motel	No. of rooms _____	(.09 afy per room)	_____
____				

Public Services

____	School, Elementary	(0.53 afy per 100 students)	_____
____	School, Middle or Junior High	(1.68 afy per 100 students)	_____
____	School, Senior High	(2.64 afy per 100 students)	_____
____	Schools, Daycare	(0.85 afy per 100 kids)	_____
____	Places of Worship	(0.15 afy per site)	_____
	With Daycare and school	(0.95 afy per site)	_____
____	Parks	(1.48 afy per acre)	_____
____			
____	**Other** (not listed above) Please attach	(with attachment)	_____

water demand calculations and assumptions used

Total Floor Area 20,432

Total Commercial Water Demand _____ AFY

Total Residential Water Demand _____ AFY

TOTAL PROJECT WATER DEMAND _____AFY

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

OWNER: CSDCPC - Monte del Sol, LLC, Attn: James Zavala Mailing Address: 7880 Milestone Parkway Suite 425 Hanover, MD 21076 Phone Number: 979-574-9151 Mobile Number: 979-574-9151	***Only If Applicable** AGENT: JenkinsGavin Inc., Attn: Colleen Gavin Title: Owner's Representative Mailing Address: 130 Grant Street, Suite 101 Santa Fe, NM 87501 Phone Number: 505-820-7444 Mobile Number: 505-699-0563

Information Provided By: Check one: Owner _____ Agent _X_

Signature: _____ Date: 3/17/25

Technical Evaluation to be Sent to: Check one: Owner _____ Agent _X_

COMMENTS: _____

APPLICANTS, PLEASE NOTE:

- Ordinance 2008-53, prohibits new connections outside the presumptive city limits including the Agua Fria traditional historic community (AFTHC) unless specific conditions are met. Applications for service outside the presumptive city limits and AFTHC must include documentation showing these conditions are met or the application will be rejected. The documents required are shown below.
- A map of the proposed project in relation to the existing city limits and the presumptive city limits
- A detailed description of the proposed develop0ment including the type and size of proposed land uses
- The health, safety and welfare or other legal reason for the connection
- A site water budget
- Documentation from the County of Santa Fe that county water service is not available
- Documentation from the wastewater division regarding sewer availability

- A certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 if applicable

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Monte del Sol Charter School - 4157 and 4161 Walking Rain Road, Santa Fe

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

CSDCPC Monte del Sol, LLC

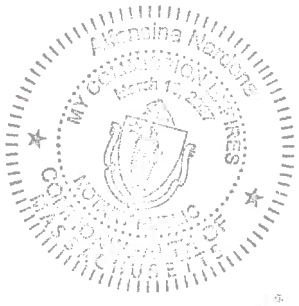
Rebecca Salvo, Senior Vice President

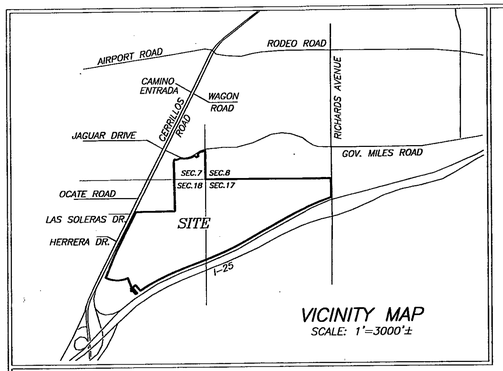
10/16/24
Date

State of Massachusetts)
)
County of Essex)

The foregoing instrument was acknowledged before me
this 16 day of October, 2024 by _____.

Notary Public





VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

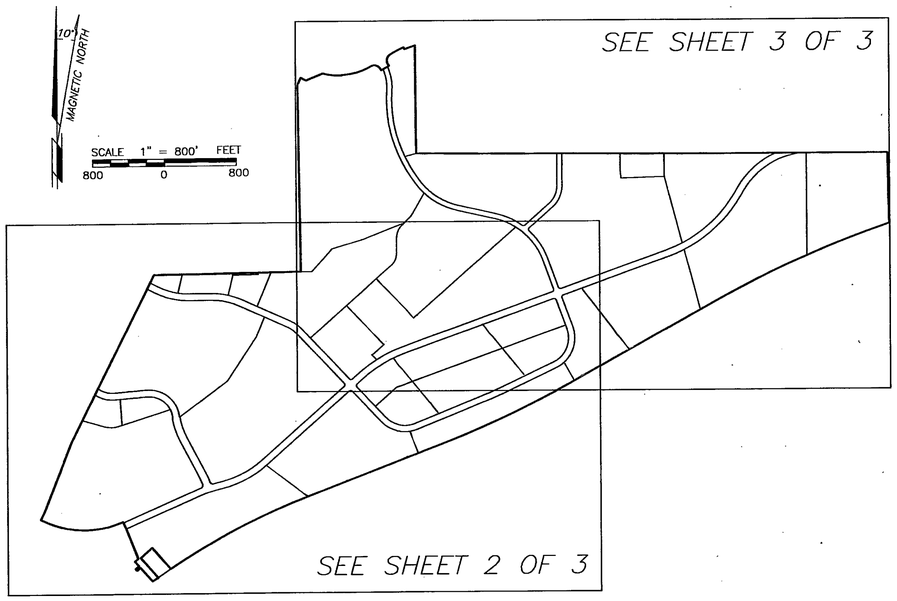
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

Michael Anaya 10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

Valerie Espinoza 10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-4-09
AS ORDINANCE # 2009–6 DATE

David Coss 2-22-10
MAYOR: DAVID COSS DATE

Yolanda Y. Vigil 2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 AS CASE # SD–2008–15
DATE M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

Angela S. Rodriguez 2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

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

Deputy

COUNTY CLERK SANTA FE COUNTY, NEW MEXICO

UTILITIES

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Susie Rogers Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

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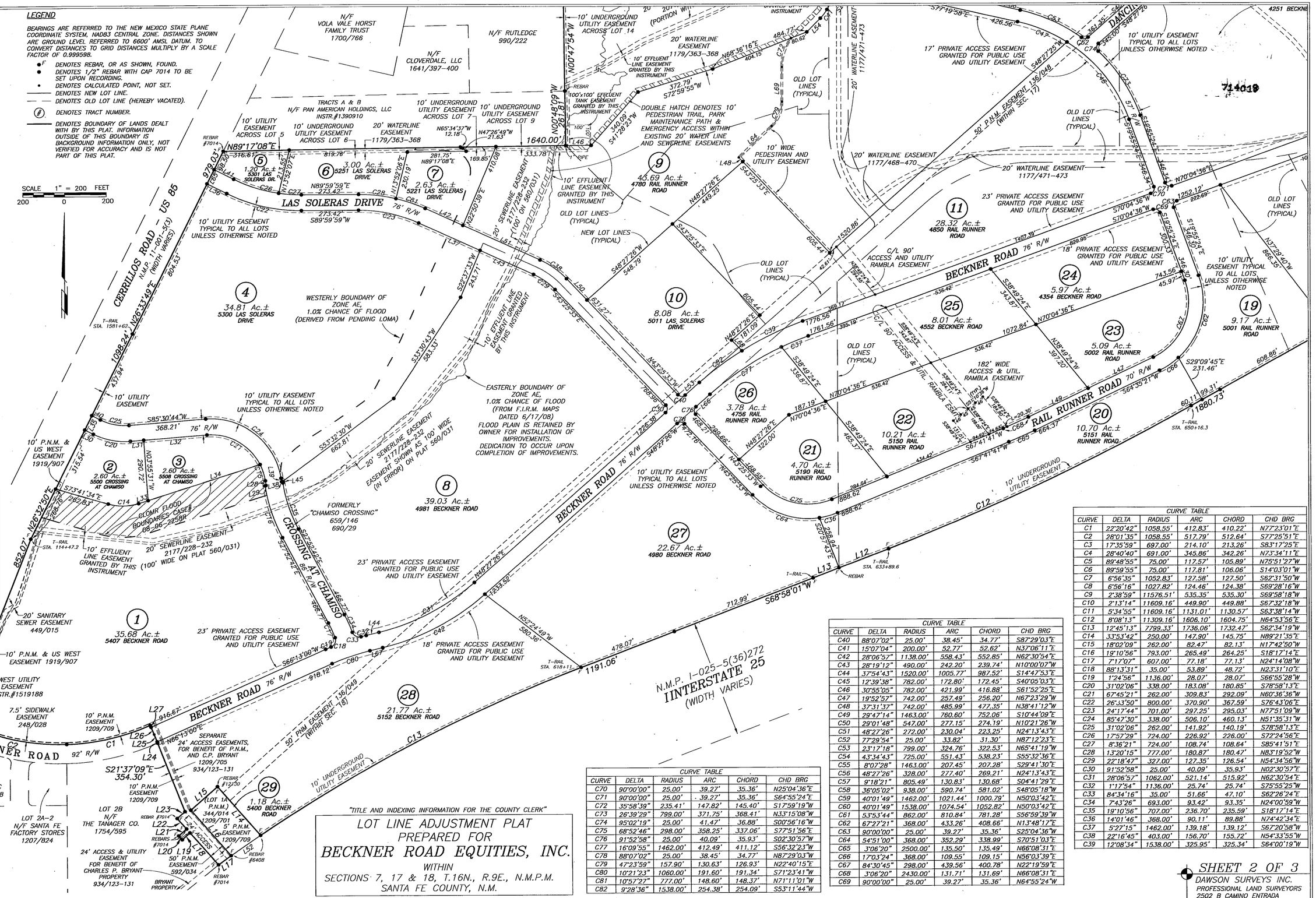
- —— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.08'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-2

GOVERNOR MILES ROAD

714020

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F — DENOTES REBAR, OR AS SHOWN, FOUND.
- ● — DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • — DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) — DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

GOVERNOR MILES ROAD
LOT 1-B N/F CROWNE SANTA FE, LLC. 697/002
GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)
GOVERNOR MILES ROAD 519/011
1" PIPE
10' UTILITY EASEMENT BK.690 PG.029
S00°26'23"E
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F RYON W. RICH 1026/116
NAVA ADE SUBD PH.2A 459/029-032
DANCING GROUND ROAD
10' UTILITY EASEMENT BK.690 PG.029
10' UTILITY EASEMENT
EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08)
775.84'
N/F FIRST MARKET BANK OF SANTA FE 1001/1 INSTR.#319415
N/F KOBURI 2238/179
N00°37'30"W
247.53'
N00°47'58"W
815.26'
N/F HORSESTEP/CATE MARTIN 1042/068
LOTS 1 & 2 N/F CANABACK CO 1042/068
N/F RUTLEDGE 980/222
N00°47'54"W
261.81'
PAN. N00°48'09"W
0.00'
13 6.80 Ac.± 4601 RAIL RUNNER ROAD
RAIL RUNNER ROAD 57' R/W
17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14
12 50.09 Ac.± 4600 RAIL RUNNER ROAD
FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.
NE COR SECTION 18
1" PIPE W/MARKED STONE
S89°42'01"E
1568.16'
1208.42'
OLD LOT LINES (TYPICAL)
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
20' SEWERLINE EASEMENT 2076/788-790 (PORTION WITHIN SEC.17)
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
14 22.16 Ac.± 4781 RAIL RUNNER ROAD
10' UTILITY EASEMENT
OLD LOT LINES (TYPICAL)
N00°00'00"W 359.36'
60' R/W
DANCING GROUND ROAD
50' P.N.M. EASEMENT 136/048 (WITHIN SEC.17)
WATERLINE EASEMENT 1177/471-473
649.28'
S00°00'00"W
16 3.02 Ac.± 4161 WALKING RAIN
N88°18'01"E
482.61'
377.31'
2650.75'
S89°53'02"E
1" PIPE
114.44'
380.22'
S00°10'21"E
OLD LOT LINES (TYPICAL)
LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21-22
TRACT Q PHASE 2A-NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
10' WIDE WATERLINE EASEMENT 1239/429-447 (WITHIN NAVA ADE ONLY)
50' P.N.M. EASEMENT 136/383
100' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21-22
1" PIPE
2607.19'
S00°55'29"E
1248.47'
288.60'
50.00'
905.88'
23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
BECKNER ROAD 76' R/W
OLD LOT LINES (TYPICAL)
17 20.21 Ac.± 3750 BECKNER ROAD
RICHARDS AVE. 113'R/W
792.94'
10' UTILITY EASEMENT 216/042 & 200/577
N00°00'00"W 1149.89'
10' UNDERGROUND UTILITY EASEMENT
C9
TIE POINT NMCB3 1681790.32N 1714518.95E
REBAR #889
EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08)
20' SEWERLINE EASEMENT 2076/782-786 (PORTION WITHIN SEC.18)
10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
20' WATERLINE EASEMENT 1179/363-368
N68°36'16"E 404.15'
372.79'
S72°59'55"W
100'x100' EFFLUENT TANK EASEMENT GRANTED BY THIS INSTRUMENT
DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS
340.09'
S41°29'23"W
9 43.69 Ac.± 4780 RAIL RUNNER ROAD
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
N48°27'26"E 449.25'
S41°25'33"E
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
OLD LOT LINES (TYPICAL)
NEW LOT LINES (TYPICAL)
S48°27'26"W 546.79'
S41°25'33"E
1520.86'
605.44'
42.61'
OLD LOT LINES (TYPICAL)
10 8.08 Ac.± 5011 LAS SOLERAS DRIVE
631.27'
S41°25'33"E
605.44'
N48°27'26"E 181.09'
1776.56'
1761.56'
369.17'
395.18'
C/L 90' ACCESS & UTIL. RAMBLA ESMT.
OLD LOT LINES (TYPICAL)
S35°49'24"E 343.87'
N70°04'36"E 536.42'
S35°49'24"E 336.87'
N70°04'36"E 187.19'
N48°27'26"E 322.00'
485.37'
N43°25'33"W
766.96'
1266.38'
N48°27'26"E 472.76'
466.71'
299.66'
182' WIDE ACCESS & UTIL. RAMBLA ESMT.
S35°49'24"E 343.87'
S35°49'24"E 146.87'
S54°10'36"W 182.00'
N35°49'24"W 146.87'
S35°49'24"E 146.87'
N54°10'36"E 182.00'
N35°49'24"W 146.87'
S35°49'24"E 146.87'
22 10.21 Ac.± 5150 RAIL RUNNER ROAD
21
N/F RYON W. RICH 1026/116
NAVA ADE SUBD PH.2A 459/029-032
DANCING GROUND ROAD
50' P.N.M. EASEMENT 136/048 (WITHIN SEC. 17)
WATERLINE EASEMENT 1177/471-473
20' WATERLINE EASEMENT 1177/468-470
20' WATERLINE EASEMENT 1177/471-473
15 52.57 Ac.± 4251 BECKNER ROAD
17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED
S48°27'26"W 361.35'
S48°27'26"W 345.00'
C74
C62
C63
C64
C65
C66
C67
C68
C69
C70
C71
S19°55'24"E 346.34'
S19°55'24"E 346.30'
S19°55'24"E 346.30'
300.33'
N70°04'36"E
S70°04'36"W
1407.38'
829.95'
743.56'
45.97'
1072.84'
397.20'
S29°09'45"E 231.46'
608.86'
S64°35'21"W 1880.73'
664.37'
T-RAIL STA. 650+16.3
T-RAIL STA. 668+96.92
N37°29'40"W 868.35'
204.71'
S60°50'15"W
907.74'
10' UNDERGROUND UTILITY EASEMENT
23 5.09 Ac.± 5002 RAIL RUNNER ROAD
24 5.97 Ac.± 4354 BECKNER ROAD
25 8.01 Ac.± 4552 BECKNER ROAD
26 3.78 Ac.± 4756 RAIL RUNNER ROAD
11 28.32 Ac.± 4850 RAIL RUNNER ROAD
OLD LOT LINES (TYPICAL)
23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UTILITY EASEMENT TYPICAL TO ALL LOTS, UNLESS OTHERWISE NOTED
19 9.17 Ac.± 5001 RAIL RUNNER ROAD
18 48.99 Ac.± 4000 BECKNER ROAD
1250.12'
S70°04'36"W
1029.43'
18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
OLD LOT LINES (TYPICAL)
C10
C11
RAIL RUNNER ROAD 70' R/W
20 10.70 Ac.± 5151 RAIL RUNNER ROAD
N.M.P. I-025-5(36)272
INTERSTATE 25
(WIDTH VARIES)

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

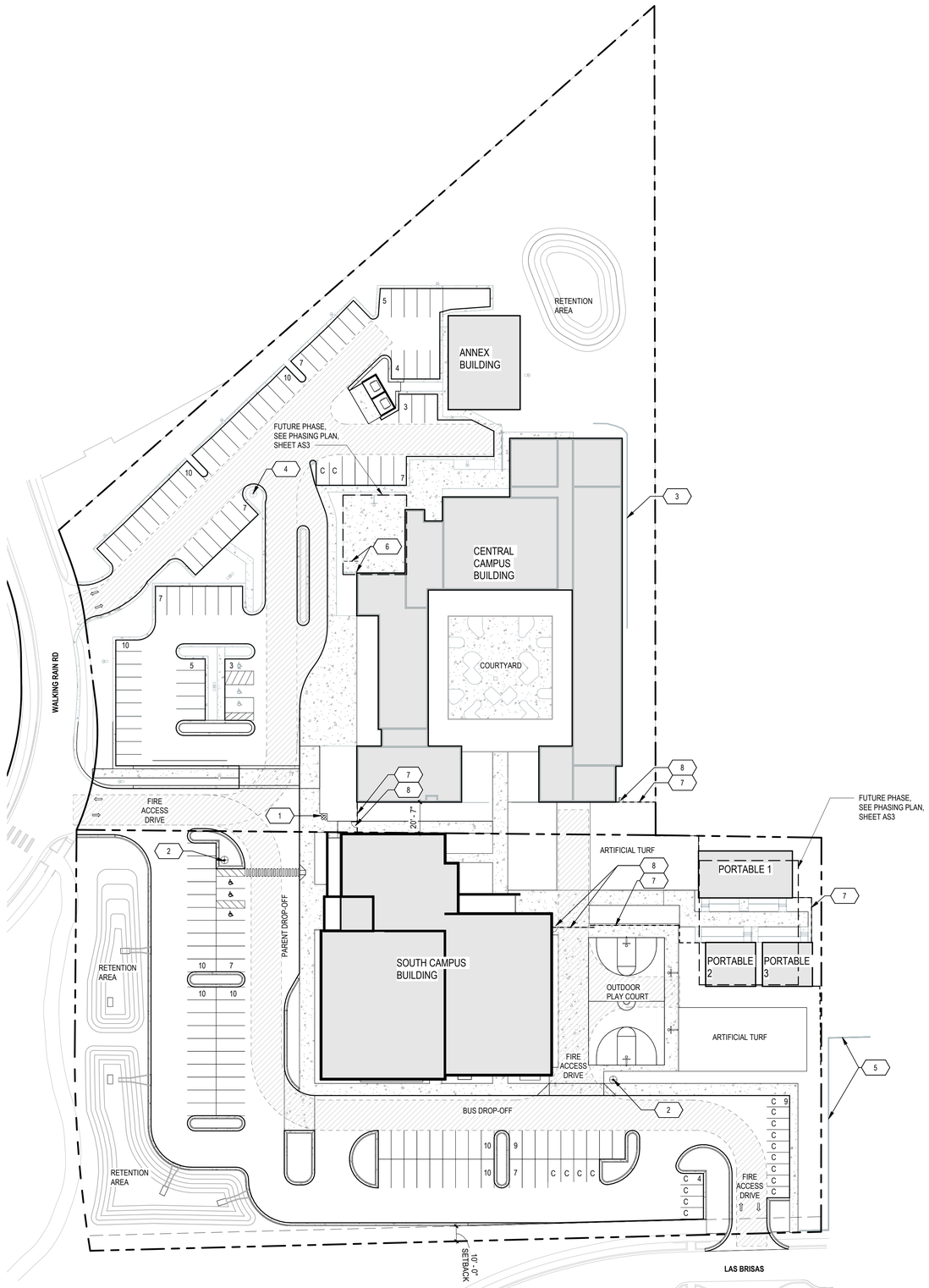
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-3



1 Site Plan

SCALE: 1" = 40'-0"

SHEET KEYNOTES

1. RELOCATED SCULPTURE
2. NEW FIRE HYDRANT
3. EXISTING RETAINING WALL TO REMAIN
4. EXISTING FIRE HYDRANT
5. EXISTING OFF SITE RETAINING WALL TO REMAIN
6. BIKE RACKS TO BE RELOCATED WITH FUTURE PHASING WORK
7. METAL FENCING
8. FENCE GATE

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 **FFKR.COM**

Charter Schools Development Corporation
www.csdc.org

WALTZ

STATE OF NEW MEXICO
KARRINA HOLT
NO. 006712
03-17-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

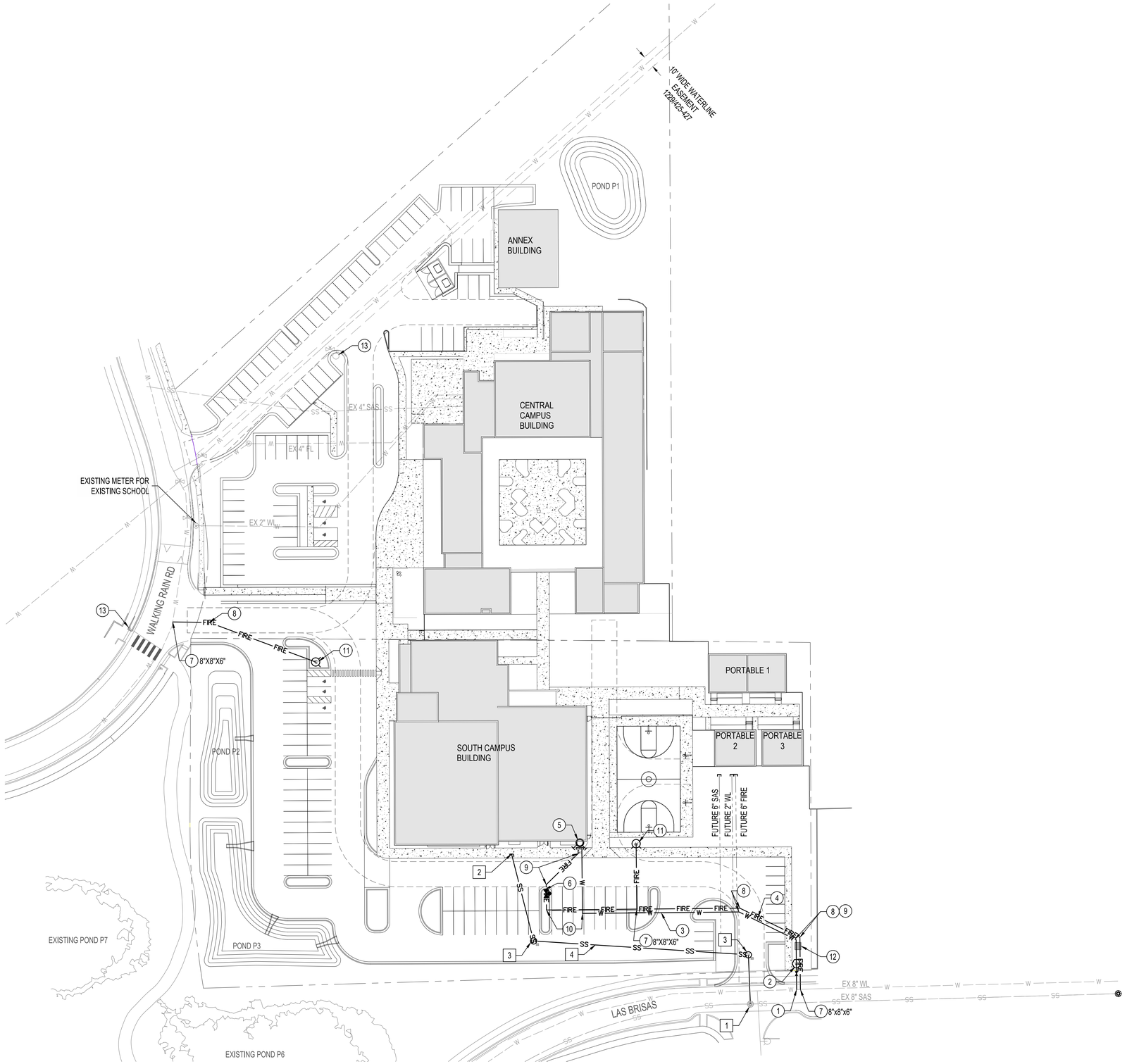
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

Site Plan

AS2

3/12/2025 5:03:42 PM



WATER KEYED NOTES

1. CONNECT NEW 2" COPPER WATER SERVICE LINE TO EXISTING 8" WL.
2. INSTALL 2" DOMESTIC WATER METER.
3. INSTALL 2" DOMESTIC WATER SERVICE LINE.
4. INSTALL 6" FIRE WATER SERVICE LINE.
5. INSTALL WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC) PER DETAIL 3, SHEET C-301. INSTALL FDC SIGN ON WALL ABOVE FDC APPARATUS.
6. INSTALL 6" GATE VALVE WITH POST INDICATOR (PIV) PER DETAIL 1 SHEET C-301.
7. INSTALL TEE. SIZE PER PLAN.
8. INSTALL 22.5° BEND WITH RESTRAINED JOINTS.
9. INSTALL 45° BEND WITH RESTRAINED JOINTS.
10. INSTALL 90° BEND WITH RESTRAINED JOINTS.
11. INSTALL FIRE HYDRANT PER CITY OF SANTA FE STANDARD DETAILS.
12. INSTALL HEATED ENCLOSURE WITH 2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER AND 6" FIRE REDUCED PRESSURE BACKFLOW PREVENTER.
13. EXISTING FIRE HYDRANT.

SEWER KEYED NOTES

1. CONNECT NEW 6" SANITARY SEWER TO EXISTING MANHOLE.
2. INSTALL UTILITY SERVICE LINE TO WITHIN 5' OF BUILDING.
3. INSTALL SANITARY SEWER CLEAN OUT PER DETAIL 2, SHEET C-301.
4. INSTALL 6" SANITARY SEWER SERVICE LINE (SCH 40 PVC).

NOTE: EXTENSION OF EXISTING FIRE WATER SERVICE LINE TO THE PROPOSED BACKFLOW PREVENTION DEVICE SHALL REQUIRE A CITY OF SANTA FE WATER DIVISION AGREEMENT TO CONSTRUCT AND DEDICATE PUBLIC IMPROVEMENTS (ACD) AND MUST BE EXECUTED PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER TO PREPARE AND SUBMIT THE ACD TO THE CITY OF SANTA FE PUBLIC UTILITIES WATER DIVISION.

LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- PROPOSED CLEAN OUT
- PROPOSED CAP
- PROPOSED MANHOLE
- FIRE LANE

N

40 20 0 40

1"=40'

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation
www.sdmc.org

WALTZ

Bohannan Huston
www.bhinc.com
800.877.5332

KELLY M. KLEIN
NEW MEXICO
24834
03-17-2025
LICENSED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

SITE UTILITY PLAN

C-201

Wed, 12-Mar-2025 - 6:37:pm, Plotted by: JRESTREPO
P:\20250209\CDP\Plans\General\Development Plan Sheets\20250209_Water and Sewer.dwg

Vicinity Aerial

Monte de Sol Charter School Development Plan Amendment					
Water Budget for Additional Uses -					
New Gymnasium Building and Landscaping on Tract 16					
Water Use for Commercial Construction					
			UNIT	**GPY**	**AFY**
Gyms w/out showers*			1	250,905.27	0.77
**Per 2009 City of Santa Fe Water Division 'Water Use in Santa Fe' Report*					
Landscape Irrigation				228,606.67	0.70
DEVELOPMENT WATER BUDGET				***479,511.94***	***1.47***
9.8% Contingency per SFCC §14-8.13(E)(1)				46,992.17	0.14
TOTAL WATER DEMAND OFFSET				**526,504.11**	**1.62**
LANDSCAPE IRRIGATION BUDGET FOR TRACT 16					
			GPW	**GPY**	**AFY**
YEAR 1				242,800.00	0.75
YEAR 2				221,510.00	0.68
YEAR 3				221,510.00	0.68
3-YEAR AVERAGE				***228,606.67***	***0.70***

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

***Fill in all highlighted fields on this application. Applicant must sign and date application.**

Check one only:

____ Sewer Service Technical Evaluation Request
X___ Water Service Technical Evaluation Request
____ Agreement for Metered Service (AMS)
_____ Agreement to Construct and Dedicate Public Improvements (ACD)
_____ Annexation Application Water Budget
_____ Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # _____

Applicant Name: CSDCPC - Monte del Sol, LLC

Project Address: 4161 Walking Rain Road, Santa Fe, NM 87507

***Required - Attach a Plat of the Property (legal lot of record and proposed development)**

Plat Filing Information:

Tract 16 Year: 2010 Book: 714__ Page: 14-26 Township: 16N Range: 8E Section: 17

Location: (check one only) Inside Corporate City Limits X Outside Corporate City Limits_____

Property Uniform Property Code: 1-050-094-294-523_____ Existing Well: Yes _____ No X

Legal Description including lot size: Section 17, Township 16 North, Range 9 East, Tract 16: 3.02 AC

Short Description of Project: Development Plan Amendment and Special Use Permit for expansion of the existing school campus with a new Gymnasium building and outdoor amenities.

Construction Start Date: Estimated for November 2025.

*RESIDENTIAL PROJECT - Complete the following

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments)
2. Total number of lots approved on final plat/development plan: _____
3. Total number of homes existing or under construction: _____
4. Size of service requested: (5/8", 3/4", 1" or 2") _____

***Please fill in all categories below that apply for which water service is requested:**

--- COMPLETED BY APPLICANT --- Number of Lots or Units		***--- COMPLETED BY STAFF ---*** Water Use Factors	Annual Water Demand
_____	Single Family Dwelling Unit, lot size less than 6,000 sq. ft.	.15 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft	.17 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.	.25 afy per d.u.	_____
_____	Mobile Home (in Mobile home park)	.17 afy per d.u.	_____
_____	Accessory Dwelling Unit	.09 afy per d.u.	_____
_____	Apartment/Condominium	.16 afy per d.u.	_____
_____	Senior Complex	.12 afy per d.u.	_____
_____	**Total**	**Total Residential Water Demand**	**_____ AFY**

*COMMERCIAL PROJECT - Complete the following

Type of Project: (i.e. Office, Retail, Mixed, etc.) Institutional – Middle and High School Gymnasium Building
Total gross floor area of building: 20,432 square feet
Total area of lot, tract or parcel: 3.02 acres
Automatic Fire Sprinkler System: X Yes _____ No
Building Construction Type: CMU and Metal Framing
Building Square Footage: 20,432
Site Plan Attached: X Yes _____ No

*Please check all use categories below that are planned for the building and the gross floor areas of each use within the proposed building.

---- COMPLETED BY APPLICANT ----		---- COMPLETED BY STAFF ----	
Check Type of Use	Gross Floor Area	Water Use Factors	Annual Water Demand
Commercial			
____ Office – Non-medical	_____	(0.70 afy per 10,000 s.f.)	_____
____ Medical Office	_____	(0.72 afy per 10,000 s.f.)	_____
____ Office – City/State	_____	(0.58 afy per 10,000 s.f.)	_____
____ Research and Development Lab	_____	(1.18 afy per 10,000 s.f.)	_____
____ Manufacturing – Goods	_____	(0.21 afy per site)	_____
____ Manufacturing – Consumables	_____	(2.33 afy per site)	_____
____ Laundromat, Commercial	_____	(0.78 afy per machine)	_____
____ Laundromat, Other	_____	(0.22 afy per machine)	_____
____ Drycleaner	_____	(0.41 afy per site)	_____
____ Plant Nursery	_____	(0.56 afy per 10,000 s.f.)	_____
____ Gyms with showers	_____	(8.94 afy per site)	_____
X Gyms without showers	20,432	(0.77 afy per site)	_____
____ Salons	_____	(0.21 afy per site)	_____
____ Pet Grooming	_____	(0.52 afy per site)	_____
____ Pet Daycare	_____	(0.11 afy per site)	_____
____ Retail, Large (Individual stores or shopping areas > 75,000 sq ft)	_____	(0.45 afy per 10,000 s.f.)	_____
____ Neighborhood Center/Medium Retail (Individual stores or shopping areas 75,000-25,000 sq ft)		(0.43 afy per 10,000 s.f.)	_____
____ Retail, Small (Individual stores or shopping areas < 25,000 sq ft)	_____	(0.06 afy per site)	_____
____ Gallery	_____	(0.60 afy per site)	_____
____ Grocery Store	_____	(1.27 afy per 10,000 s.f.)	_____
____ Restaurant (full service)	_____	(0.02 afy per seat)	_____
____ Restaurant (limited service)	_____	(1.63 afy per Site)	_____
____ Gasoline Station w/ Car Wash	_____	(6.56 afy per Site)	_____

____	Gasoline Station	_____	(0.88 afy per Site)	_____
____	Car Wash (full service)	_____	(5.66 afy per Site)	_____
____	Car Wash (limited service)	_____	(0.94 afy per Wash Bay)	_____
____	Auto Repair	_____	(0.12 afy per site)	_____
____	Car Rental	_____	(0.12 afy per site)	_____
____	Car Sales	_____	(0.07 afy per 10,000 s.f.)	_____
____	Self Storage	_____	(0.13 afy per site)	_____
____	Wholesale, Warehousing	_____	(0.4 afy per 10,000 s.f.)	_____
____	Industrial, Manufacturing	_____	(applicant estimate of water use)	_____
____	Church w/ day care or school)	_____	(1.3 afy per Site)	_____
	Church w/o day care or school)	_____	(0.6 afy per Site)	_____
____				
____	Hotel	No. of rooms _____	(.13 afy per room)	_____
	Motel	No. of rooms _____	(.09 afy per room)	_____
____				

Public Services

____	School, Elementary	(0.53 afy per 100 students)	_____
____	School, Middle or Junior High	(1.68 afy per 100 students)	_____
____	School, Senior High	(2.64 afy per 100 students)	_____
____	Schools, Daycare	(0.85 afy per 100 kids)	_____
____	Places of Worship	(0.15 afy per site)	_____
	With Daycare and school	(0.95 afy per site)	_____
____	Parks	(1.48 afy per acre)	_____
____			
____	**Other** (not listed above) Please attach	(with attachment)	_____

water demand calculations and assumptions used

Total Floor Area 20,432

Total Commercial Water Demand _____ AFY

Total Residential Water Demand _____ AFY

TOTAL PROJECT WATER DEMAND _____AFY

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

OWNER: CSDCPC - Monte del Sol, LLC, Attn: James Zavala Mailing Address: 7880 Milestone Parkway Suite 425 Hanover, MD 21076 Phone Number: 979-574-9151 Mobile Number: 979-574-9151	***Only If Applicable** AGENT: JenkinsGavin Inc., Attn: Colleen Gavin Title: Owner's Representative Mailing Address: 130 Grant Street, Suite 101 Santa Fe, NM 87501 Phone Number: 505-820-7444 Mobile Number: 505-699-0563

Information Provided By: Check one: Owner _____ Agent _X_

Signature: _____ Date: 3/17/25

Technical Evaluation to be Sent to: Check one: Owner _____ Agent _X_

COMMENTS: _____

APPLICANTS, PLEASE NOTE:

- Ordinance 2008-53, prohibits new connections outside the presumptive city limits including the Agua Fria traditional historic community (AFTHC) unless specific conditions are met. Applications for service outside the presumptive city limits and AFTHC must include documentation showing these conditions are met or the application will be rejected. The documents required are shown below.
- A map of the proposed project in relation to the existing city limits and the presumptive city limits
- A detailed description of the proposed develop0ment including the type and size of proposed land uses
- The health, safety and welfare or other legal reason for the connection
- A site water budget
- Documentation from the County of Santa Fe that county water service is not available
- Documentation from the wastewater division regarding sewer availability

- A certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 if applicable

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Monte del Sol Charter School - 4157 and 4161 Walking Rain Road, Santa Fe

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

CSDCPC Monte del Sol, LLC

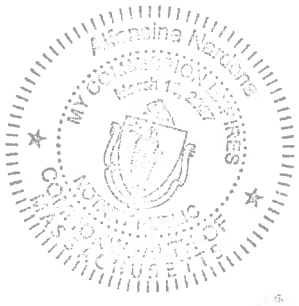
Rebecca Salvo, Senior Vice President

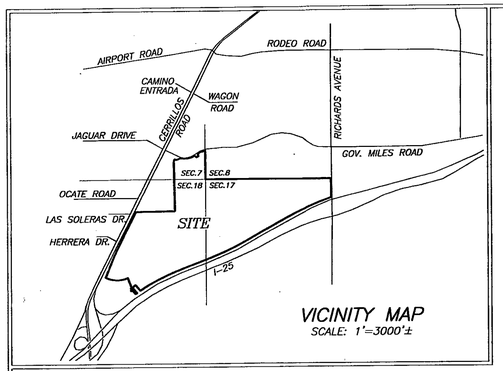
10/16/24
Date

State of Massachusetts)
)
County of Essex)

The foregoing instrument was acknowledged before me
this 16 day of October, 2024 by _____.

Notary Public





VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

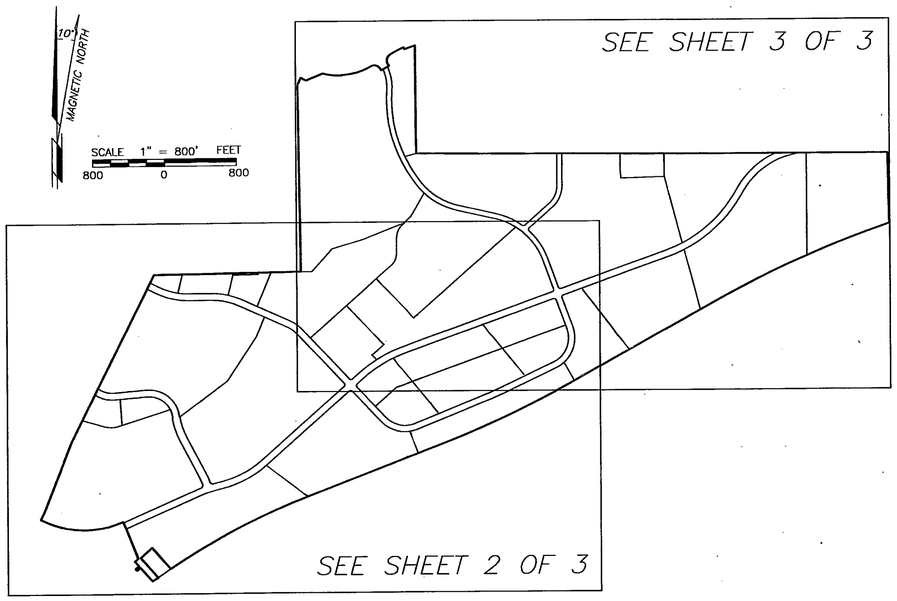
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

Michael Anaya 10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

Valerie Espinoza 10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-4-09
AS ORDINANCE # 2009–6 DATE

David Coss 2-22-10
MAYOR: DAVID COSS DATE

Yolanda Y. Vigil 2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 AS CASE # SD–2008–15
DATE M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

Angela S. Rodriguez 2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

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

Deputy

COUNTY CLERK SANTA FE COUNTY, NEW MEXICO

UTILITIES

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Susie Rogers Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

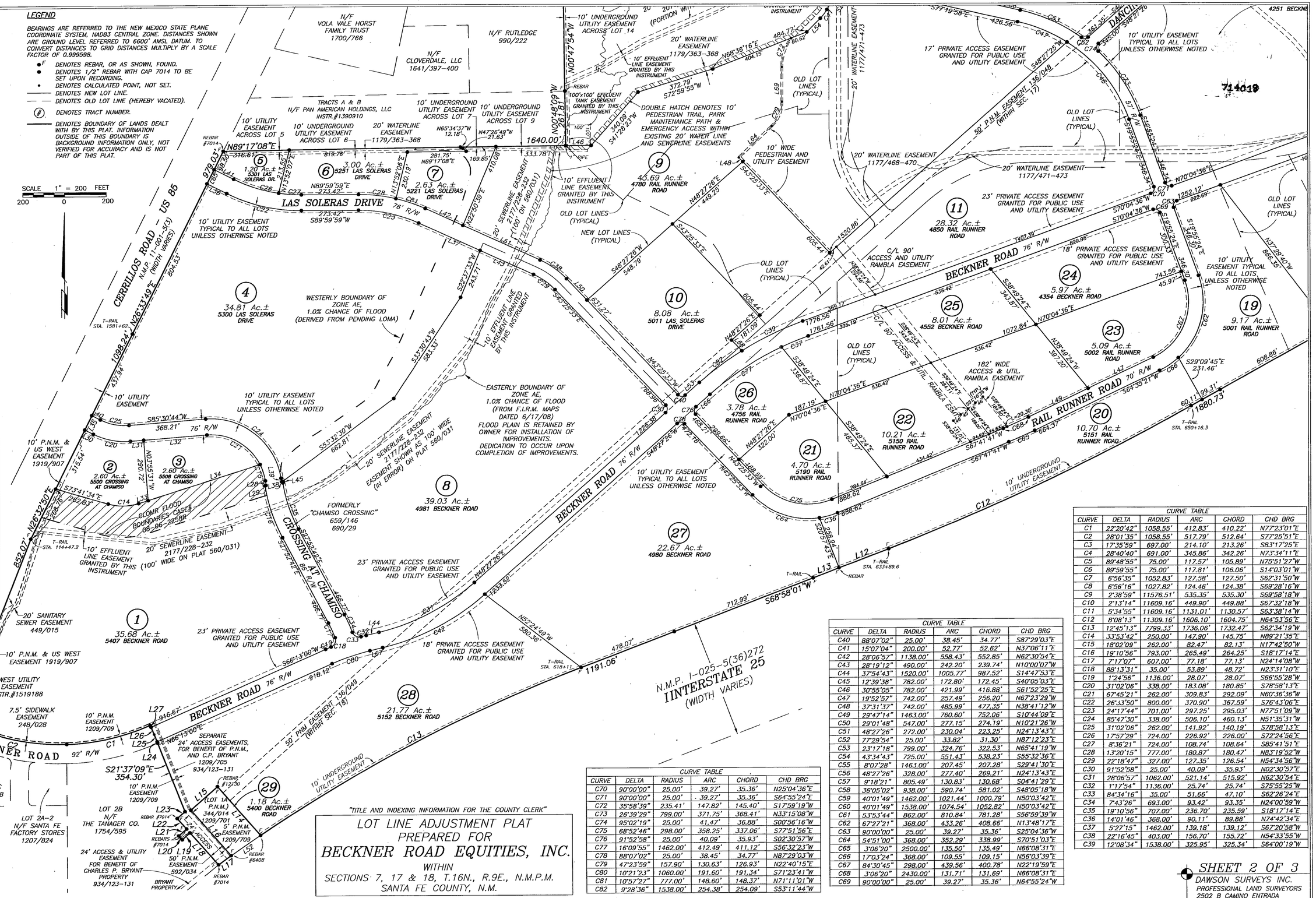
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- —— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- —— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.08'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-2

GOVERNOR MILES ROAD

714020

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F — DENOTES REBAR, OR AS SHOWN, FOUND.
- ● — DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • — DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) — DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

GOVERNOR MILES ROAD
LOT 1-B N/F CROWNE SANTA FE, LLC. 697/002
GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)
GOVERNOR MILES ROAD 519/011
1" PIPE
10' UTILITY EASEMENT BK.690 PG.029
S00°26'23"E
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F RYON W. RICH 1026/116
NAVA ADE SUBD PH.2A 459/029-032
DANCING GROUND ROAD
10' UTILITY EASEMENT BK.690 PG.029
10' UTILITY EASEMENT
EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08)
775.84'
N/F FIRST MARKET BANK OF SANTA FE 1001/1 INSTR.#319415
N/F KOBURI 2238/179
N00°37'30"W
247.53'
N00°47'58"W
815.26'
N/F HORSESTEP/CATE MARTIN 1042/068
LOTS 1 & 2 N/F CANABACK CO 1042/068
N/F RUTLEDGE 980/222
N00°47'54"W
261.81'
PAN. N00°48'09"W
0.00'
13 6.80 Ac.± 4601 RAIL RUNNER ROAD
RAIL RUNNER ROAD 57' R/W
17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14
12 50.09 Ac.± 4600 RAIL RUNNER ROAD
FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.
NE COR SECTION 18
1" PIPE W/MARKED STONE
S89°42'01"E
1568.16'
1208.42'
OLD LOT LINES (TYPICAL)
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
20' SEWERLINE EASEMENT 2076/788-790 (PORTION WITHIN SEC.17)
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
14 22.16 Ac.± 4781 RAIL RUNNER ROAD
10' UTILITY EASEMENT
OLD LOT LINES (TYPICAL)
N00°00'00"W 359.36'
60' R/W
DANCING GROUND ROAD
50' P.N.M. EASEMENT 136/048 (WITHIN SEC.17)
WATERLINE EASEMENT 1177/471-473
649.28'
S00°00'00"W
16 3.02 Ac.± 4161 WALKING RAIN
N88°18'01"E
482.61'
377.31'
2650.75'
S89°53'02"E
1" PIPE
114.44'
380.22'
S00°10'21"E
OLD LOT LINES (TYPICAL)
LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21-22
TRACT Q PHASE 2A-NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
10' WIDE WATERLINE EASEMENT 1239/429-447 (WITHIN NAVA ADE ONLY)
50' P.N.M. EASEMENT 136/383
100' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21-22
1" PIPE
2607.19'
S00°55'29"E
1248.47'
288.60'
50.00'
905.88'
23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
BECKNER ROAD 76' R/W
OLD LOT LINES (TYPICAL)
17 20.21 Ac.± 3750 BECKNER ROAD
RICHARDS AVE. 113'R/W
792.94'
10' UTILITY EASEMENT 216/042 & 200/577
N00°00'00"W 1149.89'
10' UNDERGROUND UTILITY EASEMENT
C9
TIE POINT NMCB3 1681790.32N 1714518.95E
REBAR #889
EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08)
20' SEWERLINE EASEMENT 2076/782-786 (PORTION WITHIN SEC.18)
10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
20' WATERLINE EASEMENT 1179/363-368
N68°36'16"E 404.15'
372.79'
S72°59'55"W
100'x100' EFFLUENT TANK EASEMENT GRANTED BY THIS INSTRUMENT
DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS
340.09'
S41°29'23"W
9 43.69 Ac.± 4780 RAIL RUNNER ROAD
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
N48°27'26"E 449.25'
S41°25'33"E
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
OLD LOT LINES (TYPICAL)
NEW LOT LINES (TYPICAL)
S48°27'26"W 546.79'
S41°25'33"E
1520.86'
605.44'
42.61'
OLD LOT LINES (TYPICAL)
10 8.08 Ac.± 5011 LAS SOLERAS DRIVE
631.27'
S41°25'33"E
605.44'
N48°27'26"E 181.09'
1776.56'
1761.56'
369.17'
395.18'
C/L 90' ACCESS & UTIL. RAMBLA ESMT.
OLD LOT LINES (TYPICAL)
S35°49'24"E 343.87'
N70°04'36"E 536.42'
S35°49'24"E 336.87'
N70°04'36"E 187.19'
N48°27'26"E 322.00'
485.37'
N43°25'33"W
766.96'
1266.38'
N48°27'26"E 472.76'
466.71'
299.66'
182' WIDE ACCESS & UTIL. RAMBLA ESMT.
S35°49'24"E 343.87'
S35°49'24"E 146.87'
S54°10'36"W 182.00'
N35°49'24"W 146.87'
S35°49'24"E 146.87'
N54°10'36"E 182.00'
N35°49'24"W 146.87'
S35°49'24"E 146.87'
22 10.21 Ac.± 5150 RAIL RUNNER ROAD
21
N/F RYON W. RICH 1026/116
NAVA ADE SUBD PH.2A 459/029-032
DANCING GROUND ROAD
50' P.N.M. EASEMENT 136/048 (WITHIN SEC. 17)
WATERLINE EASEMENT 1177/471-473
20' WATERLINE EASEMENT 1177/468-470
20' WATERLINE EASEMENT 1177/471-473
15 52.57 Ac.± 4251 BECKNER ROAD
17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED
S48°27'26"W 361.35'
S48°27'26"W 345.00'
C74
C62
C63
C64
C65
C66
C67
C68
C69
C70
C71
S19°55'24"E 346.34'
S19°55'24"E 346.30'
S19°55'24"E 346.30'
300.33'
N70°04'36"E
S70°04'36"W
1407.38'
829.95'
743.56'
45.97'
1072.84'
397.20'
S29°09'45"E 231.46'
608.86'
S64°35'21"W 1880.73'
664.37'
T-RAIL STA. 650+16.3
T-RAIL STA. 668+96.92
N37°29'40"W 868.35'
204.71'
S60°50'15"W
907.74'
10' UNDERGROUND UTILITY EASEMENT
23 5.09 Ac.± 5002 RAIL RUNNER ROAD
24 5.97 Ac.± 4354 BECKNER ROAD
25 8.01 Ac.± 4552 BECKNER ROAD
26 3.78 Ac.± 4756 RAIL RUNNER ROAD
11 28.32 Ac.± 4850 RAIL RUNNER ROAD
OLD LOT LINES (TYPICAL)
23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UTILITY EASEMENT TYPICAL TO ALL LOTS, UNLESS OTHERWISE NOTED
19 9.17 Ac.± 5001 RAIL RUNNER ROAD
18 48.99 Ac.± 4000 BECKNER ROAD
1250.12'
S70°04'36"W
1029.43'
18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
OLD LOT LINES (TYPICAL)
C10
C11
RAIL RUNNER ROAD 70' R/W
20 10.70 Ac.± 5151 RAIL RUNNER ROAD
N.M.P. I-025-5(36)272
INTERSTATE 25
(WIDTH VARIES)

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

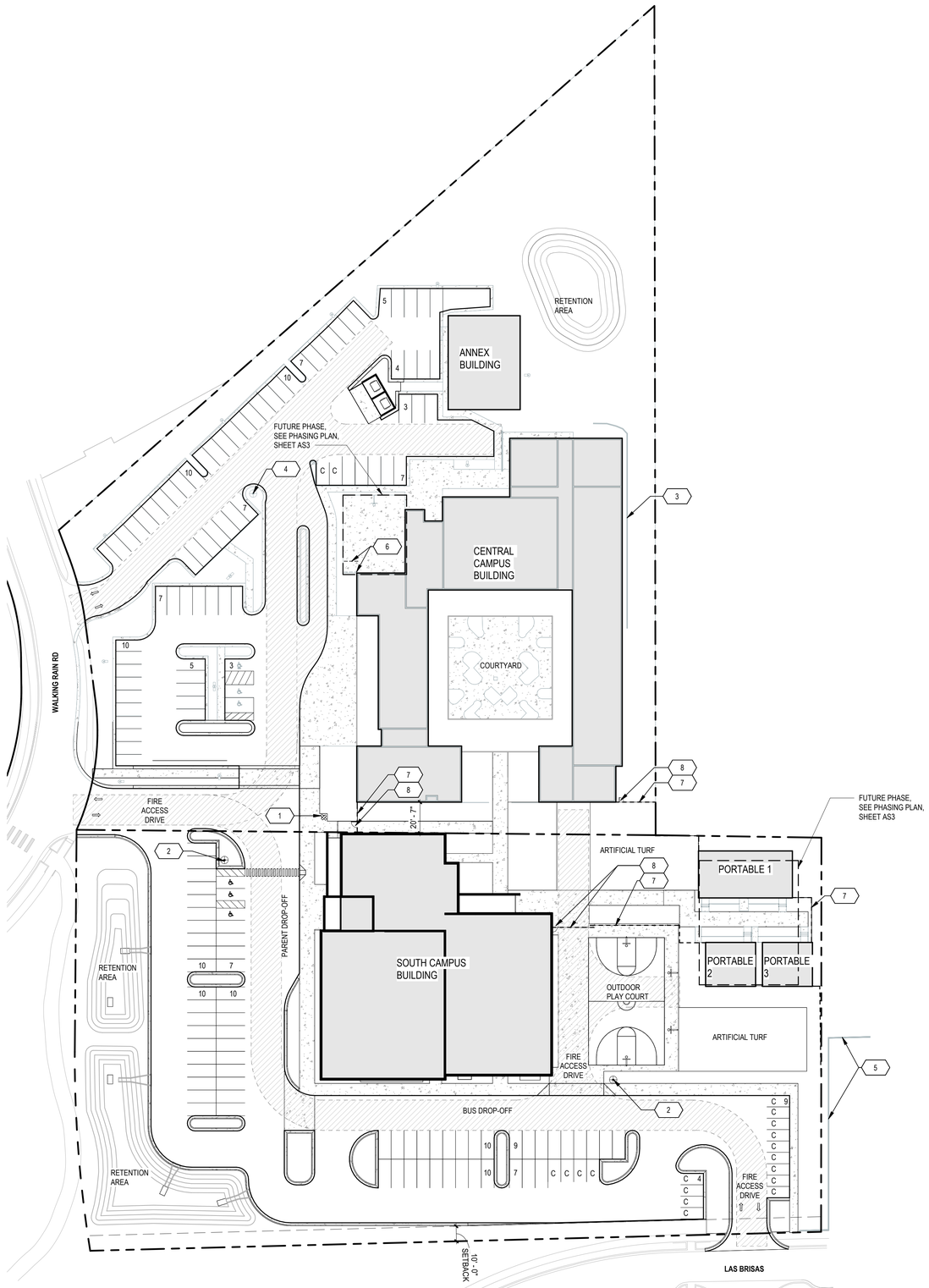
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-3



1 Site Plan

SCALE: 1" = 40'-0"

SHEET KEYNOTES

1. RELOCATED SCULPTURE
2. NEW FIRE HYDRANT
3. EXISTING RETAINING WALL TO REMAIN
4. EXISTING FIRE HYDRANT
5. EXISTING OFF SITE RETAINING WALL TO REMAIN
6. BIKE RACKS TO BE RELOCATED WITH FUTURE PHASING WORK
7. METAL FENCING
8. FENCE GATE

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 **FFKR.COM**

Charter Schools Development Corporation
www.csdc.org

WALTZ

STATE OF NEW MEXICO
KARRINA HOLT
NO. 006712
03-17-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

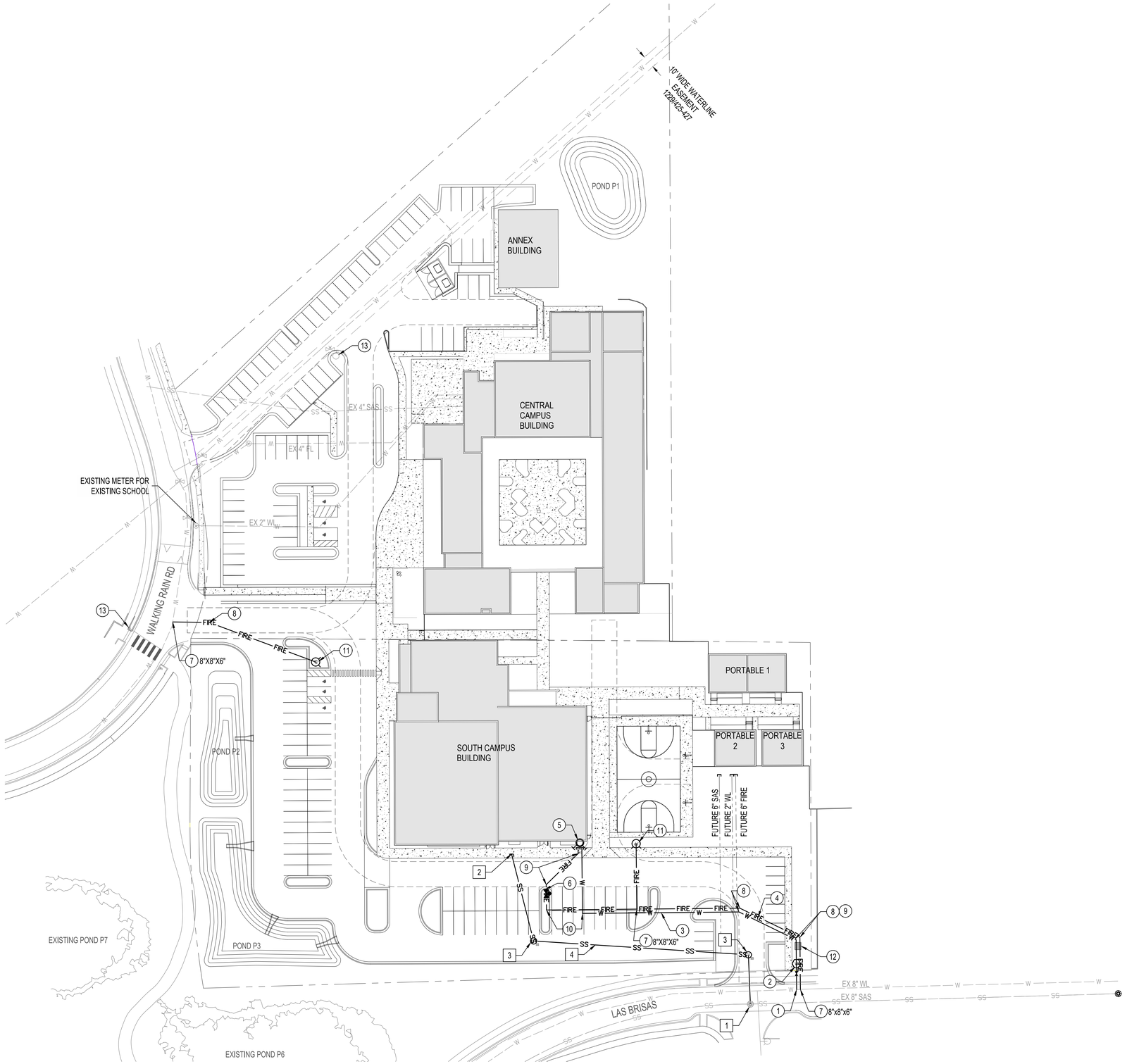
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

Site Plan

AS2

3/12/2025 5:03:42 PM



WATER KEYED NOTES

1. CONNECT NEW 2" COPPER WATER SERVICE LINE TO EXISTING 8" WL.
2. INSTALL 2" DOMESTIC WATER METER.
3. INSTALL 2" DOMESTIC WATER SERVICE LINE.
4. INSTALL 6" FIRE WATER SERVICE LINE.
5. INSTALL WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC) PER DETAIL 3, SHEET C-301. INSTALL FDC SIGN ON WALL ABOVE FDC APPARATUS.
6. INSTALL 6" GATE VALVE WITH POST INDICATOR (PIV) PER DETAIL 1 SHEET C-301.
7. INSTALL TEE. SIZE PER PLAN.
8. INSTALL 22.5° BEND WITH RESTRAINED JOINTS.
9. INSTALL 45° BEND WITH RESTRAINED JOINTS.
10. INSTALL 90° BEND WITH RESTRAINED JOINTS.
11. INSTALL FIRE HYDRANT PER CITY OF SANTA FE STANDARD DETAILS.
12. INSTALL HEATED ENCLOSURE WITH 2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER AND 6" FIRE REDUCED PRESSURE BACKFLOW PREVENTER.
13. EXISTING FIRE HYDRANT.

SEWER KEYED NOTES

1. CONNECT NEW 6" SANITARY SEWER TO EXISTING MANHOLE.
2. INSTALL UTILITY SERVICE LINE TO WITHIN 5' OF BUILDING.
3. INSTALL SANITARY SEWER CLEAN OUT PER DETAIL 2, SHEET C-301.
4. INSTALL 6" SANITARY SEWER SERVICE LINE (SCH 40 PVC).

NOTE: EXTENSION OF EXISTING FIRE WATER SERVICE LINE TO THE PROPOSED BACKFLOW PREVENTION DEVICE SHALL REQUIRE A CITY OF SANTA FE WATER DIVISION AGREEMENT TO CONSTRUCT AND DEDICATE PUBLIC IMPROVEMENTS (ACD) AND MUST BE EXECUTED PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER TO PREPARE AND SUBMIT THE ACD TO THE CITY OF SANTA FE PUBLIC UTILITIES WATER DIVISION.

LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- PROPOSED CLEAN OUT
- PROPOSED CAP
- PROPOSED MANHOLE
- FIRE LANE

N

40 20 0 40

1"=40'

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation
www.sdmc.org

WALTZ

Bohannan Huston
www.bhinc.com
800.877.5332

KELLY M. KLEIN
NEW MEXICO
24834
03-17-2025
LICENSED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

SITE UTILITY PLAN

C-201

Wed, 12-Mar-2025 - 6:37:pm, Plotted by: JRESTREPO
P:\20250209\CDP\Plans\General\Development Plan Sheets\20250209_Water and Sewer.dwg

Vicinity Aerial

Monte de Sol Charter School Development Plan Amendment					
Water Budget for Additional Uses -					
New Gymnasium Building and Landscaping on Tract 16					
Water Use for Commercial Construction					
			UNIT	**GPY**	**AFY**
Gyms w/out showers*			1	250,905.27	0.77
**Per 2009 City of Santa Fe Water Division 'Water Use in Santa Fe' Report*					
Landscape Irrigation				228,606.67	0.70
DEVELOPMENT WATER BUDGET				***479,511.94***	***1.47***
9.8% Contingency per SFCC §14-8.13(E)(1)				46,992.17	0.14
TOTAL WATER DEMAND OFFSET				**526,504.11**	**1.62**
LANDSCAPE IRRIGATION BUDGET FOR TRACT 16					
			GPW	**GPY**	**AFY**
YEAR 1				242,800.00	0.75
YEAR 2				221,510.00	0.68
YEAR 3				221,510.00	0.68
3-YEAR AVERAGE				***228,606.67***	***0.70***

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

***Fill in all highlighted fields on this application. Applicant must sign and date application.**

Check one only:

____ Sewer Service Technical Evaluation Request
____ Water Service Technical Evaluation Request
____ Agreement for Metered Service (AMS)
____ Agreement to Construct and Dedicate Public Improvements (ACD)
____ Annexation Application Water Budget
X___ Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # _____

Applicant Name: CSDCPC - Monte del Sol, LLC

Project Address: 4161 Walking Rain Road, Santa Fe, NM 87507

***Required - Attach a Plat of the Property (legal lot of record and proposed development)**

Plat Filing Information:

Tract 16 Year: 2010 Book: 714__ Page: 14-26 Township: 16N Range: 8E Section: 17

Location: (check one only) Inside Corporate City Limits X Outside Corporate City Limits_____

Property Uniform Property Code: 1-050-094-294-523_____ Existing Well: Yes _____ No X

Legal Description including lot size: Section 17, Township 16 North, Range 9 East, Tract 16: 3.02 AC

Short Description of Project: Development Plan Amendment and Special Use Permit for expansion of the existing school campus with a new Gymnasium building and outdoor amenities.

Construction Start Date: Estimated for November 2025.

*RESIDENTIAL PROJECT - Complete the following

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments)
2. Total number of lots approved on final plat/development plan: _____
3. Total number of homes existing or under construction: _____
4. Size of service requested: (5/8", 3/4", 1" or 2") _____

***Please fill in all categories below that apply for which water service is requested:**

--- COMPLETED BY APPLICANT --- Number of Lots or Units		***--- COMPLETED BY STAFF ---*** Water Use Factors	Annual Water Demand
_____	Single Family Dwelling Unit, lot size less than 6,000 sq. ft.	.15 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft	.17 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.	.25 afy per d.u.	_____
_____	Mobile Home (in Mobile home park)	.17 afy per d.u.	_____
_____	Accessory Dwelling Unit	.09 afy per d.u.	_____
_____	Apartment/Condominium	.16 afy per d.u.	_____
_____	Senior Complex	.12 afy per d.u.	_____
_____	**Total**	**Total Residential Water Demand**	**_____ AFY**

*COMMERCIAL PROJECT - Complete the following

Type of Project: (i.e. Office, Retail, Mixed, etc.) Institutional – Middle and High School Gymnasium Building
Total gross floor area of building: 20,432 square feet
Total area of lot, tract or parcel: 3.02 acres
Automatic Fire Sprinkler System: X Yes _____ No
Building Construction Type: CMU and Metal Framing
Building Square Footage: 20,432
Site Plan Attached: X Yes _____ No

*Please check all use categories below that are planned for the building and the gross floor areas of each use within the proposed building.

---- COMPLETED BY APPLICANT ----		---- COMPLETED BY STAFF ----	
Check Type of Use	Gross Floor Area	Water Use Factors	Annual Water Demand
Commercial			
x Office – Non-medical	5,762	(0.70 afy per 10,000 s.f.)	0.4033
____ Medical Office		(0.72 afy per 10,000 s.f.)	
____ Office – City/State		(0.58 afy per 10,000 s.f.)	
____ Research and Development Lab		(1.18 afy per 10,000 s.f.)	
____ Manufacturing – Goods		(0.21 afy per site)	
____ Manufacturing – Consumables		(2.33 afy per site)	
____ Laundromat, Commercial		(0.78 afy per machine)	
____ Laundromat, Other		(0.22 afy per machine)	
____ Drycleaner		(0.41 afy per site)	
____ Plant Nursery		(0.56 afy per 10,000 s.f.)	
____ Gyms with showers		(8.94 afy per site)	
X Gyms without showers	20,432	(0.77 afy per site)	0.77
____ Salons		(0.21 afy per site)	
____ Pet Grooming		(0.52 afy per site)	
____ Pet Daycare		(0.11 afy per site)	
____ Retail, Large (Individual stores or shopping areas > 75,000 sq ft)		(0.45 afy per 10,000 s.f.)	
____ Neighborhood Center/Medium Retail (Individual stores or shopping areas 75,000-25,000 sq ft)		(0.43 afy per 10,000 s.f.)	
____ Retail, Small (Individual stores or shopping areas < 25,000 sq ft)		(0.06 afy per site)	
____ Gallery		(0.60 afy per site)	
____ Grocery Store		(1.27 afy per 10,000 s.f.)	
____ Restaurant (full service)		(0.02 afy per seat)	
____ Restaurant (limited service)		(1.63 afy per Site)	
____ Gasoline Station w/ Car Wash		(6.56 afy per Site)	

____	Gasoline Station	_____	(0.88 afy per Site)	_____
____	Car Wash (full service)	_____	(5.66 afy per Site)	_____
____	Car Wash (limited service)	_____	(0.94 afy per Wash Bay)	_____
____	Auto Repair	_____	(0.12 afy per site)	_____
____	Car Rental	_____	(0.12 afy per site)	_____
____	Car Sales	_____	(0.07 afy per 10,000 s.f.)	_____
____	Self Storage	_____	(0.13 afy per site)	_____
____	Wholesale, Warehousing	_____	(0.4 afy per 10,000 s.f.)	_____
____	Industrial, Manufacturing	_____	(applicant estimate of water use)	_____
____	Church w/ day care or school)	_____	(1.3 afy per Site)	_____
	Church w/o day care or school)	_____	(0.6 afy per Site)	_____
____				
____	Hotel	No. of rooms _____	(.13 afy per room)	_____
	Motel	No. of rooms _____	(.09 afy per room)	_____
____				

Public Services

____	School, Elementary	(0.53 afy per 100 students)	_____
____	School, Middle or Junior High	(1.68 afy per 100 students)	_____
____	School, Senior High	(2.64 afy per 100 students)	_____
____	Schools, Daycare	(0.85 afy per 100 kids)	_____
____	Places of Worship	(0.15 afy per site)	_____
	With Daycare and school	(0.95 afy per site)	_____
____	Parks	(1.48 afy per acre)	_____
____			
____	**Other** (not listed above) Please attach	(with attachment)	_____

water demand calculations and assumptions used

Total Floor Area 20,432

Total Commercial Water Demand 1.173 **AFY**

Total Residential Water Demand 0.12 **AFY**

TOTAL PROJECT WATER DEMAND 1.3 **AFY**

Landscape Irrigation 3 Year Average
0.7 AFY + %9.8 0.77afy

Type text here

City of Santa Fe,New Mexico
UTILITY SERVICE APPLICATION

OWNER: CSDCPC - Monte del Sol, LLC, Attn: James Zavala Mailing Address: 7880 Milestone Parkway Suite 425 Hanover, MD 21076 Phone Number: 979-574-9151 Mobile Number:979-574-9151		***Only If Applicable** AGENT: JenkinsGavin Inc., Attn: Colleen Gavin Title: Owner's Representative Mailing Address: 130 Grant Street, Suite 101 Santa Fe, NM 87501 Phone Number: 505-820-7444 Mobile Number: 505-699-0563

Information Provided By: Check one: Owner _____ Agent _X_

Signature: _____ Date: 5/1/2025

Technical Evaluation to be Sent to: Check one: Owner _____ Agent _X_

COMMENTS: _____

APPLICANTS, PLEASE NOTE:

- Ordinance 2008-53, prohibits new connections outside the presumptive city limits including the Agua Fria traditional historic community (AFTHC) unless specific conditions are met. Applications for service outside the presumptive city limits and AFTHC must include documentation showing these conditions are met or the application will be rejected. The documents required are shown below.
- A map of the proposed project in relation to the existing city limits and the presumptive city limits
- A detailed description of the proposed develop0ment including the type and size of proposed land uses
- The health, safety and welfare or other legal reason for the connection
- A site water budget
- Documentation from the County of Santa Fe that county water service is not available

- Documentation from the wastewater division regarding sewer availability
- A certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 if applicable

Landscape Irrigation 3 Year Average
0.7 AFY

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Monte del Sol Charter School - 4157 and 4161 Walking Rain Road, Santa Fe

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

CSDCPC Monte del Sol, LLC

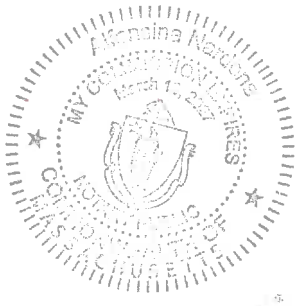
Rebecca Salvo, Senior Vice President

10/16/24
Date

State of Massachusetts)
)
County of Essex)

The foregoing instrument was acknowledged before me
this 16 day of October, 2024 by _____.

Notary Public



Vicinity Aerial

492034

RIGHT OF WAY EXTENSION WALKING RAIN ROAD AND LOT SPLIT TRACT Q

CERTAIN TRACTS OF LAND DESIGNATED AS TRACT Q-1 AND Q-2 WITHIN SECTION 5, T16N, R9E, N.M.P.M. TRACT Q-1 AND Q-2 BEING A SUBDIVISION OF TRACT Q AS SHOWN ON PLAT BOOK 459 PAGES 29-35 AND A RIGHT OF WAY EXTENSION OF WALKING RAIN ROAD AS SHOWN ON PLAT BOOK 459 PAGES 29-35 AND LOCATED WITHIN THE SOUTHWEST 1/4 OF SECTION 5, T16N, R9E, N.M.P.M.

TRACT Q-1 CONTAINS 3.286 ACRES MORE OR LESS

TRACT Q-2 CONTAINS 0.406 ACRES MORE OR LESS

NOTES

1) BASIS OF BEARING TAKEN FROM A PLAT ENTITLED " NAVA ADE SUBDIVISION PHASE 2A", BY RICHARD A. MORRIS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE ON NOV. 8, 2000, IN PLAT BOOK 459, PAGE 029-035.

2) THESE LANDS LIE WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FEMA, FIRM MAP COMMUNITY PANEL NUMBER 350069 0229 B DATED NOVEMBER 4, 1988.

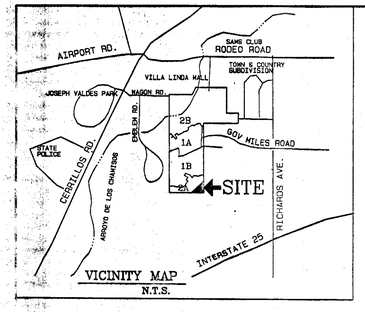
3) A 7.5 FOOT WIDE UTILITY EASEMENT IS GRANTED ADJACENT TO RIGHT OF WAY.

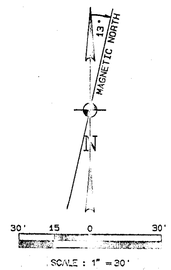
4) EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES.

LEGEND

- ● DENOTES FOUND POINT (1/2" REBAR W/CAP STAMPED 10277) UNLESS OTHERWISE NOTED
- ○ DENOTES POINTS TO BE SET (1/2" REBAR W/ALUM CAP STAMPED 10277
- ° DENOTES CALCULATED POINT
- —o—u— DENOTES UTILITY POLE, OVERHEAD LINES AND ANCHOR GUY
- —x— DENOTES FENCE
- DENOTES EXISTING 20' WIDE WATERLINE EASEMENT (SHADED)

VICINITY MAP
N.T.S.





CITY OF SANTA FE

APPROVED BY THE PLANNING COMMISSION AT IT'S MEETING OF October 4, 2001.

Duncan Mulligan 1/14/02 — E. Domínguez 1/15/02
CHAIRMAN — SECRETARY

REVIEWED BY _____ CITY PLANNER — 1/23/02 DATE

REVIEWED BY _____ CITY SUBDIVISION ENGINEER — 1/10/02 DATE

REVIEWED BY _____ WASTEWATER MANAGEMENT DIVISION — 1-16-02 DATE

REVIEWED BY _____ SANTA FE CRISTO, FOR CITY OF SANTA FE — 2/7/02 DATE

UTILITY SIGNATURES

Annette Martinez — 1-4-02
QWEST COMMUNICATIONS — DATE

Veronica Serrano — 1-16-02
PUBLIC SERVICE CO. OF N.M. - ELECTRIC — DATE

Jeanette Gardner — 1-4-02
PUBLIC SERVICE CO. OF N.M. - GAS — DATE

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only. The signing of this plat does not in any way guaranteed telephone service to the subdivision.

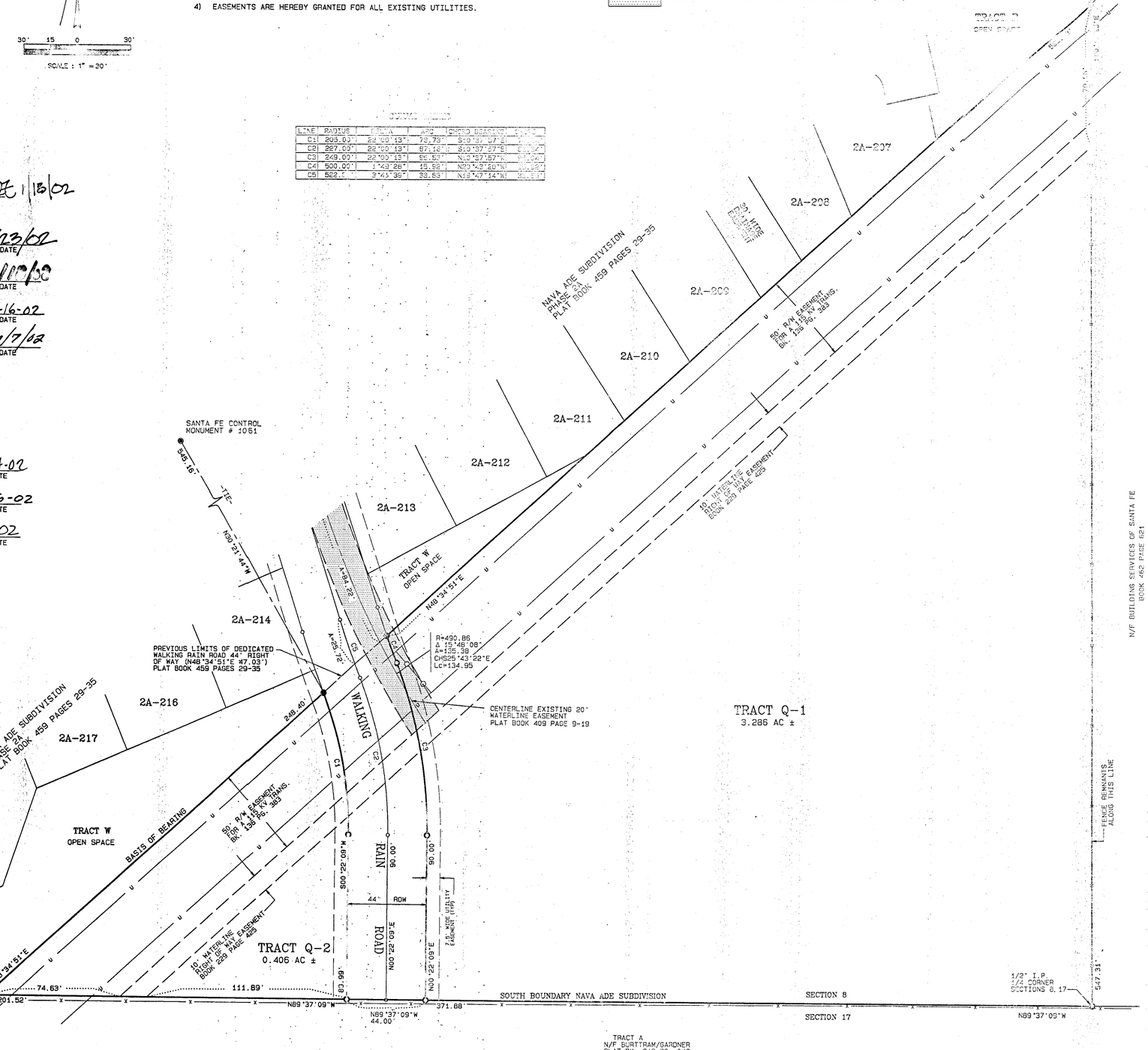
COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20____, at _____ o'clock ____ m. and was duly recorded in book _____ page _____ of the records of SANTA FE COUNTY.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.

_____ DEPUTY

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	203.00'	22°00'13"	78.79'	S10°38'07"E	78.29'
C2	227.00'	22°00'13"	87.16'	S10°37'27"E	86.62'
C3	249.00'	22°00'13"	95.67'	N10°37'27"W	95.09'
C4	500.00'	1°43'26"	15.05'	N20°47'50"W	15.05'
C5	522.5'	3°41'36"	33.69'	N19°47'14"W	33.68'



DEDICATION & AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AFFIRMS THAT HE IS THE OWNER OF THESE LANDS AND HEREBY DEDICATES WALKING RAIN ROAD RIGHT OF WAY TO BE EXTENDED TO THE SOUTH BOUNDARY LINE OF NAVA ADE SUBDIVISION, CREATING LOTS Q-1 AND Q-2. THE 7.5' WIDE UTILITY EASEMENTS ARE HEREBY GRANTED TO UTILITY COMPANIES FOR ELECTRICAL, GAS, COMMUNICATION AND CABLE TELEVISION. THE ROADWAY SHOWN HEREON IS A PUBLIC RIGHT OF WAY AND UTILITY EASEMENT AND IS DEDICATED TO THE PUBLIC FOR USE FOREVER. ALL OF THE FOREGOING IS MORE PARTICULARLY SHOWN HEREON AND THIS DEDICATION AND AFFIDAVIT IS MADE WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AUTHORIZED REPRESENTATIVE.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

SOUTHWEST INSTITUTE FOR EDUCATION RESEARCH AND TEACHER DEVELOPMENT

BY _____

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF January 2002, BY Tony Gerrie

MY COMMISSION EXPIRES
June 26, 2005

_____ NOTARY PUBLIC

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED UNDER MY SUPERVISION FROM A SURVEY PERFORMED ON THE FIELD, FOR THE PURPOSE OF EXTENDING WALKING RAIN ROAD TO THE SOUTH BOUNDARY OF NAVA ADE SUBDIVISION PHASE 2A AND THUS CREATING TRACTS Q-1 AND Q-2 AS THEY APPEAR HEREON, AS INSPECTED BY THE OWNERS OF THESE LANDS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS PLAT AND/OR SURVEY DOES NOT EXCEED THE REQUIREMENTS OF THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO".

RICHARD A. MORRIS
N.M.P.S. No. 10277

JAN. 4, 2002

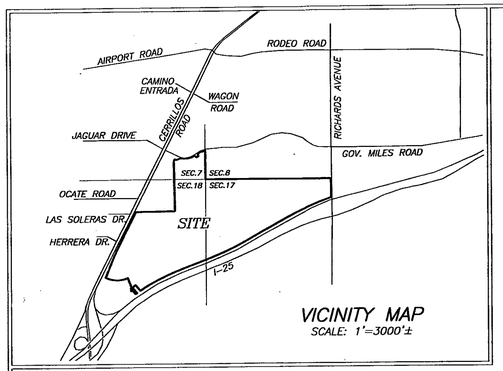
INDEXING INFORMATION FOR COUNTY CLERK				
OWNER	SECTION	TWNSHP.	RANGE	SUBDIVISION
SOUTHWEST INSTITUTE	5	16 NORTH	9 EAST	NAVA ADE SUBDIVISION PHASE 2A

Red Mountain Engineers, Inc.
ENGINEERS · SURVEYORS
1215 Parkway Drive
Santa Fe, NM 87507-7256
Phone: (505) 471-7373

DRAWN BY: M. SEDILLO — SCALE: 1" = 30' — CHECKED BY: RAM

NAME: TRACT Q / NAVA ADE SUBDIVISION, PHASE 2A

DATE: JAN. 4, 2002
PROJECT: Y:\ 2001\ 1013-121



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

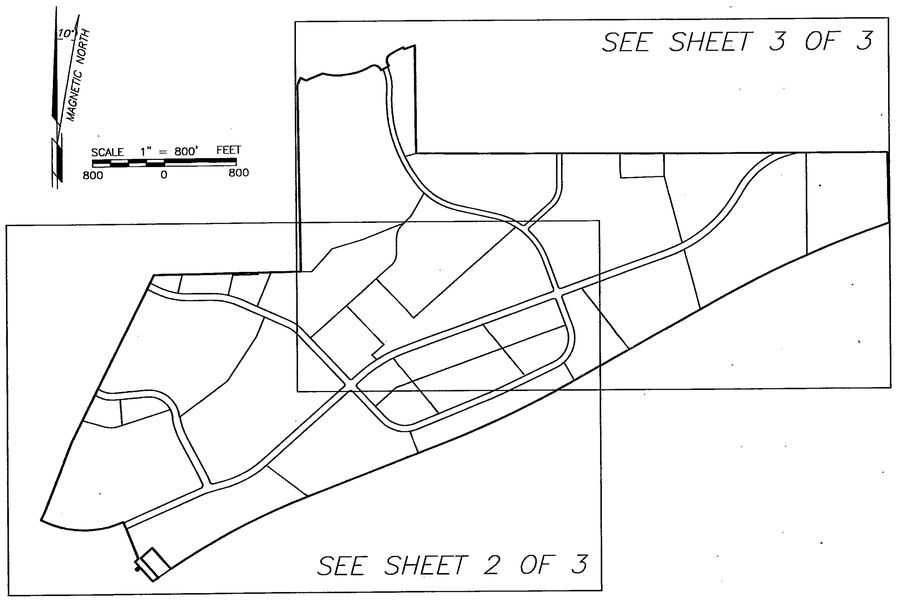
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

Michael Anaya 10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

Valerie Espinoza 10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-4-09
AS ORDINANCE # 2009–6 DATE

David Coss 2-22-10
MAYOR: DAVID COSS DATE

Yolanda Y. Vigil 2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 AS CASE # SD–2008–15
DATE M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

Angela S. Rodriguez 2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

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

Deputy

COUNTY CLERK SANTA FE COUNTY, NEW MEXICO

UTILITIES

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Susie Rogers Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

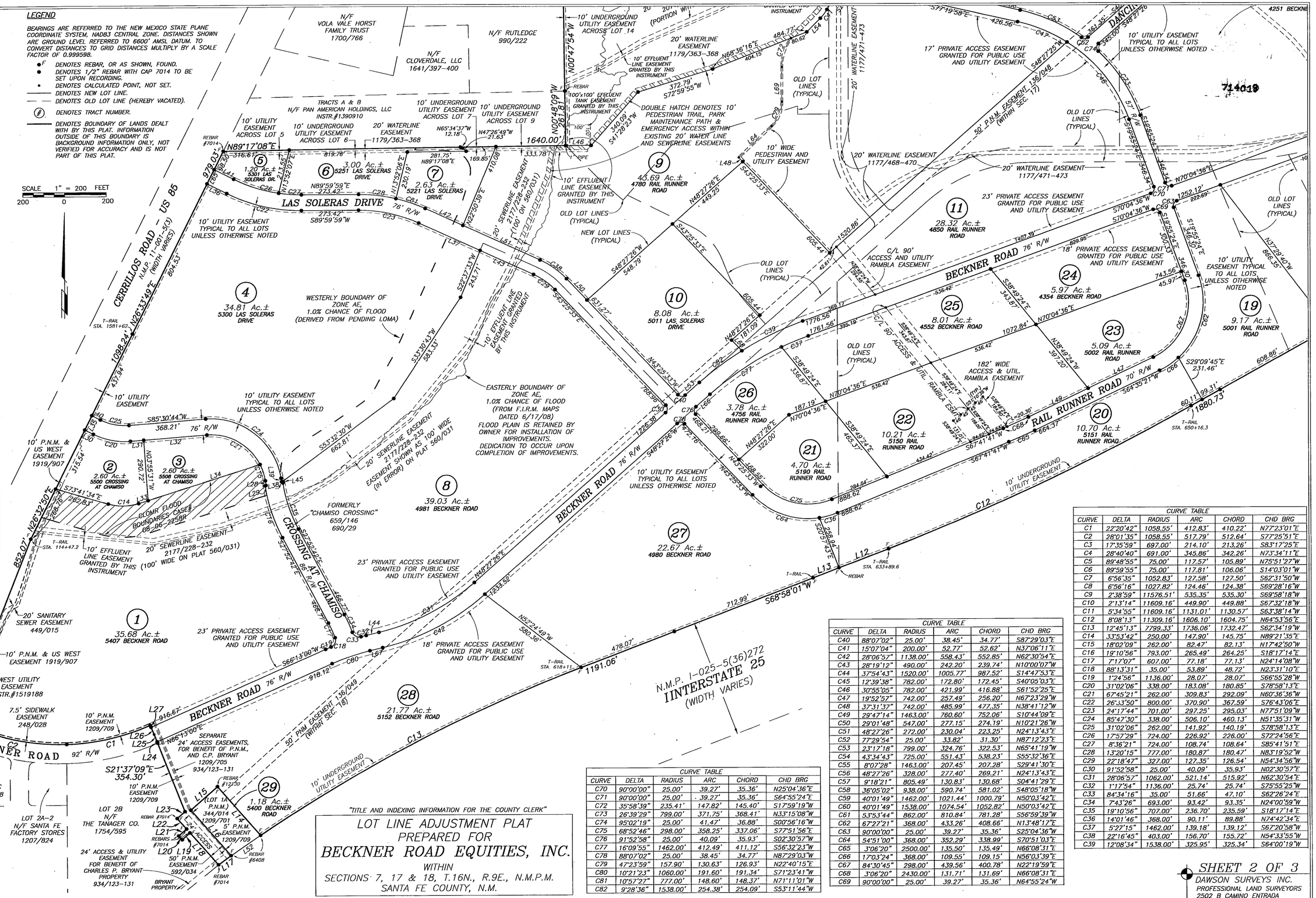
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- —— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- —— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.08'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-2

GOVERNOR MILES ROAD

714020

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F — DENOTES REBAR, OR AS SHOWN, FOUND.
- ● — DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • — DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) — DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

GOVERNOR MILES ROAD
LOT 1-B N/F CROWNE SANTA FE, LLC. 697/002
GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)
GOVERNOR MILES ROAD 519/011
1" PIPE
10' UTILITY EASEMENT BK.690 PG.029
S00°26'23"E
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F RYON W. RICH 1026/116
NAVA ADE SUBD PH.2A 459/029-032
DANCING GROUND ROAD
10' UTILITY EASEMENT BK.690 PG.029
10' UTILITY EASEMENT
EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08)
775.84'
N/F FIRST MARKET BANK OF SANTA FE 1001/1 INSTR.#319415
N/F KOBURI 2238/179
N00°37'30"W
247.53'
N00°47'58"W
815.26'
N/F HORSESTEP/CATE MARTIN 1042/068
LOTS 1 & 2 N/F CANABACK CO 1042/068
N/F RUTLEDGE 980/222
N00°47'54"W
261.81'
PAN. N00°48'09"W
0.00'
13 6.80 Ac.± 4601 RAIL RUNNER ROAD
RAIL RUNNER ROAD 57' R/W
17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14
12 50.09 Ac.± 4600 RAIL RUNNER ROAD
FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.
NE COR SECTION 18
1" PIPE W/MARKED STONE
S89°42'01"E
1568.16'
1208.42'
OLD LOT LINES (TYPICAL)
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
20' SEWERLINE EASEMENT 2076/788-790 (PORTION WITHIN SEC.17)
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
14 22.16 Ac.± 4781 RAIL RUNNER ROAD
10' UTILITY EASEMENT
OLD LOT LINES (TYPICAL)
N00°00'00"W 359.36'
60' R/W
DANCING GROUND ROAD
50' P.N.M. EASEMENT 136/048 (WITHIN SEC.17)
WATERLINE EASEMENT 1177/471-473
649.28'
S00°00'00"W
16 3.02 Ac.± 4161 WALKING RAIN
N88°18'01"E
482.61'
377.31'
2650.75'
S89°53'02"E
1" PIPE
114.44'
380.22'
S00°10'21"E
OLD LOT LINES (TYPICAL)
LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21-22
TRACT Q PHASE 2A-NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
10' WIDE WATERLINE EASEMENT 1239/429-447 (WITHIN NAVA ADE ONLY)
50' P.N.M. EASEMENT 136/383
100' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21-22
1" PIPE
2607.19'
S00°55'29"E
1248.47'
288.60'
50.00'
905.88'
23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
BECKNER ROAD 76' R/W
OLD LOT LINES (TYPICAL)
17 20.21 Ac.± 3750 BECKNER ROAD
RICHARDS AVE. 113'R/W
792.94'
10' UTILITY EASEMENT 216/042 & 200/577
N00°00'00"W 1149.89'
10' UNDERGROUND UTILITY EASEMENT
C9
TIE POINT NMCB3 1681790.32N 1714518.95E
REBAR #889
EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08)
20' SEWERLINE EASEMENT 2076/782-786 (PORTION WITHIN SEC.18)
10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
20' WATERLINE EASEMENT 1179/363-368
N68°36'16"E 404.15'
372.79'
S72°59'55"W
100'x100' EFFLUENT TANK EASEMENT GRANTED BY THIS INSTRUMENT
DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS
340.09'
S41°29'23"W
9 43.69 Ac.± 4780 RAIL RUNNER ROAD
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
N48°27'26"E 449.25'
S41°25'33"E
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
OLD LOT LINES (TYPICAL)
NEW LOT LINES (TYPICAL)
S48°27'26"W 546.79'
S41°25'33"E
1520.86'
605.44'
42.61'
OLD LOT LINES (TYPICAL)
10 8.08 Ac.± 5011 LAS SOLERAS DRIVE
631.27'
S41°25'33"E
605.44'
N48°27'26"E 181.09'
1776.56'
1761.56'
369.17'
395.18'
C/L 90' ACCESS & UTIL. RAMBLA ESMT.
OLD LOT LINES (TYPICAL)
S35°49'24"E 343.87'
N70°04'36"E 536.42'
S35°49'24"E 336.87'
N70°04'36"E 187.19'
N48°27'26"E 322.00'
485.37'
N43°25'33"W
766.96'
1266.38'
N48°27'26"E 472.76'
466.71'
299.66'
182' WIDE ACCESS & UTIL. RAMBLA ESMT.
S35°49'24"E 343.87'
S35°49'24"E 146.87'
S54°10'36"W 182.00'
N35°49'24"W 146.87'
S35°49'24"E 146.87'
N54°10'36"E 182.00'
N35°49'24"W 146.87'
S35°49'24"E 146.87'
22 10.21 Ac.± 5150 RAIL RUNNER ROAD
21
N/F RYON W. RICH 1026/116
NAVA ADE SUBD PH.2A 459/029-032
DANCING GROUND ROAD
50' P.N.M. EASEMENT 136/048 (WITHIN SEC. 17)
WATERLINE EASEMENT 1177/471-473
20' WATERLINE EASEMENT 1177/468-470
20' WATERLINE EASEMENT 1177/471-473
15 52.57 Ac.± 4251 BECKNER ROAD
17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED
S48°27'26"W 361.35'
S48°27'26"W 345.00'
C74
C62
C63
C64
C65
C66
C67
C68
C69
C70
C71
S19°55'24"E 346.34'
S19°55'24"E 346.30'
S19°55'24"E 346.30'
300.33'
N70°04'36"E
S70°04'36"W
1407.38'
829.95'
743.56'
45.97'
1072.84'
397.20'
S29°09'45"E 231.46'
608.86'
S64°35'21"W 1880.73'
664.37'
T-RAIL STA. 650+16.3
T-RAIL STA. 668+96.92
N37°29'40"W 868.35'
204.71'
S60°50'15"W
907.74'
10' UNDERGROUND UTILITY EASEMENT
23 5.09 Ac.± 5002 RAIL RUNNER ROAD
24 5.97 Ac.± 4354 BECKNER ROAD
25 8.01 Ac.± 4552 BECKNER ROAD
26 3.78 Ac.± 4756 RAIL RUNNER ROAD
11 28.32 Ac.± 4850 RAIL RUNNER ROAD
OLD LOT LINES (TYPICAL)
23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UTILITY EASEMENT TYPICAL TO ALL LOTS, UNLESS OTHERWISE NOTED
19 9.17 Ac.± 5001 RAIL RUNNER ROAD
18 48.99 Ac.± 4000 BECKNER ROAD
1250.12'
S70°04'36"W
1029.43'
18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
OLD LOT LINES (TYPICAL)
C10
C11
RAIL RUNNER ROAD 70' R/W
20 10.70 Ac.± 5151 RAIL RUNNER ROAD
N.M.P. I-025-5(36)272
INTERSTATE 25
(WIDTH VARIES)

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

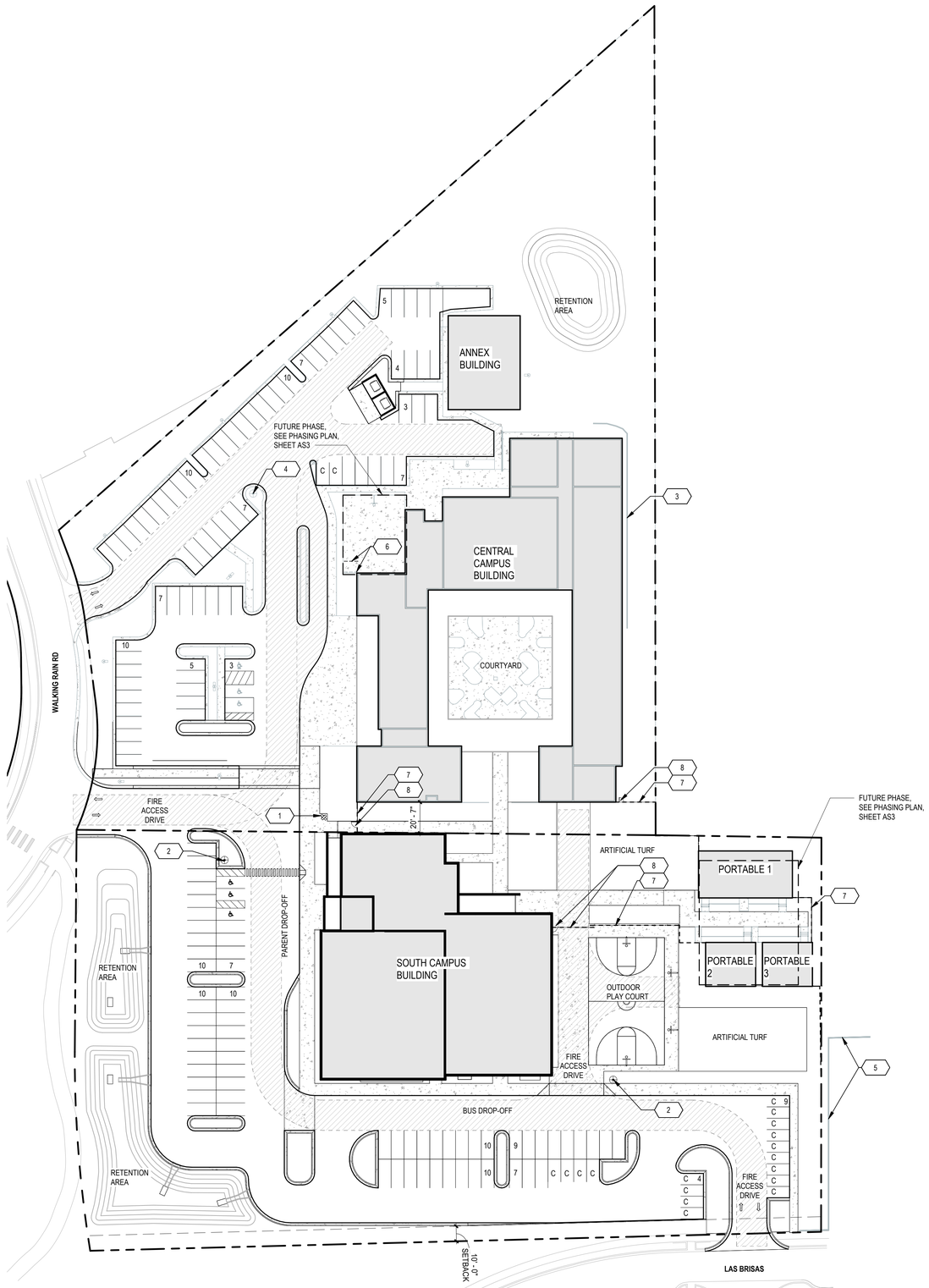
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-3



1 Site Plan

SCALE: 1" = 40'-0"

SHEET KEYNOTES

1. RELOCATED SCULPTURE
2. NEW FIRE HYDRANT
3. EXISTING RETAINING WALL TO REMAIN
4. EXISTING FIRE HYDRANT
5. EXISTING OFF SITE RETAINING WALL TO REMAIN
6. BIKE RACKS TO BE RELOCATED WITH FUTURE PHASING WORK
7. METAL FENCING
8. FENCE GATE

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 **FFKR.COM**

Charter Schools Development Corporation
www.csdc.org

WALTZ

STATE OF NEW MEXICO
KARRINA HOLT
NO. 006712
03-17-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

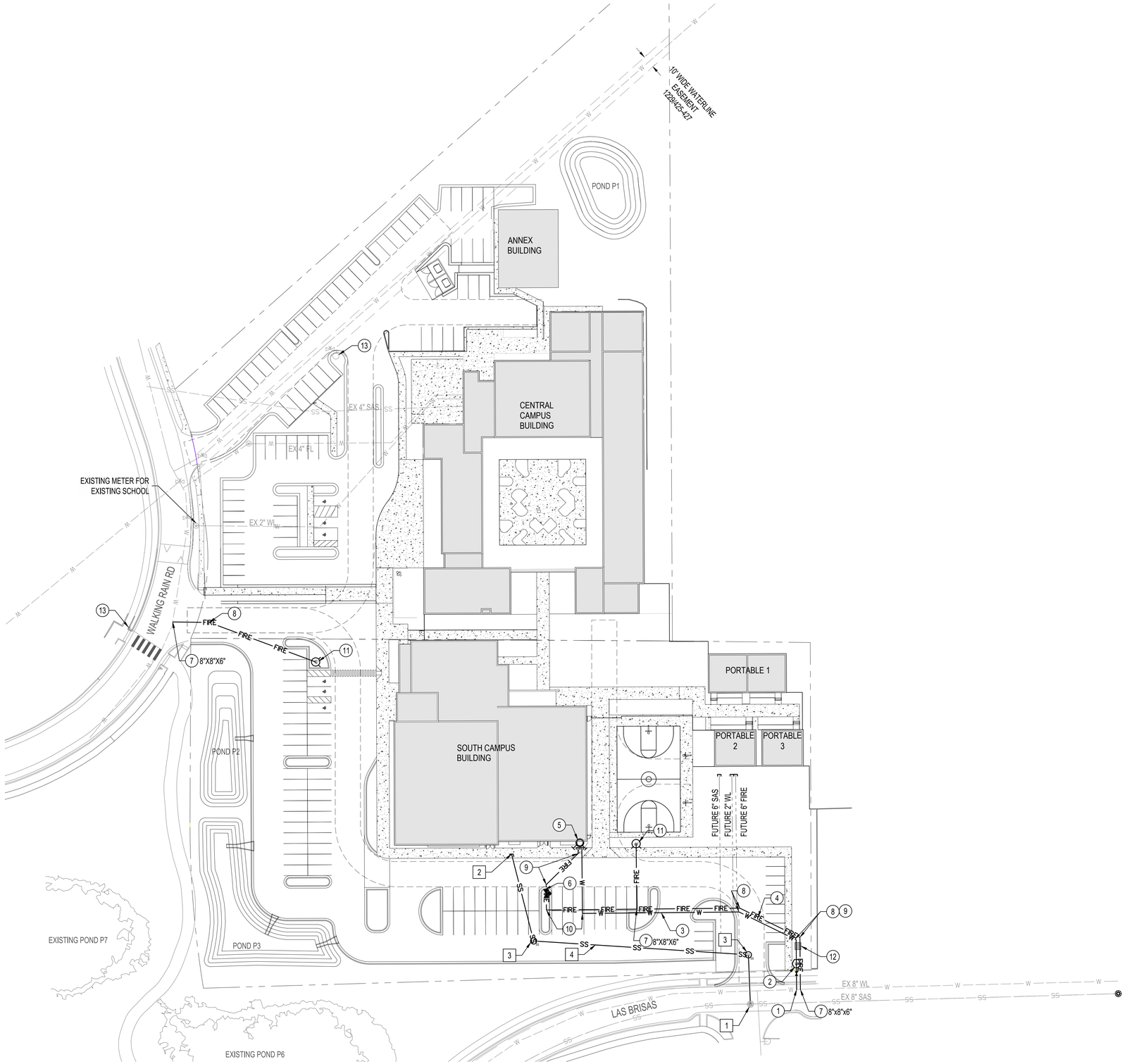
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

Site Plan

AS2

3/12/2025 5:03:42 PM



WATER KEYED NOTES

1. CONNECT NEW 2" COPPER WATER SERVICE LINE TO EXISTING 8" WL.
2. INSTALL 2" DOMESTIC WATER METER.
3. INSTALL 2" DOMESTIC WATER SERVICE LINE.
4. INSTALL 6" FIRE WATER SERVICE LINE.
5. INSTALL WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC) PER DETAIL 3, SHEET C-301. INSTALL FDC SIGN ON WALL ABOVE FDC APPARATUS.
6. INSTALL 6" GATE VALVE WITH POST INDICATOR (PIV) PER DETAIL 1 SHEET C-301.
7. INSTALL TEE. SIZE PER PLAN.
8. INSTALL 22.5° BEND WITH RESTRAINED JOINTS.
9. INSTALL 45° BEND WITH RESTRAINED JOINTS.
10. INSTALL 90° BEND WITH RESTRAINED JOINTS.
11. INSTALL FIRE HYDRANT PER CITY OF SANTA FE STANDARD DETAILS.
12. INSTALL HEATED ENCLOSURE WITH 2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER AND 6" FIRE REDUCED PRESSURE BACKFLOW PREVENTER.
13. EXISTING FIRE HYDRANT.

SEWER KEYED NOTES

1. CONNECT NEW 6" SANITARY SEWER TO EXISTING MANHOLE.
2. INSTALL UTILITY SERVICE LINE TO WITHIN 5' OF BUILDING.
3. INSTALL SANITARY SEWER CLEAN OUT PER DETAIL 2, SHEET C-301.
4. INSTALL 6" SANITARY SEWER SERVICE LINE (SCH 40 PVC).

NOTE: EXTENSION OF EXISTING FIRE WATER SERVICE LINE TO THE PROPOSED BACKFLOW PREVENTION DEVICE SHALL REQUIRE A CITY OF SANTA FE WATER DIVISION AGREEMENT TO CONSTRUCT AND DEDICATE PUBLIC IMPROVEMENTS (ACD) AND MUST BE EXECUTED PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER TO PREPARE AND SUBMIT THE ACD TO THE CITY OF SANTA FE PUBLIC UTILITIES WATER DIVISION.

LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- PROPOSED CLEAN OUT
- PROPOSED CAP
- PROPOSED MANHOLE
- FIRE LANE

N

40 20 0 40

1"=40'

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation
www.sdmc.org

WALTZ

Bohannan Huston
www.bhinc.com
800.877.5332

KELLY M. KLEIN
NEW MEXICO
24834
03-17-2025
LICENSED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

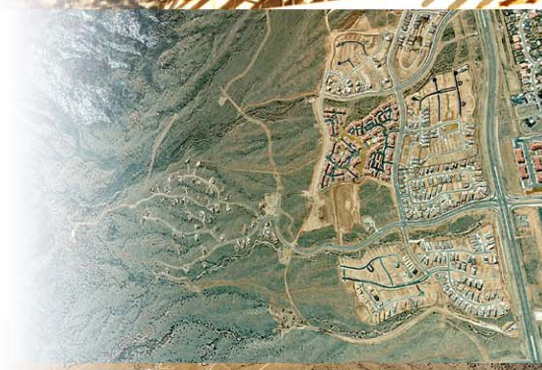
SITE UTILITY PLAN

C-201

Wed, 12-Mar-2025 - 6:37:pm, Plotted by: JRESTREPO
P:\20250209\CDP\Plans\General\Development Plan Sheets\20250209_Water and Sewer.dwg

Monte de Sol Charter School Development Plan Amendment					
Water Budget for Additional Uses -					
New Gymnasium Building and Landscaping on Tract 16					
Water Use for Commercial Construction					
			UNIT	**GPY**	**AFY**
Office - Non-Medical		5,762	0.70 per 10,000 sf		0.40
Gyms w/out showers*			1	250,905.27	0.77
**Per 2009 City of Santa Fe Water Division 'Water Use in Santa Fe' Report*					
Landscape Irrigation				228,606.67	0.70
DEVELOPMENT WATER BUDGET				***479,511.94***	***1.87***
9.8% Contingency per SFCC §14-8.13(E)(1)				46,992.17	0.184
TOTAL WATER DEMAND OFFSET				**526,504.11**	**2.06**
LANDSCAPE IRRIGATION BUDGET FOR TRACT 16					
			GPW	**GPY**	**AFY**
YEAR 1				242,800.00	0.75
YEAR 2				221,510.00	0.68
YEAR 3				221,510.00	0.68
3-YEAR AVERAGE				***228,606.67***	***0.70***

PRELIMINARY DRAINAGE REPORT FOR MONTE DEL SOL CHARTER SCHOOL SANTA FE, NM



MAY, 2025

Prepared for:

CSDCPC MONTE DEL SOL LLC.
7880 MILESTONE PKWY SUITE 425
HANDOVER, MD 21076

Prepared by:

Bohannan Huston

Engineering

Spatial Data

Advanced Technologies

DRAINAGE REPORT

FOR

MONTE DEL SOL CHARTER SCHOOL

SANTA FE, NM

MAY 2025

Prepared for:

CSDCPC MONTE DEL SOL LLC.

7880 MILESTONE PKWY SUITE 425

HANDOVER, MD 21076

Prepared by:

BOHANNAN HUSTON, INC.

7500 JEFFERSON STREET NE

ALBUQUERQUE, NM 87109

Prepared by: 05-19-2025

Kelly Klein, PE Date

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APPENDIX B - FEMA FLOOD MAP

APPENDIX C - EXCERPTS FROM SURROUNDING AREA'S DRIANAGE MANAGEMENT PLANS

- Development Plan for Monte Del Sol Charter School: Grading and Pond Plan
- Estancias de Las Soleras, Units 1A and 1B Drainage Plan
- Estancias de Las Soleras, Units 2A Drainage Plan
- Preliminary Storm Water Master Plan Vista de La Sierra Subdivision Master Plan
- Excerpt from Monte del Sol Charter School Cistern Plan
- Excerpt from the Nava Ada Grading Plan
- Excerpt from Final Plat for Estancias de las Soleras Unit 2A

APPENDIX D - HEC HMS MODELING WITH POND DATA

APPENDIX E - EXISTING CONDITIONS BASIN MAP

APPENDIX F - PROPOSED CONDITIONS BASIN MAP

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APPENDIX H - FULL CISTERN PERMIT SET FOR THE MONTE DEL SOL

I. INTRODUCTION

This drainage report summarizes hydrologic and hydraulic analyses for existing and proposed site conditions for the Monte del Sol Charter School. The legal plat of records are Tract Q-1 of the Nava Ada Subdivision and Tract 16 of Las Solares. The site is located within the City of Santa Fe, on the east side of Walking Rain Road, between Soaring Eagle Lane and Las Brisas Road. Figure 1 provides a Vicinity Map of the project and the surrounding local area.

The site comprises of two parcels. Tract Q-1 is the northern parcel. Tract Q-1 is approximately 3.29 acres and is currently developed with an existing school (labeled as central campus building), associated parking lots and a retention pond (labeled as Existing Pond P1). For the purposes of this report, this tract will be referred to as the "existing site". Tract 16 is the southern portion. Tract 16 is approximately 3 acres and is currently mostly vacant land with 6 portable school buildings. For the purposes of this drainage report, Tract 16 will be referred to as the "project site" since this portion will be developed with a new building and additional parking and drainage infrastructure.

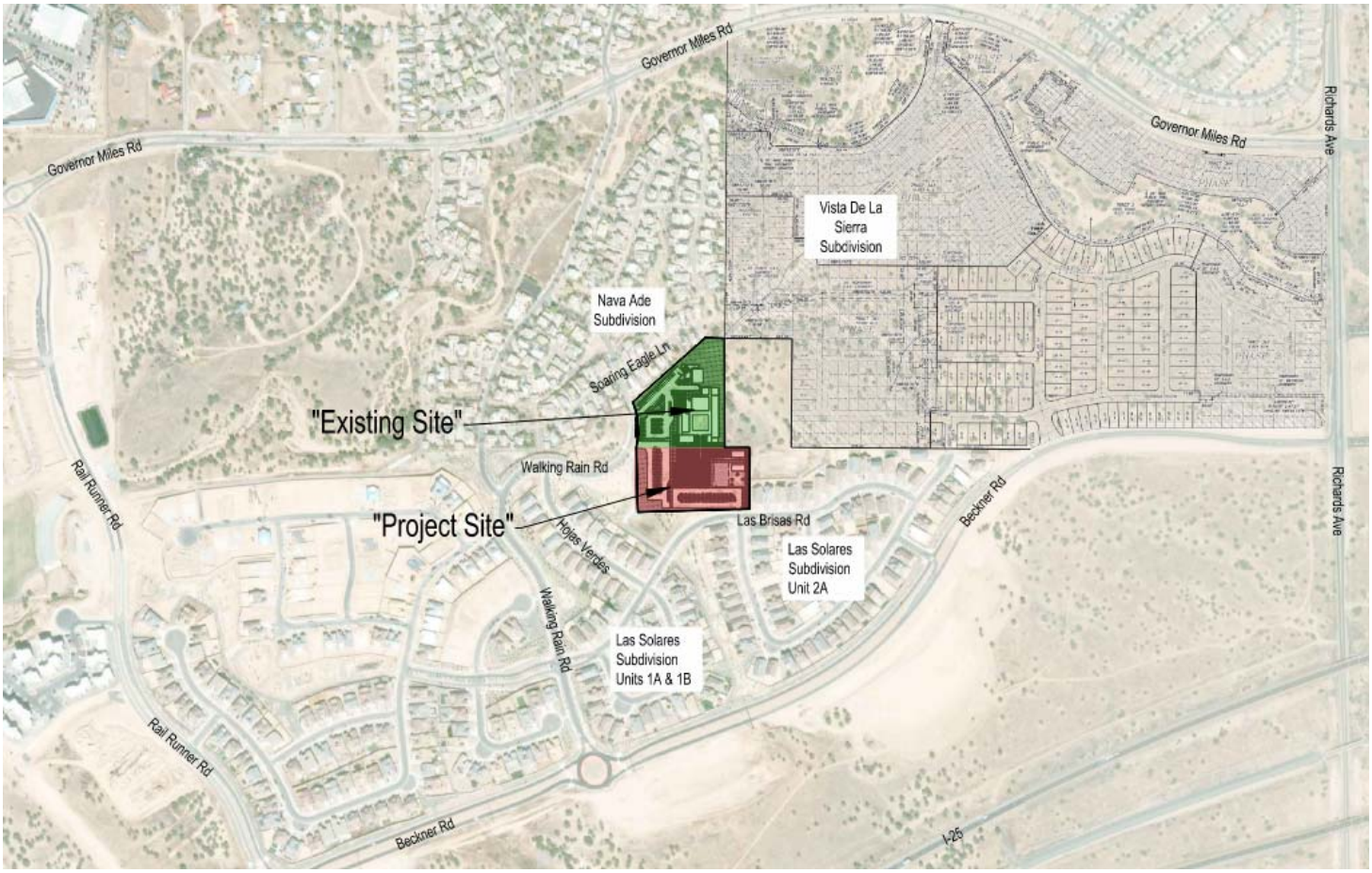
The "existing site" is currently developed and drains via surface flow across the parking lots to two discharge points: 1) towards Walking Rain Road, and 2) towards the existing retention pond in the northeast corner. Based on The Monte del Sol Charter School Grading and Drainage Plan designed in 2002 (See Appendix C), the existing Pond P1 was designed for 9,669 cf of volume to capture the developed flows from the building and northeast portion of the parking lot. In current conditions, the pond volume is 6,838 cf which is less than design. With this project, the Existing Pond P1 will be re-graded to accommodate the required volumes per the drainage analysis discussed later in this report. In 2006, an underground cistern system was installed on the "existing" site to capture the roof runoff so that stormwater could be captured and reused for irrigation to water the gardens created by the students. The cistern's capacity is 6,767 cf. The cistern overflow is directed to Existing Pond P1. The volume of the cistern is not included in the required volume calculations for Pond P1.

The "project site" is mostly undeveloped land with the exception of the northeast corner being partially developed with sidewalks and portable buildings. The remaining "project site" is compacted ground that currently serves as an overflow parking lot and natural ground consisting of assorted native shrubs and grasses. The "project site" generally slopes from the northeast to the southwest and drains into the Existing Pond P6 developed by the Estancias de Las Solares Units 1A and 1B subdivisions. Based on the Final Development Plan and Drainage Report for Estancias de Las Soleras Units 1A and 1B (See Appendix C), this pond P6 was

designed to accept 4.15 cfs from the project site (although in current existing conditions, the pond is accepting 6.0 cfs).

The following analysis evaluated the site hydrology per City of Santa Fe Land Development Code Article 14-8.2 using appropriate methodologies for the arid high desert. The existing conditions analysis characterizes the existing drainage patterns and existing peak storm flow rates for the primary drainage outfalls. The proposed drainage management plan for the development has been designed to remain consistent with these existing drainage patterns and to attenuate the proposed conditions peak discharges to the allowable rates specified in the Estancias de Las Soleras Units 1A, 1B and 2A Drainage Plans as well as adhere to the Preliminary Vista de La Sierra Subdivision Master Drainage Report. Excerpts from these drainage plans are shown in Appendix C. The following sections summarize the technical approach and parameters, proposed management strategy, and overall grading and drainage design for the proposed development.

Figure 1 – Vicinity Map



II. HYDROLOGIC ANALYSIS

The hydrologic analysis was performed to quantify surface water runoff rates for existing and proposed conditions. The methodology, basin characteristics, and results of the hydrologic analysis are discussed in the following sections.

A. METHODOLOGY

To accurately characterize and model the on-site basins, drainage patterns, and routing of flows, the United States Army Corps of Engineers' Hydraulic Engineering Center Hydrologic Modeling System, Version 4.9 (HEC-HMS) was used to develop runoff hydrographs for the site. The modeling software uses the National Resource Conservation Service's Unit Hydrograph methodology to characterize the hydrologic response of individual basins within the site. Drainage basins were delineated using both surveyed and proposed grades, with each basins' hydrologic characteristics represented by NRCS Runoff Curve Numbers (CN). These CN's are a composite representation of the site's hydrologic soil characteristics, the existing and proposed land usage or treatment, as well as the vegetative cover. A basin CN is used to calculate the amount of precipitation that is infiltrated versus the amount of precipitation that becomes direct runoff. NRCS Unit Hydrographs represent a given drainage basin's hydrologic response and how the peak runoff from a given storm event varies over time. This methodology is based on NRCS's Technical Release 55 "Urban Hydrology for Small Watersheds". The specific assumptions for both the existing and proposed conditions hydrologic assessments are discussed in detail in the following sections.

1. PRECIPITATION

The National Oceanic and Atmospheric Administration (NOAA) Precipitation Frequency Data Server Atlas 14 (NOAA-14, Volume 1) was used to determine the site-specific rainfall depths for a theoretical storm that has a 1% chance of occurring in any given year, also known as a 100-year storm. The rainfall data is provided incrementally as cumulative depths over a 24-hour period, resulting in a total storm rainfall of 3.87 inches. This is the design storm, as defined by the City of Santa Fe Land Development Code, Article 14-8.2(D)(4)(b)(ii). The rainfall depths have been modeled as a NRCS Type II design storm with a peak intensity centered at 12 hours into the storm event. The NOAA precipitation data and NRCS report is provided in its entirety in Appendix A.

B. DRAINAGE BASINS

The following sections characterize the existing hydrologic conditions and infrastructure associated with the site, detail the analysis that shaped this characterization, and summarize the key results as they relate to the proposed stormwater management for the development.

1. EXISTING CONDITIONS

The existing drainage basins can be referred to in Appendix E. Each of these basins contain a similar existing land treatment and vegetative cover and their soil characteristics remain relatively homogenous throughout the site area. The existing land cover is generally characterized as native desert scrub and shrub. The soil data was based on the NRCS data for Santa Fe County, provided in full as part of Appendix A and the soils for the site are identified as four major soil groups. The Predawn loam and Alire Loam are found in the immediate vicinity of the development area and is characterized as Hydrologic Soil Group (HSG) C, meaning it provides moderate rainfall infiltration. The other primary soil type, Tanoan-Encantado complex is in the steeper slope area of the site and is characterized by NRCS as HSG A, meaning this soil has higher infiltration potential. Buckhorse-Altazano complex with HSG B, also a higher infiltration rate, is found in the southwest corner of the site. Using these data sets and Table 2.2d of TR-55 (included in Appendix A), a curve number of 78 has been estimated for the existing basins. This is a pervious curve number. For the “existing site”, an additional impervious surface has been assumed for the existing conditions to represent the campus building and existing parking lots. For the “proposed site”, no impervious surface has been assumed for the existing conditions, except for Basin 2 and Basin 3 where a percent impervious value was applied. For the purposes of this drainage analysis, the current HEC-HMS model will be used to establish existing conditions peak discharge. Appendix E shows the existing conditions drainage basin delineation, land treatments, and peak discharge. Below is a summary of the existing basins for the “existing site” and the “project site”.

The “existing site” can be represented by two onsite basins (Ex Basin 5 and Ex Basin 6) and two offsite basins (Offsite Basin 1 and Offsite Basin 2). Ex Basin 5 consists primarily of the parking lot in front of the school. This basin contains multiple water harvesting basins within the landscape medians of the parking lot that capture some runoff before ultimately leaving the site and discharging into Walking Rain Road at AP 4. Ex Basin 6 consists primarily of the existing central campus building and the parking lot to the northwest and generally drains to the northeast corner towards the Existing Pond P1. In addition, the majority of the campus building’s roof drains into an existing water reuse system that culminates in an underground

rainwater cistern located just north of the building. According to the "as-built" records, the existing cistern holds 6,767 cf and is primarily used for irrigation purposes. However, the overflow discharge point for the cistern is the Existing Pond P1. In this drainage analysis it is assumed that the cistern is full and the storage volume of the cistern is not included in the required volume for Pond P1. See Appendix H for information on permitting existing cisterns. Also draining toward the Existing Pond P1 is Offsite Basin 1. Offsite Basin 1 accepts 16.6 cfs from Parcel C1 and Existing Pond P5 as defined in the Estancia Las Solares Unit 2A Drainage Report (See Appendix C). Although designed for 9,825 cf of volume, the Existing Pond P1 currently only has 6,838 cf of capacity. In existing conditions, Existing Pond P1 appears to be silted in and may not adequately capture the incoming surface runoff. The outfall for Existing Pond P1 is a rip rap weir outfall that discharges at AP3 before entering the 30' wide drainage easement in the Nava Ada subdivision. This weir outfall does not appear to be functioning properly, allowing the pond to overflow without proper control. The community has reported that water has occasionally flooded their yards. Potentially contributing to the flooding are the flows entering the site from Offsite Basin 2 at AP6. At AP6, Offsite Basin 2 clips the boundary of the "existing site". Historical contours show that Offsite Basin 2 flows (Q=60cfs) were carried in an arroyo to AP6. From the grading and drainage plans of Nava Ada Subdivision (see Appendix C), it appears that at AP6, some of the flows were diverted to Soaring Eagle Road and some were diverted to a swale along the back side of the homes. The swale ran through our "existing site" towards the 30' drainage easement. In current conditions, this swale does not appear to be well defined and may be contributing to the flooding noticed by the neighbors. However, there is a new subdivision, Vista de La Sierra, currently in construction that is capturing the existing 60 cfs from Offsite Basin 2 at AP6 and attenuating its developed flows to 26.1 cfs at AP6, which is less than existing (see Appendix C). The drainage report for Vista de La Sierra subdivision identifies and accepts 41.2 cfs from our "existing site" as a contributing flow into the 30' drainage easement. This 41.2 cfs combined with the 26.1 cfs at AP6 totals 67 cfs going into the Nava Ade 30' drainage easement.

The "project site" is mostly undeveloped land with the exception of the northeast corner being partially developed with sidewalks and portable buildings. The "project site" contains 4 existing basins. Ex Basin 1 consists of natural ground cover and drains towards the existing Pond P6 of the Estancias del Las Solares Unit 1 Subdivision. Per the Master Drainage Report for Estancia de Las Solares for Units 1A and 1B (see Appendix C), Pond P6 accepts 4.15 cfs from the "project site". However, in current existing conditions, the flow from Ex Basin 1 is 6.0 cfs which is greater than shown in the Estancias de Las Solares Subdivision Units 1A and 1B

Drainage Report. Ex Basin 2 consists of the existing portable buildings that drains north towards the "existing" site and is conveyed through the "existing site" via sheet flow to the Existing Pond P1. Ex Basin 3 drains east towards Parcel C1. *(This drainage pattern is existing and is allowed per the Final Plat for the Estancias de las Soleras Unit 2A since Parcel C-1 is identified as a joint use parcel for Estancia de las Soleras Unit 2A and Monte del Sol Charter School as a drainage easement for public and private storm water. See Appendix C for an excerpt of this Final Plat)*. Parcel C-1 has an allowable discharge of 18 cfs per the Estancia de Las Solares for Units 2A drainage report. The addition of 0.5 cfs from Ex Basin 3 into Parcel C-1 creates a total of 16.6 cfs leaving Parcel C-1 which is less than the allowable flows. Ex Basin 4 consists mainly of the entrance drive into the overflow parking area and drains towards Walking Rain Road.

2. PROPOSED CONDITIONS

The responsibility of the drainage management plan is two-fold: firstly, protect the site and surrounding properties from large flooding events and, secondly, attempt to replicate and mimic the natural hydrologic processes using creative site design and low impact development strategies and techniques. The goal of the proposed drainage management strategy is to convey and utilize stormwater runoff safely and effectively within and through the site in a manner that is consistent with existing drainage patterns while reducing the peak runoff rates at offsite discharge points to flow rates below existing conditions. The general approach to drainage management seeks to provide positive drainage away from buildings that are expeditiously intercepted by drainage infrastructure such as swales and inlets.

The proposed drainage basins can be referred to in Appendix E**.** The central campus building and parking lot located in the "existing site" will remain in current conditions and therefore the drainage patterns and flow rates will remain as they currently are. The only exceptions are that this project will regrade Existing Pond P1 to its original volume, construct its weir outfall to control the discharge rate, and reconstruct the swale (swale 1) at the northeast corner to convey the flows from AP6. As mentioned earlier, the existing flows entering at AP6 are being attenuated by the new Vista de La Sierra subdivision. Per the drainage report for the Vista de La Sierra subdivision, the flows entering at AP6 are reduced from 60 cfs to 26.1 cfs. Since the discharge point for this subdivision enters the "existing site" at AP6, swale 1 will be regraded to convey 26.1 cfs through the "existing site" before discharging at the 30' drainage easement in Nava Ade Subdivision. In addition, the Vista de La Sierra Subdivision Drainage Report accounts for 41.2 cfs of discharge from the Monte del Sol School campus as the

allowable flow entering the 30' drainage easement (AP3). Per this project's drainage plan, the total developed flows entering Pond P1 is 36.0 cfs, which is the combined flows from Existing Basin 6, Offsite Basin 1 and 16 fs from Existing Pond P5. For proposed conditions, improvements made to the pond and the pond's outfall with this project will control this discharge rate to 35.4 cfs which is less than the allowable flows of 41.2 cfs as defined in the Vista de La Sierra Drainage Report. The outflow for pond P1 is controlled by a weir overflow spillway and directed through a swale to sites' discharge point at AP3. Together with the reduced discharge from Vista de La Sierra subdivision and the reduced flows from Monte del Sol School Pond P1, the drainage conditions entering the 30' drainage easement in Nava Ade subdivision will be improved from 108 cfs to 61.1cfs

The "project site" however, will be developed to include buildings, sidewalks, and parking lots. The introduction of impervious surfaces such as buildings, sidewalks, and parking lots inherently lead to a reduced amount of rainfall being infiltrated into the underlying soils. With less precipitation being soaked into the ground, there is intrinsically more surface runoff that proposed developments are required to mitigate. The general approach to drainage management for the "project site" seeks to provide positive drainage away from buildings and intercept these flows with drainage infrastructure such as swales, water harvesting basins, inlets, and retention ponding. It is at these locations where rainwater harvesting strategies will be implemented that promote infiltration on-site. Once captured, runoff will be carried in conveyance structures such as swales and storm drains to controlled discharge points noted in the proposed Conditions Basin Map (Appendix F). In the proposed conditions, Existing Basin 3 is renamed Basin 5. There is no new development within Basin 5 and, as such, the drainage analysis will remain the same as described for Ex Basin 3 described above. The main discharge point for the "project site" is AP1. The stormwater management plan for Estancias de las Solares Unit 1A and 1B in Appendix C states that the allowable developed runoff accepted into Pond P6 from the project site at AP1 is 4.15 cfs. To attenuate the developed flows to this allowable discharge, a series of two on-site detention ponds (with a retention component) will serve to attenuate the developed conditions peak flows to rates that adhere to the Estancia de Las Solares Drainage Management Plan.

Specifically, for proposed conditions, the "project site" is subdivided into 5 subbasins. These basin boundaries are provided in Appendix F. Proposed basin conditions assume the same hydrologic condition for the underlying soils, albeit with site-specific impervious areas (buildings, pavement, sidewalks, etc.) accounted for with impervious percentages. In HEC-HMS, the impervious percentage for each basin is used to determine a basin-specific composite curve

number that represents the basin conditions at a level of detail greater than the standard curve number tables. The timing of the unit hydrographs all assumed minimum times of concentration/lag times. This is an appropriate assumption for the sub-basins given the small areas and the nature of conveyance within each basin. TR-55 methodology recommends a minimum time of concentration of 0.2 hours (12 minutes). With lag time being 60% of the time of concentration, a minimum lag time of 7.2 minutes was used for each sub-basin. The Proposed Basin Map in Appendix F provides a summary of the sub-basin areas, lag times, curve numbers, and both a 100-year peak discharge and 100-year runoff volume for 24-hour storm event.

The “project site” grading design mimics existing conditions and maintains the general campus wide drainage patterns towards Existing Pond P1 and towards Existing Pond P6. As explained above, Existing Pond P1 will be improved to accommodate the developed and offsite flows. This project will also construct a series of two on-site detention ponds within the “project site” boundaries that accept the peak flow rates from the “project site” and discharge them to Existing Pond P6 located at the southwest corner of the site (AP1). The ponds will work in series such that each pond will capture their respective basin’s developed flows and release the flows at a controlled rate via a pipe outlet to the next downstream pond. Pond P2 has a weir emergency overflow directed towards Pond 3. Pond 3 also has an emergency weir overflow directed towards Existing Pond P6. Each pond will have a retention component at the bottom of the pond to allow for stormwater quality control and infiltration. The final Pond P3 will discharge the “project site’s” developed flows into Existing Pond P6 (AP1) at a rate of 4.0 cfs. This rate is less than the existing rate of 6.0 cfs and within substantial compliance with the Estancias de Las Soleras Drainage Plan. See Appendix G for pond volumes table.

III. HYDRAULIC ANALYSIS

A. EXISTING CONDITIONS

The existing hydraulic characterization of the “existing” site is predominantly dictated by sheet flow through the parking lot through small water harvesting basins. A portion of the site discharges into Walking Rain Road while the majority sheet flows to Existing Pond 1. Roof runoff is primarily captured by a storm drain that is connected to an underground cistern.

The existing hydraulic characterization of the “project” site is predominantly dictated by the overland, existing hydrology. This is primarily due simply from a lack of existing infrastructure as most of the “project” site discharges to Existing Pond P6.

B. PROPOSED CONDITIONS

The proposed system hydraulics have been evaluated and sized to safely accommodate the 100-year, 24-hour design storm event.

For the “existing site”, the hydraulic improvements include swale and weir overflow to convey the developed flow to the ultimate discharge point at AP3. The calculations are shown on the Proposed Basin Map in Appendix F.

For the “project site” concrete rundowns and storm drain inlets have been identified based on the building drainage requirements and grading plan. A detailed analysis of these structures was performed using weir and orifice flow rating curves. All inlet calculations assume a 50% clogging factor. The storm drains that convey flows from these inlets to Ponds P2 and P3 have been sized using open channel flow hydraulic calculations via the Manning’s equation. This pipe hydraulic evaluation ensures that non-pressure flow is maintained throughout the system. All the detention pond’s performance was evaluated using the HEC-HMS model’s hydrograph routing determination whose hydraulic parameters provide an effective stormwater management system that meets minimum City, State, and Federal standard design criteria, per the sources mentioned previously.

C. EROSION CONSIDERATIONS

The drainage management plan for the proposed development has been designed with the potential for surface erosion at the forefront of consideration. Early and continuous engagement with the project landscape architects, experience on previous local development projects, and an in-depth understanding of site drainage conditions has served to develop a design that reduces the erosion potential for the site. This same strategy ensures the development has prioritized groundwater recharge, natural landscaping techniques and approaches, as well as an incorporation of low impact development practices into the drainage management strategy.

IV. MS4 CONSIDERATIONS

The EPA, as a part of the Clean Water Act, under the MS4 program requires that each lot retain a certain volume of storm water be retained onsite, based on impervious area. Monte del Sol will use cisterns, on-site retention in ponds, and water harvesting basins in parking lots to

contain the MS4 requirement. These areas and values are shown on the Proposed Basin Map in Appendix F.

V. RESULTS AND RECOMMENDATIONS

With the development of this site, the peak flow rate discharge at each of the principal outfall locations will be less than the 100-year, 24-hout peak flow rate in the existing condition and is in accordance with the area's Drainage Management Plan. This drainage management plan demonstrates that the on-site storm drain system and detention pond design will mitigate the peak flow from the 100-year, 24-hour storm event in accordance with the City of Santa Fe Land Use Code.

APPENDIX A
HYDROLOGIC ANALYSIS DATA

Table 402-2 Runoff Curve Numbers for Urban Areas

Source: NRCS, June 1986, "TR-55, Urban Hydrology for Small Watersheds", Table 2-2a, p. 2-5.
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf

Table 2-2a Runoff curve numbers for urban areas [1]

Cover description: Cover type and hydrologic condition	Average percent impervious area [2]	Curve numbers for hydrologic soil group: A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) [3]:					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) [4]		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation) [5]		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

[1] Average runoff condition, and $I_a = 0.2S$.

[2] The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

[3] CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

[4] Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

[5] Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

(210-VI-TR-55, Second Ed., June 1986) 2–5

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Santa Fe County Area, New Mexico

November 6, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Santa Fe County Area, New Mexico
Survey Area Data: Version 16, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 15, 2021—Dec 11, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Total weighted CN 78

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
200	Predawn loam, 1 to 4 percent slopes	1.2	26.5%
201	Tanoan-Encantado complex, 5 to 25 percent slopes	1.2	26.3%
202	Alire loam, 2 to 6 percent slopes	1.7	37.4%
203	Buckhorse-Altazano complex, 2 to 8 percent slopes, flooded	0.5	9.8%
Totals for Area of Interest		**4.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Santa Fe County Area, New Mexico

CN85

200—Predawn loam, 1 to 4 percent slopes

Map Unit Setting

National map unit symbol: drc0
Elevation: 6,100 to 7,300 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 140 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Predawn and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Predawn

Setting

Landform: Eroded fan remnants
Landform position (two-dimensional): Summit
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from granite, gneiss, schist, loess, and volcanic ash

Typical profile

A - 0 to 2 inches: loam
BA - 2 to 4 inches: loam
Bt - 4 to 9 inches: clay loam
Btk1 - 9 to 14 inches: clay loam
Btk2 - 14 to 19 inches: clay loam
Bk1 - 19 to 27 inches: loam
Bk2 - 27 to 36 inches: loam
BCk1 - 36 to 52 inches: gravelly sandy loam
BCk2 - 52 to 77 inches: very gravelly coarse sand
C - 77 to 86 inches: gravelly loamy sand

Properties and qualities

Slope: 1 to 4 percent
Depth to restrictive feature: 2 to 6 inches to abrupt textural change
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 50 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 13.0
Available water supply, 0 to 60 inches: Very low (about 0.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4c
Hydrologic Soil Group: C
Ecological site: R035XA112NM - Loamy
Hydric soil rating: No

Minor Components

Alire

Percent of map unit: 6 percent
Hydric soil rating: No

Encantado

Percent of map unit: 3 percent
Hydric soil rating: No

Urban land

Percent of map unit: 1 percent
Hydric soil rating: No

CN63

201—Tanoan-Encantado complex, 5 to 25 percent slopes

Map Unit Setting

National map unit symbol: drc2
Elevation: 5,500 to 7,500 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 140 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Tanoan and similar soils: 45 percent
Encantado and similar soils: 40 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tanoan

Setting

Landform: Eroded fan remnants
Landform position (two-dimensional): Shoulder
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Alluvium derived from granite, gneiss, schist, and loess over residuum weathered from basaltic tuff or granitic sandstone

Typical profile

A - 0 to 3 inches: gravelly sandy loam
Bk1 - 3 to 7 inches: loam
Bk2 - 7 to 24 inches: loam

Bk3 - 24 to 32 inches: sandy loam
Bkq - 32 to 57 inches: loam
BCk1 - 57 to 70 inches: gravelly loamy coarse sand
BCk2 - 70 to 84 inches: gravelly coarse sandy loam

Properties and qualities

Slope: 5 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4c
Hydrologic Soil Group: A
Ecological site: F036XA136NM - Pinyon-Utah juniper/Apache plume
Hydric soil rating: No

Description of Encantado

Setting

Landform: Eroded fan remnants
Landform position (two-dimensional): Backslope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium and slope alluvium derived from granite, gneiss, and schist over residuum weathered from granitic fanglomerate and sandstone

Typical profile

ABk - 0 to 3 inches: very gravelly sandy loam
Bk1 - 3 to 9 inches: very gravelly loam
Bk2 - 9 to 22 inches: very gravelly coarse sandy loam
BCk1 - 22 to 33 inches: gravelly loamy coarse sand
BCk2 - 33 to 45 inches: very gravelly loamy coarse sand
BCk3 - 45 to 54 inches: very gravelly loamy coarse sand
C1 - 54 to 63 inches: gravelly loamy sand
C2 - 63 to 85 inches: very gravelly loamy sand

Properties and qualities

Slope: 10 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: F036XA136NM - Pinyon-Utah juniper/Apache plume
Hydric soil rating: No

Minor Components

Nazario

Percent of map unit: 4 percent
Hydric soil rating: No

Buckhorse

Percent of map unit: 3 percent
Hydric soil rating: No

Altazano

Percent of map unit: 3 percent
Hydric soil rating: No

Encantado

Percent of map unit: 2 percent
Hydric soil rating: No

Urban land

Percent of map unit: 2 percent
Hydric soil rating: No

Riverwash

Percent of map unit: 1 percent
Hydric soil rating: No

CN85

202—Alire loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: drc3
Elevation: 6,100 to 7,400 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 140 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Alire and similar soils: 90 percent
Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Alire

Setting

Landform: Eroded fan remnants
Landform position (two-dimensional): Summit
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived granite, gneiss, schist, loess, and volcanic ash

Typical profile

A - 0 to 2 inches: loam
Bt - 2 to 8 inches: clay loam
Btk1 - 8 to 15 inches: clay loam
Btk2 - 15 to 28 inches: clay loam
Bk1 - 28 to 45 inches: loam
Bk2 - 45 to 57 inches: gravelly loam
BCk - 57 to 71 inches: gravelly sandy loam
BCkq - 71 to 105 inches: gravelly sandy loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 13.0
Available water supply, 0 to 60 inches: High (about 9.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4c
Hydrologic Soil Group: C
Ecological site: R035XA112NM - Loamy
Hydric soil rating: No

Minor Components

Encantado

Percent of map unit: 5 percent
Hydric soil rating: No

Predawn

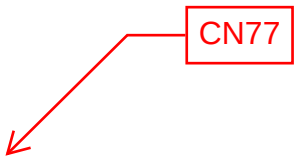
Percent of map unit: 2 percent
Hydric soil rating: No

Tanoan

Percent of map unit: 2 percent
Hydric soil rating: No

Urban land

Percent of map unit: 1 percent
Hydric soil rating: No



203—Buckhorse-Altazano complex, 2 to 8 percent slopes, flooded

Map Unit Setting

National map unit symbol: f3gt
Elevation: 5,700 to 7,500 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 140 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Buckhorse and similar soils: 55 percent
Altazano and similar soils: 35 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Buckhorse

Setting

Landform: Eroded fan remnants
Landform position (two-dimensional): Toeslope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Slope alluvium derived from granite, gneiss, schist, granitic sandstone, fanglomerate, and mudstone

Typical profile

A - 0 to 4 inches: coarse sandy loam
Bt - 4 to 11 inches: coarse sandy loam
Btk1 - 11 to 22 inches: loam
Btk2 - 22 to 37 inches: loam
Bk - 37 to 49 inches: fine sandy loam
BCk - 49 to 61 inches: sandy loam
C - 61 to 83 inches: gravelly coarse sand

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4c
Hydrologic Soil Group: B
Ecological site: R035XA112NM - Loamy
Hydric soil rating: No

Description of Altazano

Setting

Landform: Inset fans on eroded fan remnants
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Slope alluvium derived from granite, gneiss, schist, granitic sandstone, fanglomerate, and mudstone

Typical profile

AC - 0 to 2 inches: gravelly sandy loam
C1 - 2 to 8 inches: gravelly coarse sandy loam
C2 - 8 to 19 inches: very gravelly loamy coarse sand
C3 - 19 to 29 inches: gravelly sandy loam
Btkb1 - 29 to 46 inches: loam
Btkb2 - 46 to 65 inches: loam
BCkb - 65 to 74 inches: gravelly coarse sandy loam
Ckb - 74 to 90 inches: gravelly loamy coarse sand

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Calcium carbonate, maximum content: 20 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B
Ecological site: R035XG114NM - Gravelly
Hydric soil rating: No

Minor Components

Junebee

Percent of map unit: 4 percent
Hydric soil rating: No

Tanoan

Percent of map unit: 3 percent
Hydric soil rating: No

Riverwash

Percent of map unit: 2 percent
Hydric soil rating: No

Urban land

Percent of map unit: 1 percent
Hydric soil rating: No

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NOAA Atlas 14, Volume 1, Version 5
Location name: Willard, New Mexico, USA*
Latitude: 34.3°, Longitude: -106.1°
Elevation: 6505 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.246 (0.216-0.280)	0.318 (0.280-0.362)	0.422 (0.371-0.482)	0.502 (0.440-0.574)	0.608 (0.534-0.696)	0.689 (0.606-0.793)	0.775 (0.681-0.897)	0.862 (0.759-1.00)	0.979 (0.863-1.15)	1.07 (0.947-1.28)
10-min	0.375 (0.329-0.427)	0.484 (0.425-0.551)	0.643 (0.564-0.734)	0.764 (0.669-0.874)	0.925 (0.812-1.06)	1.05 (0.922-1.21)	1.18 (1.04-1.36)	1.31 (1.16-1.53)	1.49 (1.31-1.76)	1.63 (1.44-1.94)
15-min	0.464 (0.408-0.529)	0.599 (0.527-0.683)	0.797 (0.700-0.910)	0.947 (0.829-1.08)	1.15 (1.01-1.31)	1.30 (1.14-1.50)	1.46 (1.28-1.69)	1.63 (1.43-1.89)	1.85 (1.63-2.18)	2.02 (1.79-2.41)
30-min	0.625 (0.549-0.713)	0.807 (0.710-0.920)	1.07 (0.942-1.23)	1.28 (1.12-1.46)	1.54 (1.36-1.77)	1.75 (1.54-2.02)	1.97 (1.73-2.28)	2.19 (1.93-2.55)	2.49 (2.19-2.93)	2.72 (2.40-3.24)
60-min	0.774 (0.680-0.882)	0.999 (0.878-1.14)	1.33 (1.17-1.52)	1.58 (1.38-1.80)	1.91 (1.68-2.19)	2.17 (1.90-2.49)	2.44 (2.14-2.82)	2.71 (2.39-3.16)	3.08 (2.72-3.63)	3.37 (2.98-4.01)
2-hr	0.907 (0.799-1.04)	1.16 (1.02-1.33)	1.53 (1.35-1.75)	1.82 (1.60-2.07)	2.23 (1.95-2.54)	2.57 (2.22-2.91)	2.93 (2.52-3.32)	3.31 (2.83-3.75)	3.86 (3.26-4.37)	4.32 (3.61-4.90)
3-hr	0.956 (0.848-1.09)	1.21 (1.08-1.39)	1.58 (1.39-1.81)	1.88 (1.65-2.14)	2.30 (2.00-2.61)	2.64 (2.28-2.99)	3.00 (2.58-3.40)	3.40 (2.90-3.85)	3.96 (3.34-4.50)	4.42 (3.70-5.04)
6-hr	1.08 (0.961-1.23)	1.37 (1.22-1.56)	1.75 (1.55-1.99)	2.06 (1.82-2.34)	2.49 (2.19-2.82)	2.84 (2.47-3.21)	3.21 (2.78-3.63)	3.61 (3.10-4.08)	4.16 (3.54-4.71)	4.62 (3.89-5.24)
12-hr	1.23 (1.09-1.39)	1.54 (1.37-1.75)	1.96 (1.74-2.22)	2.29 (2.02-2.59)	2.75 (2.42-3.10)	3.12 (2.72-3.52)	3.51 (3.05-3.96)	3.92 (3.38-4.43)	4.50 (3.84-5.09)	4.97 (4.21-5.63)
24-hr	1.42 (1.31-1.55)	1.78 (1.65-1.94)	2.23 (2.06-2.44)	2.59 (2.38-2.82)	3.08 (2.82-3.36)	3.47 (3.16-3.78)	3.87 (3.51-4.22)	4.28 (3.86-4.68)	4.85 (4.34-5.32)	5.29 (4.71-5.83)
2-day	1.58 (1.45-1.72)	1.98 (1.82-2.16)	2.47 (2.27-2.69)	2.86 (2.63-3.12)	3.40 (3.10-3.71)	3.83 (3.48-4.18)	4.27 (3.87-4.67)	4.73 (4.25-5.18)	5.35 (4.76-5.89)	5.85 (5.16-6.45)
3-day	1.72 (1.58-1.87)	2.15 (1.98-2.34)	2.68 (2.47-2.92)	3.11 (2.86-3.38)	3.69 (3.38-4.02)	4.15 (3.78-4.52)	4.63 (4.20-5.04)	5.12 (4.62-5.59)	5.79 (5.17-6.35)	6.33 (5.60-6.96)
4-day	1.85 (1.71-2.01)	2.32 (2.14-2.52)	2.89 (2.67-3.15)	3.35 (3.08-3.64)	3.98 (3.65-4.32)	4.48 (4.09-4.86)	4.98 (4.54-5.42)	5.51 (4.98-6.00)	6.23 (5.58-6.81)	6.80 (6.04-7.46)
7-day	2.25 (2.08-2.43)	2.81 (2.59-3.05)	3.48 (3.21-3.78)	4.02 (3.70-4.35)	4.74 (4.35-5.14)	5.30 (4.84-5.75)	5.87 (5.35-6.37)	6.45 (5.84-7.02)	7.24 (6.50-7.90)	7.86 (7.00-8.60)
10-day	2.53 (2.34-2.75)	3.16 (2.92-3.44)	3.94 (3.63-4.29)	4.54 (4.18-4.95)	5.38 (4.92-5.86)	6.02 (5.49-6.57)	6.69 (6.08-7.31)	7.37 (6.66-8.08)	8.30 (7.43-9.12)	9.02 (8.01-9.97)
20-day	3.36 (3.12-3.62)	4.19 (3.89-4.53)	5.15 (4.78-5.57)	5.88 (5.44-6.36)	6.83 (6.30-7.39)	7.55 (6.93-8.17)	8.26 (7.56-8.95)	8.96 (8.16-9.72)	9.88 (8.95-10.8)	10.6 (9.52-11.6)
30-day	4.06 (3.78-4.35)	5.06 (4.72-5.44)	6.17 (5.74-6.62)	6.99 (6.50-7.52)	8.04 (7.46-8.65)	8.82 (8.16-9.50)	9.58 (8.84-10.3)	10.3 (9.48-11.2)	11.3 (10.3-12.2)	12.0 (10.9-13.0)
45-day	5.11 (4.78-5.46)	6.36 (5.94-6.81)	7.67 (7.16-8.22)	8.63 (8.04-9.26)	9.83 (9.13-10.6)	10.7 (9.91-11.5)	11.5 (10.6-12.4)	12.3 (11.3-13.3)	13.3 (12.2-14.4)	14.1 (12.8-15.3)
60-day	6.00 (5.59-6.42)	7.47 (6.97-8.02)	9.00 (8.39-9.66)	10.1 (9.41-10.8)	11.5 (10.7-12.3)	12.4 (11.5-13.4)	13.4 (12.4-14.4)	14.2 (13.1-15.4)	15.3 (14.1-16.6)	16.1 (14.7-17.5)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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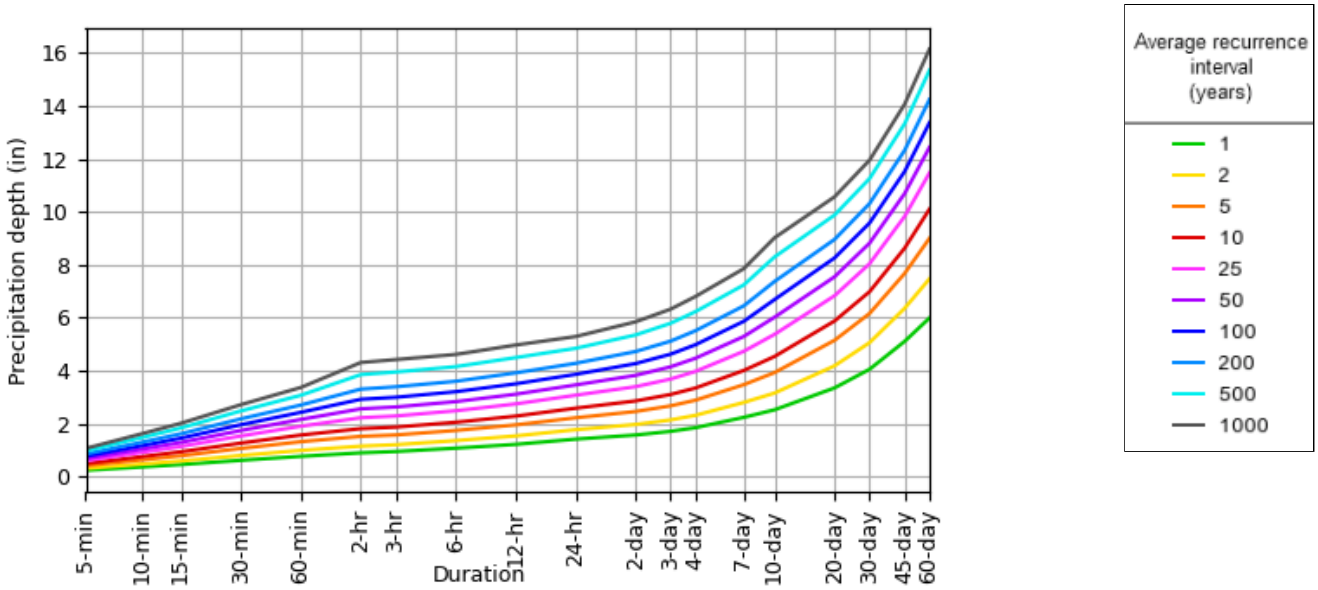
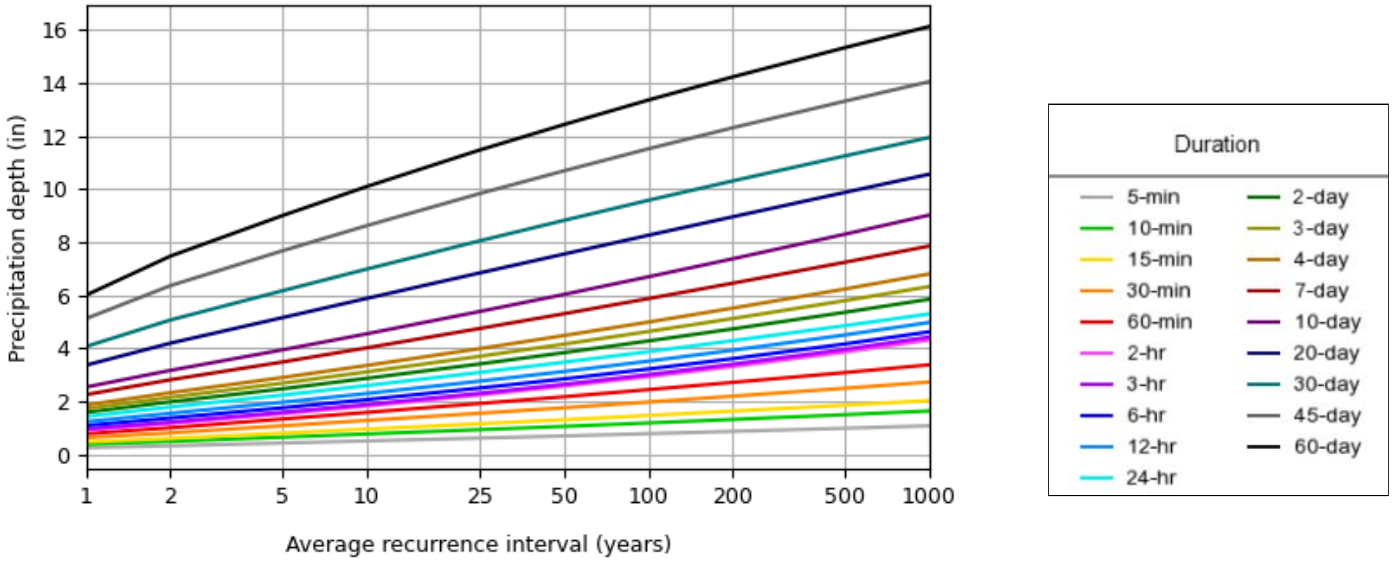
PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 34.3000°, Longitude: -106.1000°





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Created (GMT): Thu Nov 7 20:16:49 2024

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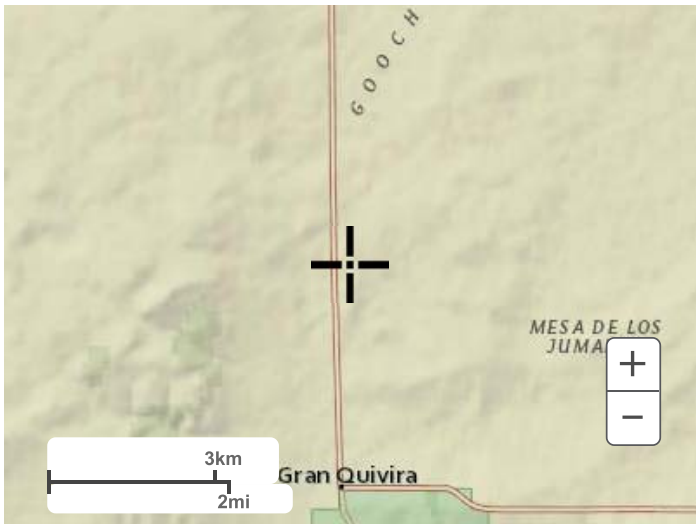
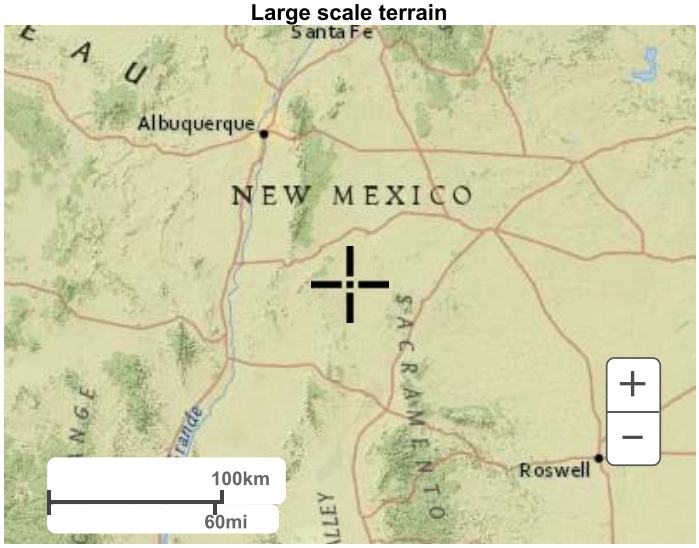
Maps & aerials

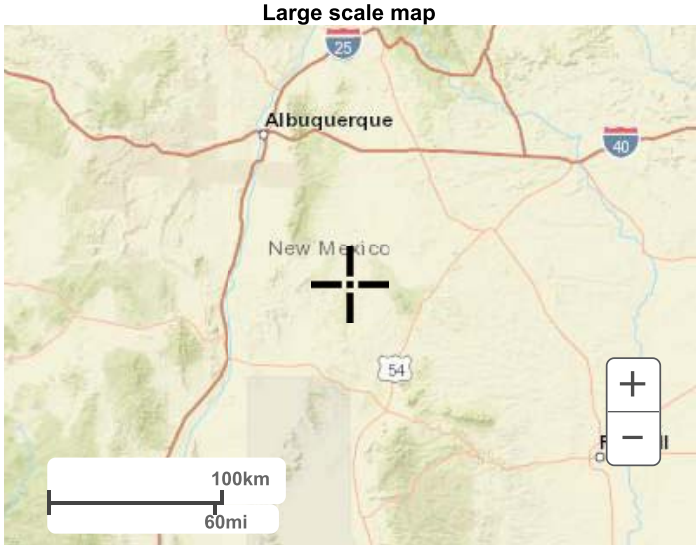
Small scale terrain



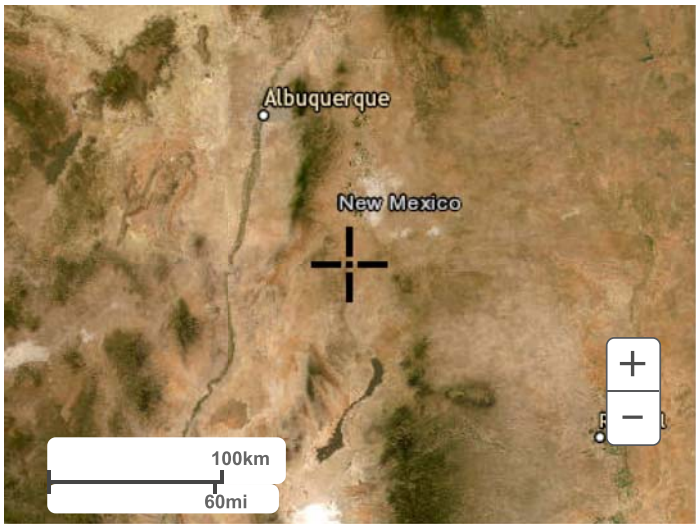
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

APPENDIX B
FEMA FLOOD MAP

National Flood Hazard Layer FIRMette

FEMA

106°0'54"W 35°37'43"N

106°0'17"W 35°37'14"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/4/2025 at 3:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

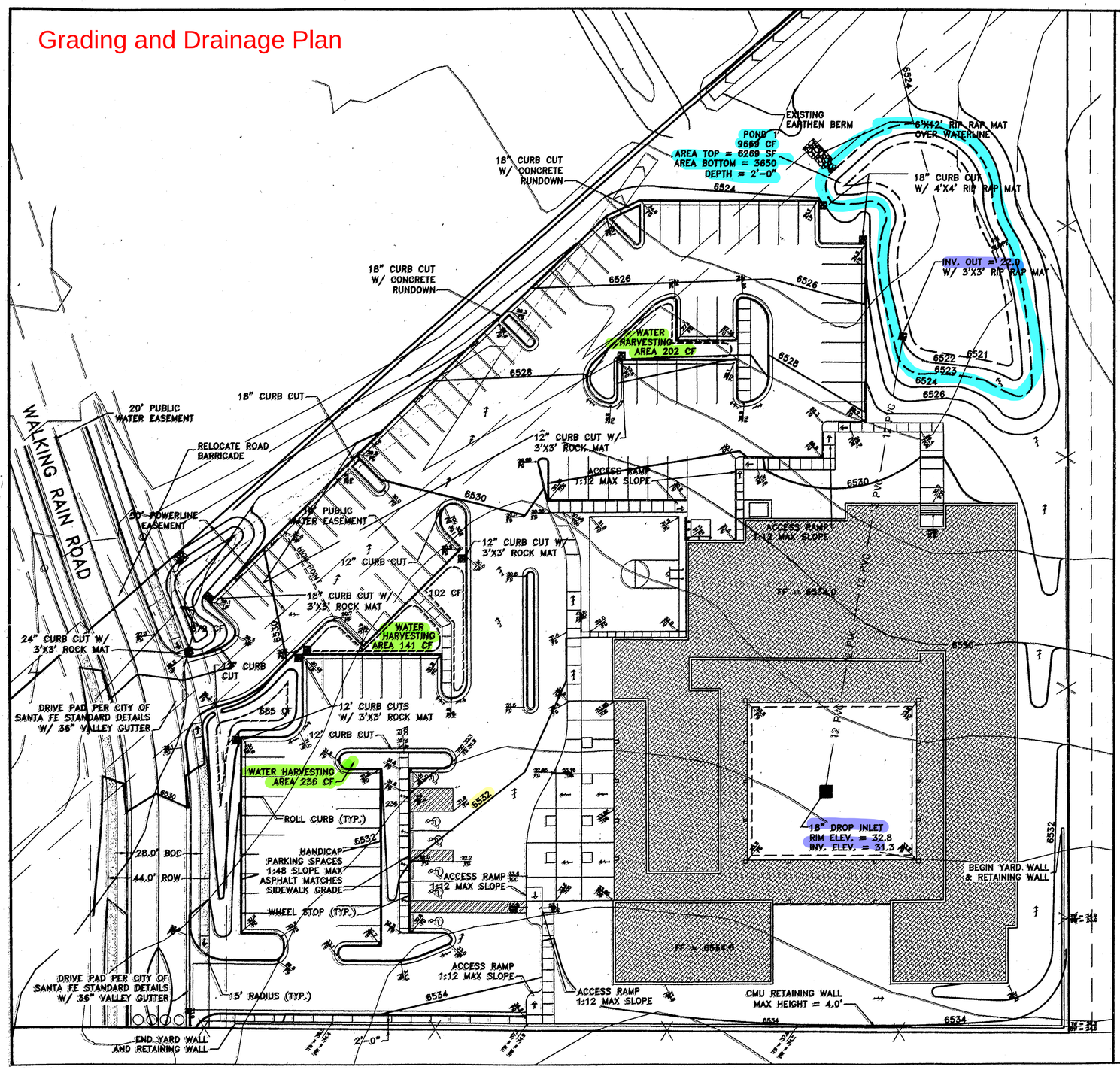
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX C

EXCERPTS FROM SURROUNDING AREA'S STORMWATER MANAGEMENT PLANS

Excerpt from:
Monte del Sol Building Permit Set, January 2002

Grading and Drainage Plan



LEGEND

- EXISTING CONTOURS
- DESIGN CONTOURS
- SITE BOUNDARY
- SPOT ELEVATION (12.0 F.G.)
- T.O.C. ..... TOP OF CURB
- F.G. ..... FIELD GRADE
- T.O.S. ..... TOP OF SIDEWALK
- INV. ..... INVERT
- T.W. ..... TOP OF WALL
- RIP RAP MAT
- WATER FLOW DIRECTION

TERRAIN MANAGEMENT NOTE

NO PORTION OF THE PROPERTY SHOWN HEREON HAS A NATURAL SLOPE GREATER THAN 20%

STAKING NOTE

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

TOPOGRAPHY NOTE

ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED BY OTHERS. WALKER ENGINEERING HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION, AND MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR.

UTILITY NOTE

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

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

WATER HARVESTING NOTE

ALL WATER HARVESTING AREAS TO BE LOWER THAN THE ADJACENT PARKING LOT GRADES. THE VOLUME IN THESE AREAS IS REQUIRED TO DETAIN POST DEVELOPMENT FLOWS, THEREFORE WATER HARVESTING AREAS CANNOT BE FILLED IN UNDER ANY CIRCUMSTANCES.

SCALE: 1" = 20'
20' 0 20'
CONTOUR INTERVAL = ONE (1') FOOT

Civil Engineering • Water Resources • Traffic Engineering
W•E Walker Engineering
905 Camino Sierra Vista, • Santa Fe, NM 87501
505-820-7090
FAX 505-820-3539
E-MAIL civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE
1.	REDESIGNED POND.	AER	MEW	11-21-01
2.	STAFF COMMENTS	AER	MEW	12-7-01

PROJECT: 01-169 DESIGNED BY: A.E.R.
FILE: 168-Grade DRAWN BY: A.E.R.
DATE: 1/2/02 CHECKED BY: M.E.W.
PLAN: A# NOTED

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGMT. DIV.		
UTILITY SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		
FIRE DEPARTMENT		

CITY USE ONLY

PROJECT: Monte Del Sol Charter School

SHEET TITLE: Grading and Drainage Plan

SHEET NO. C-1

REVISIONS & SUPPLEMENTAL CALCULATIONS

FOR

ESTANCIAS DE LAS SOLERAS UNITS 1A & 1B

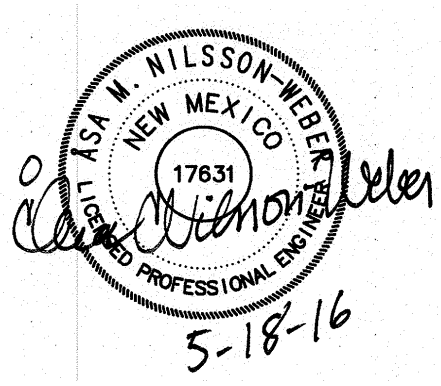
SANTA FE, NEW MEXICO

MAY 18, 2016

Original Report Date November 17, 2015

PREPARED FOR:
PULTE HOMES, INC.

BY

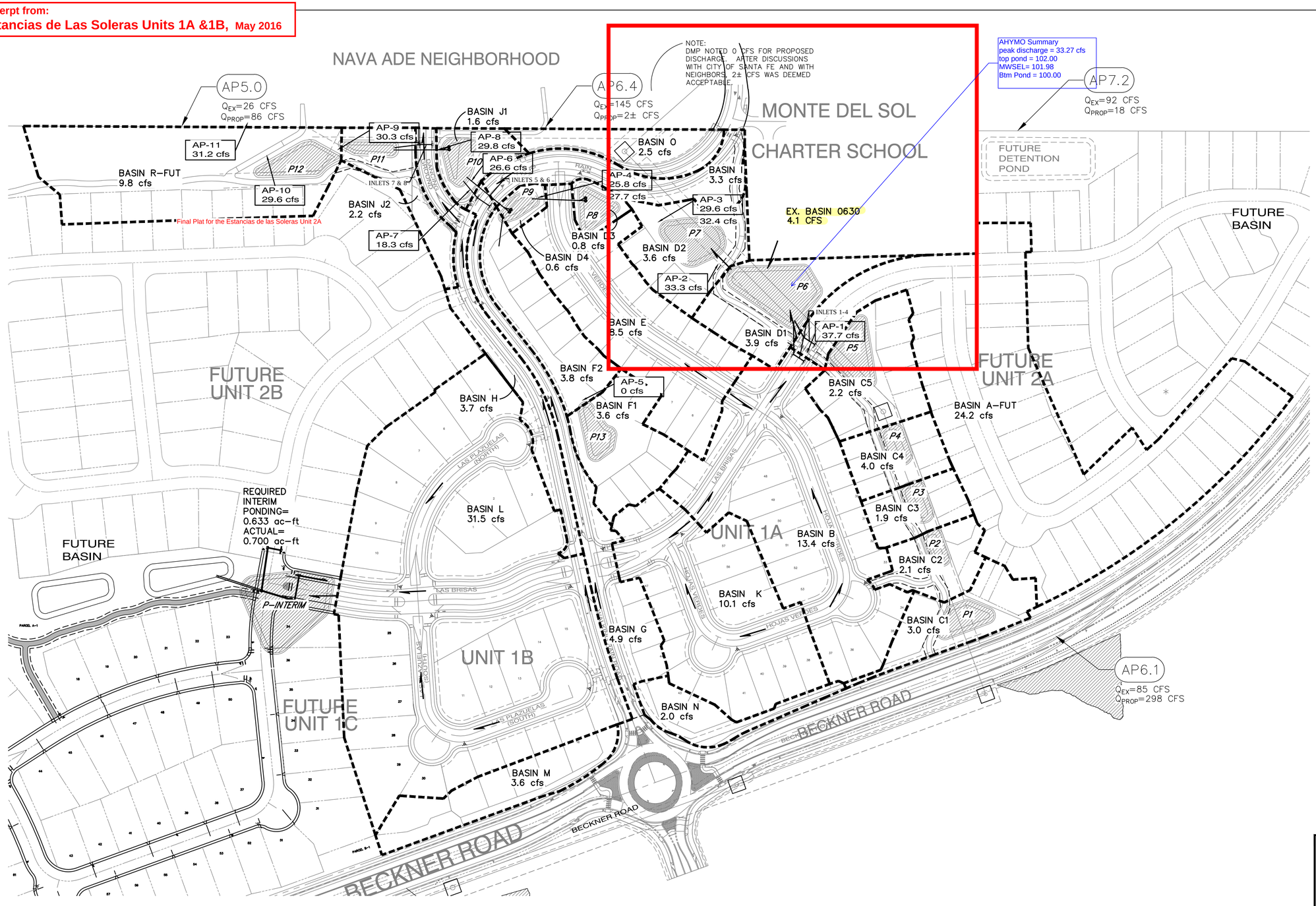


ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

Thomas O. Isaacson, PE(RET.) & LS(RET.)
Fred C. Arfman, PE
Åsa Nilsson-Weber, PE

I&A Project No. 2069

Excerpt from:
Estancias de Las Soleras Units 1A &1B, May 2016



LEGEND

AP6.1 (Q_{EX}=85 CFS, Q_{PROP}=298 CFS)	ANALYSIS POINT AND FLOW RATES FROM DMP
AP-1 XX cfs	PROPOSED ANALYSIS POINT & FLOW RATE FROM AHYMO
BASIN C3	PROPOSED BASIN
P3	POND NUMBER

REVISED BASIN MAP - 5-18-16
PIPES BETWEEN PONDS ELIMINATED.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iaciviil.com

2069 CX–BASINS–REV 2016–05–18.dwg 5/18/2016

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ESTANCIAS DE LAS SOLERAS UNITS 1A & 1B

PULTE HOMES

BASIN MAP

Date: 5/18/16	No.	Revision:	Date:	Job No. 2069
Drawn By: anw				PAGE
Ckd By: .				SH. 1 OF 1

DRAINAGE REPORT

FOR

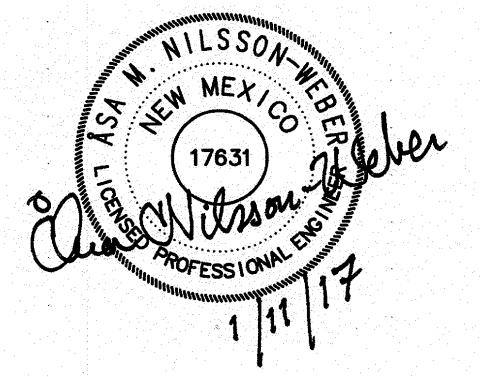
ESTANCIAS DE LAS SOLERAS
UNIT 2A

SANTA FE, NEW MEXICO

JANUARY 11, 2017

PREPARED FOR:
PULTE HOMES, INC.

BY



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

Thomas O. Isaacson, PE(RET.) & LS(RET.)
Fred C. Arfman, PE
Åsa Nilsson-Weber, PE

I&A Project No. 2193

Excerpt from:
Estancias de Las Soleras Unit 2A, January 2017

AHYMO Summary
peak discharge = 16.1 cfs
top pond = 35.3
MWSEL= 35.23
Btm Pond = 33.0

AP7.2
Q_{EX}=92 CFS
Q_{PROP}=18 CFS

AP-3
16.1 cfs

ID=3
BASIN P3
5.7 CFS

FUTURE DETENTION

AP-2
36.6 cfs

AP8.4
Q_{EX}=142 CFS
Q_{PROP}=3 CFS

AP8.3
Q_{EX}=139 CFS

SECTION B
SECTION T

ID=1
BASIN P1
22.0 CFS

AP-1
32.8 cfs

EX. BASIN 0630
4.1 CFS

BASIN P4
2.9 CFS

P6
BASIN D1
3.9 cfs

P5
BASIN C5
2.2 cfs

BASIN P2
10.8 CFS
ID=2

AP7.1
Q_{EX}=74 CFS
Q_{PROP}=213 CFS

BASIN A–FUT
~~24.2 cfs~~
24.6 CFS

P4
BASIN C4
4.0 cfs

P3
BASIN C3
1.9 cfs

BASIN B
13.4 cfs

P2
BASIN C2
2.1 cfs

P1
BASIN C1
3.0 cfs

AP6.1
Q_{EX}=85 CFS

BECKNER RD

NOTE:

BASIN A–FUT AND BASINS C1–C5 FROM UNIT 2A WERE ANALYZED WITH THE UNITS 1A & 1B DRAINAGE REPORT DATED 11/17/15 AND REVISED/ SUPPLEMENTAL CALCULATIONS REPORT DATED 05/18/16.

BASIN A–FUT WAS RE–ANALYZED SINCE THE LIMITS EXTENDED FURTHER NORTHEAST TO THE HIGH POINT AT LA PUERTA. AN ADDITIONAL 0.4 CFS DISCHARGES WEST TO UNITS 1A & 1B, WHICH IS ACCEPTABLE.

NTS

LEGEND

AP7.2 — ANALYSIS POINT AND FLOW RATES FROM DMP
Q_{EX}=92 CFS
Q_{PROP}=18 CFS

BASIN P2 10.8 CFS — PROPOSED BASIN AND FLOW RATE FROM AHYMO

LAS SOLERAS UNIT 2A
BASIN EXHIBIT
JANUARY 9, 2017

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Ph. 505-268-8828 www.iacivil.com

2069 CX–BASINS–2A.dwg Jan 09,2017

PRELIMINARY STORM WATER MASTER PLAN

VISTA DE LA SIERRA SUBDIVISION MASTER PLAN

Santa Fe, New Mexico

Prepared for

Columbus Capital Corporation

October 2020

Prepared by

WHPacific
AN NV5 COMPANY

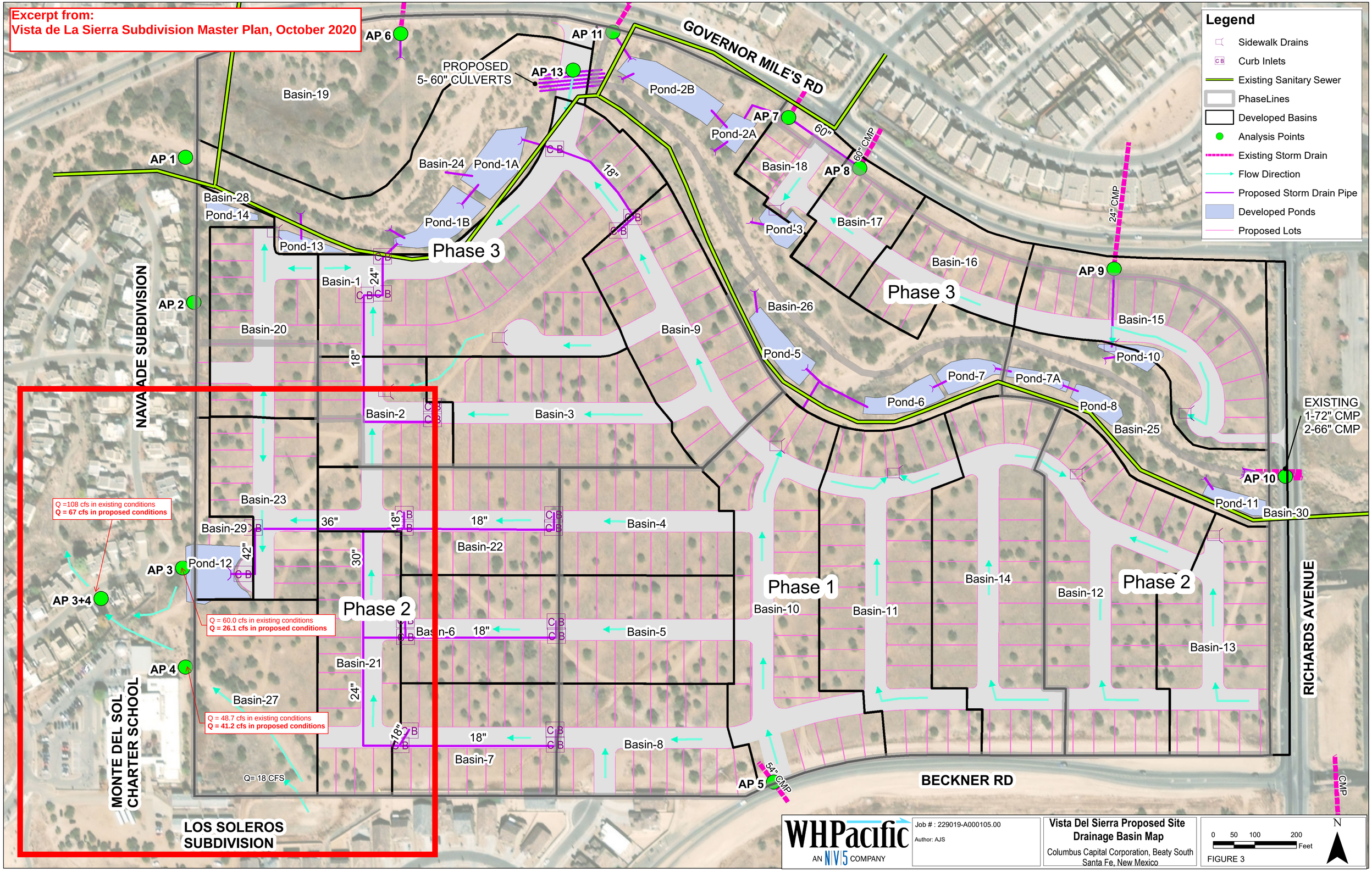
6501 Americas Parkway NE, Suite 400
Albuquerque, NM 87110
T 505.247.0294 • F 505.242.4845
www.whpacific.com

Excerpt from:
Vista de La Sierra Subdivision Master Plan, October 2020

Basin and Analysis Point Table

Location	Area Sqmi	Area Acre	Lots	Peak Dev. cfs	Peak EX. cfs	Volume Dev. Acre-ft	Volume EX. Acre-ft	MS4 (acre/ft)	MS4 (cubic ft)
Basin 1	0.00953	6.096	23	13.0	5.3	0.9	0.52	0.17	7514
Basin 2	0.00295	1.889	0	4.4	1.6	0.3	0.16	0.05	2043
Basin 3	0.00518	3.315	8	7.7	2.9	0.5	0.28	0.09	3948
Basin 4	0.00407	2.606	21	5.6	2.3	0.4	0.22	0.08	3345
Basin 5	0.00399	2.554	18	5.5	2.2	0.4	0.22	0.08	3620
Basin 6	0.00348	2.225	20	4.8	1.9	0.3	0.19	0.07	3263
Basin 7	0.00357	2.287	18	4.9	2.0	0.3	0.20	0.08	3276
Basin 8	0.00397	2.543	18	5.4	2.2	0.4	0.22	0.08	3596
Basin 9	0.00555	3.553	18	7.6	3.1	0.5	0.31	0.11	4580
Basin 10	0.00759	4.859	21	10.4	4.2	0.7	0.42	0.15	6715
Basin 11	0.00753	4.820	25	10.3	4.2	0.7	0.41	0.14	6101
Basin 12	0.00633	4.052	28	8.7	3.5	0.6	0.35	0.12	5183
Basin 13	0.00456	2.915	23	6.2	2.5	0.4	0.25	0.08	3474
Basin 14	0.00848	5.426	16	11.6	4.7	0.8	0.47	0.15	6477
Basin 15	0.00628	4.019	30	8.6	3.5	0.6	0.35	0.09	3734
Basin 16	0.00299	1.915	15	4.1	1.7	0.3	0.16	0.05	2270
Basin 17	0.00213	1.363	11	2.9	1.2	0.2	0.12	0.04	1648
Basin 18	0.00178	1.137	9	2.4	1.0	0.2	0.10	0.02	1058
Basin 19	0.00760	4.861	4	4.5	4.2	0.3	0.42	0.00	0
Basin 20	0.00481	3.080	18	6.6	2.7	0.5	0.26	0.09	3993
Basin 21	0.00432	2.764	19	5.9	2.4	0.4	0.24	0.09	4130
Basin 22	0.00457	2.922	19	6.2	2.5	0.4	0.25	0.09	4074
Basin 23	0.00398	2.545	11	5.4	2.2	0.4	0.22	0.06	2754
Basin 24	0.00480	3.072	0	4.2	2.7	0.3	0.26	0.00	0
Basin 25	0.01110	7.104	0	8.2	6.2	0.6	0.61	0.00	0
Basin 26	0.00760	4.864	0	4.5	4.2	0.3	0.42	0.00	0
Basin 27	0.00542	3.468	0	3.0	3.0	0.4	0.30	0.00	0
Basin 28	0.00090	0.576	0	0.5	0.5	0	0.05	0.00	0
Basin 29	0.00110	0.704	0	0.7	0.6	0	0.06	0.00	0
Basin 30	0.00210	1.344	0	1.9	1.2	0.1	0.12	0.00	0
AP 1	NA	NA	NA	457.6	460.2	87.8	85.70	0.00	0
AP 2	NA	NA	NA	0.0	19.3	0	2.30	0.00	0
AP 3	NA	NA	NA	26.1	59.7	2.4	7.10	0.00	0
AP 4	NA	NA	NA	41.2	48.7	4.7	5.00	0.00	0
AP 3+4	NA	NA	NA	67	108	7.1	12.10	0.00	0
AP 5	NA	NA	NA	0.0	39.5	0	4.60	0.00	0
AP 6	NA	NA	NA	4.8	4.8	0.5	0.50	0.00	0
AP 7	NA	NA	NA	23.2	23.2	3.1	3.10	0.00	0
AP 8	NA	NA	NA	66.7	66.7	14.1	14.10	0.00	0
AP 9	NA	NA	NA	11.0	11.0	1	1.00	0.00	0

Excerpt from:
Vista de La Sierra Subdivision Master Plan, October 2020



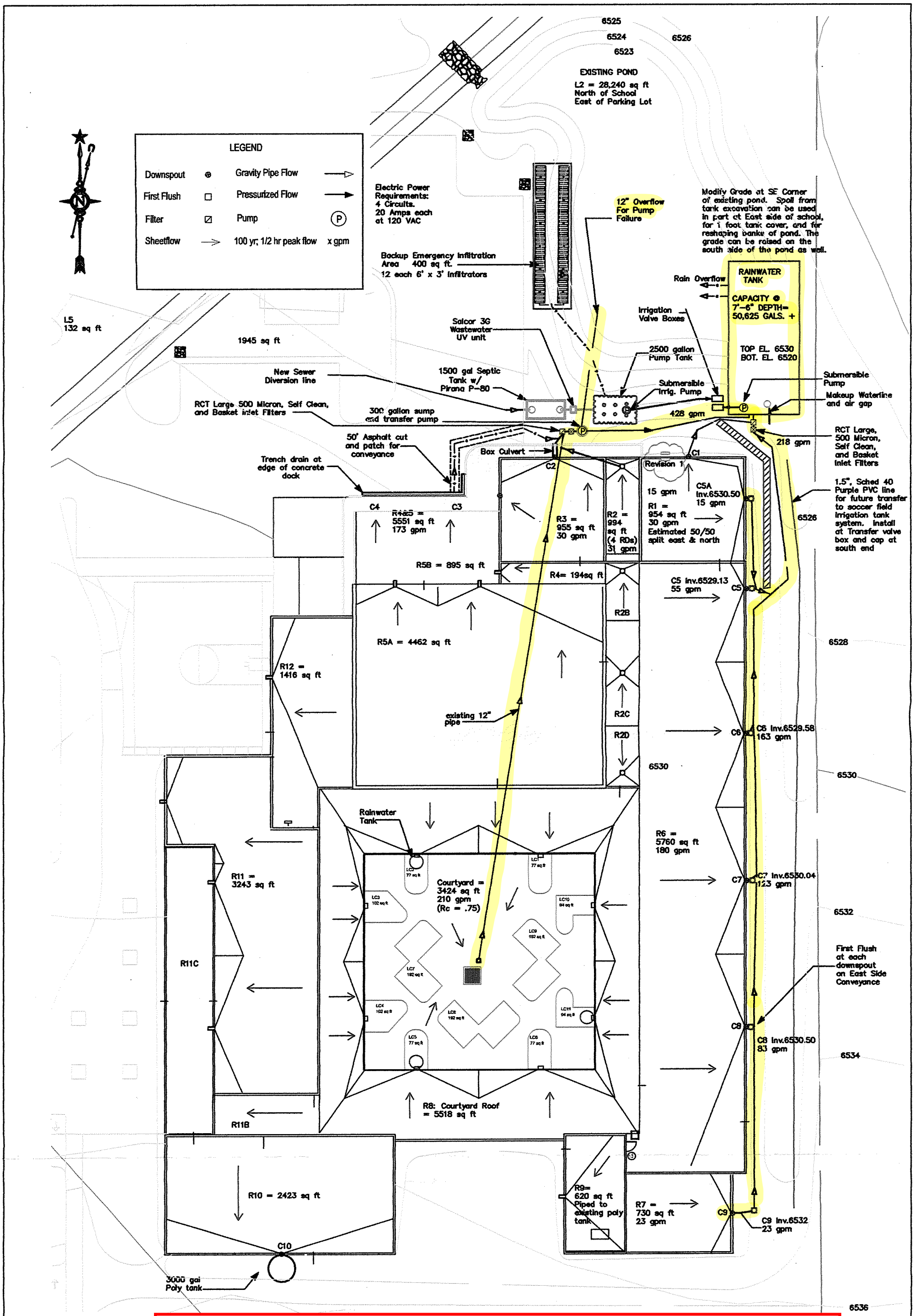
WHPacific
AN NV5 COMPANY

Job # : 229019-A000105.00
Author: AJS

Vista Del Sierra Proposed Site Drainage Basin Map
Columbus Capital Corporation, Beaty South Santa Fe, New Mexico

0 50 100 200 Feet
N

FIGURE 3



Excerpt from:
Monte del Sol Charter School Cistern permit, July 2006

Excerpt from:
Nava Ade Grading Plan, September 2000

N

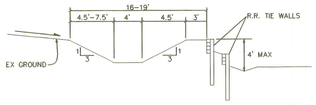
GRAPHIC SCALE

30 0 15 30

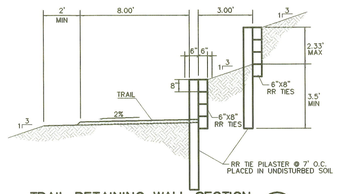
(IN FEET)
1 inch = 30 ft.

LEGEND

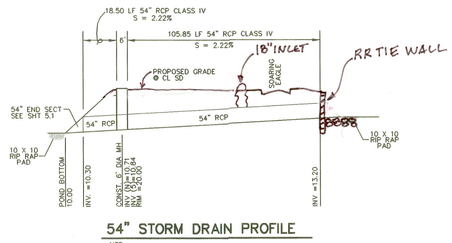
ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT		
VALVE		
WATER SERVICE (SINGLE)		
WATER SERVICE (DOUBLE)		
MANHOLE		
CURB		
DROP INLET		
OVERHEAD ELEC	OHE	
UNDERGROUND ELEC, GAS, TEL, TV	UGT	
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	×16.7	16.7
SEWER SERVICE		
RIGHT OF WAY		
POWER POLE (GUYED)	PP	
CHAIN LINK FENCE		
CENTERLINE		
RETAINING WALL		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2



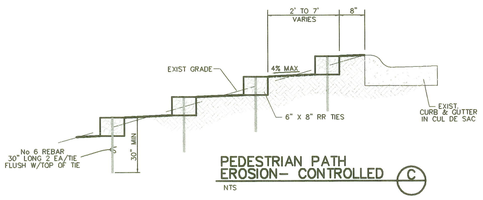
CHANNEL SECTION (A)
NTS



TRAIL RETAINING WALL SECTION (B)
NTS



54" STORM DRAIN PROFILE
NTS



PEDESTRIAN PATH EROSION– CONTROLLED (C)
NTS

BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 220
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

No.	REVISION	BY	APP.	DATE
1	PER CITY ENGR.	DL		3-8-00

PROJECT: NAVA ADE 2A
DATE: 9/4/00
DRAWN: RM
PROFILE SCALE: Hz. 1"=50' /Vt. 1"=5'
PLAN SCALE: 1"=30'

PROJECT:
NAVA ADE PHASE 2A

SHEET TITLE:
GRADING AND DRAINAGE PLAN

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGM'T DIV.	N/A	
WATER SERVICES	N/A	10/10/00
SUBDIVISION ENG.	CBB	10/06/00
STREET	CBB	10/11/00
TRAFFIC	N/A	

CITY USE ONLY

SHEET NO.
3-7

00-150

Excerpt from:
Final Plat of Estancias de Las Soleras Unit 2A, June 2017

823038

Santa Fe County Survey Control Monument
"SF EAST BASE"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
N=1699078.10
E=1722651.93
Elevation=6818.82 feet (NAVD 88)
Combined ground to grid factor=0.99958460

TRACT Q-1A, PHASE 2A
NAVA ADE
Filed September 8, 2016 in Plat Book 807, Pages 17-19

TRACT 16
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-26

LOT 3A
BECKNER ROAD EXTENSION DEDICATION PLAT
FOR BUILDING SERVICES OF SANTA FE
Filed June 14, 2016 in Plat Book 804, Pages 9 and 10

TRACT 18
BECKNER ROAD DEDICATION PLAT
Filed October 31, 2016 in Plat Book 809, Pages 3 and 4

ESTANCIAS DE LAS SOLERAS
AMENDED FINAL PLAT
UNIT 1A
Filed March 6, 2017 in Plat Book 814, Pages 39-43

Additional Public Street Right of Way for Beckner Road to be dedicated to the City of Santa Fe by Final Plat. (Cross hatched area-0.2128 Ac.)

Existing 24' Slope Construction and Maintenance Easement per plat filed June 14, 2016 in Book 804, Pages 9-10.

Existing 10' Pedestrian Access and Public Utility Easement per plat filed June 14, 2016 in Book 804, Pages 9-10.

Existing SDE Easement per plat filed June 14, 2016 in Book 804, Pages 9-10.

Fd. 5/8" Rebar and cap stamped "L.S. 9750"

11' RW Dedication per Las Soleras Lot Line Adjustment Plat filed October 29, 2015 in Book 794, Pages 7-13.

Existing 23' Private Access Easement granted for Public Use and Utility Easement per plat filed March 4, 2010 in Book 714, Pages 014-026

11' RW Dedication per Beckner Road Dedication Plat filed October 31, 2016 in Book 809, Pages 3 and 4.

Existing 23' Private Access Easement granted for Public Use and Utility Easement per plat filed March 4, 2010 in Book 714, Pages 014-026

11' RW Dedication per Las Soleras Lot Line Adjustment Plat filed October 29, 2015 in Book 794, Pages 7-13.

BECKNER ROAD
Existing 100' R/W Dedicated per plat filed June 14, 2016 in Book 804, Pages 9-10.

98' R/W

VIENTO DEL NORTE

LAS BRISAS

BIENVENIDO A CASA

LA PUERTA

PARCEL C1 0.8929 Ac.

PARCEL A1 0.4190 Ac.

PARCEL B1 0.3745 Ac.

PARCEL H1 0.0254 Ac.

PARCEL J1 0.0987 Ac.

PARCEL I1 0.0378 Ac.

PARCEL F1 0.1867 Ac.

PARCEL G1 0.1857 Ac.

PARCEL D1 0.2748 Ac.

PARCEL E1

PARCEL F1

PARCEL G1

PARCEL D1

1 0.1643 Ac. | 2 0.1532 Ac. | 3 0.1489 Ac. | 4 0.1432 Ac. | 5 0.1493 Ac. | 6 0.1385 Ac. | 7 0.1385 Ac. | 8 0.1385 Ac. | 9 0.1385 Ac. | 10 0.1386 Ac. | 11 0.1346 Ac.
12 0.1897 Ac. | 13 0.1920 Ac. | 14 0.1998 Ac. | 15 0.1462 Ac. | 16 0.1460 Ac. | 17 0.1462 Ac. | 18 0.1460 Ac. | 19 0.1460 Ac. | 20 0.1460 Ac. | 21 0.1460 Ac. | 22 0.1459 Ac. | 23 0.1460 Ac. | 24 0.1460 Ac. | 25 0.1460 Ac. | 26 0.1460 Ac. | 27 0.1588 Ac.
28 0.1600 Ac. | 29 0.1473 Ac. | 30 0.1471 Ac. | 31 0.1471 Ac. | 32 0.1439 Ac. | 33 0.1409 Ac. | 34 0.1474 Ac. | 35 0.2303 Ac. | 36 0.1813 Ac. | 37 0.1779 Ac. | 38 0.2137 Ac. | 39 0.1472 Ac. | 40 0.2044 Ac. | 41 0.1543 Ac. | 42 0.1513 Ac. | 43 0.1638 Ac. | 44 0.1879 Ac. | 45 0.1973 Ac. | 46 0.1760 Ac. | 47 0.1604 Ac. | 48 0.1468 Ac. | 49 0.1468 Ac. | 50 0.1469 Ac. | 51 0.1510 Ac.
52 0.1528 Ac. | 53 0.1533 Ac. | 54 0.1750 Ac. | 55 0.1601 Ac. | 56 0.1385 Ac. | 57 0.1385 Ac. | 58 0.1391 Ac. | 59 0.1490 Ac. | 60 0.2065 Ac. | 61 0.1567 Ac. | 62 0.1552 Ac. | 63 0.1536 Ac. | 64 0.1512 Ac. | 65 0.1528 Ac. | 66 0.1534 Ac. | 67 0.1502 Ac. | 68 0.1505 Ac. | 69 0.1577 Ac. | 70 0.1668 Ac. | 71 0.1692 Ac. | 72 0.1645 Ac. | 73 0.1534 Ac. | 74 0.1922 Ac. | 75 0.1848 Ac. | 76 0.1631 Ac. | 77 0.1673 Ac. | 78 0.1854 Ac. | 79 0.1672 Ac. | 80 0.1610 Ac. | 81 0.2156 Ac.

TRACT 18
BECKNER ROAD DEDICATION PLAT
Filed October 31, 2016 in Plat Book 809, Pages 3 and 4

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

EASEMENTS GRANTED BY FINAL PLAT

(A) = 7.5' Public Utility Easement granted by this plat.

(B) = Parcels A1, B1 AND D1 thru J1 will be dedicated to the Estancias de Las Soleras Homeowners Association as private open space. A blanket drainage easement over said parcels for conveyance of private and public storm water is hereby granted by this plat. Said parcels to be maintained by the Estancias de Las Soleras Homeowners Association

(C) = 20' Public Trail Easement granted by this plat.

(D) = Parcel C1 is dedicated as a joint use parcel and shall be conveyed to the Monte Del Sol Charter School. Landscaping in Parcel C1 shall be maintained by Monte Del Sol Charter School. A drainage easement for a storm drain and detention pond for public and private storm water from Estancias de Las Soleras Unit 2A is hereby granted over Parcel C1 by this plat.

(E) = Clear Sight Triangle Easements granted by this plat. No objects, walls, fences, parked vehicles and/or vegetation shall be placed within the sight triangles between a height of 3 and 6 feet. See Sheet 6 for dimensions.

(F) = 15' Public Utility and Slope Easement granted by this plat.

~~(G) = 20', 20' Public Utility Easement granted by this plat.~~

(H) = 7'x 20' Public Utility Easement granted by this plat.

FINAL PLAT OF

ESTANCIAS de Las SOLERAS UNIT 2A

PREPARED FOR PULTE GROUP OF NEW MEXICO, INC.

(COMPRISING TRACT 15-A, LAS SOLERAS LOT LINE ADJUSTMENT PLAT)

SITUATE WITHIN

SECTION 17, TOWNSHIP 16 NORTH, RANGE 9 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF SANTA FE

SANTA FE COUNTY, NEW MEXICO

JUNE, 2017

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

160865. DWG

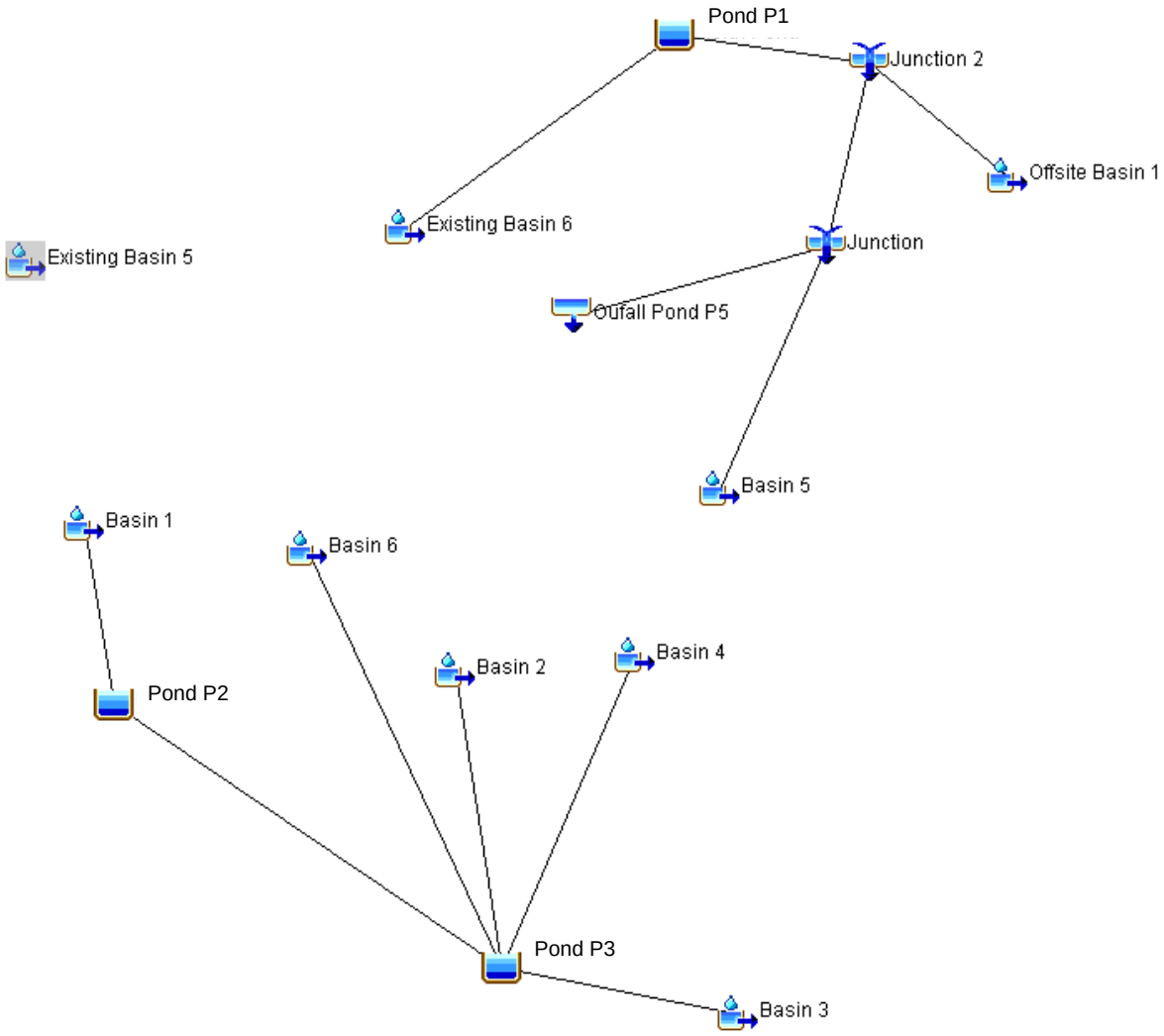
SHEET 2 OF 3

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

APPENDIX D

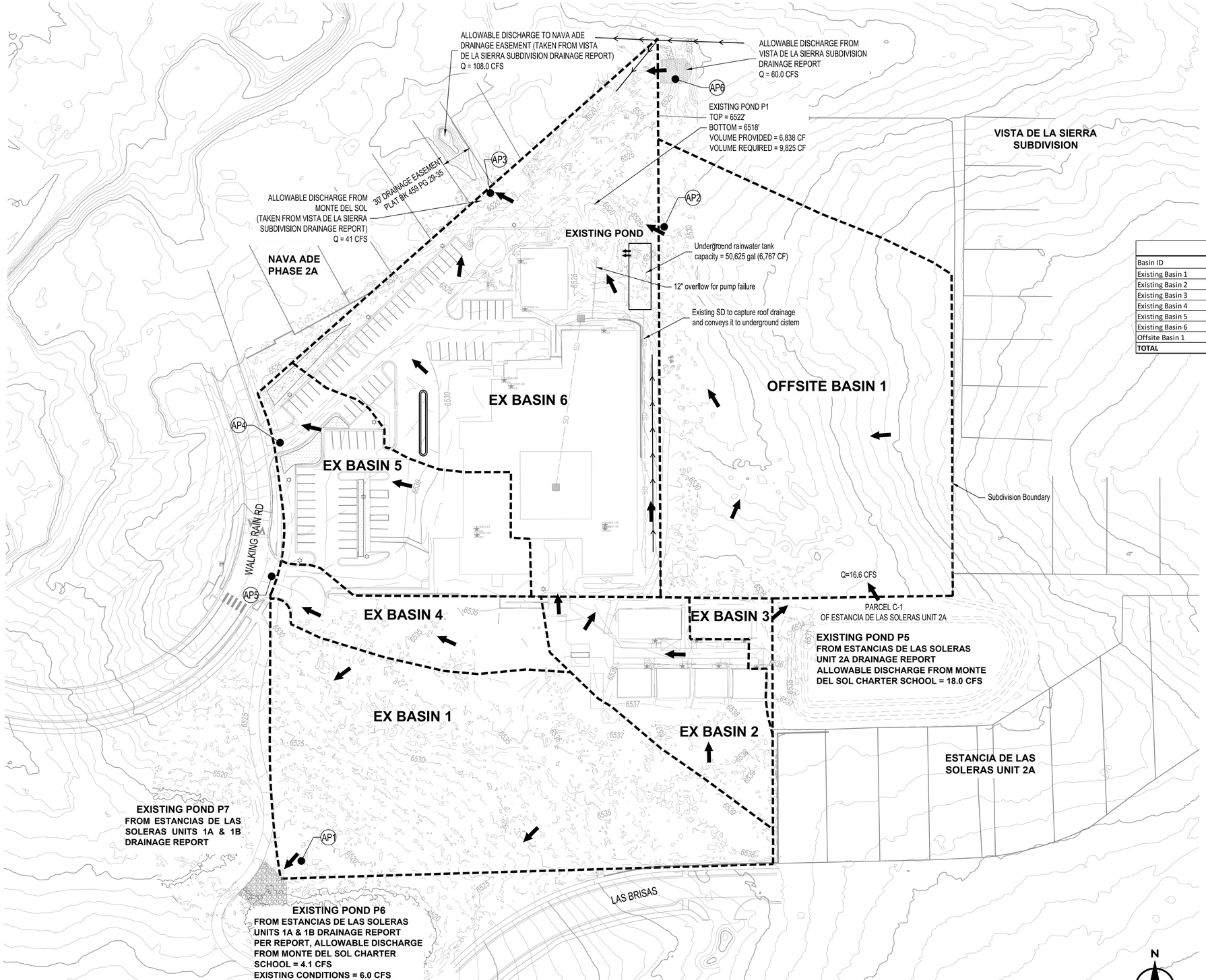
HEC-HMS MODELING

PROPOSED BASIN MODEL
HEC-HMS



APPENDIX E

EXISTING CONDITIONS BASIN MAP



Existing Basins Table

Basin ID	Area (SF)	Area (AC)	Area (mi^2)	CN	Lag Time (min)	% Impervious	Q (CFS)	Volume (CF)
Existing Basin 1	84562	1.94	0.00303	78.43	7.2	0%	6.0	27442.8
Existing Basin 2	27557	0.63	0.00099	78.43	7.2	46%	2.7	8712.0
Existing Basin 3	4263	0.10	0.00015	78.43	7.2	65%	0.5	1306.8
Existing Basin 4	17590	0.40	0.00063	78.43	7.2	10%	1.3	2962.1
Existing Basin 5	36646	0.84	0.00131	78.43	7.2	95%	4.7	11456.3
Existing Basin 6	104574	2.40	0.00375	78.43	7.2	60%	11.2	6969.6
Offsite Basin 1	110030	2.53	0.00395	78.43	7.2	0%	7.8	35719.2
TOTAL	385222	8.84	0.01382				34.1	94568.8

LEGEND

- PHASE BOUNDAY
- DIRECTION OF FLOW
- WATER HARVESTING AREAS

AP	CONTRIBUITING BASINS	Q (CFS)
1	EX BASIN 1	6.0
2	OFFSITE BASIN 1, OUTFALL FROM POND P5	24.4
3	EX BASIN 6*, AP2, AP6	96.0
4	EXISTING BASIN 5	4.7
5	EXISTING BASIN 4	1.3
6	OFFSITE BASIN 2	60.0

**Assumes Existing Pond P1 is silted in*

** FLOW FROM VISTA DE LA SIERRA SUBDIVISION DRAINING PLAN

MS4 PROVIDED	VOLUME (CF)
WATER HARVESTING BASINS	696.00
POND P1	9,888.10
UNDERGROUND CISTERN	6,767.00
TOTAL	**17,351.10**

N

50 25 0 50

1" = 50'

DRAINAGE MANAGEMENT PLAN EXISTING CONDITIONS

MONTE DEL SOL CHARTER SCHOOL

DRAWN BY:	DATE:	
RV	11/6/24	
CHECKED BY:	BHI PROJECT NO.	SHEET NO.
KMK	20250209	

Bohannan Huston
www.bhinc.com 800.877.5332

Wed, 14-May-2025 - 4:29 pm Plotted by: BVELLA1 C3PDFS
P:\20250209\C3DP\Plans\General\20250209 Existing Drainage.dwg

APPENDIX F

PROPOSED CONDITIONS BASIN MAP

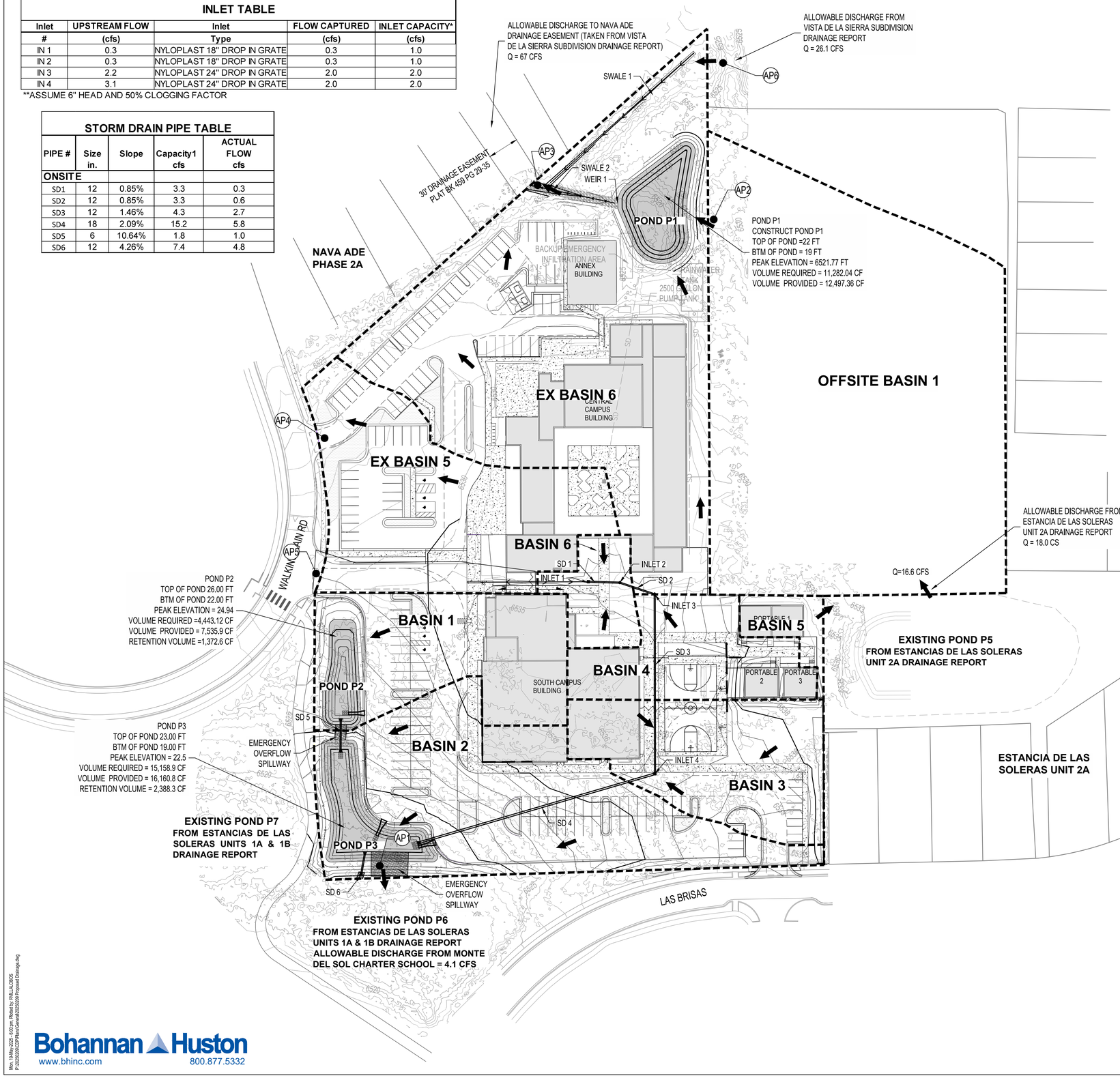
INLET TABLE

Inlet #	UPSTREAM FLOW (cfs)	Inlet Type	FLOW CAPTURED (cfs)	INLET CAPACITY* (cfs)
IN 1	0.3	NYLOPLAST 18" DROP IN GRATE	0.3	1.0
IN 2	0.3	NYLOPLAST 18" DROP IN GRATE	0.3	1.0
IN 3	2.2	NYLOPLAST 24" DROP IN GRATE	2.0	2.0
IN 4	3.1	NYLOPLAST 24" DROP IN GRATE	2.0	2.0

**ASSUME 6" HEAD AND 50% CLOGGING FACTOR

STORM DRAIN PIPE TABLE

PIPE #	Size in.	Slope	Capacity1 cfs	ACTUAL FLOW cfs
ONSITE				
SD1	12	0.85%	3.3	0.3
SD2	12	0.85%	3.3	0.6
SD3	12	1.46%	4.3	2.7
SD4	18	2.09%	15.2	5.8
SD5	6	10.64%	1.8	1.0
SD6	12	4.26%	7.4	4.8



Proposed Basins Table

Basin ID	Area (SF)	Area (AC)	Area (mi^2)	CN	Lag Time (min)	% Impervious	Q (CFS)	Volume (CF)
Basin-1	28347	0.65	0.00102	78.43	7.2	74%	3.3	7884.4
Basin-2	52569	1.21	0.00189	78.43	7.2	74%	6.1	14636.16
Basin-3	26216	0.60	0.00094	78.43	7.2	80%	3.1	7535.88
Basin-4	17439	0.40	0.00063	78.43	7.2	90%	2.2	5357.88
Basin-5	4133	0.09	0.00015	78.43	7.2	90%	0.5	1219.68
Basin-6	7342	0.17	0.00026	78.43	7.2	95%	0.5	12850.2
Existing Basin 5	40918	0.94	0.00147	78.43	7.2	95%	5.2	14200.56
Existing Basin 6	98264	2.26	0.00352	78.43	7.2	80%	11.6	2090.88
Offsite Basin 1	110030	2.53	0.00395	78.43	7.2	0%	7.8	28270.44
TOTAL	385259	8.84	0.01382				40.2	94046.0

Pond Table

POND	Total Volume Required (CF)	Total Volume Provided (CF)	Peak Elevation (FT)	Qin (CFS)	Qout (CFS)	Pond Outlet
Pond-P1	11,282.0	12,497.4	6521.8	36.0	35.4	WEIR spillway
Pond-P2	4,443.1	7,554.2	6,524.9	3.3	1.0	(1) 6" pipe
Pond-P3	13,372.9	16,179.9	6,522.5	13.1	4.0	(1) 12" pipe

LEGEND

- PHASE BOUNDAY
- DIRECTION OF FLOW
- WATER HARVESTING BASINS

MS4 PROVIDED	VOLUME (CF)
WATER HARVESTING BASINS	998.49
POND P1	9,888.10
POND P2	1,372.57
POND P3	2,388.30
UNDERGROUND CISTERN	6,767.00
TOTAL	**21,414.46**

AP	CONTRIBUITING BASINS	Q (CFS)
1	Q OUT FROM POND P3	4.0
2	OFFSITE BASIN 1, OUTFALL FROM POND P5	24.4
3	Q OUT FROM POND P1, EX BASIN 6*, AP6	61.6
4	PARTIAL EXISTING BASIN 5	0.8
5	PARTIAL EXISTING BASIN 5	4.4
6	OFFSITE BASIN 2	26.1

Assumes Improvements to Existing Pond P1

WEIR Table

WEIR	Length (FT)	Depth (FT)	Weir Coefficient	Capacity (CFS)	Actual Q (CFS)
Weir-1	14.0	1.0	2.60	36.40	35.5

Swale Table

SWALE	SWALE TYPE	Swale Capacity (CFS)	Actual Flow (CFS)	Depth of Flow (FT)	Velocity (ft/sc)
Swale-1	Trapezoidal 3:1 side slopes d=1.5 n=0.030 S=0.50%	55.79	26.10	1.02	2.82
Swale-2	Trapezoidal 3:1 side slopes d=1.1 n=0.035 S=0.75%	37.48	35.03	1.07	3.55

N

50 25 0 50

1" = 50'

DRAINAGE MANAGEMENT PLAN PROPOSED CONDITIONS

MONTE DEL SOL CHARTER SCHOOL

DRAWN BY:	DATE:	
RV	1/9/25	
CHECKED BY: KMK	BHI PROJECT NO. 20250209	SHEET NO.

Bohannan Huston
www.bhinc.com 800.877.5332

Mon, 13-May-2025, 4:07pm, Plotted by: RVELLA CBOS
P:\20250209\CDP\Plans\General\20250209 Proposed Drainage.dwg

APPENDIX G

POND TABLE

Pond Table						
POND	**Total Volume Required (CF)**	**Total Volume Provided (CF)**	**Peak Elevation (FT)**	**Qin (CFS)**	**Qout (CFS)**	**Pond Outlet**
Pond-P1	11,282.0	12,497.4	6521.8	36.0	35.4	WEIR spillway
Pond-P2	4,443.1	7,554.2	6,524.9	3.3	1.0	(1) 6" pipe
Pond-P3	13,372.9	16,179.9	6,522.5	13.1	4.0	(1) 12" pipe

APPENDIX H

CISTERN PERMIT

CITY OF SANTA FE, NEW MEXICO
P.O. BOX 909
SANTA FE, NEW MEXICO 87504-0909
(505) 955-6646 OR (505) 955-6645

* * * * * * * B U I L D I N G P E R M I T * * * * * * *

Application Number . . . . . 06-00001631 Date 7/18/06
Property Address . . . . . 4157 WALKING RAIN RD
Application description . . . MISCELLANEOUS
Subdivision Name . . . . . .
Property Zoning . . . . . RESIDENTIAL 5DU PRC
Application valuation 190000

Owner	Contractor
MONTE DEL SOL CHARTER SCHOOL	RC GREENE & COMPANY
4157 WALKING RAIN RD.	1730 CAMINO CARLOS REY
SANTA FE NM 87507	STE 209
(505) 982-5225	SANTA FE NM 87507
	(505) 982-1970

------ Structure Information RAINWTR HRVSTNG, EFFNT TRTMNT SYSTEM -----
Construction Type . . . . . UPDATE
Occupancy Type . . . . . (OLD CODE) UPDATE
Flood Zone . . . . . UPDATE

Permit . . . . . BUILDING PERMIT COMMERCIAL
Additional desc . . .
Permit Fee . . . . 1270.83 Plan Check Fee . . 932.12
Issue Date . . . . 7/18/06 Valuation 190000
Expiration Date . . 7/17/08

Special Notes and Comments
I, THE OWNER OR AGENT FOR THE OWNER HAVE RECEIVED THE FOLLOWING REVIEW SHEETS. I UNDERSTAND I AM TO COMPLY WITH ALL CONDITIONS INDICATED ON THE REVIEW SHEETS. INITIALS X
electrical: see attached conditions

Fee summary	Charged	Paid	Credited	Due

NOTE: ALL INSPECTIONS MUST BE SCHEDULED 24 HOURS IN ADVANCE

APPROVED BY _____ DATE 7/18/06

APPLICANT X _____ DATE 7/18/06

By my signature above I hereby agree to abide with all the laws of the City of Santa Fe as well as with all the conditions stated above. I further state that I understand that this is not a permit to construct anything in violation of the codes adopted by the State of New Mexico. Further, I understand that this permit may be appealed within thirty (30) days of its issuance (the "appeal period") pursuant to 14-7.4 SFCC (1987) and in the event an appeal is upheld this permit may be revoked. I hereby agree that any grading, building, alteration, repairing or any other construction done pursuant to this permit during this appeal period is done at my own risk and without reliance on the issuance of this permit. I also agree that in the event an appeal is upheld and this permit is revoked I may be required to remove any building, grading, alterating, repairing or any other construction done during the appeal period. I hereby certify that I have read the foregoing and understand the same and by my signature assent to the terms stated herein.

BIOO8.pmd copyversion 4/02

CITY OF SANTA FE, NEW MEXICO
P.O. BOX 909
SANTA FE, NEW MEXICO 87504-0909
(505) 955-6646 OR (505) 955-6645

* * * * * * * B U I L D I N G P E R M I T * * * * * * *

Application Number . . . . . 06-00001631 Date 7/18/06

Permit Fee Total	1270.83	1270.83	.00	.00
Plan Check Total	932.12	932.12	.00	.00
Grand Total	2202.95	2202.95	.00	.00

NOTE: ALL INSPECTIONS MUST BE SCHEDULED 24 HOURS IN ADVANCE

APPROVED BY _____ DATE 7/18/06

APPLICANT _____ DATE 7/18/06

By my signature above I hereby agree to abide with all the laws of the City of Santa Fe as well as with all the conditions stated above. I further state that I understand that this is not a permit to construct anything in violation of the codes adopted by the State of New Mexico. Further, I understand that this permit may be appealed within thirty (30) days of its issuance (the "appeal period") pursuant to 14-7.4 SFCC (1987) and in the event an appeal is upheld this permit may be revoked. I hereby agree that any grading, building, alteration, repairing or any other construction done pursuant to this permit during this appeal period is done at my own risk and without reliance on the issuance of this permit. I also agree that in the event an appeal is upheld and this permit is revoked I may be required to remove any building, grading, alterating, repairing or any other construction done during the appeal period. I hereby certify that I have read the foregoing and understand the same and by my signature assent to the terms stated herein.

BIOO8.pmd copyversion 4/02

Application Tracking # 06-1631

City of Santa Fe Permit # B0022011061661 T1 "pr Box

BUILDING PERMIT APPLICATION CK# 20192

PLEASE USE A BALL POINT PEN (PRESS FIRMLY)

↓ FOR OFFICE USE ONLY ↓

Type MISC Class _____ Accepted by Deniser Grimes Date Accepted 6-15-06

Amount Paid: Plan Check Fee $ 932.12 Water Budget Fee $ _____ Balance Due Permit Fee $ 1270.83

Land Use Classification: ☐ Escarpment ☐ Floodplain ☐ Historical

Type of Construction: Occupancy Group: Division:

I II III IV V FR 1hr. HT N A B E F H I M R S U 1 1.1 1.2 2 2.1 3 4 5 6 7

Zone District _____ Occupant Load PERMIT B0022011061981733

↓ TO BE COMPLETED BY APPLICANT ↓

SITE ADDRESS 4157 Walking Rain Rd. Santa Fe 87507 Suite or Space # _____

Subdivision Nava Ade Lot _____ Block _____

Lot Square Footage Total _____

PROPOSED WORK: (Check all that apply)

- ☑ New Construction
- ☐ Additions
- ☐ Exterior Alterations/Repairs
- ☐ Interior Remodel
- ☐ Walls/Fences
- ☑ Grading/Utilities/Landscaping
- ☐ Pools, Sheds
- ☑ Other
- ☐ Signs: ☐ Free Standing ☐ Wall Mounted
  - Existing # _____ sq. ft. _____
  - Proposed# _____ sq. ft. _____
  - Total _____ _____

DESCRIPTION OF WORK: i.e. Bathroom addition, new 4 room residential addition, new 8 room residence, new commercial building, etc. (Note: Work listed herein must be depicted on accompanying plans and/or information if consideration of review requested)

Rainwater Harvesting & Effluent Treatment System as part of The Governer's Innovative Water Project

PROPOSED USE: describe what facility is to be used for *i.e.* new single family residence, new fast food restaurant, new time share residence, new grocery store, etc. _____

Construction Valuation $ 190,000.

SQUARE FOOTAGE

	Existing	Proposed	Total
Heated			
Garage		N/A	
Patio /Porch			
Total Roofed			
Total Square Footage			

Number of Plumbing Fixtures Proposed NONE

Sinks _____ Showers _____ Tubs _____ Toilets _____ Urinals _____ Water Fountains _____ Other _____

Type of Sewage Disposal

☒ Public Sewer ☐ Private System

No. of buildings 0 No. of stories N/A

Will the proposed construction result in an increase in the number of residential units?

☐ Yes ☒ No How many? _____

Will the proposed construction result in an increase in water use? ☐ Yes ☒ No

Property Owner Monte del Sol Charter School

Mailing Address 4157 Walking Rain Rd Santa Fe NM 87507

OWNER/BUILDER ☐ CONTRACTOR ☐

Daytime Telephone # (505) 982-5225

Contractor R.C. Greene & Co, Inc

Mailing Address 1730 Camino Carlos Rey #209

State License # 051488 City License # 93-30476

Daytime Telephone # (505) 982-1970

I hereby certify that I am the duly appointed agent authorized to act on behalf of the property owner. I also certify that the information provided in this application is true and correct and it represents the current and proposed status of the subject property; that the plans submitted with this application are complete and in compliance with the building standards set forth in the Santa Fe City Code; and that the plans illustrate all public and private easements located on the property. I also certify that plans and submittals have been prepared in accordance with the submittal checklist. I further understand that failure to follow submittal checklist will result in the delay or rejection of my application.

Contact Name Margaret Mayer Address R.C. Greene & Co. 1730 Camino Carlos Rey #209

Daytime Telephone (505) 982-1970 Signature Applicant/Agent _____ Date _____

Distribution: White - A, Canary - B, Pink - C, Goldenrod - D

BI014A.pmd - REV 9/04

City of Santa Fe, New Mexico

ELECTRICAL REVIEW SHEET

DATE IN: 7/17/06 TRACT NO. 06-1631

DATE OUT: 7/17/06

REVIEWED BY [signature] Circle One: 10:00 AM 2:00 PM 4:00 PM

ADDRESS 4157 Walking Rain Rd.

ACTION: ( )APP (✓)CAPP ( )REJ ( )REJH

Forwarded to: BPC

( ) Service epuipment shall be located in rooms or spaces dedicated to such equipment.

( ) Provide adequate working clearance about service equipment.

( ) Boxes over 16 sq. inches shall not be installed in Fire Rated Walls.

( ) An engineer's stamp is required on these plans.

( ) Submit revised drawings.

① Electrical Wiring, Shall be installed in an approved Raceway or Cable.

② Shall Comply with Article 300, NEC, Wiring Methods and Materials.

③ Electrical equipment, Shall be installed in accordance with Section 110.3 (b) NEC, Installation and Use.

④ Grounding, Shall comply with Article 250, NEC,

⑤ Shall Comply with the 2005 Edition of the NEC and the State of New Mexico Electrical Code.

Left message on _____ with _____

BI006.PMD - 11/98

City of Santa Fe, New Mexico

MECHANICAL/PLUMBING REVIEW SHEET

DATE: 6/20/06 TRACT: 06-1631

REVIEWED: Hill CIRCLE ONE: 10:00 AM 2:00 PM 4:00 PM

ACTION: ( ) APP (X) CAPP ( ) REJ ( ) REJH

FORWARDED TO: Geraldine

( ) Fuel Fired equipment is located in a prohibited location.

( ) An 18 platform is required in a garage for fuel and fired equipment.

( ) Improper venting.

( ) Percolation tests must be performed by a licensed soils engineer.

( ) Submit revised drawings.

He shall comply w/ E.D. and the U.P.C. for standards on piping & installation of irrigation.

Left message on _____ with _____

Every furnace or water heater room shall have an opening or door and passageway not less than 2 feet in width and large enough to permit removal of the largest furnace in such room without disturbing the piping or conduit and appurtenant valves or junction boxes.

BI003.PMD-11/98

BP250U01 City of Santa Fe 7/17/06
Application Tracking Step Selection 15:09:55

Application number . . . . : 06 00001631
Address . . . . . : 4157 WALKING RAIN RD
Parcel Code . . . . . : - - - - - -
Application type . . . . . : MISCELLANEOUS
County Assessor Acct Num . :
Tenant name, number . . . . :

Type options, press Enter.
2=Change 4=Delete 5=View 6=Fast log 8=Action log maintenance 9=In/out maint

Opt	Agency description	Rev	Path Step	Req	--- Key Dates --- In	Est Cpl	-- Review Summary - Resulted	Stat	By
_	ELECTRICAL		B 01	Y	6/16/06	6/21/06	7/17/06	AP	GRR
_	PLUMBING & MECHANICA		C 01	Y	6/16/06	6/21/06	6/19/06	AP	ALV

Bottom

F3=Exit F5=Land inquiry F6=Add F7=Revisions F8=Misc info inquiry
F10=View 2 F12=Cancel F14=Action log inquiry F24=More keys

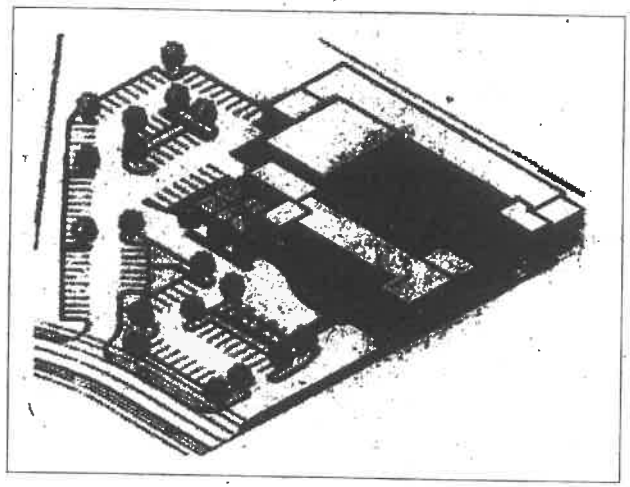
RTC App

called 7-18-06 SR

MONTE DEL SOL CHARTER SCHOOL
GREEN SCHOOL PROTOTYPE
RAIN & WASTEWATER HARVESTING SYSTEM

an initiative of

THE GOVERNER'S INNOVATIVE WATER PROJECT



SHEET INDEX:

S-1: SITE PLAN
S-2: RAINWATER & EFFLUENT COLLECTION & STORAGE
R-1: RAINWATER HARVESTING SYSTEM DETAILS
R-2: RAINWATER HARVESTING CALCULATIONS & IRRIGATION CONTROL DIAGRAMS
R-3: LANDSCAPE & IRRIGATION SYSTEM/R-4 EFFLUENT SOURCE & DISTRIBUTION
E-1: EFFLUENT TREATMENT SYSTEM DETAILS, PG1
E-2: EFFLUENT TREATMENT SYSTEM DETAILS, PG2
W-1: WATER TANK PLANS & SECTIONS
PV1: PV SYSTEM DIAGRAM & DETAILS

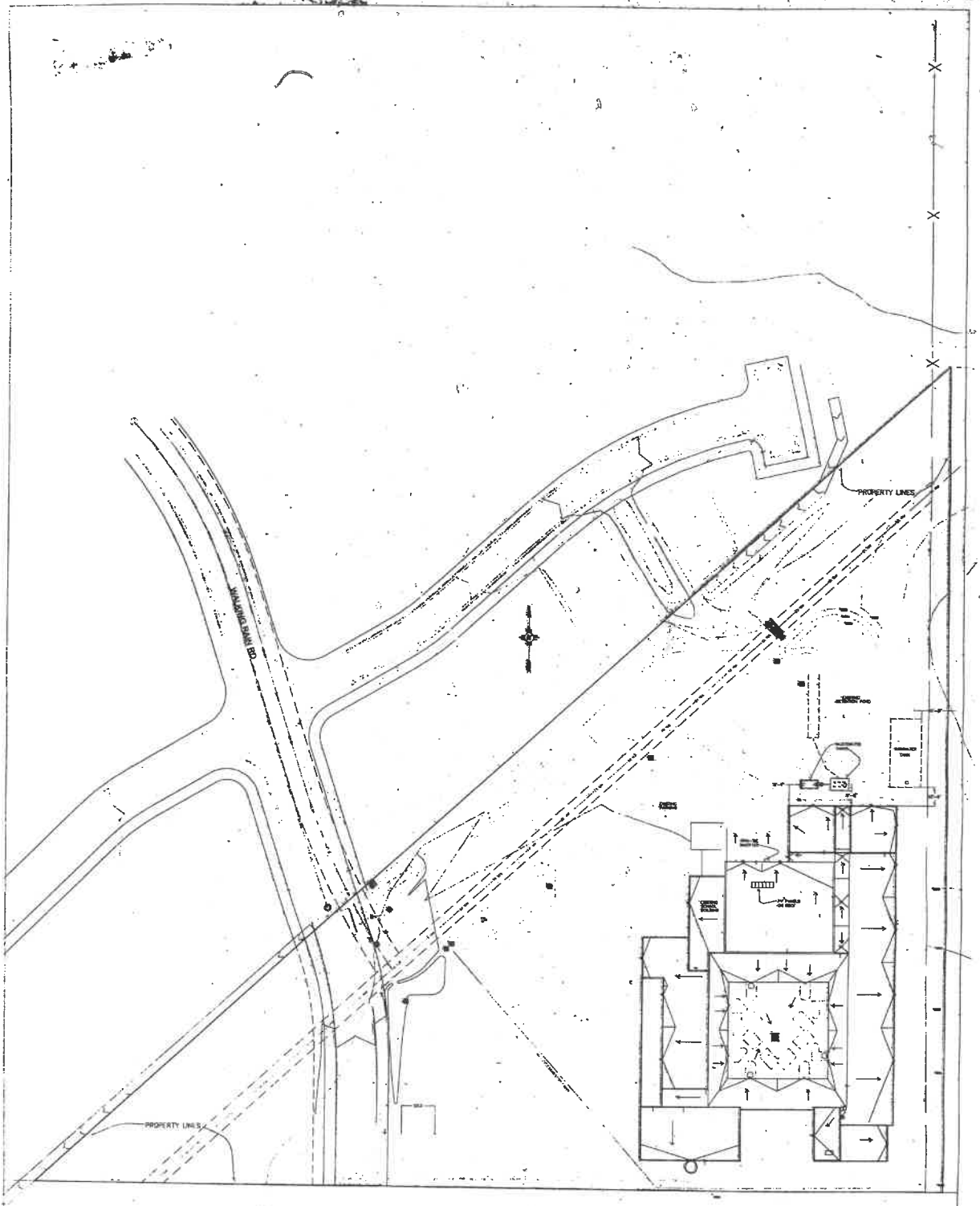
OWNER:
MONTE DEL SOL CHARTER SCHOOL
4157 WALKING RAIN RD
SANTA FE, NM 87507
(505) 982-5225

DESIGN/CONSTRUCTION:
R.C. GREENE & CO
1730 CAMINO CARLOS REY
SANTA FE, NEW MEXICO 87507
(505) 982-1970 FAX 984-1844

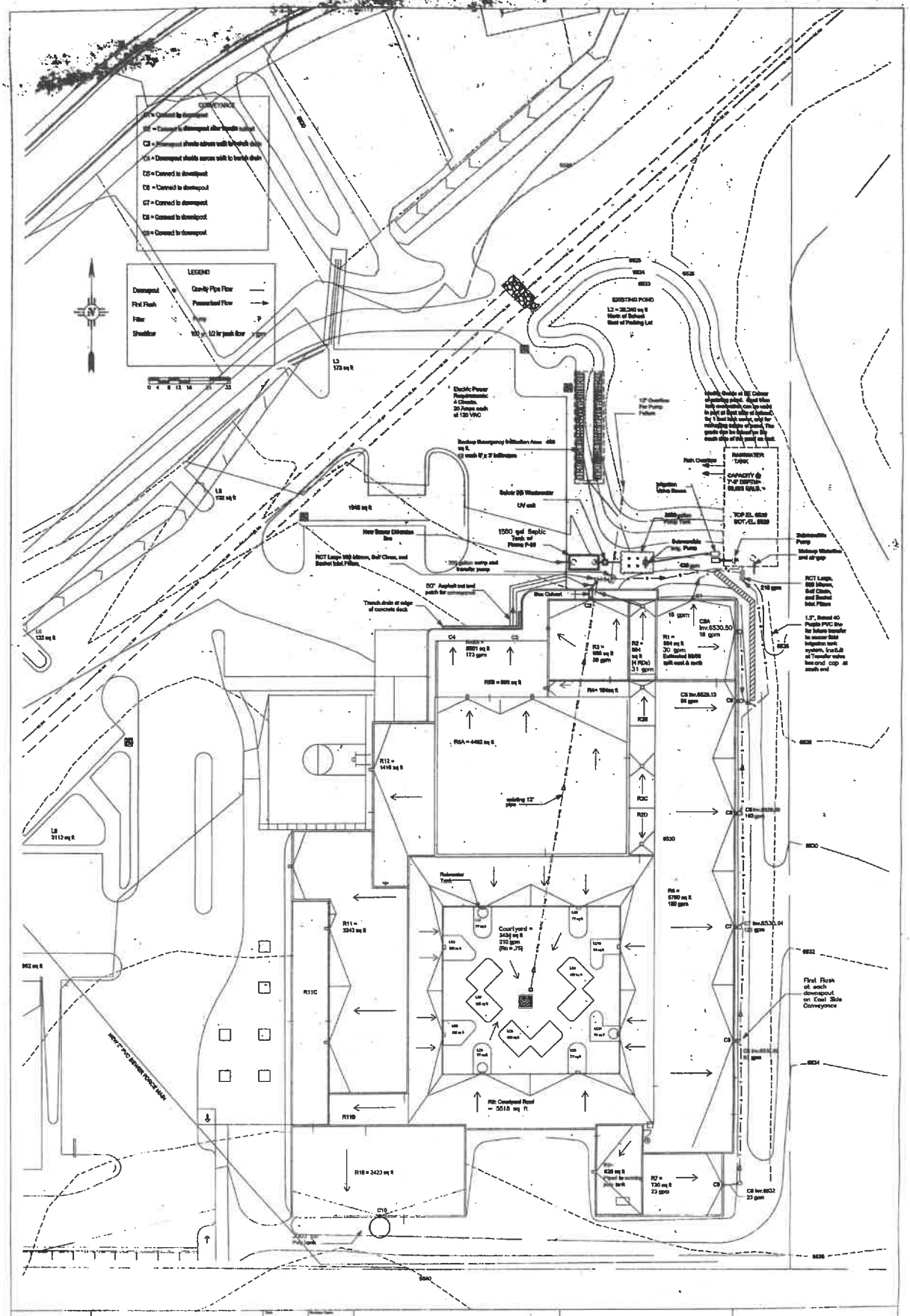
HYDROLOGICAL ENGINEERING:
WATERSHED WEST, LLC
ENGINEERING · HYDROLOGY · RESTORATION
1288 LUJANO LANE, SANTA FE, NM 87501
(505) 983-3180 · (505) 982-9266 FAX
WWW.WATERSHEDWEST.COM

WASTEWATER & IRRIGATION DESIGN/CONSTRUCTION:
WATER MANAGEMENT ASSOCIATES, LLC
1730 CAMINO CARLOS REY
SANTA FE, NEW MEXICO 87507
(505) 983-8599

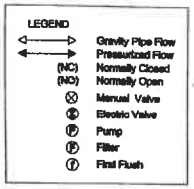
STRUCTURAL ENGINEERING:
WILLIAM DRUC
REGISTERED PROFESSIONAL ENGINEER
1300 LUISA STREET
(505) 983-4992
SANTA FE, NEW MEXICO 87505

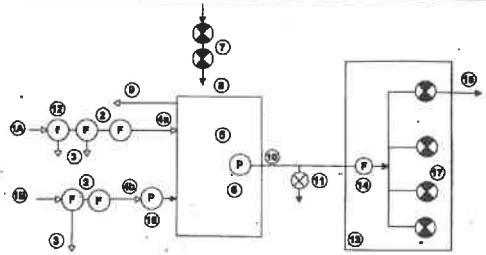


S-1	SITE PLAN	4/11/06 RJB/KMSM 1:30	MONTE DEL SOL GREEN SCHOOL PROJECT 4157 WALKING RAIN RD SANTA FE, NM	R.C. GREENE & CO DESIGN/CONSTRUCTION 1730 CAMINO CARLOS REY SANTA FE, NEW MEXICO 87507 (505) 982-1970 FAX 984-1844	WATERSHED WEST, LLC ENGINEERING · HYDROLOGY · RESTORATION



S-2	RAINWATER & EFFLUENT COLLECTION & STORAGE	4/11/06 RJ/MSM 1:16	MONTE DEL SOL GREEN SCHOOL PROJECT 4157 WALKING RAIN RD SANTA FE, NM	R.C. GREENE & CO DESIGN/CONSTRUCTION 1730 CAMINO CARLOS REY SANTA FE, NEW MEXICO 87507 (505) 982-1970 FAX 984-1844	WATERSHED WEST, LLC ENGINEERING · HYDROLOGY · RESTORATION 1255 LEGAND LANE, SANTA FE, NM 87501 (505) 983-5180 · (505) 983-5208 FAX WWW.WATERSHEDWEST.COM





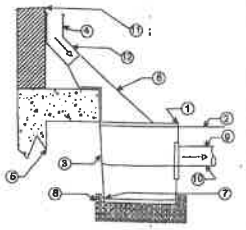
1 Water Harvest Flow Schematic
Not To Scale

COMPONENTS

1A. 6 " pipe from E conveyance system
1B. 6 " pipe from H conveyance system
2. Large RGT Filters: Self Clean and Basket in Series
3. Filtrate outlet
4a. Filtered Water to Cistern
4b. Filtered Water to Sump and Pumps
5. Cistern
6. Sterite Dom 20 submersible pump
7. 3/4" line from potable source
8. 2" minimum screened air gap
9. 6" Overflow (2)
10. 1.5 " mainline
11. Irrigation Drain (NC) 3/4" gate valve
12. First Flush
13. Irrigation Valve Box
14. 1" API Filter with 100 micron screen
15. Transfer line to effluent irrigation system
16. Sump and transfer pumps
17. 3/4" Irrigation Zone Valve (NC). Use for any zones such as the kitchen garden where non tree food crops are irrigated., or where student contact is likely such as a irrigation training zone.

COMPONENTS

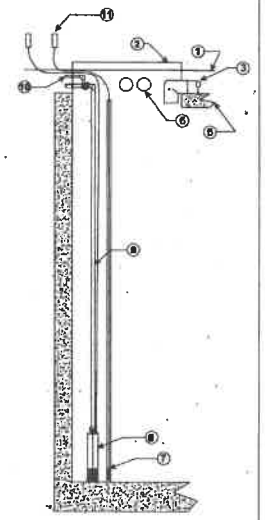
1. NDS 1882 12" solid sump box cover
2. Grade
3. NDS 1882 18" one piece catch basin with 2 openings
4. 4" downspout
5. Foundation
6. Range of Discharge trajectory
7. 1/8" weep holes (2) at 1" above base of #12.
8. 1 cubic foot of coarse crushed gravel or rubble
9. NDS 1245 offset outlet
10. 4" pipe to conveyance laterals.
11. Building wall
12. Downspouts



2 Downspout and First Flush Box
Not To Scale

COMPONENTS

1. Finish grade: Depth of bury less than or equal to 1 foot
2. Serviceway with locking lid
3. 6" inlet pipe and El; Sched 40 PVC; From surge tank pumped line (detail 6)
4. Not shown: 6" inlet pipe and El; Sched 40 PVC; From East Conveyance gravity line
5. Top of Tank
6. 6" Overflow pipe; Sched 40 PVC (2)
7. FOPSI Series 700 Sensor in pipe to this level
8. Sterite DOM 20 Submersible Pump
9. 1" pressurized line from pump with service union; Sched 40 PVC
10. 3/4" High Pressure Poly line for makeup water. Note air gap relative to overflow.
11. Junction boxes separate line level and low voltage wiring.



3 Cistern Interior detail
Not To Scale

DESIGN NARRATIVE:

This system is intended to create a sustainable water supply for landscape irrigation. Harvested rainwater and treated sewage effluent will replace drinking water for this purpose. The system will operate on a priority system. Treated effluent will be used first whenever available for all landscape uses. The effluent is stored in a separate pump tank of sufficient size to store a minimum of five days of average flows from the school. At such times as the effluent is not available, rainwater will be transferred to the pump tank. Potable water will be used only as a last resort.

The rainwater tank will be used mostly as the large reservoir. It will have a transfer line to the south of the school so that this water can eventually be used for part of the irrigation needs of a proposed soccer field. The rainwater tank will also have an override function. Then the level of the tank approaches overflow, excess rainwater will be dosed to a zone designed to accept the excess.

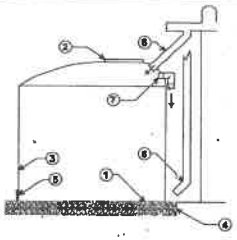
The entire system has been designed to provide a teaching tool for the students and staff. An onsite weather station will be used to document precipitation. The digital level gauge will provide a comparison of the level of precipitation versus the amount of water harvested. The irrigation controller has an onboard computer so that total runtimes of each zone can be measured. This allows students to compare weather patterns with irrigation water uses. The irrigation equipment is designed as a global warming and drought learning experience. The predicted warm and dry winters will require irrigation when most systems have to be shut down. This system is capable of operation in greater extremes of cold than normal irrigation.

4 Design Narrative
Not To Scale

COMPONENTS

1. Finish grade
2. Serviceway
3. Storage tank; 3000 Gallon Poly 8' diameter x 8' height
4. Set on 3" crusher fines
5. Outlet with hose bibb.
6. Existing Downspout. Cut and reconnect at elevation to fill tank.
7. 4" Screened overflow to swale; Sched 40 PVC

Note: This design assumes construction of a hoop house that encloses at least the tank outlet to prevent freezing. If there is no hoop house, the tank should be drained in November to prevent freeze damage to the outlet.

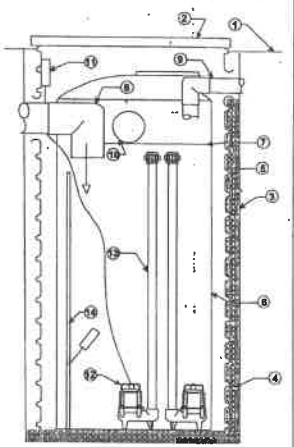


5 3000 Gallon South Tank
Not To Scale

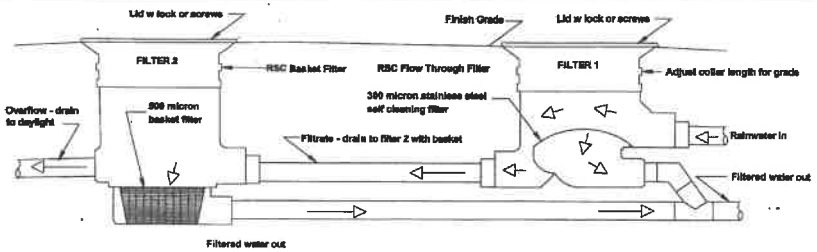
COMPONENTS

1. Finish grade
2. Serviceway with locking lid
3. Limit of excavation
4. Fill with 1/4" pea gravel
5. 4' diameter, aluminized steel culvert
6. Surge tank; 300 Gallon Poly 36" diameter x 78" height
7. Overflow level
8. 12" El; Sched 40 PVC; From existing courtyard drain
9. 6" Pumped output to cistern; Sched 40 PVC
10. 12" Overflow pipe; Sched 40 PVC
11. 4" x 4" Waterproof junction boxes. One box for 220 VAC circuits to pumps. Second box for 24 VAC control wires. Conect all lines to Duplex Control Panel.
12. Wayne SEP6 Commercial Sewage Pump, 220 VAC. Connect to SJE Rhombus Duplex Control Box.
13. Discharge Pipe; 3" Sched 40 PVC. Install with one 6 x 6 x4 reducing wye for each pump to 6" outlet line (#9). Do not install check valves as the lines should drain back after each cycle to prevent freezing.
14. 1" pipe for float switches supplied with duplex control box; Sched 40 PVC

Note: Pumps and float stack drawn for visual clarity. See plan view for actual location in tank.



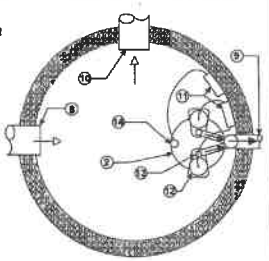
6 Surge Tank Section
Not To Scale



7 Filter Section
Not To Scale

COMPONENTS

2. Serviceway with locking lid
9. 12" El; Sched 40 PVC; From existing courtyard drain
8. 6" Pumped output to cistern; Sched 40 PVC
10. 12" Overflow pipe; Sched 40 PVC
11. 4" x 4" Waterproof junction boxes. One box for 220 VAC circuits to pumps. Second box for 24 VAC control wires. Conect all lines to Duplex Control Panel.
12. Wayne SEP6 Commercial Sewage Pump, 220 VAC
13. Discharge Pipe; 3" Sched 40 PVC. Install with one 6 x 6 x4 reducing wye for each pump to 6" outlet line (#9). Do not install check valves as the lines should drain back after each cycle to prevent freezing.
14. 1" pipe for float switches supplied with duplex control box; Sched 40 PVC



8 Surge Tank Plan
Not To Scale

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R.C. GREENE & CO
DESIGN/CONSTRUCTION
1730 CAMINO CARLOS REY
SANTA FE, NEW MEXICO 87507
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MONTE DEL SOL
GREEN SCHOOL PROJECT
4157 WALKING RAIN RD
SANTA FE, NM

4/11/08
RJ
1/4"=1'-0"

RAINWATER HRVSTING
SYSTEM DETAILS

R-1

Monte del Sol
WATER BALANCE CALCULATIONS: PEAK FLOW SUMMARY
From Active Harvesting Areas

CALCULATIONS

	Gallons Generated			Peak Flows in gpm			Peak Flows in cfs		
	2 Year Storm	10 Year Storm	100 Year Storm	2 Year Storm	10 Year Storm	100 Year Storm	2 Year Storm	10 Year Storm	100 Year Storm
1 R7 = 730 sq ft									
1/2 hour	183	458	664	6	16	23	0.014	0.034	0.051
1 hour	366	639	1141	5	11	19	0.014	0.024	0.042
6 hours	664	1141	1957	3	3	4	0.004	0.007	0.010
24 hours	913	1309	1935	1	1	1	0.001	0.003	0.003
2 R8 = 5700 sq ft									
1/2 hour	1440	3600	5400	48	120	180	0.107	0.267	0.401
1 hour	2882	5040	9000	48	84	150	0.107	0.187	0.334
6 hours	5460	9000	12600	15	25	35	0.033	0.056	0.078
24 hours	7200	10800	14400	5	8	10	0.011	0.017	0.022
3 R.4 = 6 = 5851 sq ft									
1/2 hour	1368	3466	5264	46	116	173	0.103	0.258	0.387
1 hour	2778	4857	8573	46	81	145	0.103	0.180	0.322
6 hours	5264	8573	13143	14	24	34	0.032	0.054	0.078
24 hours	6838	10408	13878	5	7	10	0.011	0.016	0.021
3 R3 = 905 sq ft									
1/2 hour	239	597	895	8	20	30	0.018	0.044	0.066
1 hour	476	839	1492	8	14	25	0.018	0.031	0.055
6 hours	885	1492	2089	2	4	6	0.006	0.009	0.013
24 hours	1194	1791	2388	1	1	2	0.002	0.003	0.004
3 R2 = 894 sq ft									
1/2 hour	249	631	922	8	21	31	0.018	0.046	0.069
1 hour	487	870	1562	8	14	26	0.018	0.032	0.058
6 hours	932	1553	2174	3	4	6	0.006	0.010	0.013
24 hours	1243	1864	2486	1	1	2	0.002	0.003	0.004
3 R1 = 864 sq ft									
1/2 hour	119	298	447	4	10	15	0.009	0.022	0.033
1 hour	238	417	746	4	7	12	0.009	0.015	0.028
6 hours	447	746	1043	1	2	3	0.003	0.006	0.008
24 hours	696	864	1193	0	1	1	0.001	0.001	0.002
3 Culvert = 8943 sq ft w R_h =.75									
1/2 hour	1917	4192	6287	55	140	210	0.125	0.311	0.467
1 hour	3353	5868	10479	56	98	175	0.125	0.218	0.389
6 hours	6287	10479	14670	17	29	41	0.038	0.066	0.091
24 hours	8383	12575	16766	6	9	12	0.013	0.019	0.026

	Gallons Generated			Peak Flows in gpm			Peak Flows in cfs		
	2 Year Storm	10 Year Storm	100 Year Storm	2 Year Storm	10 Year Storm	100 Year Storm	2 Year Storm	10 Year Storm	100 Year Storm
1/2 hour	3010	7529	11288	100	251	376	0.224	0.559	0.838
1 hour	6021	10538	18814	100	176	314	0.224	0.391	0.698
6 hours	11288	18814	26340	31	52	73	0.070	0.116	0.163
24 hours	16081	22577	30193	10	16	21	0.023	0.036	0.047

	2 Year Storm	10 Year Storm	100 Year Storm
Inches in 1/2 hour	0.4	1	1.5
Inches in 1 hour	0.8	1.4	2.5
Inches in 6 hours	1.5	2.5	3.5
Inches in 24 hours	2.0	3.0	4.0

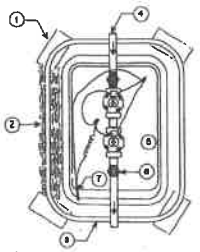
DATA SOURCES
Storm Events From Dunne and Luna — Water in Environmental Planning

Assumptions:
Runoff Coefficient = 1
Instantaneous Time of Concentration

9 Peak Flow Calculations

COMPONENTS
1. Brick for leveling (4)
2. 1 Cubic Foot Pea Gravel
3. Irrigation Valve Box
4. 1" Sched 40 PVC supply line
5. Weathermatic 21000CR valve
6. 1" Sched 40 PVC Rpt x Fipt Union
7. 24 VAC signal wires

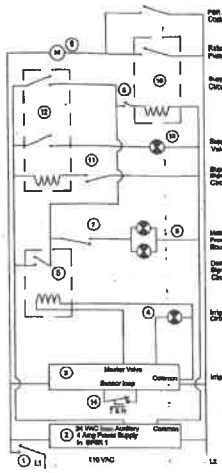
Not shown: 1" service valve and 3/4" line drain valve at water source.



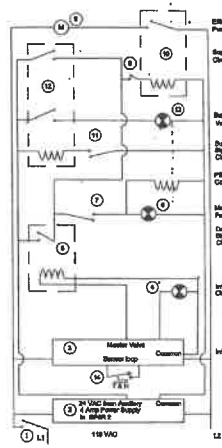
11 Makeup water valves
Not To Scale

COMPONENTS
1. Safety Switch
2. 24 VAC Power Supply
3. Irrigation Clock: Weathermatic Sentinel
4. Irrigation Valve: Weathermatic 21000CR
5. SPST Relay
6. SPDT-1 Pump Protect set point 1 NO
7. SPDT-1 Makeup water set point 2 NC
8. Makeup Water Valves Weathermatic 21000CR
9. Pump Motion Sterile DOMED in Rainwater tank
10. Pump Start Relay
11. SPDT supply driven override set point 8 NO:
12. DPDT Relay
13. Override Valve: Weathermatic 21000CR
14. Recommended weather sensor

Not shown SJE Rhombus SPDR and KPSI owner'll each. The control box will be supplied by SJE Rhombus with a fixed price and a schematic for external component connections.



RAINWATER SUBSYTEM



EFFLUENT SUBSYTEM

Operation Narrative
This system is a demand driven system designed to automatically dose to different zones by operating off of two irrigation circits. The circits control rainwater and effluent systems separately. This allows future expansion and innovation. At the same time the controls are clearly labelled so that effluent and rainwater systems can be segregated. When a zone is activated, (#4) the master valve of the respective clock activates a switching relay (#5). The relay provides power to the makeup water system (#7 & 8), and the pump start relay (#14). Make up water is flux only added when there is a shortage. Two valves are plumbed in series and wired is parallel to protect against a stuck valve on the potable supply line. . The system will pump the volume as determined by the individual zone setting. When either tank rills to a high level and there is no demand, the supply driven system is activated with a set point on the appropriate SPSR and relay . This starts the system pump and opens a supply driven valve . Rainwater is dosed through this system whenever the tank fills in a relaxations and approaches overflow or when there is no demand for effluent. There is some need for careful programming to correspond to school activities for the matching of supply and demand driven systems.

12 Low Voltage control wiring
Not To Scale

Monte del Sol **Preliminary**
ACTIVE WATER HARVEST AND EFFLUENT CALCULATIONS

Richard Jennings, Designer
Earthwrights Designs
30 Camino Sudeste
Santa Fe, NM 87508
Phone/Fax: 505-988-1719
Email: ezentrix@aol.com

100% of Rainwater Harvest

TOTAL HARVESTED AREA	23409 Sq Ft	
TOTAL HARVEST IN AVERAGE YEAR	170316 Gallons	0.523 Acre Feet
TOTAL HARVEST IN PROJECTED DROUGHT [1]	127737 Gallons	0.392 Acre Feet
TOTAL HARVEST IN 10YEAR DROUGHT [2]	119221 Gallons	0.366 Acre Feet
TOTAL HARVEST IN 100 YEAR DROUGHT [3]	105596 Gallons	0.324 Acre Feet

1. Precip of Weather Service Predicted Drought @ 75% of average = 10.49 Inches/year
2. Precip 10 year drought @ 70% 9.79 Inches/year
3. Precip 50 year drought @ 62% 8.67 Inches/year

Areas in Square Feet

North Draining	East Draining	Courtyard Draining
7977	6490	8942

Effluent Generation
474 gpd at 7 days per week
Based on 1 year's water bills

Average Efficiency of Collection
Efficiency based on membrane, nonballasted roof and piped conveyance

Average Precipitation in Inches Seasonal Factor*	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total	Percent of Harvest	Total
Ave Collection in Gallons															
North Draining	1458	2490	3013	4218	5968	4711	10545	9737	8820	4981	2604	1593	58038	34.1%	16.9%
East Draining	1186	2026	2451	3432	4855	3833	8579	7922	6549	4052	2037	1296	47219	27.7%	13.8%
Courtyard Draining	1635	2792	3378	4728	6690	5281	11820	10915	7845	5583	2807	1786	65059	38.2%	18.9%
TOTALS RWH	4279	7308	8842	12378	17513	13826	30944	28574	20015	14616	7347	4674	170316	100.0%	49.6%
	14694	13272	14694	14220	14694	14220	14694	14694	14220	14694	14220	14694	173810		50.4%
	18973	20580	23536	26598	32207	28046	45638	43268	34235	29310	21567	19368	343326		100.0%

RWH:Nov-March 32451 gallons

* Seasonal factor is an estimate of collectable amount of precipitation during that month

10 Rainwater and Effluent Supplies
Not To Scale

WATERSHED WEST, LLC
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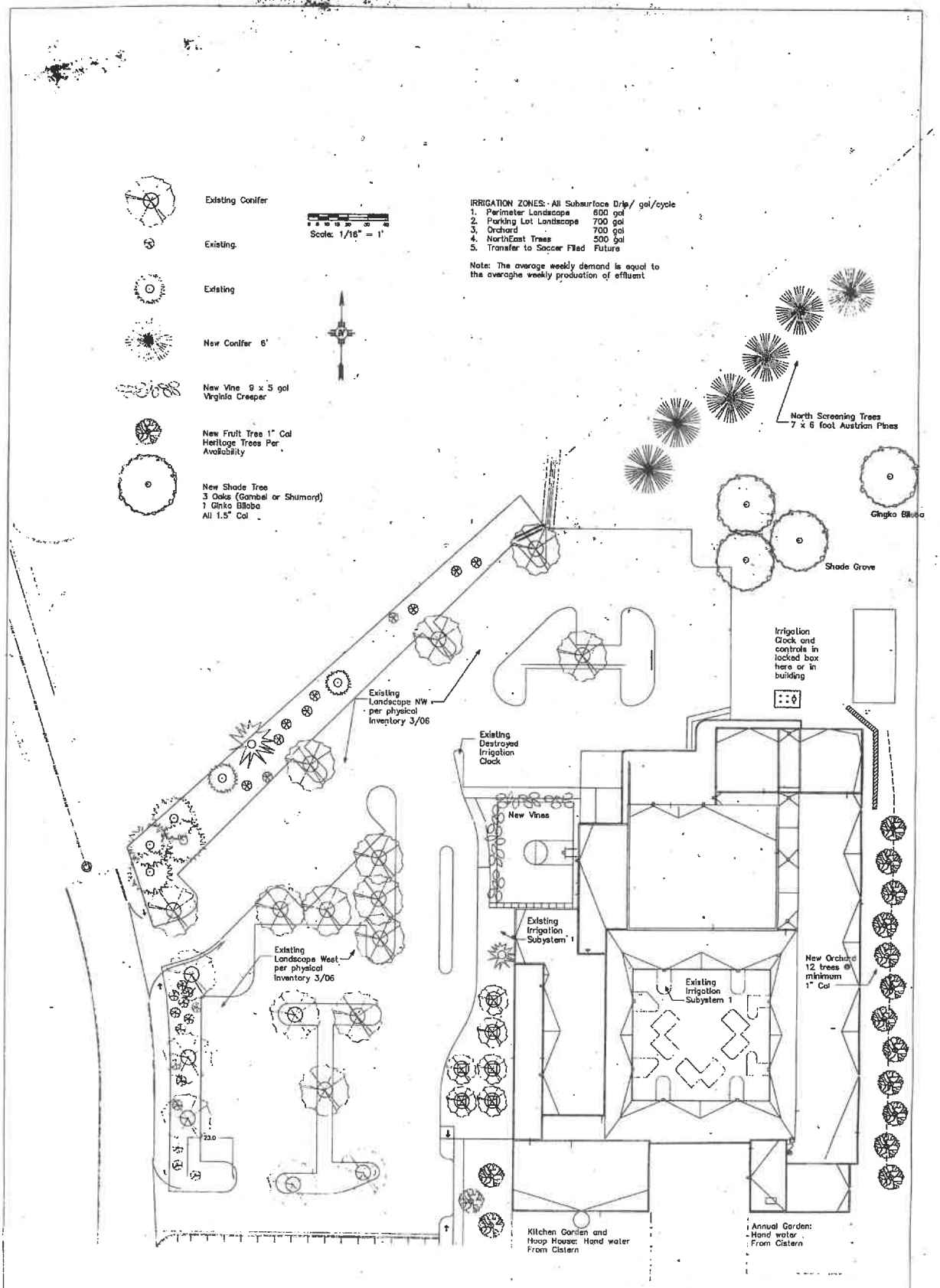
MONTE DEL SOL
GREEN SCHOOL PROJECT
4127 WALKING RAIN RD
SANTA FE, NM

4/11/08

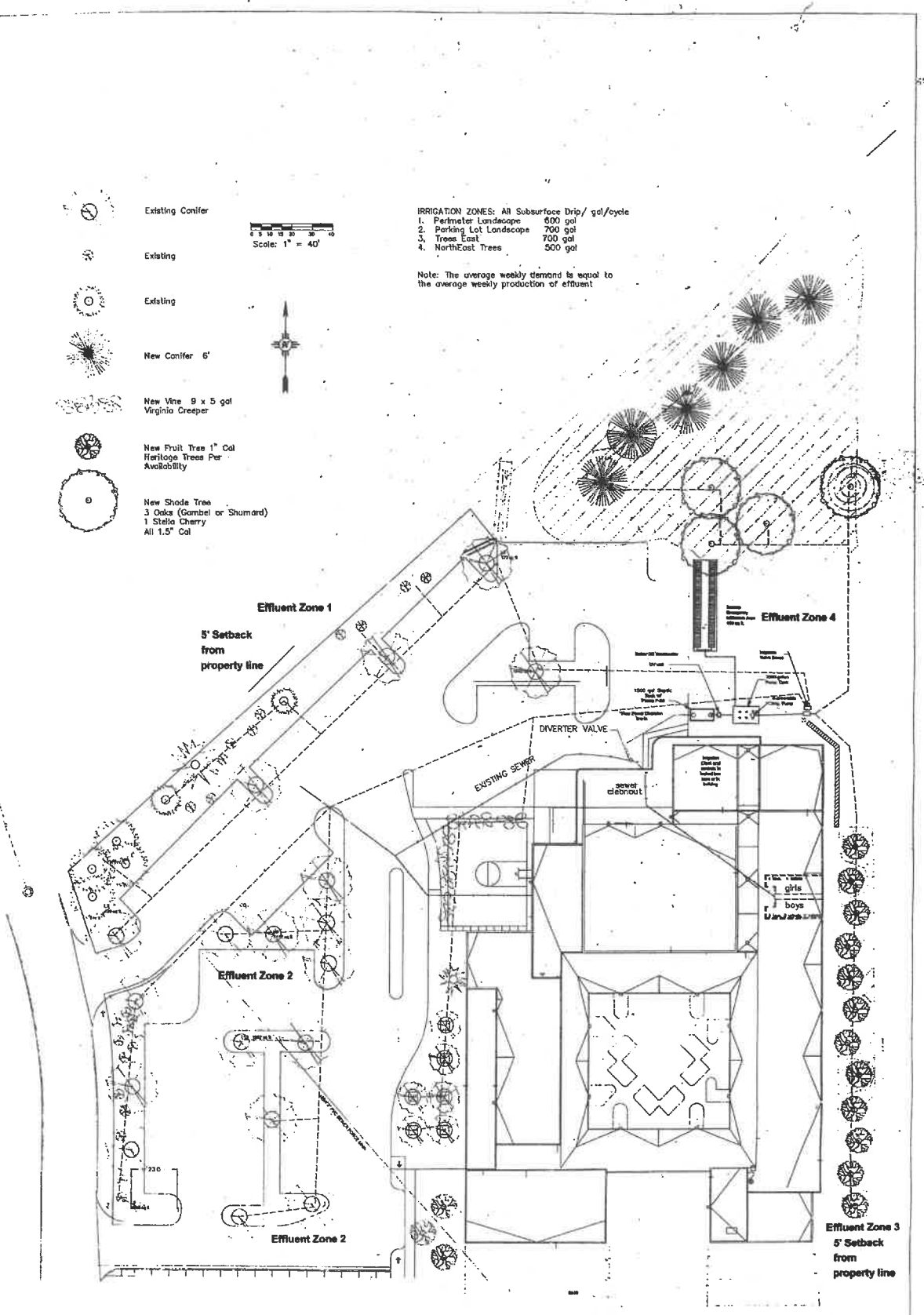
RJ

RAINWATER HRVSTING
CALCULATIONS &
IRRIGATION CNTRL DIAG

R-2



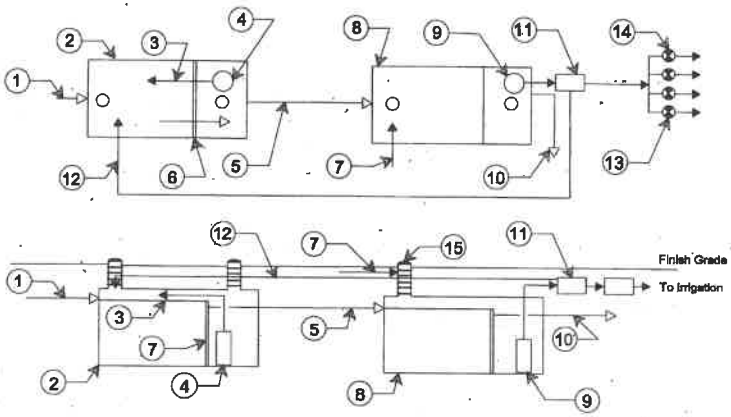
R-3	LANDSCAPE & IRRIGATION SYSTEM	4/11/08 RJ 1:18	MONTE DEL SOL GREEN SCHOOL PROJECT 4157 WALKING RAIN RD SANTA FE, NM	R.C. GREENE & CO DESIGN/CONSTRUCTION 1730 CAMINO CARLOS REY SANTA FE, NEW MEXICO 87507 (505) 982-1970 FAX 984-1844	WATERSHED WEST, LLC ENGINEERING · HYDROLOGY · RESTORATION



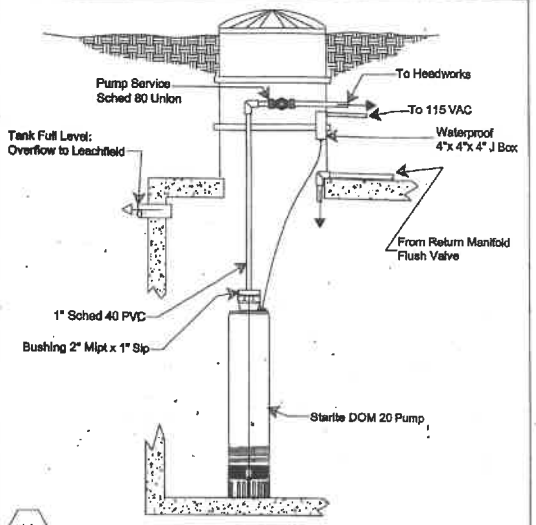
R-4 REVISION	EFFLUENT SOURCE & DISTRIBUTION	6/13/08 RJ 1:16	MONTE DEL SOL GREEN SCHOOL PROJECT 4157 WALKING RAIN RD SANTA FE, NM	R.C. GREENE & CO DESIGN/CONSTRUCTION 1730 CAMINO CARLOS REY SANTA FE, NEW MEXICO 87507 (505) 982-1970 FAX 984-1844	WATERSHED WEST, LLC ENGINEERING · HYDROLOGY · RESTORATION

COMPONENTS
1. Building Sewage Flow
2. 1500 gallon concrete septic tank
3. Recirculation flow from Pirana ABG
4. Pirana P-80 Aerobic Bacteria Generator
5. Treated effluent flow to pump tank
6. Interior baffle
7. Makeup water from cistern with air gap
8. 2500 gallon Norwesco pump tank
9. Submersible Effluent Pump
10. To Leachfield
11. Headworks
12. Filter Flush from headworks
13. Irrigation Valves
14. Geoflow Pressure Compensating Irrigation Grid
15. Riser with locking or Screw Down Lid

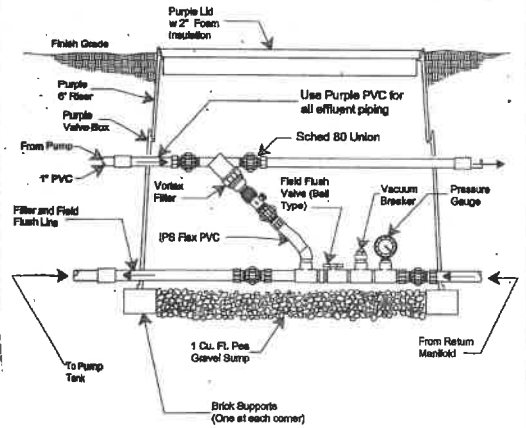
LEGEND
Gravity Flow
Pressurized Flow



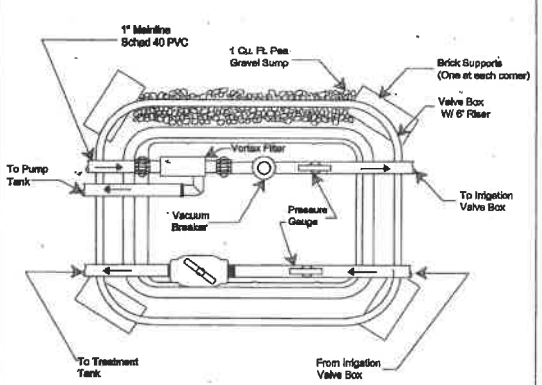
13 EFFLUENT TREATMENT AND FLOWS
Not To Scale



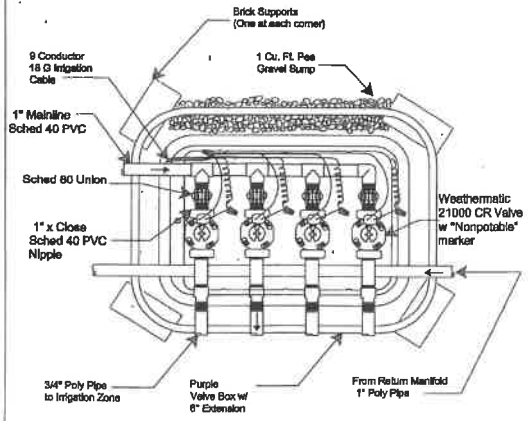
14 EFFLUENT PUMP
Not To Scale



15 MANUAL WASTEFLOW HEADWORKS BOX: SECTION
Not To Scale



16 MANUAL WASTEFLOW HEADWORKS BOX: PLAN
Not To Scale



17 IRRIGATION VALVE BOX: PLAN VIEW
Not To Scale

WATERSHED WEST, LLC
ENGINEERING · HYDROLOGY · RESTORATION
1396 LEANDO LOOP, SANTA FE, NM 87501
(505) 983-3158 · (505) 983-8899 FAX
WWW.WATERSHEDWEST.COM

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(505) 982-1970 FAX 984-1884

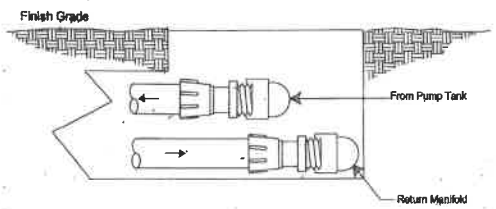
MONTE DEL SOL
GREEN SCHOOL PROJECT
4157 WALKING RAIN RD
SANTA FE, NM

4/11/06

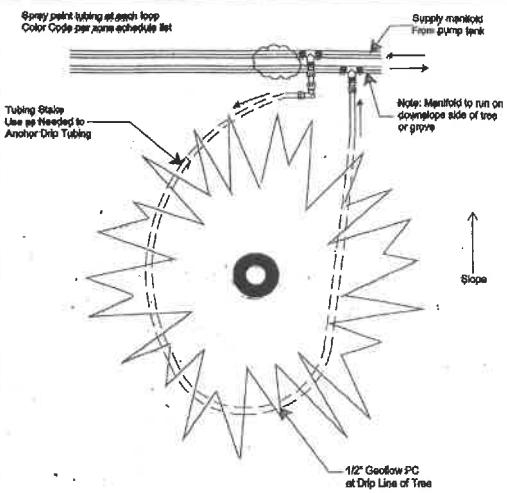
RJ

EFFLUENT TREATMENT
SYSTEM DETAILS, PG1

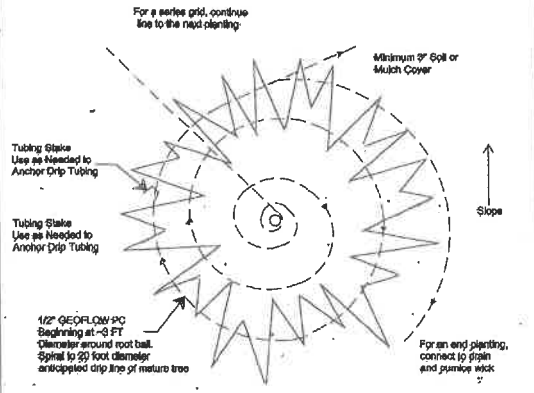
E-1



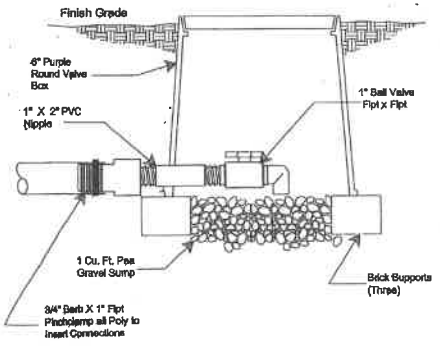
18 MANIFOLD TRENCH: SECTION
Not To Scale



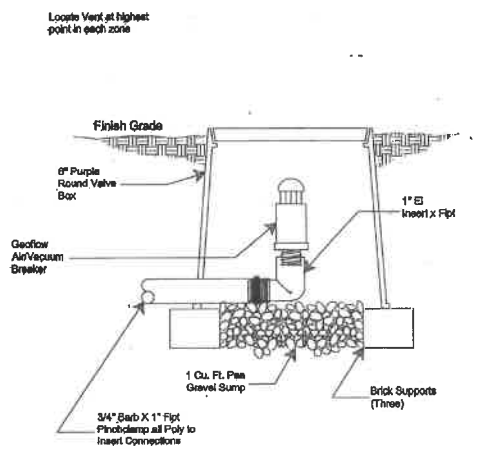
19 ONE TRENCH MANIFOLD W/SINGLE LOOPED ZONE
Not To Scale



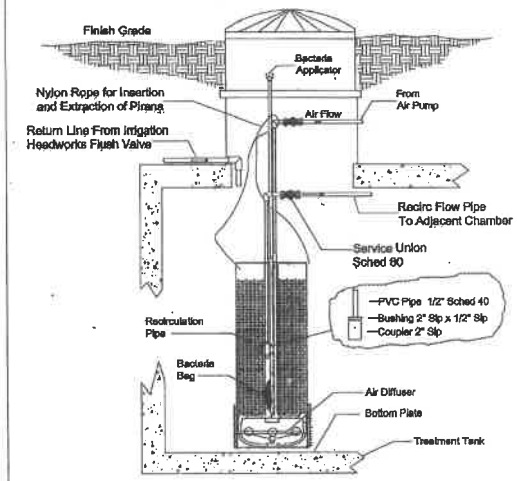
20 TREE SPIRAL: PLAN VIEW
Not To Scale



21 MANUAL WASTEFLOW HEADWORKS BOX: SECTION
Not To Scale



22 PUMP WIRING DIAGRAM
Not To Scale



23 PIRANA IN SEPTIC TANK
Not To Scale

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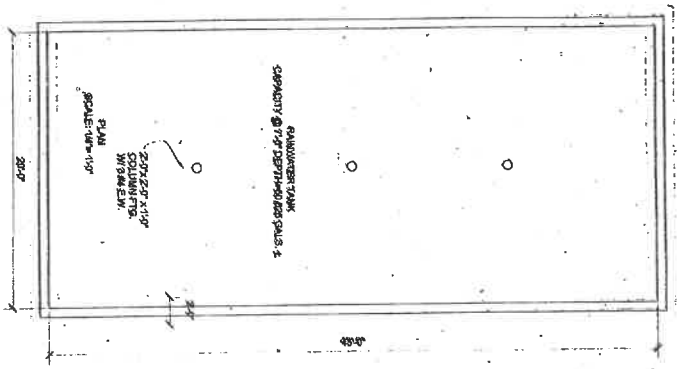
MONTE DEL SOL
GREEN SCHOOL PROJECT
4157 WALKING RAIN RD
SANTA FE, NM

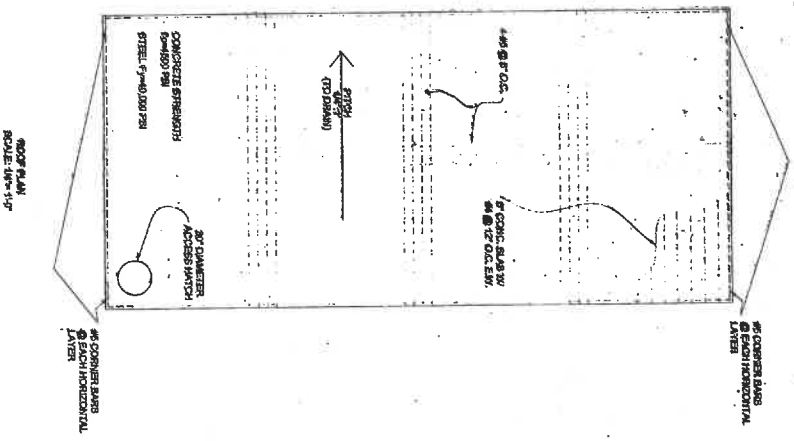
4/11/06

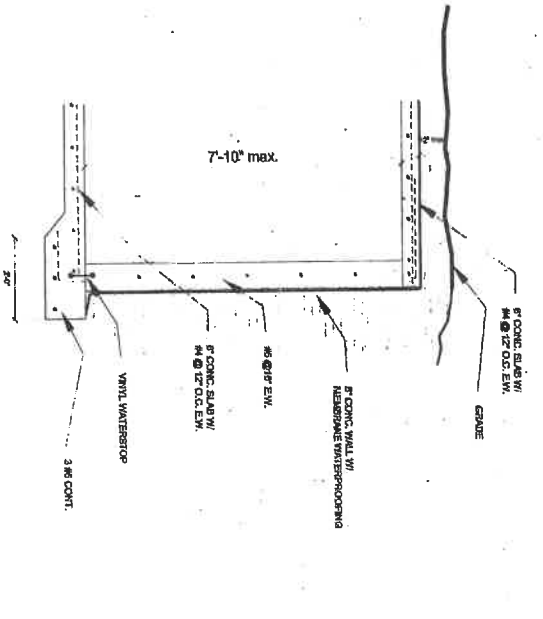
RJ

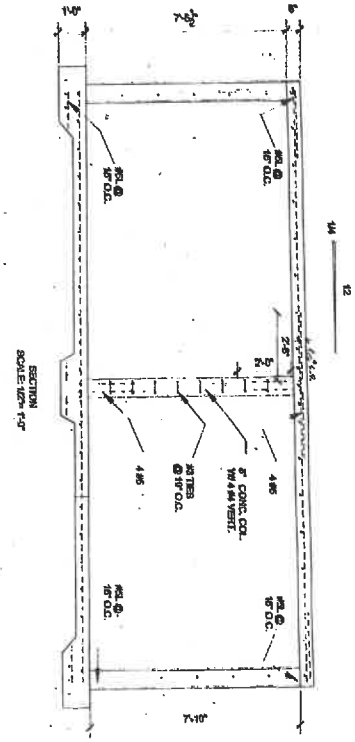
EFFLUENT TREATMENT
SYSTEM DETAILS, PG2

E-2

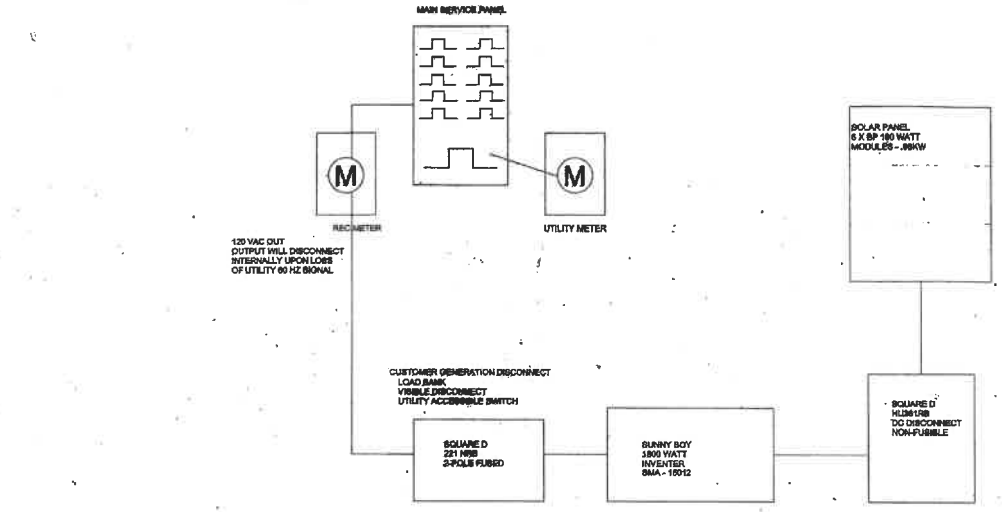




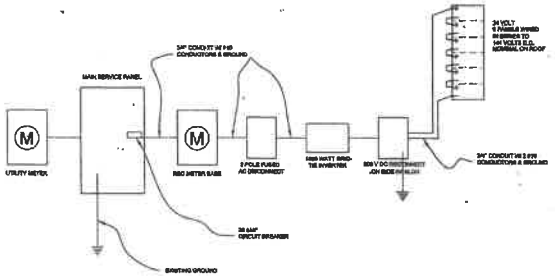




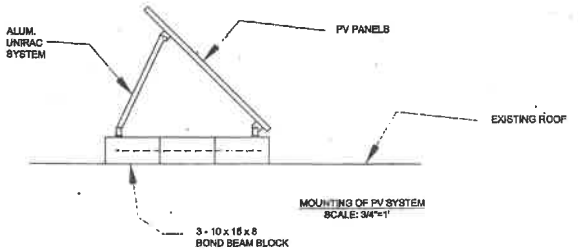
W-1	WATER TANK PLANS & SECTIONS	AS NOTED	MONTE del SOL GREEN SCHOOL PROJECT 4157 WALKING RAIN RD SANTA FE, NM	R.C. GREENE & CO DESIGN/CONSTRUCTION 1730 CAMINO CARLOS REY SANTA FE, NEW MEXICO 87507 (505) 982-1970 FAX 984-1844	WATERSHED WEST, LLC ENGINEERING • HYDROLOGY • RESTORATION



PNM - ONE LINE DIAGRAM
N.T.S.



ELECTRICAL WIRING DIAGRAM
N.T.S.



MOUNTING OF PV SYSTEM
SCALE: 3/4"=1'

WATERSHED WEST, LLC
ENGINEERING - HYDROLOGY - RESTORATION

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MONTE DEL SOL
GREEN SCHOOL PROJECT
4157 WALKING RAIN RD
SANTA FE, NM

4/11/08

BK/MSM

PV SYSTEM
DIAGRAM

PV-1

GEO-TEST

March 5, 2025

CSDCPC Monte del Sol, LLC
7880 Milestone Parkway, Suite 425
Hanover, MD 21076

ATTN: Taylee Lawson

RE: Geotechnical Engineering Services Report
Monte del Sol Charter School Addition
4161 Walking Rain Rd.
Santa Fe, NM

Addendum 1 – Pavement Design

Dear Ms. Lawson:

In accordance with your request, submitted herewith is Addendum No. 1 to our geotechnical engineering services report for the above referenced project. The objective of this addendum is to provide pavement section recommendations informed by data collected from our original investigation.

Based on the results of that investigation, the near surface soils consisted of low plasticity silty clayey sand and medium plasticity sandy clay according to the Unified Soil Classification System (USCS). These soils classify as A-2-4 and A-6 according to the American Association of State Highway and Transportation Officials (AASHTO) soil classification system. According to the NMDOT, these soils possess correlated R-values ranging from 38 to 9 which would be considered moderate to poor subgrade soils for pavements.

The pavement sections recommended below were developed for use with the poorest subgrade soils encountered in our investigation such that they may be used throughout the site with no special subgrade preparation other than moisture conditioning and compaction required.

Prior to the placement of pavement sections recommended below, the subgrade soils should be scarified to a depth of 12 inches, moisture conditioned to ±2 percent of optimum moisture content and compacted to a minimum of 95 percent of maximum dry density as determined in accordance with ASTM D-1557.

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2805-A LAS VEGAS CT.
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FAX (575) 523-1660

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With the above recommended subgrade preparation, a flexible pavement section consisting of 3 inches of Hot Mix Asphalt (HMA) over 6 inches of aggregate base course placed directly over a minimum of 12 inches of properly compacted native subgrade is recommended for automobile parking areas.

Areas subject to regular truck (bus) traffic should utilize a section consisting of 4 inches of Hot Mix Asphalt (HMA) over 6 inches of aggregate base course placed directly over a minimum of 12 inches of properly compacted native subgrade or utilize the rigid pavement section recommended below.

The HMA should be SPIII, SPIV or equivalent parking lot mix, compacted to a target density of 94.5 percent, with a minimum compaction of 92 and a maximum compaction of 97 percent of the theoretical maximum density. The recommended Performance Grade (PG) asphalt binder used should be 58-28 according to the NMDOT Design Manual. These pavement recommendations are in general conformance with publications prepared by the *Asphalt Institute.*

With the above recommended subgrade preparation, a rigid pavement section consisting of 6 inches of Portland Cement Concrete (PCC) over 4 inches of aggregate base course placed directly over the minimum of 12 inches of properly compacted native subgrade is recommended for areas of concentrated heavy vehicle loads such as dumpster pads and loading docks. The pavement recommendations are in general conformance with ACI 330R-01 *Guide for Design and Construction of Concrete Parking Lots.*

The PCC should have a minimum compressive strength of 4000 psi, be air entrained to between 4.5 and 7.0 percent, and have a maximum aggregate size of 2 inches. The concrete should be placed at a maximum slump of 4 inches. Admixtures may be used to increase the slump and workability provided that the compressive strength is not compromised.

The use of reinforcement within the PCC should be left to the discretion of the structural engineer; however, it is recommended that the pavement be constructed with load transfer joints designed for heavy traffic.

Increases in the subgrade moisture content can weaken the subgrade soils, thereby shortening pavement life and causing localized failure. Parking lots are particularly susceptible to poor drainage such that moisture protection should be considered a critical design component for this project. All paved areas should be graded to drain and not allow any surface ponding. Aggregate base course should extend beyond pavement perimeters to daylight allowing for sub-pavement drainage. Positive drainage should be provided away from the perimeter of all paved areas for a distance of at least 10 feet. A typical adequate slope is 6 inches in the first 5 feet with positive drainage being provided from those points to streets, pavement or natural water courses. If necessary to provide positive drainage, the pavement area should be raised above adjacent grades.

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All recommendations presented in the original report which are not specifically altered by this addendum remain valid and unchanged.

This addendum should be attached to the original report and made a part thereof. If you should have any questions, please contact the undersigned in the Geo-Test, Inc. Albuquerque Office at (505) 857-0933.

Respectfully submitted:
GEO-TEST, INC.

Patrick R. Whorton, PE

GEO-TEST, INC.
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Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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toll free: 800.877.5332

Ms. Colleen Gavin
JenkinsGavin, Inc.
130 Grant Avenue, Suite 101
Santa Fe, NM 87501

RE: Initial Transportation Assessment for the Monte del Sol Charter School

Dear Ms. Gavin,

Bohannan Huston has prepared a site threshold assessment for a proposed development at the Monte del Sol Charter School located at 4157 Walking Rain Rd in Santa Fe, New Mexico. This school was founded in 2000 and they are currently looking into an expansion project that will remove four portable classrooms and build a new building that will house approximately four new classrooms and a gymnasium. This summary will include a project description with information on site traffic changes.

Project Description

The proposed building will be located to the south of the existing Monte del Sol Charter school buildings and will house four additional classrooms, a gymnasium, and several administrator offices. The total gross square footage of the building will be approximately 20,430 square feet. There are four portable classrooms that currently reside in this space that will be removed from the site.

The current student population is 370, and the school has indicated a maximum student population of 380 students. Additionally, the school employs 7 busses but not all routes are at capacity. This expansion project will not be substantially changing the student population; thus it will have a minimal impact to the traffic to the site as shown in the trip generation.

Trip Generation

A comparison was completed to determine the change in trips to and from the charter school. This comparison utilized ITE trip generation manual, 11th Edition to estimate trips. An appropriate code from the trip generation manual was assessed and code 534 – Private High School was the closest comparison to the Monte del Sol Charter School site, since this Charter School only includes grades 7 through 12. A trip generation was completed for the current student population of 370 students, and the maximum student population of 380 students. The AM peak hour provided a fitted curve equation which yielded a higher trip generation during the AM peak hour. As a conservative approach, this was used for the AM peak hour. The PM peak hour provided only the average rate which was used. The trips generated in each scenario are summarized below:

Trip Generation			
	Total daily Trips	**AM Peak trips**	**PM Peak trips**
Existing School – 370 Students	803	263	70
Proposed School – 380 Maximum Students	825	267	72
Change from Existing	**22**	**4**	**2**

Based on the increase in trips as shown in the table, the increase is less than 10% compared to existing use in both AM and PM peak hours and therefore does not require additional analysis according to the Transportation Impact Analysis Guidelines for the City of Santa Fe.

Vehicle Access

Access to the school will be enhanced to allow better traffic flow for student pick up and drop off and school bus loading and unloading. The school is currently proposing to keep the two existing access points on Walking Rain Road and add an additional access point onto Las Brisas. The proposed access will be used for school bus loading/unloading and staff parking. A preliminary site plan is attached which shows these three access points.

Assessment

Based on our traffic evaluation and completed initial transportation assessment form which is attached, Bohannan Huston has determined that traffic to the site will be minimally impacted by the expansion project and additional traffic impact studies are not warranted at this time.

Sincerely,
Bohannan Huston Inc

Carl D Vermillion, PE, PTOE
Project Manager
7500 Jefferson St NE
Albuquerque, NM 87109

Enclosures: Initial Transportation Assessment form
Site location map

INITIAL TRANSPORTATION ASSESSMENT

This initial transportation assessment is required for all developments proposed in the City of Santa Fe. The purpose of a Transportation Impact Analysis (TIA) is to provide preliminary vehicular trip generation information for the proposed development to determine the category of TIA required. Based on the proposed development, **Table A-1** should be completed to provide preliminary vehicular trip generation estimates. The City Traffic Engineer, or designee, will review the preliminary trip generation estimate provided by the developer and determine the category of TIA required. Other factors in addition to vehicular trip generation can affect the impact of a development; and based on these guidelines, the City of Santa Fe Traffic Engineer, or designee, will determine the final scope for the TIA.

Location of proposed development (location map must be attached).

5999 Airport Road

TABLE A-1: PRELIMINARY VEHICULAR TRIP GENERATION ESTIMATE

Types of land uses (Multi Family, Single Family residential, specific retail, etc.)	Size (thousands of sq. ft., acres, number of units, etc.)	AM peak hour trips per size/unit*	PM peak hour trips per size/unit*	Subtotal of trips AM/PM	ITE Code Used for Analysis
Existing School	370 students	T=0.35(X)+13	0.19	263 / 70	534
Proposed School	380 students	T=0.35(X)+13	0.19	267 / 72	534
GRAND TOTAL					

*The trip generation rates can be obtained from the Institute of Transportation Engineers, Trip Generation, current edition. Use of other rates must be justified and accepted by the City Traffic Engineer, or designee.

Transportation Impact Analysis Needed Yes ☐ No ☑

Level of Transportation Impact Analysis Needed N/A

Developer/Developer's Agent Bohannan Huston inc Date 12/10/2024

City of Santa Fe _____ Date _____

Private High School
(534)

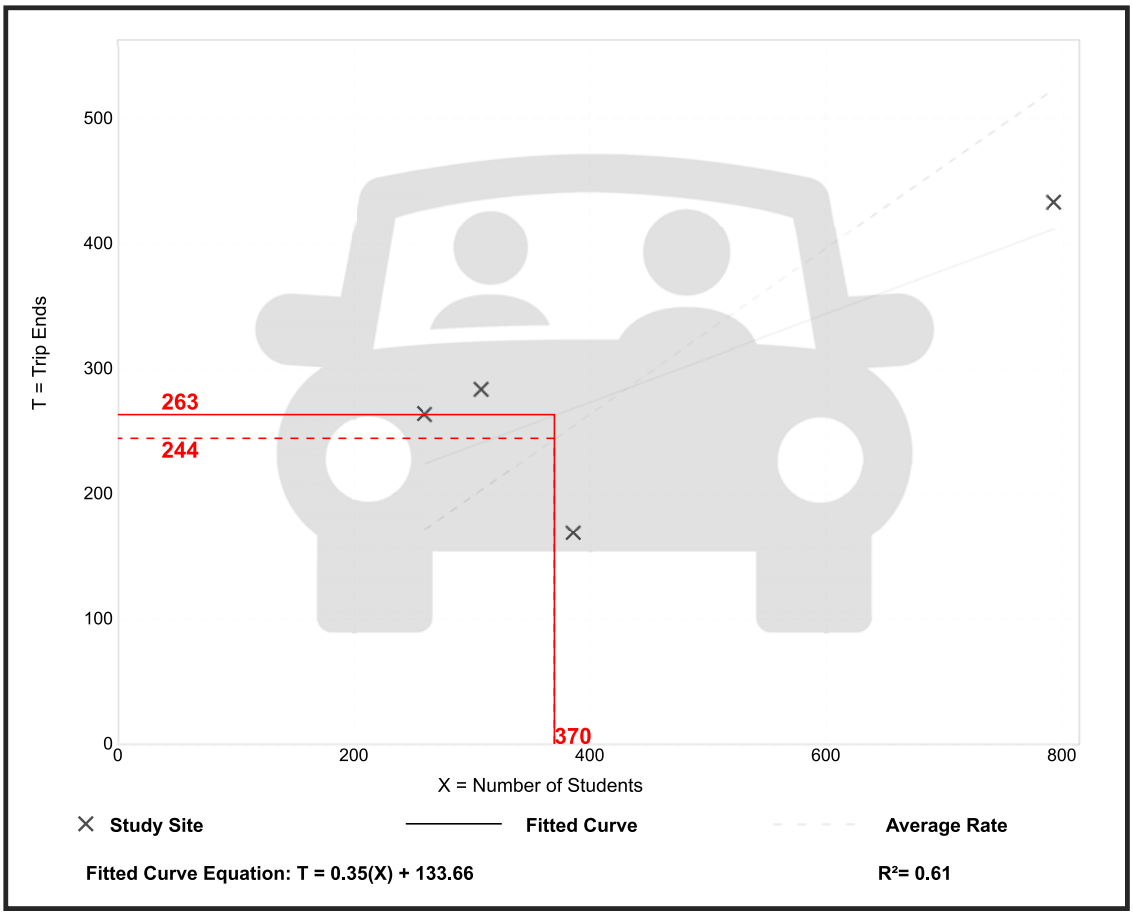
Vehicle Trip Ends vs:	**Students**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	4
Avg. Num. of Students:	437
Directional Distribution:	59% entering, 41% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.66	0.44 - 1.02	0.25

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: T = 0.35(X) + 133.66

R^2= 0.61

Private High School
(534)

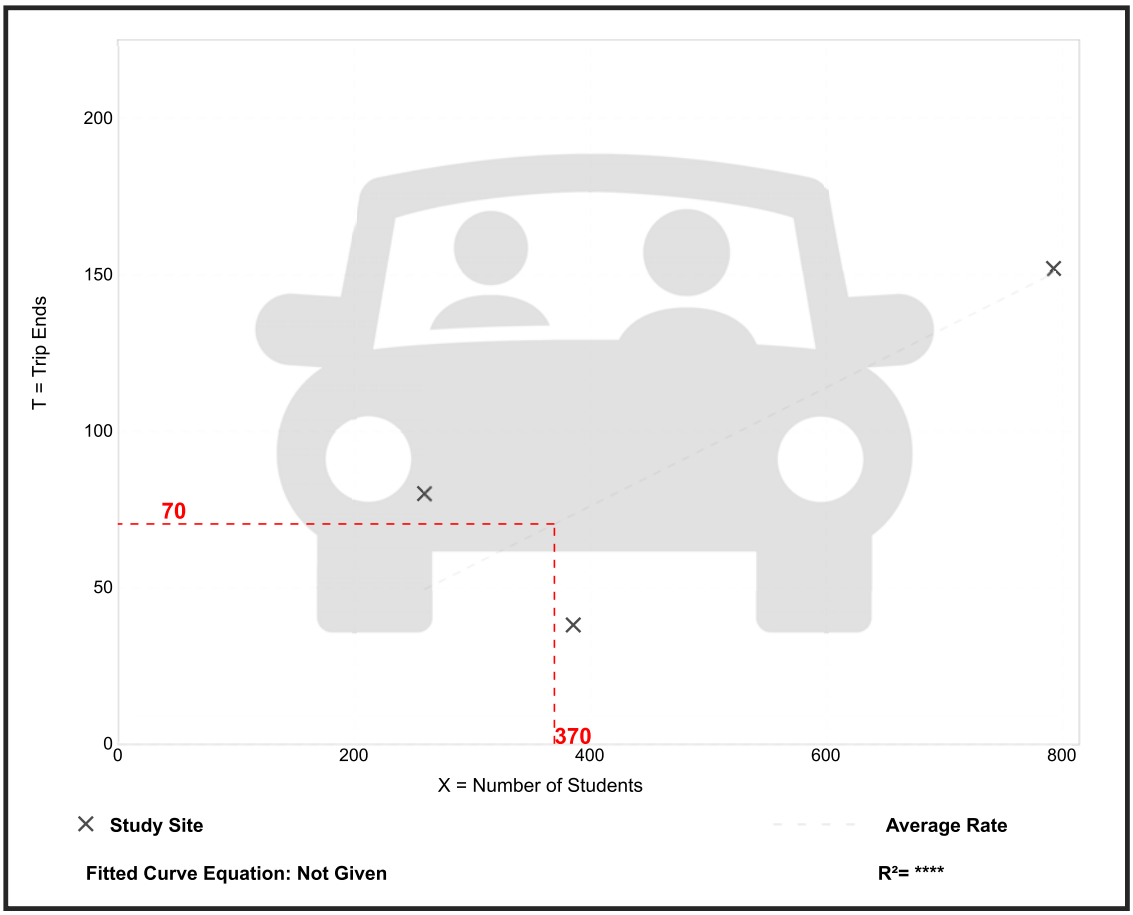
Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 3
Avg. Num. of Students: 480
Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.19	0.10 - 0.31	0.08

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= **

Private High School
(534)

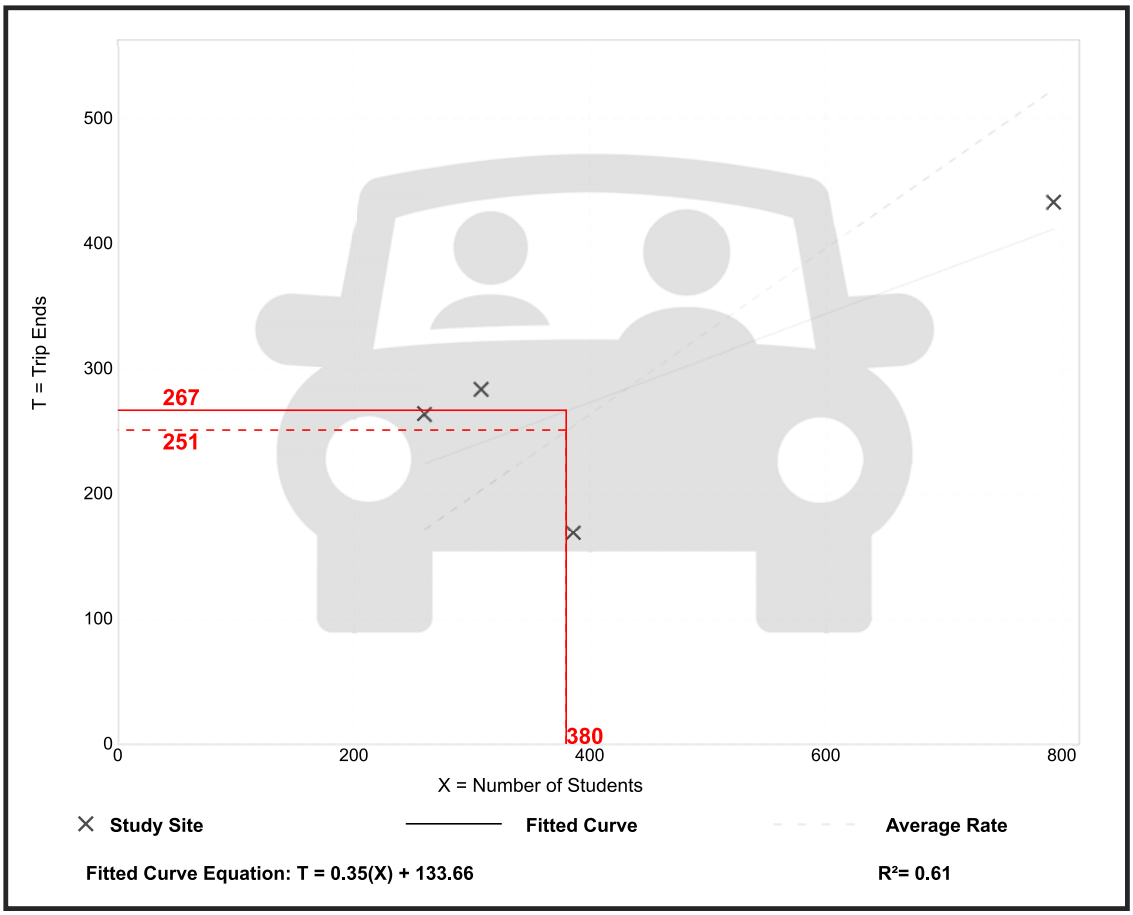
Vehicle Trip Ends vs:	**Students**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	4
Avg. Num. of Students:	437
Directional Distribution:	59% entering, 41% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.66	0.44 - 1.02	0.25

Data Plot and Equation

Caution – Small Sample Size



Private High School
(534)

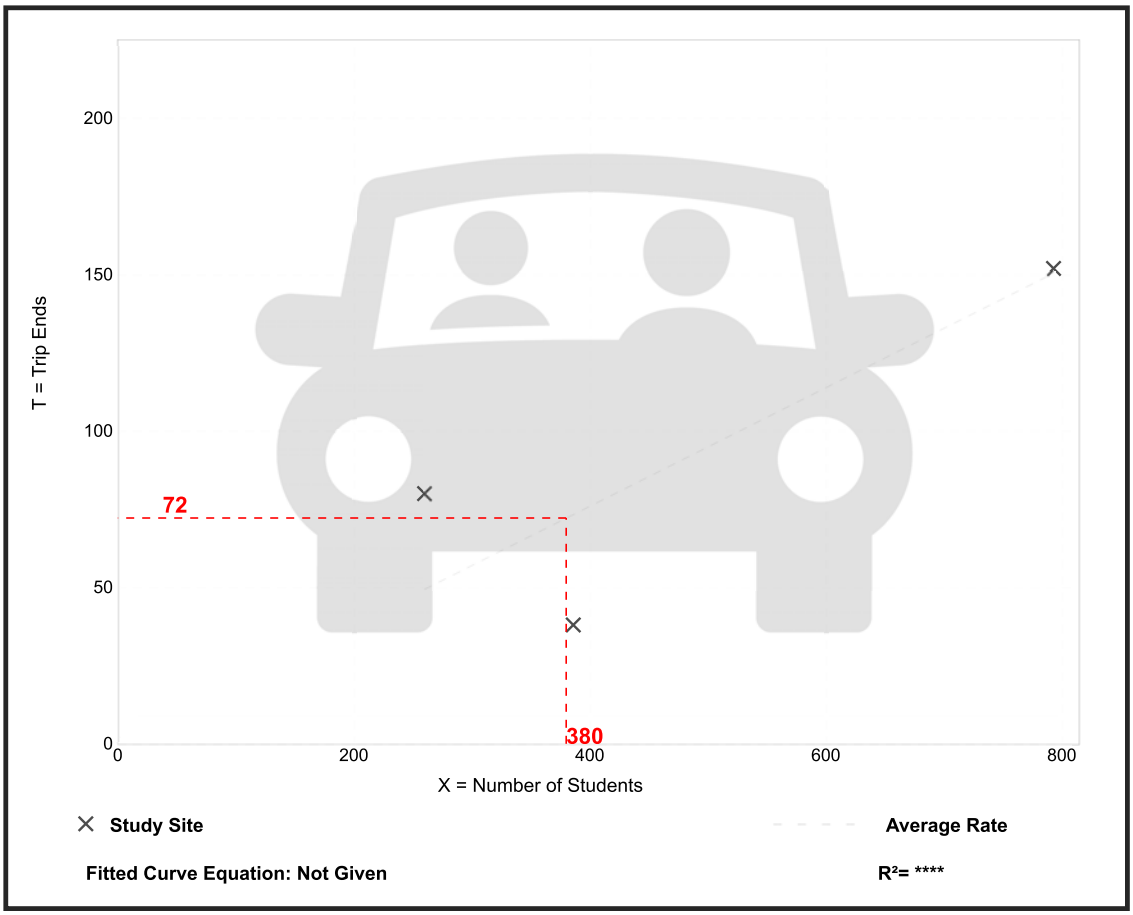
Vehicle Trip Ends vs:	**Students**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	3
Avg. Num. of Students:	480
Directional Distribution:	39% entering, 61% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.19	0.10 - 0.31	0.08

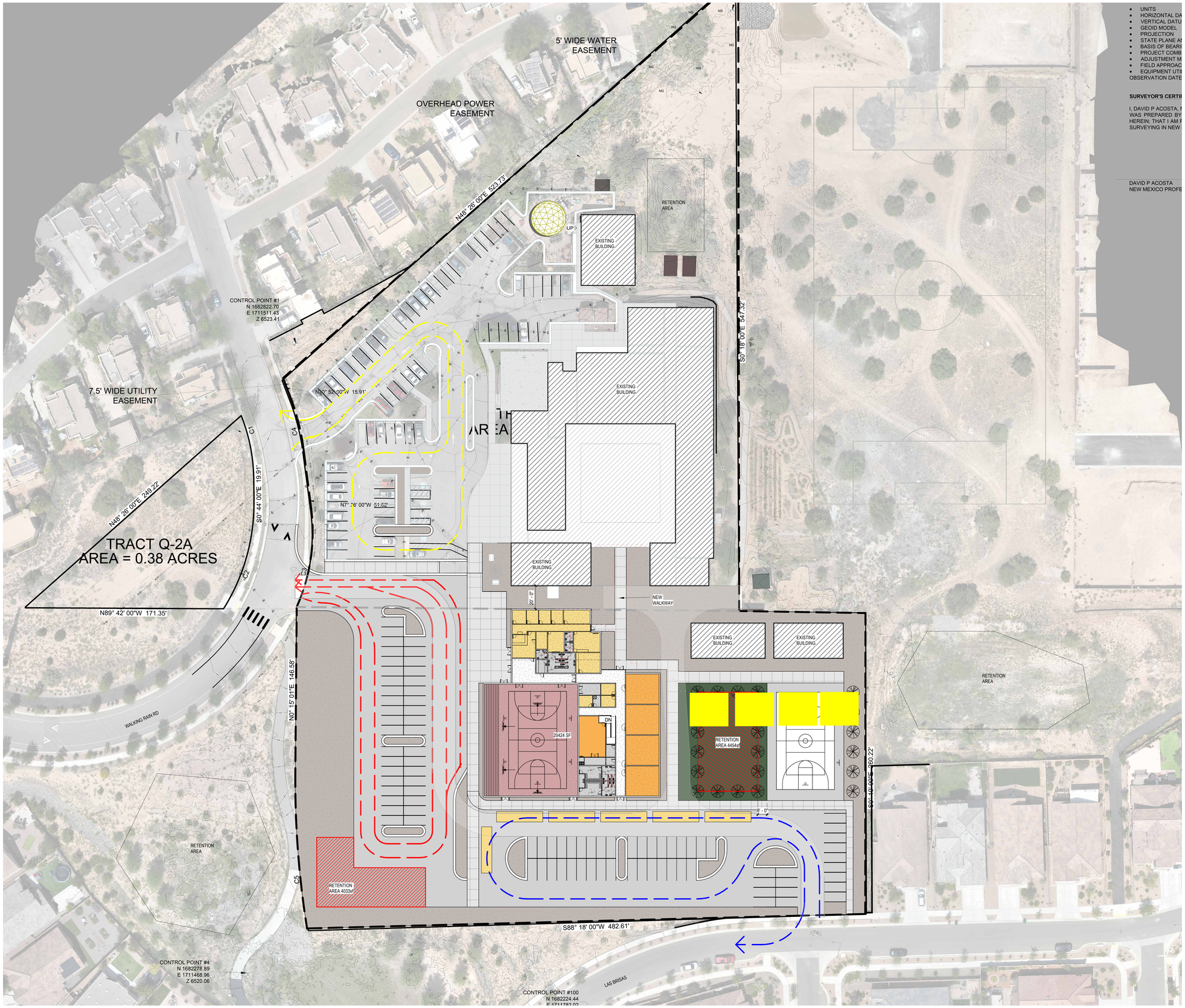
Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ****



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- PROJECT COMB
- ADJUSTMENT M
- FIELD APPROAC
- EQUIPMENT UTI

OBSERVATION DATE

SURVEYOR'S CERTIF

I, DAVID P ACOSTA, N
WAS PREPARED BY
HEREIN; THAT I AM F
SURVEYING IN NEW

DAVID P ACOSTA
NEW MEXICO PROFE

PARKING INFO:

EXISTING REQUIRED:	100
EXISTING PROVIDED:	68
NEW REQ. (INCLUDING EXISTING):	170
NEW PROVIDED:	157

STUDENT

PARENT

BUS

1 SITE PLAN
SCALE: 1/32" = 1'-0"

10/30/2024 8:50:02 AM

FFKR ARCHITECTS
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM

Project Name
Enter address here
Owner
Project Status - Issue Date

△	DATE	REVISION

PROJECT NUMBER Project Number

SITE PLAN

A1

Development Review Team (DRT)
Comment Form

Date: December 12, 2024

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

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Case #2024-9512-PAR Monte del Sol Charter School 4157 and 4161 Walking Rain Road

Case Planner: Dan Esquibel, Senior Planner

Conditions of Approval and Technical Corrections Tables

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

Conditions of Approval:	**Must be completed by:**	**Applicant response:**
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. None - See attached email from Wilson & Company dated 12/11/24.	N/A	
2.		
3.		
4.		

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

1. City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is mandatory for the owner to obtain approval from the Public Works Department for any driveway curb cut or sidewalk crossing. This approval must be issued before a building permit for such new construction is approved.
2. Note as the public infrastructure plans move forward to building permit, these may be subject to additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. prior to building permit approval.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Monte del Sol Charter School ITA Resubmittal Review

From Gallegos, Phil <Philip.Gallegos@wilsonco.com>

To engineer@leroypacheco.com<Engineer@leroypacheco.com>

CC Luna, Robert<Robert.Luna@wilsonco.com>

Date Wednesday, December 11th, 2024 at 12:46 PM

Leroy, I have reviewed the revised ITA for the Monte del Sol Charter School submitted by Bohannan Huston and all of my comments have been addressed and concur that no further traffic analysis will be required by the proposed changes to the site. Please let me know if you have any questions or need more information. Thanks, Phil

Phil Gallegos, PE

Civil Engineer

Wilson & Company, Inc., Engineers & Architects

4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109

505-348-4126 (direct)

wilsonco.com

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JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

EARLY NEIGHBORHOOD NOTIFICATION MEETING

January 15, 2025

RE: Monte del Sol Charter School
Development Plan Amendment and Special Use Permit

Dear Neighbor:

This letter is being sent as notice of an Early Neighborhood Notification (ENN) meeting to discuss an upcoming application to the City of Santa Fe for the Development Plan Amendment and Special Use Permit for Monte del Sol Charter School to add a detached gymnasium building with outdoor amenities. The ± 3.02-acre and ±3.286-acre properties are located at 4157 and 4161 Walking Rain Rd, Santa Fe, New Mexico 87507. The subject properties are zoned PRC (PRRC Planned Community) and R-1(Residential, 1 dwelling per acre). Please refer to the attached Vicinity Map, Conceptual Site Plan, and ENN Guidelines for more information.

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, this is to inform you that a meeting is scheduled for:

When: **January 30, 2025, at 5:30 p.m.**
Where: **Via Zoom**
Zoom Link: **Available at** https://santafenm.portal.civicclerk.com/

Join Zoom Meeting:
https://us02web.zoom.us/j/84036307509?pwd=vWpKM7PKeW236H0ahep0Qn3tKqCIvT.1

Meeting ID: 840 3630 7509; Passcode: 260657
Dial by your location: +1 253 205 0468

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors, before plans become too firm to respond meaningfully to community input. If you have any questions or comments, please contact Colleen Gavin at 505-820-7444 or colleen@jenkinsgavin.com. Persons with disabilities in need of special accommodations, or the hearing impaired needing an interpreter, please contact the City Clerk's Office (955-6520) 5 days prior to the meeting date.

Sincerely,

Colleen Gavin

Mailing List Monte del Sol Charter School

Name	Address	City	State	Zip
LEFLER, BARTON S	4437 AUTUMN LEAF LN	SANTA FE	NM	87507
VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
PENNINGTON, LUCINDA	148 ELENA ST APT J	SANTA FE	NM	87501
GONZALES, DIEGO T	4120 SOARING EAGLE LN	SANTA FE	NM	87507
GEORGE, ROY R & DENISE D	4113 SOARING EAGLE LN	SANTA FE	NM	87507
BELL, MARETA L	4104 SOARING EAGLE LN	SANTA FE	NM	87507
WIESE, DONN E & VIRGINIA A BYRD	4105 SOARING EAGLE LN	SANTA FE	NM	87507
VANDENZEN, ELIZABETH & BRIAN	4448 AUTUMN LEAF LN	SANTA FE	NM	87507
STANCHI, MICHELANGELO	2500 SAWMILL RD #226	SANTA FE	NM	87505
VANDENZEN, BRIAN P & ELIZABETH G	4444 AUTUMN LEAF LN	SANTA FE	NM	87507
CITY OF SANTA FE	P O BOX 909	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507
FABER, JULIA & ANDREW & MICHAEL CO-TRUST	4445 AUTUMN LEAF LN	SANTA FE	NM	87507
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
GANKHUYAG, SARANCHIMEG	2610 SOL Y NUBES	SANTA FE	NM	87505
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
CSDCPC MONTE DEL SOL, LLC	7880 MILESTONE PKWY STE 425	HANOVER	MD	21076
BURRIES, BRANDON J	4440 AUTUMN LEAF LN	SANTA FE	NM	87507
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
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D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
SZABAT, SANDRA KAYE REVOCABLE TRUST	4112 SOARING EAGLE LN	SANTA FE	NM	87507
VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
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VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
CROCKETT, DEIRDRE P	4100 SOARING EAGLE LANE	SANTA FE	NM	87507
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
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D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
BALLADARES, JAMILETH REVOC TRUST & JAC TRUST	4704 VIENTO DEL NORTE	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOCIATION, INC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
BALTHAZAR, ADRIANA & IRINA IVASHKOVA	4702 BIENVENIDO A CASA	SANTA FE	NM	87507
VALDIVIA, TARA D	4708 VIENTO DEL NORTE	SANTA FE	NM	87507
MILDREN, TIMOTHY J & SALLY J	4707 VIENTO DEL NORTE	SANTA FE	NM	87507
FASSETT, DOUG	4703 VIENTO DEL NORTE	SANTA FE	NM	87507
LUCERO, AMANDA A & MATTHEW A VALENCIA	4157 LAS BRISAS	SANTA FE	NM	87507
RAEL, WILLIAM N & MELISSA A	4151 LAS BRISAS	SANTA FE	NM	87507
LEMON LIVING TRUST	4710 VIENTO DEL NORTE	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOC INC	8500 JEFFERSON ST NE STE B	ALBUQUERQUE	NM	87113
TURK, MARGARITA STELLA & RICHARD DOUGLAS	4703 BIENVENIDO A CASA	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOC INC	8500 JEFFERSON ST NE STE B	ALBUQUERQUE	NM	87113
KOLOKOFF, SUSAN J & MARK I	4161 LAS BRISAS	SANTA FE	NM	87507
BURTON, PATRICIA S & ROBERT C	4702 VIENTO DEL NORTE	SANTA FE	NM	87507
MONTE DEL SOL CHARTER SCHOOL	4157 WALKING RAIN RD	SANTA FE	NM	87507
CORLETO, JULIO CEASAR C GARCIA & VERONICA	4706 BEINVENIDO ACASA	SANTA FE	NM	87507
LOVATO, JEREMY A & SOPHIA	4159 LAS BRISAS	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOC INC	8500 JEFFERSON ST NE STE B	ALBUQUERQUE	NM	87113
POMPONIO, JOHN L	4697 HOJAS VERDES	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOC INC	8500 JEFFERSON ST NE STE B	ALBUQUERQUE	NM	87113
TORRES, ANNJENETTE M	4705 VIENTO DEL NORTE	SANTA FE	NM	87507
JACKSON, PATRICIA R	4155 LAS BRISAS	SANTA FE	NM	87507
SIMOTAS, ATHANASIOS & LINDSEY BROOKE REED	4705 BIENVENIDO A CASA	SANTA FE	NM	87507
HUMAN, JUDSON D	4687 HOJAS VERDES	SANTA FE	NM	87507
CATANACH, ALINA C	4691 HOJAS VERDES	SANTA FE	NM	87507
CHAVEZ, STEVEN M & JOSEPHINE M	4709 VIENTO DEL NORTE	SANTA FE	NM	87507
THE JCT LIVING TRUST	4689 HOJAS VERDES	SANTA FE	NM	87507
BENAVENTE, SUSANA	4711 VIENTO DEL NORTE	SANTA FE	NM	87507
CSDCPC MONTE DEL SOL, LLC	7880 MILESTONE PKWY STE 425	HANOVER	MD	21076

ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOCIATION, INC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
FERREE, STEVE DANIEL & THERESA MARGARET STRLE	4701 HOJAS VERDES	SANTA FE	NM	87507
YU, XIANGSONG	4708 BIENVENIDO A CASA	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOC INC	8500 JEFFERSON ST NE STE B	ALBUQUERQUE	NM	87113
SOLOSTAR LLC	247 PINE ISLAND TPKE	WARWICK	NY	10990
STAMM, BECKY	4136 SOARING EAGLE LN	SANTA FE	NM	87507
COYLE, JANICE ELIZABETH	4121 SOARING EAGLE LN	SANTA FE	NM	87507
POLHAMUS, DANNY	4140 SOARING EAGLE LN	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507
NORDSTRUM, FRANK A & JOAN MARIE (TRUSTEE	4204 CACTUS FLOWER LN	SANTA FE	NM	87507
MCCUE, MADELINE & ALTON WALPOLE	4132 SOARING EAGLE LN	SANTA FE	NM	87507
ORTIZ, JEROME N & VENUS	4694 HOJAS VERDES	SANTA FE	NM	87507
FRANZ, DARLA C	4696 HOJAS VERDES	SANTA FE	NM	87507
TYRRELL, JOHN	4148 SOARING EAGLE LN	SANTA FE	NM	87507
SOSTMAN, LAURRIE F	4174 WALKING RAIN	SANTA FE	NM	87507
THIELEN, CARRIE & ANTHONY C	4128 SOARING EAGLE LN	SANTA FE	NM	87507
DIGKHANG, YEVONG T	4704 BIENVENIDO A CASA	SANTA FE	NM	87507
SMITH, JEFFREY W	4152 WALKING RAIN RD	SANTA FE	NM	87507
REILMAN, JEANETTE	4699 HOJAS VERDES	SANTA FE	NM	87507
CELIS, JORDEN LANE	4692 HOJAS VERDES	SANTA FE	NM	87507-0850
ROMERO, THOMAS & MELISSA	4695 HOJAS VERDES	SANTA FE	NM	87507
HODGE, GARY & DEBRA	4153 LAS BRISAS	SANTA FE	NM	87507
JEFFORDS, DOUGLASS C & JANE K	4137 SOARING EAGLE LN	SANTA FE	NM	87507
JIMMERSON, JAMES R & BEVERLY (TRUSTEES)	4133 SOARING EAGLE LN	SANTA FE	NM	87507
SABO, DARKO & TATJANA	4683 HOJAS VERDES	SANTA FE	NM	87507
MORENO-GARCIA, MANUEL A & NICOLE A MORENO	4693 HOJAS VERDES	SANTA FE	NM	87507-0851
ORTEGA, KATHERINE D (TRUSTEE)	PO BOX 24024	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507
SIMS, MELISSA DAWN B & BRENT THOMAS	198 STATE RD 592	SANTA FE	NM	87507-0853
BOOTH, BRIAN & ETAL	4706 VIENTO DEL NORTE	SANTA FE	NM	87507
ROBERTS, AMANDA	4149 SOARING EAGLE LN	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOCIATION, INC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
DURAN, BERNADETTE R & EDWARD J NORIEGA	4685 HOJAS VERDES	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507
GOODMAN, HELEN R	4125 SOARING EAGLE LN	SANTA FE	NM	87507
PRICE, JULIE	4171 WALKING RAIN RD	SANTA FE	NM	87507
BOLD, SUSANNAH E	4690 HOJAS VERDE	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507

TAYLOR, ERIN R	4124 SOARING EAGLE LN	SANTA FE	NM	87507
HOFFMAN, MARIE T	4144 SOARING EAGLE LN	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
MOREPIX360 LLC	4693 HOJAS VERDES	SANTA FE	NM	87507-0851
BEGAY, DOROTHY Y	4145 SOARING EAGLE LN	SANTA FE	NM	87507
CASTELLANO, RAYCHEL C	4167 WALKING RAIN RD	SANTA FE	NM	87507
Estancias de Las Soleras NA	8212 Louisiana Blvd. NE Ste. C	Albuquerque	NM	87113
Estancias de Las Soleras NA	Associa Canyon Gate 8500 Jefferson St. NE Ste B	Albuquerque	NM	87113

City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

The new detached Gymnasium for Monte del Sol Charter School shall include administrative offices, four classrooms, requisite support spaces, with an outdoor basketball court, play field, and required parking.

Type of project

4157 & 4161 Walking Rain Road, Santa Fe, New Mexico 87507

Project Location

Early Neighborhood Notification	5:30 pm	12/10/2024
Type of Meeting	**Time**	**Date**

Virtual at https://santafenm.portal.civicclerk.com/

Meeting Location

CSDCPC Monte del Sol, LLC / JenkinsGavin, Inc.

Applicant / Agent

For information call JenkinsGavin, Inc. (505) 820 7444

Phone #

Refer to Case Monte del Sol Charter School

Required to be posted and visible from a public street from (1/15/25) **to** (1/30/25)

POST 15 DAYS PRIOR TO HEARING

Clear Form

PLU022.cdr-10/02

City of Santa Fe, New Mexico

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Refer to Case Monte del Sol Charter School

Required to be posted and visible from a public street from 1/15/25 to 1/30/25

Date — Date

PLU022.cdr-10/02

City of Santa Fe, New Mexico

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Refer to Case Monte del Sol Charter School

Required to be posted and visible from a public street from 1/15/25 Date **to** 1/30/25 Date

PLU022.cdr-10/02

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

MONTE DEL SOL

EARLY NEIGHBORHOOD NOTIFICATION MEETING NOTES

Date: January 30, 2025
Time: 5:30 to 6:45 pm
Location: Virtual Meeting held via Zoom

Colleen Gavin-JenkinsGavin
Suzanne Rasic-Jenkins Gavin
James E. Zavala-Charter Schools Development Corporation
Zöe Nelsen-Head Learner, Monte De Sol Charter School Head Learner
Matt Johnson-FFRK Architects
Kelly Klein-Bohannan Huston Inc.
Joel Cruz-Haber-City of Santa Fe

Julia Faber
Benjamin Harris
L. Swell
Linda
Claudia Kath
Carl Vermillion
Andre Salkin
Diego Gonzales

Attendees:
±16 Attendees

A presentation was given by Colleen Gavin of JenkinsGavin, Inc. re: the application to the City of Santa Fe for the Development Plan Amendment and Special Use Permit for Monte del Sol Charter School to add a detached gymnasium building with outdoor amenities. The ± 3.02-acre and ±3.286-acre properties are located at 4157 and 4161 Walking Rain Rd, Santa Fe, New Mexico 87507. The subject properties are zoned PRC (PRRC Planned Community) and R-1(Residential, 1 dwelling per acre).

Following the presentation, a Question & Answer session was held. The following notes capture the questions and comments expressed by the attendees, and the responses by the Project Team.

Julia Faber (Nava Ade resident): Asked about basketball court fencing	Colleen Gavin responded that they haven't made final decisions on fencing but are considering options
Andre Salkin (Santa Fe New Mexican reporter): Asked about the need for the project and if parents and students had requested it	Zöe Nelson (Head Learner, at Monte Del Sol Charter School) responded about the lack of current gymnasium facilities and the costs of renting external spaces and that the school community are behind the expansion
Diego Gonzales (Soaring Eagle Lane resident): Raised concerns about light pollution from parking lots and past and current issues with the schools lighting	Colleen Gavin addressed compliance requirements and promised to review existing lighting issues. She also noted that the project will bring all exterior lighting up to current code which details zero foot candles at the property line
Julia Faber (Nava Ade resident): Asked about what kind of security system the school would have	Colleen Gavin responded that they haven't made final decisions on a security system but there are requirements as this is a State Charter School so they will follow those guidelines
Julia Faber: Asked who was paying for the project and if it has already been funded	Colleen Gavin responded that the Charter School Development Corporation (a non profit developer) and the school are working together to finance the project with some State Funds. She stated that the project has already been fully funded
Linda (via chat):	re: Solar Panels:

Asked if the school will have Solar or EVchargers and asked about current busses on school site (referencing a satellite image in the presentation) Cont from above…	Zöe Nelson stated that they do have a proposal on file from a local solar company and the board has approved moving forward but it is not a part of this specific plan, but it is in consideration for the future Re: EV Charging Stations Colleen Gavin responded that currently they are not proposing and EV Charging Stations on the Campus re: Bus parking on site Zöe Nelson responded that the busses parked in the upper lot have done so under a past agreement with the bus company but that agreement will be revisited once the new gym project commences because it will limit access Colleen Gavin explained that the new bus pickup will be to the south and that the busses will come in, pick up and leave
Anonymous Asked for further clarification on funding	Colleen Gavin explained that Monte Del Sol Charter school is in a lease purchase agreement with Charter School Development Corporation (a non-profit developer) to fund the construction of the new building and any requisite infrastructure that needs to occur. Once the construction is complete MDSCS will use their allocated state funds to continue to lease the property and carry the mortgage forward.
Julia Faber:	Zöe Nelson responded that they have 370 students, 150 ride the bus, 170 students or so that are transported by parents and about 50 students who currently drive. Typically students

Asked about ratio of students who ride the bus vs students who could bring their own car and park at the school	don't begin driving until 2nd semester their Sophomore year and then will continue to drive Junior and Senior years. She state that not all students in that age group drive
Julia Faber: Asked if there had been any backlash from the surrounding neighbors about the proposed development	Colleen Gavin explained that she had only received one email since the notices had gone up and that person just wanted the zoom address via email. There had been no additional public comments and from the meeting so far it seemed that the project had a lot of neighborhood support.
Julia Faber: Asked to be reminded what the color of the building would be	Colleen Gavin explained it would be a rust color to work with the existing tan color of the school
Linda: Asked if there would be theater space in the new gym and about possible use by the community	Colleen Gavin explained the classroom/stage design with stackable doors opening to the gymnasium that created a stage for performances. Zöe Nelson commented that the school would be open to having conversations with the community about shared use within the charter school parameters
Linda: Asked if the school had currently had a cafeteria	Colleen Gavin responded by showing where the existing cafeteria is on the current floor plans
Joel Cruz-Haber: Asked for public clarification of what date they were planning for the submittal	Colleen Gavin responded that our original ENN date had been delayed on account of the City's new hosting site being updated as of the New Year. The ENN was rescheduled to January 30th and the desired submittal date would be

	mid February and if not that date then mid March
Julia Faber: Asked about the approximate ground breaking and completion date	Colleen Gavin explained that once the project had been submitted then they would have to go before the planning commission. Since there were many different reviews and approvals required so the actual date of the groundbreaking is unclear but once construction does commence it should be 10 to 12 months before completion

Meeting ended 6:45pm

459029

NAVA ADE SUBDIVISION
PHASE 2A

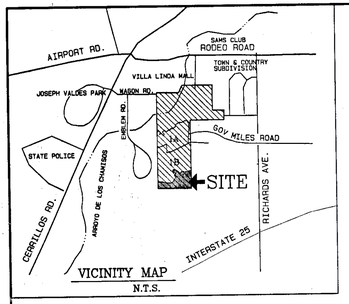
LYING WITHIN THE SE1/4, SW1/4 OF SECTION 8, T.16N., R.9E., N.M.P.M., WITHIN THE CITY OF SANTA FE, COUNTY OF SANTA FE, NEW MEXICO,

LEGAL DESCRIPTION PHASE 2A

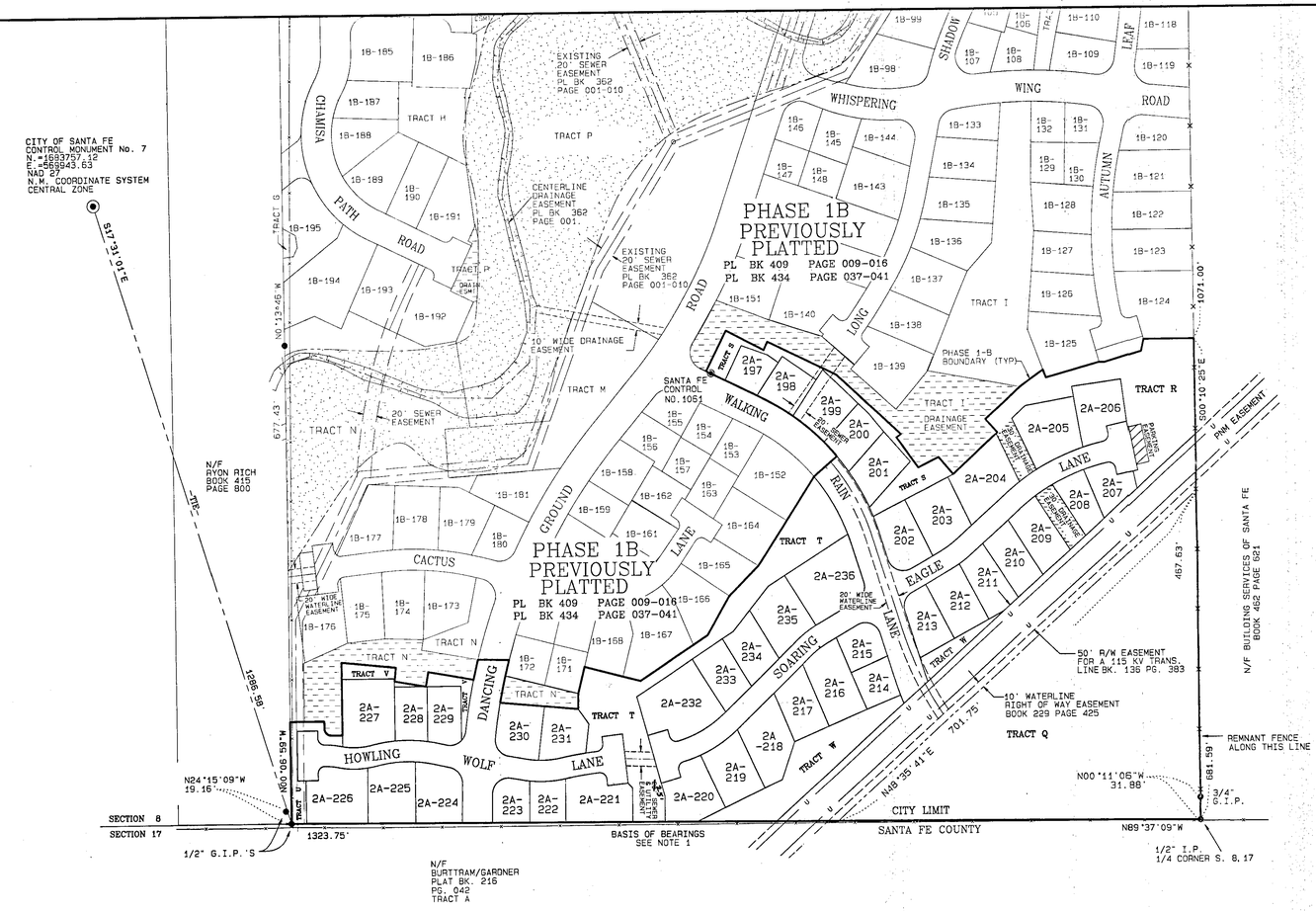
BEGINNING AT CITY OF SANTA FE CONTROL MONUMENT NO. 7 MARKED BY A BRASS CAP IN CONC THENCE S17°31'01"E A DISTANCE OF 1286.58 FEET TO A 1/2" IRON PIRE BEING THE SOUTHWEST CORNER OF NAVA ADE SUBDIVISION PHASE 2A AND THE TRUE POINT AND PLACE OF BEGINNING OF PHASE 2A;

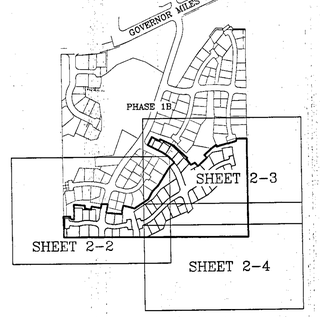
THENCE FROM THE POINT AND PLACE OF BEGINNING, N00°05'59"W, 144.42 FEET TO THE NORTHWEST CORNER OF PHASE 2A; THENCE N89°45'14"E, 49.79 FEET; THENCE S00°12'00"E, 19.00 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHERLY, 19.71 FEET ALONG SAID CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 12.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE N89°48'00"E TANGENT TO SAID CURVE, 16.28 FEET; THENCE N00°12'00"W, 103.50 FEET; THENCE S84°28'52"E, 79.99 FEET; THENCE S05°31'08"W, 19.53 FEET; THENCE S80°05'31"E, 96.93 FEET; THENCE N09°54'29"E, 21.00 FEET; THENCE S80°05'31"E, 57.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 822.00 FEET AND A CENTRAL ANGLE OF 2°00'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS N13°07'14"E 28.71 FEET; THENCE NORTHERLY ALONG SAID CURVE, 28.72 FEET; THENCE S88°49'07"E, 45.21 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 778.00 FEET AND A CENTRAL ANGLE OF 1°40'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS S14°10'48"W 22.73 FEET; THENCE SOUTHERLY ALONG SAID CURVE 22.73 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY 39.33 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 778.00 FEET AND A CENTRAL ANGLE OF 2°53'48" TO A POINT OF CUSP; THENCE S84°39'28"E, 113.88 FEET; THENCE N01°00'44"E, 22.54 FEET; THENCE N14°05'07"E, 38.96 FEET; THENCE S75°34'27"E, 83.84 FEET; THENCE N57°18'01"E, 117.15 FEET; THENCE N30°05'11"E, 53.65 FEET; THENCE N45°09'48"E, 60.13 FEET; THENCE N33°20'36"E, 150.50 FEET; THENCE N49°45'58"E, 44.00 FEET TO THE BEGINNING OF A CURVE RADIAL TO SAID LINE; THENCE NORTHEASTERLY A DISTANCE OF 135.10 FEET ALONG THE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 322.00 FEET AND A CENTRAL ANGLE OF 24°16'20"; THENCE N54°31'22"W TANGENT TO SAID CURVE, 89.86 FEET; THENCE N27°21'12"E, 64.03 FEET; THENCE N62°38'48"E, 51.30 FEET; THENCE N25°28'39"E, 13.02 FEET; THENCE S64°31'22"E, 110.44 FEET; THENCE S47°45'08"E, 125.52 FEET; THENCE S83°44'59"W, 8.04 FEET; THENCE S36°15'04"E, 52.71 FEET; THENCE N84°08'04"E, 32.73 FEET; THENCE S41°25'09"E, 32.53 FEET; THENCE N48°04'17"E, 87.01 FEET; THENCE N55°53'43"W, 25.37 FEET; THENCE N45°34'51"E, 67.47 FEET; THENCE N65°25'36"E, 41.80 FEET; THENCE S20°47'32"E, 11.89 FEET; THENCE N74°37'23"E, 80.89 FEET; THENCE S88°44'59"E, 8.12 FEET; THENCE N73°57'10"E, 54.00 FEET; THENCE N12°33'08"E, 17.23 FEET; THENCE N89°46'39"E, 73.75 FEET TO THE NORTHEAST CORNER OF PHASE 2A; THENCE S00°10'25"E, 681.59 FEET TO THE SOUTHEAST CORNER OF PHASE 2A; THENCE N89°37'09"W, 1323.75 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 12.096 ACRES, MORE OR LESS.



VICINITY MAP
N.T.S.





KEY MAP PHASE 2A
N.T.S.

DEDICATION & AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNERS OF THESE LANDS HAVE CAUSED PHASE 2A OF NAVA ADE TO BE SUBDIVIDED INTO 40 LOTS NUMBERED 2A-197 THRU 2A-236, AS SHOWN ON SHEETS 2-1 THRU 2-4 HEREIN. THE AREAS DESIGNATED AS OPEN SPACE BEING TRACTS R, S, T, U, V, W AND THE SANITARY SEWER EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF SANTA FE. TRACT Q IS HEREBY DEDICATED TO NAVA ADE LIMITED COMPANY. ALL OPEN SPACE TRACTS SHALL REMAIN UNDISTURBED. ALL DRAINAGE AND DRAINAGE POND EASEMENTS WHICH ARE WITHIN DEDICATED OPEN SPACE CONVEYED TO THE CITY ARE DEDICATED TO THE CITY OF SANTA FE WHO HEREBY AGREE TO ASSUME PRIMARY RESPONSIBILITY FOR MAINTENANCE OF SAID DRAINAGE AND RETENTION FACILITIES AND AREAS. THE 7.5' WIDE UTILITY EASEMENTS ARE HEREBY GRANTED TO UTILITY COMPANIES FOR ELECTRIC, GAS, COMMUNICATION AND CABLE TELEVISION. THE ROADWAYS SHOWN HEREIN ARE PUBLIC RIGHTS OF WAY AND UTILITY EASEMENTS AND ARE DEDICATED TO THE PUBLIC FOR ITS USE FOREVER. ALL OF THE FOREGOING IS MORE PARTICULARLY SHOWN ON THE PLATS HEREIN AND THIS DEDICATION AND AFFIDAVIT IS MADE WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED INDIVIDUAL.

NAVA ADE SUBDIVISION PHASE 2A CONTAINS 12.096 ACRES, MORE OR LESS.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

NAVA ADE LIMITED CO.
A NEW MEXICO LIMITED LIABILITY COMPANY

BY AUERBACH SOUTHWEST LTD. CO.
A NEW MEXICO LIMITED LIABILITY CO.
MANAGER

BY ANDREW S. GERBER ASST. MANAGER

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF September 2000, BY Andrew S. Gerber

NOTARY PUBLIC
Amie E. Selecman
NOTARY PUBLIC
STATE OF NEW MEXICO
MY COMMISSION EXPIRES 1-22-04

CITY OF SANTA FE

APPROVED BY THE PLANNING COMMISSION AT IT'S MEETING OF _____.

CHAIRMAN — SECRETARY — 10/25/00

REVIEWED BY CITY PLANNER — 10/31/2000 DATE
REVIEWED BY CITY SUBDIVISION ENGINEER — 10/31/00 DATE
REVIEWED BY WASTEWATER MANAGEMENT DIVISION — 10/11/00 DATE
REVIEWED BY PNM FOR SANGRE DE CRISTO, FOR CITY OF SANTA FE — 9/20/00 DATE

UTILITY SIGNATURES

U.S. WEST COMMUNICATIONS — 9/19/00 DATE
PUBLIC SERVICE CO. OF N.M. - ELECTRIC — 9/15/00 DATE
PUBLIC SERVICE CO. OF N.M. - GAS — 9/16/00 DATE

U.S. West Communications, Inc., 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.

NOTES

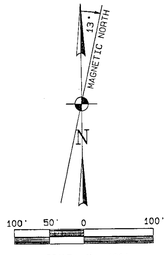
1) BASIS OF BEARING TAKEN FROM A PLAT ENTITLED " AMENDED NAVA ADE SUBDIVISON PHASE 1B", BY RICHARD A. MORRIS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE ON MARCH 24, 1999 IN PLAT BOOK 409, PAGE 009-016.
2) REFER TO PLAT ENTITLED " AMENDED NAVA ADE SUBDIVISON PHASE 1A" BY RICHARD A. MORRIS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE ON MARCH 4, 1998 IN PLAT BOOK 382, PAGE 005.
3) REFER TO A PLAT ENTITLED "NAVA ADE SUBDIVISON PHASE 1A", BY RICHARD A. MORRIS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 362, PAGE(S) 001-010.
4) 100-YEAR FLOOD PLAIN SHOWN ARE FROM PRELIMINARY FLOOD PLAIN REPORT "ANNEXATION RODEO LAND SUBDIVISION SANTA FE, NEW MEXICO" PREPARED FOR PLANNING COMMISSION OF THE CITY OF SANTA FE, NEW MEXICO BY WALKER ENGINEERING, DATED NOVEMBER 20, 1995. THE REMAINDER OF PHASE 1B LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FEMA. FIRM MAP COMMUNITY PANEL NUMBER 350069 0229 B DATED NOVEMBER 4, 1988.
5) PROVISIONS OF THE GUIDELINES REQUIRING REVIEW BY THE HOMEOWNERS' PRIVATE ARCHITECTURAL CONTROL REVIEW COMMITTEE WILL NOT BE ENFORCED BY THE CITY OF SANTA FE.
6) THE EXISTENCE OF COVENANTS AND RESTRICTIONS WITHIN THE PRC DISTRICT AFFECTING THE ARCHITECTURAL STYLE, COLORS AND MATERIALS, LANDSCAPING AND OTHER ASPECTS OF DEVELOPMENT WILL NOT BE ENFORCED BY THE CITY OF SANTA FE.
7) FUTURE TRAIL: ANY TRAIL CONSTRUCTION WITHIN OPEN SPACE THAT THE DEVELOPER MAY DO WILL BE REQUIRED TO BE MARKED IN THE FIELD AND THE LOCATION APPROVED BY THE CITY OF SANTA FE OPEN SPACE PLANNER BEFORE ANY TRAIL CONSTRUCTION COMMENCES.
8) ALL PERMANENT DEVICES SUCH AS STREET NAME SIGNS, STOP SIGNS, OTHER ADDITIONAL SIGNS, STRIPING, ETC. SHALL BE INSTALLED BY THE TRAFFIC DIVISION AND DEVELOPER MUST BEAR ALL ASSOCIATED COST.
9) A 7.5 FOOT WIDE UTILITY EASEMENT EXISTS ADJACENT TO RIGHT OF WAY.
10) AN EASEMENT FOR THE PURPOSE OF PROVIDING A POSITIVE FLOW PATH FROM UPSTREAM LOTS TO REGIONAL DETENTION PONDS IS HEREBY GRANTED ACROSS ALL LOTS WITHIN THIS SUBDIVISION. EACH LOT OWNER IS OBLIGATED TO ACCEPT REASONABLE DEVELOPED FLOWS FROM UPSTREAM LOTS. PRIVATE DRIVEWAY AND UTILITY EASEMENTS ARE ALSO GRANTED AS DRAINAGE EASEMENTS.

NAVA ADE PHASE 2A SITE DATA

NUMBER OF LOTS	40
TOTAL ACREAGE	12.096 ACRES±
TOTAL LOT ACREAGE	4.593 ACRES±
MINIMUM LOT SIZE	3097 SQ. FT.
MAXIMUM LOT SIZE	9033 SQ. FT.
TYPICAL LOT SIZE	4915 SQ. FT.

OPEN SPACE

TRACT	DRAINAGE ESMT. AREA	TOTAL AREA
TRACT R	0.116 ACRES±	0.526 ACRES±
TRACT S	0.000 ACRES±	0.205 ACRES±
TRACT T	0.000 ACRES±	0.643 ACRES±
TRACT U	0.000 ACRES±	0.075 ACRES±
TRACT V	0.000 ACRES±	0.080 ACRES±
TRACT W	0.000 ACRES±	0.357 ACRES±
TOTAL	0.116 ACRES±	1.887 ACRES±
TRACT Q	RESERVED TRACT	3.879 ACRES±



SCALE : 1" = 100'

LEGEND

- DENOTES FOUND POINT, AS INDICATED
- DENOTES UTILITY POLE, OVERHEAD LINES AND ANCHOR GUY
- DENOTES FENCE
- DENOTES APPROXIMATE TOP OF EMBANKMENT OF ARROYO
- DENOTES DRAINAGE EASEMENTS
- DENOTES 100 YEAR FLOOD PLAIN

COUNTY OF SANTA FE) SS 407
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 8 day of NOV A.D. 2000, at 9:37 o'clock A m., and was duly recorded in book 459 page 29-35 of the records of SANTA FE COUNTY.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.
By _____ DEPUTY

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED UNDER MY DIRECTION FROM A SURVEY PERFORMED IN THE FIELD, FOR THE PURPOSE OF SUBDIVIDING PHASE 2A AS SHOWN HEREIN AS INSTRUCTED BY THE OWNERS OF THESE LANDS. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO".

RICHARD A. MORRIS
N.M.P.S. No. 10277

RICHARD A. MORRIS NEW MEXICO 10277 REGISTERED PROFESSIONAL SURVEYOR

SEPT. 15, 2000

PLAT SHEET 1 OF 4

INDEXING INFORMATION FOR COUNTY CLERK

OWNER	SECTION	TWNSHP.	RANGE	SUBDIVISION
NAVA ADE LIMITED COMPANY	8	16 NORTH	9 EAST	NAVA ADE SUB. PHASE 2A

Red Mountain Engineers, Inc.
ENGINEERS·SURVEYORS
1216 Parkway Drive
Santa Fe, NM 87505-7233
Phone: (505) 473-7373

SHEET No. 2-1

DRAWN BY: M. ESQUIBEL | SCALE: 1"= 100' | CHECKED BY: RAM
NAME: NAVA ADE SUBDIVISION, PHASE 2A | PROJECT No. 50037

DATE: SEPT 15, 2000
PROJECT : Y:\ 2000\000\50037
PLOTTED : NAVA ADE PHASE 2A

459030

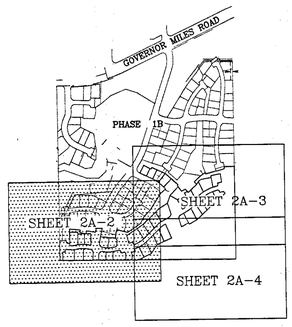
NAVA ADE SUBDIVISION
PHASE 2A

LEGEND

- ● DENOTES FOUND POINT, AS INDICATED
- ○ DENOTES R.O.W. POINTS TO BE SET (1/2" REBAR W/CAP STAMPED 10277)
- DENOTES LOT CORNERS TO BE SET (1/2" REBAR W/CAP STAMPED 10277)
- —x— DENOTES FENCE
- DENOTES DRAINAGE EASEMENTS

NOTES

1) SEE SHEET 4 OF 4 FOR CURVE TABLES



KEY MAP PHASE 2A
N.T.S.

RICHARD A. MORRIS
NEW MEXICO
10277
REGISTERED PROFESSIONAL SURVEYOR
SEPT. 15, 2000

PLAT SHEET 2 OF 4

INDEXING INFORMATION FOR COUNTY CLERK			
OWNER	SECTION	TWNSHP.	RANGE	SUBDIVISION
NAVA ADE LIMITED CO.	8	16 NORTH	9 EAST	NAVA ADE SUB. PHASE 2A

Red Mountain Engineers, Inc.
ENGINEERS·SURVEYORS
1216 Parkway Drive
Santa Fe, NM 87505-7233
Phone: (505) 473-7373

SHEET No. 2-2

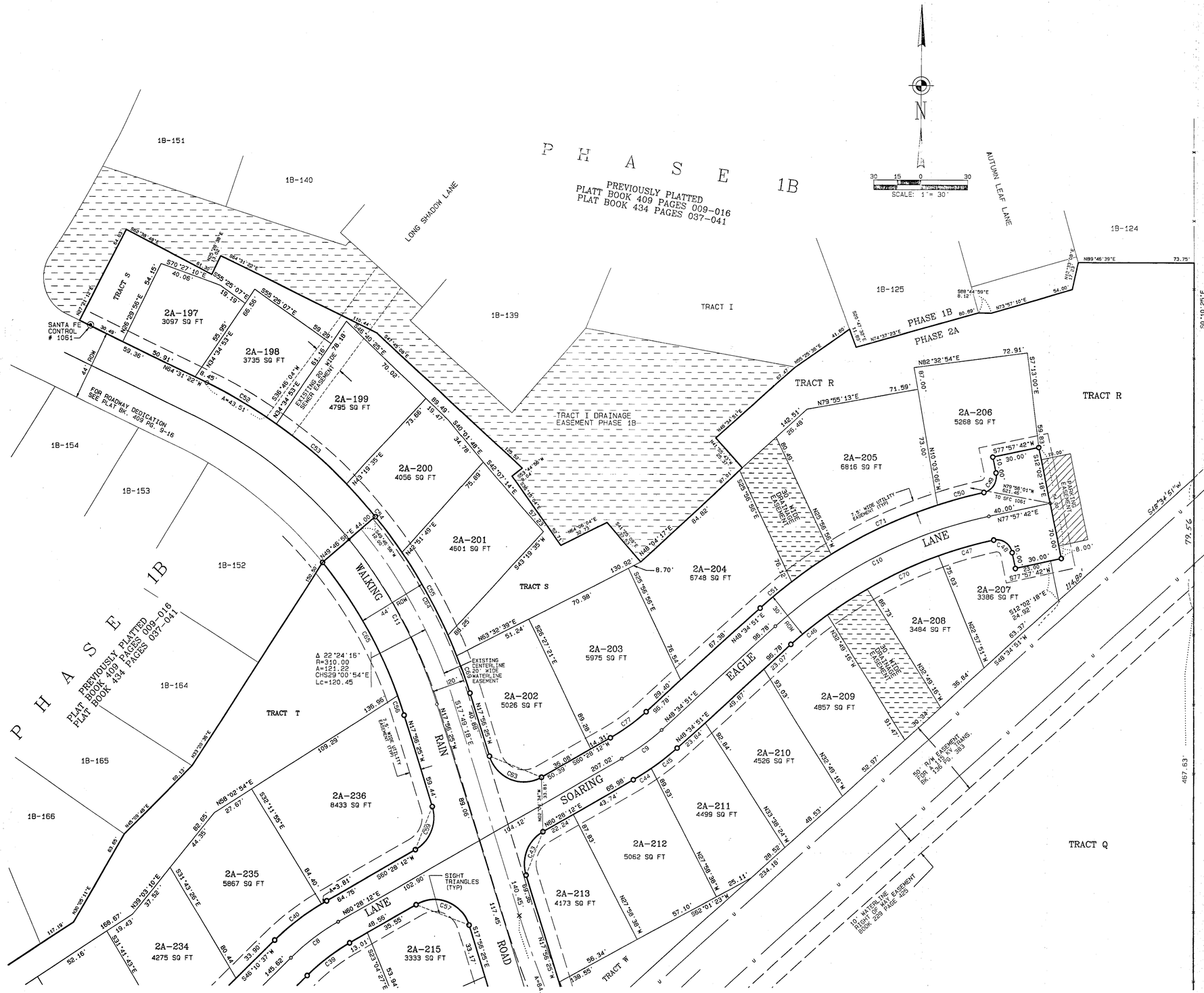
DRAWN BY: M. ESGUIBEL | SCALE: 1"= 30' | CHECKED BY: RAM

NAME: NAVA ADE SUBDIVISION, PHASE 2A | PROJECT No. 50037

DATE : SEPT 15, 2000

459031

NAVA ADE SUBDIVISION
PHASE 2A

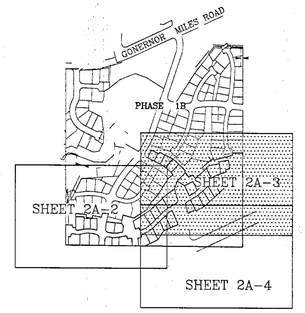


LEGEND

- ● DENOTES FOUND POINT. AS INDICATED
- ○ DENOTES R.O.W. POINTS TO BE SET (1/2" REBAR W/CAP STAMPED 10277)
- DENOTES LOT CORNERS TO BE SET (1/2" REBAR W/CAP STAMPED 10277)
- —x— DENOTES FENCE
- DENOTES DRAINAGE EASEMENTS

NOTES

1) SEE SHEET 4 OF 4 FOR CURVE TABLES



KEY MAP PHASE 2A
N.T.S.

RICHARD A. MORRIS NEW MEXICO 10277 REGISTERED PROFESSIONAL SURVEYOR
SEPT. 15, 2000

PLAT SHEET 3 OF 4

INDEXING INFORMATION FOR COUNTY CLERK				
OWNER	SECTION	TWNSHP.	RANGE	SUBDIVISION
NAVA ADE LIMITED CO.	8	16 NORTH	9 EAST	NAVA ADE SUB. PHASE 2A

Red Mountain Engineers, Inc.
ENGINEERS·SURVEYORS
1216 Parkway Drive
Santa Fe, NM 87505-7233
Phone: (505) 473-7373

SHEET No. 2-3

DRAWN BY: M. ESQUIBEL | SCALE: 1" = 30' | CHECKED BY: RAM

NAME: NAVA ADE SUBDIVISION, PHASE 2A | DRG./EST. No.: 50037

DATE : SEPT 15, 2000
PROJECT : Y: \ 2000\50037-2
TITLE : NAVA ADA PHASE 2A

NAVA ADE SUBDIVISION
PHASE 2A

59032

SEE SHT 3 OF 4 FOR CONTINUATION

SEE SHT 2 OF 4 FOR CONTINUATION

PHASE 1B
PREVIOUSLY PLATTED
PLAT BOOK 409 PAGES 009-016
PLAT BOOK 434 PAGES 037-041

1B-164 | 1B-165 | 1B-166

TRACT T

2A-232 | 2A-233 4378 SQ FT | 2A-234 4275 SQ FT | 2A-235 5867 SQ FT | 2A-236 8433 SQ FT | 2A-202 5026 SQ FT | 2A-203 5975 SQ FT | 2A-208 | 2A-209 4857 SQ FT | 2A-210 4526 SQ FT | 2A-211 4499 SQ FT | 2A-212 5062 SQ FT | 2A-213 4173 SQ FT | 2A-214 3227 SQ FT | 2A-215 3333 SQ FT | 2A-216 6338 SQ FT | 2A-217 4700 SQ FT | 2A-218 6298 SQ FT | 2A-219 5465 SQ FT | 2A-220

EAGLE | SOARING | RAIN | LANE | ROAD

Δ 22°24'15" R=310.00 A=121.22 CHS29°00'54"E Lc=120.45

EXISTING CENTERLINE 20' WIDE WATERLINE EASEMENT

SIGHT TRIANGLES (TYP)

Δ 5°48'08" R=490.86 A=135.38 CHS25°43'22"E Lc=134.95

TRACT W

TRACT Q
3.879 AC ±

FND. 1/2" REBAR WITH CAP STAMPED 10277 ON LINE

50' R/W EASEMENT FOR IRRIGATION PURPOSES BK. 138 PG. 383

10' WATERLINE RIGHT OF WAY EASEMENT BOOK 229 PAGE 425

CENTERLINE 20' WATERLINE EASEMENT PLAT BOOK 409 PAGE 9-19

REMNANT FENCE ALONG THIS LINE

FROM NE CORNER OF TRACT J

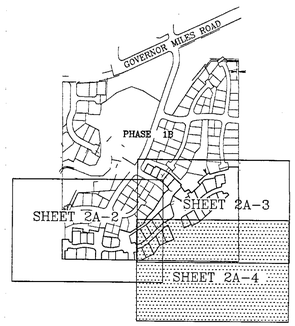
SOUTH BOUNDARY NAVA ADE SUBDIVISION

SECTION 8 | SECTION 17

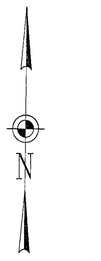
1/2" I.P.
1/4 CORNER S. 8, 17

N89°37'09"W 732.89' | 46.79' | 115.49' | 89.63' | 527.77'

S00°10'25"E 467.76' | 681.59'



KEY MAP PHASE 2A
N.T.S.



LEGEND

- DENOTES FOUND POINT, AS INDICATED
- DENOTES R.O.W. POINTS TO BE SET (1/2" REBAR W/CAP STAMPED 10277)
- DENOTES LOT CORNERS TO BE SET (1/2" REBAR W/CAP STAMPED 10277)
- DENOTES UTILITY POLE AND OVERHEAD LINES
- DENOTES FENCE
- DENOTES DRAINAGE EASEMENTS

CURVE DATA FOR RIGHT OF WAY CENTERLINE

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	115.00'	11°07'05"	22.32'	S84°33'18"E	22.28'
C2	115.00'	25°07'24"	50.43'	N88°26'47"E	50.02'
C3	200.00'	26°33'45"	92.72'	N89°10'01"E	91.88'
C4	1675.00'	2°05'19"	61.05'	S78°35'46"E	61.05'
C5	450.00'	21°29'10"	56.25'	S88°47'13"W	55.92'
C6	514.99'	5°41'10"	51.11'	S80°53'13"W	51.09'
C7	475.00'	28°15'59"	86.33'	N60°18'33"E	85.46'
C8	150.00'	14°17'35"	37.42'	N53°19'24"E	37.32'
C9	150.00'	11°53'20"	31.13'	N54°31'31"E	31.07'
C10	300.00'	29°22'50"	153.84'	N63°16'16"E	152.16'
C11	300.00'	22°16'37"	116.64'	S29°04'44"E	115.91'
C12	822.00'	2°50'03"	25.82'	S19°21'26"E	25.82'
C13	1675.00'	0°49'47"	24.26'	S80°03'19"E	24.26'
C14	800.00'	3°08'27"	43.86'	N02°23'53"E	43.85'
C15	800.00'	10°31'43"	147.01'	N09°13'59"E	146.80'

CURVE DATA FOR LOT LINES

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C17	130.00'	19°15'31"	43.70'	S88°37'20"E	43.49'
C18	130.00'	5°51'50"	13.30'	N78°49'04"E	13.30'
C19	185.00'	17°35'06"	56.78'	N84°40'41"E	56.55'
C20	185.00'	8°58'39"	28.99'	S82°02'26"E	28.96'
C21	1690.00'	0°44'11"	21.72'	S77°55'12"E	21.72'
C22	23.00'	80°00'54"	32.12'	S38°15'50"E	29.57'
C23	100.00'	25°07'28"	43.85'	S88°26'48"W	43.50'
C24	215.00'	9°19'14"	34.97'	S80°32'45"W	34.94'
C25	215.00'	12°41'49"	47.65'	N88°26'43"W	47.55'
C26	215.00'	4°32'42"	17.05'	N79°49'28"W	17.05'
C27	1660.00'	0°23'30"	11.35'	N77°44'52"W	11.35'
C28	23.00'	95°06'28"	38.18'	N52°05'56"E	33.94'
C29	185.00'	3°13'36"	9.29'	S82°05'00"E	9.29'
C30	165.00'	18°15'34"	52.58'	N87°10'24"E	52.36'
C31	10.00'	90°00'00"	15.71'	S51°16'12"E	14.14'
C32	529.99'	3°56'29"	36.45'	S80°00'52"W	36.45'
C33	135.00'	14°01'23"	33.04'	S85°03'19"W	32.96'
C34	135.00'	7°27'47"	17.58'	N84°12'06"W	17.57'
C35	23.00'	85°58'16"	34.91'	N36°59'05"W	31.66'
C36	10.00'	90°00'00"	15.71'	N29°26'29"E	14.14'
C37	190.00'	7°57'59"	26.42'	N70°27'29"E	26.40'
C38	190.00'	19°27'09"	64.51'	N56°44'56"E	64.20'
C39	135.00'	14°17'35"	33.68'	N53°19'24"E	33.59'
C40	165.00'	12°58'14"	37.35'	S52°39'43"W	37.27'
C41	160.00'	28°15'52"	78.93'	S60°18'33"W	78.13'
C42	10.00'	90°00'00"	15.71'	N50°33'31"W	14.14'
C43	23.00'	78°16'57"	31.42'	N21°19'43"E	29.04'
C44	165.00'	4°39'31"	13.42'	N58°08'26"E	13.41'
C45	165.00'	7°13'49"	20.82'	N52°11'46"E	20.81'
C46	285.00'	5°58'26"	29.72'	N51°34'04"E	29.70'
C47	285.00'	7°20'48"	36.54'	N74°17'19"E	36.52'
C48	10.00'	90°00'00"	15.71'	S57°02'18"E	14.14'
C49	10.00'	90°00'00"	15.71'	S32°57'42"W	14.14'
C50	315.00'	5°35'11"	30.71'	S75°10'05"W	30.70'
C51	315.00'	4°43'32"	25.98'	S80°56'37"W	25.97'
C52	322.00'	9°06'14"	51.16'	N59°58'15"W	51.11'
C53	322.00'	10°22'44"	58.33'	N50°13'45"W	58.25'
C54	322.00'	9°47'45"	55.05'	N40°08'31"W	54.99'
C55	322.00'	10°29'55"	59.00'	N29°59'41"W	58.92'
C56	278.00'	2°34'55"	12.53'	S19°13'53"E	12.53'
C57	23.00'	103°13'55"	41.45'	S69°25'14"E	36.06'
C58	544.00'	2°17'30"	21.76'	S19°05'10"E	21.76'
C59	23.00'	78°17'00"	31.43'	S21°19'50"W	29.04'
C60	529.99'	5°41'10"	52.60'	N80°53'13"E	52.58'
C61	10.00'	90°00'00"	15.71'	N3B°43'48"E	14.14'
C62	10.01'	87°13'14"	15.23'	N43°41'25"W	13.80'
C63	23.00'	101°43'03"	40.83'	S68°40'17"E	35.66'
C64	322.00'	22°16'37"	125.20'	S29°04'44"E	124.41'
C65	278.00'	22°16'37"	108.09'	S29°04'44"E	107.41'
C66	821.98'	0°55'04"	13.17'	S01°16'23"W	13.17'
C67	10.00'	90°00'00"	15.71'	S45°12'00"E	14.14'
C68	822.00'	7°11'22"	103.14'	S10°32'26"W	103.08'
C69	322.00'	4°21'44"	24.52'	N20°07'17"W	24.51'
C70	285.00'	10°01'34"	49.87'	N85°35'07"E	49.81'
C71	315.00'	13°33'23"	74.53'	S65°35'49"W	74.35'
C72	778.00'	3°47'43"	51.53'	N08°24'46"E	51.52'
C73	10.00'	87°17'08"	15.23'	N43°27'29"E	13.80'
C74	100.00'	11°07'05"	19.40'	N84°33'17"W	19.37'
C75	130.00'	11°07'05"	25.23'	S84°33'19"E	25.19'
C76	499.99'	5°41'10"	49.62'	N80°53'13"E	49.60'
C77	135.00'	11°53'20"	28.01'	S54°31'31"W	27.96'
C78	23.00'	58°17'36"	23.40'	S72°54'35"W	22.40'
C79	500.00'	1°52'11"	16.32'	S18°52'30"E	16.31'

RICHARD A. McDERMOTT
NEW MEXICO
10277
REGISTERED PROFESSIONAL SURVEYOR
SEPT. 15, 2000

PLAT SHEET 4 OF 4

INDEXING INFORMATION FOR COUNTY CLERK

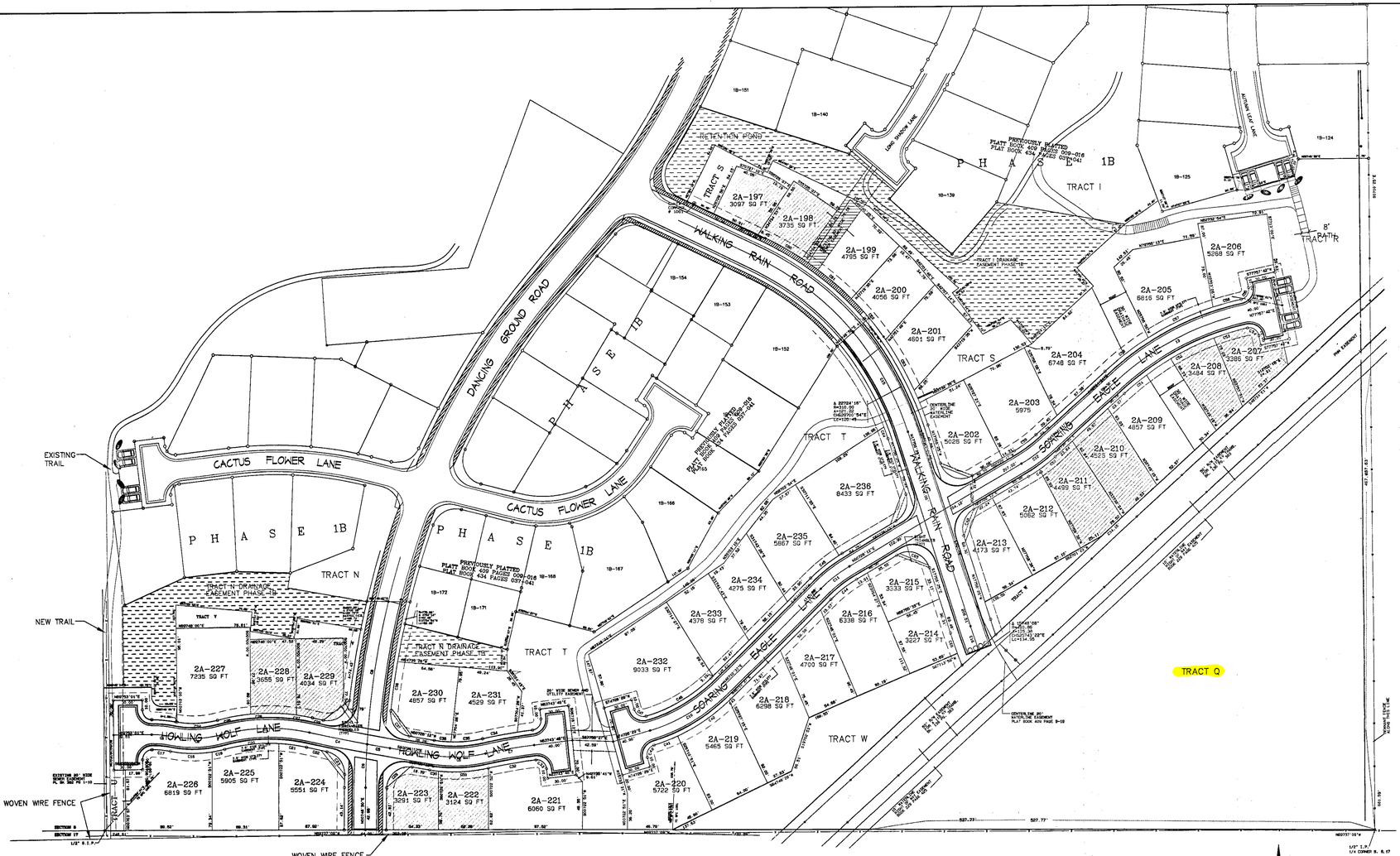
OWNER	SECTION	TWNSHP.	RANGE	SUBDIVISION
NAVA ADE LIMITED CO.	8	16 NORTH	9 EAST	NAVA ADE SUB. PHASE 2A

Red Mountain Engineers, Inc.
ENGINEERS·SURVEYORS
1216 Parkway Drive
Santa Fe, NM 87505-7233
Phone: (505) 473-7373

SHEET No. 2-4

DRAWN BY: M. ESQUIBEL | SCALE: 1" = 30' | CHECKED BY: RAM

DATE : SEPT 15, 2000
PROJECT : Y: \ 2000\50037-2
TITLE : NAVA ADE PHASE 2A



SITE DATA

ZONING DESIGNATION:	R-5/PRC
TOTAL AREA IN PHASE 2A:	12.096 ACRES
LOT AREA:	4.593 ACRES
NUMBER OF LOTS	40
MINIMUM LOT SIZE:	3097 SQ.FT.
MAXIMUM LOT SIZE:	9033 SQ.FT.
AVERAGE LOT SIZE:	4914 SQ.FT.
OPEN SPACE INCL. PARK:	2.013 ACRES
RESERVED SCHOOL SITE (TRACT "Q")	3.879 ACRES

SINGLE FAMILY DETACHED / ROWHOUSE LOTS — 2A-XXX

NON MOTORIZED TRAIL

PHASE 2A BOUNDARY

PERIMETER FENCING

TRAIL

NOTES

DEVELOPER TO INSTALL "NO PARKING" SIGNS AT THE ENTRANCE TO ALL 30' ROW STREETS

DEVELOPMENT OF RESIDENTAL LOTS IS LIMITED TO ONE DWELLING UNIT PER LOT AND PERMITTED ACCESSORY STRUCTURES

DRIVEWAY WIDTH SHALL NOT EXCEED 20 FEET

LOTS MAY NOT BE FURTHER SUBDIVIDED

FOR METES & BOUNDS AND SURVEY LOCATION OF PHASE BOUNDARY, DRAINAGE & UTILITY EASEMENTS, REFER TO SURVEY PLAT

ALL DEVELOPMENT SHALL COMPLY WITH APPLICABLE CURRENT CITY OF SANTA FE CODES.

CITY OF SANTA FE SHALL MAINTAIN OPEN SPACE AND TRAILS, ONCE ACCEPTED

A 7.5 ft. UTILITY EASEMENT IS PROVIDED ALONG ALL LOT FRONTAGES

EASEMENTS SHOWN ON DEVELOPMENT PLAN ARE FOR INFORMATION ONLY. PLAT SHOWS ACTUAL DEDICATIONS.

NO STRUCTURE, FENCE, WALL, HEDGE OR PLANTING THAT WILL OBSTRUCT VISION BETWEEN A HEIGHT OF THREE FEET AND EIGHT FEET SHALL BE ERECTED, PLACED OR MAINTAINED IN SIGHT TRIANGLES.

REFER TO SHEET 1-2 FOR LOT TYPICALS AND DESIGN STANDARDS FOR SINGLE FAMILY DETACHED LOTS.

REFER TO SHEET 1-3 FOR LOT TYPICALS AND DESIGN STANDARDS FOR SINGLE FAMILY ATTACHED LOTS.

NEIGHBORHOOD PARK AND UNDISTURBED OPEN SPACE TO BE DEDICATED TO THE CITY OF SANTA FE. DEDICATION OF OPEN SPACE SHALL OCCUR UPON RECORDATION OF FINAL PLAT AND THE PARK WILL BE CONVEYED TO THE CITY VIA WARRANTY DEED.

TRAILS: EXACT LOCATION OF TRAILS IN OPEN SPACE TO BE DETERMINED ON SITE BY OWNER, ARCHITECT AND THE OPEN SPACE PLANNER FOR THE CITY OF SANTA FE. LOCATIONS SHOWN ON THIS DRAWING ARE SCHEMATIC.

DRAINAGE NOTES

PER WALKER ENGINEERING REPORT OF JUNE 1995 MAXIMUM LOT COVERAGE OF 40% AND REQUIRED DRIVEWAY WILL BE CONTROLLED BY THE REGIONAL PONDS. ANY ADDITIONAL LOT COVERAGE SHALL BE CONTROLLED BY ON LOT PONDING.

RECORDING INFORMATION

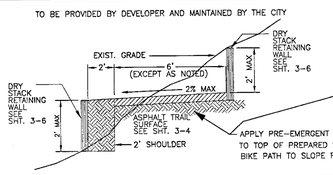
ANNEXATION AGREEMENT RECORDED BOOK 1288 PAGES 61 TO 88
ANNEXATION PLAT RECORDED BOOK 339 PAGES 46 TO 47
REZONING ORDINANCE 1995-32, DATED SEPTEMBER 27,1995
PRC MASTER PLAN ON FILE AT CITY PLAT ROOM

APPROVED

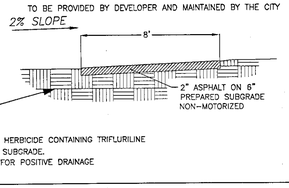
APPROVED BY THE SANTA FE PLANNING COMMISION AT THEIR MEETING OF ~~March 23, 2000~~ April 27, 2000 AT SANTA FE, NEW MEXICO, U.S.A.

PLANNING COMMISION CHAIRMAN	DATE: 10/24/00
PLANNING COMMISION SECRETARY	DATE: 10-3-2000
CITY SUBDIVISION REVIEW ENGINEER	DATE: 10/31/00
CITY PLANNER	DATE: 10/31/00

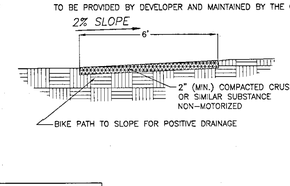
TRAIL DETAIL FOR STEEP SLOPES 6' TRAIL ON 8' BENCH N.T.S.



DETAIL OF MAIN ASPHALT TRAIL N.T.S.

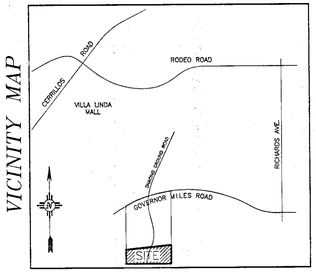


DETAIL OF AUXILIARY TRAIL N.T.S.



NOTE:
LONGITUDINAL SLOPES NOT TO EXCEED 5% UNLESS LANDINGS PROVIDED TO MEET ADA STANDARDS

VICINITY MAP



459033

No.	REVISION	BY	APP.	DATE
1	LOT LAY OUT	AJS		09.08.00
2	TRAILS	AJS		09.10.00
3				

FILE:
PROJECT: 09.25.2000
PROFILE SCALE: Hz. . / Vt. .
DRAWN:
PLAN SCALE: 1" = 60'

PROJECT: NAVA ADE PHASE 2A

SHEET TITLE: DEVELOPMENT PLAN W/ HAMMERHEAD

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGM'T. DIV.	N/A	
WATER SERVICES	N/A	
SUBDIVISION ENG.	[illegible]	10/31/00
STREETS	C.E.D.	10/31/00
TRAFFIC	[illegible]	10/31/00

CITY USE ONLY

SHEET NO. 1-1

C:\Data\Drawings\NAVA ADE\Engineering\DEV-PLAN-2A\DevPl 2.dwg Mon Sep 25 10:57:54 2000 BLACK ROCK DESIGN 820.1818 (AJS)

459034

DESIGN STANDARDS
NAVA ADE SUBDIVISION

Background

Nava Ade Subdivision is a Planned Residential Community located directly south of the Villa Linda Mall on a ñ145 acre parcel. As a planned residential community, the project has been comprehensively planned for single-family residential, clustered residential development, multifamily, parklands and neighborhood commercial development.

Specific design guidelines for each land use shown on the Master Plan for the Subdivision are included and must be adhered to by individual builders and developers.

City Review

Development of land within the Nava Ade Planned Residential Community shall be governed by the provisions of the Land Development Regulations (Chapter 14 Santa Fe City Code 1987), except as specifically provided by these design standards adopted as part of Ordinance No. 1995-32 (Rodeo Land PRC Rezoning), and subsequently amended by Planning Commission on September 12, 1996 and by the attached development plans.

The City of Santa Fe will enforce the regulations noted above, but will not enforce architectural style of design requirements included in private covenants for the project.

ACC Review

Any development within Nava Ade requires approval of the Nava Ade Architectural Control Committee (ACC) prior to commencing construction. Enforcement of the Nava Ade Convenants, Conditions, and Restrictions and Rules and Regulations shall be by the Nava Ade ACC and Homeowner's Association and not by the City of Santa Fe.

SINGLE FAMILY DETACHED DESIGN STANDARDS
NAVA ADE SUBDIVISION

SINGLE FAMILY DETACHED LOTS

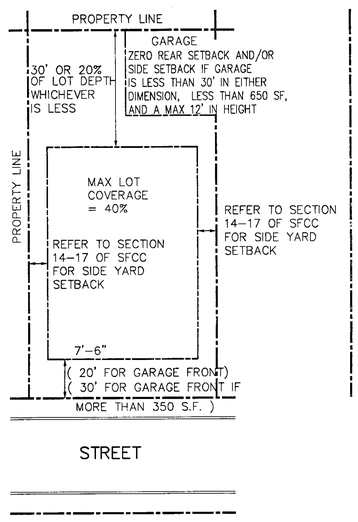
For single family detached lots, the provisions of Section 14-17 of the SFCC for R-5 Zoning shall apply except as follows:

CATEGORY	AS REVISED FOR THIS PROJECT
1. Permitted Uses	No Change
2. Accessory Uses	Accessory dwelling units (employee quarters and guest houses) prohibited on lots smaller than 4,000 s.f.
3. Special Exceptions	No Mobile Homes Allowed* (see note below)
4. Prohibited Uses	No Change
5. Max. Lot Coverage	No Change
6. Max Height	No Change
7. Parking	No Change
8. Density	See Final Development Plan
9. Min. Lot Size	No Change
10. Visibility at Driveways	No Change
11. Distance Between Bldgs.	No Change
12. Setbacks Front Side-First Story Side Addl. Stories Rear	No Change (except as provided for garages in #14 below).
13. Open Space (Multi-Fam.)	None (complying open space exists)
14. Garages	See Lot Typical on Development Plan. Garages shall be offset 10 feet from the front of an adjacent lot's garage if the garages touch each other, unless at least one of the garages is located at the rear property line.
15. Driveway Width	18' max. width at garage doors and for a maximum distance of 30 feet from garage doors, after which driveway shall taper down to 12' max. width. Taper shall occur within distance of 30'.

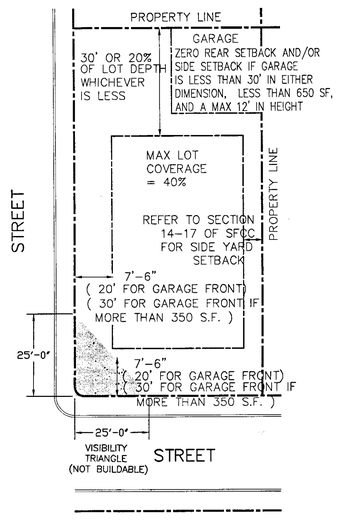
NOTE: To minimize lot consumption with driveways, lot owners are encouraged to share a common drive with adjacent lot owner leading to rear garage. This may be accomplished by an access easement

NOTE: Premanufactured homes sitting fully and permanently on foundations are not considered mobile homes.

LOT TYPICALS



TYPICAL INTERIOR LOT
SINGLE FAMILY NTS



TYPICAL CORNER LOT
SINGLE FAMILY NTS

APPROVED

APPROVED BY THE SANTA FE PLANNING COMMISION
AT THEIR MEETING OF April 27, 2000
AT SANTA FE, NEW MEXICO

PLANNING COMMISION CHAIRMAN — DATE: 10/27/00

PLANNING COMMISION SECRETARY — DATE: 10/25/00

CITY SUBDIVISION REVIEW ENGINEER: P.E. — DATE: 10/31/00

CITY PLANNER — DATE: 10/31/2000

No.	REVISION	BY	APP.	DATE

PROJECT:
DATE: 09.25.2000
PROFILE SCALE: Hz. / Vt.
DRAWN:
PLAN SCALE:

PROJECT: NAVA ADE PHASE 2A

SHEET TITLE: SINGLE FAMILY DETACHED DESIGN STANDARDS

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MG'NT. DIV.	N/A	
WATER SERVICES	N/A	
SUBDIVISION ENG.	CGS	10/25/00
STREETS	JAB for	10/31/00
TRAFFIC	MA for	10/31/00

CITY USE ONLY

SHEET NO.
1-2

Data\Drawings\NAVA ADE\Engineering\DEV-PLAN-2A\101-dsg.dwg Mon Sep 25 11:50:55 2000 BLACK ROCK DESIGN 820.1818 (ALS)

ROWHOUSE (SINGLE FAMILY DETACHED) DEVELOPMENT PLAN

DESIGN STANDARDS
NAVA ADE SUBDIVISION

ROWHOUSE (SINGLE FAMILY DETACHED)

For single family rowhouse units, the provisions of Section 14-17 SFCC for R-5 zoning shall apply except as follows:

CATEGORY	AS REVISED FOR THIS PROJECT
1. Permitted Uses	No Change
2. Accessory Uses	Accessory dwelling units (employee quarters and guest houses) prohibited on lots smaller than 4,000 s.f.
3. Special Exceptions	No Mobile Homes Allowed*
4. Prohibited Uses	No Change
5. Max. Lot Coverage	50% for lots smaller than 5,000 s.f., 40% for lots larger than 5,000 s.f.
6. Max. Height Structures Permitted Uses	Maximum height of buildings shall be 24 feet. Any portion of a structure that exceeds a height of 12 feet, shall be set back at least 12 feet from street frontages. Except as provided above for attached units, any portion of a structure that exceeds a height of 12 feet, shall be set back at least 10 feet from side property lines.
7. Parking	No Change
8. Min. Lot Width	Min. Lot Width 30'
9. Min. Lot Size	2,000 s.f. (complying open space exists)
10. Visibility at Driveways	No Change
11. Distance Between Bldg..	No Change

CATEGORY	AS REVISED FOR THIS PROJECT
12. Setbacks Side-First Story Front Side Addl. Stories Rear	Setbacks are as shown on these lot typicals, with the following additional requirements: No more than three townhouses may be attached together. Where Three units are attached, unattached (end) sides must provide a ten foot side setback. Second stories may have zero setback on sides where units are attached. Unit fronts must offset a minimum of five feet from adjacent facades where units are connected.
13. Open Space (Multi-Fam.)	None (complying open space exists)
14. Garage Doors	Total width no more than 1/3 of width of lot at front
15. Density	See Final Development Plan

* Premanufactured homes sitting fully and permanently on foundations are not considered mobile homes.

OPEN SPACE:

Minimum private open space per lot is 250 s.f. per unit with a minimum dimension of 10 feet in any direction.

BUILDING FOOTPRINTS:

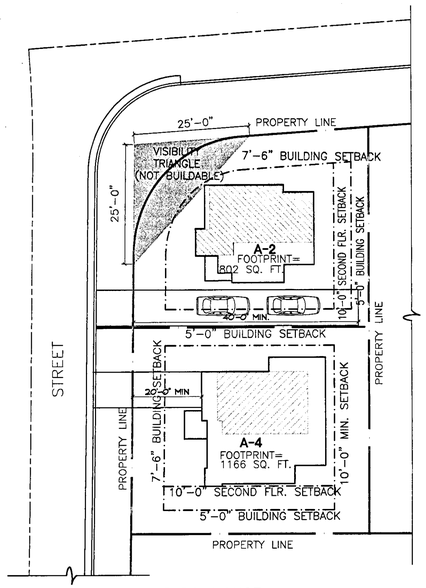
Modifications to the footprints depicted hereon shall be approved by City Staff so long as they meet the design standards and the Santa Fe City Code.

PARKING:

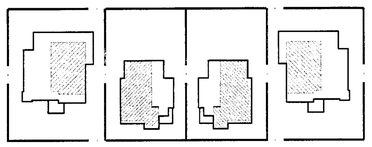
On-street parking requirement is 2 spaces per unit. Garages may be counted towards this requirement so long as garages are used for parking and not converted to storage, living space or other uses, nor blocked from being used as parking by structural modifications.

NOTE: The parking requirement of 2 spaces per unit does not provide for parking for any home occupation uses.

TYPICAL LOTS

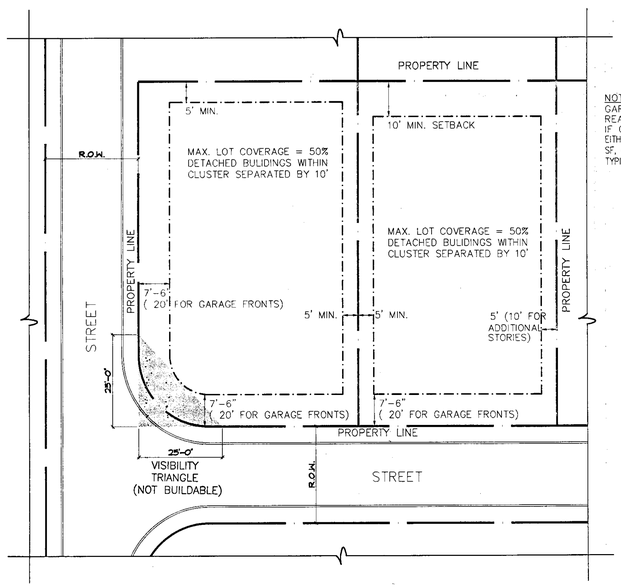


EXAMPLE ROWHOUSE
SINGLE FAMILY LOTS NTS



TYPICAL ROWHOUSE LOTS
2 LOTS MINIMUM: 4 LOTS MAXIMUM NTS

TYPICAL LOTS



NOTE:
GARAGE & ACCESSORY STRUCTURE ZERO REAR SETBACK AND/OR SIDE SETBACK IF GARAGE IS LESS THAN 30' IN EITHER DIMENSION, LESS THAN 650 SF, AND A MAX 12' IN HEIGHT TYPICAL OF ALL LOTS

TYPICAL ROWHOUSE
SINGLE FAMILY LOTS NTS

APPROVED

APPROVED BY THE SANTA FE PLANNING COMMISION AT THEIR MEETING OF April 27, 2000 AT SANTA FE, NEW MEXICO

PLANNING COMMISION CHAIRMAN	DATE: 10/27/00
PLANNING COMMISION SECRETARY	DATE: 10/25/00
CITY SUBDIVISION REVIEW ENGINEER:	DATE: 10/31/00
CITY PLANNER	DATE: 10/31/00

No.	REVISION	BY	APP.	DATE

PROJECT: 09.25.2000
DATE:
FILE:
DRAWN:
PLAN SCALE: NTS
PROFILE SCALE: Hz. , /Vt. ,

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGMT. DIV.	N/A	
WATER SERVICES	N/A	
SUBDIVISION ENG.	CBB	10/31/00
STREETS	CED	10/31/00
TRAFFIC	10/31/00	

CITY USE ONLY

PROJECT: NAVA ADE PHASE 2A

SHEET TITLE: ROWHOUSE DESIGN STANDARDS

SHEET NO. 1-3

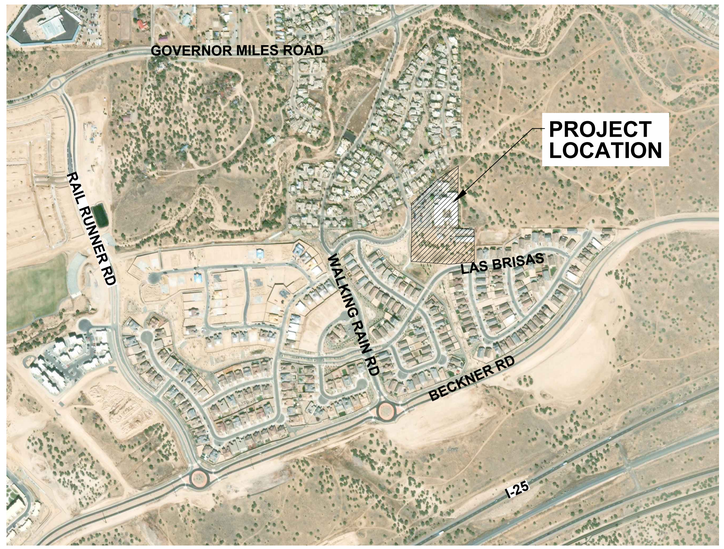
459035

C:\Data\Drawings\NAVA ADE\Engineering\DEV-PLAN-2A\101-dsgt.dwg Mon Sep 25 11:51:54 2000 BLACK ROCK (DESIGN 820.181B [ALS]

DEVELOPMENT PLAN AMENDMENT

MONTE DEL SOL CHARTER SCHOOL

4157 AND 4161 WALKING RAIN ROAD
SANTA FE, NEW MEXICO
SECTION 17,TOWNSHIP 16 NORTH, RANGE 9 EAST
MARCH 17, 2025



N

VICINITY MAP

N.T.S.

SHEET LIST

SHEET #	SHEET NAME		SHEET #	SHEET NAME
C-001	COVER SHEET		LA001	OVERALL LANDSCAPE SITE PLAN
C-002	TRACT Q-1 PLAT/LEGAL LOT OF RECORD		LA003	SIGNIFIGANT TREE SURVEY
C-003	TRACT 16 PLAT/LEGAL LOT OF RECORD (sheet 1)		LA004	TREE PROTECTION PLAN
C-004	TRACT 16 PLAT/LEGAL LOT OF RECORD (sheet 2)		LA100	LANDSCAPE MATERIALS SITE PLAN
C-005	TRACT 16 PLAT/LEGAL LOT OF RECORD (sheet 3)		LA110	OVERALL WALL, FENCING, & GATE PLAN
C-006	BOUNDARY SURVEY (sheet 1)		LA111	WALL, FENCING, & GATE PLAN AREA 'A'
C-007	BOUNDARY SURVEY (sheet 2)		LA112	WALL, FENCING, AND GATE PLAN AREA 'B'
			LA113	WALL, FENCING, AND GATE PLAN 'C'
DP-001	MONTE DEL SOL DEVELOPMENT PLAN		LA440	SITE DETAILS
DP-002	DEVELOPMENT PLAN AMENDMENT		LA500	OVERALL PLANTING PLAN
DP-003	DEVELOPMENT PLAN AMENDMENT - PHASING PLAN		LA501	PLANTING PLAN- AREA 'A'
			LA502	PLANTING PLAN- AREA 'B'
AS1	SITE DEMOLITION PLAN		LA503	PLANTING PLAN- AREA 'C'
AS2	SITE PLAN		LA700	OVERALL IRRIGATION PLAN
			LA701	IRRIGATION PLAN AREA 'A'
C-101	EROSION & SEDIMENT CONTROL PLAN		LA702	IRRIGATION PLAN AREA 'B'
C-102	SLOPE ANALYSIS		LA703	IRRIGATION PLAN AREA 'C'
C-103	TERRAIN MANAGEMENT PLAN - EXISITNG CONDITIONS		LA800	LA800 OVERALL PHOTOMETRIC PLAN
C-104	TERRAIN MANAGEMENT PLAN - PROPOSED CONDITIONS		LA801	LA801 SITE LIGHTING CUTSHEETS
C-105	TERRAIN MANAGEMENT PLAN - PROPOSED ENLARGED 1			
C-106	TERRAIN MANAGEMENT PLAN - PROPOSED ENLARGED 2		A1	OVERALL CAMPUS BUILDING ELEVATIONS
C-107	TERRAIN MANAGEMENT PLAN - PROPOSED ENLARGED 3		A2	ENLARGED SOUTH CAMPUS BUILDING - FLOOR PLAN
C-201	SITE UTILITY PLAN		A3	ENLARGED SOUTH CAMPUS BUILDING - ELEVATIONS
C-202	SITE FIRE AND EMERGENCY ACCESS PLANS		A4	EXISTING CENTRAL CAMPUS BUILDING - FLOOR PLAN
C-301	CIVIL DETAILS		A5	EXISTING CENTRAL CAMPUS BUILDING - ELEVATIONS
			A6	EXISTING ANNEX BUILDING - PLAN AND ELEVATIONS
			A7	EXISTING PORTABLE BUILDING - PLANS AND ELEVATIONS
			A8	SIGNAGE DETAIL

DEVELOPER

Charter Schools Development Corporation

CHARTER SCHOOLS
DEVELOPMENT CORPORATION
7880 MILESTONE PARKWAY SUITE 425
HANOVER, MD 21076

PLANNERS

JENKINSGAVIN
LAND USE & PROJECT MANAGEMENT

JENKINS GAVIN
130 GRANT AVE, SUITE 101
SANTA FE, NM 87501
505-820-7444

ENGINEERS

Bohannan Huston
www.bhinc.com 800.877.5332

BOHANNAN HUSTON,INC.
7500 JEFFERSON ST. NE
ALBUQUERQUE, NM 87109
505-823-1000

ARCHITECTS

FFKR ARCHITECTS

FFKR ARCHITECTS
730 W PACIFIC AVE,
SALT LAKE CITY, UT 84104
801-521-6186

CONSTRUCTION

WALTZ

WALTZ CONSTRUCTION
449 S 48TH ST
TEMPE, AZ 85281
480-759-9622

CITY OF SANTA FE APPROVALS

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF _____, 20___, AS CASE NO. _____.

_____
PLANNING COMMISSION CHAIRPERSON DATE

_____
PLANNING COMMISSION SECRETARY DATE

REVIEWED BY THE CITY OF SANTA FE LAND USE DEPARTMENT:

_____
CITY PLANNER DATE

_____
CITY ENGINEER FOR LAND USE DATE

AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS DEVELOPMENT PLAN AMENDMENT TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

_____
[OWNER]

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY _____ THIS ____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

STORM WATER AGREEMENT

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES; THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

_____
[OWNER]

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY _____ THIS ____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

COUNTY OF SANTA FE
SS
STATE OF NEW MEXICO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED ON THIS _____ DAY OF _____, 20___, AT ____ O'CLOCK __M, AND WAS DULY RECORDED IN BOOK _____ PAGE _____ OF THE RECORDS OF SANTA FE COUNTY.

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

_____

KELLY M. KLEIN
NEW MEXICO
24834
05-19-2025
LICENSED PROFESSIONAL ENGINEER

MONTE DEL SOL CHARTER SCHOOL DEVELOPMENT PLAN AMENDMENT

BHI PROJECT NO.	DWG NO.
20250209	C-001

Mon, 19-May-2025 - 6:19:pm. Plotted by: RVILLALOBOS
P:\20250209\COR\Plans\General\Development Plan Sheets\20250209_Cover Sheet.dwg

492034

RIGHT OF WAY EXTENSION WALKING RAIN ROAD AND LOT SPLIT TRACT Q

CERTAIN TRACTS OF LAND DESIGNATED AS TRACT Q-1 AND Q-2 WITHIN SECTION 5, T16N, R9E, N.M.P.M. TRACT Q AS SHOWN ON THE PLAT OF NAVA ADE SUBDIVISION PHASE 2A AS RECORDED IN PLAT BOOK 459 PAGES 29-35 AND A PORTION OF THE RIGHT OF WAY OF WALKING RAIN ROAD AS DEDICATED IN PLAT BOOK 459 PAGES 29-35 AND AS EXTENDED BY THIS PLAT, SANTA FE COUNTY, NEW MEXICO

THE AREA OF TRACT Q-1 CONTAINS 3.286 ACRES ± MORE OR LESS

THE AREA OF TRACT Q-2 CONTAINS 0.406 ACRES ± MORE OR LESS

NOTES

1) BASIS OF BEARING TAKEN FROM A PLAT ENTITLED " NAVA ADE SUBDIVISON PHASE 2A", BY RICHARD A. MORRIS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE ON NOV. 8, 2000, IN PLAT BOOK 459, PAGE 029-035.

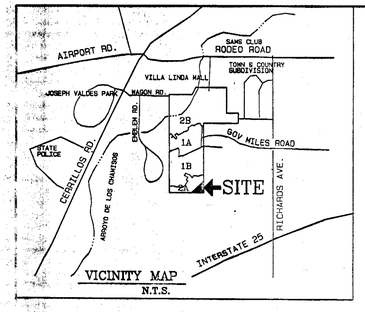
2) THESE LANDS LIE WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FEMA, FIRM MAP COMMUNITY PANEL NUMBER 350069 0229 B DATED NOVEMBER 4, 1988.

3) A 7.5 FOOT WIDE UTILITY EASEMENT IS GRANTED ADJACENT TO RIGHT OF WAY.

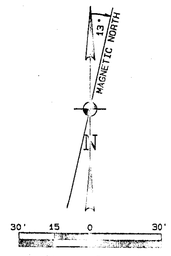
4) EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES.

LEGEND

- ● DENOTES FOUND POINT (1/2" REBAR W/CAP STAMPED 10277) UNLESS OTHERWISE NOTED
- ○ DENOTES POINTS TO BE SET (1/2" REBAR W/ALUM CAP STAMPED 10277
- ° DENOTES CALCULATED POINT
- —o—u— DENOTES UTILITY POLE, OVERHEAD LINES AND ANCHOR GUY
- —x— DENOTES FENCE
- DENOTES EXISTING 20' WIDE WATERLINE EASEMENT (SHADED)



VICINITY MAP
N.T.S.



SCALE : 1" = 30'

CITY OF SANTA FE

APPROVED BY THE PLANNING COMMISSION AT IT'S MEETING OF October 9, 2001.

Duncan Millican 1/14/02 — E. Domínguez 1/15/02
CHAIRMAN — SECRETARY

REVIEWED BY _____ CITY PLANNER — 1/23/02 DATE

REVIEWED BY _____ CITY SUBDIVISION ENGINEER — 1/10/02 DATE

REVIEWED BY _____ WASTEWATER MANAGEMENT DIVISION — 1-16-02 DATE

REVIEWED BY _____ SANGRE DE CRISTO, FOR CITY OF SANTA FE — 1/7/02 DATE

UTILITY SIGNATURES

Annette Martinez — QWEST COMMUNICATIONS — 1-4-02 DATE

Veronica Serrano — PUBLIC SERVICE CO. OF N.M. - ELECTRIC — 1-16-02 DATE

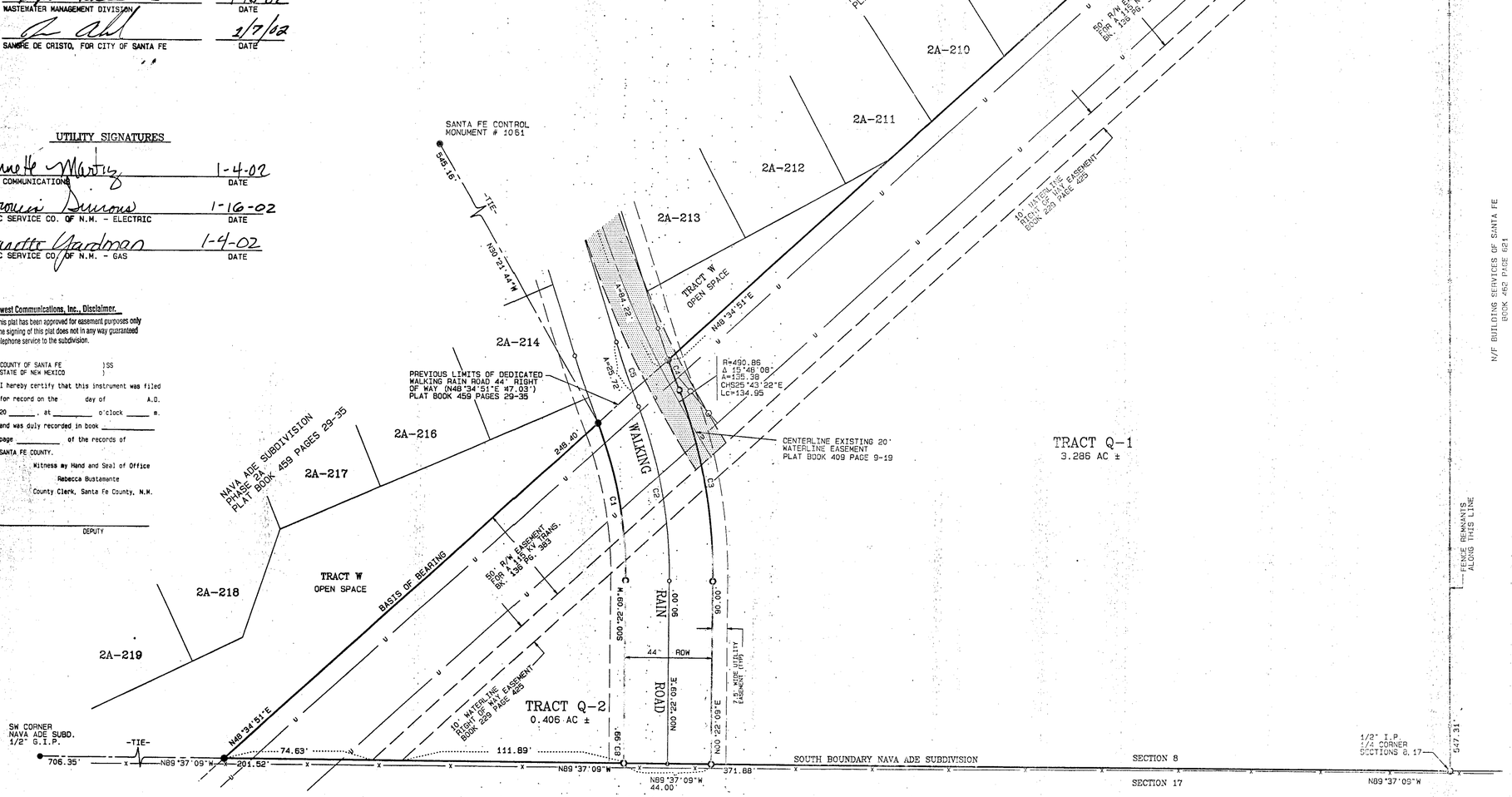
Jeanette Gardner — PUBLIC SERVICE CO. OF N.M. - GAS — 1-4-02 DATE

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision.

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the ____ day of _____ A.D. 20____, at _____ o'clock ____ m. and was duly recorded in book _____ page _____ of the records of SANTA FE COUNTY.
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.

_____ DEPUTY



LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	203.00'	22°00'13"	78.79'	S10°39'07"E	78.29'
C2	227.00'	22°00'13"	87.16'	S10°37'27"E	86.62'
C3	249.00'	22°00'13"	95.67'	N10°37'27"W	95.09'
C4	500.00'	1°43'26"	15.05'	N09°47'50"W	15.05'
C5	522.5'	3°41'39"	33.69'	N13°47'14"W	33.68'

DEDICATION & AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AFFIRMS THAT HE IS THE OWNER OF THESE LANDS AND HEREBY DEDICATES WALKING RAIN ROAD RIGHT OF WAY TO BE EXTENDED TO THE SOUTH BOUNDARY LINE OF NAVA ADE SUBDIVISION, CREATING LOTS Q-1 AND Q-2. THE 7.5' WIDE UTILITY EASEMENTS ARE HEREBY GRANTED TO UTILITY COMPANIES FOR ELECTRICAL, GAS, COMMUNICATION AND CABLE TELEVISION. THE ROADWAY SHOWN HEREON IS A PUBLIC RIGHT OF WAY AND UTILITY EASEMENT AND IS DEDICATED TO THE PUBLIC FOR USE FOREVER. ALL OF THE FOREGOING IS MORE PARTICULARLY SHOWN HEREON AND THIS DEDICATION AND AFFIDAVIT IS MADE WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AUTHORIZED REPRESENTATIVE.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

SOUTHWEST INSTITUTE FOR EDUCATION RESEARCH AND TEACHER DEVELOPMENT

BY _____

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF January 2002, BY Tony Gerrie

MY COMMISSION EXPIRES
June 26, 2005

_____ NOTARY PUBLIC

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED UNDER MY SUPERVISION FROM A SURVEY PERFORMED ON THE FIELD, FOR THE PURPOSE OF EXTENDING WALKING RAIN ROAD TO THE SOUTH BOUNDARY OF NAVA ADE SUBDIVISION PHASE 2A AND THUS CREATING TRACTS Q-1 AND Q-2 AS SHOWN HEREON, AS INSPECTED BY THE OWNERS OF THESE LANDS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS PLAT AND/OR SURVEY DOES EXCEED THE REQUIREMENTS OF THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO".

JAN. 4, 2002

RICHARD A. MORRIS
N.M.P.S. No. 10277

INDEXING INFORMATION FOR COUNTY CLERK				
OWNER	SECTION	TWNSHP.	RANGE	SUBDIVISION
SOUTHWEST INSTITUTE	5	16 NORTH	9 EAST	NAVA ADE SUBDIVISION PHASE 2A

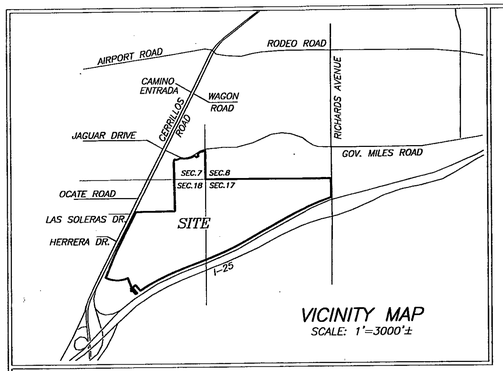
Red Mountain Engineers, Inc.
ENGINEERS · SURVEYORS
1315 Parkway Drive
Santa Fe, NM 87507-7256
Phone: (505) 471-7373

DRAWN BY: M. SERVENTE — SCALE: 1" = 30' — CHECKED BY: RAM

NAME: TRACT Q / NAVA ADE SUBDIVISION, PHASE 2A

C-002

DATE: JAN. 4, 2002
PROJECT: Y:\ 2001\ 1013-121



VICINITY MAP
SCALE: 1"=3000'±

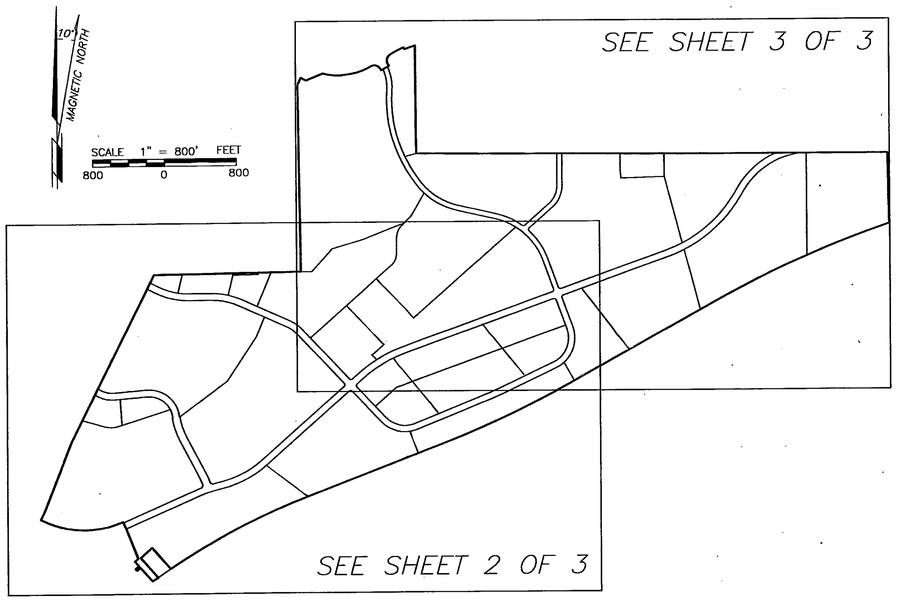
NOTES:
1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE
THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

LEGEND
BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS
ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009
NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES
NOTARY PUBLIC STATE OF NEW MEXICO

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C–1)
BY: DIANE FISHER, SECRETARY
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009
NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES
OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009
NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES
OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS
10-9-09 DATE
MICHAEL ANAYA, CHAIRMAN
10-9-09 DATE
ATTEST COUNTY CLERK

REVIEWED BY CITY OF SANTA FE:
02.10.10 DATE
CITY PLANNER
02/22/10 DATE
CITY ENGINEER

CITY OF SANTA FE APPROVAL
APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-11-09 DATE
AS ORDINANCE # 2009–6
2-22-10 DATE
MAYOR: DAVID COSS
2-24-10 DATE
ATTEST: CITY CLERK
APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:
12/18/2008 DATE AS CASE # SD–2008–15, M–2008–27, M–2008–28, ZA–2008–11
2-4-10 DATE
CHAIR
2/4/10 DATE
SECRETARY

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.
GARY E. DAWSON, NMPS #7014
GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.
Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.
Deputy
COUNTY CLERK SANTA FE COUNTY, NEW MEXICO

UTILITIES
9-23-09 DATE
QWEST COMMUNICATIONS, INC. (TELEPHONE)
9-23-09 DATE
COMCAST (CABLE TV)
10-8-09 DATE
CITY OF SANTA FE WASTEWATER
10-2-09 DATE
SANGRE DE CRISTO WATER DIVISION
Sr. ROW Agent 09/04/2009 DATE
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC)
9-23-2009 DATE
NEW MEXICO GAS COMPANY

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008–15

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- —— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- —— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F CLOVERDALE, LLC 1641/397–400
N/F RUTLEDGE 990/222
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
CERRILLOS ROAD – US 85 – N.M.P. I-025-5(3) (WIDTH VARIES)
LAS SOLERAS DRIVE 76' R/W
BECKNER ROAD 76' R/W
BECKNER ROAD 92' R/W
BECKNER ROAD 70' R/W
RAIL RUNNER ROAD 70' R/W
CROSSING AT CHAMISO 66' R/W
N.M.P. I-025-5(36)272 INTERSTATE 25 (WIDTH VARIES)
4251 BECKNE
714019

1 35.68 Ac.± 5407 BECKNER ROAD
2 2.60 Ac.± 5500 CROSSING AT CHAMISO
3 2.60 Ac.± 5508 CROSSING AT CHAMISO
4 34.81 Ac.± 5300 LAS SOLERAS DRIVE
5 1.20 Ac.± 5301 LAS SOLERAS DR.
6 3.00 Ac.± 5251 LAS SOLERAS DRIVE
7 2.63 Ac.± 5221 LAS SOLERAS DRIVE
8 39.03 Ac.± 4981 BECKNER ROAD
9 43.69 Ac.± 4780 RAIL RUNNER ROAD
10 8.08 Ac.± 5011 LAS SOLERAS DRIVE
11 28.32 Ac.± 4850 RAIL RUNNER ROAD
19 9.17 Ac.± 5001 RAIL RUNNER ROAD
20 10.70 Ac.± 5151 RAIL RUNNER ROAD
21 4.70 Ac.± 5190 RAIL RUNNER ROAD
22 10.21 Ac.± 5150 RAIL RUNNER ROAD
23 5.09 Ac.± 5002 RAIL RUNNER ROAD
24 5.97 Ac.± 4354 BECKNER ROAD
25 8.01 Ac.± 4552 BECKNER ROAD
26 3.78 Ac.± 4756 RAIL RUNNER ROAD
27 22.67 Ac.± 4980 BECKNER ROAD
28 21.77 Ac.± 5152 BECKNER ROAD
29 1.18 Ac.± 5400 BECKNER ROAD

1640.00' N00°47'54"W 2661.81' N00°48'09"W
979.03' N89°17'08"E 1880.73'
1098.24' N26°33'49"E 804.53'
852.07' N26°32'50"E 315.54'
N21°30'59"E 916.67'
S21°37'09"E 354.30'
1191.06' S68°58'01"W 712.99'
S77°19'58"E 426.56'
S48°27'26"W 546.79'
S43°25'33"E 631.27'
S22°27'33"W 243.71'
S33°30'43"W 583.33'
S53°32'30"W 662.87'
S85°30'44"W 368.21'
S73°41'34"E 262.83'
N52°24'49"W 380.36'
N66°27'26"E 449.25'
N43°25'33"W 766.96'
N48°27'26"E 181.09'
S38°49'24"E 343.87'
N70°04'36"E 1252.12'
S70°04'36"W 1407.39'
S19°55'24"E 346.30'
N37°29'40"W 866.35'
S64°35'21"W 1776.56'
S29°09'45"E 231.46'
608.86'
1520.86'
1226.38'
888.62'
484.77'
372.79' S72°59'55"W
340.09' S41°28'23"W
410.08'
333.78'
281.75' N89°17'08"E
169.85'
819.76'
273.42' N89°59'59"W
273.42' S89°59'59"W
N13°52'06"E 213.52'
N13°52'06"E 210.19'
N22°30'39"E
N65°34'37"W 12.18'
N47°26'49"W 21.63'
N68°36'16"E 404.15'
S48°27'25"W 346.34'
S70°04'36"W 743.56'
S38°49'24"E 536.42'
N70°04'36"E 1072.84'
N38°49'24"W 397.20'
S38°49'24"E 336.87'
N70°04'36"E 536.42'
N70°04'36"E 187.19'
S38°49'24"E 465.37'
N48°27'26"E 322.00'
N43°25'33"W 168.85'
S64°41'41"W 664.37'
S67°41'41"W 434.42'
S67°41'41"W 284.84'
S20°57'43"E 255.94'
N48°27'26"E 1233.52'
S38°49'24"E 343.87'
S38°49'24"E 343.87'
S38°49'24"E 343.87

GOVERNOR MILES ROAD

714020

SCALE 1" = 200 FEET
200 0 200

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

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"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

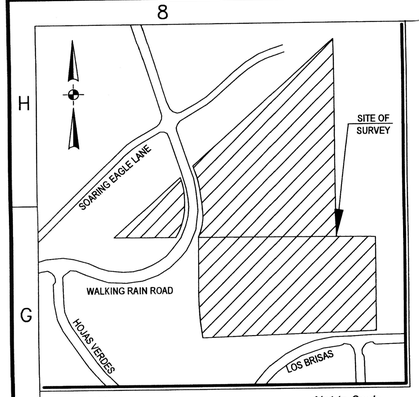
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

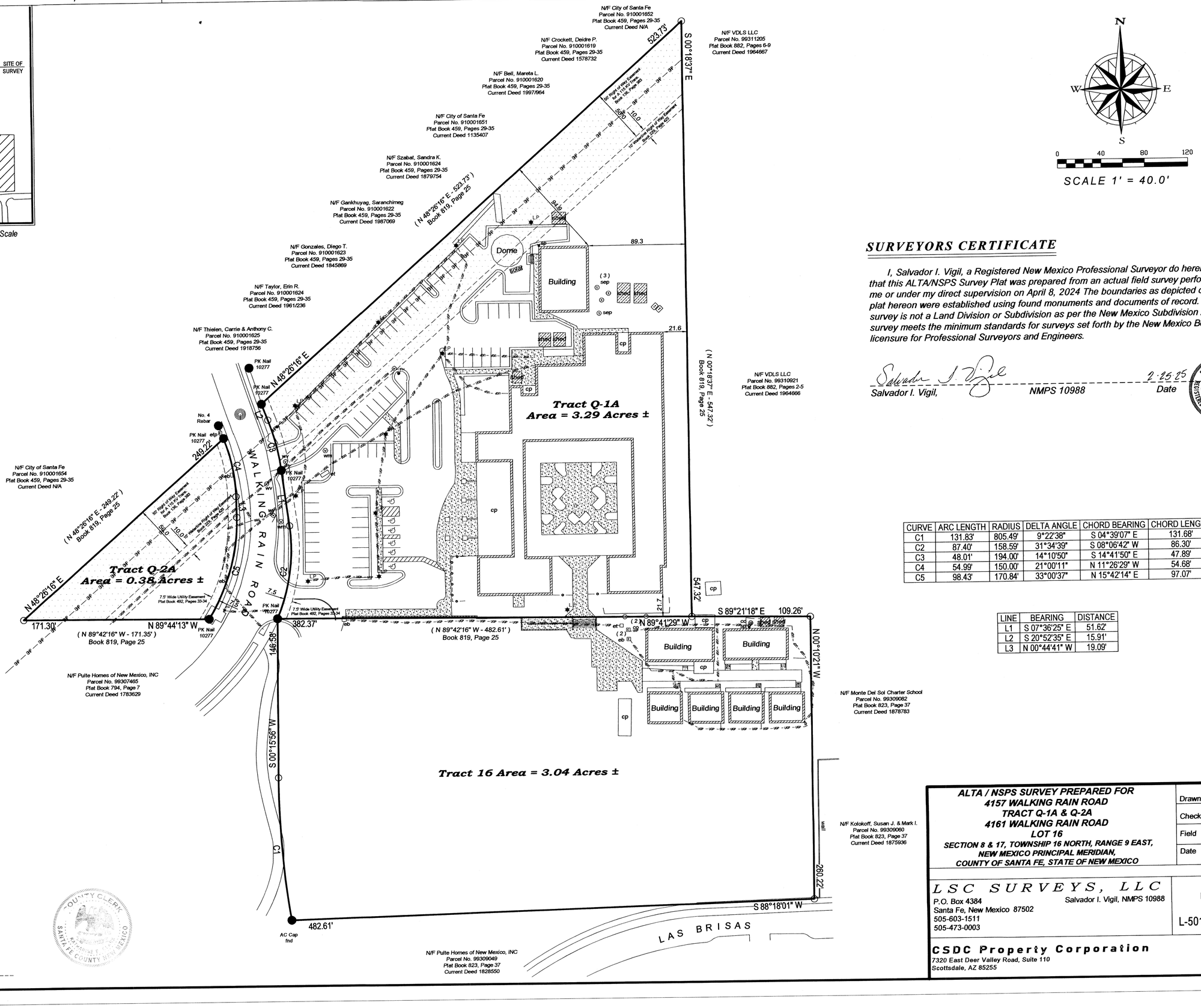
S-3

C-005

921 42



Vicinity Map Not to Scale



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	131.83'	805.49'	9°22'38"	S 04°39'07" E	131.68'
C2	87.40'	158.59'	31°34'39"	S 08°06'42" W	86.30'
C3	48.01'	194.00'	14°10'50"	S 14°41'50" E	47.89'
C4	54.99'	150.00'	21°00'11"	N 11°26'29" W	54.68'
C5	98.43'	170.84'	33°00'37"	N 15°42'14" E	97.07'

LINE	BEARING	DISTANCE
L1	S 07°36'25" E	51.62'
L2	S 20°52'35" E	15.91'
L3	N 00°44'41" W	19.09'

SCALE 1' = 40.0'

SURVEYORS CERTIFICATE

I, Salvador I. Vigil, a Registered New Mexico Professional Surveyor do hereby certify that this ALTA/NSPS Survey Plat was prepared from an actual field survey performed by me or under my direct supervision on April 8, 2024 The boundaries as depicted on the plat hereon were established using found monuments and documents of record. This survey is not a Land Division or Subdivision as per the New Mexico Subdivision Act. This survey meets the minimum standards for surveys set forth by the New Mexico Board of licensure for Professional Surveyors and Engineers.

Salvador I. Vigil — 2-25-25

Salvador I. Vigil, NMPS 10988 Date

SALVADOR I. VIGIL NEW MEXICO 10988 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF NEW MEXICO
COUNTY OF SANTA FE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 26 DAY OF Feb A.D., 2025 AT 8:30 O'CLOCK A M., RECORDED IN BOOK 921 PAGE 42-43 AS DOCUMENT No. 2053521 IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, STATE OF NEW MEXICO.

WITNESS MY HAND AND SEAL OF COUNTY OFFICE
SANTA FE COUNTY
KATHARINE E. CLARK

DEPUTY CLERK

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

ALTA / NSPS SURVEY PREPARED FOR
4157 WALKING RAIN ROAD
TRACT Q-1A & Q-2A
4161 WALKING RAIN ROAD
LOT 16
SECTION 8 & 17, TOWNSHIP 16 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF SANTA FE, STATE OF NEW MEXICO

Drawn by	S.I. Vigil NMPS
Checked	Donald. Yates
Field	Paul Branch
Date	4/8/2024

LSC SURVEYS, LLC
P.O. Box 4384
Santa Fe, New Mexico 87502
505-603-1511
505-473-0003
Salvador I. Vigil, NMPS 10988

PROJECT NO. L-5014/ALTA / NSPS

CSDC Property Corporation
7320 East Deer Valley Road, Suite 110
Scottsdale, AZ 85255

SHEET ONE

LEGEND

Bearings are based on a three hour static session reduced by OPUS - (Online Positioning User Service) Applying grid to ground state plane (NAD 83) New Mexico Central Zone Coordinates Geodetic local position using GPS RTK Topcon Hiper +, (N 17°01'24" W) distances are ground - bearings are grid.

- ● *Monument found cip or as noted.*
- ○ *Monuments set , no. 4 rebar with 10988 cap or mag nail with 10988 shiner set in concrete or wall.*
- ◉ *James Control 10988 found and used as noted.*
- *Sanitary Sewer Manhole.*
- *20' Private Ingress, Egress & Utility Easement*
- *Brick*
- *Concrete*
- cp *Covered Porch*
- PP *Power Pole*
- — OHP — *Over Head Powerline*
- etp *Electric Telephone Pedastol*
- et *Electric Telephone*
- eb *Electric Braker*
- wm *Water Meter*
- wv *Water Valve*
- sep *Septic*
- co *Clean Out*
- – UGW – *Under Ground Water*
- – UGP – *Under Ground Power*
- – UGG – *Under Ground GAs*

ZONING INFORMATION

The property as depicted on this survey is Zones (PRC) PRRC Plannned Community / Walking Rain Road Overlay District, based on the Officail Zoning Map of the City of Santa Fe, New Mexico.

PARKING REQUIREMENTS FOR GENERAL COMMERICAL

67 - Common Parking Spaces

6 - Handicap Parking Spaces

73 - Total Parking Spaces

ALTA / NSPS Boundary Survey Prepared for the applications and benefit of:

ALTA / NSPS Land Title Certification:
a.) CSDC Property Corporation, its successors and/ or assigns as their interests may appear
b.) CSDCPC Monte Del Sol, LLC

I Salvador I. Vigil the undersigned Professional Land Surveyor NMPS 10988 do hereby certify the parties as listed as of the date set forth, that I have made a careful survey of at Tract of Land described as follows: Tract Q-1A, Q-A2 & Lot 16 within projected Section 8 & 17, Township 16 North, Range 9 East, N.M.P.M. City of Santa Fe, State of New Mexico as depicted on the plat of survey dated April 18, 2002, filed in Book 819, Page 25, and as certified by , Richard A. Morris, NMPS 10277 & Book 714, Page 14, and as certified by, Gary E. Dawson, NMPS 4014.

This is to certify that this map or plat and the survey on which it is based is made in accordance with all applicable laws regulating surveying the State of New Mexico and is made with the "Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016. To include items 1, 2, 3, 4, 6, 7, (a), 8, 9, 10, II (5.E.iv) 13, 14, 19 of Table A hereon. Pursuant to Accuracy Standards as adopted by by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that the Relative Positional Accuracy of this survey does not exceed the specified as my professional opinion as a Land Surveyor.

This Survey was made and performed on the ground and correctly depicts all structures, buildings, and other improvements situate on the subject property or upon adjacent land abutting subject property as shown hereon.

This property or lands depicted and described in ALTA Universal ID 910001338 & 99303995, dated April 8, 2024 and all easements, covenants and restrictions referenced in the property or otherwise known to me have been plotted hereon or otherwise as noted as to their effect on subject property.

This property DOES NOT LIE within a Special Flood Hazard Area as published by the Federal Emergency Management Agency. Depicted property is located in an area having a Zone rated "X" by the Federal Emergency Agency (FEMA) on Flood Insurance Rate Map Panel No. 35049C 0507E, dated December 04, 2012.

No Underground Utilities were located.

The physical address for this property is 4157 WALKING RAIN ROAD & 4161 WALKING RAIN ROAD.

Access to this property is from WALKING RAIN ROAD as referenced on Plat recorded in Book 819, Page 25, Instrument No. 1827307 and Las Brisas as referenced on Plat Book 714, Page 21, Instrument No. 1592455.

Salvador I. Vigil, NMPS 10988 — *Date* 2.25.25

SALVADOR I. VIGIL NEW MEXICO 10988 REGISTERED PROFESSIONAL LAND SURVEYOR

DOCUMENTS REFERENCED

PLAT: Boundary Survey Tract Q-1-A & Q-2-A, Nava Ade Subdivision- Phase 2-A. Lying and Situate within the SE 1/4, SW 1/4 of Section 8, Township 16 North, Range 8 East, N.M.P.M City of Santa Fe, County of Santa Fe, State of New Mexico. Filed and recorded in Book 819, Page 25 in the Office of the Santa Fe County Clerk on June 2, 2017.

PLAT: Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts. Filed and recorded in Book 714, Page 14 in the Office of the Santa Fe County Clerk on March 4, 2010.

SPECIAL WARRANTY DEED: Nava Ade 2A, LLC, a New Mexico Limited Liability company, for consideration paid, grants to Southwest Institute for Education, Research and Professional Teacher Development a New Mexico not for profir corporation. Field and recorded in Book 1989, Page 804 in the Office of the Santa Fe County Clerk on October 12, 2001.

PLAT: Nava Ade Subdivision Phase 2A. Filed and recorded in Book 459, Pages 29-35 in the Office of the Santa Fe County Clerk on November 8, 2000.

WARRANTY DEED: Nava Ade Limited Company, a New Mexico limited liability company, for consideration paid, grants to Nava Ade 2A, LLC, a New Mexico limited liability company. Filed and recorded in Book 1812, Page 147 in the Office of the Santa Fe County Clerk on September 29, 2000.

STATE OF NEW MEXICO
COUNTY OF SANTA FE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS _____DAY OF _____ A.D., 2025 AT_____ O'CLOCK____ M., RECORDED IN BOOK _____, PAGE_____ AS DOCUMENT No._____IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, STATE OF NEW MEXICO.

WITNESS MY HAND AND SEAL OF COUNTY OFFICE
SANTA FE COUNTY
KATHARINE E. CLARK

_____
DEPUTY CLERK

ALTA / NSPS SURVEY PREPARED FOR
4157 WALKING RAIN ROAD
TRACT Q-1A & Q-2A
4161 WALKING RAIN ROAD
LOT 16
SECTION 8 & 17, TOWNSHIP 16 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF SANTA FE, STATE OF NEW MEXICO

Drawn by	S.I. Vigil NMPS
Checked	Donald. Yates
Field	Paul Branch
Date	4/2/2024

LSC SURVEYS, LLC
P.O. Box 4384
Santa Fe, New Mexico 87502
505-603-1511
505-473-0003
Salvador I. Vigil, NMPS 10988

PROJECT NO.
L-5014/ALTA / NSPS

CSDC Property Corporation
7320 East Deer Valley Road, Suite 110
Scottsdale, AZ 85255

SHEET TWO

CODE REVIEW

ZONE: PRC (Planned Residential Community)
Tract Q is in the Nava Ade Subdivision, Phase 2A.

LOT AREA: 3.879 Acres +/-
A variance to the minimum lot size of ten acres for a secondary school was requested and was granted by the Planning Commission in its regular meeting of October 4, 2001.

LOT COVERAGE: 16% Roofed Area = 0.62 Ac

LANDSCAPE OPEN SPACE CALCULATION:
Lot Size of Tract Q-1 (after lot split) = 3.286 Acres (143,138 sf)
Open Space required: 25% of 143,138 sf = 35,784 sf
Open Space Calculated: 64,672 sf

SETBACKS: Front: 150'; Side: 22'; Side: 20' (No rear to triangular lot).
A variance to the minimum side yard setback requirement of 50 feet was requested and was granted by the Planning Commission in its regular meeting of October 4, 2001.

BUILDING HEIGHT: 27' 6" at highest point of the multi-pupose room/ gathering space parapet above adjacent grade.

BUILDING DATA: Covered Area: 27,026 gsf. Heated Area: 19,654 gsf.
Architectural Treatment: Stucco or CMU walls; concrete or metal cap; metal roof and flat roof.

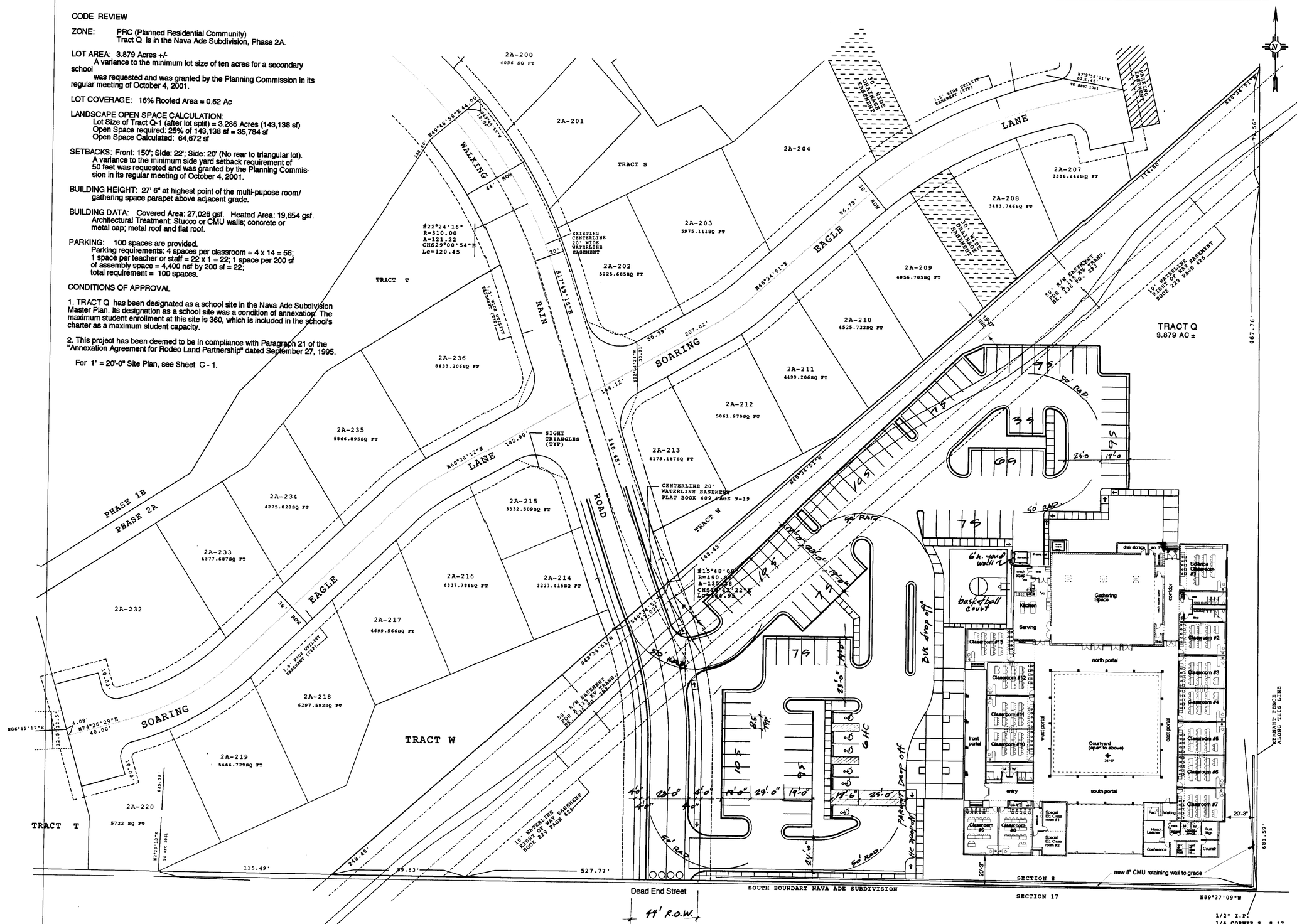
PARKING: 100 spaces are provided.
Parking requirements: 4 spaces per classroom = 4 x 14 = 56;
1 space per teacher or staff = 22 x 1 = 22; 1 space per 200 sf of assembly space = 4,400 nsf by 200 sf = 22;
total requirement = 100 spaces.

CONDITIONS OF APPROVAL

1. TRACT Q has been designated as a school site in the Nava Ade Subdivision Master Plan. Its designation as a school site was a condition of annexation. The maximum student enrollment at this site is 360, which is included in the school's charter as a maximum student capacity.

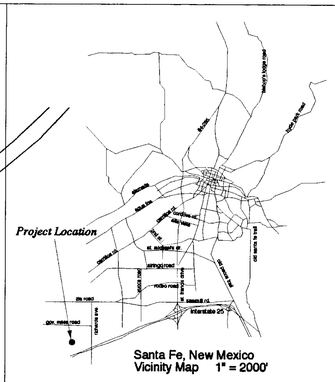
2. This project has been deemed to be in compliance with Paragraph 21 of the "Annexation Agreement for Rodeo Land Partnership" dated September 27, 1995.

For 1" = 20'-0" Site Plan, see Sheet C - 1.



SCALE : 1" = 30'

A-1 Site Plan scale: 1" = 30'



City of Santa Fe Review

Approved by the Planning Commission at its meeting of October 4, 2001 as case # M-2001-25

Planning Commission Chairman — date 1/03/02

Planning Commission Secretary — date 1/03/02

City Planner — date 1/8/02

Subdivision Engineer — date 1/18/02

1190-140

Project:
Monte del Sol School at Nava Adé Phase 2A Santa Fe, NM

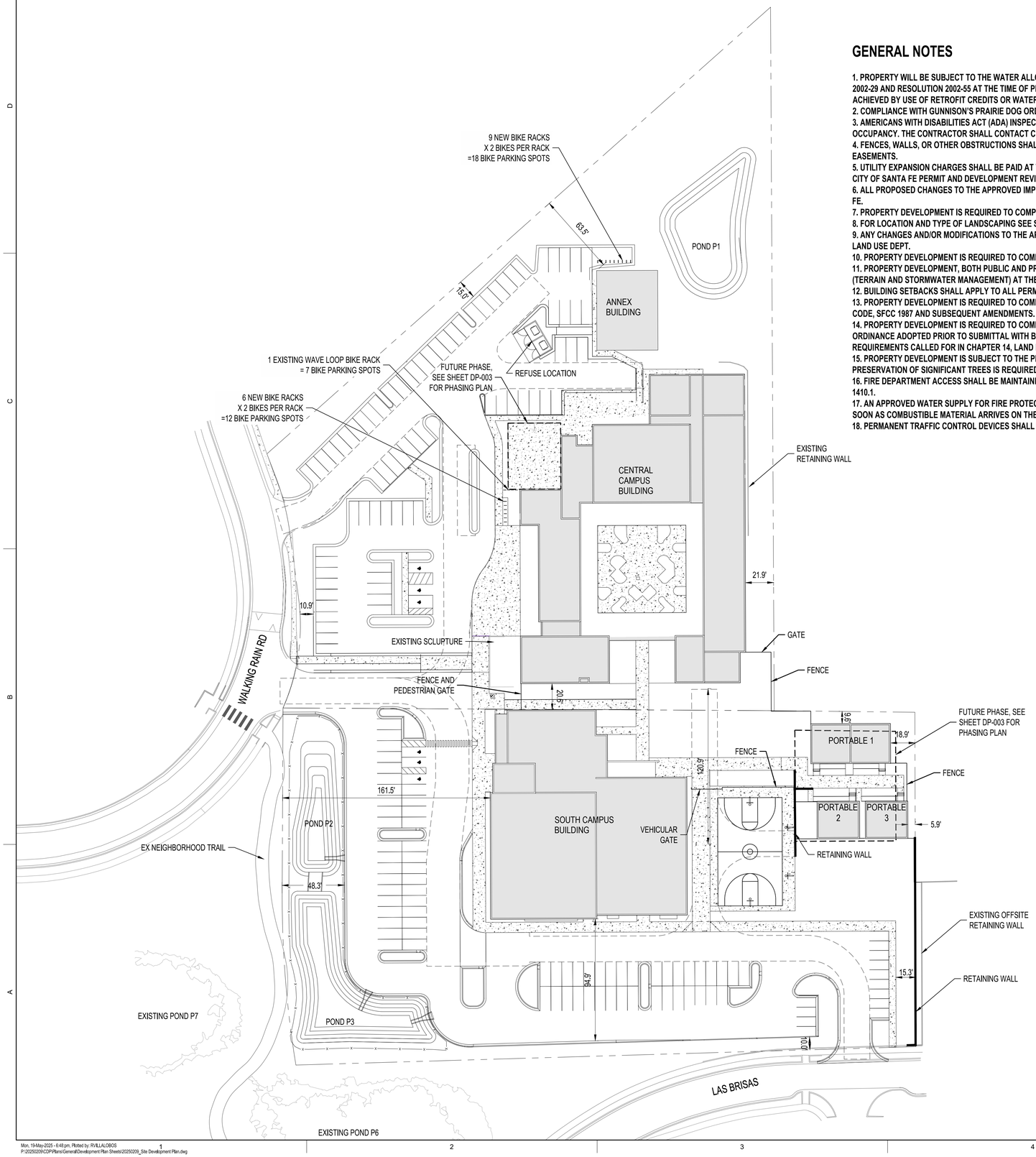
Drawing Name:
Development Plan

Date:
8/20/01 rev. 11/12/01 rev. 01/03/02

Sheet:
A-1

ellis browning architects, ltd.
560 Montezuma Ave., suite 202 Santa Fe, NM 87501 505.984.2344

DP-001



GENERAL NOTES

1. PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
2. COMPLIANCE WITH GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
3. AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
4. FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
5. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
6. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE.
7. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
8. FOR LOCATION AND TYPE OF LANDSCAPING SEE SHEET _____.
9. ANY CHANGES AND/OR MODIFICATIONS TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE COSF PLANNING & LAND USE DEPT.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
11. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
12. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
13. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
14. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
15. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(f)(5), "PLANT MATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
16. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
17. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 1412.1.
18. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.

LEGEND

- FIRE LANE
- CONCRETE
- RETAINING WALL
- EXISTING RETAINING WALL

PROJECT DATA

ZONING DISTRICT: TRACT Q-1: PRC
TRACT 16 : R-1

LEGAL DESCRIPTION:
Santa Fe, New Mexico
Section 17, Township 16 North, Range 9East

SITE AREA:
TRACT Q-1: 3.28 AC +/-
TRACT 16 : 3.02 AC +/-
TOTAL: 6.30 ACRES (274,428 sf)

GROSS FLOOR AREAS:

CENTRAL CAMPUS:	29,061.57 sf
SOUTH CAMPUS:	20,432.47 sf
ANNEX:	2,792.17 sf
PORTABLES:	2,792.17 sf
TOTAL:	**56,128.52 sf**

BUILDING ROOFED AREA: 56,128.52 SF

LOT COVERAGE: 20%

OPEN SPACE:
20% REQUIRED: 54,885 sf
34% PROVIDED: 93,632 sf

BUILDING HEIGHT:
MAXIMUM ALLOWABLE HEIGHT: 35'
MAXIMUM PROPOSED BUILDING HEIGHT: 32'

Building	Offices*	Middle School Classrooms	High School Classrooms
Annex		1	2
Central Campus	5	6	9
Portables	1	1	1
South Campus	8	4	1
Total	14	12	13

**Offices shared between Middle and High School*

PARKING CALCULATIONS:

CLASSROOMS
TOTAL CLASSROOMS = 25
MIDDLE SCHOOL: 12 x 1 = 12 SPACES REQUIRED
HIGH SCHOOL: 13 x 4 = 52 SPACES REQUIRED
TOTAL FOR CLASSROOMS = 64 SPACES REQUIRED

OFFICES
TOTAL OFFICES* = 14
* OFFICES SHARED BETWEEN MIDDLE SCHOOL AND HIGH SCHOOL
OFFICES FOR MIDDLE SCHOOL: 7 OFFICES x 1 SPACE = 7 SPACES REQUIRED
OFFICES FOR HIGH SCHOOL: 7 OFFICES x 4 SPACES = 28 SPACES REQUIRED
TOTAL FOR OFFICES = 35 SPACES REQUIRED

ASSEMBLY SPACES
GYMNASIUM: 7798 sf/200 sf = 39 SPACES REQUIRED
CAFETERIA: 4268 sf/200 sf = 21 SPACES REQUIRED
TOTAL FOR ASSEMBLY SPACES = 60 SPACES REQUIRED

TOTAL REQUIRED: 159 SPACES
TOTAL PROVIDED: 162 SPACES
6 ADA SPACES
158 STANDARD SPACES (20% CAN BE COMPACT)

BICYCLE PARKING
REQUIRED: 29
EXISTING: 7
NEW PROVIDED: 30
PROVIDED: 37

N
40 20 0 40
1"=40'

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

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www.csdc.org

WALTZ

Bohannan Huston
www.bhinc.com
800.877.5332

N.F.C.

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

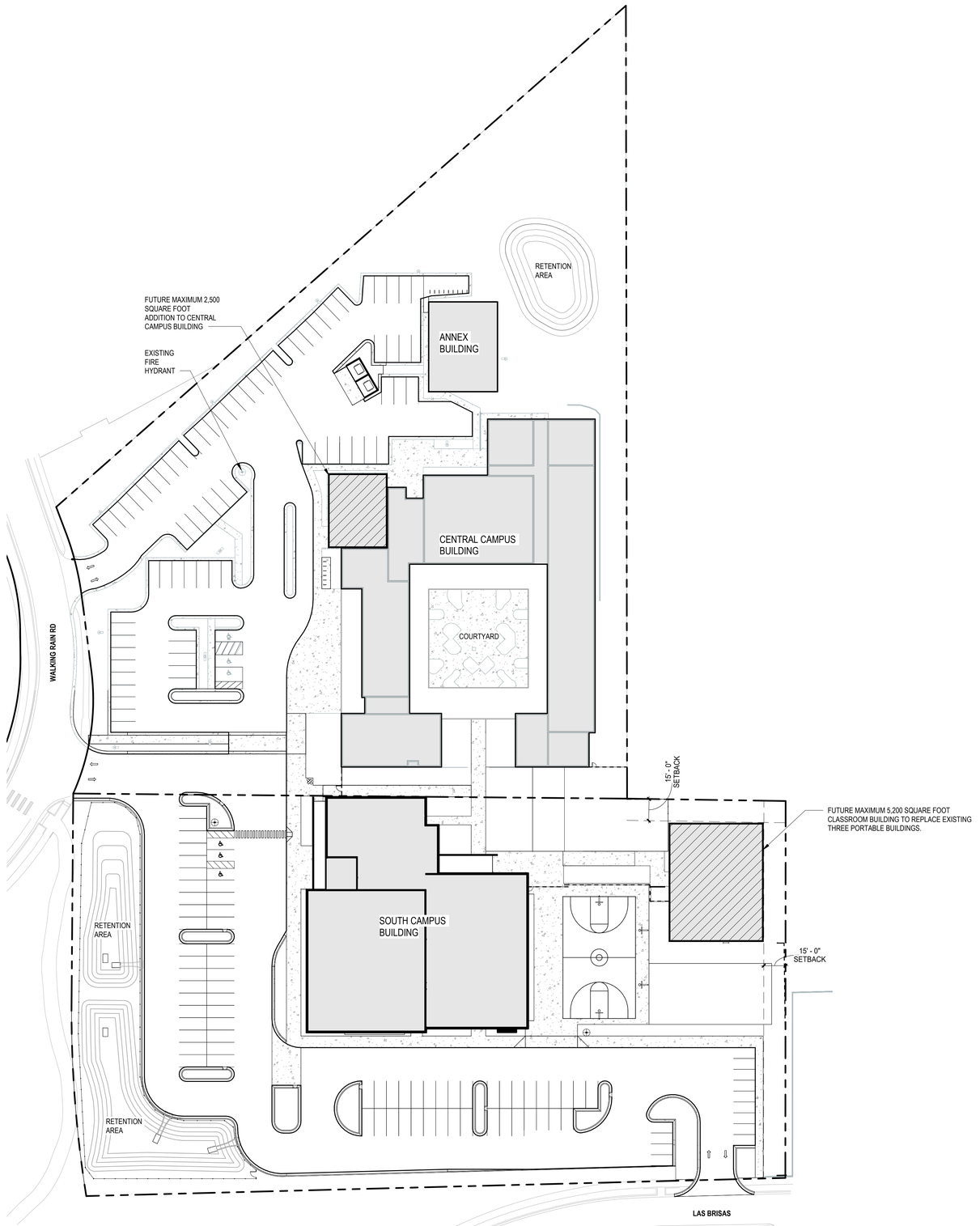
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

DEVELOPMENT PLAN AMENDMENT

DP-002

Mon, 19-May-2025 - 6:48 pm. Plotted by: RVILLALOBOS
P:\20250209\COP\Plans\General\Development Plan Sheets\20250209_Site Development Plan.dwg



1 Development Plan Amendment - Phasing Plan

SCALE: 1" = 40'-0"

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WALTZ

STATE OF NEW MEXICO
KIRRIN A. HOLT
NO. 006712
05-09-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

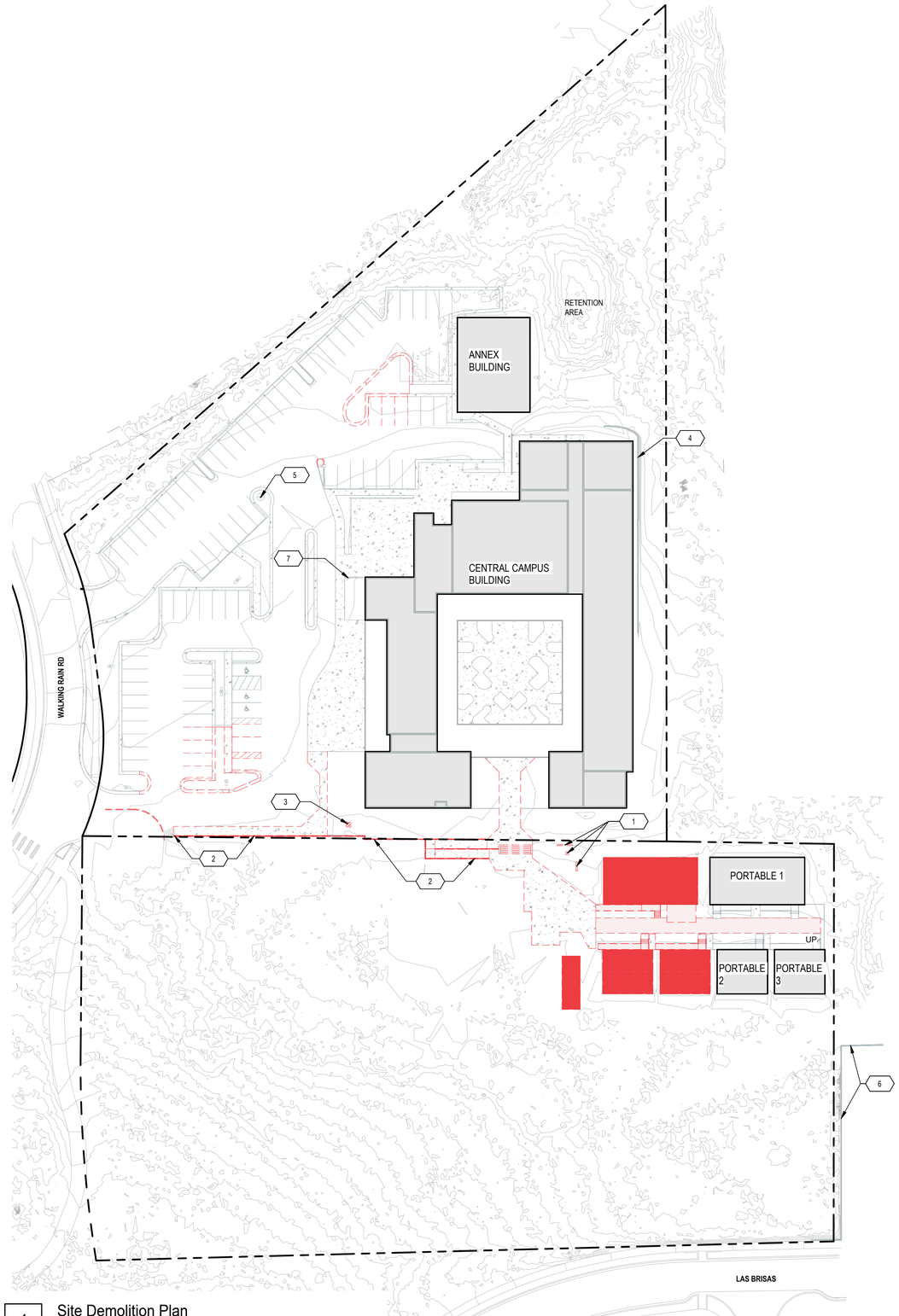
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 04 / 22

Development Plan Amendment - Phasing Plan

DP-003

5/9/2025 10:58:15 AM



1 Site Demolition Plan

SCALE: 1" = 40'-0"

SHEET KEYNOTES

1. DEMO EXISTING ELECTRICAL EQUIPMENT
2. DEMO EXISTING RETAINING WALL
3. RELOCATE SCULPTURE
4. EXISTING RETAINING WALL TO REMAIN
5. EXISTING FIRE HYDRANT
6. EXISTING OFF SITE RETAINING WALL TO REMAIN
7. EXISTING BIKE RACKS TO REMAIN

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WALTZ

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Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

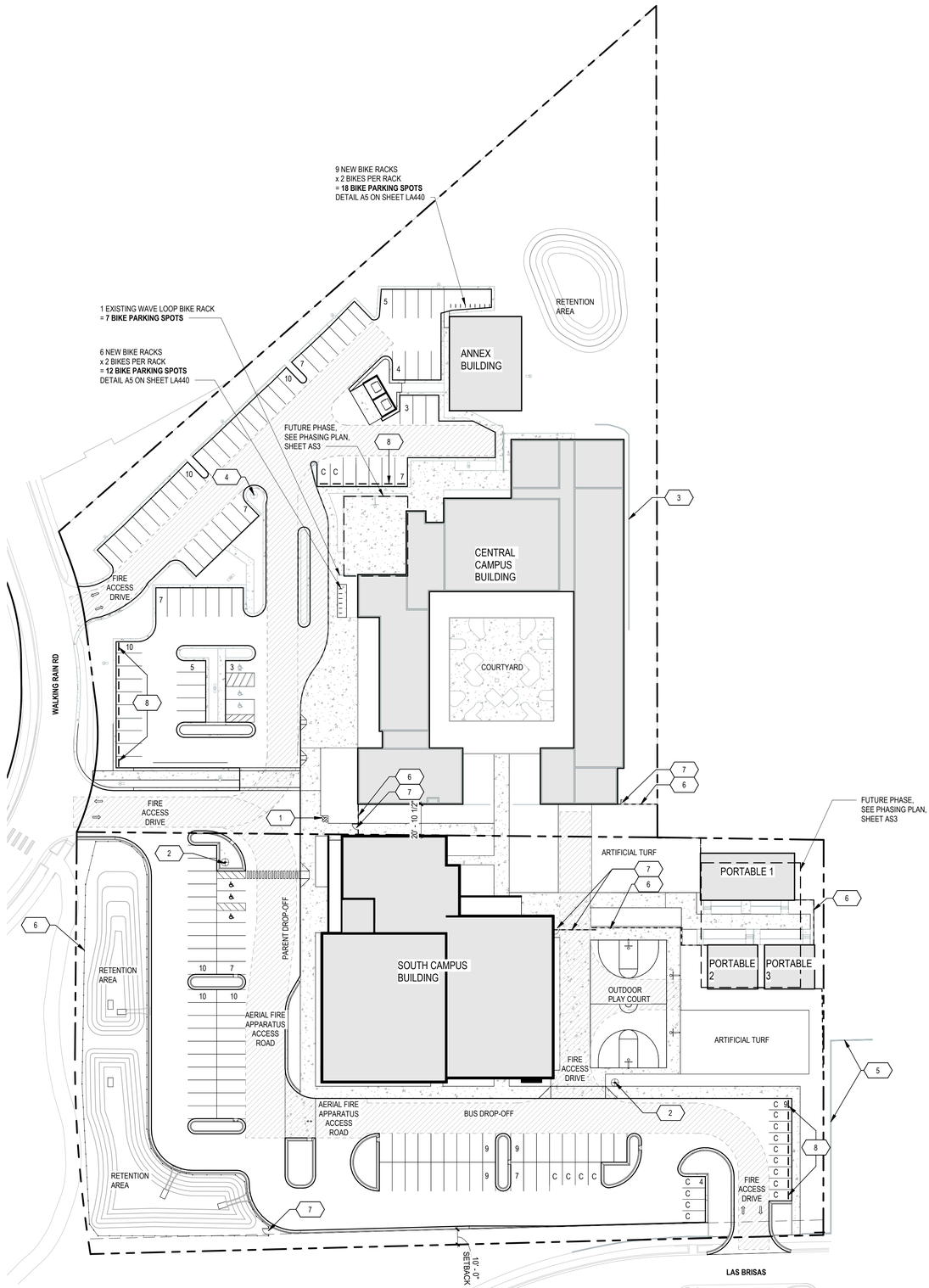
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 04 / 22

Site Demolition Plan

AS1

5/9/2025 10:58:14 AM



1 Site Plan

SCALE: 1" = 40'-0"

SHEET KEYNOTES

1. RELOCATED SCULPTURE
2. NEW FIRE HYDRANT
3. EXISTING RETAINING WALL TO REMAIN
4. EXISTING FIRE HYDRANT
5. EXISTING OFF SITE RETAINING WALL TO REMAIN
6. METAL FENCING
7. FENCE GATE
8. NEW WHEEL STOP

NOTE:
DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENTLY ADOPTED INTERNATIONAL FIRE CODE (INTERNATIONAL FIRE CODE (IFC) 2021)

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WALTZ

STATE OF NEW MEXICO
KARRINA HOLT
NO. 006712
03-17-25
REGISTERED ARCHITECT

△	DATE	REVISION
1	Date 1	Revision 1

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 04 / 22

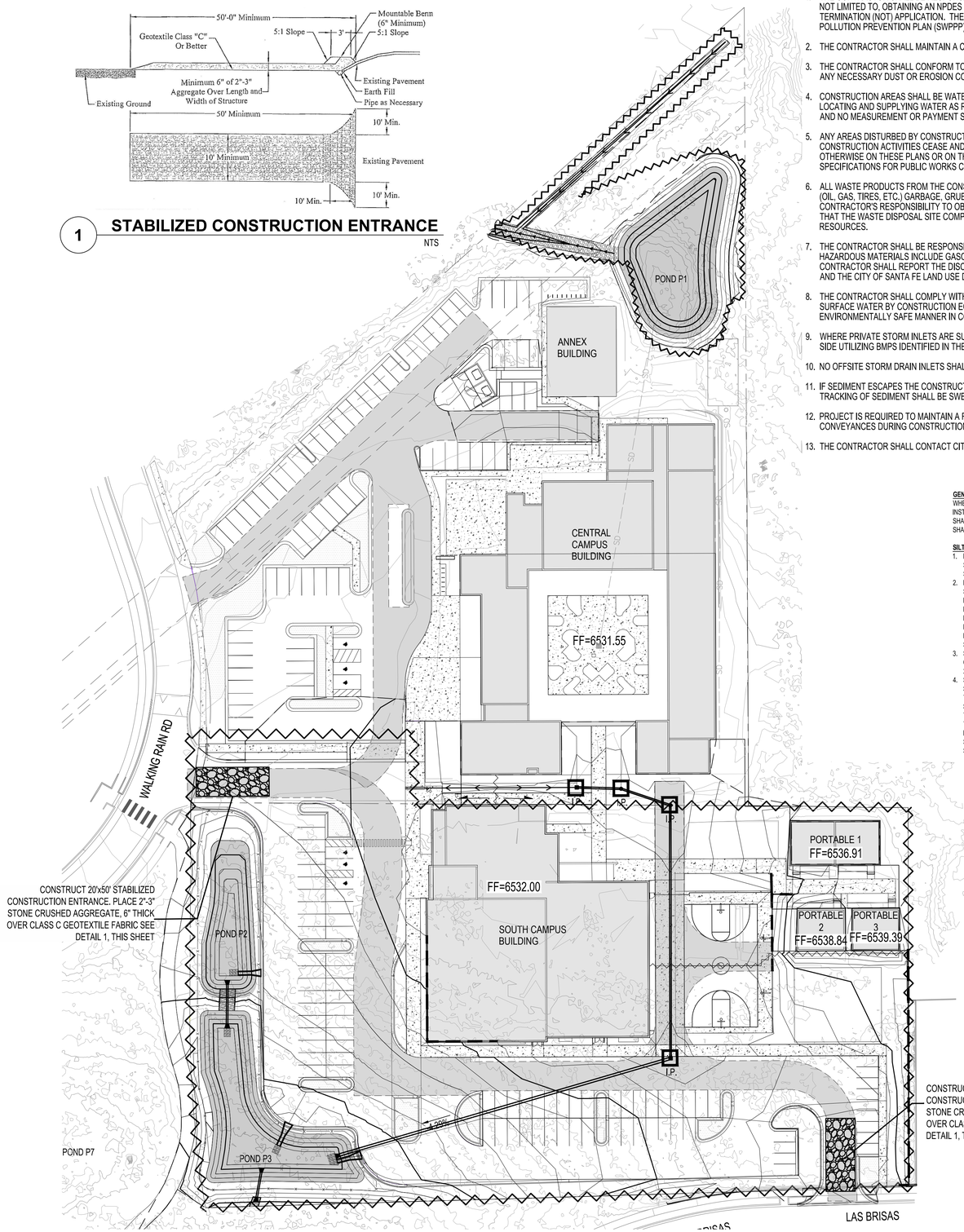
Site Plan

AS2

6/16/2025 11:16:34 AM

1 STABILIZED CONSTRUCTION ENTRANCE

NTS

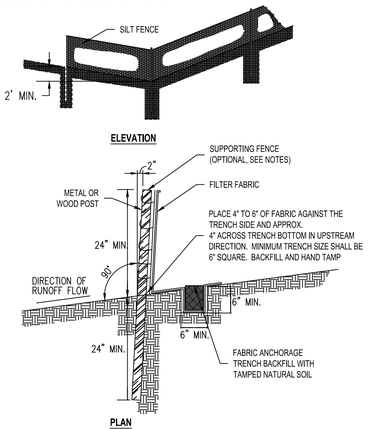


GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING ALL NECESSARY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, OBTAINING AN NPDES PERMIT PRIOR TO CONSTRUCTION, FILLING OUT THE NOTICE OF INTENT (NOI) APPLICATION, AND FILLING OUT THE NOTICE OF TERMINATION (NOT) APPLICATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE IMPLEMENTATION OF AND INSPECTION REPORTS FOR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED SWPPP ON-SITE AT ALL TIMES, AND SHALL COMPLY WITH THE REQUIREMENTS INDICATED ON THAT PLAN.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM THE REGULATORY AGENCIES.
4. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH CITY OF SANTA FE ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR.
5. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE REVEGETATED WITH NATIVE GRASS SEEDING. WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 14 DAYS, STABILIZATION MEASURES MUST BE INITIATED. UNLESS INDICATED OTHERWISE ON THESE PLANS OR ON THE LANDSCAPING PLAN, NATIVE GRASS SEEDING SHALL BE CLASS A SEEDING PER SECTION 1012 OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APWA NM CHARTER, LATEST EDITION.
6. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED TO HAUL OR DISPOSE OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH CITY, STATE, AND FEDERAL REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE TEAM AT 505-827-9329 AND THE CITY OF SANTA FE LAND USE DEPARTMENT 505-955-6516.
8. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
9. WHERE PRIVATE STORM INLETS ARE SUSCEPTIBLE TO INFLOW OF SILT OR DEBRIS FROM CONSTRUCTION ACTIVITIES, PROTECTION SHALL BE PROVIDED ON THEIR UPSTREAM SIDE UTILIZING BMPS IDENTIFIED IN THE APPROVED SWPPP.
10. NO OFFSITE STORM DRAIN INLETS SHALL BE COVERED. ONLY ONSITE/PROPOSED INLETS CAN BE COVERED DURING CONSTRUCTION.
11. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE IT SHALL BE REMOVED FROM THE ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY AT THE TIME OF OCCURRENCE. OFF-SITE TRACKING OF SEDIMENT SHALL BE SWEPT AT THE END OF EACH DAY.
12. PROJECT IS REQUIRED TO MAINTAIN A REGIMENT OF STREET SWEEPING AND CLEAN UP MEASURES IN THE EVENT OF TRACK OUT TO MINIMIZE AND PREVENT OFF SITE CONVEYANCES DURING CONSTRUCTION.
13. THE CONTRACTOR SHALL CONTACT CITY STAFF TO INSPECT BMPS PRIOR TO BEGINNING GRADING OPERATIONS.

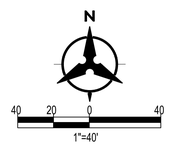
GENERAL NOTE:
WHEN SILT FENCE IS USED FOR FILTER DAM INSTALLED IN DITCHES A SUPPORTING FENCE SHALL BE PROVIDED AND THE POST SPACING SHALL BE 4' MAXIMUM.

SILT FENCE NOTES:
1. POST SPACING SHALL BE 4 FT. MAXIMUM w/o SUPPORTING FENCE. 10 FT. MAXIMUM WITH SUPPORTING FENCE.
2. POSTS FOR 4 FT. MAXIMUM POST SPACING SHALL BE 2 INCH SQUARE OR HEAVIER WOOD POSTS OR STANDARD 1 OR U SECTION STEEL POSTS WEIGHING NOT LESS THAN 1.0 LB. PER LINEAR FOOT. POSTS FOR 10 FT. MAXIMUM POST SPACING SHALL BE 4 INCH SQUARE OR HEAVIER WOOD POSTS OR STEEL POSTS AS SPECIFIED ABOVE.
3. SUPPORTING FENCE SHALL BE WIRE MESH (14 GA. MIN., 6 INCH MAX. MESH OPENING SIZE 2"x2").
4. SUPPORTING FENCE SHALL BE FASTENED SECURELY TO POSTS WITH STAPLES OR WIRE TIES. FILTER FABRIC SHALL BE FASTENED SECURELY TO SUPPORTING FENCE WITH WIRE TIES SPACED AT 24 INCH CENTERS ALONG THE TOP AND MID-SECTION. WHEN A SUPPORTING FENCE IS NOT USED, FILTER FABRIC SHALL BE SECURELY FASTENED TO POSTS WITH STAPLES OR WIRE TIES.



2 SILT FENCE DETAIL

NTS



LEGEND

- PROPERTY LINE
- INSTALL SILT FENCE PER DETAIL 1, THIS SHEET
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2, THIS SHEET
- I.P. INSTALL INLET PROTECTION

EROSION CONTROL NOTES

THIS DEVELOPMENT IS SUBJECT TO A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE PROVIDED TO CITY STAFF FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DUST CONTROL MUST BE CLEARLY ADDRESSED ON THE SWPPP.

EROSION CONTROL SCHEDULE AND SEQUENCING. SEE SWPPP PLAN FOR OPERATOR RESPONSIBLE FOR EACH CONTROL MEASURE LISTED AND BMP DETAILS.

1. ROUGH GRADING - INSTALL SILT FENCE OR STRAW WATTLE, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT PONDS WHERE PRACTICAL. INSTALL BEFORE GRADING IF POSSIBLE; IF NOT, THEN CONCURRENT WITH MAJOR GRADING. WATER SHALL BE APPLIED TO STABILIZE DISTURBED AREAS.
2. BUILDING CONSTRUCTION / UTILITY INSTALLATION - MAINTAIN SOIL EROSION MEASURES DURING BUILDING CONSTRUCTION AND UTILITY INSTALLATION. WATER SHALL BE APPLIED FOR SOIL STABILIZATION AS NECESSARY. WHEN INSTALLING UTILITIES BEHIND THE CURB, DIRT SHOULD NOT BE PLACED IN THE STREET.
3. FINAL STABILIZATION - FINAL STRUCTURAL AND STABILIZATION CONTROLS INSTALLED PER APPROVED CONSTRUCTION AND LANDSCAPING DRAWINGS (REFERENCED BY SWPPP PLAN).

DURING CONSTRUCTION STORMWATER CONTROL NOTES:
1. STABILIZED CONSTRUCTION ENTRANCES REQUIRED BETWEEN PAVED/UNPAVED TRANSITIONS. LIMIT NUMBER OF ENTRANCES. PLACE STRAW WATTLE ACROSS THE CONSTRUCTION ENTRANCE AT THE END OF EACH DAY.
2. SILT FENCE OR STRAW WATTLE TO BE INSTALLED AT INITIAL GRADING FOR TEMPORARY STRUCTURAL CONTROL. SILT FENCE OR STRAW WATTLE MAY BE ATTACHED TO CONSTRUCTION SECURITY FENCING FOR ADDITIONAL STABILITY WHERE NECESSARY.
3. ON STREETS WHERE THE LONGITUDINAL SLOPE IS 2.5% OR GREATER, MULCH SOCKS OR A SIMILAR BMP IS REQUIRED IN THE AREA BETWEEN THE CURB AND THE PAD AT REGULAR INTERVALS TO SLOW THE WATER DOWN AND CATCH SEDIMENT.
4. DISTURBED AREAS WILL BE WATERED PERIODICALLY FOR TEMPORARY STABILIZATION AND DUST CONTROL.
5. MATERIALS STORAGE & EQUIPMENT STAGING AREA MAY BE RELOCATED BASED ON CONTRACTOR PREFERENCE AND CHANGING CONDITIONS AT THE JOB SITE, AS LONG AS POSSIBLE DISCHARGE IS CONTAINED ON SITE.
6. LOCATIONS OF TRASH, PORTA-LETS AND CONCRETE WASH-OUT PITS TO BE REDLINED ON THIS DRAWING.
7. NO DISCHARGE TO WATERS OF THE U.S. OR LISTED WETLANDS.
8. NO OFF-SITE STORAGE OR BORROW AREAS.

AFTER CONSTRUCTION STORMWATER CONTROL NOTES:
1. REFER TO APPROVED CONSTRUCTION DRAWINGS FOR FINAL STRUCTURAL CONTROLS INCLUDE SIDEWALKS, DRIVEWAY AREAS, RUNDOWNS AND DRAINAGE WAYS.
2. REFER TO APPROVED LANDSCAPING DRAWINGS OR FINAL STABILIZATION OF DISTURBED AREAS.

DUST CONTROL NOTES:
1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.

FFKR ARCHITECTS
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800.877.5332

KELLY M. KLEIM
NEW MEXICO
24834
05-19-2025
LICENSED PROFESSIONAL ENGINEER

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

EROSION AND SEDIMENT CONTROL PLAN

C-101

LEGEND

PROPERTY BOUNDARY

SITE BOUNDARY

N

50 25 0 50

1"=50'

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	30.00%	99999900.00%	

NOTE:
SLOPE ANALYSIS FOR SLOPES 30% OR GREATER BASED ON 5FT CONTOURS

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KELLY M. KLEIN
NEW MEXICO
24834
03-17-2025
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

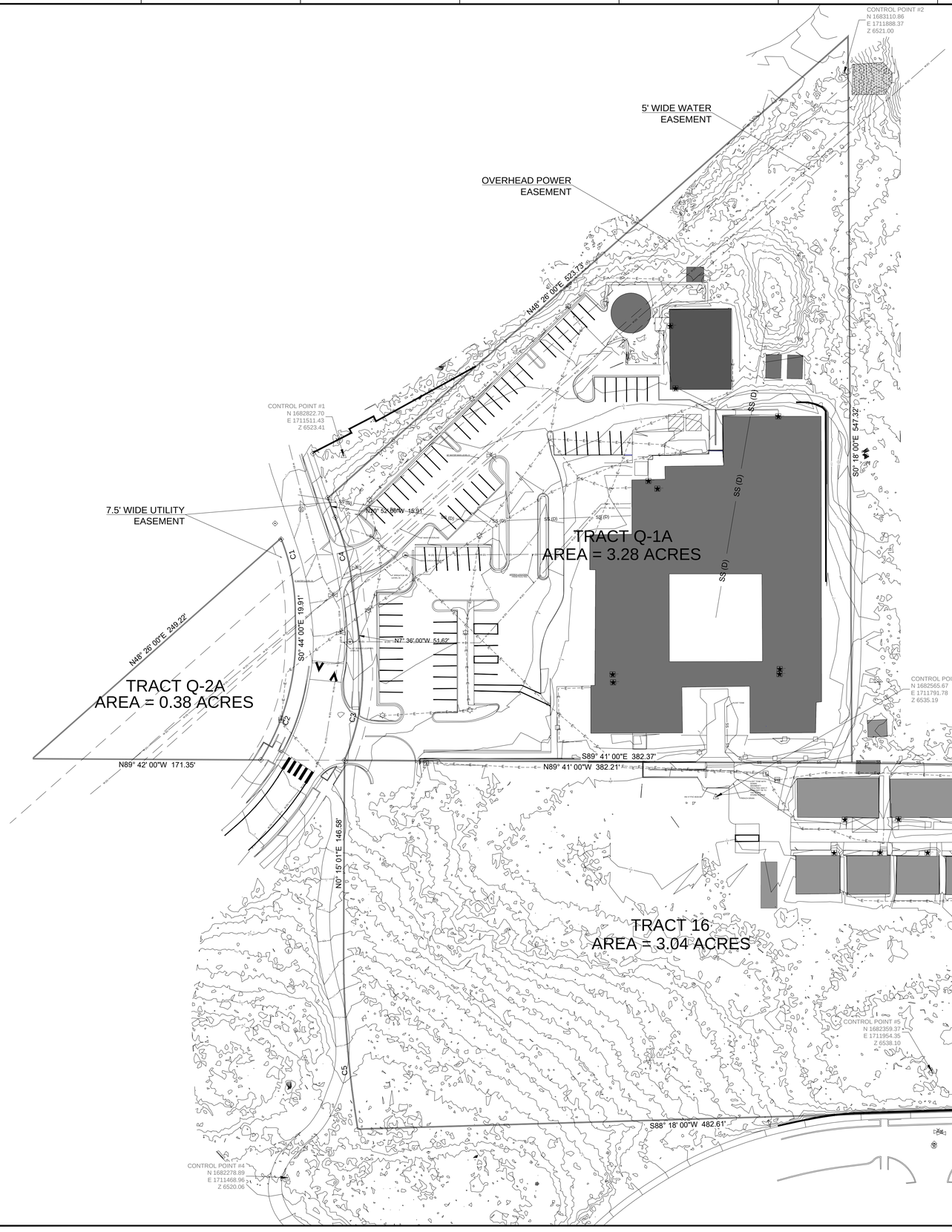
JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

SLOPE ANALYSIS

C-102



INTRODUCTION: THIS PROJECT CONTROL WAS ESTABLISHED FOR THE FUTURE IMPROVEMENT AND DEVELOPMENT OF THESE AREAS AND IS INTENDED TO BE USED DURING CONSTRUCTION.

PROJECT CONTROL PARAMETERS:

• UNITS	US SURVEY FOOT
• HORIZONTAL DATUM	NAD 1983 CONUS
• VERTICAL DATUM	NAVD 88
• GEOID MODEL	GEOID 18 (CONUS)
• PROJECTION	TRANSVERSE MERCATOR
• STATE PLANE AND/OR UTM	NEW MEXICO STATE PLANE CENTRAL ZONE 3002
• BASIS OF BEARING	GRID
• PROJECT COMBINED FACTOR	1.0004036330
• ADJUSTMENT METHOD	COORDINATES ARE IN STATE PLANE GRID SCALED AROUND N1682221.278, E1711787.972
• FIELD APPROACH	SURVEY COMPLETED UTILIZING RTK
• EQUIPMENT UTILIZED	TRIMBLE R-8
OBSERVATION DATES	SEPTEMBER 2024

SURVEYOR'S CERTIFICATION

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO 21082, DO HEREBY CERTIFY THAT THE CONTROL SURVEY REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON AN ACTUAL SURVEY ON THE GROUND AS DESCRIBED HEREIN; THAT I AM RESPONSIBLE FOR THIS SURVEY; AND THAT THE SURVEY AND REPORT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO

DAVID P. ACOSTA NEW MEXICO 21082 PROFESSIONAL SURVEYOR

03-06-2025
DATE

DAVID P ACOSTA
NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082

SYMBOL LEGEND:

UTILITY, ELECTRIC JUNCTION BOX
UTILITY, ELECTRIC PEDESTAL
UTILITY, ELECTRIC METER
UTILITY, ELECTRIC MANHOLE
UTILITY, ELECTRIC PULL-BOX
UTILITY, ELECTRIC TRANSFORMER
UTILITY, ELECTRIC GUY WIRE
UTILITY, AIR CONDITIONING UNIT
UTILITY, GAS METER
UTILITY, GAS VALVE
UTILITY, GAS VENT PIPE
UTILITY, GAS REGULATOR VALVE
UTILITY, GAS VAULT
UTILITY, PROPANE TANK
UTILITY, FIRE HYDRANT
UTILITY, WATER FAUCET
UTILITY, WATER VALVE
UTILITY, WATER METER
UTILITY, WATER MANHOLE
UTILITY, WATER VAULT
UTILITY, STORM DRAIN INLET
UTILITY, SANITARY MANHOLE
UTILITY, CLEANOUT
UTILITY, TELEPHONE PEDESTAL
UTILITY, STORM DRAINAGE MANHOLE
DRAINAGE, CATCH BASIN
UTILITY, UNKNOWN VAULT
UTILITY, UNKNOWN JUNCTION BOX
UTILITY, UNKNOWN METER
UTILITY, UNKNOWN MANHOLE
UTILITY, UNKNOWN PEDESTAL
UTILITY, COMMUNICATIONS POLE
UTILITY, COMMUNICATIONS PEDESTAL
UTILITY, STUB
UTILITY, CATV LINE MARKER
UTILITY, ELECTRIC LINE MARKER
UTILITY, FIBEROPTIC LINE MARKER
UTILITY, GAS LINE MARKER
UTILITY, TELEPHONE LINE MARKER
UTILITY, WATER LINE MARKER
UTILITY, FIBER OPTIC JUNCTION BOX
UTILITY, FIBER OPTIC PEDESTAL
UTILITY, FIBER OPTIC VAULT
UTILITY, IRRIGATION GATE VALVE
UTILITY, IRRIGATION VALVE
UTILITY, SPRINKLER HEAD
UTILITY, TELEPHONE MANHOLE
UTILITY, TELEPHONE PEDESTAL
UTILITY, TELEPHONE BOX
UTILITY, TELEPHONE VAULT
UTILITY, CATV MANHOLE
UTILITY, CATV PEDESTAL
UTILITY, CATV VAULT
ELECTRICAL, POWER POLE
ELECTRICAL, LIGHT POLE
ELECTRICAL, YARD LIGHT
ELECTRICAL, TRAFFIC SIGNAL
ELECTRICAL, SIGNAL JUNCTION BOX
SITE, BENCH
SITE, BIKE RACK
SITE, MAIL BOX
SITE, PICNIC TABLE
SITE, SECURITY CAMERA
SITE, GREASE TRAP
SITE, SOLAR PANEL
SITE, COLUMN
SITE, CONTROL POINT
SITE, FOUND MONUMENTATION
SITE, FINISHED FLOOR
SITE, FENCE CORNER
SITE, BOLLARD/ POST
SITE, BUSH
SITE, CACTUS
SITE, TREE
SITE, STUMP
SITE, WINDMILL
SITE, TRASH BIN
SITE, FLAG POLE
SITE, BASKETBALL GOAL
SITE, GATE
SITE, HANDICAP PARKING

LINE TYPES:

ELECTRICAL, UNDERGROUND LINE
UTILITY, WATER LINE
UTILITY, COMMUNICATIONS
UTILITY, UNKNOWN LINE
GAS LINE
SANITARY LINE
STORM DRAIN LINE
OVERHEAD LINE
UTILITY, FIBER OPTIC LINE
UTILITY, ELECTRIC LINE, LEVEL B
UTILITY, ELECTRIC LINE, LEVEL D
UTILITY, FIBER OPTIC LINE, LEVEL B
UTILITY, FIBER OPTIC LINE, LEVEL D
UTILITY, GAS LINE, LEVEL B
UTILITY, GAS LINE, LEVEL D
UTILITY, SANITARY LINE, LEVEL B
UTILITY, SANITARY LINE, LEVEL D
UTILITY, WATER LINE, LEVEL B
UTILITY, WATER LINE, LEVEL D
RIGHT OF WAY
PROPERTY LINE
FENCE LINE

CONSTRUCTION SURVEY TECHNOLOGIES, INC
1120 E. SCHOOL #560
LAS CRUCES, NM 88004
575-644-0250

REVISIONS NO.	BY	DATE	REMARKS

SHEET INFO	
DSBY	JDG, JDC
DRAWN	DPA
CHECKED	DPA
APPROVED	03-06-2025
LAST EDIT	03-06-2025
PLOT DATE	03-06-2025
SUBMITTAL	

4157 & 4161 WALKING RAIN

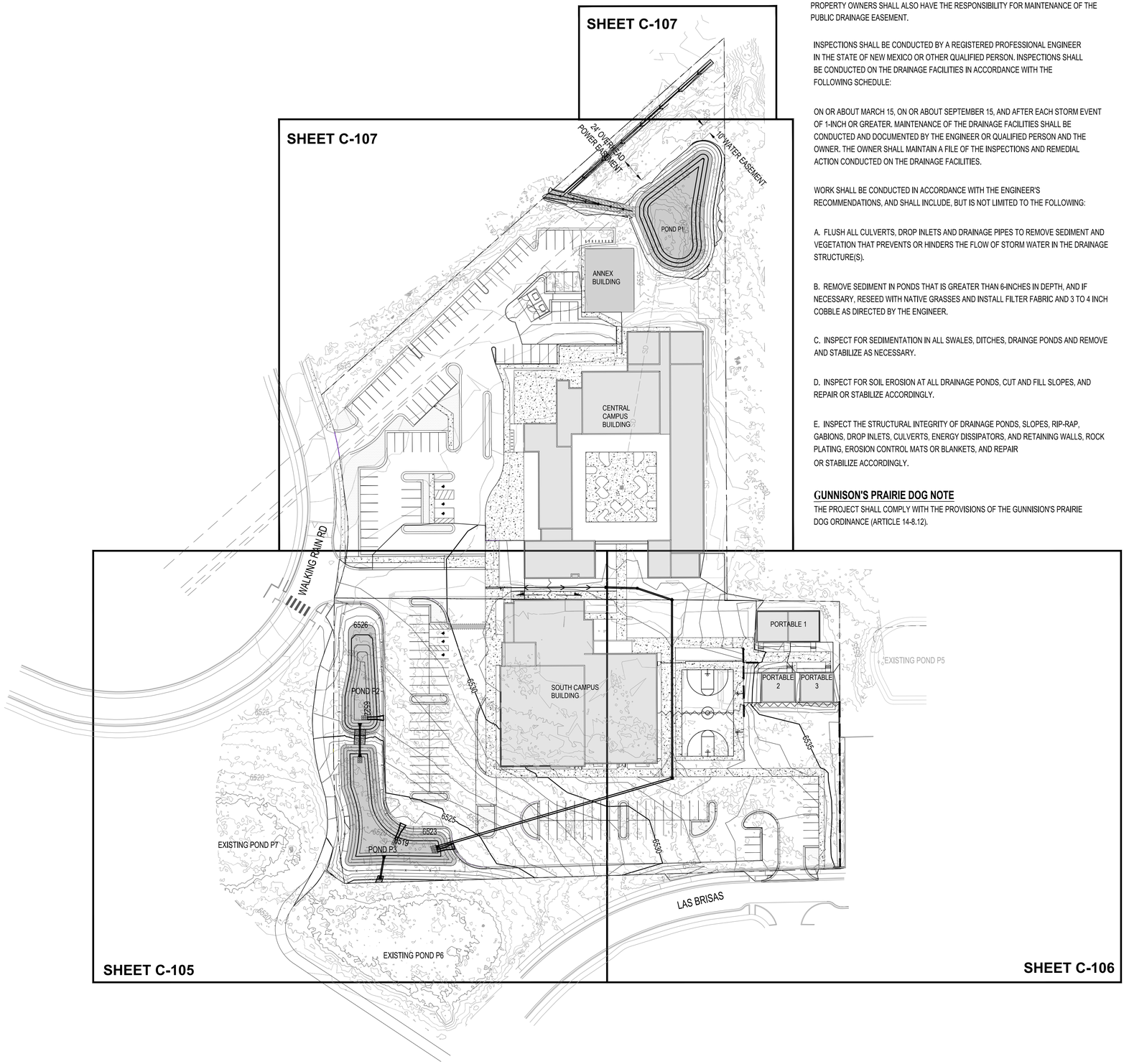
SANTA FE COUNTY, NEW MEXICO

SCALE 1" = 40'

PROJECT NUMBER 2024-133

DRAWING FILE NAME 2024-133-4157 WALKING RAIN

SHEET NUMBER
1 OF 1



DRAINAGE FACILITIES MAINTENANCE NOTE

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

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

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

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

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

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

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

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

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

GUNNISON'S PRAIRIE DOG NOTE

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

DUST CONTROL NOTE

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

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

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

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

SOME BMPS SHALL INCLUDE:

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

IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE TO PREVENT OFF PROPERTY TRANSPORT, THE OWNER OR OPERATOR SHALL USE AT ONE OR MORE OF THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPS):

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

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

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

SIGNATURE NMPE #_____ DATE

N

50 25 0 50

1"=50'

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation

WALTZ

Bohannan Huston
www.bhinc.com
800.877.5332

KELLY M. KLEIN · NEW MEXICO · 24834 · 05-19-2025 · LICENSED PROFESSIONAL ENGINEER

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

TERRAIN MANAGEMENT PLAN

C-104

Mon, 19-May-2025 - 6:11:pm. Plotted by: RVILLALOBOS
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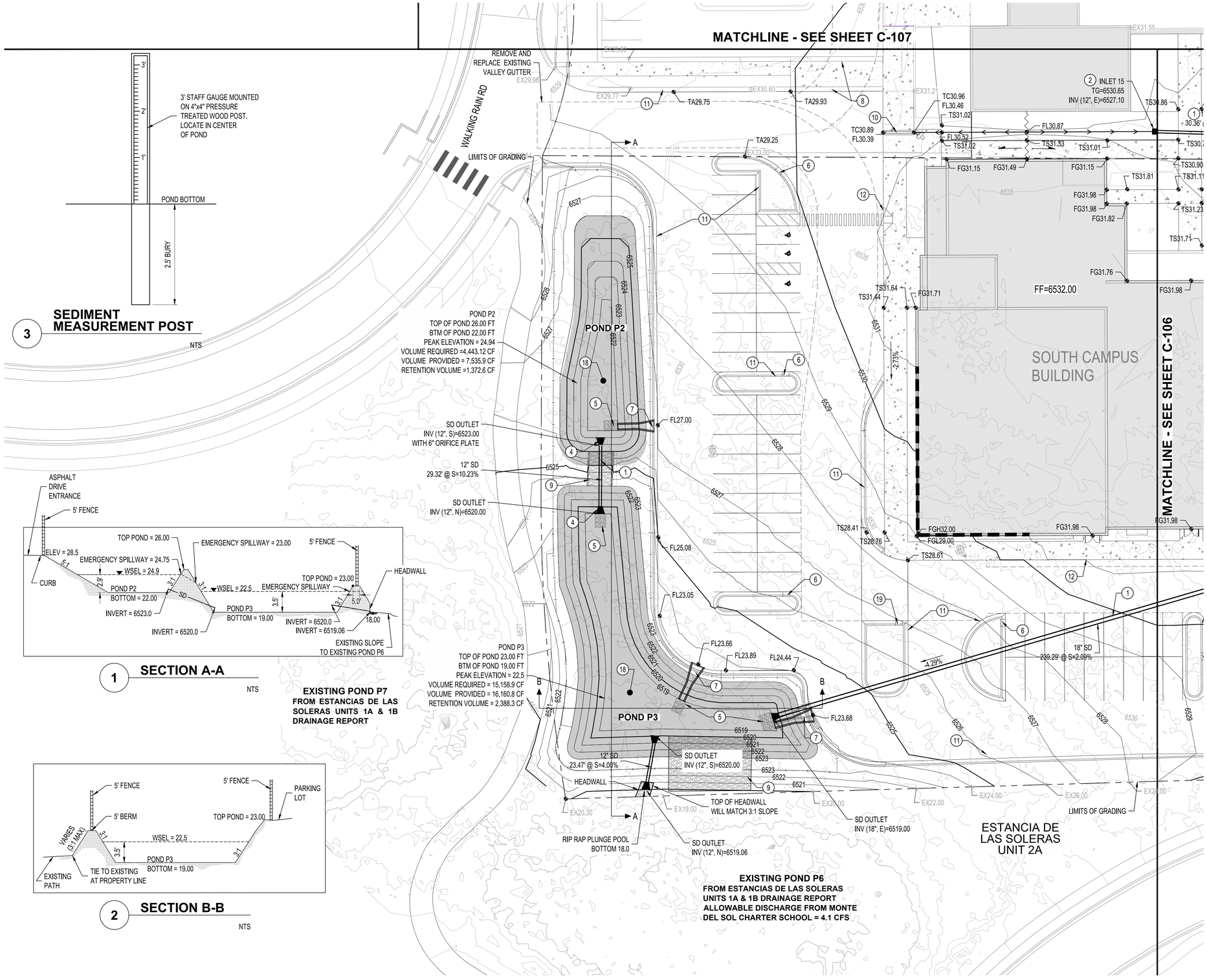


3' STAFF GAUGE MOUNTED ON 4"x4" PRESSURE TREATED WOOD POST. LOCATE IN CENTER OF POND

POND BOTTOM

2.5' BURY

3 SEDIMENT MEASUREMENT POST

NTS

1 SECTION A-A

NTS

EXISTING POND P7 FROM ESTANCIAS DE LAS SOLERAS UNITS 1A & 1B DRAINAGE REPORT

EXISTING POND P6 FROM ESTANCIAS DE LAS SOLERAS UNITS 1A & 1B DRAINAGE REPORT ALLOWABLE DISCHARGE FROM MONTE DEL SOL CHARTER SCHOOL = 4.1 CFS

2 SECTION B-B

NTS

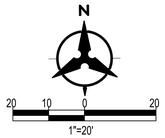
KEYED NOTES

1. INSTALL STORM DRAIN PIPE.
2. INSTALL STORM DRAIN INLET.
3. INSTALL STORM DRAIN MANHOLE.
4. INSTALL STORM DRAIN END SECTION.
5. INSTALL RIP RAP PAD.
6. CONSTRUCT 18" WIDE CURB OPENING FOR DRAINAGE PER DETAIL 5, C-301.
7. CONSTRUCT CONCRETE RUNDOWN.
8. INSTALL ROLL TYPE CURB.
9. INSTALL SPILLWAY.
10. INSTALL SIDEWALK CULVERT.
11. INSTALL 6" STANDARD CURB AND GUTTER.
12. INSTALL TURNDOWN SIDEWALK WITH 6" STEP DOWN TO
13. INSTALL SWALE PER DETAIL 5, SHEET C-106
14. INSTALL SWALE PER DETAIL 6, SHEET C-106
15. CONTRACTOR TO ADJUST/REMOVE/REPLACE STAIR AND RAMP TO PROPOSED GRADES.
16. INSTALL DRIVE PAD PER NMDOT STD DWG 609-01-1/1.
17. REMOVE RETAINING WALL
18. INSTALL SEDIMENT MEASUREMENT POST PER DETAIL 3, SHEET C-105

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

LEGEND

- PROPERTY LINE
- 60.20 PROPOSED SPOT ELEVATION
  - TA=TOP OF ASPHALT
  - TC=TOP OF CURB
  - FL=FLOW LINE
  - TOC=TOP OF CONCRETE
  - TS=TOP OF SIDEWALK
  - TG=TOP OF GRATE
  - FG=FINISHED GRADE
  - FGH=FINISHED GRADE HIGH
  - FGL=FINISHED GRADE LOW
  - INV=INVERT
- 6360 EXISTING INDEX CONTOUR
- 6359 EXISTING INTERMEDIATE CONTOUR
- 6360 PROPOSED INDEX CONTOUR
- 6359 PROPOSED INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- WATER BLOCK / GRADE BREAK
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLETS
- RIP RAP PAD
- RETAINING WALL
- WATER HARVESTING BASINS
- FIRE LANE
- FENCE (SEE ARCHITECTURAL DRAWINGS)



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Charter Schools Development Corporation

WALTZ

Bohannan Huston
www.bhinc.com
800.877.5332

KELLY M. KLEIN NEW MEXICO 24834 05-19-2025 LICENSED PROFESSIONAL ENGINEER

DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

TERRAIN MANAGEMENT PLAN ENLARGED 1

C-105

Mon, 19-May-2025 - 6:29 pm. Plotted by: RVILLALOBOS
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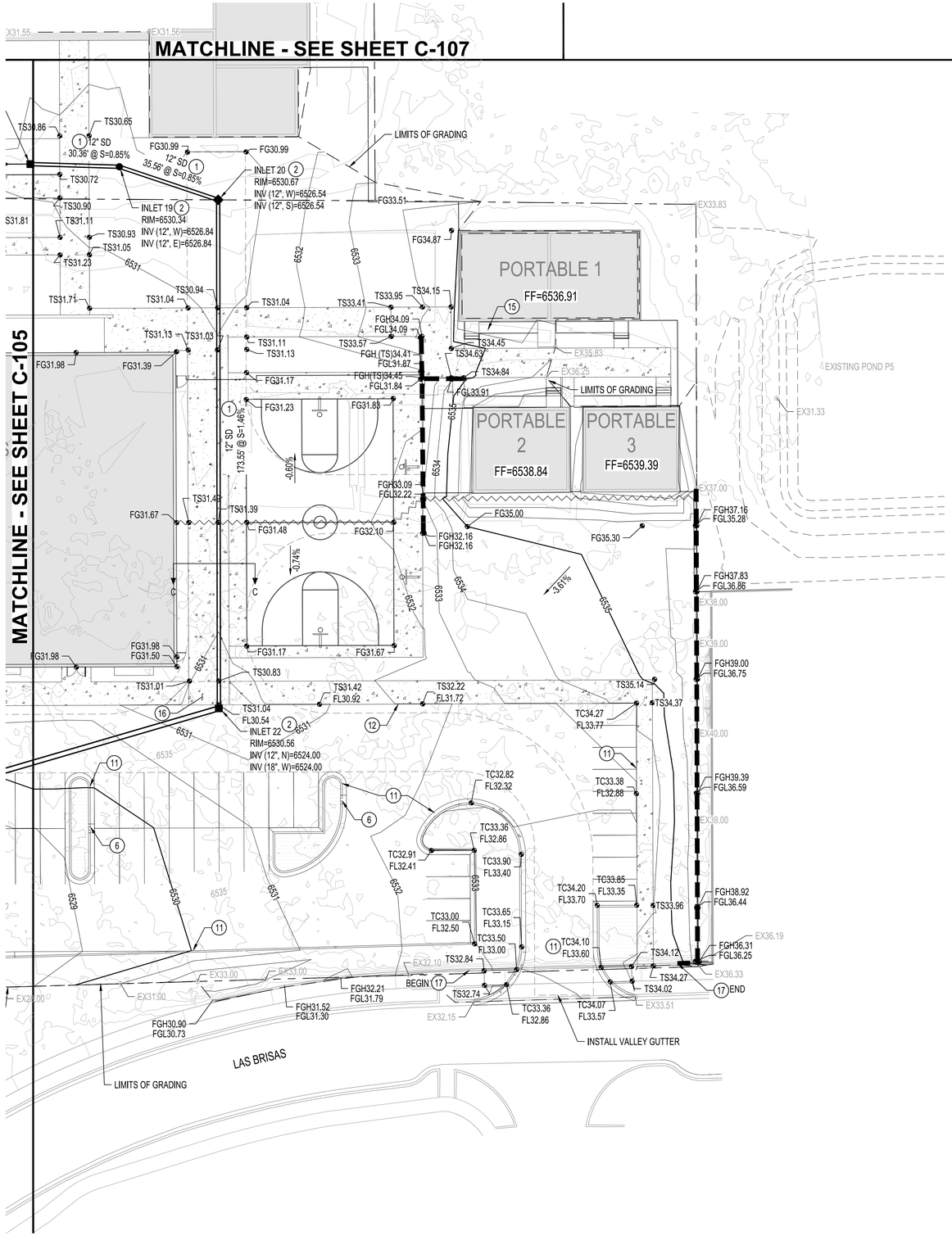
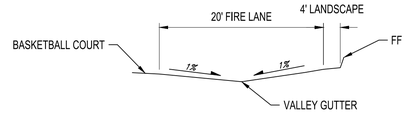
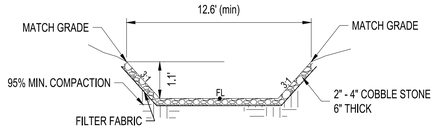




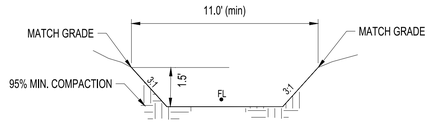
4 SECTION C-C

NTS



5 COBBLED LINED SWALE

NTS



6 EARTH SWALE

NTS

KEYED NOTES

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2. INSTALL STORM DRAIN INLET.
3. INSTALL STORM DRAIN MANHOLE.
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5. INSTALL RIP RAP PAD.
6. CONSTRUCT 18" WIDE CURB OPENING FOR DRAINAGE PER DETAIL 5, C-301.
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8. INSTALL ROLL TYPE CURB.
9. INSTALL SPILLWAY.
10. INSTALL SIDEWALK CULVERT.
11. INSTALL 6" STANDARD CURB AND GUTTER.
12. INSTALL TURNDOWN SIDEWALK WITH 6" STEP DOWN TO
13. INSTALL SWALE PER DETAIL 5, SHEET C-106
14. INSTALL SWALE PER DETAIL 6, SHEET C-106
15. CONTRACTOR TO ADJUST/REMOVE/REPLACE STAIR AND RAMP TO PROPOSED GRADES.
16. INSTALL DRIVE PAD PER NMDOT STD DWG 609-01-1/1.
17. REMOVE RETAINING WALL
18. INSTALL SEDIMENT MEASUREMENT POST PER DETAIL 3, SHEET C-105

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

LEGEND

- PROPERTY LINE
- 60.20 PROPOSED SPOT ELEVATION
  - TA=TOP OF ASPHALT
  - TC=TOP OF CURB
  - FL=FLOW LINE
  - TOC=TOP OF CONCRETE
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- 6359 EXISTING INTERMEDIATE CONTOUR
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- 6359 PROPOSED INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- WATER BLOCK / GRADE BREAK
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLETS
- RIP RAP PAD
- RETAINING WALL
- WATER HARVESTING BASINS
- FIRE LANE
- FENCE (SEE ARCHITECTURAL DRAWINGS)

N

50 25 0 50

1"=50'

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KELLY M. KLEIN
NEW MEXICO
24834
REGISTERED PROFESSIONAL ENGINEER
05-19-2025

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

TERRAIN MANAGEMENT PLAN ENLARGED 2

C-106

Mon, 19-May-2025 - 5:53 pm. Plotted by: RVILLALOBOS
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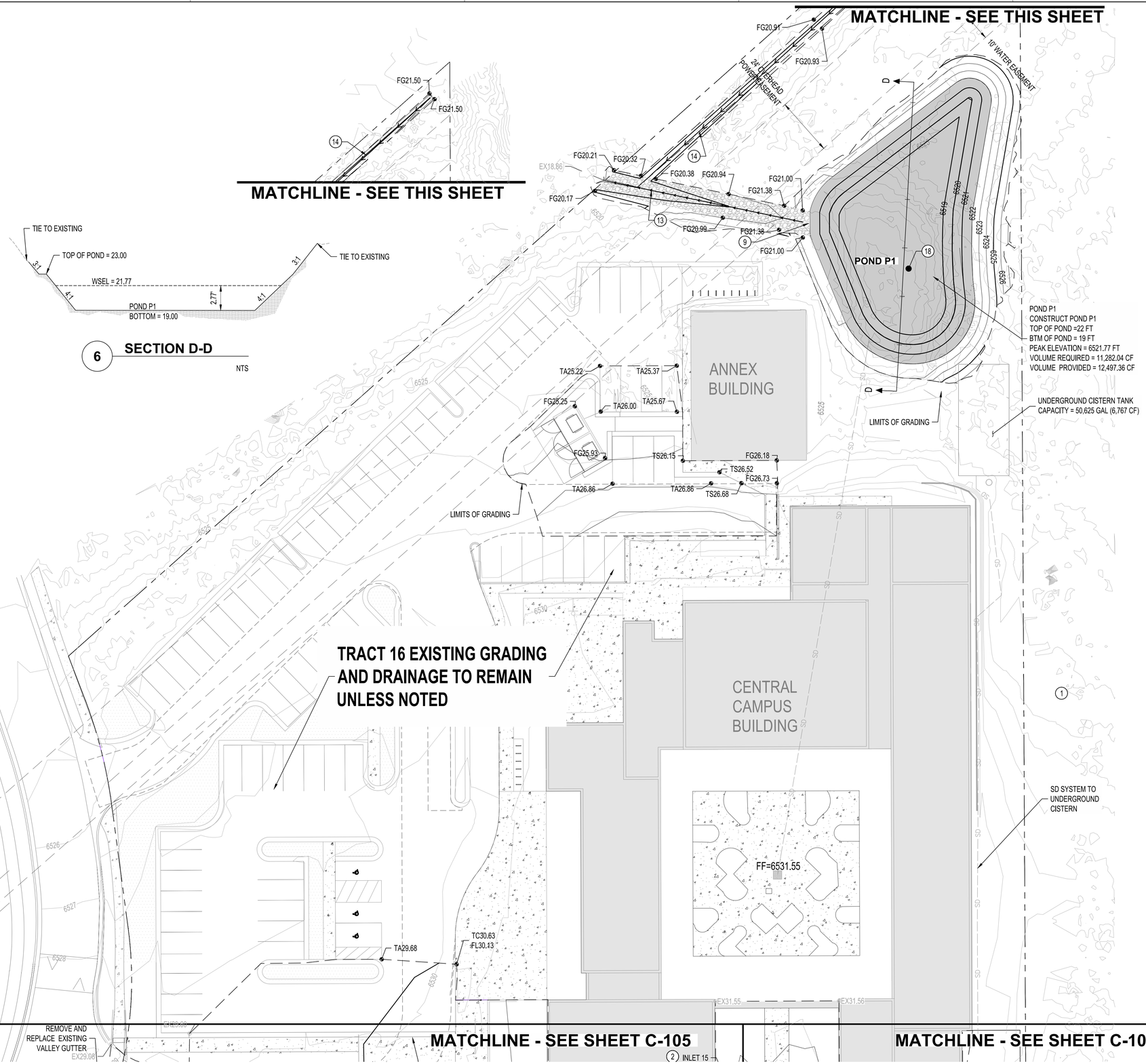

KEYED NOTES

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18. INSTALL SEDIMENT MEASUREMENT POST PER DETAIL 3, SHEET C-105

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

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- 6360 — EXISTING INDEX CONTOUR
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- PROPOSED STORM DRAIN INLETS
- RIP RAP PAD
- RETAINING WALL
- WATER HARVESTING BASINS
- FIRE LANE
- FENCE (SEE ARCHITECTURAL DRAWINGS)

N

20 10 0 20

1"=20'

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KELLY M. KLEIN
NEW MEXICO
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05-19-2025
LICENSED PROFESSIONAL ENGINEER

△	DATE	REVISION

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JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

TERRAIN MANAGEMENT PLAN ENLARGED 3

C-107

Mon, 19-May-2025 - 5:52 pm. Plotted by: RVILLALOBOS
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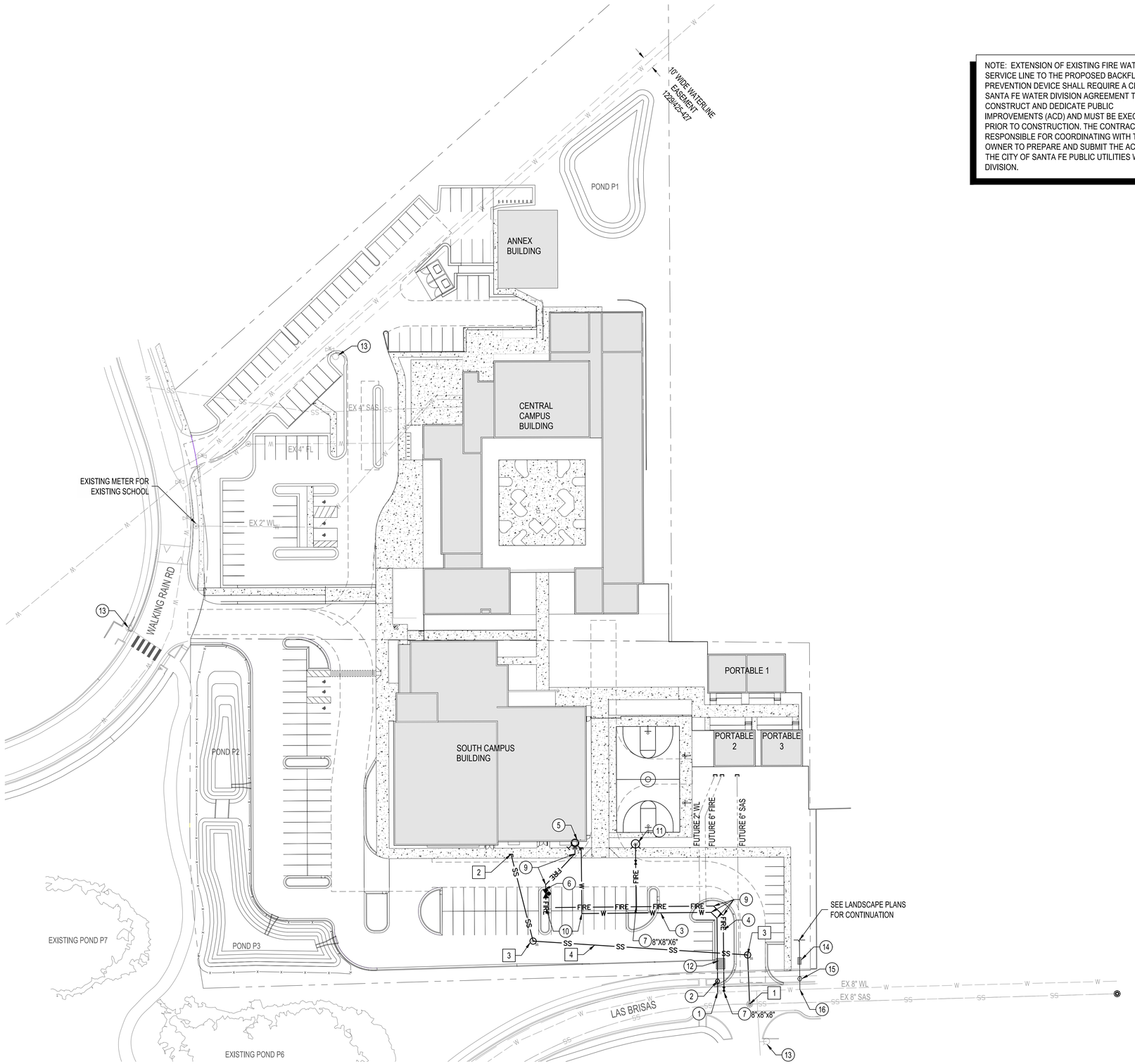


NOTE: EXTENSION OF EXISTING FIRE WATER SERVICE LINE TO THE PROPOSED BACKFLOW PREVENTION DEVICE SHALL REQUIRE A CITY OF SANTA FE WATER DIVISION AGREEMENT TO CONSTRUCT AND DEDICATE PUBLIC IMPROVEMENTS (ACD) AND MUST BE EXECUTED PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER TO PREPARE AND SUBMIT THE ACD TO THE CITY OF SANTA FE PUBLIC UTILITIES WATER DIVISION.

○ WATER KEYED NOTES

1. CONNECT NEW 2" COPPER WATER SERVICE LINE TO EXISTING 8" WL. REFER TO PUBLIC WATER PLAN.
2. INSTALL 2" DOMESTIC WATER METER. REFER TO PUBLIC WATER PLAN.
3. INSTALL 2" DOMESTIC WATER SERVICE LINE.
4. INSTALL 8" FIRE WATER SERVICE LINE. REFER TO PUBLIC WATER PLAN FOR CONNECTION TO THE MAINLINE.
5. INSTALL WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC) PER DETAIL 3, SHEET C-301. INSTALL FDC SIGN ON WALL ABOVE FDC APPARATUS.
6. INSTALL 8" GATE VALVE WITH POST INDICATOR (PIV) PER DETAIL 1 SHEET C-301.
7. INSTALL TEE. SIZE PER PLAN.
8. INSTALL 22.5° BEND WITH RESTRAINED JOINTS.
9. INSTALL 45° BEND WITH RESTRAINED JOINTS.
10. INSTALL 90° BEND WITH RESTRAINED JOINTS.
11. INSTALL FIRE HYDRANT PER CITY OF SANTA FE STANDARD DETAIL 07 WITH VALVE ON 6" LEG.
12. INSTALL HEATED ENCLOSURE WITH 2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER AND 8" FIRE REDUCED PRESSURE BACKFLOW PREVENTER. REFER TO PUBLIC WATER PLAN.
13. EXISTING FIRE HYDRANT TO REMAIN.
14. INSTALL HEATED ENCLOSURE WITH 3/4" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER.
15. INSTALL 3/4" IRRIGATION METER. REFER TO PUBLIC WATER PLAN.
16. INSTALL IRRIGATION SERVICE TO 8" WATERLINE. REFER TO PUBLIC WATER PLAN.

□ SEWER KEYED NOTES

1. CONNECT NEW PRIVATE 6" SANITARY SEWER TO EXISTING MANHOLE.
2. INSTALL UTILITY SERVICE LINE TO WITHIN 5' OF BUILDING.
3. INSTALL SANITARY SEWER CLEAN OUT PER DETAIL 2, SHEET C-301.
4. INSTALL PRIVATE 6" SANITARY SEWER SERVICE LINE (SCH 40 PVC).

LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- PROPOSED CLEAN OUT
- PROPOSED CAP
- PROPOSED MANHOLE
- FIRE LANE

N

40 20 0 40

1"=40'

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation

WALTZ

Bohannan Huston
www.bhinc.com
800.877.5332

KELLY M. KLEIN
NEW MEXICO
24834
06-06-2025
LICENSED PROFESSIONAL ENGINEER

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

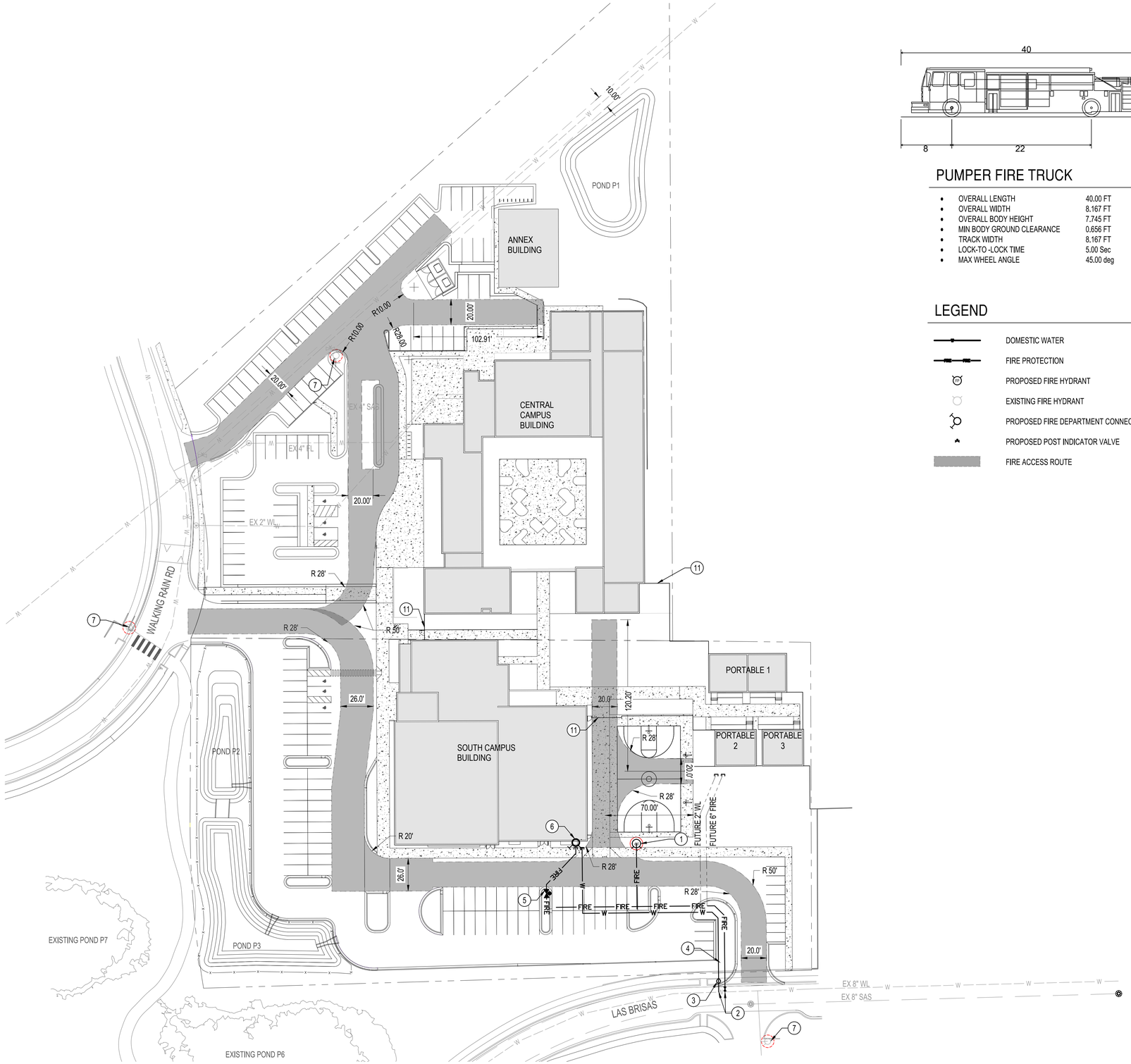
JURISDICTION: CITY OF SANTA FE

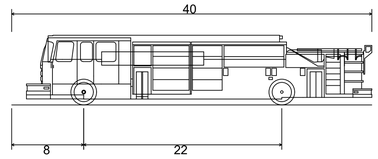
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

SITE UTILITY PLAN

C-201





PUMPER FIRE TRUCK

OVERALL LENGTH	40.00 FT
OVERALL WIDTH	8.167 FT
OVERALL BODY HEIGHT	7.745 FT
MIN BODY GROUND CLEARANCE	0.656 FT
TRACK WIDTH	8.167 FT
LOCK-TO -LOCK TIME	5.00 Sec
MAX WHEEL ANGLE	45.00 deg

LEGEND

- DOMESTIC WATER
- FIRE PROTECTION
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- FIRE ACCESS ROUTE

BUILDING INFORMATION

SITE ADDRESS: 4157 WALKING RAIN RD.SANTA FE, NM.
4161 WALKING RAIN RD.SANTA FE, NM.

LEGAL DESCRIPTION: TRACT Q-1 OF THE NAVA ADA SUBDIVISION, 3.29 ACRES; TRACT 16 OF LAS SOLARES, 3.0 ACRES

CENTRAL CAMPUS BUILDING:
- CONSTRUCTION TYPE: V-B
- DEVELOPMENT TYPE: EXISTING BUILDING
- SPRINKLERED: YES
- BUILDING GSF: TOTAL: 29,061 SF
- BUILDING HEIGHT:
  MAX BUILDING HEIGHT: 25 FT
- FIRE FLOW*: 1,125 GPM
- HYDRANTS REQUIRED: 1
- HYDRANTS PROVIDED: 1 OFFSITE

(*75% REDUCTION FOR AUTOMATIC SPRINKLER SYSTEM)

SOUTH CAMPUS BUILDING:
- CONSTRUCTION TYPE: V-B
- DEVELOPMENT TYPE: NEW CONSTRUCTION
- SPRINKLERED: YES
- BUILDING GSF: TOTAL: 20,432 SF
- BUILDING HEIGHT:
  WEST ELEVATION: MAX BUILDING HEIGHT: 32 FT
  SOUTH ELEVATION: MAX BUILDING HEIGHT: 30 FT
  NORTH AND EAST ELEVATION: MAX BUILDING HEIGHT: 21 FT
- FIRE FLOW*: 1,000 GPM
- HYDRANTS REQUIRED: 1
- HYDRANTS PROVIDED: 2

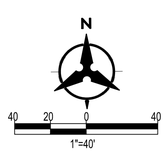
(*75% REDUCTION FOR AUTOMATIC SPRINKLER SYSTEM)

NOTES

1. ALL RADII ALONG FIRE LANE SHALL BE MINIMUM 28'.
2. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON ONE SIDE.
3. ALL FIRE ACCESS AREAS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
4. SLOPES WILL NOT EXCEED 10% IN GRADE FOR THE FIRE ACCESS ROADS.
5. PROPOSED BUILDING SHALL HAVE AN EXTERNAL DOMESTIC AND FIRE BACKFLOW PREVENTION DEVICE.
6. ALL INSTALLED FIRE SERVICE LINES SHALL BE 6" UNLESS OTHERWISE NOTED.
7. ALL BUILDINGS AND VEHICULAR ACCESS GATES SHALL HAVE A CITY OF SANTA FE APPROVED SENSOR FOR FIRE DEPARTMENT ACCESS.
8. FIRE PLAN BASED ON INTERNATIONAL FIRE CODE (IFC) 2021

◯ KEYED NOTES

1. PROPOSED FIRE HYDRANT
2. CONNECT TO EXISTING WATER LINE. CONTRACTOR TO FIELD VERIFY SIZE, LOCATION AND DEPTH OF EXISTING UTILITY PRIOR TO ORDERING MATERIALS AND CONTACT ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES
3. INSTALL WATER METER
4. INSTALL HEATED ENCLOSURE WITH 2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER AND 8" FIRE REDUCED PRESSURE BACKFLOW PREVENTER.
5. INSTALL PROPOSED POST INDICATOR VALVE.
6. INSTALL PROPOSED FIRE DEPARTMENT CONNECTION.
7. EXISTING FIRE HYDRANT
8. EXISTING 2" DOMESTIC SERVICE W/ EXISTING METER BOX
9. NOT USED
10. FIRE RISER ROOM
11. GATE WITH APPROVED FIRE ACCESS PER NOTE 7 ABOVE



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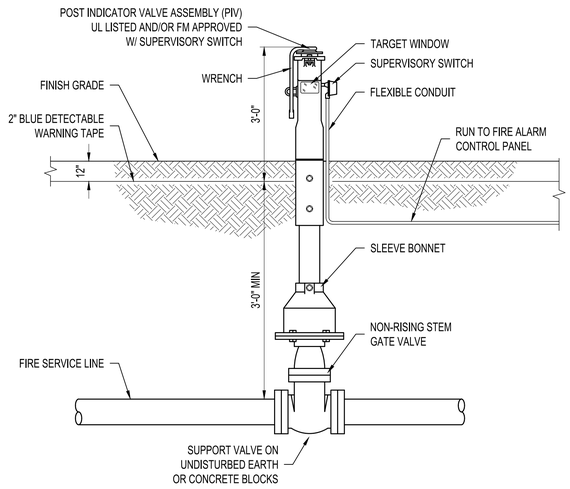
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

FIRE AND EMERGENCY ACCESS PLAN

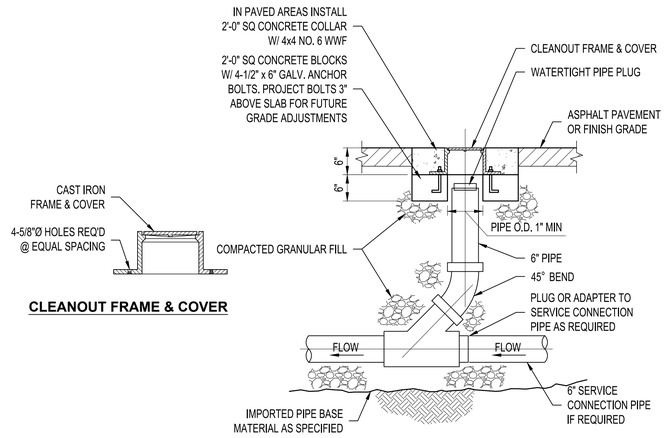
C-202

Wed, 4-Jun-2025 - 5:23:pm, Plotted by: DOLIVAS
\\a-abq-fs2\projects\20250209\CDP\Plans\General\Development Plan Sheets\20250209_Fire One.dwg



1 POST INDICATOR VALVE

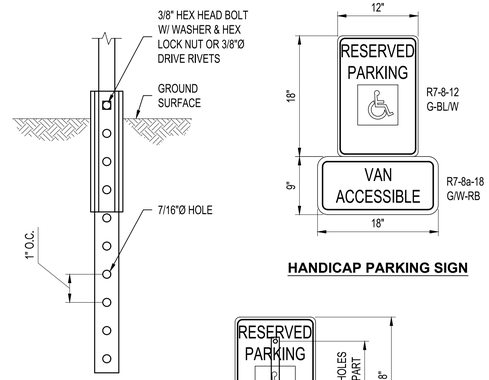
NTS



CLEANOUT FRAME & COVER

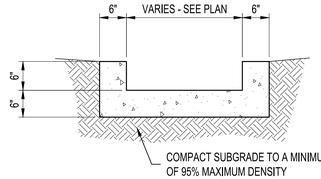
2 CLEANOUT

NTS



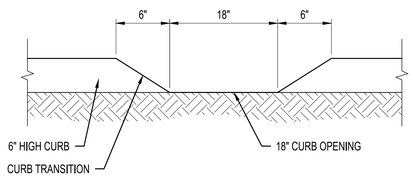
SECTION A-A

HANDICAP PARKING SIGN



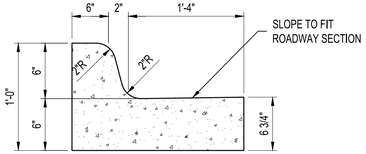
4 CONCRETE RUNDOWN CHANNEL

NTS



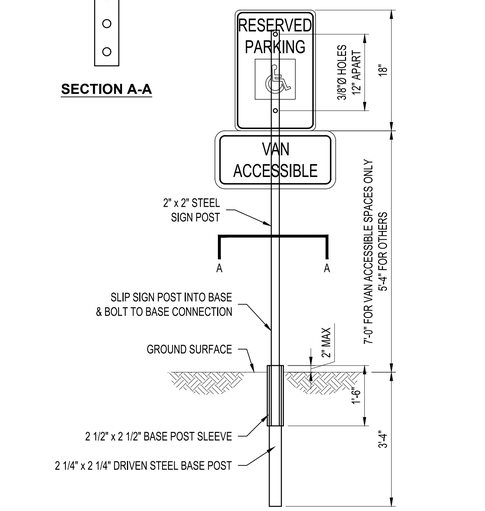
5 CURB CUT

NTS



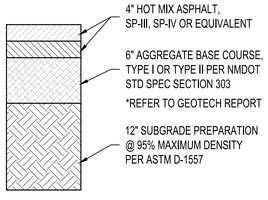
6 STANDARD CURB & GUTTER

NTS



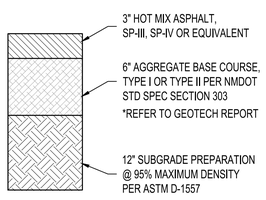
3 ACCESSIBLE PARKING SIGN

NTS



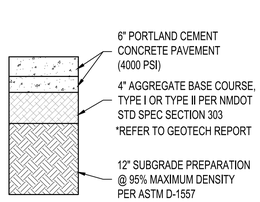
7 HEAVY DUTY PAVEMENT SECTION

NTS



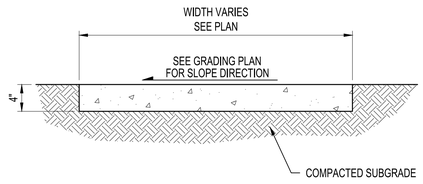
8 LIGHT DUTY PAVEMENT SECTION

NTS



9 HEAVY DUTY CONCRETE PAVEMENT SECTION

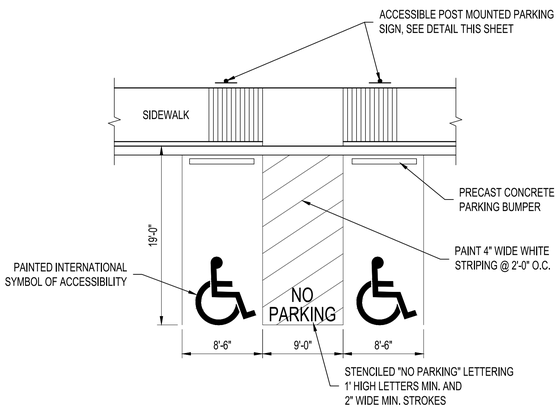
NTS



NOTE: EXPANSION & CONTROL JOINTS SHALL BE
PER NMAPWA STD DETAILS & SPECIFICATIONS

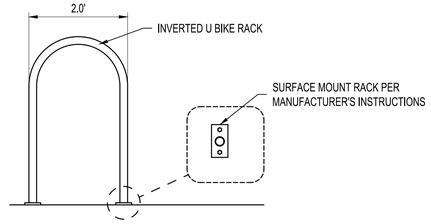
10 CONCRETE SIDEWALK

NTS



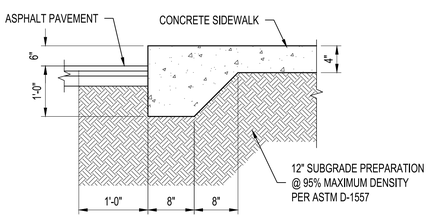
11 TYPICAL ACCESSIBLE PARKING SPACE

NTS



12 INVERTED U-BIKE RACK DETAIL

NTS



12 TURNDOWN SIDEWALK

NTS

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58 S River Drive, Suite 380, Tempe, AZ 85288
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WALTZ

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KELLY M. KLEIN
NEW MEXICO
24834
LICENSED PROFESSIONAL ENGINEER
05-19-2025

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

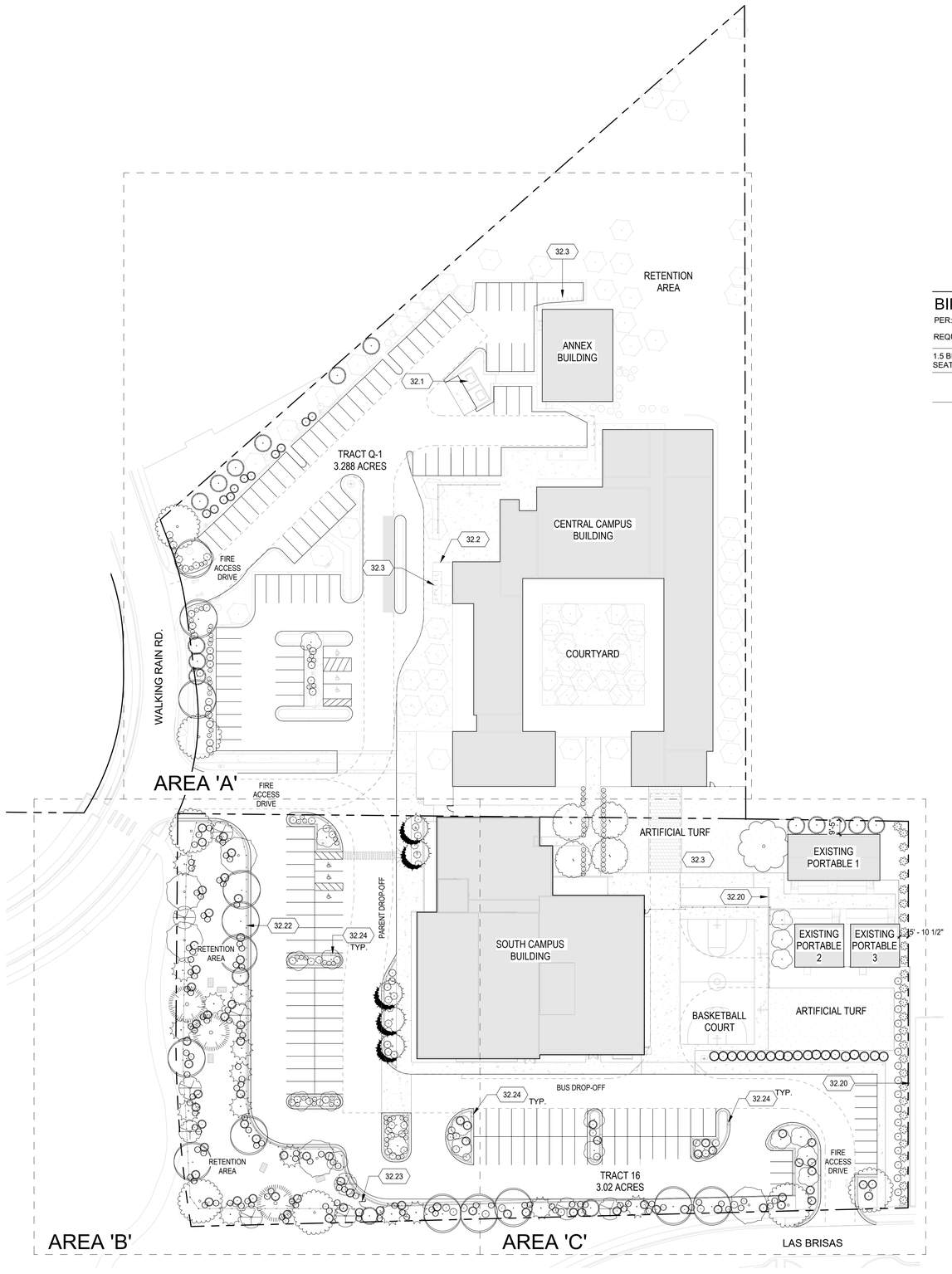
JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

CIVIL DETAILS

C-301



REFERENCE NOTES

32.1	REFUSE ENCLOSURE AND CONCRETE PAD PER STANDARD DETAIL, SEE DETAIL D4/LA440.
32.2	LOCATION OF EXISTING BIKE RACK TO REMAIN.
32.3	LOCATION OF NEW BIKE RACKS, SEE DETAIL A5/LA440.
32.20	RETAINING WALL, SEE DETAIL D1/LA440 AND CIVIL DRAWINGS.
32.22	RETAINING POND FENCE, SEE DETAIL C1/LA440.
32.23	RETAINING POND GATE @ 5'-0".
32.24	CURB CUT FOR SECONDARY PLANT IRRIGATION.

BIKE CODE REQUIREMENTS

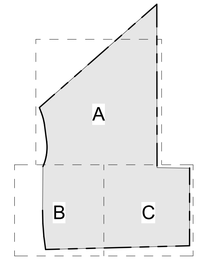
PER: SANTA FE, NEW MEXICO - CODE OF ORDINANCES CH. 14TABLE 14-8.6-5

REQUIRED NUMBER OF BIKE RACKS	REQUIRED	PROVIDED
1.5 BICYCLE SPACES PER 20 STUDENT SEATING CAPACITY, 2 SPACE MIN.		
380 STUDENTS / 20 = 19 19 x 1.5 = 28.5 SPACES	29 SPACES	37 SPACES

GENERAL NOTES

1. REFER TO SHEET LA500 FOR EXISTING AND NEW PLANT LIST

KEY PLAN



A2 OVERALL LANDSCAPE SITE PLAN

SCALE: 1" = 40'-0"

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Charter Schools Development Corporation
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WALTZ

STATE OF NEW MEXICO
KIRRIN A. HOLT
NO. 008712
05-09-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

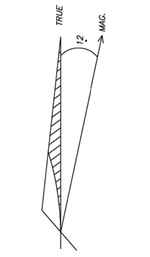
2025 / 03 / 17

OVERALL LANDSCAPE SITE PLAN

LA001

5/9/2025 11:53:02 AM

TREE SURVEY ONLY NOT A BOUNDARY SURVEY



NORTH

SCALE 1"=40'

40' 40'

LEGEND AND NOTES

DENOTES SIGNIFICANT TREES (EVERGREEN)
APPROXIMATELY 44
SOME CLUSTERS MAY CONTAIN MORE THAN 1

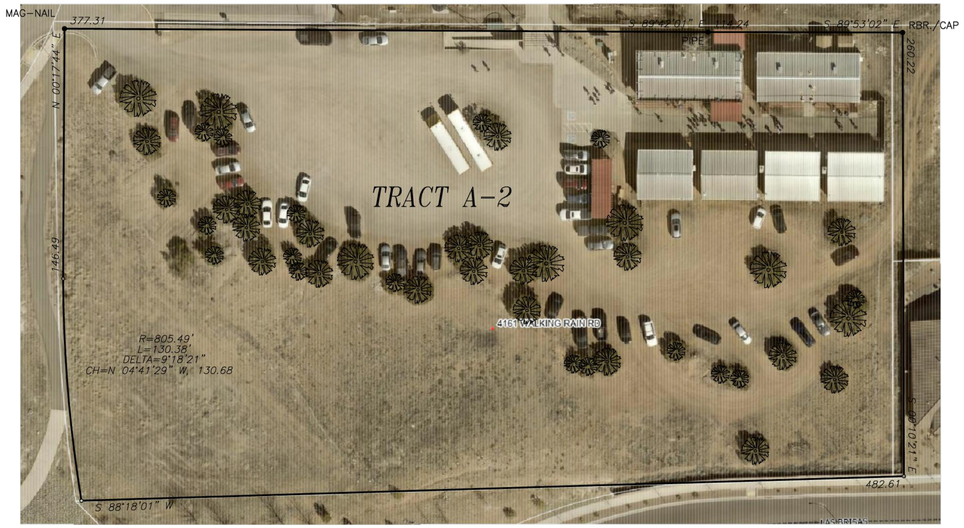
● DENOTES POINT FOUND (AS NOTED)

○ DENOTES POINT CALCULATED

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84

   LOT OF RECORD IS FROM
   "LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC."
   BY DAWSON SURVEYS, INC., RECORDE IN PLAT BOOK 714, PGS. 018–020
   DATA SHOWN IS FROM RECORD PLAT.

2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON FEB. 25TH, 2025, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

RICHARD A. CHATROOP N.M.P.L.S. #11011

NEW MEXICO 11011 PROFESSIONAL SURVEYOR RICHARD A. CHATROOP REGISTERED

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20_____, at _____ o'clock _____ m. and was duly recorded in book _____ page_____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County,N.M.

_____ Deputy

TREE SURVEY
MONTE DEL SOL SCHOOL
4161 WALKING RAIN
TRACT A-2

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470–0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: MONTE DEL SOL
LOCATION:

A1 SIGNIFICANT TREE SURVEY
SCALE: 1" = 40'-0"

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
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STATE OF NEW MEXICO
JARRINA HOLT
NO. 009712
05-09-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

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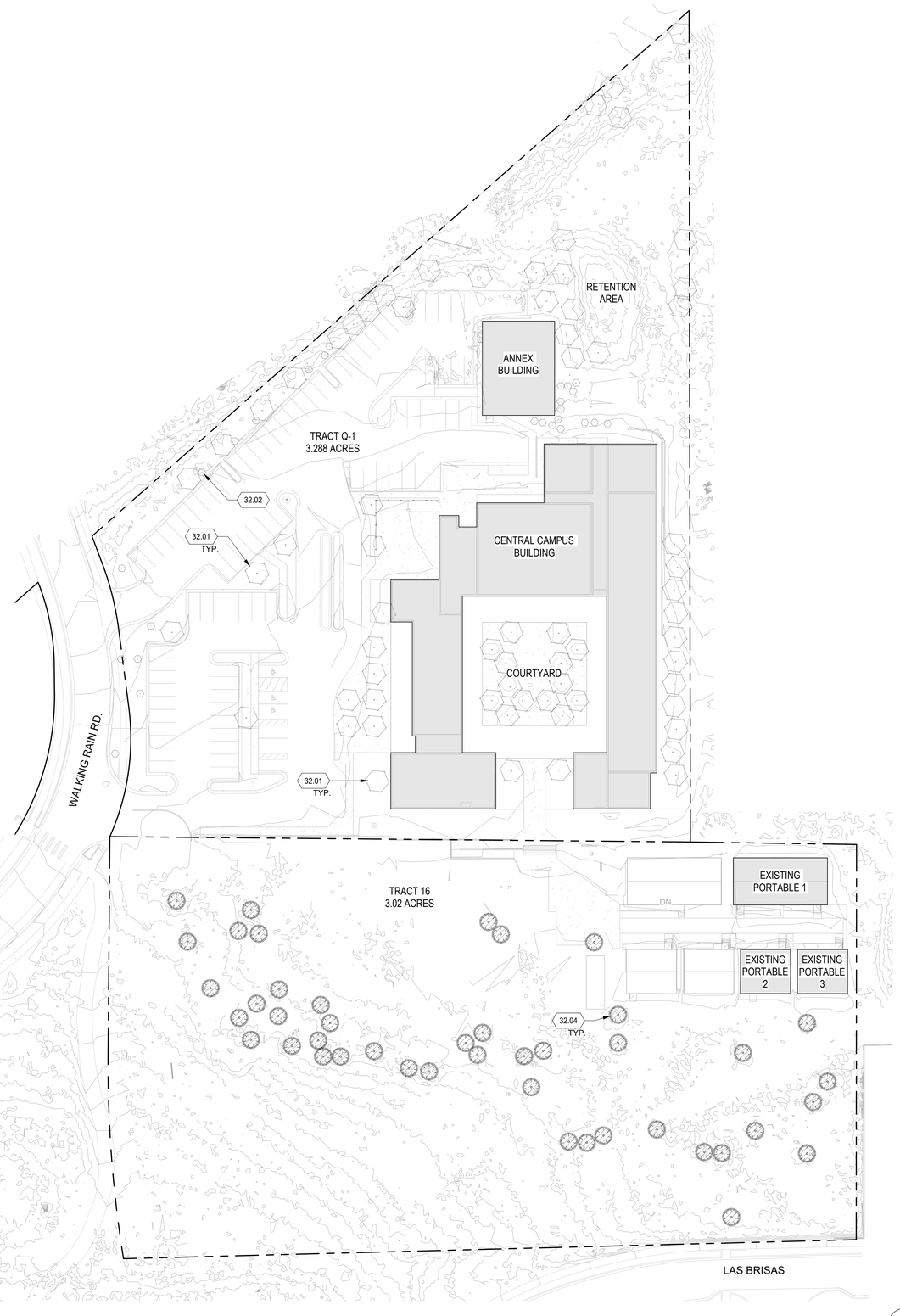
2025 / 03 / 17

SIGNIFICANT TREE SURVEY

LA003

3/12/2025 3:24:25 PM



REFERENCE NOTES

32.01 TREE TO BE PRESERVED, TYP.
32.02 SHRUB TO BE PRESERVED, TYP.
32.04 TREE TO BE REMOVED, TYP. CONTRACTOR TO REMOVE TREE, INCLUDING FULL DEPTH OF ROOT STRUCTURE.

EXISTING TREE & SHRUB LEGEND

EXISTING TREE TO REMAIN

EXISTING SHRUB TO REMAIN

SIGNIFICANT EVERGREEN TREE TO BE REPLACED

SIGNIFICANT TREE

THE PROPERTY INCLUDES 44 SIGNIFICANT EVERGREEN TREES AS DEFINED BY CITY OF SANTA FE LAND USE **CODE 14-8.4.F (5) PRESERVATION OF EXISTING VEGETATION**. PROJECTED DISTURBANCE FROM GRADING OPERATIONS AND NEW CONSTRUCTION WILL IMPACT A ALL 44 SIGNIFICANT EVERGREEN TREES. OPEN SPACE LANDSCAPING TO SATISFY THE REPLACEMENT REQUIREMENT FOR SIGNIFICANT EVERGREEN TREE REMOVAL, SEE L500 OVERALL PLANTING TREE PLAN

SIGNIFICANT TREES	EXISTING
PINON TREES (> 8' HEIGHT)	-
DECIDUOUS (> 6" DIA.)	-
EVERGREEN (> 8' HEIGHT)	44
TOTAL	44

PROPOSED PRESERVATION / REPLACEMENT

SIGNIFICANT TREES	PRESERVED	RELOCATED	REPLACED	TOTAL
PINON TREES (> 8' HGT)	-	-	-	-
DECIDUOUS (> 6" DIA.)	-	-	-	-
EVERGREEN (> 8' HEIGHT)	-	-	44	44
TOTAL	0	0	44	44

* REPLACEMENT TREES WILL BE EVERGREEN TREES (> 6' HEIGHT), SEE L500 OVERALL PLANTING TREE PLAN. REPLACEMENT TREE COUNTS INDICATE MINIMUM NUMBERS, SEE LA500 FOR ACTUAL PROPOSED QUANTITIES AND SPECIES.

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 **FFKR.COM**

Charter Schools Development Corporation
www.CSDC.org

WALTZ

STATE OF NEW MEXICO
KRRINA. HOLT
NO. 006712
05-09-25
REGISTERED ARCHITECT

△	DATE	REVISION

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2025 / 03 / 17

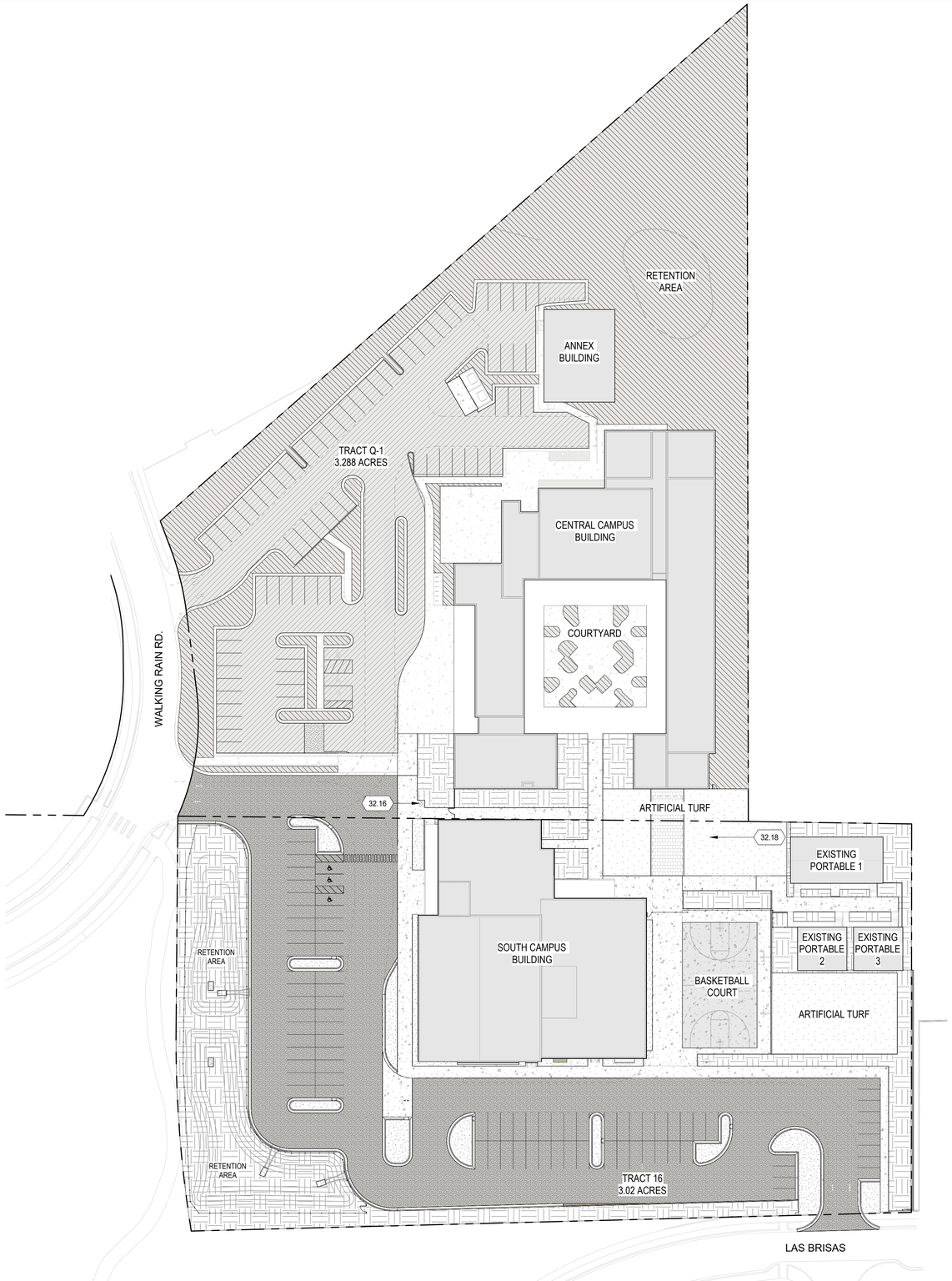
TREE PROTECTION PLAN

LA004

A2 TREE PROTECTION PLAN

SCALE: 1" = 40'-0"

5/9/2025 4:01:36 AM



REFERENCE NOTES

32.16 RELOCATED SCULPTURE.

32.18 FIRE LANE SURFACE TO BE CONSTRUCTED WITH POROUS CONCRETE PAVERS OR GEOBLOCK GRASS PAVERS WITH 6" ENGINEERED BASE ABLE TO WITHSTAND WEIGHT OF AN EMERGENCY/FIRE VEHICLE.

MATERIALS PLAN LEGEND

- EXISTING ASPHALT TO REMAIN
- EXISTING GROUNDCOVER (PLANT, ROCK, OR GRASS) TO REMAIN
- ASPHALT
- CONCRETE
- PLANTING - 1/2"-3/4" SMALL ROCK MULCH 382.94 CUBIC YARDS (1)
- LAWN
- RIP RAP
- GEOTECH - PAVER OR GRASS PAVER
- MULCH - 1/2"-3/4" SMALL ROCK MULCH 2,313.41 CUBIC YARDS (1)

A2 LANDSCAPE MATERIAL SITE PLAN

SCALE: 1" = 40'-0"

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation
www.csdc.org

WALTZ

STATE OF NEW MEXICO
ROBIN A. HOLT
NO. 006712
06-13-25
REGISTERED ARCHITECT

	DATE	REVISION
1	06.13.25	City Comments

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

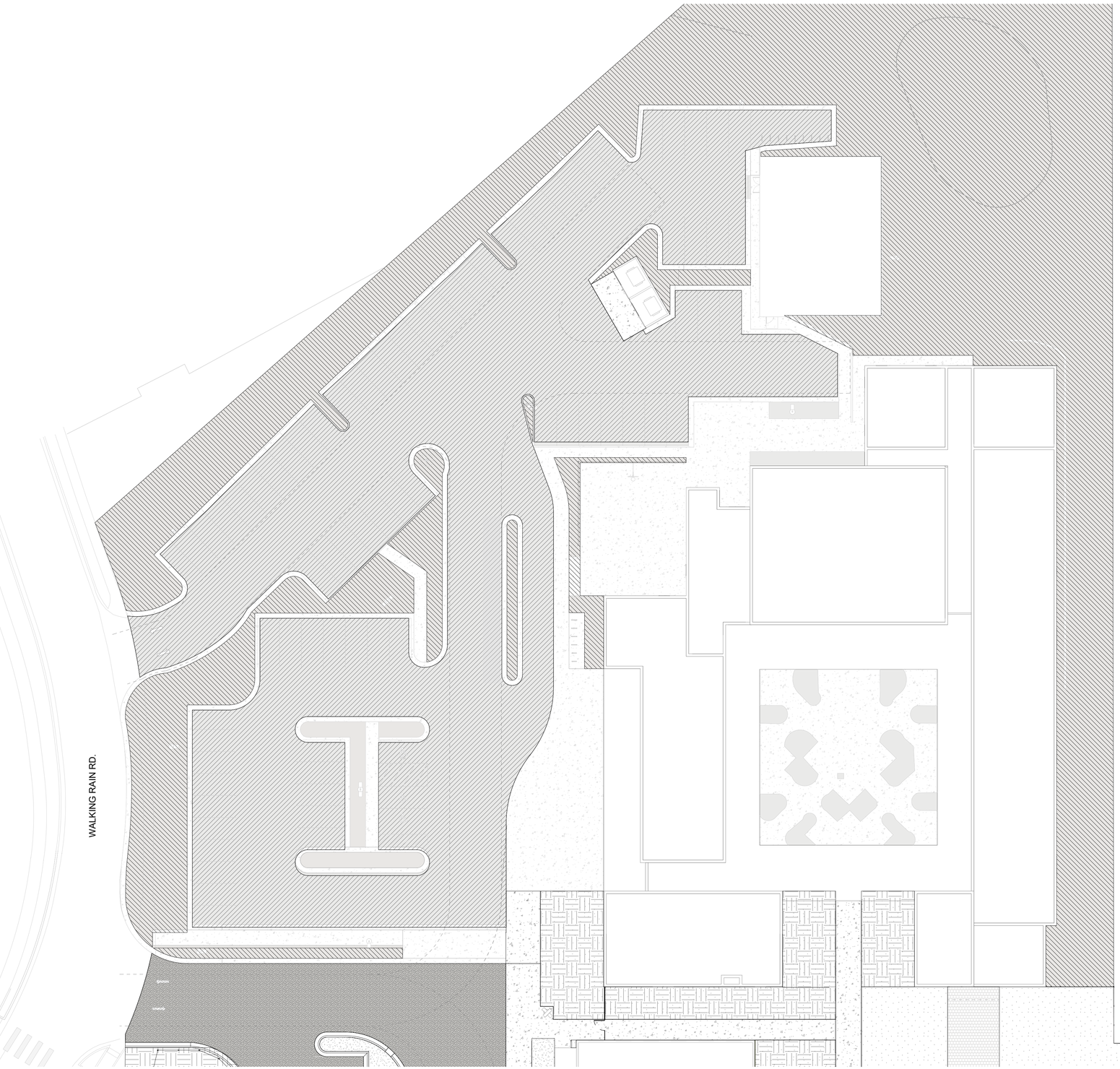
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

LANDSCAPE MATERIALS SITE PLAN

LA100

6/15/2025 9:22:31 PM



A1 ENLARGED MATERIALS PLAN AREA 'A'

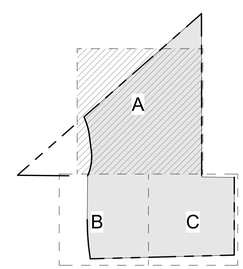
SCALE: 1" = 20'-0"

REFERENCE NOTES

MATERIALS PLAN LEGEND

- EXISTING ASPHALT TO REMAIN
- EXISTING GROUNDCOVER (PLANT, ROCK, OR GRASS) TO REMAIN
- ASPHALT
- CONCRETE
- PLANTING - 1/2"-3/4" SMALL ROCK MULCH 382.94 CUBIC YARDS (1)
- LAWN
- RIP RAP
- GEOTECH - PAVER OR GRASS PAVER
- MULCH - 1/2"-3/4" SMALL ROCK MULCH 2,313.41 CUBIC YARDS (1)

KEY PLAN



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STATE OF NEW MEXICO
ARRINA HOLT
NO. 009712
06-13-25
REGISTERED ARCHITECT

	DATE	REVISION
1	06.13.25	City Comments

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

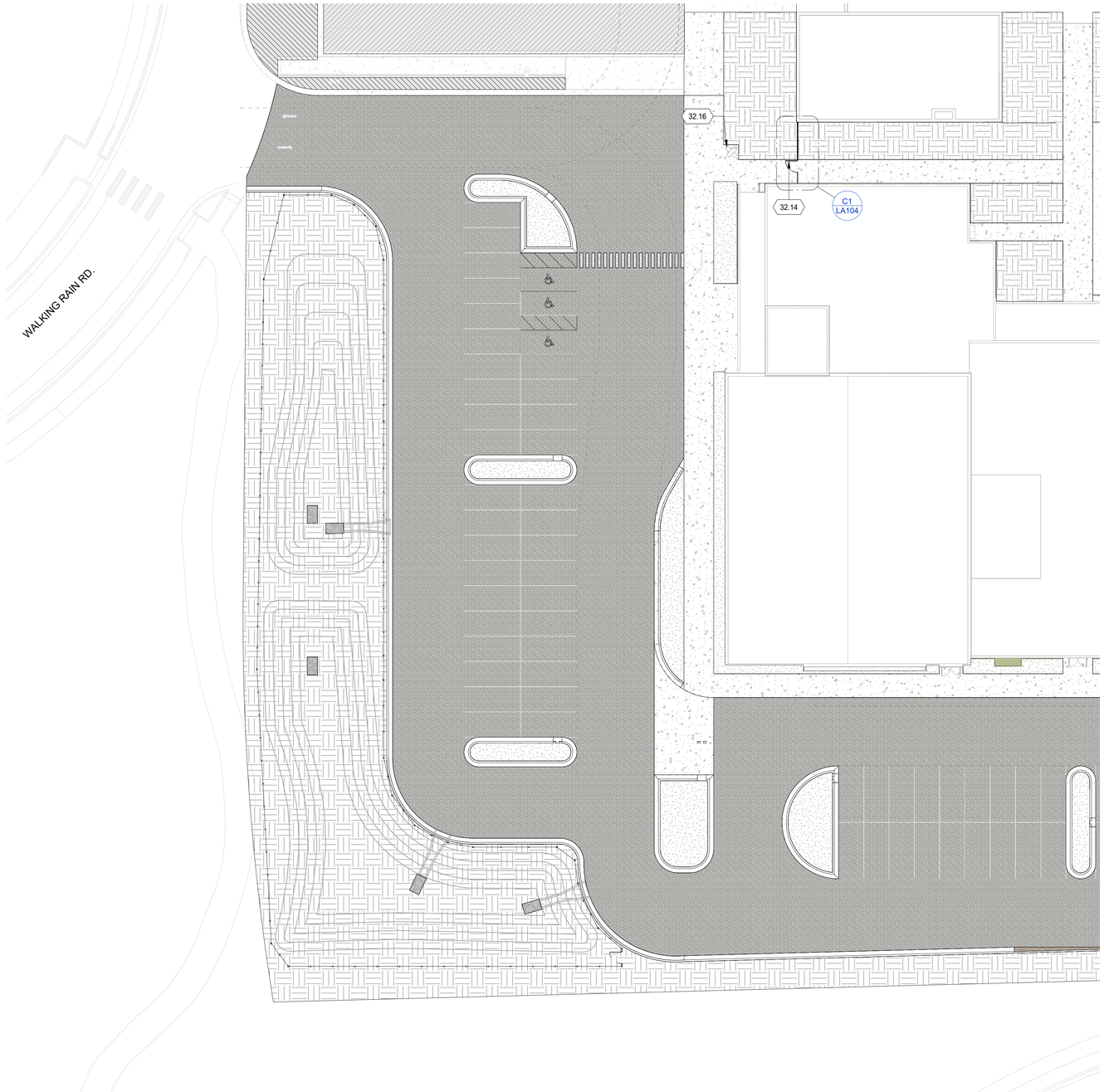
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

MATERIALS PLAN - AREA 'A'

LA101

6/15/2025 9:22:33 PM



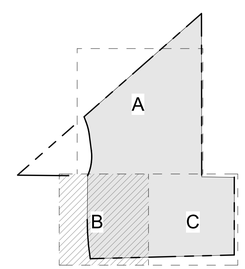
REFERENCE NOTES

32.14 METAL MAN GATE, SEE DETAIL A1/LA440.
32.16 RELOCATED SCULPTURE.

MATERIALS PLAN LEGEND

- EXISTING ASPHALT TO REMAIN
- EXISTING GROUNDCOVER (PLANT, ROCK, OR GRASS) TO REMAIN
- ASPHALT
- CONCRETE
- PLANTING - 1/2"-3/4" SMALL ROCK MULCH 382.94 CUBIC YARDS
- LAWN
- RIP RAP
- GEOTECH - PAVER OR GRASS PAVER
- MULCH - 1/2"-3/4" SMALL ROCK MULCH 2,313.41 CUBIC YARDS

KEY PLAN



A2 ENLARGED MATERIALS PLAN AREA 'B'
SCALE: 1" = 20'-0"

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STATE OF NEW MEXICO
ARRINA HOLT
NO. 009712
06-13-25
REGISTERED ARCHITECT

	DATE	REVISION
1	06.13.25	City Comments

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

MATERIALS PLAN - AREA 'B'

LA102

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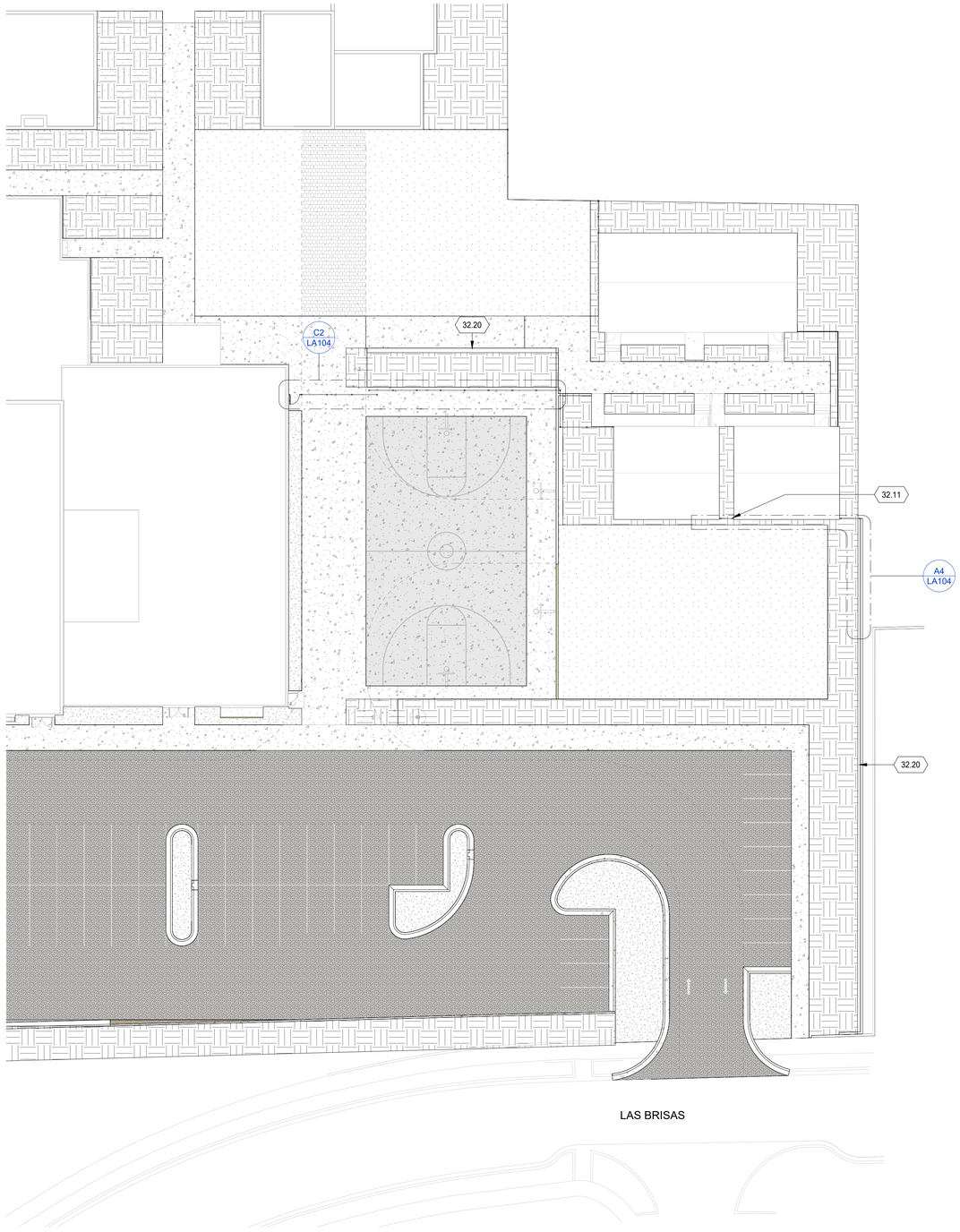


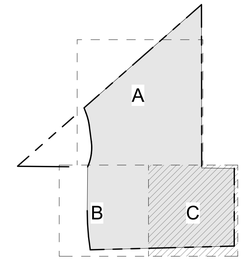
REFERENCE NOTES

32.11 METAL FENCING, SEE DETAIL A2/LA440.
32.20 RETAINING WALL, SEE DETAIL D1/LA440 AND CIVIL DRAWINGS.

MATERIALS PLAN LEGEND

- EXISTING ASPHALT TO REMAIN
- EXISTING GROUNDCOVER (PLANT, ROCK, OR GRASS) TO REMAIN
- ASPHALT
- CONCRETE
- PLANTING - 1/2"-3/4" SMALL ROCK MULCH 382.94 CUBIC YARDS (1)
- LAWN
- RIP RAP
- GEOTECH - PAVER OR GRASS PAVER
- MULCH - 1/2"-3/4" SMALL ROCK MULCH 2,313.41 CUBIC YARDS (1)

KEY PLAN



A2 ENLARGED MATERIALS PLAN AREA 'C'
SCALE: 1" = 20'-0"

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STATE OF NEW MEXICO
KRRINA HOLT
NO. 006712
06-13-25
REGISTERED ARCHITECT

1	DATE	REVISION
1	06.13.25	City Comments

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

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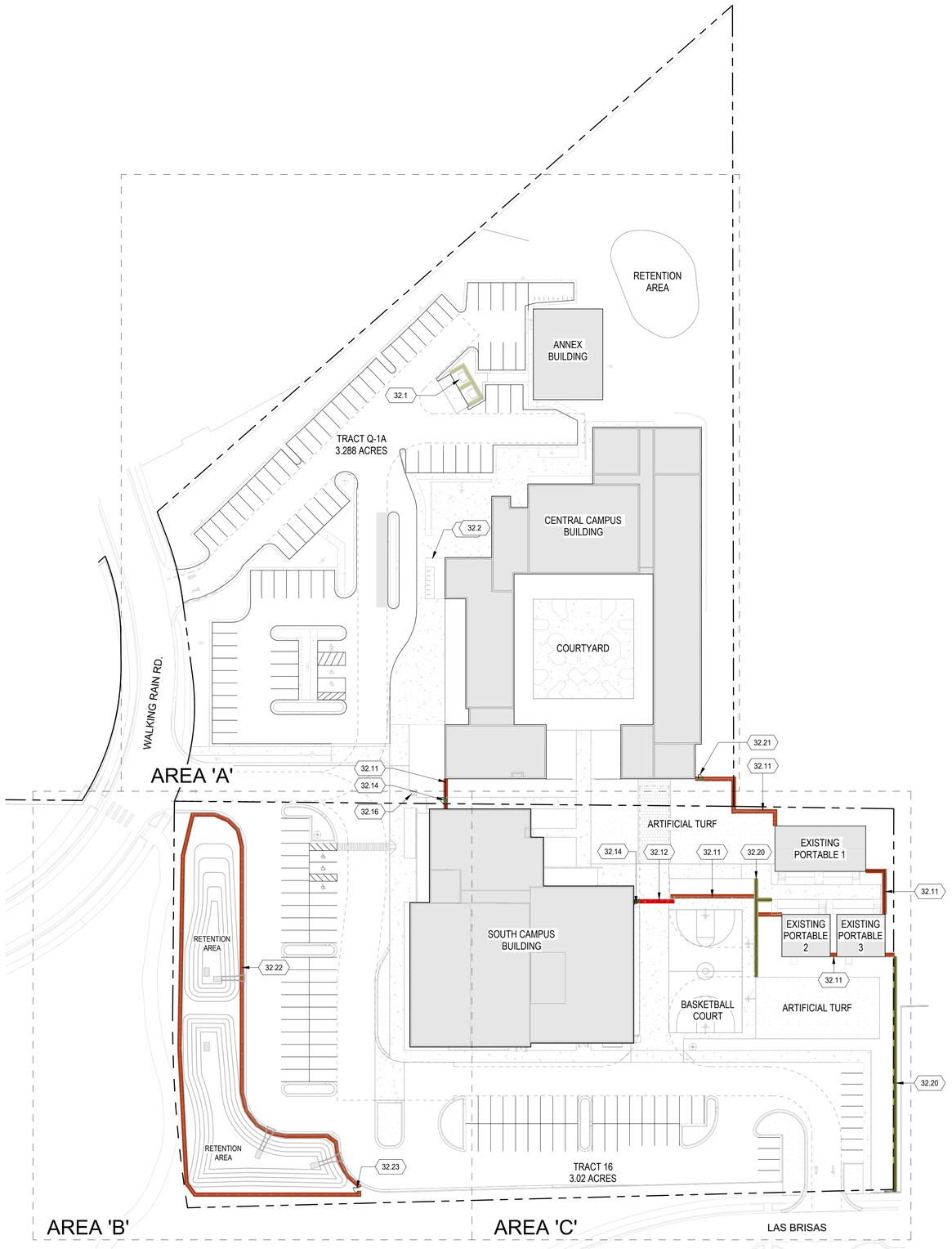
2025 / 03 / 17

MATERIALS PLAN - AREA 'C'

LA103

6/15/2025 9:22:36 PM



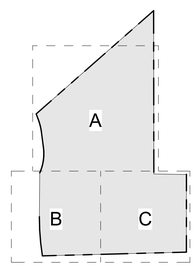
REFERENCE NOTES

32.1	REFUSE ENCLOSURE AND CONCRETE PAD PER STANDARD DETAIL, SEE DETAIL D4/LA440.
32.2	LOCATION OF EXISTING BIKE RACK TO REMAIN.
32.11	METAL FENCING, SEE DETAIL A2/LA440.
32.12	METAL ROLLING GATE WITH FIRE ACCESS SENSOR, SEE DETAIL A3/LA440.
32.14	METAL MAN GATE, SEE DETAIL A1/LA440.
32.16	RELOCATED SCULPTURE.
32.20	RETAINING WALL, SEE DETAIL D1/LA440 AND CIVIL DRAWINGS.
32.21	METAL MAN GATE WITH FIRE ACCESS SENSOR, SEE DETAIL A1/LA440.
32.22	RETAINING POND FENCE, SEE DETAIL C1/LA440.
32.23	RETAINING POND GATE @ 5'-0".

WALL LEGEND

- RETAINING WALL
- METAL FENCING
- METAL GATE
- AUTOMATIC METAL ROLLING GATE W/ FIRE ACCESS SENSOR
- CMU WALL

KEY PLAN



A2 OVERALL WALL, FENCING, & GATE PLAN

SCALE: 1" = 40'-0"

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STATE OF NEW MEXICO
KRRINA HOLT
NO. 006712
05-09-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

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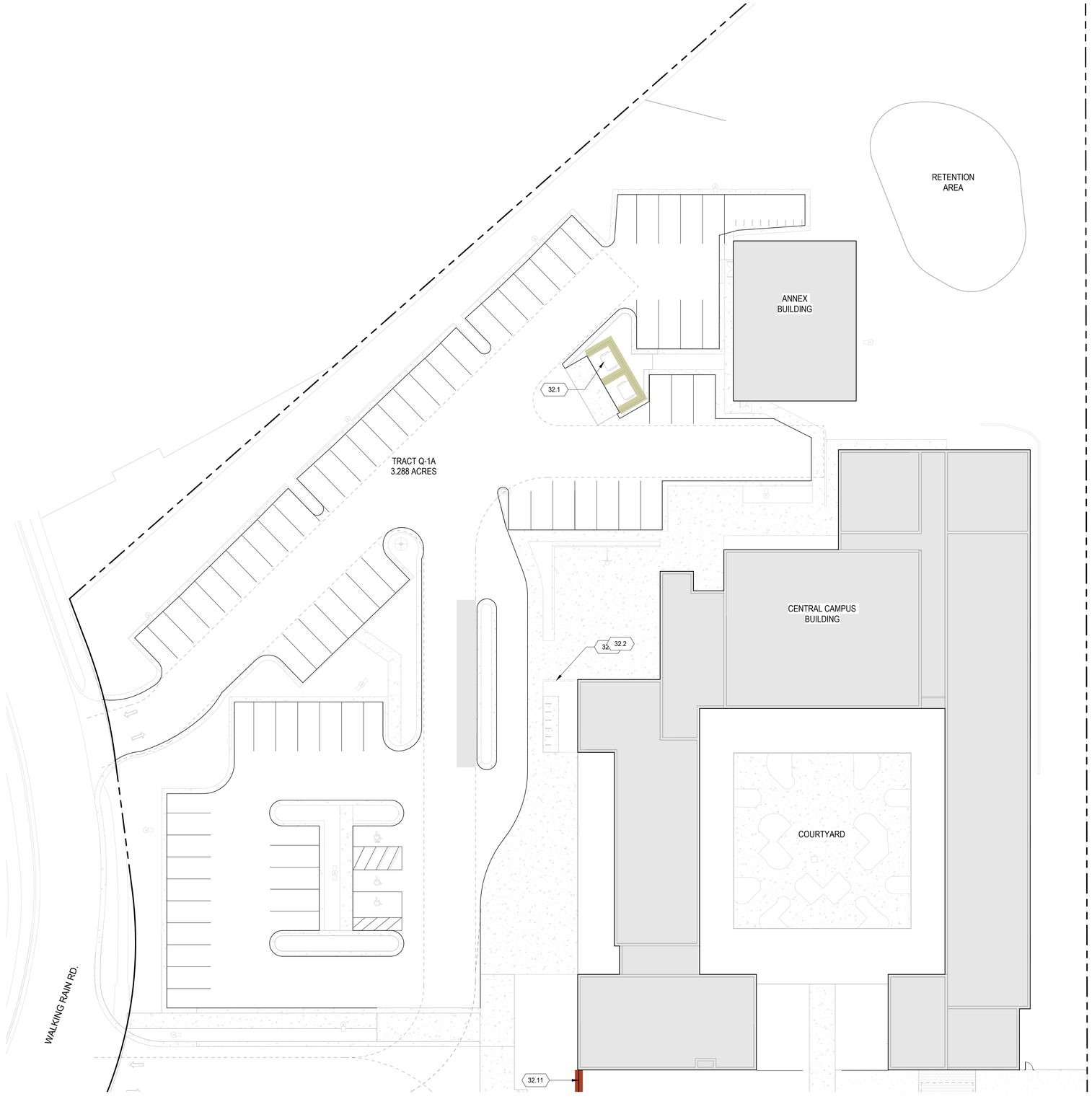
2025 / 03 / 17

OVERALL WALL, FENCING, & GATE PLAN

LA110

5/9/2025 11:06:29 AM



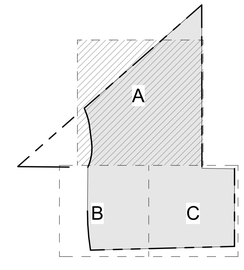
REFERENCE NOTES

32.1 REFUSE ENCLOSURE AND CONCRETE PAD PER STANDARD DETAIL, SEE DETAIL D4/LA440.
32.2 LOCATION OF EXISTING BIKE RACK TO REMAIN.
32.11 METAL FENCING, SEE DETAIL A2/LA440.

WALL LEGEND

- RETAINING WALL
- METAL FENCING
- METAL GATE
- AUTOMATIC METAL ROLLING GATE W/ FIRE ACCESS SENSOR
- CMU WALL

KEY PLAN



A1 WALL, FENCING, & GATE PLAN AREA 'A'
SCALE: 1" = 20'-0"

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STATE OF NEW MEXICO
ARRINA HOLT
NO. 009712
05-09-25
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△ DATE REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

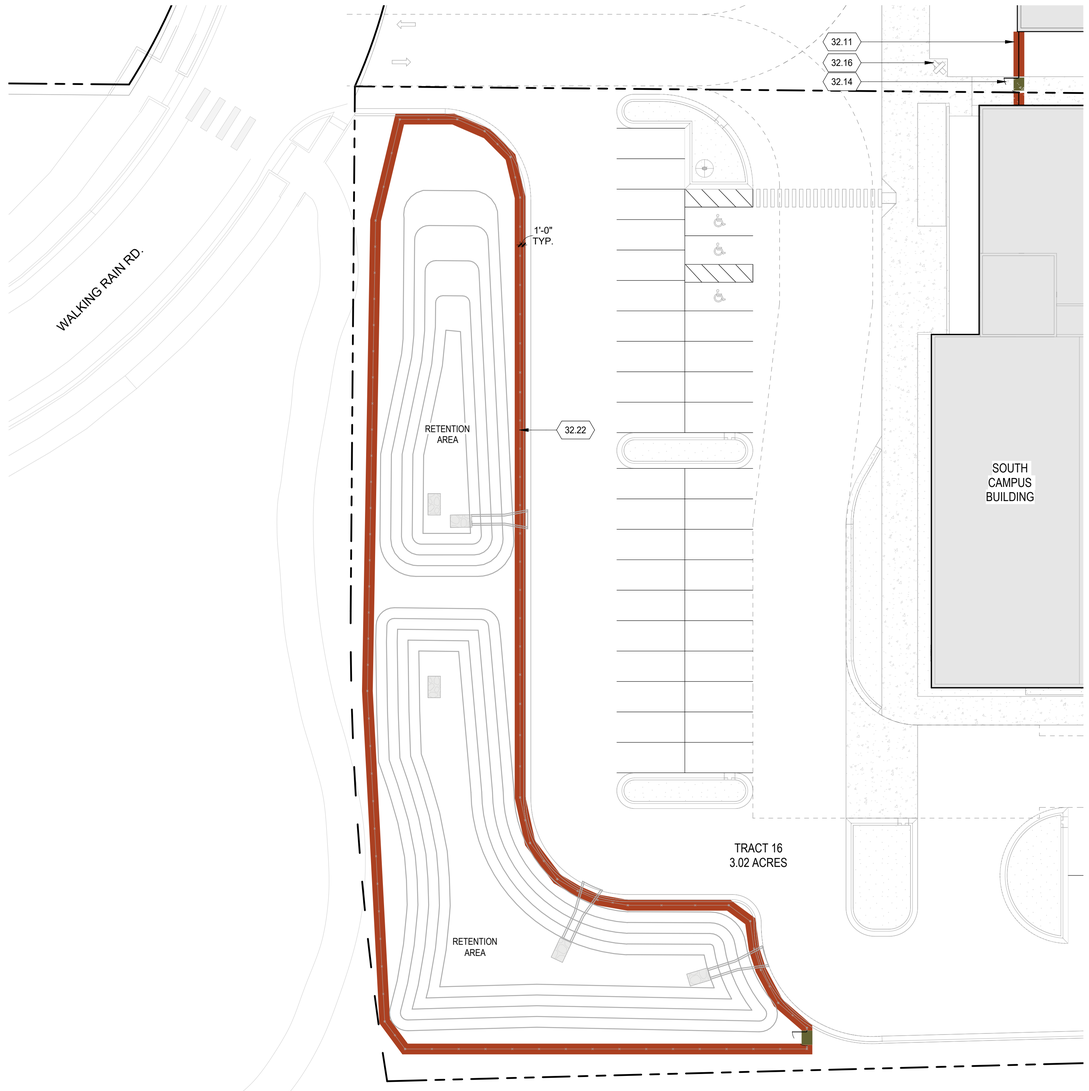
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

WALL, FENCING, & GATE PLAN AREA 'A'

LA111

5/9/2025 11:06:29 AM



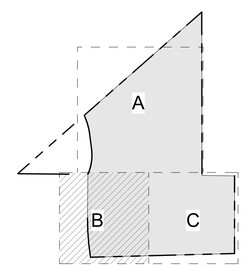
REFERENCE NOTES

32.11 METAL FENCING, SEE DETAIL A2/LA440.
32.14 METAL MAN GATE, SEE DETAIL A1/LA440.
32.16 RELOCATED SCULPTURE.
32.22 RETAINING POND FENCE, SEE DETAIL C1/LA440.

WALL LEGEND

- RETAINING WALL
- METAL FENCING
- METAL GATE
- AUTOMATIC METAL ROLLING GATE W/ FIRE ACCESS SENSOR
- CMU WALL

KEY PLAN



A1 WALL, FENCING, & GATE PLAN AREA 'B'
SCALE: 1" = 20'-0"

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WALTZ

STATE OF NEW MEXICO
KARRINA HOLT
NO. 006712
05-09-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

WALL, FENCING, & GATE PLAN AREA 'B'

LA112

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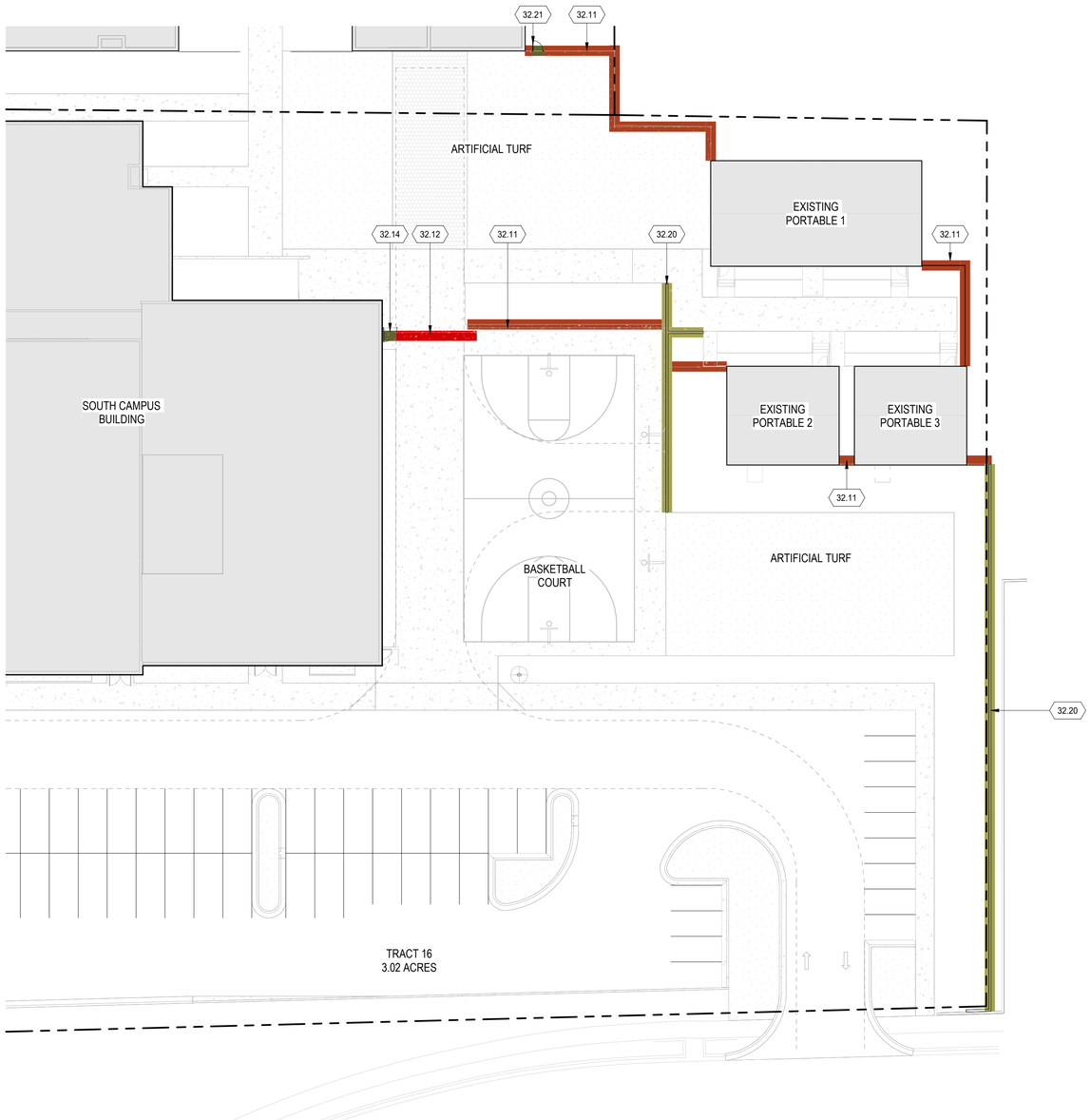


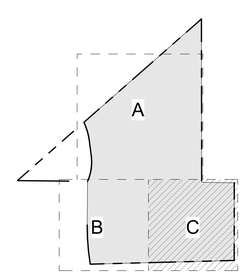
REFERENCE NOTES

32.11	METAL FENCING, SEE DETAIL A2/LA440.
32.12	METAL ROLLING GATE WITH FIRE ACCESS SENSOR, SEE DETAIL A3/LA440.
32.14	METAL MAN GATE, SEE DETAIL A1/LA440.
32.20	RETAINING WALL, SEE DETAIL D1/LA440 AND CIVIL DRAWINGS.
32.21	METAL MAN GATE WITH FIRE ACCESS SENSOR, SEE DETAIL A1/LA440.

WALL LEGEND

- RETAINING WALL
- METAL FENCING
- METAL GATE
- AUTOMATIC METAL ROLLING GATE W/ FIRE ACCESS SENSOR
- CMU WALL

KEY PLAN



A1 WALL, FENCING, & GATE PLAN AREA 'C'

SCALE: 1" = 20'-0"

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WALTZ

STATE OF NEW MEXICO
MARINA HOLT
NO. 006712
05-09-25
REGISTERED ARCHITECT

△ DATE REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

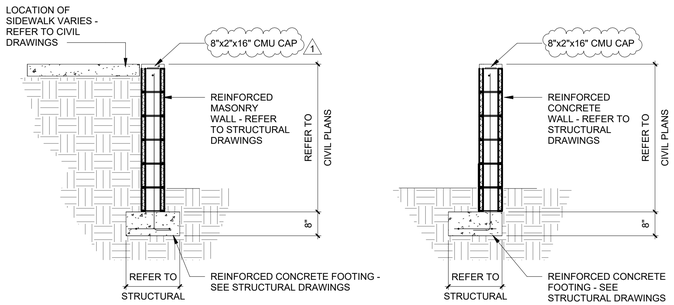
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

WALL, FENCING, & GATE PLAN AREA 'C'

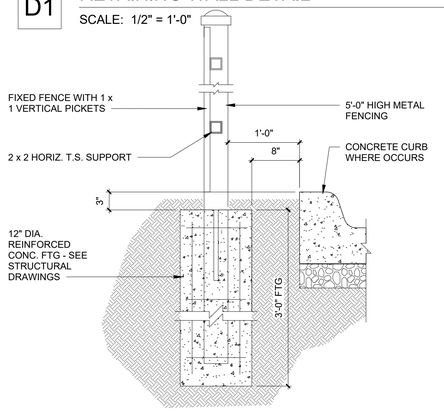
LA113

5/9/2025 11:06:31 AM



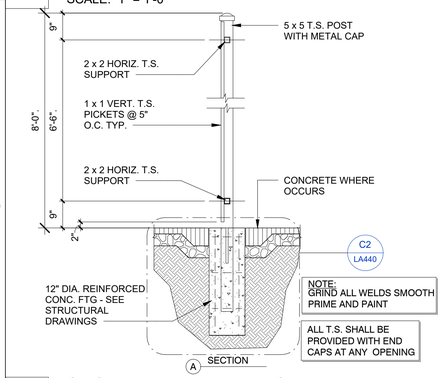
D1 RETAINING WALL DETAIL

SCALE: 1/2" = 1'-0"



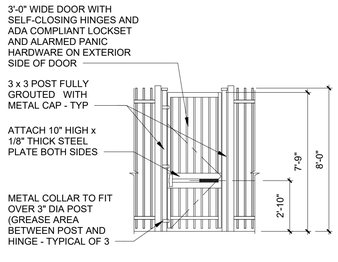
C1 FENCE FOOTING DETAIL

SCALE: 1" = 1'-0"



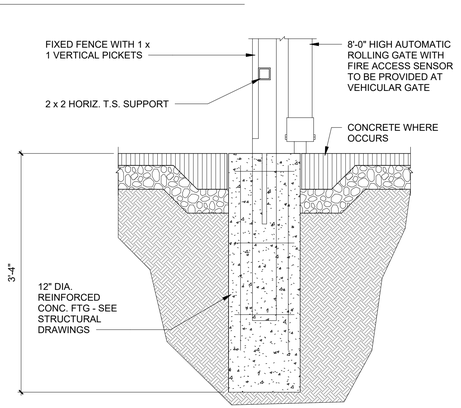
B1 SECURITY METAL FENCE

SCALE: 1/2" = 1'-0"



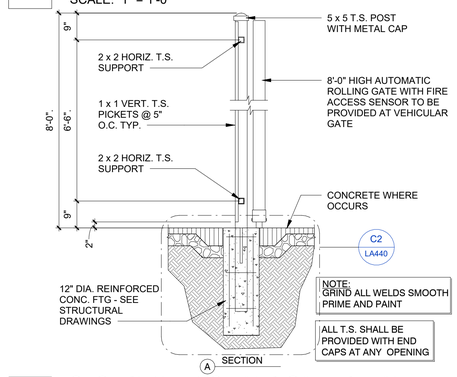
A1 METAL MAN GATE ELEVATION

SCALE: 1/4" = 1'-0"



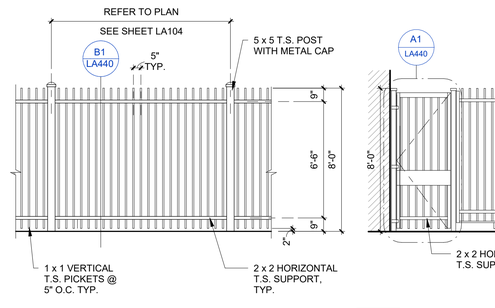
C2 SECURITY FENCE FOOTING DETAIL

SCALE: 1" = 1'-0"



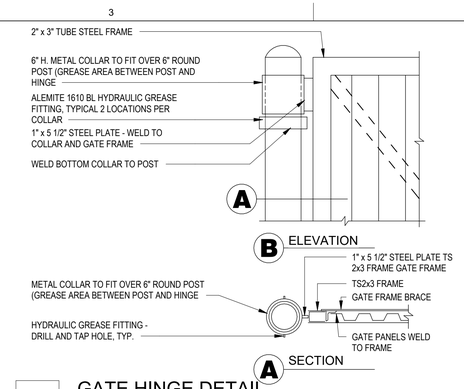
B2 SECURITY FENCE AND GATE DETAIL

SCALE: 1/2" = 1'-0"



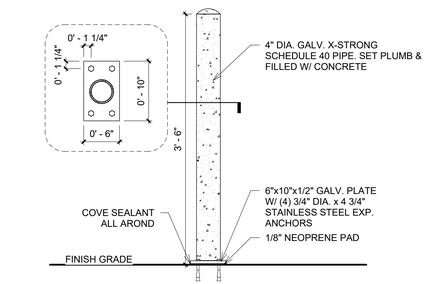
A2 METAL FENCE ELEVATION

SCALE: 1/4" = 1'-0"



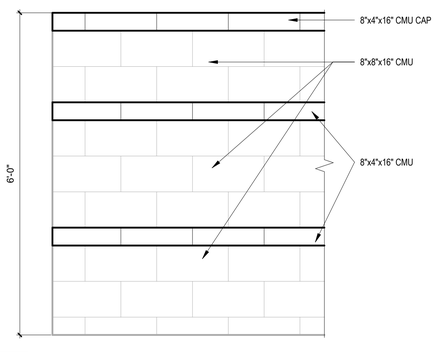
D3 GATE HINGE DETAIL

SCALE: 1" = 1'-0"



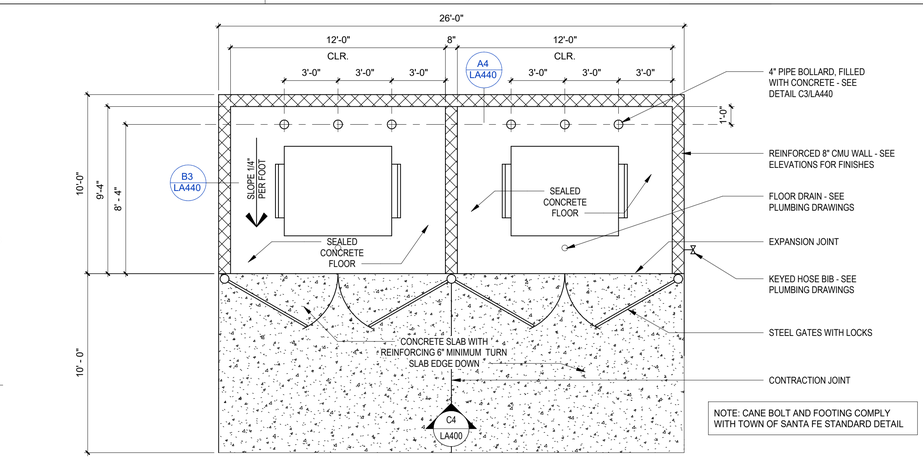
C3 BOLLARD DETAIL

SCALE: 1" = 1'-0"



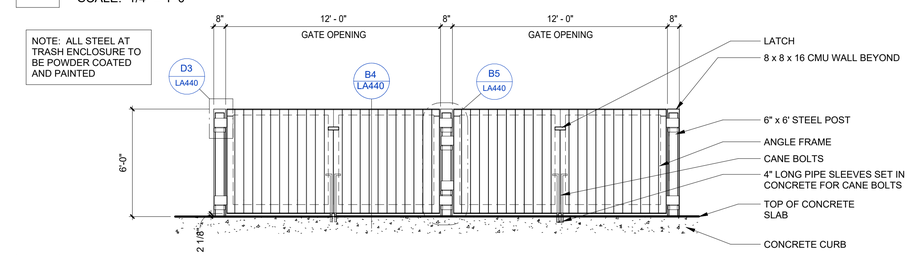
B3 TRASH ENCLOSURE WALL ELEVATION

SCALE: 3/4" = 1'-0"



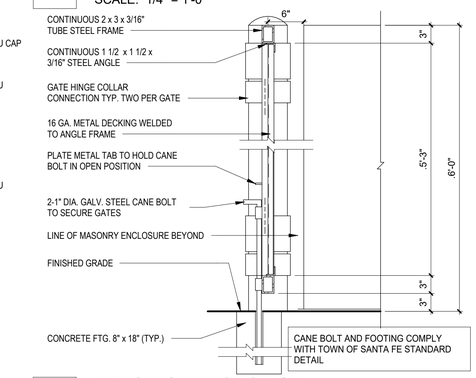
D4 TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



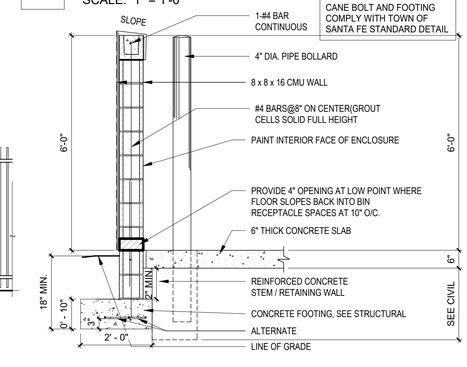
C4 TRASH ENCLOSURE FRONT ELEVATION

SCALE: 1/4" = 1'-0"



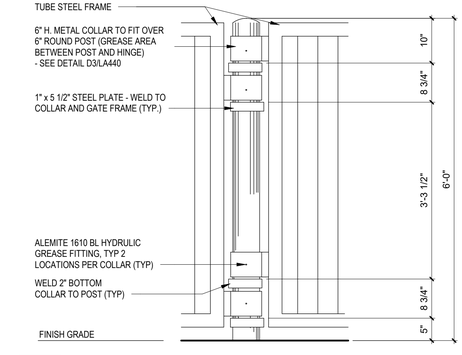
B4 TRASH GATE SECTION

SCALE: 1" = 1'-0"



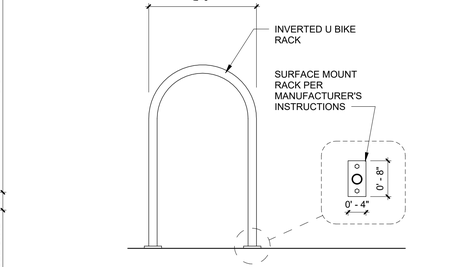
A4 TRASH ENCLOSURE SECTION

SCALE: 1/2" = 1'-0"



B5 GATE HINGE AT POST

SCALE: 3/4" = 1'-0"



A5 INVERTED U-BIKE RACK DETAIL

SCALE: 3/4" = 1'-0"

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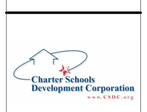
WALTZ



△	DATE	REVISION
1	06.13.25	City Comments

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

SITE DETAILS

LA440

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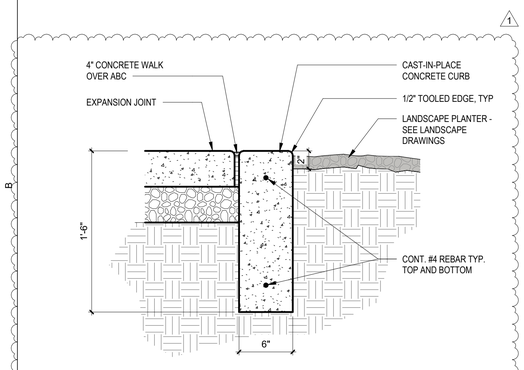
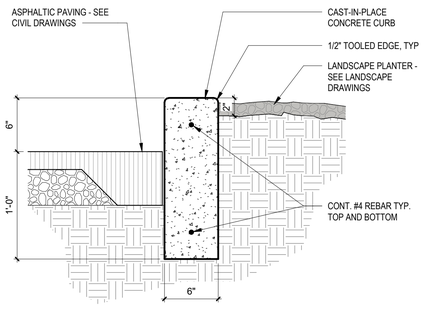


B1 MULCH DEPTH AT SIDEWALK DETAIL

SCALE: 1 1/2" = 1'-0"



A1 MULCH DEPTH AT CURB DETAIL

SCALE: 1 1/2" = 1'-0"

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WALTZ

STATE OF NEW MEXICO
ARRINA HOLT
NO. 009712
06-13-25
REGISTERED ARCHITECT

△	DATE	REVISION
1	06.13.25	City Comments

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

SITE DETAILS

LA441

TREE SCHEDULE

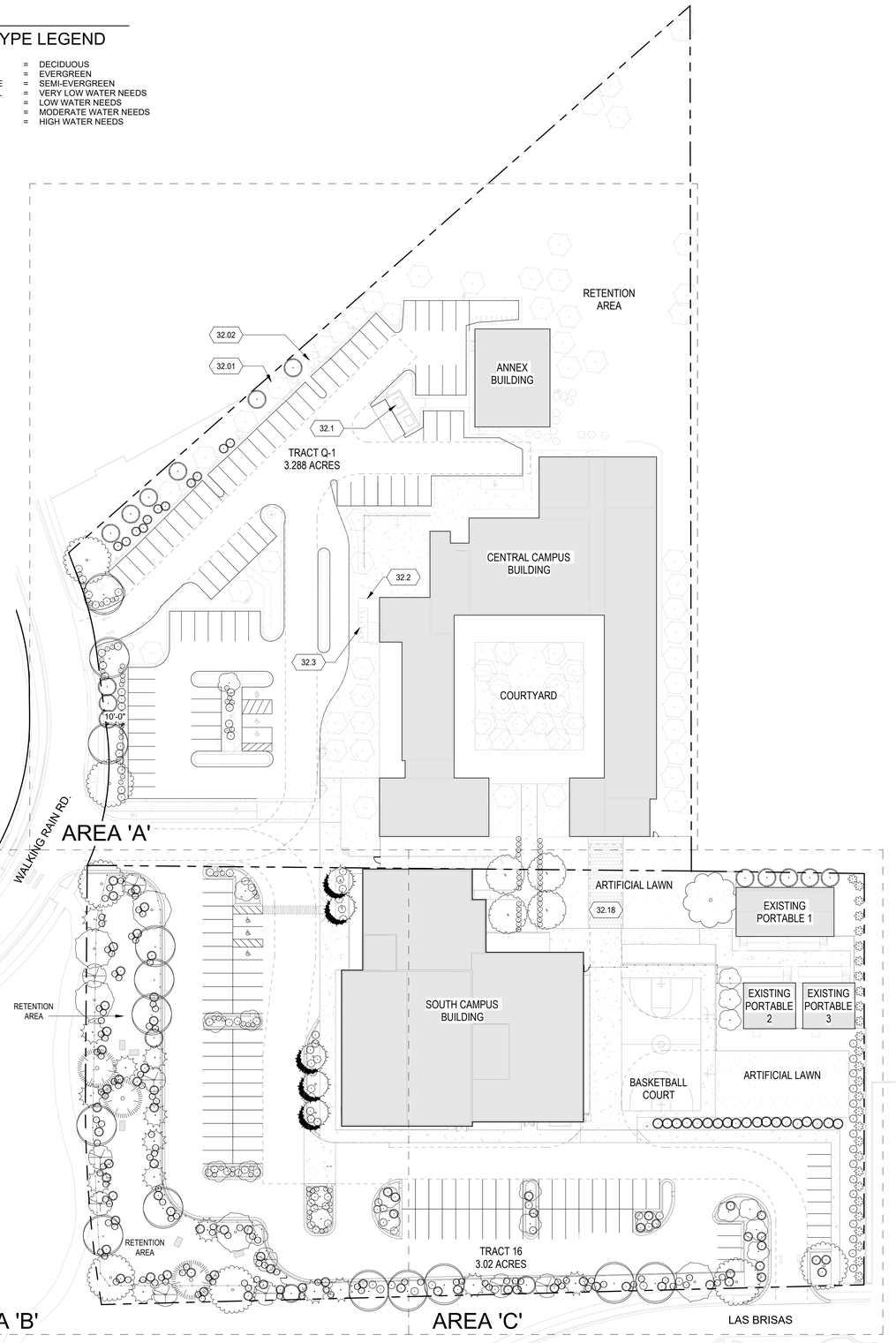
BOTANICAL/ COMMON NAME	CODE	SIZE	WATER NEEDS	QTY	TYPE
Existing Tree					
Existing Tree				67	
Acer grandidentatum					
Bigtooth Maple	Ag	2" Cal.	M	10	D
Acer negundo 'Sensation'					
Sensation Boxelder	An	2" Cal.	L-M	1	D
Acer trancatum 'Fire Dragon'					
Shantung Maple	At	2" Cal.	L-M	3	D
Calocedrus decurrens					
Incense Cedar	Cd	6' - 8' H	L-M	15	E
Cercis reniformis Oklahoma					
Oklahoma Redbud	Cr	2" Cal.	L-M	21	D
Cladrastis kentukea					
Kentucky Yellowwood	Ck	2" Cal.	L-M	14	D
Cotinus obovatus					
American Smoketree	Co	2" Cal.	L-M	5	D
Crataegus crus-galli					
Thornless Cockspur Hawthorn	Cc	2" Cal	L-M	17	D
Pinus nigra					
Austrian Black Pine	Pn	6' - 8' H	L-M	7	E
Pistacia chinensis					
Chinese Pistache	Pc	2" Cal.	L-M	4	D
Platycladus Thuja occidentalis 'Van Hoey Smith'					
Oriental Arborvitae	Pt	6' - 8' H	L-M	28	E
Zelkova serrata 'Green Vase'					
Japanese zelkova	Zs	2" Cal.	L-M	5	D
TOTAL				197	

SHRUB SCHEDULE

BOTANICAL/ COMMON NAME	CODE	SIZE	WATER NEEDS	QTY	TYPE
Existing Shrub					
Existing Shrub				27	
Artemisia filifolia					
Sand/Threadleaf Sage	Af	5 gal	VL-L	88	D
Buxus microphylla Winter Gem					
Winter Gem Boxwood	Bm	5 gal	L-M	19	E
Caragana pygmaea					
Pygmy Peashrub	Cp	5 gal	L-M	91	D
Dalea formosa					
Feather dalea	Df	5 gal	VL-L	109	SE
Hesperaloe parviflora					
Red Yucca	Hp	5 gal	L-M	56	E
Nolina microcarpa					
Bear grass	Nm	5 gal	VL-L	41	E
TOTAL				431	

TYPE LEGEND

D = DECIDUOUS
E = EVERGREEN
SE = SEMI-EVERGREEN
VL = VERY LOW WATER NEEDS
L = LOW WATER NEEDS
M = MODERATE WATER NEEDS
H = HIGH WATER NEEDS



REFERENCE NOTES

32.1 REFUSE ENCLOSURE AND CONCRETE PAD PER STANDARD DETAIL, SEE DETAIL D4/LA440.
32.01 TREE TO BE PRESERVED, TYP.
32.2 LOCATION OF EXISTING BIKE RACK TO REMAIN.
32.02 SHRUB TO BE PRESERVED, TYP.
32.3 LOCATION OF NEW BIKE RACKS, SEE DETAIL A5/LA440.
32.18 FIRE LANE SURFACE TO BE CONSTRUCTED WITH POROUS CONCRETE PAVERS OR GEOBLOCK GRASS PAVERS WITH 6" ENGINEERED BASE ABLE TO WITHSTAND WEIGHT OF AN EMERGENCY/FIRE VEHICLE.

TREE PLANTING CODE REQUIREMENTS

REQUIRED VEGETATION	AREA	REQUIRED	PROVIDED
STREET TREES			
1 TREE / 25'-35' OF LF (30'AVG)	326'-5" LF	11	11
OPEN SPACE - RETENTION PONDS			
1 TREE / 500SF	28,182 SQ	56	56
OPEN SPACE (INCLUDING PARKING LOT OPEN SPACE)			
1 TREE / 500SF	65,420 SQ	130	130
TOTAL		197	197
EVERGREEN TREES			
EVERGREEN TREES (25% OF TOTAL 197)		50	50
EVERGREEN TREES (SIGNIFICANT TREES REPLACED)		44	
SIGNIFICANT TREE REPLACEMENT			

Calocedrus decurrens (QTY 15)
Incense Cedar
SIGNIFICANT EVERGREEN TREE REPLACEMENT
15 of 44

Pinus nigra (QTY 7)
Austrain Black Pine
SIGNIFICANT EVERGREEN TREE REPLACEMENT
1 of 44

Platycladus Thuja occidentalis 'Van Hoey Smith' (QTY 28)
Oriental Arborvitae
SIGNIFICANT EVERGREEN TREE REPLACEMENT
28 of 44

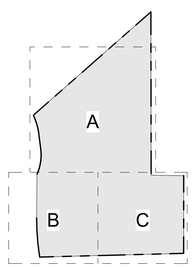
SHRUB PLANTING CODE REQUIREMENTS

REQUIRED VEGETATION	AREA	REQUIRED	PROVIDED
OPEN SPACE - RETENTION PONDS			
3 SHRUBS / 500SF	28,182 SQ	169	169
OPEN SPACE			
2 SHRUBS / 500SF	65,420 SQ	262	262
TOTAL		431	431
EVERGREEN SHRUBS			
EVERGREEN SHRUBS (25% OF TOTAL 431)		116	116

PLANTING GENERAL NOTES

1. ALL REQUIRED DECIDUOUS TREES SHALL BE TWO (2) INCH CALIPER, MIN.
2. ALL REQUIRED SHRUBS SHALL BE (5) GALLON MIN. EXCEPT AS NOTED ON THE CITY OF SANTA FE RECOMMENDED PLANT LIST.
3. ALL REQUIRED EVERGREENS SHALL BE A MIN. OF (6) FEET IN HEIGHT.
4. ANY PLANT MATERIAL REQUIRED BY SECTION 14.8.4 OF THE CITY OF SANTA FE CODE OF ORDINANCES, THAT FAILS TO SHOW HEALTHY GROWTH DUE TO DAMAGE, PEST, DISEASE OR NEGLECT SHALL BE PROMPTLY REPLACED WITH A SIMILAR PLANT.
5. NEW PLANT MATERIAL SHALL BE MULCHED AT THE BASE OF ALL TREES TO A MINIMUM DEPTH OF (2) INCHES WITH AN AIR GAP OF 2" AT THE ROOT FLAIR.
6. THE MULCH SHALL BE RENEWED YEARLY OR AS NEEDED. MULCH MAY BE OF ORGANIC OR INORGANIC MATERIAL.
7. MALE VARIETIES ARE TO BE USED WHEN THE OPTION IS BETWEEN A FRUITING OR NON-FRUITING PLANTS
8. TRANSITION LINE BETWEEN EXCAVATION AND NATIVE SOIL SHALL BE SMOOTHLY RAKED, TO CREATE A CLEAN CONSISTENT GRADE.
9. EXISTING GRADE BELOW NATIVE TREES AND SHRUBS SHALL REMAIN UNDISTURBED THROUGHOUT THE DRIP-LINE OF THE PLANT MATERIAL. NO MOUNDING OF SOIL, FILL DIRT, ORGANIC OR INORGANIC DEBRIS SHALL BE ABANDONED UNDER NATIVE PLANT MATERIAL CANOPIES.
10. ALL DISTURBED AREAS DUE TO CONSTRUCTION AND NOT PART OF THE LANDSCAPE PLAN SHALL BE RE-VEGETATED AND IRRIGATED INCLUDING SPOIL PILES AND STOCKPILES OF ANY MATERIAL.
11. AREAS OF NATURAL GRAVEL, COBBLE, FRACTURED STONE, AND/OR BOULDER FIELDS SHALL BE RESTORED TO THE NATURAL STATE THAT EXISTED PRIOR TO CONSTRUCTION. GRADE OUT ANY DAMAGE TO THE NATURAL TERRAIN PRIOR TO THE RE-APPLICATION OF NATIVE STONE MATERIAL.

KEY PLAN



A2 OVERALL PLANTING PLAN
SCALE: 1" = 40'-0"

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
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WALTZ

STATE OF NEW MEXICO
ARRINA L. HOLT
NO. 009712
06-13-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

OVERALL PLANTING PLAN

LA500

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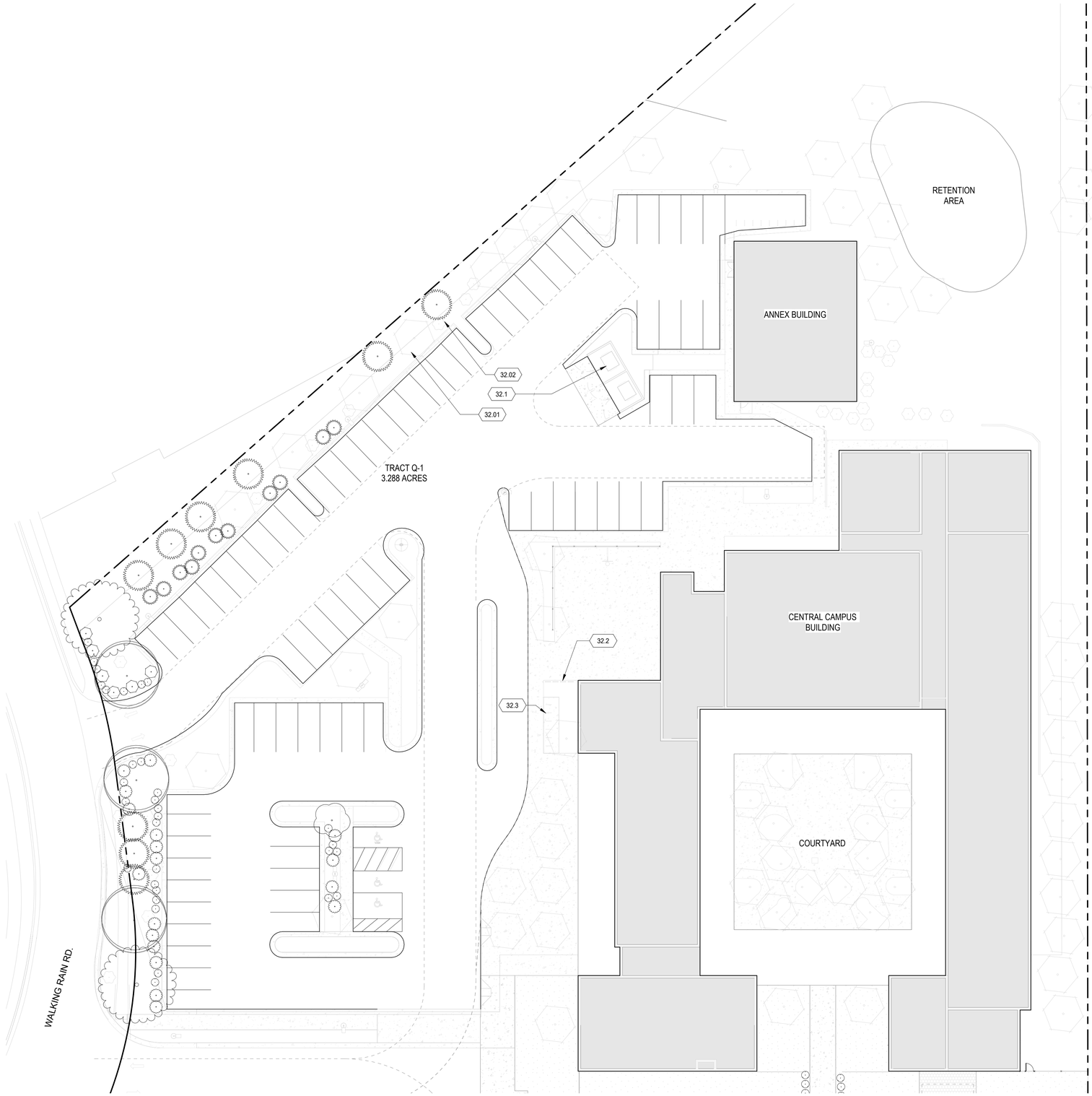


A1 PLANTING PLAN AREA 'A'

SCALE: 1" = 20'-0"

REFERENCE NOTES

32.1	REFUSE ENCLOSURE AND CONCRETE PAD PER STANDARD DETAIL, SEE DETAIL D4/LA440.
32.01	TREE TO BE PRESERVED, TYP.
32.2	LOCATION OF EXISTING BIKE RACK TO REMAIN.
32.02	SHRUB TO BE PRESERVED, TYP.
32.3	LOCATION OF NEW BIKE RACKS, SEE DETAIL A5/LA440.

TREE SCHEDULE

BOTANICAL/ COMMON NAME	CODE	SIZE	WATER NEEDS	QTY	TYPE
Existing Tree					
Existing Tree				63	
Acer negundo 'Sensation'					
Sensation Boxelder	An	2" Cal.	L-M	1	D
Cercis reniformis Oklahoma					
Oklahoma Redbud	Cr	2" Cal.	L-M	1	D
Cladrastis kentukea					
Kentucky Yellowwood	Ck	2" Cal.	L-M	3	D
Crataegus crus-galli					
Thornless Cockspur Hawthorn	Cc	2" Cal	L-M	9	D
Pinus nigra					
Austrian Black Pine	Pn	6' - 8' H	L-M	2	E
Pistacia chinensis					
Chinese Pistache	Pc	2" Cal.	L-M	2	D
TOTAL				81	

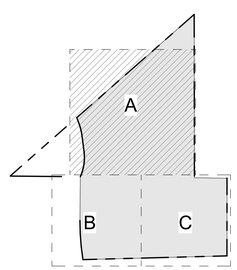
SHRUB SCHEDULE

BOTANICAL/ COMMON NAME	CODE	SIZE	WATER NEEDS	QTY	TYPE
Existing Shrub					
Existing Shrub				27	
Artemisia filifolia					
Sand/Threadleaf Sage	Af	5 gal	VL-L	11	D
Caragana pygmaea					
Pygmy Peashrub	Cp	5 gal	L-M	37	D
Hesperaloe parviflora					
Red Yucca	Hp	5 gal	L-M	18	E
Nolina microcarpa					
Bear grass	Nm	5 gal	VL-L	6	E
TOTAL				99	

TYPE LEGEND

D	=	DECIDUOUS
E	=	EVERGREEN
SE	=	SEMI-EVERGREEN
VL	=	VERY LOW WATER NEEDS
L	=	LOW WATER NEEDS
M	=	MODERATE WATER NEEDS
H	=	HIGH WATER NEEDS

KEY PLAN



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WALTZ

STATE OF NEW MEXICO
KARRINA HOLT
NO. 009712
06-13-25
REGISTERED ARCHITECT

△ DATE REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

PLANTING PLAN- AREA 'A'

LA501

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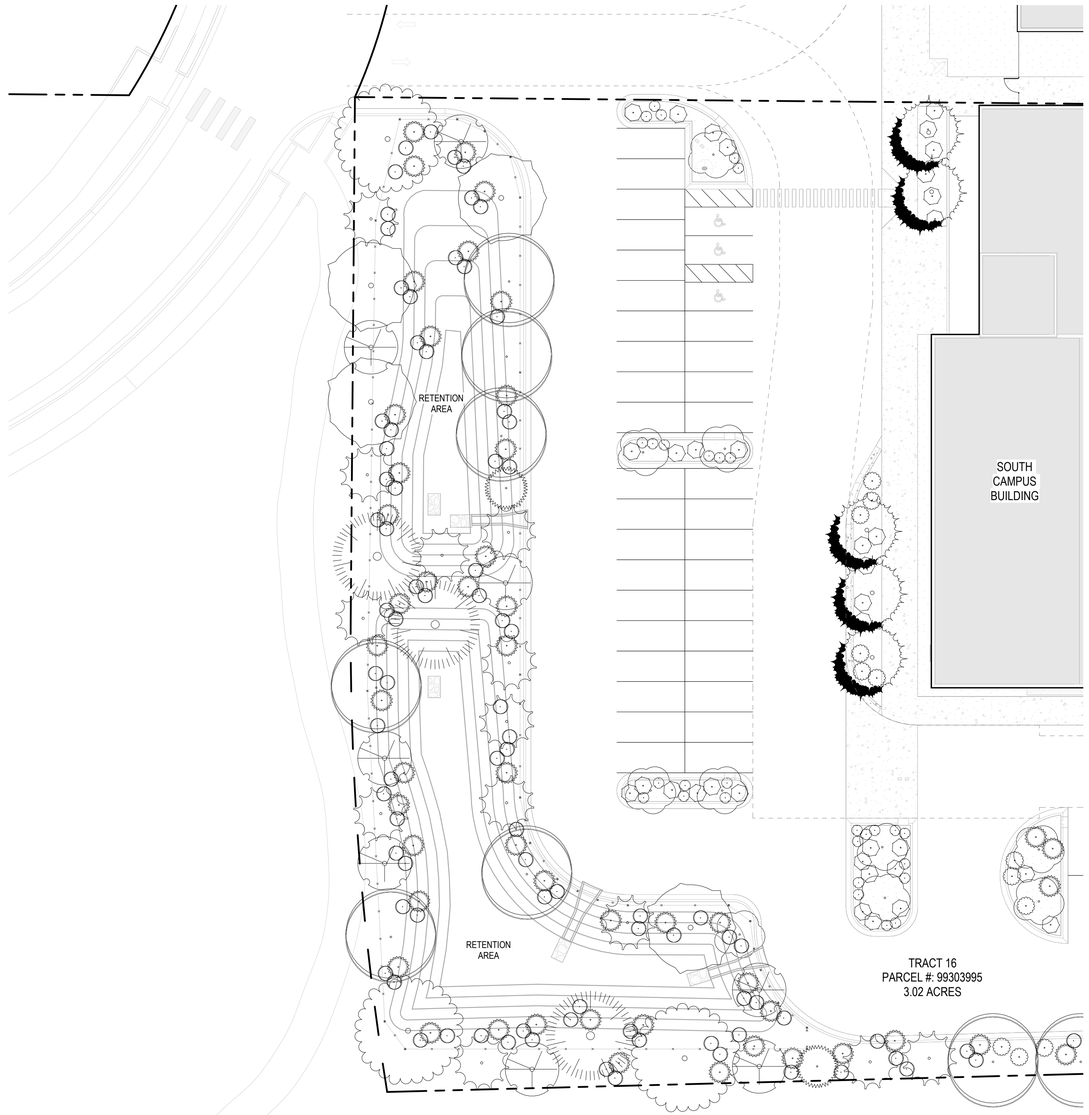


TREE SCHEDULE

BOTANICAL/ COMMON NAME	CODE	SIZE	WATER NEEDS	QTY	TYPE
Acer grandidentatum Bigtooth Maple	Ag	2" Cal.	M	8	D
Acer trancatum 'Fire Dragon' Shantung Maple	At	2" Cal.	L-M	3	D
Calocedrus decurrens Incense Cedar	Cd	6' - 8' H	L-M	13	E
Cercis reniformis Oklahoma Oklahoma Redbud	Cr	2" Cal.	L-M	10	D
Cladrastis kentukea Kentucky Yellowwood	Ck	2" Cal.	L-M	8	D
Cotinus obovatus American Smoketree	Co	2" Cal.	L-M	4	D
Crataegus crus-galli Thornless Cockspur Hawthorn	Cc	2" Cal	L-M	2	D
Pinus nigra Austrian Black Pine	Pn	6' - 8' H	L-M	3	E
Zelkova serrata 'Green Vase' Japanese zelkova	Zs	2" Cal.	L-M	5	D
TOTAL				56	

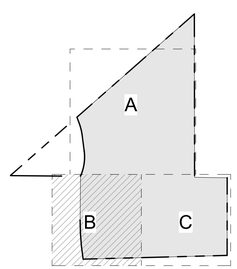
SHRUB SCHEDULE

BOTANICAL/ COMMON NAME	CODE	SIZE	WATER NEEDS	QTY	TYPE
Artemisia filifolia Sand/Threadleaf Sage	Af	5 gal	VL-L	50	D
Caragana pygmaea Pygmy Peashrub	Cp	5 gal	L-M	29	D
Dalea formosa Feather dalea	Df	5 gal	VL-L	87	SE
Hesperaloe parviflora Red Yucca	Hp	5 gal	L-M	12	E
Nolina microcarpa Bear grass	Nm	5 gal	VL-L	35	E
TOTAL				213	

TYPE LEGEND

D	=	DECIDUOUS
E	=	EVERGREEN
SE	=	SEMI-EVERGREEN
VL	=	VERY LOW WATER NEEDS
L	=	LOW WATER NEEDS
M	=	MODERATE WATER NEEDS
H	=	HIGH WATER NEEDS

KEY PLAN



A1 PLANTING PLAN AREA 'B'

SCALE: 1" = 20'-0"

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Charter Schools Development Corporation
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WALTZ

STATE OF NEW MEXICO
CARRINA L. HOLT
NO. 009712
06-13-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

PLANTING PLAN- AREA 'B'

LA502

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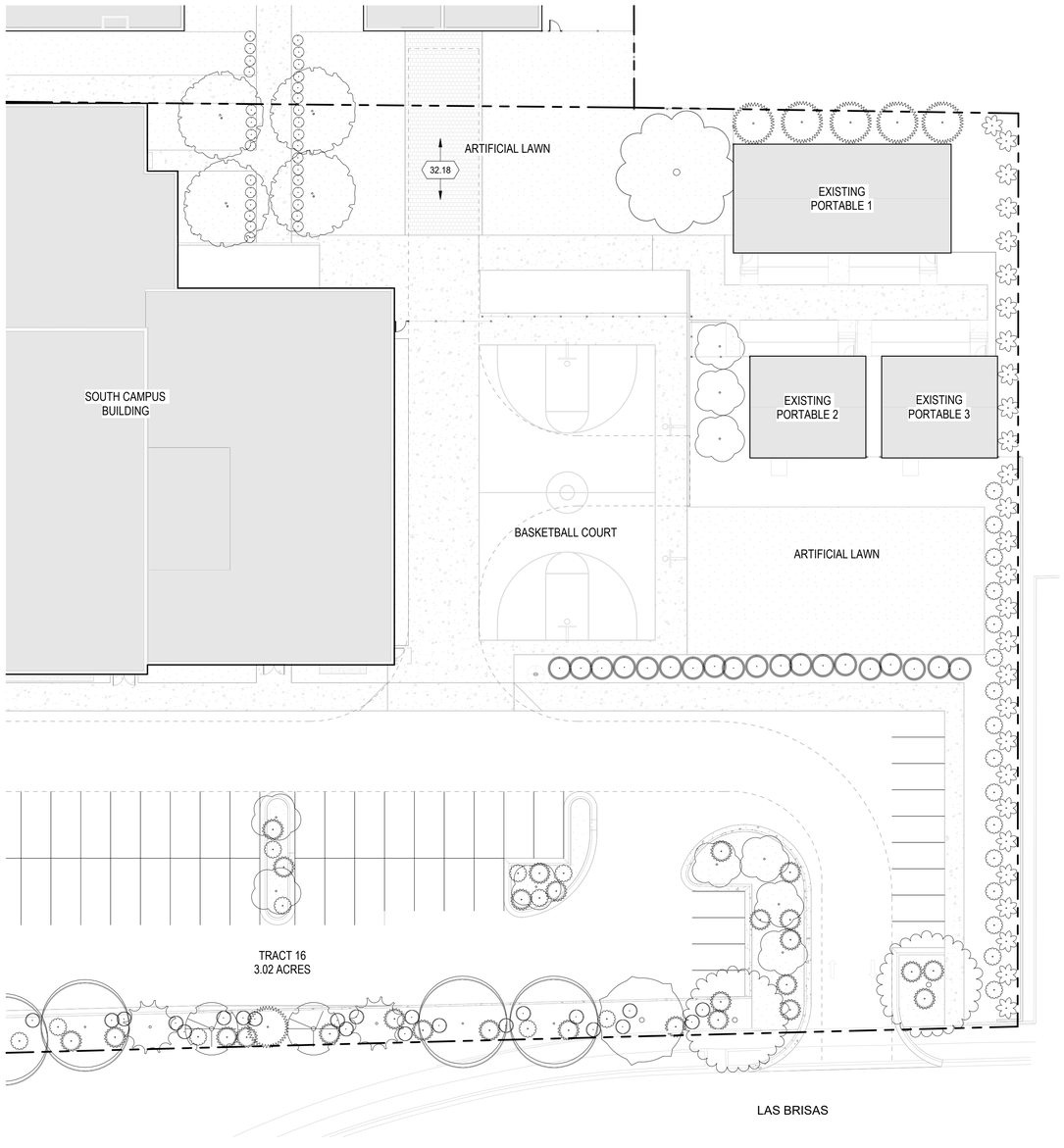
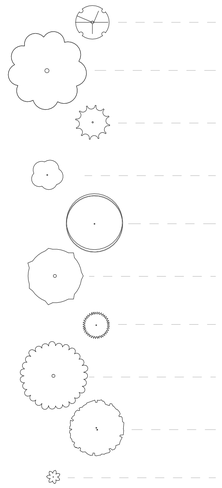


REFERENCE NOTES

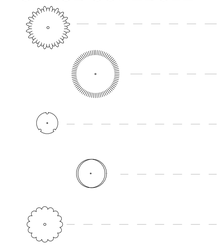
32.18 FIRE LANE SURFACE TO BE CONSTRUCTED WITH POROUS CONCRETE PAVERS OR GEOBLOCK GRASS PAVERS WITH 6" ENGINEERED BASE ABLE TO WITHSTAND WEIGHT OF AN EMERGENCY/FIRE VEHICLE.

TREE SCHEDULE



BOTANICAL/ COMMON NAME	CODE	SIZE	WATER NEEDS	QTY	TYPE
Acer grandidentatum Bigtooth Maple	Ag	2" Cal.	M	2	D
Acer negundo 'Sensation' Sensation Boxelder	An	2" Cal.	L-M	1	D
Calocedrus decurrens Incense Cedar	Cd	6' - 8' H	L-M	2	E
Cercis reniformis Oklahoma Oklahoma Redbud	Cr	2" Cal.	L-M	10	D
Cladrastis kentukea Kentucky Yellowwood	Ck	2" Cal.	L-M	4	D
Cotinus obovatus American Smoketree	Co	2" Cal.	L-M	1	D
Crataegus crus-galli Thornless Cockspur Hawthorn	Cc	2" Cal	L-M	6	D
Pinus nigra Austrian Black Pine	Pn	6' - 8' H	L-M	2	E
Pistacia chinensis Chinese Pistache	Pc	2" Cal.	L-M	4	D
Platycladus Thuja occidentalis 'Van Hoey Smith' Oriental Arborvitae	Pt	6' - 8' H	L-M	28	E
TOTAL				60	

SHRUB SCHEDULE

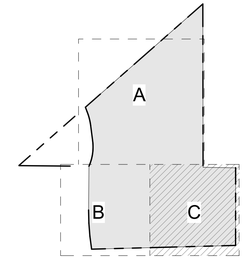


BOTANICAL/ COMMON NAME	CODE	SIZE	WATER NEEDS	QTY	TYPE
Artemisia filifolia Sand/Threadleaf Sage	Af	5 gal	VL-L	27	D
Buxus microphylla Winter Gem Winter Gem Boxwood	Bm	5 gal	L-M	19	E
Caragana pygmaea Pygmy Peashrub	Cp	5 gal	L-M	31	D
Dalea formosa Feather dalea	Df	5 gal	VL-L	22	SE
Hesperaloe parviflora Red Yucca	Hp	5 gal	L-M	26	E
TOTAL				125	

TYPE LEGEND

D	=	DECIDUOUS
E	=	EVERGREEN
SE	=	SEMI-EVERGREEN
VL	=	VERY LOW WATER NEEDS
L	=	LOW WATER NEEDS
M	=	MODERATE WATER NEEDS
H	=	HIGH WATER NEEDS

KEY PLAN



A1 PLANTING PLAN AREA 'C'

SCALE: 1" = 20'-0"

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation www.csdc.org

WALTZ

STATE OF NEW MEXICO
TARRIN A. HOLT
NO. 009712
06-13-25
REGISTERED ARCHITECT

△ DATE REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

PLANTING PLAN- AREA 'C'

LA503

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LANDSCAPE IRRIGATION WATER CALCULATIONS

FOR TRACT 16 ONLY. TRACT Q-1 LANDSCAPE IRRIGATION SYSTEM IS EXISTING
IRRIGATION TO BE PROVIDED AS FOLLOWS:
-DRIP IRRIGATION TO TREES AND SHRUBS (SEPARATE ZONES FOR TREES).

DEMAND ASSUMPTIONS / SIX (6) MONTH IRRIGATION PERIOD

Planter Area (North Facing)	0.25 gallons per week per square foot (shaded)
Planter Area (East Facing)	0.40 gallons per week per square foot (slightly shaded)
Planter Area (South Facing)	0.75 gallons per week per square foot (with reflected heat)
Planter Area (West Facing)	0.50 gallons per week per square foot (typical condition)
Trees (New)	16.0 gallons per week: (8) 1gal/hr emitters per tree, run 1 hour, twice a week

REDUCTION FACTOR — Reduction Factor assumes a reduction in water use for drought tolerant plants once they have been established.

MONTHLY WATER ALLOTMENT — Percent of water allocated to plants based on climate and average needs.

Landscape Water Budget Calculations - YEAR 1 (Establishment Period)

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Planter Area (North Facing)		1173	293	100%	293
Planter Area (East Facing)		762	305	100%	305
Planter Area (South Facing)		8057	6043	100%	6043
Planter Area (West Facing)		882	441	100%	441
Trees (new)	197		3152	100%	3152

Landscape Water Budget Calculations - YEARS 2&3

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Planter Area (North Facing)		1173	293	85%	249
Planter Area (East Facing)		762	305	85%	259
Planter Area (South Facing)		8057	6043	85%	5136
Planter Area (West Facing)		882	441	85%	375
Trees (new)	197		3152	100%	3152

1

YEAR 1 (ESTABLISHMENT PERIOD)

Planter Area	January	February	March	April	May	June	July	August	September	October	November	December	Total
	5%	5%	15%	38%	64%	100%	90%	85%	62%	35%	20%	5%	
Planter Area (North Facing)	150.0	150.0	754.0	1945.0	2475.0	3038.0	2637.0	2386.0	1945.0	166.0	425.0	150.0	16,221
Planter Area (East Facing)	99.0	99.0	502.0	1296.0	1650.0	2026.0	1758.0	1591.0	1296.0	111.0	284.0	99.0	10,811
Planter Area (South Facing)	999.0	999.0	5023.0	12963.0	16501.0	20255.0	17582.0	15907.0	12963.0	1107.0	2836.0	999.0	108,134
Planter Area (West Facing)	99.0	99.0	502.0	1296.0	1650.0	2026.0	1758.0	1591.0	1296.0	111.0	284.0	99.0	10,811
Trees (new)	900.0	1000.0	6304.0	12608.0	12608.0	12608.0	12608.0	12608.0	12608.0	12608.0	6304.0	1200.0	103,964
Monthly Demand	**2247.0**	**2347.0**	**13085.0**	**30108.0**	**34884.0**	**39953.0**	**36343.0**	**34083.0**	**30108.0**	**14103.0**	**10133.0**	**2547.0**	
Year 1 Demand												**gal/yr**	**249,941**
												ac-ft/yr	**0.77**

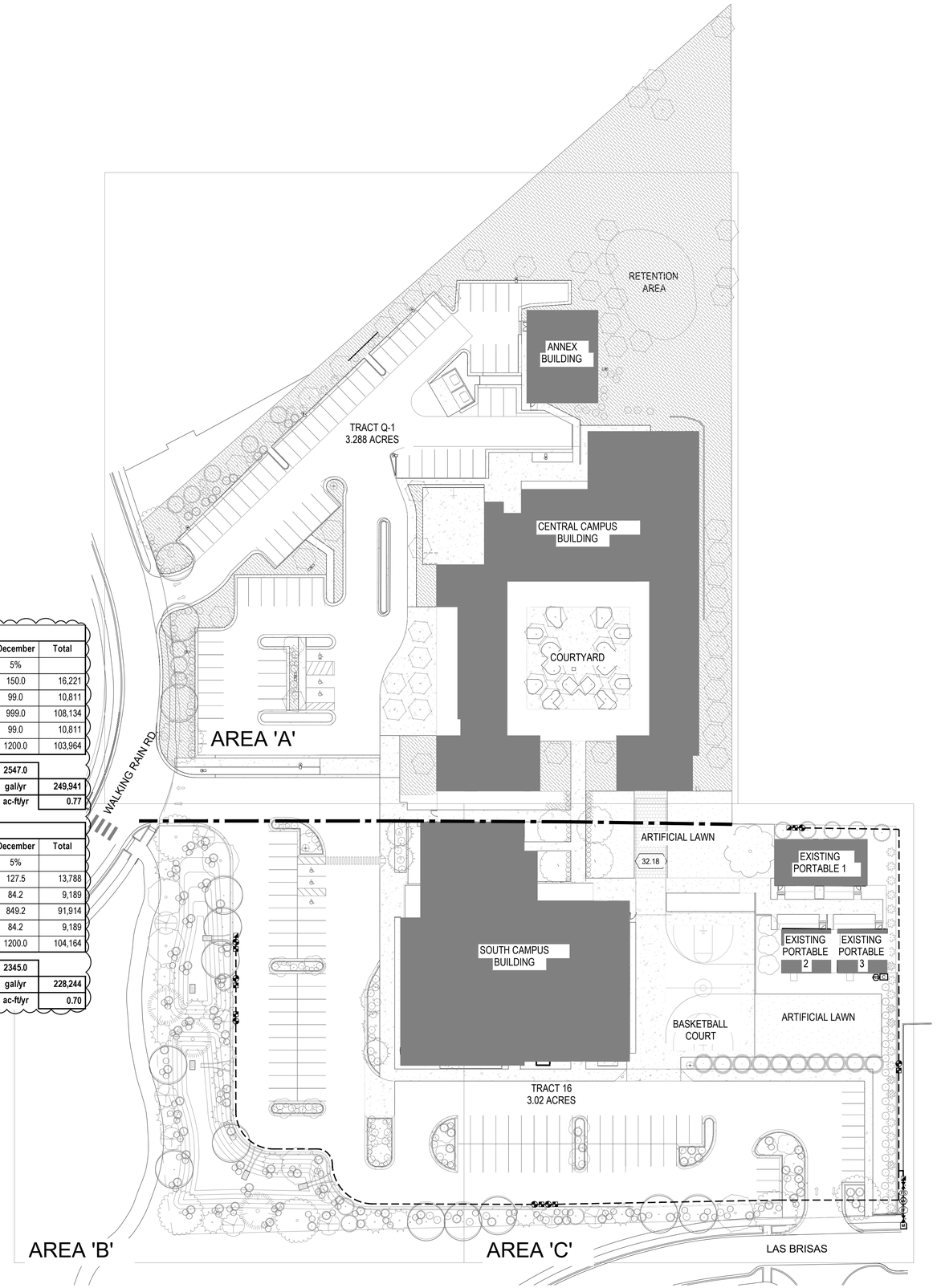
YEAR 2 & 3

Planter Area	January	February	March	April	May	June	July	August	September	October	November	December	Total
	5%	5%	15%	38%	64%	100%	90%	85%	62%	35%	20%	5%	
Planter Area (North Facing)	127.5	127.5	640.9	1653.3	2103.8	2582.3	2241.5	2028.1	1653.3	141.1	361.3	127.5	13,788
Planter Area (East Facing)	84.2	84.2	426.7	1101.6	1402.5	1722.1	1494.3	1352.4	1101.6	94.4	241.4	84.2	9,189
Planter Area (South Facing)	849.2	849.2	4269.6	11018.6	14025.9	17216.8	14944.7	13521.0	11018.6	941.0	2410.6	849.2	91,914
Planter Area (West Facing)	84.2	84.2	426.7	1101.6	1402.5	1722.1	1494.3	1352.4	1101.6	94.4	241.4	84.2	9,189
Trees (new)	900.0	1200.0	6304.0	12608.0	12608.0	12608.0	12608.0	12608.0	12608.0	12608.0	6304.0	1200.0	104,164
Monthly Demand	**2045.0**	**2345.0**	**12067.9**	**27483.0**	**31542.6**	**35851.3**	**32782.8**	**30861.8**	**27483.0**	**13878.8**	**9558.7**	**2345.0**	
Year 2&3 Demand												**gal/yr**	**228,244**
												ac-ft/yr	**0.70**

1

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PSI @ POC	PRECIP
C1	Rain Bird XCZ-100-LC	1"	Area for Shrub Drip Emitters	0.7	20	27.1	50.6	1.02 in/h
C2	Rain Bird PESB	1"	Tree Bubbler	5	20	22.6	46.1	3.83 in/h
C3	Rain Bird PESB	1"	Tree Bubbler	7	20	24.4	45.7	3.83 in/h
C4	Rain Bird XCZ-100-LC	1"	Area for Shrub Drip Emitters	1.57	20	27.1	48.2	1.02 in/h
C5	Rain Bird XCZ-100-LC	1"	Area for Shrub Drip Emitters	1.34	20	27.2	52.7	1.02 in/h
C6	Rain Bird PESB	1"	Tree Bubbler	3.5	20	22.1	47.8	3.83 in/h
C7	Rain Bird XCZ-100-LC	1"	Area for Shrub Drip Emitters	3.17	20	27.5	53.3	1.02 in/h
C8	Rain Bird PESB	1"	Tree Bubbler	13.5	20	25.7	51.5	3.83 in/h
C9	Rain Bird PESB	1"	Tree Bubbler	14.5	20	24.8	57.0	3.83 in/h
C10	Rain Bird XCZ-100-LC	1"	Area for Shrub Drip Emitters	3.11	20	27.2	59.6	1.02 in/h
C11	Rain Bird XCZ-100-LC	1"	Area for Shrub Drip Emitters	1.04	20	27.0	59.7	1.02 in/h
C12	Rain Bird PESB	1"	Tree Bubbler	2.5	20	21.6	54.3	3.83 in/h
C13	Rain Bird XCZ-100-LC	1"	Area for Shrub Drip Emitters	0.57	20	27.0	59.8	1.02 in/h
C14	Rain Bird PESB	1"	Tree Bubbler	2.5	20	21.9	54.7	3.83 in/h



REFERENCE NOTES

A2 OVERALL IRRIGATION PLAN
SCALE: 1" = 40'-0"

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation
www.CSDC.org

WALTZ

STATE OF NEW MEXICO
ARRINA HOLT
NO. 026712
06-13-25
REGISTERED ARCHITECT

△	DATE	REVISION
1	6.13.2025	City Comments

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd Santa Fe, NM 87507

OVERALL IRRIGATION PLAN

LA700

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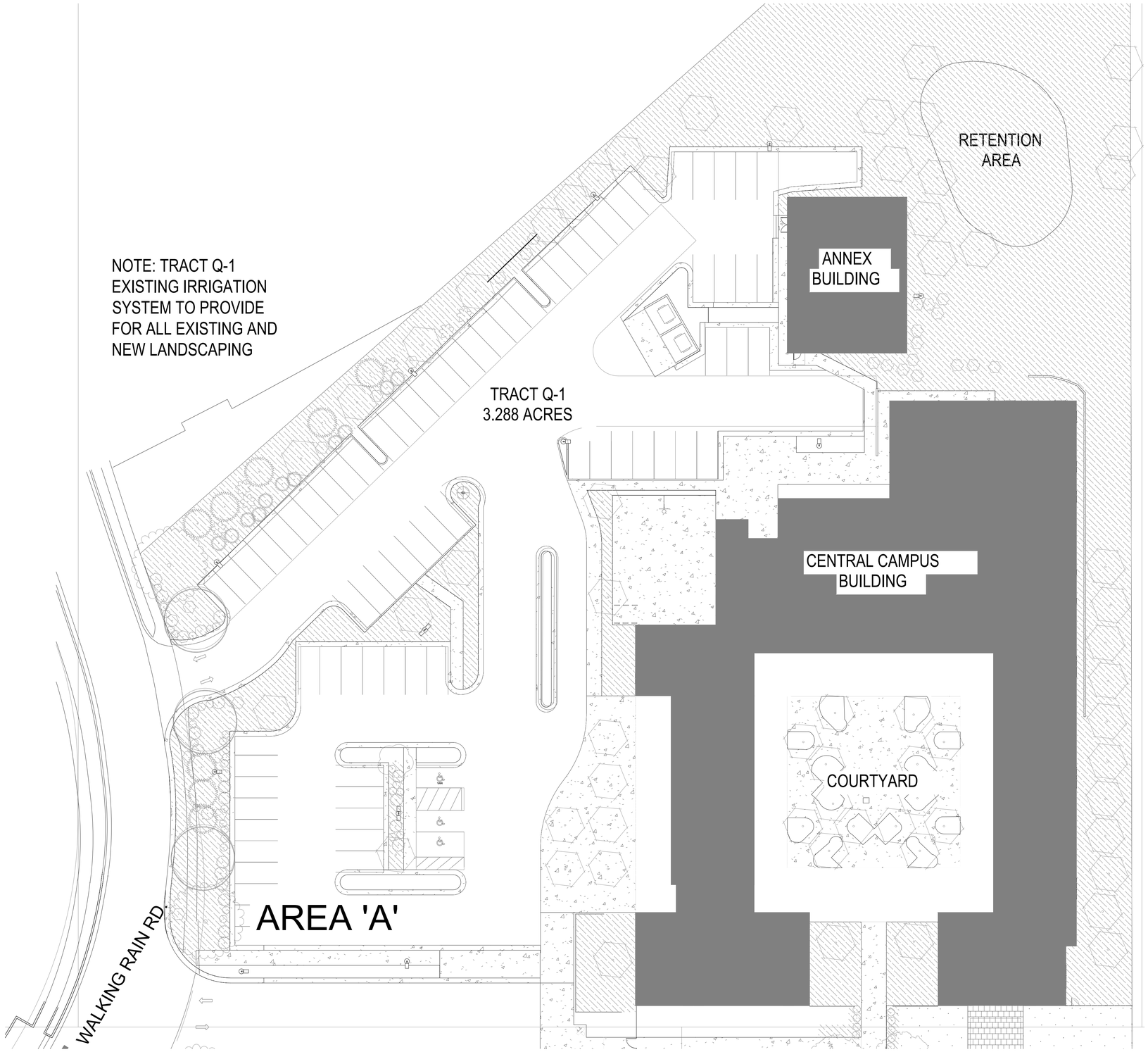


A1 ENLARGED IRRIGATION PLAN AREA 'A'

SCALE: 1" = 20'-0"

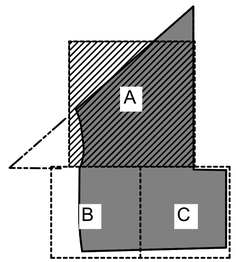
1

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION		
	EXISTING IRRIGATION - PROTECT IN PLACE		
SYMBOL	MANUFACTURER/MODEL	PSI	DETAIL
▼	Tree Bubbler	20	
	Rain Bird XCZ-100-LC		
F	Netafim TLSOV		
DI	Hunter ECO-ID		
	Area to Receive Drip Emitters Rain Bird XBCV-PC	20	
	Emitter Notes: 10PC emitters (2 assigned to each plant)		
SYMBOL	MANUFACTURER/MODEL		DETAIL
	Rain Bird PESB		
	Rain Bird 44-LRC		
	Nibco T-113-K		
MV	Griswold 2000-E 1"		
BF	Febco 825YA 3/4"		
C	Hunter A2C-2400-SS		
RS	Hunter WR-CLIK		
FS	Flomec QS200-10		
M	Water Meter 3/4"		
	Irrigation Lateral Line: PVC Schedule 40		
	Irrigation Mainline: PVC Schedule 40		
	Pipe Sleeve: PVC Schedule 40		

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

KEY PLAN



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JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd Santa Fe, NM 87507

IRRIGATION PLAN- AREA 'A'

LA701

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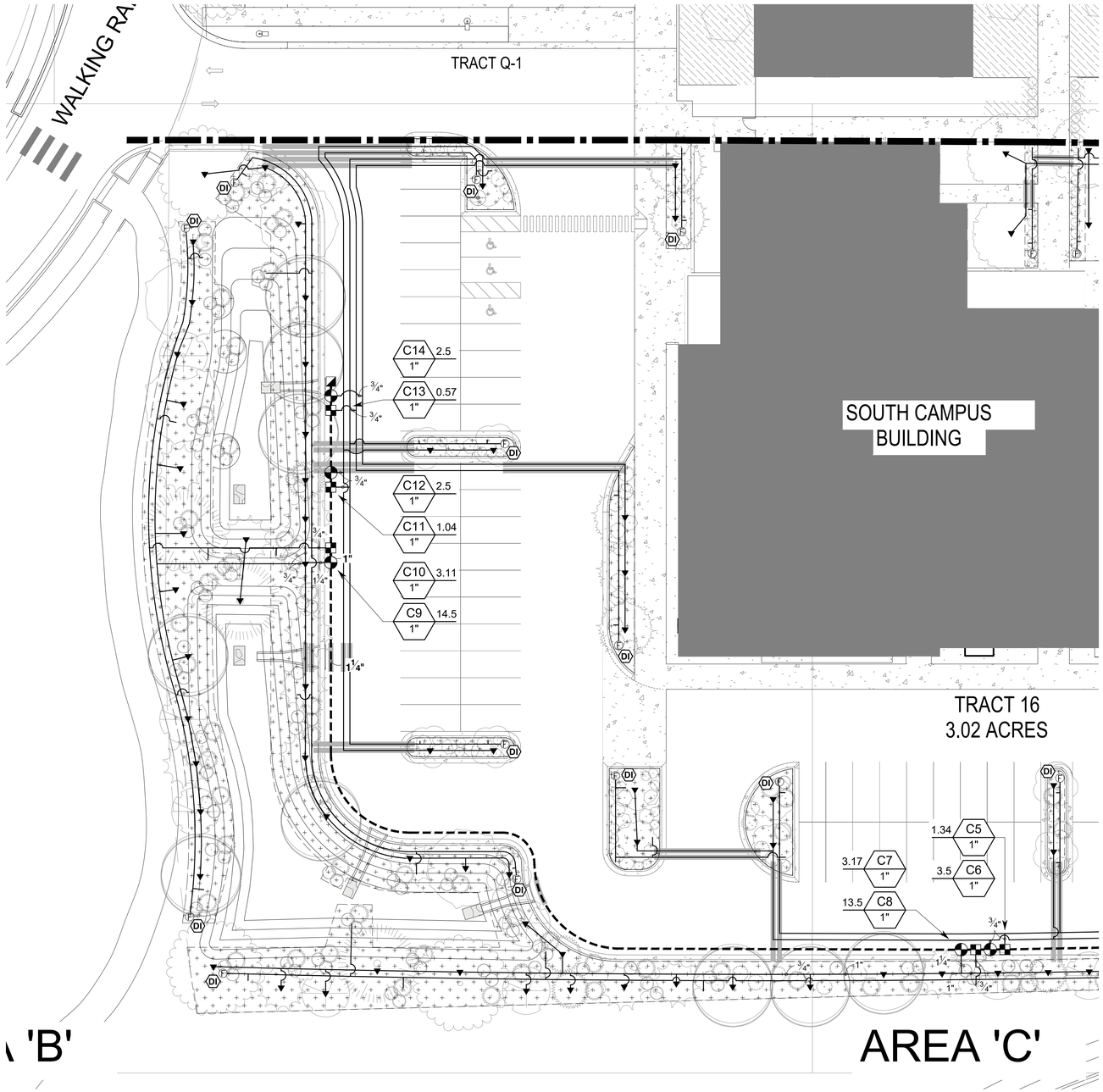
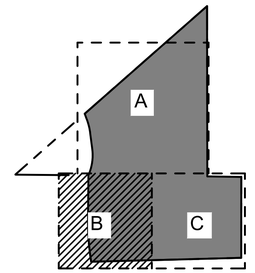


IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION		
	EXISTING IRRIGATION - PROTECT IN PLACE		
SYMBOL	MANUFACTURER/MODEL	PSI	DETAIL
▼	Tree Bubbler	20	
	Rain Bird XCZ-100-LC		
(F)	Netafim TLSOV		
(DI)	Hunter ECO-ID		
	Area to Receive Drip Emitters Rain Bird XBCV-PC	20	
	Emitter Notes: 10PC emitters (2 assigned to each plant)		
SYMBOL	MANUFACTURER/MODEL		DETAIL
	Rain Bird PESB		
	Rain Bird 44-LRC		
	Nibco T-113-K		
MV	Griswold 2000-E 1"		
BF	Febco 825YA 3/4"		
C	Hunter A2C-2400-SS		
RS	Hunter WR-CLIK		
FS	Flomec QS200-10		
M	Water Meter 3/4"		
	Irrigation Lateral Line: PVC Schedule 40		
	Irrigation Mainline: PVC Schedule 40		
	Pipe Sleeve: PVC Schedule 40		

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

KEY PLAN



A1 ENLARGED IRRIGATION PLAN AREA 'B'

SCALE: 1" = 20'-0"

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JURISDICTION: CITY OF SANTA FE

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IRRIGATION PLAN- AREA 'B'

LA702

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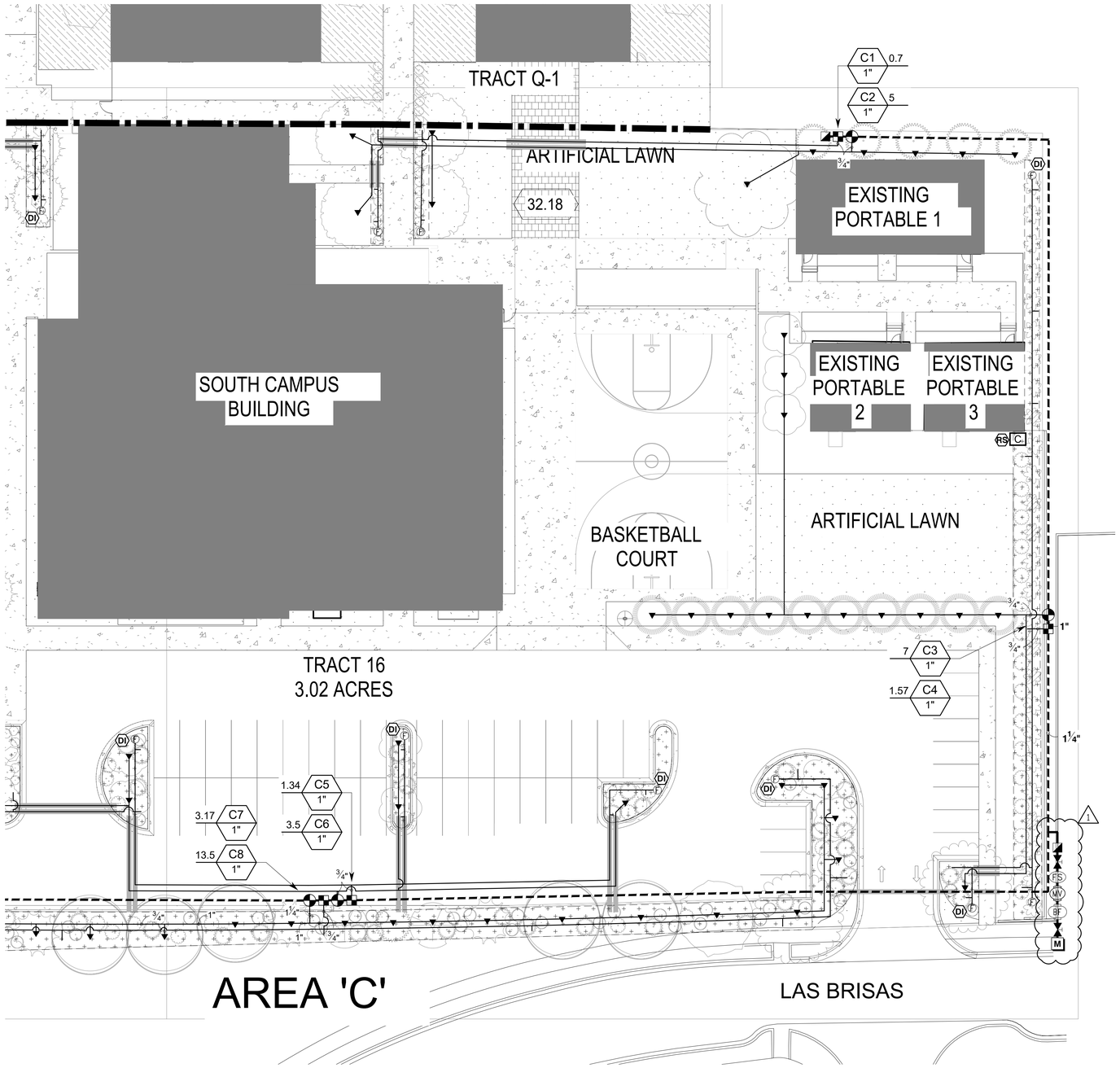

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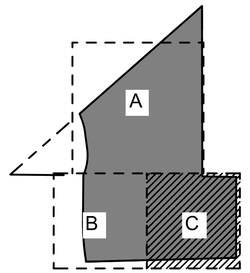
IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION		
	EXISTING IRRIGATION - PROTECT IN PLACE		
SYMBOL	MANUFACTURER/MODEL	PSI	DETAIL
▼	Tree Bubbler	20	
	Rain Bird XCZ-100-LC		
(F)	Netafim TLSOV		
(DI)	Hunter ECO-ID		
	Area to Receive Drip Emitters Rain Bird XBCV-PC	20	
	Emitter Notes: 10PC emitters (2 assigned to each plant)		
SYMBOL	MANUFACTURER/MODEL		DETAIL
	Rain Bird PESB		
	Rain Bird 44-LRC		
	Nibco T-113-K		
(MV)	Griswold 2000-E 1"		
(BF)	Febco 825YA 3/4"		
C	Hunter A2C-2400-SS		
(RS)	Hunter WR-CLIK		
(FS)	Flomec QS200-10		
M	Water Meter 3/4"		
	Irrigation Lateral Line: PVC Schedule 40		
	Irrigation Mainline: PVC Schedule 40		
	Pipe Sleeve: PVC Schedule 40		

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

A1 ENLARGED IRRIGATION PLAN AREA 'C'
SCALE: 1" = 20'-0"

KEY PLAN



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1 6.13.2025	City Comments

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Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

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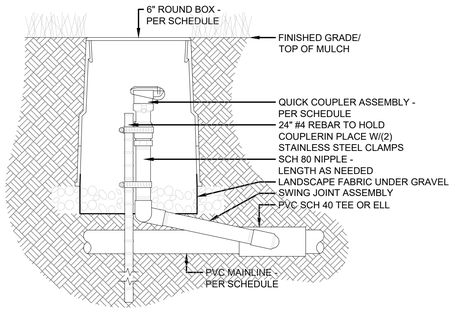
IRRIGATION PLAN- AREA 'C'

LA703

3/10/2025 5:00:45 PM

NOTES:
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX.
2. PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE
3. ALL THREADED CONNECTIONS SHALL BE COATED WITH RECTORSEAL PIPE SEALANT OR EQUIVALENT



QUICK COUPLER
NOT TO SCALE

IRRIGATION SCHEDULE

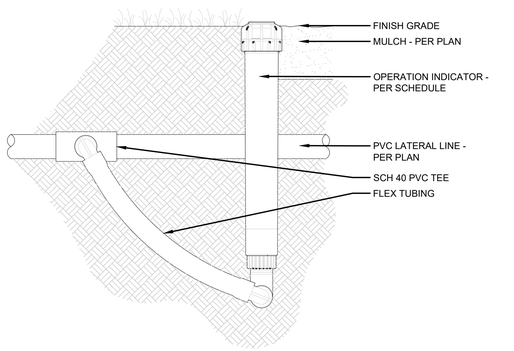
SYMBOL	DESCRIPTION		
	EXISTING IRRIGATION - PROTECT IN PLACE		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
▼	Tree Bubbler (2) Rain Bird RSW-M-B-C w/ RWS-SOCK Mini Root Watering System with 4in. diameter x 18in. long with locking grate, semi-rigid mesh tube and Rain Bird 1401 0.25 GPM bubbler. With Check Valve, and Sand Sock for sandy soil.	20	
	Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.		
F	Netafim TLSOV Netafim TLSOV- 1/2in. manual flush valve, barbed insert. Install in 10in. box, with adequate blank tubing to extend valve out of valve box.		
D	Hunter ECO-ID ECO-ID: 1/2in. FPT connection with 12 psi-70 psi operating pressure. Specify with Hunter SJ swing joint.		
	Area to Receive Drip Emitters Rain Bird XBCV-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet. With check valve.	20	
	Emitter Notes: 10PC emitters (2 assigned to each plant)		

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	Rain Bird PESB 1in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	
	Rain Bird 44-LRC 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.	
MV	Griswold 2000-E 1" Solenoid, Normally Closed Remote Control Valve with Epoxy Coating. Cast Iron and Bronze Material. NPT End Connection.	
BF	Febco 825YA 3/4" Reduced Pressure Backflow Preventer in Strong Box Insulated Aluminum Front Entry Security Enclosure. Provide GFI receptacle with heat tape.	
C	Hunter A2C-2400-SS 24-Station controller with two (2) A2M-600 modules in an outdoor stainless steel wall mount enclosure.	
RS	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	

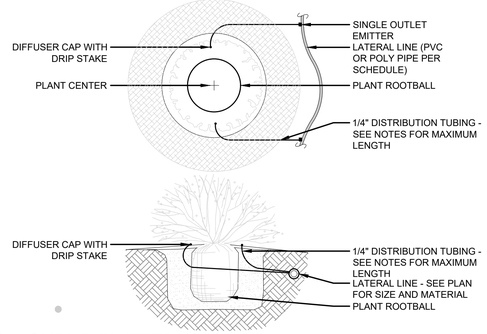
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
FS	Flomec QS200-10 1in. insertion flowmeter, schedule 80 PVC housing. 0.22-33 gpm range, max. operating pressure 150psi. 2-wire connector w/ LED indicators for power and pulse. Storage temps -20 F to +160 F.	
M	Water Meter 3/4" Dedicated Irrigation Meter	
	Irrigation Lateral Line: PVC Schedule 40 3/4" unless specified otherwise.	
	Irrigation Mainline: PVC Schedule 40 1" unless specified otherwise.	
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	

NOTES:
1. TYPICAL MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8', SEE NOTES FOR JOB SPECIFIC MAXIMUM LENGTH.
2. EMITTERS SHALL BE EQUALLY SPACED AROUND ROOTBALL.
3. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL EMITTERS ON THE UPHILL SIDE OF PLANT.
5. EMITTERS SHALL BE SELF-FLUSHING AND PRESSURE COMPENSATING UNLESS NOTED OTHERWISE.
6. DRIP VALVE ZONES (HYDROZONES) ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT WATER REQUIREMENTS AND SUN EXPOSURE.
7. CONTRACTOR SHALL ENSURE HYDROZONES ARE ON SEPARATE VALVES AS SHOWN ON PLAN.

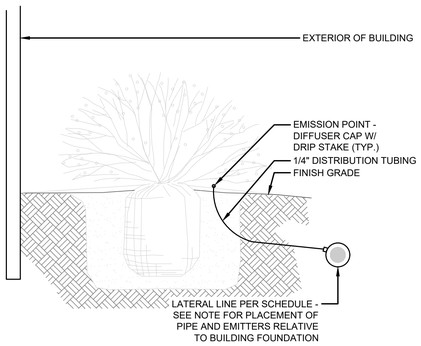
NOTES:
1. ALL IRRIGATION TO BE A MINIMUM OF 5' FROM BUILDING, OR AS DEFINED WITHIN THE GEOTECH REPORT, WHICHEVER IS GREATER.



B1 DRIPLINE OPERATION INDICATOR (HUNTER)
NOT TO SCALE F-IRG-124



B2 SHRUB EMITTER
1" = 1'-0"



B3 SHRUB EMITTER PLACEMENT NEAR BUILDING
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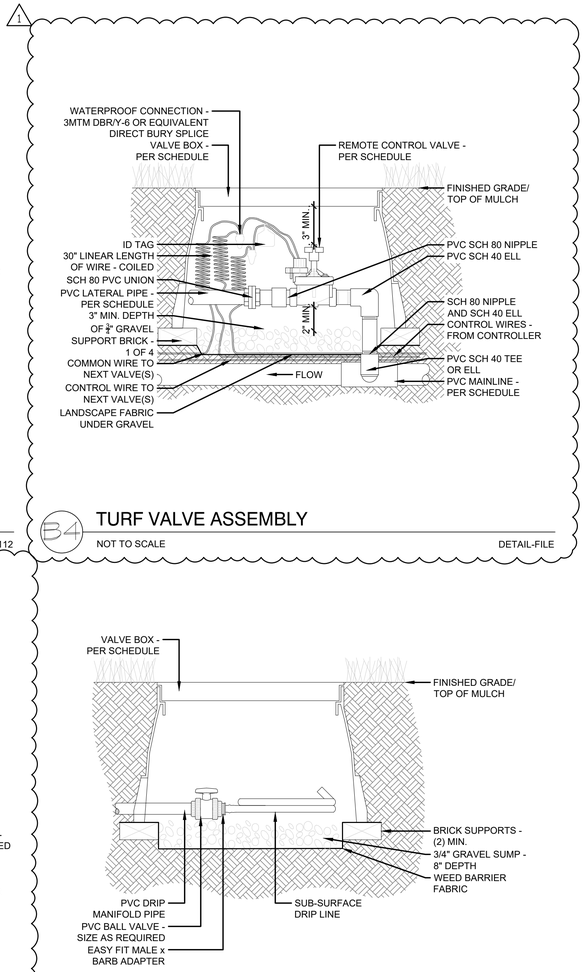
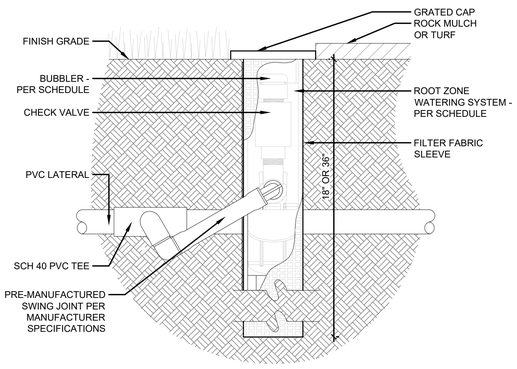
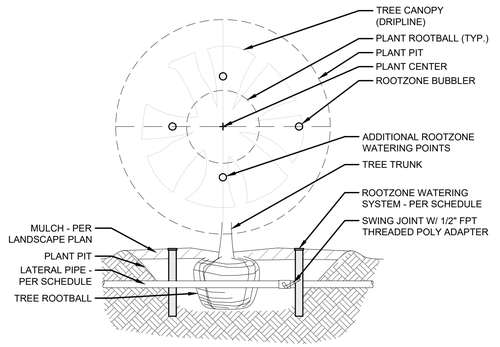


B4 TURF VALVE ASSEMBLY
NOT TO SCALE DETAIL-FILE

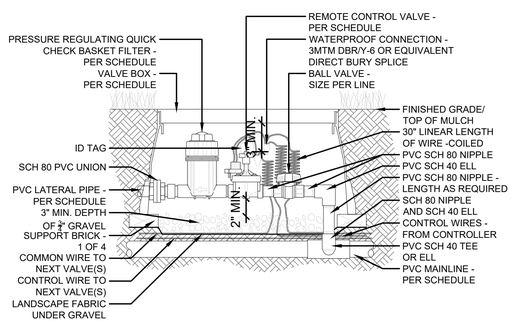


A1 ROOTZONE BUBBLER
NOT TO SCALE

NOTES:
1. POSITION UNITS EVENLY SPACED AROUND TREE. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES, PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH FINISH GRADE OR THE TOP OF MULCH.
3. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
4. AFTER UNIT IS INSTALLED, FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.



A2 ROOTZONE BUBBLER PLACEMENT
NOT TO SCALE F-IRG-122



A3 DRIP VALVE ASSEMBLY W/PRS BASKET W/BALL VALVE
NOT TO SCALE DETAIL-FILE

A4 DRIPLINE FLUSH - BALL VALVE
NOT TO SCALE

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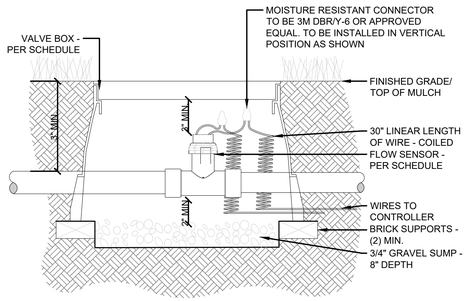
4157 & 4161 Walking Rain Rd Santa Fe, NM 87507

IRRIGATION DETAILS

LA800

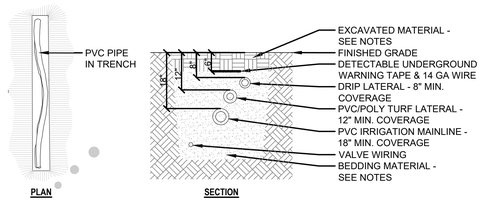
3/10/2025 5:00:45 PM

NOTES:
1. STRAIGHT PIPE - 10 PIPE DIAMETERS UPSTREAM & 5 PIPE DIAMETERS DOWNSTREAM



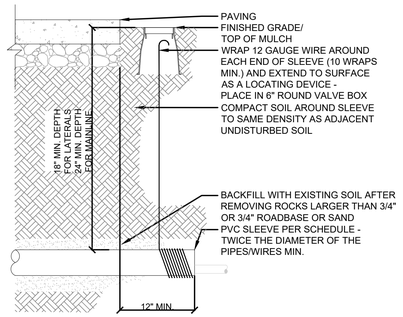
C1 FLOW SENSOR
NOT TO SCALE

NOTES:
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN IN PLAN VIEW.
3. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.
4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPLICES TO BE INSTALLED WITHIN A VALVE BOX AND MADE WITH 3MTM DBR/Y-6 WATERPROOF CONNECTORS, OR APPROVED EQUAL.
5. BUNDLE AND TAPE WIRING IN 10' INTERVALS.
6. VALVE WIRES TO BE INSTALLED WITHIN MAINLINE TRENCH WHEREVER POSSIBLE.
7. BEDDING MATERIAL SHALL BE 3/4" BASE OR SAND AND SHALL BE 3" BELOW LOWEST PIPE OR WIRE AND 3" ABOVE HIGHEST PIPE OR WIRE WITHIN TRENCH.
8. BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY.
9. BEDDING IS NOT REQUIRED IN POLYETHYLENE TUBING TRENCHES BUT NO ROCKS LARGER THAN 3/4".
10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 3/4" OR GREATER.
11. PIPE BEDDING MATERIAL TO BE ROCK AND DEBRIS FREE, BACKFILL IN 6" LIFTS, PUDDLE WITH WATER BETWEEN LIFTS.



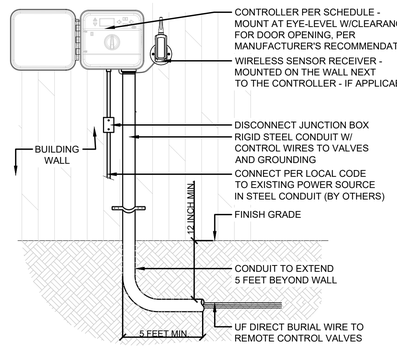
C2 IRRIGATION PIPE TRENCH
NOT TO SCALE

NOTES:
1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.
2. CAP SLEEVES WITH 90° FITTING AND EXTEND PIPE TO SURFACE UNTIL USE.
3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVED.
5. MARK/STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB OR ROOFING NAIL IN ASPHALT



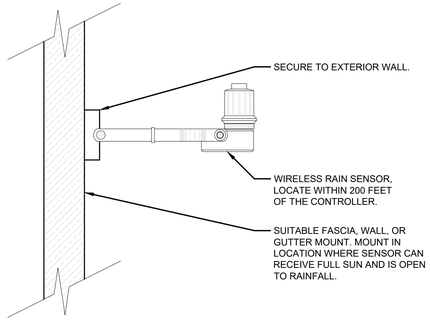
C3 IRRIGATION PIPE SLEEVING
NOT TO SCALE

NOTES:
1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
2. ALL ELECTRICAL MATERIALS SHALL BE U.L. APPROVED FOR USE AS SHOWN.
3. GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
4. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
5. PROVIDE LOCK AND KEY FOR ENCLOSURE (IF APPLICABLE).



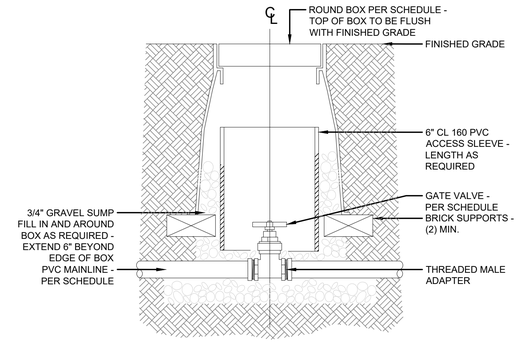
B3 CONTROLLER - WALL MOUNTED
NOT TO SCALE

NOTES:
1. INSTALL SENSOR PER MANUFACTURER'S SPECIFICATIONS.
2. FINAL LOCATION AND MOUNTING SYSTEM TO BE APPROVED BY OWNER'S REPRESENTATIVE.

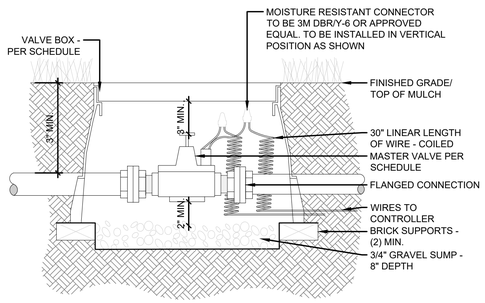


B4 RAIN SENSOR - WIRELESS
NOT TO SCALE

NOTES:
1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT, UNDISTURBED SUBGRADE.
2. DO NOT REST VALVE BOX OR ACCESS SLEEVE ON MAINLINE OR LATERAL LINE.
3. PROVIDE GATE VALVE KEY - LENGTH AS NEEDED.



A1 GATE VALVE - 2-1/2" OR SMALLER
NOT TO SCALE

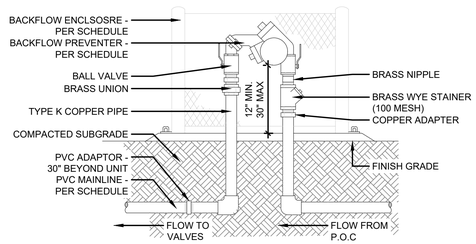


A2 MASTER VALVE
NOT TO SCALE

1

DETAIL REMOVED

NOTES:
1. INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE PVC PIPE PROTECTION AROUND COPPER SUPPLY LINES AS THEY GO THROUGH THE CONCRETE SLAB BASE.
3. BACKFLOW PREVENTION DEVICE(S) SHALL BE PLACED A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERIVCE LINE.
4. PROVIDE THRUST BLOCKS FOR LINES 2-1/2" OR LARGER.



A4 BACKFLOW PREVENTER - FEBCO 825YA
NOT TO SCALE

F-IRG-115

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation
www.CSDC.org

WALTZ

STATE OF NEW MEXICO
ARRINA HOLT
NO. 006712
06-13-25
REGISTERED ARCHITECT

△	DATE	REVISION
1	6.13.2025	City Comments

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

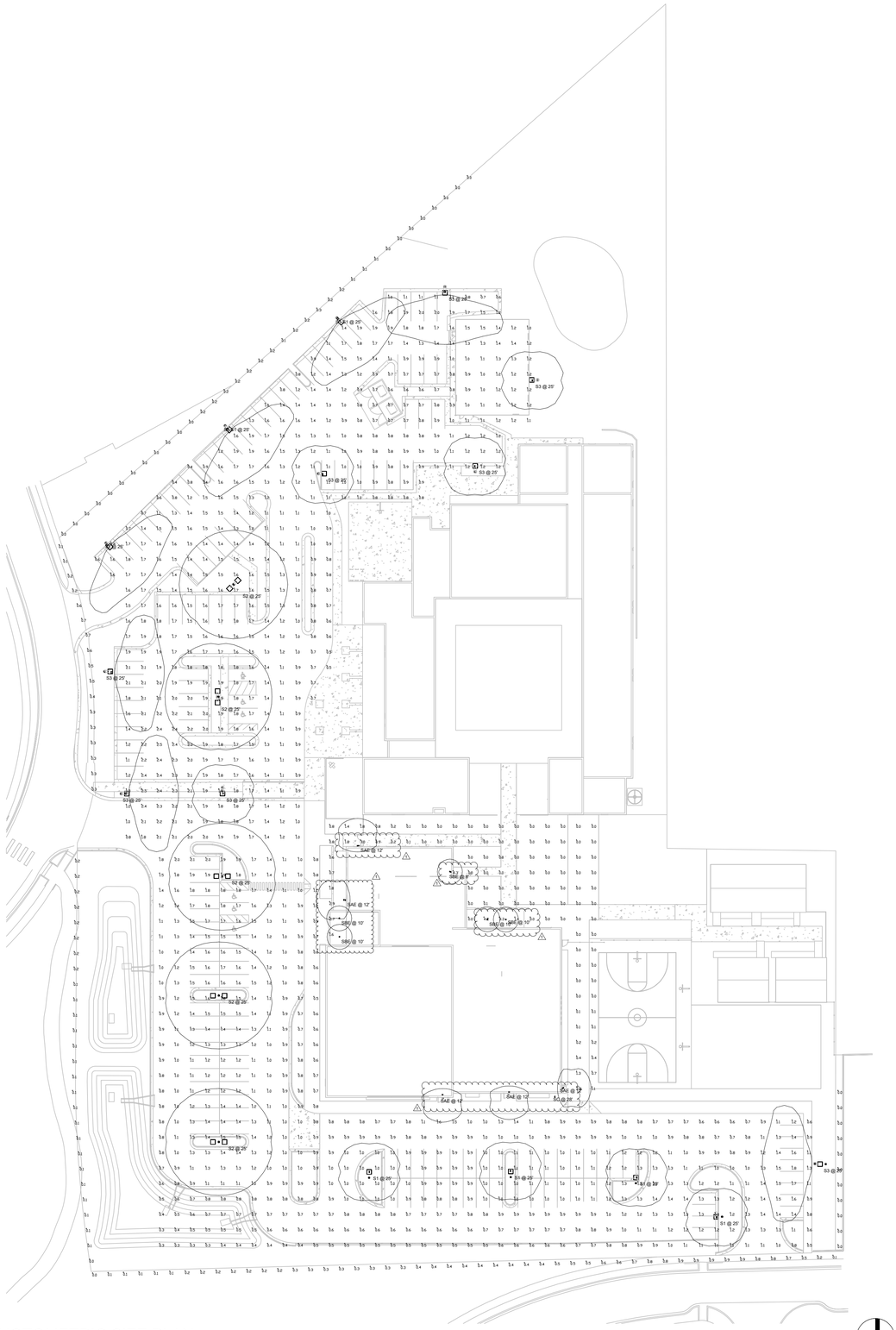
JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd Santa Fe, NM 87507

IRRIGATION DETAILS

LA801

3/10/2025 5:00:45 PM



GENERAL NOTES

1. EXISTING LIGHT POLE LIGHTS ARE TO BE RETROFITTED WITH NEW LAMPS TO COMPLY WITH ALLOWABLE FOOT CANDLES.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BUILDING ENTRY ADJUACENT	Illuminance	Fc	0.39	4.3	0.0	N.A.	N.A.
EXISTING PARKING (NORTH)	Illuminance	Fc	1.37	2.5	0.4	3.43	6.25
EXISTING PROPERTY LINE NORTH	Illuminance	Fc	0.20	0.7	0.0	N.A.	N.A.
PARKING (SOUTH)	Illuminance	Fc	1.04	2.1	0.3	3.47	7.00
PROPERTY LINE SOUTH	Illuminance	Fc	0.30	0.9	0.0	N.A.	N.A.

Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
EXTERIOR FIXTURE TYPES								
S1		Type 5 Area Single Head Site Light	0-10v	CLI RSX1 LED P2 50K R5 MOVOLT * DMG	Integrated LED Module, 5000k, 10000lm, Type 5 Distribution, 70CRI	UNV-VAC	72	Single Head Mounted @ 25'-0" AFG.
S2		Type 5 Area Double Head Site Light	0-10v	CLI RSX1 LED P1 50K R5 MOVOLT * DMG	2 Integrated LED Modules, 5000k, 2x7000lm, Type 5 Distribution, 70CRI	UNV-VAC	102	Double Head Mounted @ 25'-0" AFG.
S3		Type 3 Wide Area Site Light with House Side Shield	0-10v	CLI RSX1 LED P1 50K R3 MVOLT * HS DMG	Integrated LED Module, 5000k, 7000lm, Type 3 Distribution, 70CRI	UNV-VAC	51	Single Head Mounted @ 25'-0" AFG.
SAE		Wall Pack	0-10v	CLI WDGE2 LED P1 30K 80CRI VW MVOLT SRM DMG	Integrated LED Module, 3000k, 1200lm, Wide Distribution, 80CRI	UNV-VAC	10	Wall Mounted @ 12'-0" AFG.
SBE		Recessed 4" Fixed Downlight	0-10v (1%)	CLI LDN6 30_05 LO6AR LSS * MVOLT GZ10	Integrated LED Module, 3000k, 500lm, 90CRI	UNV-VAC	5.8	Recessed with trim within ceiling. Provided with sealed wet location trim and integral driver.

A1 OVERALL PHOTOMETRIC SITE PLAN

SCALE: 1" = 40'-0"

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation
www.CSDC.org

WALTZ

STATE OF NEW MEXICO
JARRINA HOLT
NO. 006712
05-09-25
REGISTERED ARCHITECT

△	DATE	REVISION
1	06.13.25	City Comments

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

OVERALL PHOTO-METRIC SITE PLAN

LA900

3/12/2025 3:24:25 PM

Job Name: MDS SITE - Santa Fe, NM

Catalog #:

TYPE: S1, S2, S3

RSX1 LED
Area Luminaire

Catalog Number

Notes

Type

Fill the Tab box or mouse over the page to see all interactive elements.

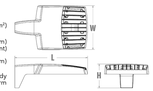
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²/m²):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

ds Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [1]	SPA Square pole mounting (3.5" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	WVOLT (347V-480V) [1]	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.2" min. dia. RND pole for 1 at 90°) 2 at 180°, 2 at 360°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) [1]	
	P4		R4 Type 4 Wide		MA Mast arm adapter (fits 2-3/8" OD tenon) [4]
	P5		R4S Type 4 Short		IS Adjustable slipfitter [5]
			BS Type 5 Wide [2]		WBA Wall bracket [6]
			R5S Type 5 Short [2]		WBACast Wall bracket with surface conduit box
			R5SW Automotive Front Row		AASP Adjustable tilt arm square pole mounting [4]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting [4]
			AFRBXD Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket [4]
			AFRLBD Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box [4]

(use specific voltage for options as noted)
120 [3] 277 [3]
208 [3] 347 [3]
240 [3] 480 [3]

Options	Finish
Shipped Installed	DDBXD Dark Bronze
PE Photocontrol, button-style [3]	DBLXD Black
PER7 Seven-wire twist-lock receptacle only (no control) [3,4,5,6]	DNAXD Natural Aluminum
SF Single fuse (120, 277, 347) [3]	DWHXD White
DF Double fuse (208, 240, 480) [3]	DDBTXD Textured Dark Bronze
SPD20KV 20KV Surge pack (10KV standard)	DBLBXD Textured Black
FAO Field adjustable output [7]	DNATXD Textured Natural Aluminum
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [7]	DWHGXD Textured White
Shipped Installed	
***Standalone and Networked Sensors/Controls (factory-default settings, see table page 9)**	
NLTAIR2 PIRHN nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor [3,5,6,8,9]	
BAA Buy American Act and/or Build America Buy America Qualified	
CCE Coastal Construction [9]	
***Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.**	
Shipped Separately (requires some field assembly)	
ESS External glare shield [7]	
EGFV External glare full visor (360° around light aperture) [7]	
BS Bird spikes [9]	

Ordering Information

Accessories

Ordered and shipped separately

RSX1RS — RSX1 House-side shield (Includes 1 shield)
RSX1HSFBW U — RSX1 House-side shield for AFR related optics (includes 1 shield)
RSX1SSS (FINISH) U — External glare band (specify finish)
RSX1SSSFB (FINISH) U — External glare full visor (specify finish)
RSXBPA (FINISH) U — RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U — RSX WBA wall bracket (specify finish)
RSXSCA (FINISH) U — RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU — Photocell - ICE, twist-lock (120-277V) [1]
DLL347F 1.5 CUL JU — Photocell - ICE, twist-lock (347V) [1]
DLL480F 1.5 CUL JU — Photocell - ICE, twist-lock (480V) [1]
DSHORT SBK U — Shorting cap [1]

NOTES
1 Any Type 5 distribution, is not available with WBA.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4 XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Maximum tilt is 90° above horizontal.
7 It may be ordered as a accessory.
8 Not available in 347V.
9 Two or more of the following options cannot be combined including PE, DMG, PERT, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined, also PE and DMG can be combined).
10 Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4-Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Telelock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11 For units with option PERT, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12 Must be ordered with PIRHN.
13 Requires MVOLT or HVOLT.
14 Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
15 CCE option not available with WBA, WBACA, AASP, AARP, AAWBSC, EGS, EGFV and BS.
16 Must be ordered with fixture for factory pre-drilling.
17 Requires luminaire to be specified with PERT option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields

House Side Shield

External Glare Shield

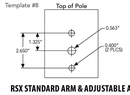
External 360 Full Visor

Pole/Mounting Information

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

HANDHOLE ORIENTATION

RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM

Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	Rib Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AS5S-190	AS5S-280	AS5S-290	AS5S-320	AS5S-390	AS5S-490
4"	RPA, AARP	AS5S-190	AS5S-280	AS5S-290	AS5S-320	AS5S-390	AS5S-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM23AS	DM30AS	DM48AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor		0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor	0 °	0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.39	2.3	3.21	2.87	4.36	2.49	3.73	4.97
I5 - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.33	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

Job Name: MDS SITE - Santa Fe, NM

Catalog #:

TYPE: SAE

WDGE2 LED
Architectural Wall Sconce
Visual Comfort Optic

Catalog Number

Notes

Type

Fill the Tab Box or mouse over the page to see all interactive elements.

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs

ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W	--	--	750	1,200	2,000	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1 P10W	27K 2700K	80CRI 90CRI	VF Visual comfort forward throw	MVOLT 347 [1]	**Shipped included**
	P2 P20W	30K 3000K		VW Visual comfort wide	480 [1]	SRM Surface mounting bracket
	P3 P30W	35K 3500K				IC Indirect Canopy/Ceiling Washer bracket (ship/factory locations only)*
	P4 P40W	40K 4000K				**Shipped separately**
	P5 P50W	50K 5000K				AWS Surface mounting bracket
						PBBW Surface-mounted back box (1pg), left, right conduit entry). Use when there is no junction box available.*

Options	Finish
E4WH Emergency battery backup, Certified in CA Title 20 MAIDS (4W, 0°C min)	DDBXD Dark bronze
E10WH Emergency battery backup, Certified in CA Title 20 MAIDS (10W, 0°C min)	DBLXD Black
E20WC Emergency battery backup, Certified in CA Title 20 MAIDS (18W, -20°C min)	DNAXD Natural aluminum
PE Photocell, Button Type*	DWHXD White
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)*	DSSAD Sandstone
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*	DDBTXD Textured dark bronze
BCE Bottom conduit entry for back box (FBBW). Total of 4 entry points.*	DBLBXD Textured black
DSLC Dual Switching (1 Driver, 2 Light Engines)	DNATXD Textured natural aluminum
CCE Coastal Construction*	DWHGXD Textured white
	DSSTXD Textured sandstone

Standalone Sensors/Controls (only available with P1 10W, P2 10W & P3 10W)

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P1 10W, P2 10W & P3 10W)

NLTAIR2 PIR	Embedded wireless controls by nLight with Passive Infrared (PIR) sensor and on/off photocell for 8-15' mounting heights.
NLTAIR2 PIRH	Embedded wireless controls by nLight with Passive Infrared (PIR) sensor and on/off photocell for 15-30' mounting heights.
NLTAIR2 PIR8	Embedded wireless controls by nLight with LS/LH rated emergency operation, Passive Infrared (PIR) sensor and on/off photocell for 8-15' mounting heights*
NLTAIR2 PIRH	Embedded wireless controls by nLight with LS/LH rated emergency operation, Passive Infrared (PIR) sensor and on/off photocell for 15-30' mounting heights*

See page 4 for out of box functionality

Job Name: MDS SITE - Santa Fe, NM

Catalog #:

TYPE: SBE

LITHONIA LIGHTING

Catalog Number

Notes

Type

LDN6 STATIC WHITE

6" Open and Wallwash LED
Non-IC
New Construction Downlight

Open Trim

Wallwash Trim

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination ½" & ¾" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General Illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is used for fixtures aimed at walls with a cut-off equal to or less than 40 deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70/60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. Drivers are RoHS compliant.

GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-america for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed.

Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

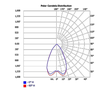
PERFORMANCE DATA

LDN6 3500K 80 CRI 5-90CRI

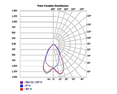
Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

Notes
- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI, R9 typical.

DISTRIBUTIONS



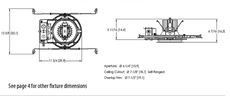
Open



Wallwash

DIMENSIONS

LDN6 500-3000 Lumens



See page 4 for other fixture dimensions

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WALTZ

STATE OF NEW MEXICO
KARRINA HOLT
NO. 009712
05-09-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

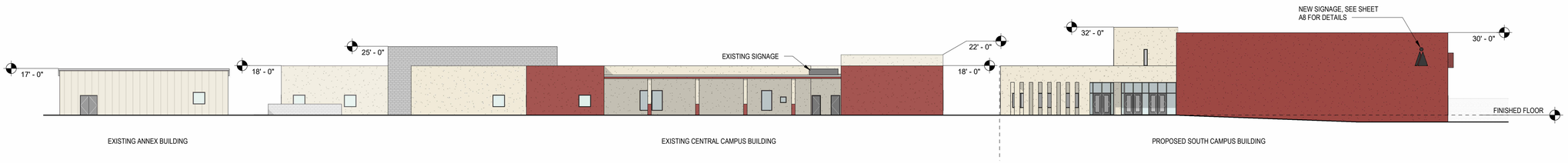
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

SITE LIGHTING CUT-SHEETS

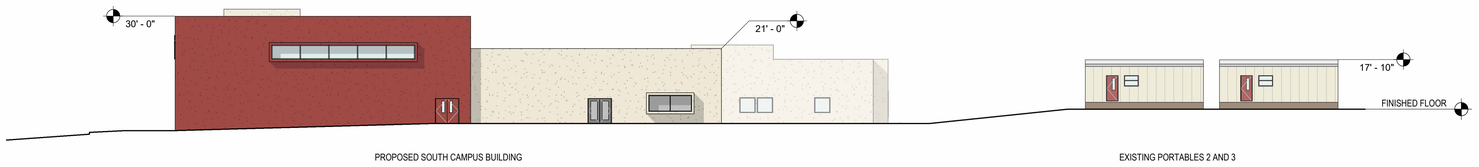
LA901

5/9/2025 12:16:25 PM



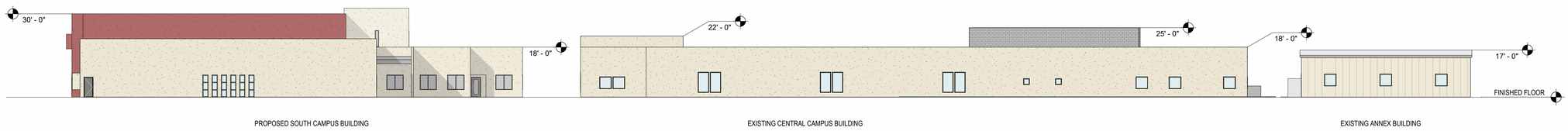
D1 OVERALL SITE ELEVATION - WEST

SCALE: 1" = 20'-0"



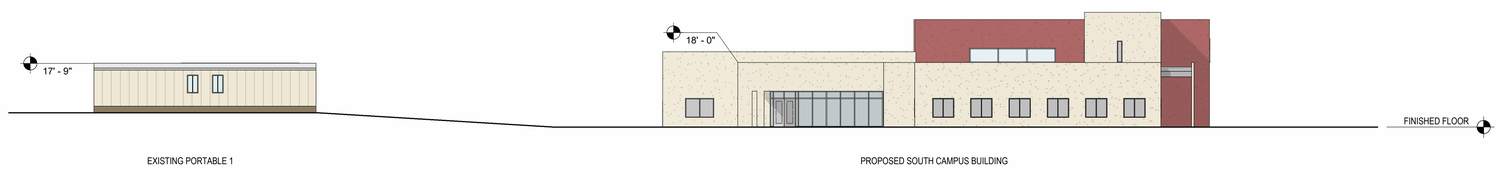
C1 OVERALL SITE ELEVATION - SOUTH

SCALE: 1" = 20'-0"



B1 OVERALL SITE ELEVATION - EAST

SCALE: 1" = 20'-0"



A1 OVERALL SITE ELEVATION - NORTH

SCALE: 1" = 20'-0"

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Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

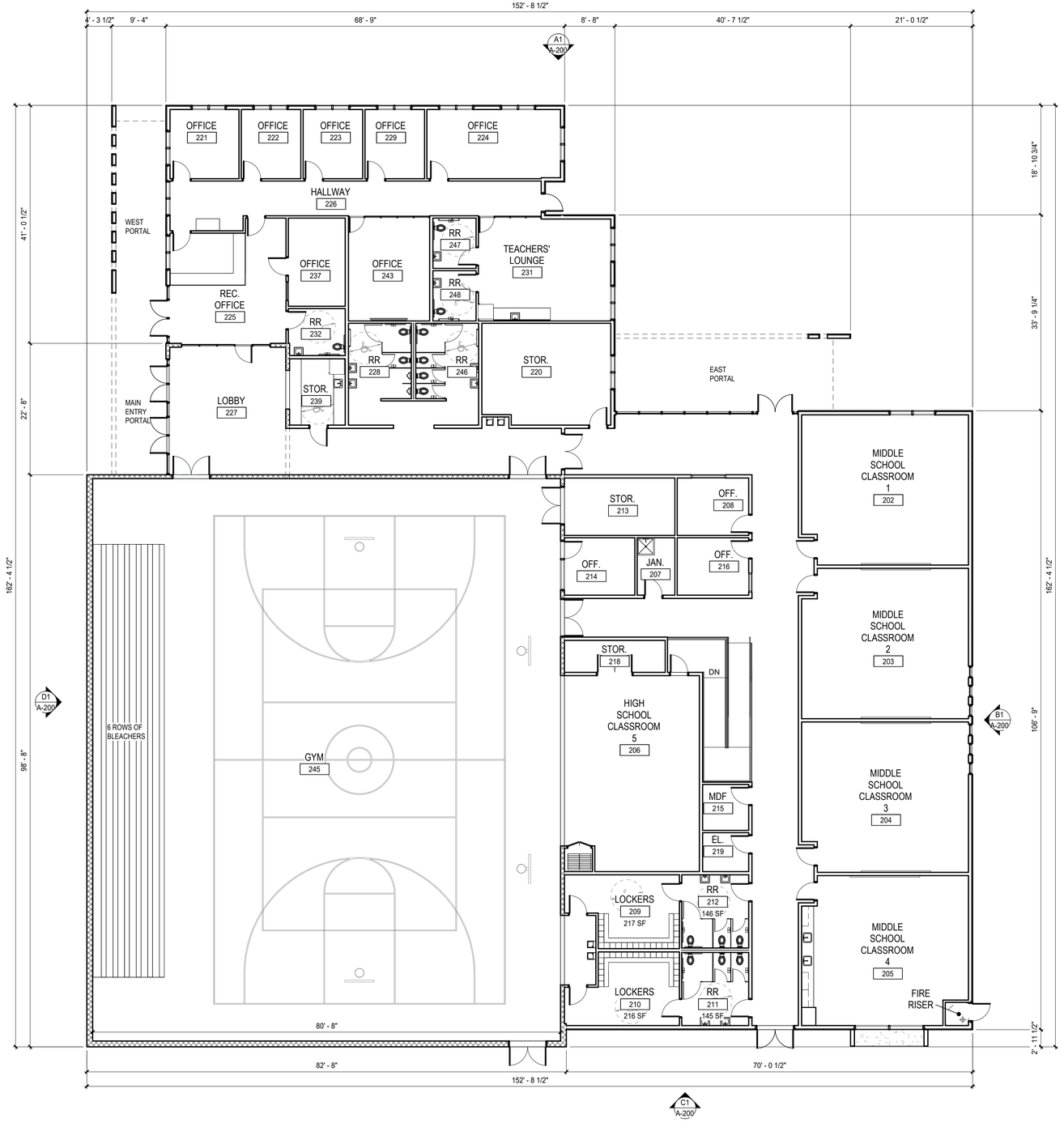
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 04 / 22

OVERALL CAMPUS BUILDING ELEVATIONS

A1

5/9/2025 9:32:14 AM



SOUTH CAMPUS BUILDING

MIDDLE SCHOOL CLASSROOMS - 4
HIGH SCHOOL CLASSROOMS - 1
SHARED OFFICES - 8

A2 LEVEL 1 FLOOR PLAN

SCALE: 1" = 10'-0"

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Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

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2025 / 04 / 22

ENLARGED SOUTH CAMPUS BUILDING - FLOOR PLAN

A2

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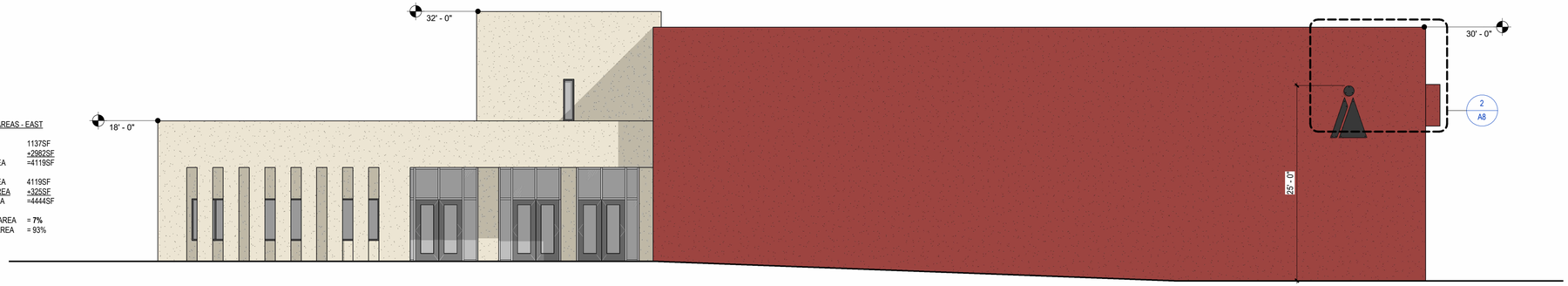
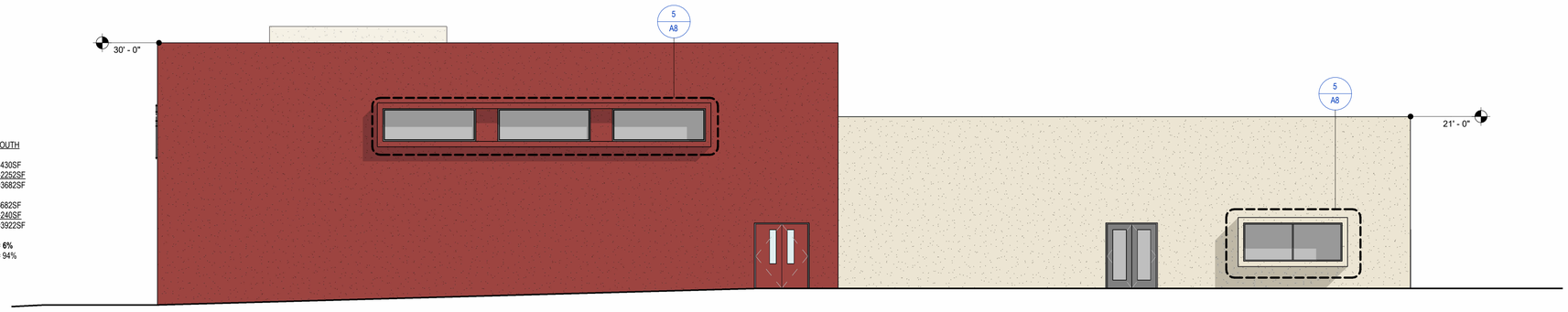


BUILDING FACADE AREAS - EAST

TAN STUCCO	1137SF
RUST STUCCO	+2982SF
TOTAL STUCCO AREA	=4119SF
TOTAL STUCCO AREA	4119SF
TOTAL OPENING AREA	+325SF
TOTAL FACADE AREA	=4444SF
TOTAL % OPENING AREA	= **7%**
TOTAL % STUCCO AREA	= 93%

D1 BUILDING ELEVATION - WEST

SCALE: 1/8" = 1'-0"

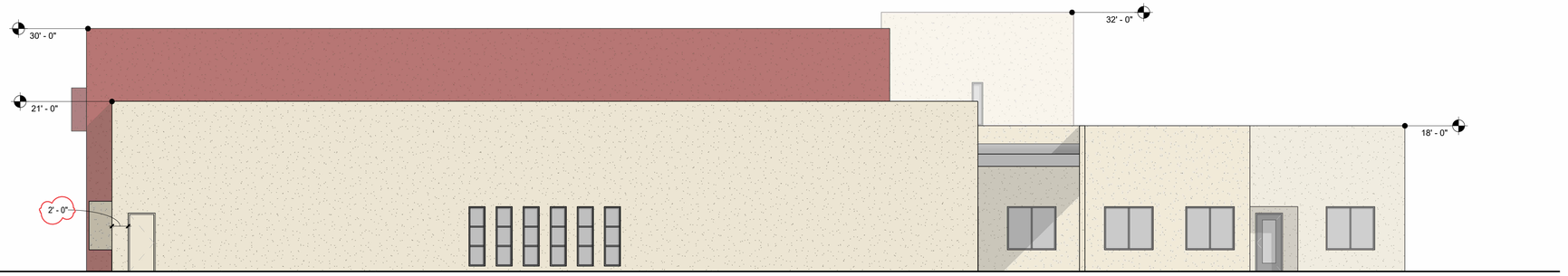


BUILDING FACADE AREAS - SOUTH

TAN STUCCO	1430SF
RUST STUCCO	+2252SF
TOTAL STUCCO AREA	=3682SF
TOTAL STUCCO AREA	3682SF
TOTAL OPENING AREA	+240SF
TOTAL FACADE AREA	=3922SF
TOTAL % OPENING AREA	= **6%**
TOTAL % STUCCO AREA	= 94%

C1 BUILDING ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"

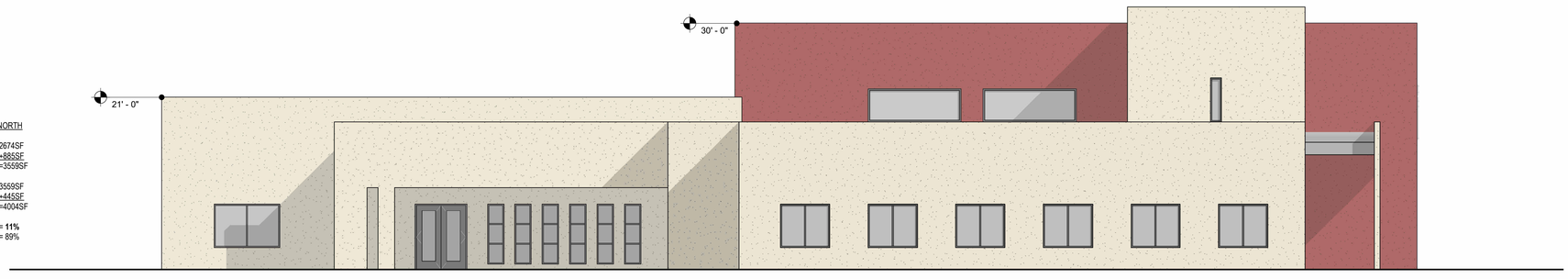


BUILDING FACADE AREAS - EAST

TAN STUCCO	3301SF
RUST STUCCO	+967SF
TOTAL STUCCO AREA	=4268SF
TOTAL STUCCO AREA	4268SF
TOTAL OPENING AREA	+192SF
TOTAL FACADE AREA	=4460SF
TOTAL % OPENING AREA	= **4%**
TOTAL % STUCCO AREA	= 96%

B1 BUILDING ELEVATION - EAST

SCALE: 1/8" = 1'-0"



BUILDING FACADE AREAS - NORTH

TAN STUCCO	2674SF
RUST STUCCO	+885SF
TOTAL STUCCO AREA	=3559SF
TOTAL STUCCO AREA	3559SF
TOTAL OPENING AREA	+445SF
TOTAL FACADE AREA	=4004SF
TOTAL % OPENING AREA	= **11%**
TOTAL % STUCCO AREA	= 89%

A1 BUILDING ELEVATION - NORTH

SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

- RUST STUCCO TO MATCH EXISTING
- TAN STUCCO TO MATCH EXISTING

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STATE OF NEW MEXICO
ARRINA HOLT
NO. 009712
03-17-25
REGISTERED ARCHITECT

△	DATE	REVISION
1	Date 1	Revision 1

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 04 / 22

ENLARGED SOUTH CAMPUS BUILDING - ELEVATIONS

A3

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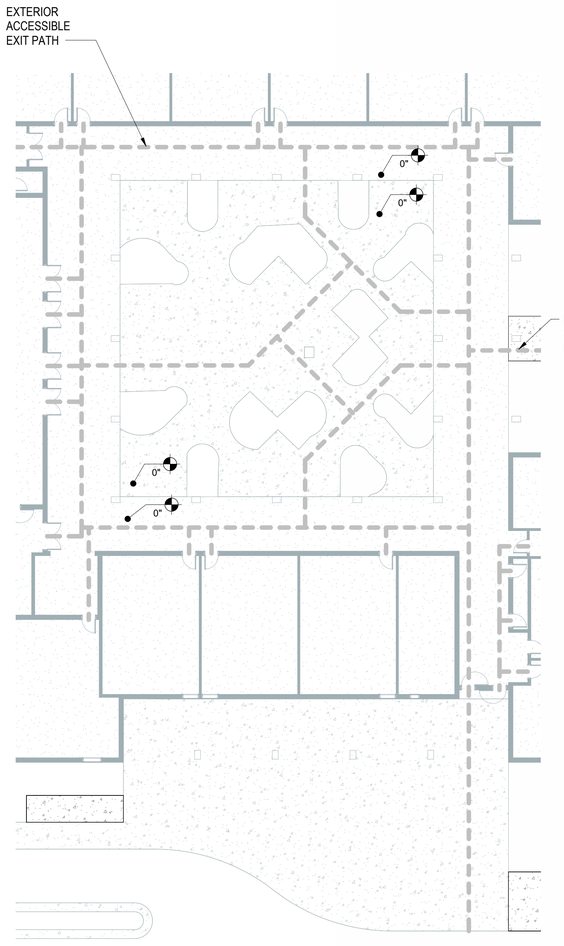
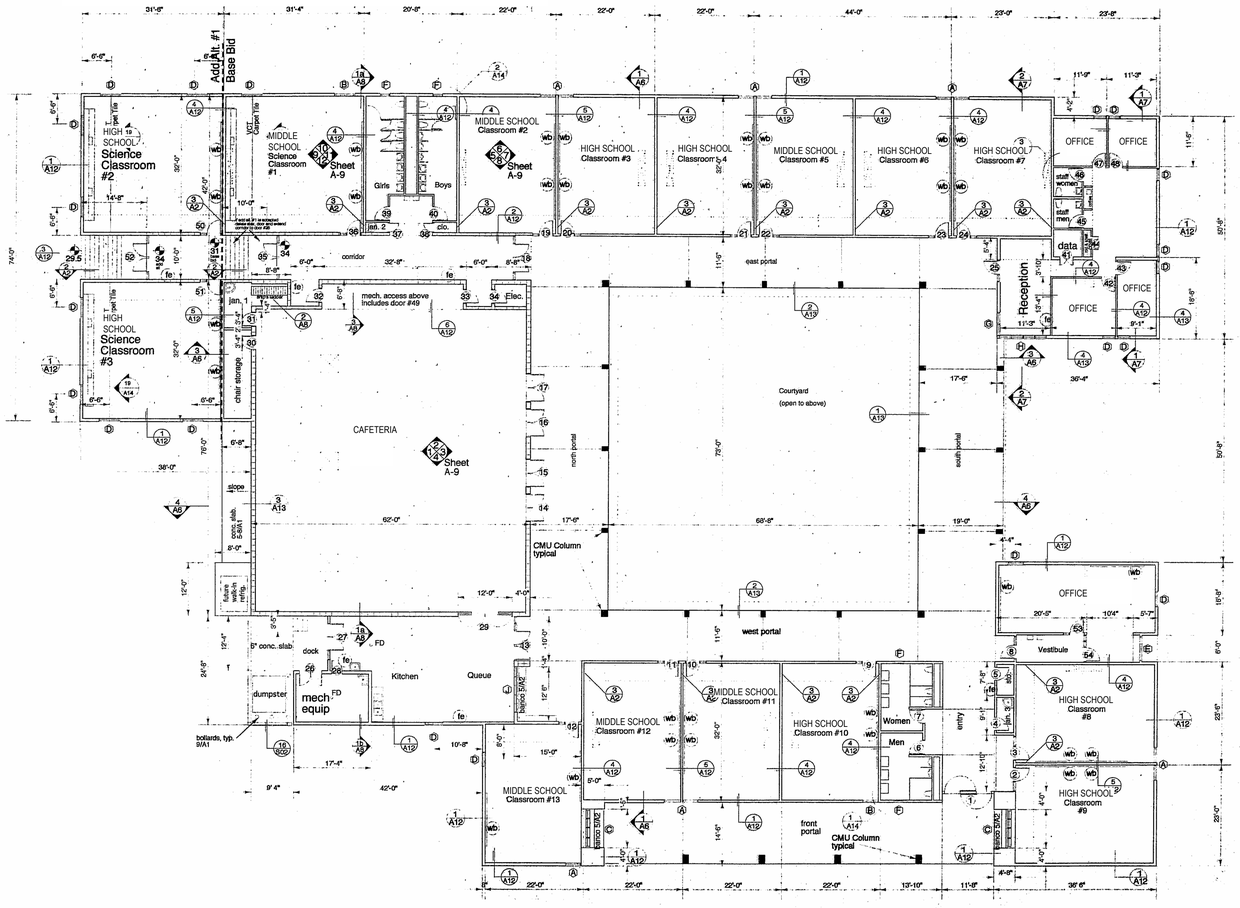


2 COURTYARD ACCESSIBILITY DIAGRAM

SCALE: 1/16" = 1'-0"



1 EXISTING CENTRAL CAMPUS BUILDING - FLOOR PLAN

SCALE: 1/16" = 1'-0"

CENTRAL CAMPUS BUILDING

MIDDLE SCHOOL CLASSROOMS - 6
HIGH SCHOOL CLASSROOMS - 9
SHARED OFFICES - 5

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STATE OF NEW MEXICO
ARRINA L. HOLT
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05-09-25
REGISTERED ARCHITECT

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Monte del Sol Development Plan Amendment

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EXISTING CENTRAL CAMPUS BUILDING - FLOOR PLAN

A4

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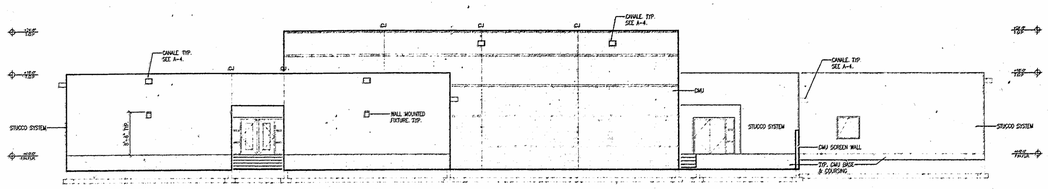
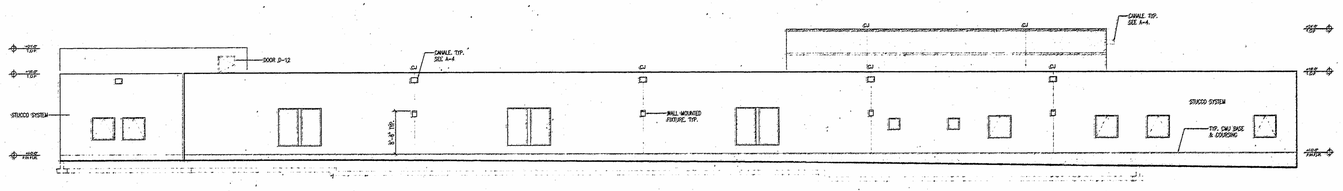
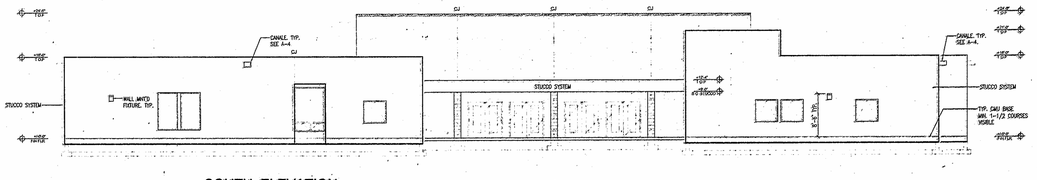


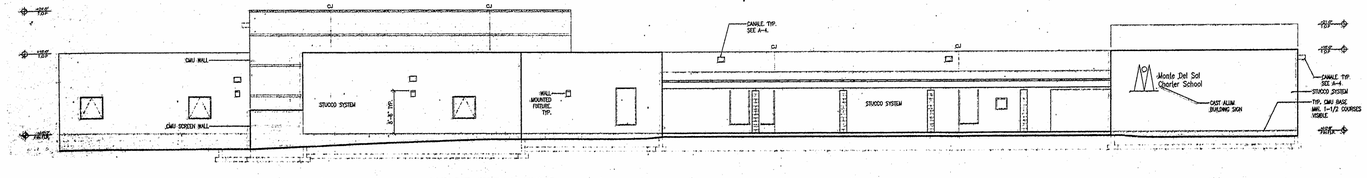
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

1 EXISTING CENTRAL CAMPUS BUILDING - ELEVATIONS
SCALE: 1/8" = 1'-0"

5/9/2025 9:32:30 AM

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Monte del Sol Development Plan Amendment

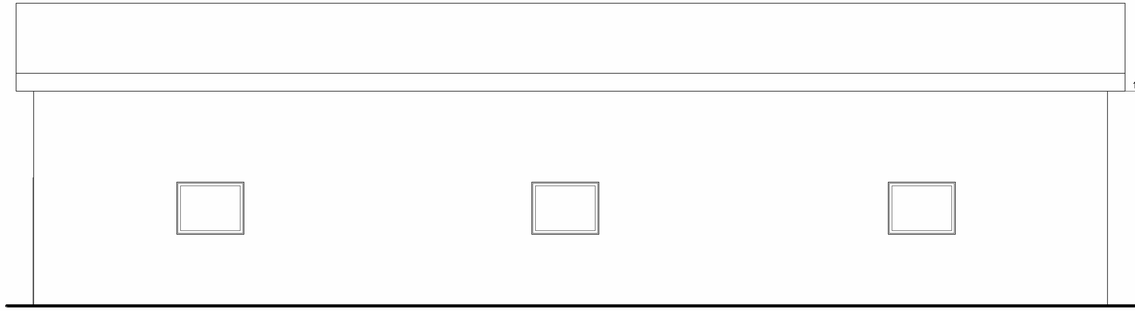
JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

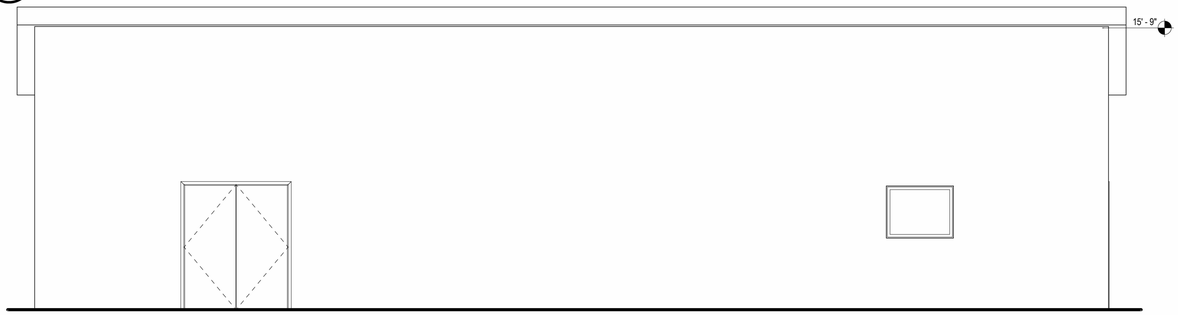
2025 / 04 / 22

EXISTING CENTRAL CAMPUS BUILDING - ELEVATIONS

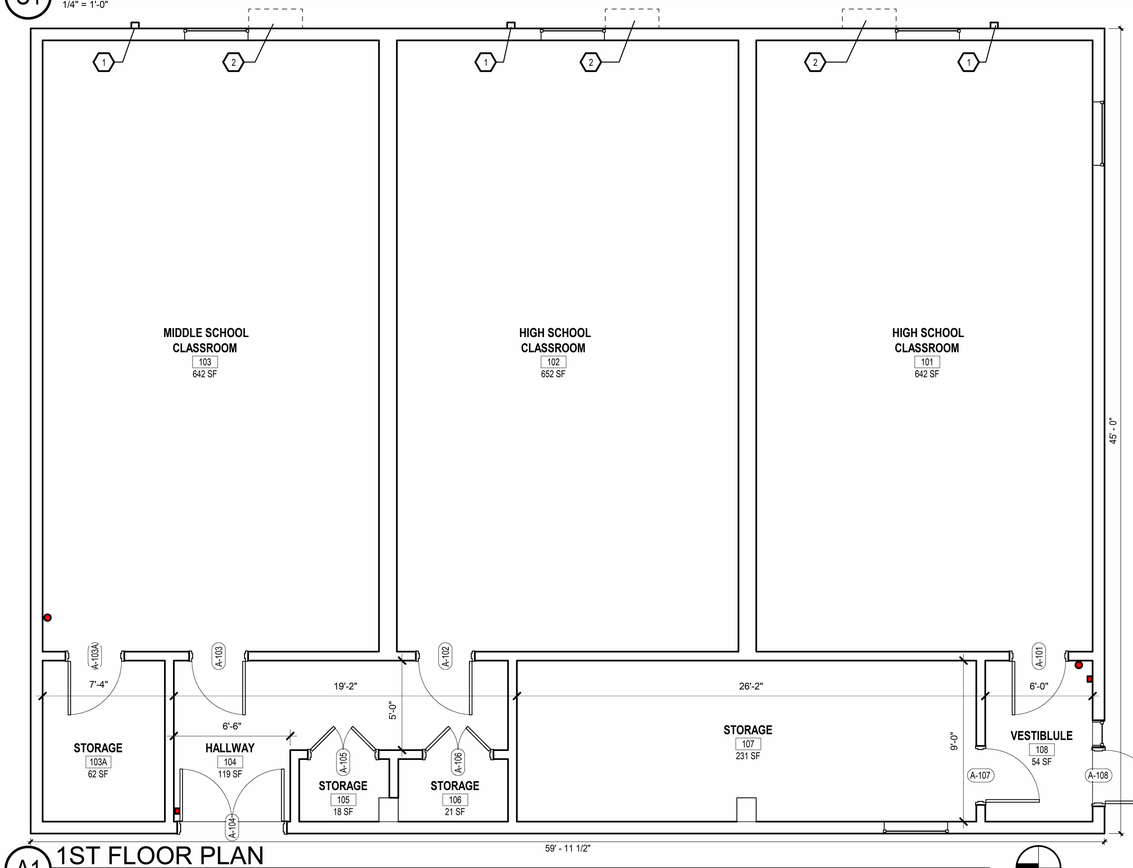
A5



D1 NORTH BUILDING ELEVATION
1/4" = 1'-0"



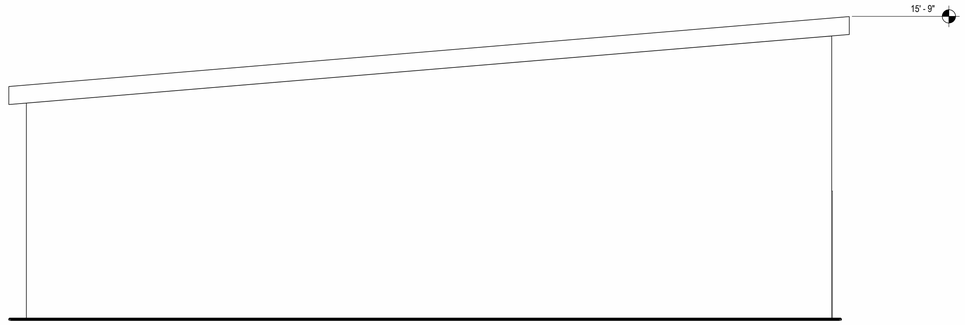
C1 SOUTH BUILDING ELEVATION
1/4" = 1'-0"



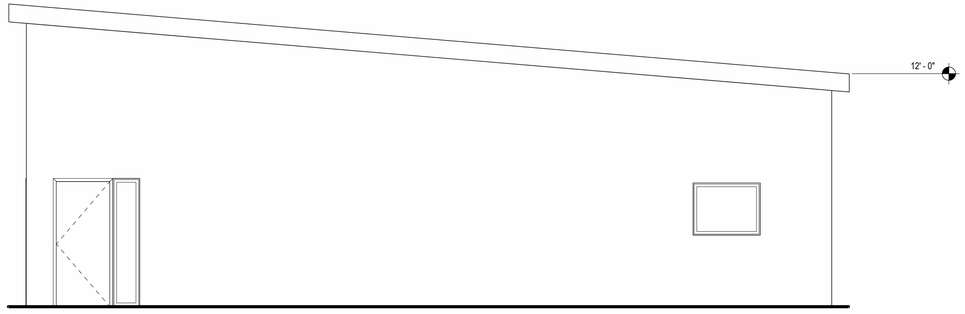
A1 1ST FLOOR PLAN
1/4" = 1'-0"

ANNEX BUILDING

MIDDLE SCHOOL CLASSROOMS - 1
HIGH SCHOOL CLASSROOMS - 2



B4 WEST BUILDING ELEVATION
1/4" = 1'-0"



A4 EAST BUILDING ELEVATION
1/4" = 1'-0"

GENERAL NOTES

A) THIS DRAWING IS A REPRESENTATION OF EXISTING CONDITIONS AND DOES NOT INCLUDE ANY MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, TECHNOLOGY, OR CIVIL ENGINEERING CONDITIONS OR DESIGN.

KEYED NOTES

1) DOWN LEADER
2) MINI SPLIT

LEGEND

FIRE EXTINGUISHER
FIRE ALARM PULL

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2025 / 04 / 22

EXISTING ANNEX BUILDING - PLAN AND ELEVATIONS

A6

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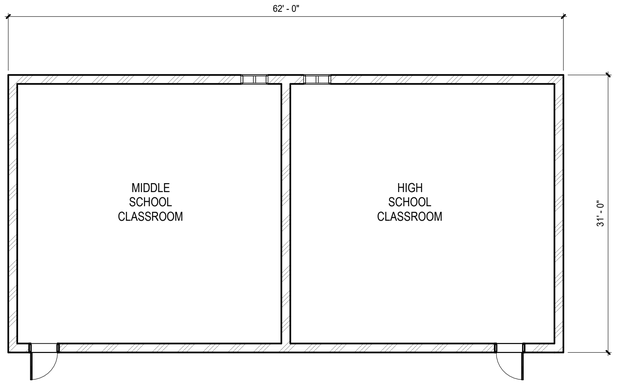
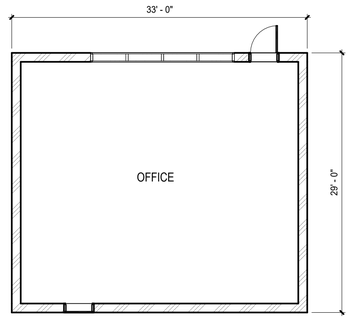


C1 FLOOR PLAN - PORTABLE 1

SCALE: 1/8" = 1'-0"

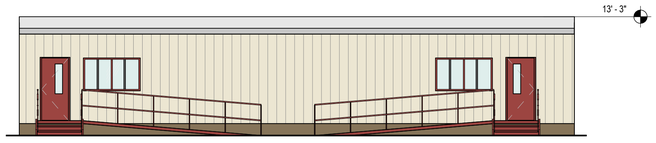


C4 FLOOR PLAN - PORTABLES 2 & 3

SCALE: 1/8" = 1'-0"

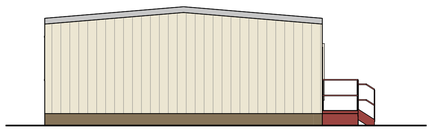
PORTABLE BUILDINGS

MIDDLE SCHOOL CLASSROOMS - 1
HIGH SCHOOL CLASSROOMS - 1
SHARED OFFICES - 1



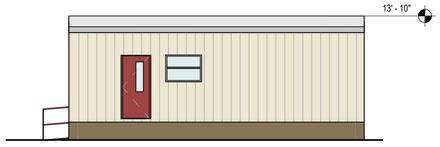
B1 PORTABLE 1 ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"



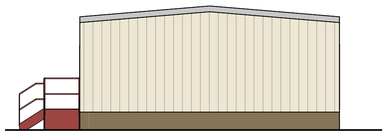
B2 PORTABLE 1 ELEVATION - WEST

SCALE: 1/8" = 1'-0"



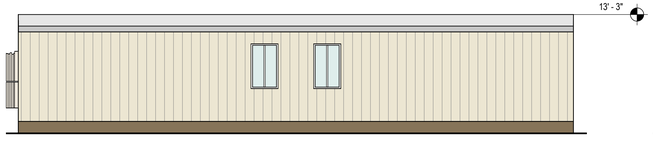
B4 PORTABLE 2 & 3 ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"



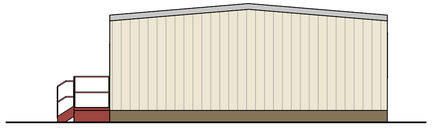
B5 PORTABLE 2 & 3 ELEVATION - WEST

SCALE: 1/8" = 1'-0"



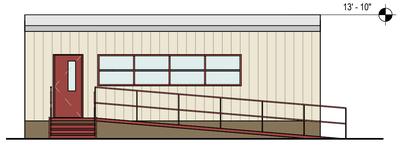
A1 PORTABLE 1 ELEVATION - NORTH

SCALE: 1/8" = 1'-0"



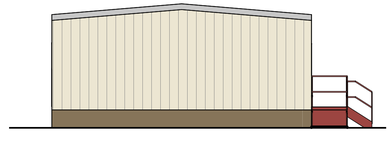
A2 PORTABLE 1 ELEVATION - EAST

SCALE: 1/8" = 1'-0"



A4 PORTABLE 2 & 3 ELEVATION - NORTH

SCALE: 1/8" = 1'-0"



A5 PORTABLE 2 & 3 ELEVATION - EAST

SCALE: 1/8" = 1'-0"

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 **FFKR.COM**

Charter Schools Development Corporation
www.csdc.org

WALTZ

STATE OF NEW MEXICO
ARRINA HOLT
NO. 026712
05-09-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 04 / 22

EXISTING PORTABLE BUILDING - PLANS AND ELEVATIONS

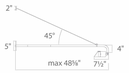
A7

5/9/2025 9:32:38 AM

SINGLE ADJUSTABLE FLOOD LIGHT

Endurance™ - WP-LED514

WAC LIGHTING
Responsible Lighting®



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Die cast aluminum factory sealed luminaire with patent pending design for a water and dust proof IP66 rated outdoor.

FEATURES

- Rotate to continuously adjust beam angles indexed at 15°, 25°, 40°, 60°
- IP66 and ETL & cETL Wet Location Listed
- Factory-Sealed LED Light Engine
- Die-Cast Aluminum Construction
- 120V Direct Wire - No Driver Needed
- Safety cable and canopy included
- Comes with extension rod kit to extend up to 44" total
- Detachable Shroud
- Safety cable recommended for extensions over 36"
- One 6", one 12", one 24" field interchangable rods included

SPECIFICATIONS

Construction: Die-cast aluminum
Power: Line Voltage input (120V)
CRI: 85
Dimming: 100% - 10% with Electronic Low Voltage (ELV) dimmer
Finish: Architectural Bronze, Black, Graphite and White
Operating Temp: -40˚F to 122˚F (-40˚C to 50˚C)
Standards: IP66, Wet Location, ETL & cETL Listed
Rated Life: 50,000 hours

ORDER NUMBER

	Power	Comparable	Beam	Delivered Lumens	CBCP	Color Temp		Finish	
WP-LED514 *Single*	15W	150W PAR38	15°	600	4145	**30**	3000K	**ABZ**	Architectural Bronze
			60°	985	875			**ABK**	Architectural Black
			15°	695	4800	**40**	4000K	**AGH**	Architectural Graphite
			60°	1140	1015			**AWT**	Architectural White

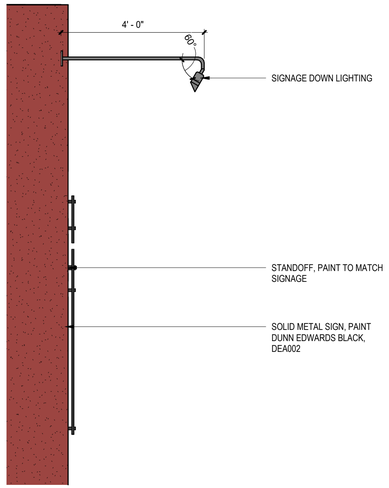
Example: **WP-LED514-40-AGH**

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

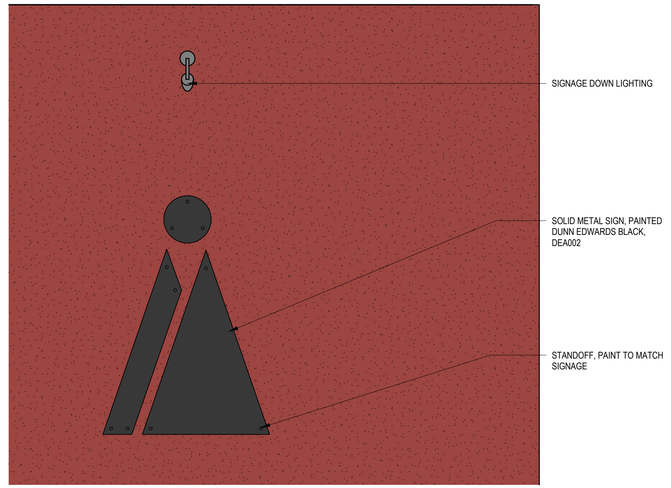
Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

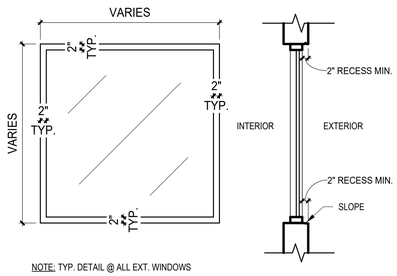
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2017



1 SIGNAGE DETAIL - SIDE ELEVATION
SCALE: 1/2" = 1'-0"

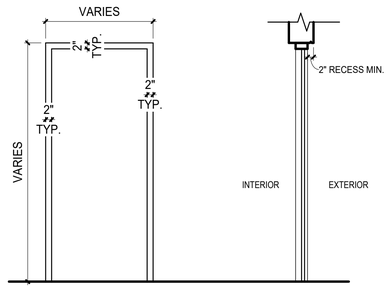


2 SIGNAGE DETAIL - FRONT ELEVATION
SCALE: 1/2" = 1'-0"



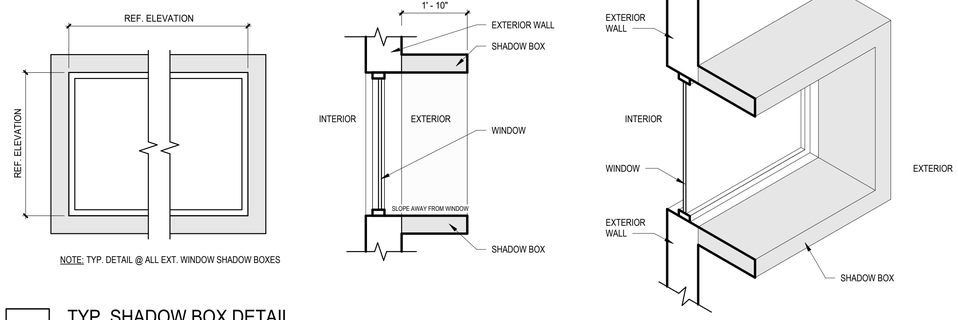
NOTE: TYP. DETAIL @ ALL EXT. WINDOWS

3 TYP. WINDOW RECESS DETAIL
SCALE: 1/2" = 1'-0"



NOTE: TYP. DETAIL @ ALL EXT. DOORS

4 TYP. DOOR RECESS DETAIL
SCALE: 1/2" = 1'-0"



NOTE: TYP. DETAIL @ ALL EXT. WINDOW SHADOW BOXES

5 TYP. SHADOW BOX DETAIL
SCALE: 1/2" = 1'-0"

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 **FFKR.COM**

Charter Schools Development Corporation
www.csdc.org

WALTZ

STATE OF NEW MEXICO
MARINA HOLT
NO. 006712
03-17-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 04 / 22

TYPICAL DETAILS

A8

6/16/2025 11:16:39 AM

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

May 9, 2025

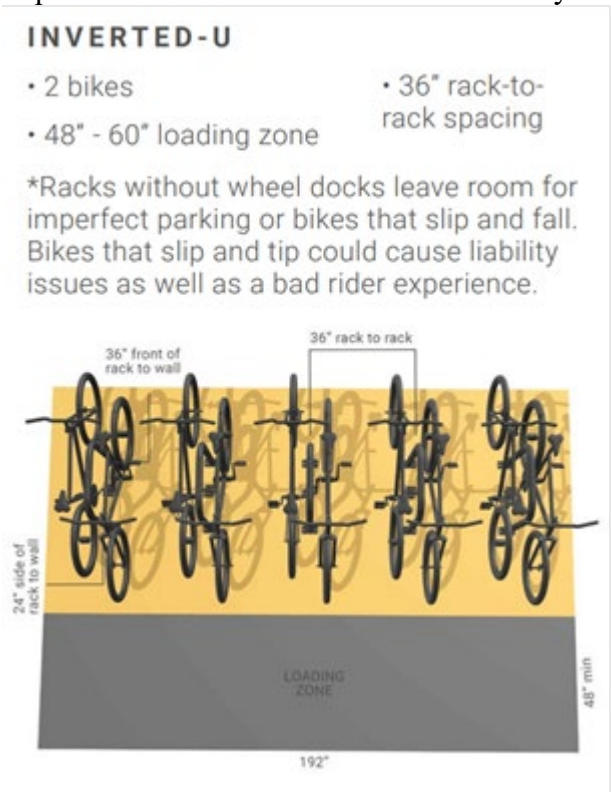
Joel Cruz-Haber, Senior Planner
Land Use Department
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

RE: Development Review Team Responses – 4157 and 4161 Walking Rain Road
Monte del Sol Charter School
Special Use Permit and Development Plan Amendment Applications

Dear Joel:

This letter is respectfully submitted on behalf of Monte del Sol ("MDS") and Charter Schools Development Corporation (CSDCPC Monte del Sol, LLC) ("Applicant") to address the key items highlighted in your memo dated May 2, 2025. The report has been updated to reflect any revisions required from the DRT responses.

A(1) Bicycle Parking – Bicycle parking has been updated on the attached plan set to reflect the requirements of Table 18-8.6-5 with 29 bicycle racks required for the 380 students.



380 student /20 x 1.5 = 29 required. Rack will be located to the north of the Annex Building and to the west of the Central Campus Building for a total of 37 bicycles spaces provided.

Existing Wave Loop:	7 bike spaces
15 Inverted U:	30 bike spaces
Total required:	29 bike spaces
Total provided:	37 bike spaces

A detail of the bicycle rack is included on Sheet C-301.

A(2) Proposed Parking Spaces – Sheet AS2 had an error in the number of spaces shown in the south parking lot. This has been corrected in the revised plan set. The total proposed spaces are 162 with 6 ADA spaces included.

Total Parking Spaces for Campus	**162 spaces**
North Lot - Students	53 spaces
Central Campus Lot – Teachers, Administration	25 spaces
West Lot – Parents/Visitors, Administration, Teachers	37 spaces
South Lot – Bus, Drop-Off/Pick-Up and Overflow/Events	47 spaces

A(3) School Bus Parking – There will be no parking of school buses on site. School bus service is contracted with a private company and the buses are stored at their facilities.

A(4) Zero-Lot Line Affidavit – The recorded lot line affidavit was submitted with the original application and is included with the DRT response submittal package. The lot line between Tract Q-1 and Tract 16 is the side yard for both lots as their respective front yards are on the west facing Walking Rain Road. With the zero-lot line affidavit, 20' side yard setback is provided between the existing school building and the new proposed building.

A(5) Middle School versus High School Space Allocation – The school of 380 maximum students per their State Charter serves both middle and high school students, essentially operating as a one school, not two separate schools. Administration serves all students and is not segregated into only middle or only high school services. The 14 offices spaces are labeled on the floor plan sheets in the revised plan set. For parking calculations, 7 offices have been allocated to middle school and 7 parking spaces have been allocated to high school for a 50/50 split.

Classrooms are dedicated to either middle school or high school, and the floor plans have been labeled accordingly. The school has 25 classroom spaces with 12 assigned to middle school instruction, with 1 of the 12 for a science lab. The remaining 13 classrooms are for high school instruction, with 2 of the 13 for science labs.

Engineering Request – The 2006 Cistern Permit Set is included in the submittal documents per Conditions of Approval #1.

In support of these requests, the following documentation is submitted herewith for your review per the DRT comments:

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

1. Special Use Permit and Development Plan Amendment Application
2. Letter of Owner Authorization
3. Lot of Record Information
4. Deeds
5. Zero-Lot Line Affidavit
6. State Charter School Contract
7. State Charter School Renewal Letter
8. Architectural Points Check List
9. Sewer Service Application
10. Water Service Application
11. Water Offset Program/Water Rights Evaluation Request
12. Preliminary Drainage Report
13. Geotechnical Report and Soils Report Addendum
14. Initial Traffic Assessment
15. ENN Packet and Meeting Notes
16. Nava Adé Subdivision Phase 2A Plat
17. Revised Development Plan Amendment Plan Set
18. 2006 Cistern Permit Set
19. Landscape Responses

Please let us know if you have any questions or need additional information.

Thank you.

Sincerely,
JenkinsGavin, Inc.

Colleen C. Gavin
Principal

FFKR ARCHITECTS

09 April 2025

Attn: Colleen Gavin
JenkinsGavin
130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501
Office 505.820.7444
Cell 505.699.0563
colleen@jenkinsgavin.com

Re: **Monte del Sol Development Plan Amendment** (submitted March 17, 2025)
Case# Special Use Permit 2025-010172 & Development Plan 2025-010189
Address: 4157 & 4161 Walking Rain Rd.
Santa Fe, NM 87507

The following is our landscape response letter to the above-mentioned Plan Check Report.

General Comments

Comment:
1. The development plan indicates existing bicycle parking will be relocated at time of development but does not mention where they will be relocated to. Furthermore, bicycle parking calculations seem to be calculated based on the parking spaces provided. Bicycle parking calculations shall be recalculated based on Table 14-8.6-5: School off-street bicycle parking, 1.5 bicycle spaces per 20 student seating capacity, 2 space minimum. In addition, provide civil details for the proposed bicycle parling dimensions that comply with bicycle rack standards and dimensions per Exhibit C of chapter 14 appendix.

Response: Please refer to sheet LA001.
15 Inverted-U bike racks have been added, not to be relocated. Existing Loop Wave bike rack will remain as-is, unless preference is to remove. If removed, number of required bike racks will be maintained.
Existing Wave Loop: 7 bikes
15 Inverted U: 30 bikes
Total required: 29
Total provided: 37

Dee Beingessner, Engineer Comment

Comment:
4. It appears that all ponds will retain water at over 3' of depth. This will require fencing

Response: Please refer to sheet LA110, LA112, C1/LA440, and Civil
Fencing has been provided around the retaining ponds. 3'-0" footing with a 5'-0" high fence.

Lawrence Rivera, Landscaping Comment

Comment:
(1.) Landscape is not code compliant. Ensure all plant species are all on the city approved plant material list.

Response: Plants have been updated to the Santa Fe recommended plant lists linked below:

https://santafenm.gov/media/files/Recommended%20Woody%20Plants%20List%20MTB%20page.pdf
https://santafenm.gov/document_center/document/161
NPGuide_SantaFe_Gardening_Landscape.pdf

Comment:

(2.) City Staff respectfully request the replacement Pinon Pine with another evergreen tree variety from the City approved plant list. Due to the bark beetle infestations plaguing Pinon in many areas of Santa Fe.

Response: Pinus edulis Pinon Pine will be replaced with Calocedrus decurrens. Incense Cedar

Comment:

(3.) Due to the Shade Master Bore epidemic throughout Santa Fe, City Staff respectfully request the replacement of Honey Locust trees with another approved tree variety from the City of Santa Fe plant list.

Response: Gleditsia triacanthos var inermis. Thornless Honeylocust will be replaced with Acer negundo 'Sensation' Sensation Boxelder

Comment:

(4.) Provide the plant water need as shown on the city approved plant list for each plant on the Plant Legend.

Response: Water needs have been added to Plant Legend, please refer to the LA500 sheets

Comment:

(5.) Provide strategic curb cuts in planting and parking areas for secondary plant irrigation. (E) Water Harvesting and Irrigation Standards: Water conservation and stormwater management shall guide landscape and site planning, design, installation and management. Landscape planning shall begin early in the development process in conjunction with the requirements of Section 14-8.2 (Terrain and Stormwater Management). Landscape design shall apply the principles of xeriscaping and achieve the highest industry standards for irrigation efficiency. Alternative sources of irrigation water shall be developed, including harvested water from roof and site runoff. Gray water use is recommended where appropriate. Potable water shall be used only as a back-up or temporary irrigation water source to the greatest extent possible. The purpose of these strategies is to develop drought tolerant landscapes and to reduce the demand on the potable water system.

Response: Refer to Civil and LA Plans for curb cut locations

(6.) Transition line between excavation and native soil shall be smoothly raked, creating a clean consistent grade. Existing grade below native trees and shrubs shall remain undisturbed throughout the dripline of the plant material. No mounding of soil, fill dirt, organic or inorganic debris shall be abandoned under native plant material canopies. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated including spoil piles and stockpiles of any material. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or
equal. Seed rate shall be 2 lbs. per 1,000 sf. Areas of natural gravel, cobble, fractured stone, and/or boulder fields shall be restored to the natural state that existed prior to construction. Grade out any damage to the natural terrain prior to the re-application of native stone material.

Response: Refer to Planting General Notes on Sheet LA500

Comment:

(7.) Provide retaining wall details.

Response: Refer to detail D1/LA440

Comment:
(8.) Provide a Reduced Pressure Backflow Preventer with a heated and insulated enclosure above ground. Include heating equipment for the enclosure designed and furnished by the manufacturer to maintain an interior temperature of +40° F with an exterior/outside temperature of -30° F and a wind velocity of 15 mph. Provide an electric power source for heat and accessories, G.F.I. protected with at least six inches minimum clearance above any water discharge point and near the pipe riser on the
enclosure access side or per local code. For boxes using self-regulating tape heat source, secure tape to valve with wire ties or electrician's tape; no covering is necessary.

Response: Will comply

Comment:
(9.) 14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most
efficient water use, plant with similar water use requirements shall be grouped together.
Trees and shrubs shall have separate zones. Drought tolerant and very low water-use tree shall have a separate zone. Native shrubs and very low water-use shrubs shall be irrigated on a separate zone. Separate zones are required for permanent and temporary irrigation lines. Provide the "water need" as shown on the city approved plant list for each plant on the Plant Legend.

Response: Will comply

Comment:
(10.) Provide a complete set of installation details, notes, and specifications for the irrigation system. Show on the detailed drawings the installation of all assemblies without any questions for size or type of materials to use for said irrigation system.

Response: Will comply

Comment:
(11.) 14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most
efficient water use, plant with similar water use requirements shall be grouped together.
Trees and shrubs shall have separate zones. Drought tolerant and very low water-use tree a separate zone. Separate zones are required for permanent and temporary irrigation lines. Provide the "water need" as shown on the city approved plant list for each plant on the Plant Legend.

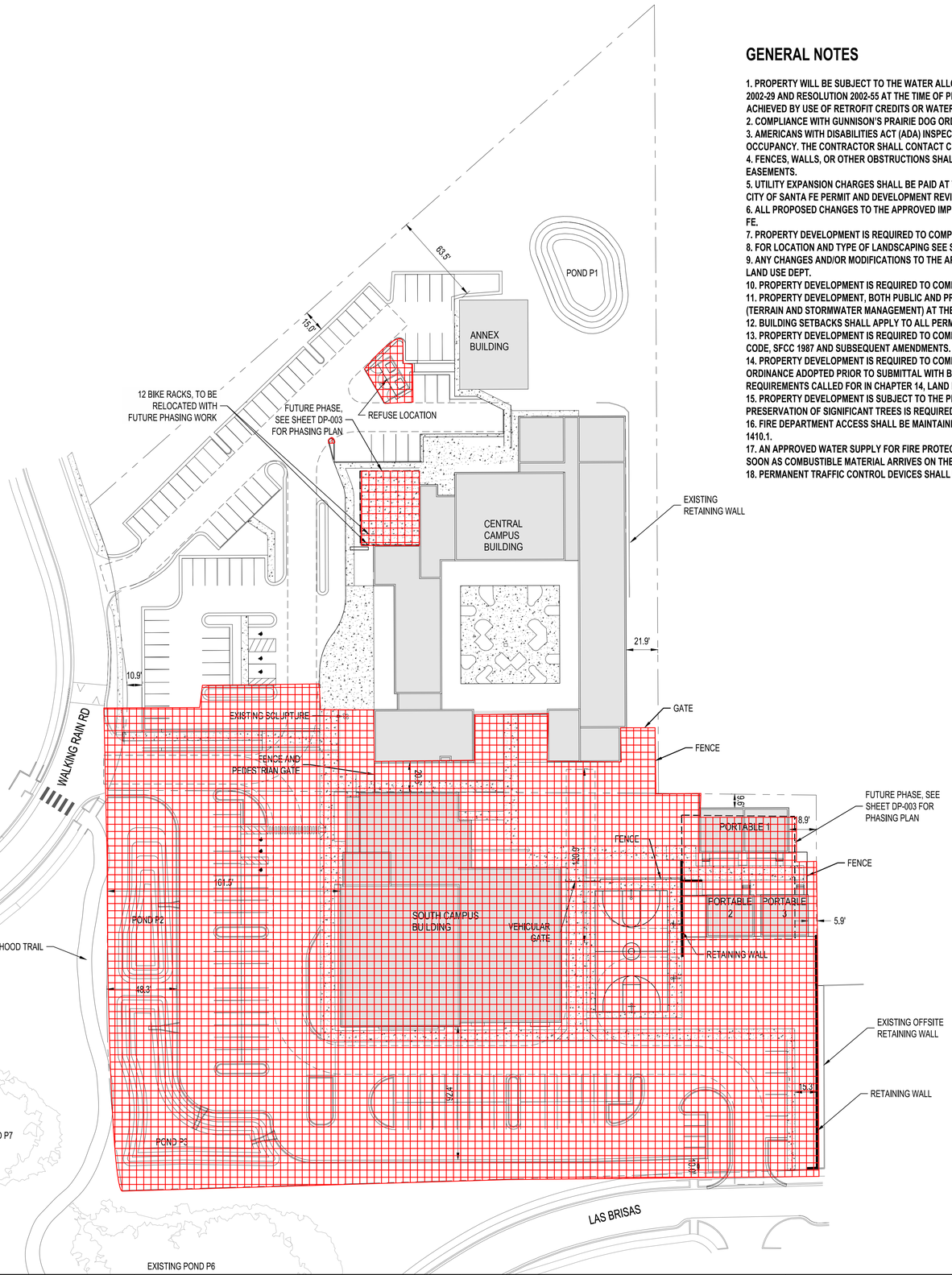
Response: Will comply

Comment:
(12.) Photometrics do not meet Code requirements. See Article 14-8.9 and revise for
compliance.

Response: Refer to sheets LA900 & LA901

Best,

Abigail Udom
Project Manager
FFKR Architects



GENERAL NOTES

1. PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
2. COMPLIANCE WITH GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
3. AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
4. FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
5. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
6. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE.
7. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
8. FOR LOCATION AND TYPE OF LANDSCAPING SEE SHEET _____.
9. ANY CHANGES AND/OR MODIFICATIONS TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE COSF PLANNING & LAND USE DEPT.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
11. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
12. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
13. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
14. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
15. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(f)(5), "PLANT MATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
16. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
17. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 1412.1.
18. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.

LEGEND

- FIRE LANE
- CONCRETE
- RETAINING WALL
- EXISTING RETAINING WALL

PROJECT DATA

ZONING DISTRICT: TRACT Q-1: PRC
TRACT 16 : R-1

LEGAL DESCRIPTION:
Santa Fe, New Mexico
Section 17, Township 16 North, Range 9East

SITE AREA:
TRACT Q-1: 3.28 AC +/-
TRACT 16 : 3.02 AC +/-
TOTAL: 6.30 ACRES (274,428 sf)

GROSS FLOOR AREAS:

CENTRAL CAMPUS:	29,061.57 sf
SOUTH CAMPUS:	20,432.47 sf
ANNEX:	2,792.17 sf
PORTABLES:	2,792.17 sf
TOTAL:	**56,128.52 sf**

BUILDING ROOFED AREA: 56,128.52 SF

LOT COVERAGE: 20%

OPEN SPACE:
20% REQUIRED: 54,885 sf
34% PROVIDED: 93,632 sf

BUILDING HEIGHT:
MAXIMUM ALLOWABLE HEIGHT: 35'
MAXIMUM PROPOSED BUILDING HEIGHT: 32'

PARKING CALCULATIONS:
CLASSROOMS
TOTAL CLASSROOMS = 25
MIDDLE SCHOOL: 13 x 1 = 13 SPACES REQUIRED
HIGH SCHOOL: 12 x 4 = 48 SPACES REQUIRED

OFFICES
TOTAL OFFICES* = 14
* OFFICES SHARED BETWEEN MIDDLE SCHOOL AND HIGH SCHOOL
MIDDLE SCHOOL: 6 OFFICES x 1 = 6 SPACES REQUIRED
HIGH SCHOOL: 8 OFFICES x 4 = 32 SPACES REQUIRED

ASSEMBLY SPACES
GYMNASIUM: 7798 sf/200 sf = 39 SPACES REQUIRED
CAFETERIA: 4079 sf/200 sf = 21 SPACES REQUIRED

TOTAL REQUIRED: 159 SPACES
TOTAL PROVIDED: 164 SPACES
6 ADA SPACES
158 STANDARD SPACES (20% CAN BE COMPACT)

BICYCLE PARKING
REQUIRED: 12
PROVIDED: 12

N
40 20 0 40
1"=40'

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation
www.CSDC.org

WALTZ

Bohannan Huston
www.bhinc.com
800.877.5332

KELLY M. KLEIN
NEW MEXICO
14834
03-17-2025
LICENSED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

DEVELOPMENT PLAN AMENDMENT

DP-002

Thu, 13-Mar-2025 - 7:53:am, Plotted by: JRESTREPO
C:\Users\jrestrepo\appdata\local\temp\AcPublish_32080\20250209_Site Development Plan.dwg

Bohannan Huston
great people supporting great communities

New Mexico:
Albuquerque | Las Cruces
Colorado:
Denver | Grand Junction
800.877.5332
bhinc.com

May 19, 2025

To: Dee Beingessner

From: Kelly Klein, PE
Regina Villalobos

Re: Comment Response Letter for Case # Special Use Permit 2025-010172 & Development Plan 2025-010189

Dear Dee,

Enclosed for your review is BHI's response to the comments received on May 12, 2025. Below is a brief description of how the comments were addressed:

Dee Beingessner, Engineer Comment

Conditions of Approval:

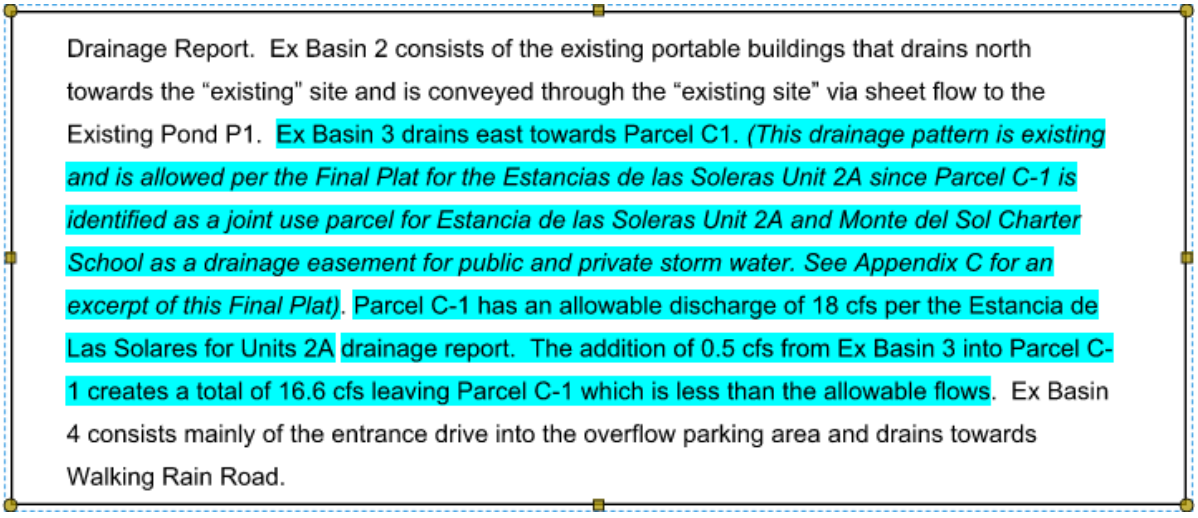
1. Provide information in the drainage report on permitting of existing cisterns. Provide discussion on proposed conditions that the new volume of the pond will eliminate the need for cisterns for required reduction in flows to pre-development flows. Although the new grading of the pond does not appear to require cisterns any longer for volume, none of this was provided in drainage plan. Could not locate the **permit** information for cistern. State what page this is found for ease of review.
   - ***BHI RESPONSE: Permitting of existing cisterns has been added to Drainage Report, Appendix H (located at the end of the drainage report). In addition, the following paragraph was added to the drainage report on page 1 and page 5:***

> The "existing site" is currently developed and drains via surface flow across the parking lots to two discharge points: 1) towards Walking Rain Road, and 2) towards the existing retention pond in the northeast corner. Based on The Monte del Sol Charter School Grading and Drainage Plan designed in 2002 (See Appendix C), the existing Pond P1 was designed for 9,669 cf of volume to capture the developed flows from the building and northeast portion of the parking lot. In current conditions, the pond volume is 6,838 cf which is less than design. With this project, the Existing Pond P1 will be re-graded to accommodate the required volumes per the drainage analysis discussed later in this report. In 2006, an underground cistern system was installed on the "existing" site to capture the roof runoff so that stormwater could be captured and reused for irrigation to water the gardens created by the students. The cistern's capacity is 6,767 cf. The cistern overflow is directed to Existing Pond P1. The volume of the cistern is not included in the required volume calculations for Pond P1.

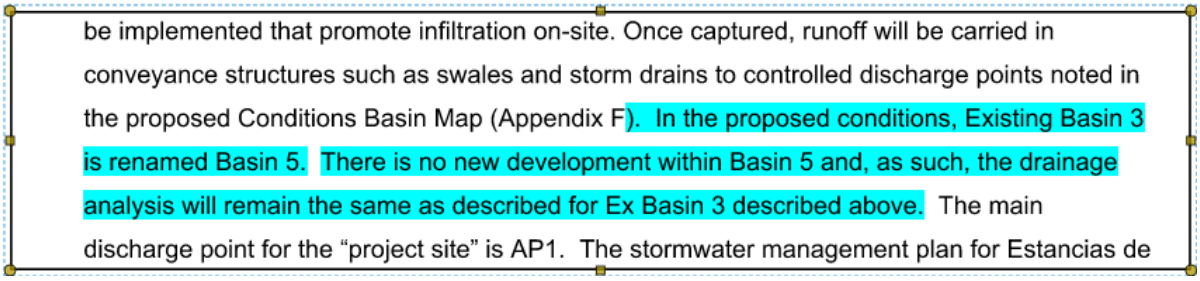
> rainwater cistern located just north of the building. According to the "as-built" records, the existing cistern holds 6,767 cf and is primarily used for irrigation purposes. However, the overflow discharge point for the cistern is the Existing Pond P1. In this drainage analysis it is assumed that the cistern is full and the storage volume of the cistern is not included in the required volume for Pond P1. See Appendix H for information on permitting existing cisterns.

2. Was any control of discharge from new impervious surfaces from the installation of the portable structures ever calculated or provided? Provide information on this in the drainage report. I could not find that this was answered in drainage report. Drainage from one of the portables goes offsite to a pond that is not under the control of the school. Although there was an allowable discharge from Monte del Sol, this should be accounted in the drainage ponding requirements for the school. Include what page(s) this is found for ease of review.

   - ***BHI RESPONSE: Yes, the existing and proposed Drainage Management Plans have accounted for this portable's developed flows. Monte del Sol (Ex Basin 3 and Proposed Basin 5) is permitted to drain to Parcel C-1 as shown on the Final Plat for Estancia de las Soleras Unit 2A. An excerpt of this Final Plat is included in Appendix C. The following narrative was added to the drainage report on page 6 and page 7:***



Drainage Report. Ex Basin 2 consists of the existing portable buildings that drains north towards the "existing" site and is conveyed through the "existing site" via sheet flow to the Existing Pond P1. Ex Basin 3 drains east towards Parcel C1. *(This drainage pattern is existing and is allowed per the Final Plat for the Estancias de las Soleras Unit 2A since Parcel C-1 is identified as a joint use parcel for Estancia de las Soleras Unit 2A and Monte del Sol Charter School as a drainage easement for public and private storm water. See Appendix C for an excerpt of this Final Plat)*. Parcel C-1 has an allowable discharge of 18 cfs per the Estancia de Las Solares for Units 2A drainage report. The addition of 0.5 cfs from Ex Basin 3 into Parcel C-1 creates a total of 16.6 cfs leaving Parcel C-1 which is less than the allowable flows. Ex Basin 4 consists mainly of the entrance drive into the overflow parking area and drains towards Walking Rain Road.



be implemented that promote infiltration on-site. Once captured, runoff will be carried in conveyance structures such as swales and storm drains to controlled discharge points noted in the proposed Conditions Basin Map (Appendix F). In the proposed conditions, Existing Basin 3 is renamed Basin 5. There is no new development within Basin 5 and, as such, the drainage analysis will remain the same as described for Ex Basin 3 described above. The main discharge point for the "project site" is AP1. The stormwater management plan for Estancias de

3. Provide a table of the pond volumes in section 2 of the drainage report. Could not locate in drainage report.

   - ***BHI RESPONSE: The table showing the pond volumes is now provided in the Drainage Report in Appendix G. We added text at the end of section 2 (pg. 8) referring to Appendix G.***

4. It appears that all ponds will retain water at over 3' of depth.
   This will require fencing. Could not locate on Terrain Management Plan. No fencing found on fencing/wall plan for pond 1. It appears to be 4' deep.

- ***Per our email correspondence with you, if the water depth can't reach more than 3', we will not need fencing. Fencing was added to Ponds P2 and P3. Pond P1 was enlarged to reduce the depth of water to less than 3' and therefore, no fencing is required.***

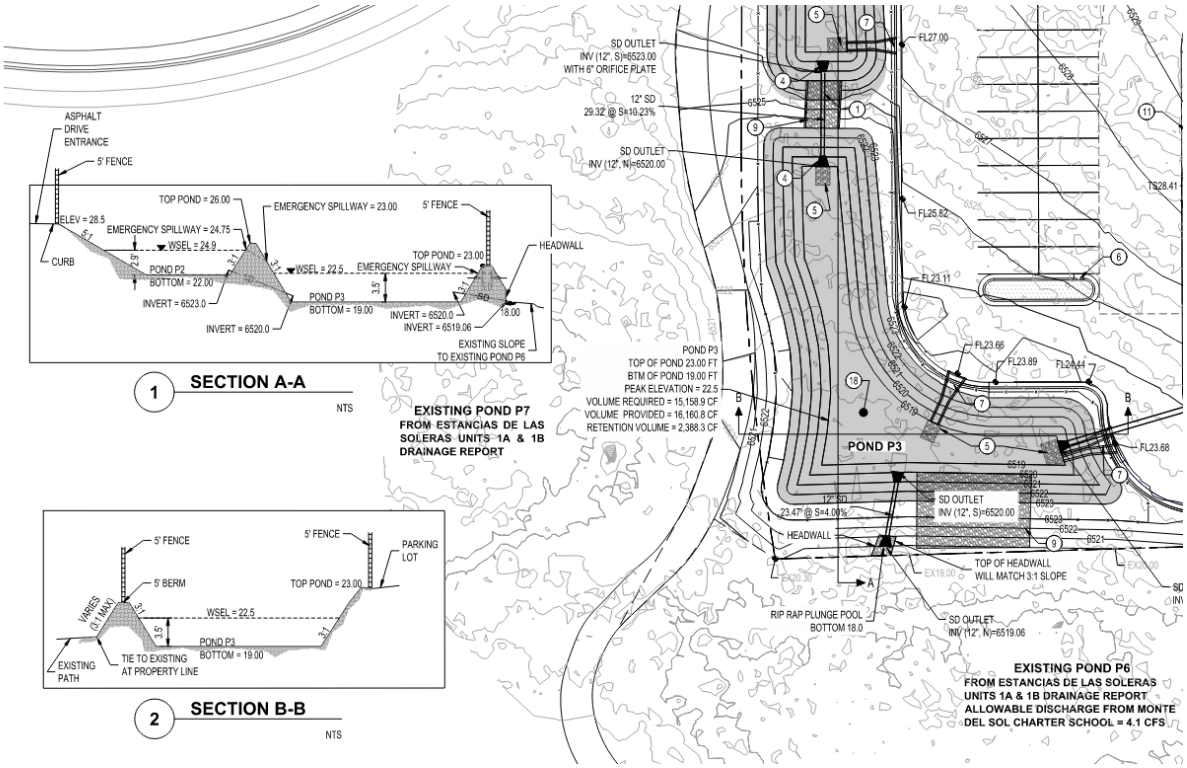
5. Outlet structure from Pond 3 should terminate some distance from the property line and erosion control must be placed at the outlet before water enters adjacent property unless an agreement is reached with adjacent property owner for erosion control to be placed on their property. **This appears to have been completed on C-105 but does not match pond 3 in drainage report.**

- ***BHI RESPONSE: A headwall has been added to move the outlet end of the pipe further from the property line to allow for installation of rip rap erosion control prior to discharge on to adjoining property. Both Sheet C-105 and the Proposed Conditions Basin Map in the drainage report show the outlet and headwall with provisions for an emergency spillway.***

6. Include pond section and show how ponds will overflow. Could not locate this in plans.

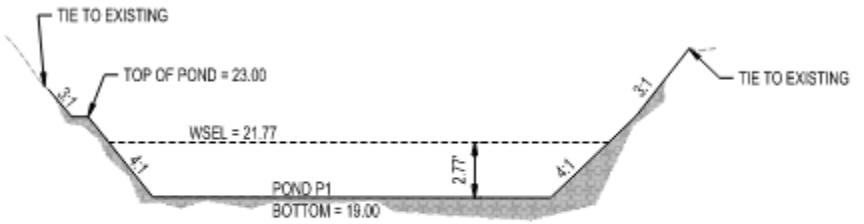
- ***BHI RESPONSE: Pond sections and overflow have been specified on sheet C-105 and C-107 as shown on the snips below. The outflow of the ponds P2 and P3 are controlled by storm drain with provisions for emergency overflow with a weir spillway. The outflow for pond P1 is controlled by a weir overflow spillway and directed through a swale to sites' discharge point at AP3. The drainage report has been updated with the following narrative on page 8.***

Sheet C-105



Pond P6 located at the southwest corner of the site (AP1). The ponds will work in series such that each pond will capture their respective basin's developed flows and release the flows at a controlled rate via a pipe outlet to the next downstream pond. Pond P2 has a weir emergency overflow directed towards Pond 3. Pond 3 also has an emergency weir overflow directed towards Existing Pond P6. Each pond will have a retention component at the bottom of the

Sheet C-107



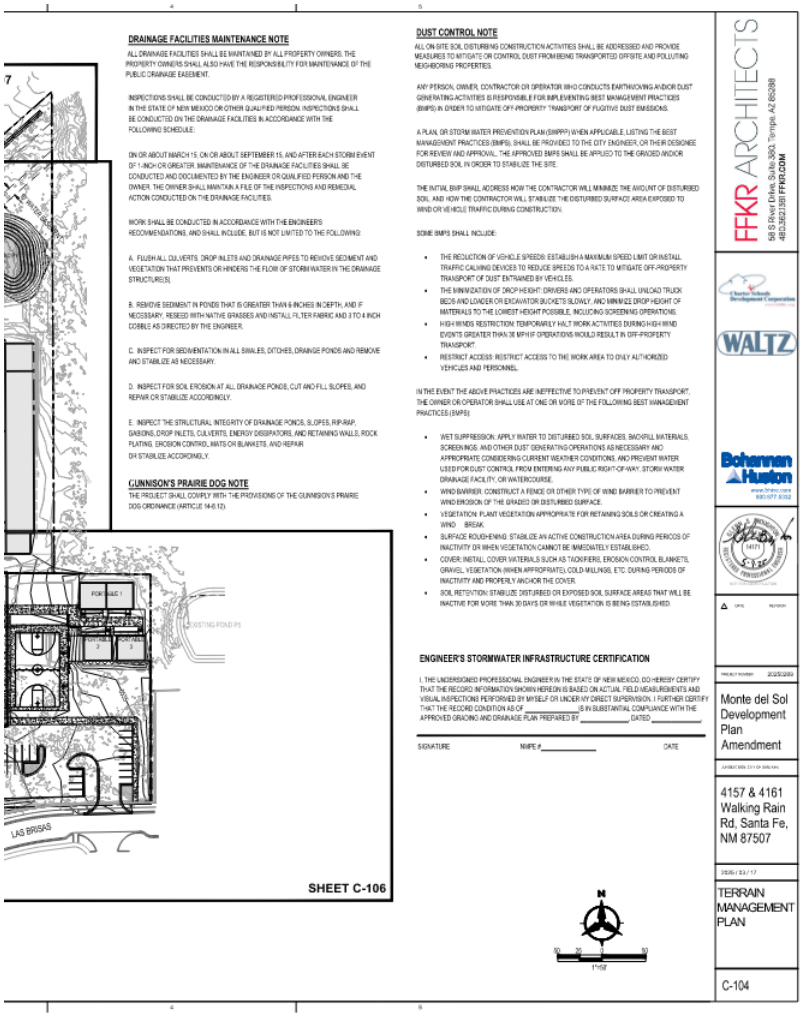
6 SECTION D-D

NTS

Basin 6, Offsite Basin 1 and 16 fs from Existing Pond P5. For proposed conditions, improvements made to the pond and the pond's outfall with this project will control this discharge rate to 35.4 cfs which is less than the allowable flows of 41.2 cfs as defined in the Vista de La Sierra Drainage Report. The outflow for pond P1 is controlled by a weir overflow spillway and directed through a swale to sites' discharge point at AP3. Together with the reduced discharge from Vista de La Sierra subdivision and the reduced flows from Monte del

Technical Corrections:

1. Include attached notes.
   - ***Notes have been included on sheet C-104 as shown on snip below:***



DRAINAGE FACILITIES MAINTENANCE NOTE

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

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

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

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

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

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

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

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

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

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISON'S PRAIRIE DOG ORDINANCE (ARTICLE 14-6.12).

DUST CONTROL NOTE

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

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

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

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

SOME BMPS SHALL INCLUDE:

- THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
- THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY, AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
- HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 36 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
- RESTRICT ACCESS: RESTRICT ACCESS TO THE WORK AREA TO ONLY AUTHORIZED VEHICLES AND PERSONNEL.

IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE TO PREVENT OFF PROPERTY TRANSPORT, THE OWNER OR OPERATOR SHALL USE AT ONE OR MORE OF THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPS):

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

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

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

SIGNATURE NMPE #_____ DATE

SHEET C-106

FFKR ARCHITECTS
98 B River Drive, Suite 360, Tempe, AZ 85288
480.362.1991 FFKR.COM

Monte del Sol Development Plan Amendment

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

TERRAIN MANAGEMENT PLAN

C-104

2. Include pond numbers on Sheet C-105 and C-107.
   - ***Pond numbers have been included to Sheets C-105 and C-107. We have updated the sheets and added a bigger text for them to stand out.***

With this resubmittal, Bohannan Huston Inc. are requesting planning commission approval for the special use permit and development plan. If you have any questions or require further information, please feel free to contact me.

Sincerely,

Kelly Klein, P.E.
Project Manager
Community Development and Planning

KMK/RMV
Enclosures

From:	PETERSON, CLINTON D.
To:	Kelly Klein
Cc:	Matt Johnson; Benji Williamson; Colleen Gavin; Angelica Wolff
Subject:	RE: Monte del Sol Public Water Plan
Date:	Monday, June 9, 2025 9:24:55 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png image008.png

---

This looks good to me, feel free to drop off a mylar when you get a chance. I will need to schedule a time for Geronimo to sign as well and I will get you back a scanned signed mylar when that happens. Thanks,

-Clinton

From: Kelly Klein <kklein@bhinc.com>
Sent: Friday, June 6, 2025 2:32 PM
To: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Cc: Matt Johnson <mjohnson@ffkr.com>; Benji Williamson <bwilliamson@ffkr.com>; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>
Subject: RE: Monte del Sol Public Water Plan

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Hello Clinton,

We had some additional irrigation conversions with our landscapers and have updated the plan accordingly. We have updated the irrigation meter to ¾" with the 1" line per the CoSF drawing 02A. The irrigation back flow preventer has also been resized to ¾" Febco 825YA or approved equal. Please let me know if you have any additional questions.

Thank you for your help,

Kelly Klein, PE
p. 505.823.1000 **| d.** 505.798.7844

From: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Sent: Thursday, June 5, 2025 4:17 PM
To: Kelly Klein <kklein@bhinc.com>
Cc: Matt Johnson <mjohnson@ffkr.com>; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>

Subject: RE: Monte del Sol Public Water Plan

Sorry Note 11 as well:

11. 2" IRRIGATION LINE AND 2" REDUCED PRESSURE BACKFLOW PREVENTER (ZURN 375DA OR APPROVED EQUAL). BFP TO BE INSTALLED IN A HEATED ENCLOSURE ,"SAFE-T-COVER" (OR APPROVED EQUAL), WITH VANDALISM PROTECTION. SIZE TO BE DETERMINED BY CONTRACTOR AND SUBMITTED TO ENGINEER FOR REVIEW PRIOR TO INSTALLATION, SEE PRIVATE IRRIGATION PLANS FOR DETAILS.

From: Kelly Klein <kklein@bhinc.com>
Sent: Thursday, June 5, 2025 3:54 PM
To: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Cc: Matt Johnson <mjohnson@ffkr.com>; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>
Subject: RE: Monte del Sol Public Water Plan

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Hello Clinton,

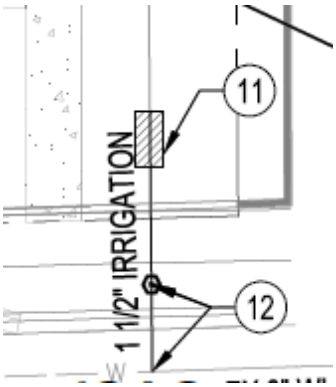
Please see attached.

Kelly Klein, PE
p. 505.823.1000 **| d.** 505.798.7844

From: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Sent: Thursday, June 5, 2025 3:27 PM
To: Kelly Klein <kklein@bhinc.com>
Cc: Matt Johnson <mjohnson@ffkr.com>; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>
Subject: RE: Monte del Sol Public Water Plan

Kelly,

Thanks for the prompt replies. Looks like a 2” domestic meter would be acceptable based on your meter sizing sheet. And thanks for changing the meter size for the irrigation accordingly. Do you mind reflecting this change in the following locations? Looks like there are several places where it still says 1-1/2”. Also, for keynote 12, a ¾” meter size would correspond to Standard Detail 02A and a service line size of 1” in the irrigation table.



1 1/2" IRR — PROPOSED IRRIGATION WATER LINE

12. INSTALL 3/4 " SINGLE IRRIGATION SERVICE WITH METER BOX AND CORP STOP. CONNECT TO EXISTING 8" PUBLIC WATER LINE WITH SERVICE SLEEVE. NEW SERVICE TO BE INSTALLED PER COSF WATER DIVISION STANDARD DETAIL 04 METER.

SERVICE SIZE & TYPE (DS OR IR)	METER SIZE
2" DS	2"
1 1/2" IR	3/4 " IR

From: Kelly Klein <kklein@bhinc.com>
Sent: Thursday, June 5, 2025 3:14 PM
To: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Cc: Matt Johnson <mjohnson@ffkr.com>; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>
Subject: FW: Monte del Sol Public Water Plan

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Hello Clinton,

The Irrigation meter should be a ¾", not a 1/1/2" please see attached revision.

Kelly Klein, PE
p. 505.823.1000 **| d.** 505.798.7844

From: Kelly Klein <kklein@bhinc.com>

Sent: Thursday, June 5, 2025 3:08 PM
To: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Cc: jennifer@jenkinsgavin.com; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>; Matt Johnson <mjohnson@ffkr.com>
Subject: RE: Monte del Sol Public Water Plan

Hello Clinton,

Attached is the Monte del Sol Water Meter Sizing Form we received from the MEP. I will reach out to the landscaping team to clarify the water meter size for the irrigation needs.

Kelly Klein, PE
p. 505.823.1000 **| d.** 505.798.7844

From: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Sent: Thursday, June 5, 2025 3:01 PM
To: Kelly Klein <kklein@bhinc.com>
Cc: jennifer@jenkinsgavin.com; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>; Matt Johnson <mjohnson@ffkr.com>
Subject: RE: Monte del Sol Public Water Plan

Before approving, do you mind sending me a water meter sizing form for the domestic meter? I've attached it here. Also – can you justify the 1-1/2" irrigation meter? It is quite large. I just want to make sure we're sizing the meters correctly for both irrigation and domestic.

From: Kelly Klein <kklein@bhinc.com>
Sent: Wednesday, June 4, 2025 5:30 PM
To: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Cc: GRIEGO, GERONIMO G. <gggriego@santafenm.gov>; jennifer@jenkinsgavin.com; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>; Matt Johnson <mjohnson@ffkr.com>
Subject: RE: Monte del Sol Public Water Plan

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Hello Clinton,

Please see attached plans per your comments. Thank you for working with us.

Kelly Klein, PE
p. 505.823.1000 **| d.** 505.798.7844

From: Kelly Klein <kklein@bhinc.com>
Sent: Wednesday, June 4, 2025 3:43 PM
To: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Cc: GRIEGO, GERONIMO G. <gggriego@santafenm.gov>; jennifer@jenkinsgavin.com; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>; Matt Johnson <mjohnson@ffkr.com>
Subject: RE: Monte del Sol Public Water Plan

Thank you Clinton,

We are updating them now and hope to get them to you by the end of the day.

Kelly Klein, PE
p. 505.823.1000 **| d.** 505.798.7844

From: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Sent: Wednesday, June 4, 2025 12:08 PM
To: Kelly Klein <kklein@bhinc.com>
Cc: GRIEGO, GERONIMO G. <gggriego@santafenm.gov>; jennifer@jenkinsgavin.com; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>; Matt Johnson <mjohnson@ffkr.com>
Subject: RE: Monte del Sol Public Water Plan

Just some minor comments here. See attached.

-Clinton

From: Kelly Klein <kklein@bhinc.com>
Sent: Tuesday, June 3, 2025 2:43 PM
To: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Cc: GRIEGO, GERONIMO G. <gggriego@santafenm.gov>; jennifer@jenkinsgavin.com; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>; Matt Johnson <mjohnson@ffkr.com>
Subject: Monte del Sol Public Water Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Clinton,

Thank you for working with us on this plan. I have attached the current plans based on our

discussions. Below is a summary of our discussions that are reflected on this revised water plan:

1. We removed the redundant FH at the Walking Rain entrance since there is an existing fire hydrant directly across the street from this proposed location. I spoke with Geronimo Griego regarding this change and he was in agreement. He is copied on this email.
2. I coordinated with our Architect/MEP and included **fire suppression system required flows for the building with the required flows for the Fire Hydrant. The new required file flows(1,187 gpm) are updated in the table.**
3. I updated the Back flow Preventer size for the fire line to 8" due to the increase in the fire flows (item 2 above) and the required 10ft/sec velocity.
4. Per our discussions, we kept the backflow preventers in a hot boxes near the ROW of Las Brisas, but added to the keyed notes that the hot box must provide vandalism protection. Safe-T-Cover is once such brand that offers this as a feature.

Please let me know if you have any other questions or need anything else to approve this plan. Again, I appreciate all your help and quick responses.

Kelly Klein, PE
Project Manager Community Development & Planning
Bohannan Huston
p. 505.823.1000 | **d.** 505.798.7844
bhinc.com

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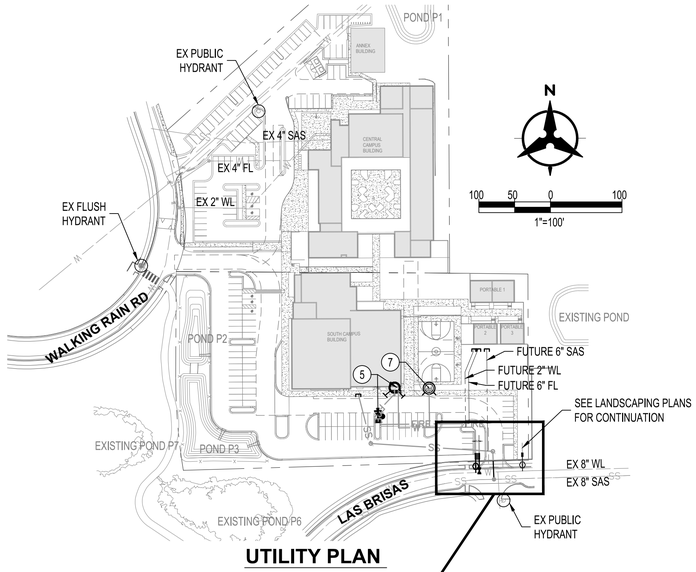
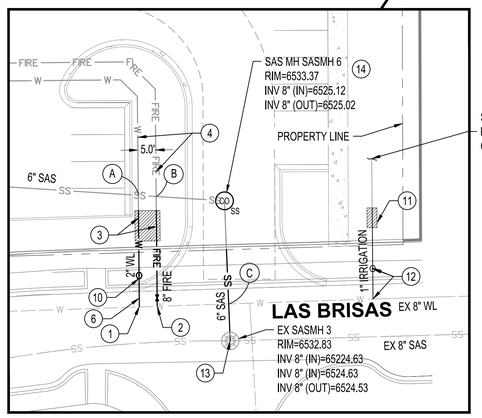
PUBLIC WATERLINE IMPROVEMENTS
FOR MONTE DEL SOL CHARTER SCHOOL
4161 WALKING RAIN ROAD



UTILITY PLAN



ENLARGED UTILITY CONNECTIONS

SCALE: 1" = 20'

NOTE: PIPE JOINTS SHALL BE MECHANICALLY RESTRAINED PER UPDATED COSF WATER DIVISION DETAIL 10A. SEE COSF WATER DIVISION STANDARD DETAIL 10B FOR DIAGRAMATIC REPRESENTATION OF JOINT RESTRAINT LENGTHS.

Crossings			
DES	SAS	WL	Clearance
A	8" TP 26.05	2" TP 29.33	03.07
	8" BP 25.34	2" BP 29.13	
B	8" TP 26.00	6" TP 29.88	03.34
	8" BP 25.29	6" BP 29.34	
C	8" TP 25.42	8" TP 28.69	02.55
	8" BP 24.71	8" BP 27.98	

LEGEND

W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
NG	EXISTING NATURAL GAS LINE
UGEL	EXISTING UNDERGROUND ELECTRIC LINE
2" WL	PROPOSED DOMESTIC WATER LINE
1 " IRR	PROPOSED IRRIGATION WATER LINE
8" FW	PROPOSED FIRE LINE
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED CAP
	PROPOSED REDUCER

GENERAL NOTES

1. PRIVATE WATER AND FIRE SERVICE SHALL UTILIZE EXISTING SERVICES CONSTRUCTED AS PART OF THE MONTE DEL SOL CHARTER SCHOOL.
2. HEATED ENCLOSURE AND METER CANS SHALL HAVE A MINIMUM OF 5' OF UNOBSTRUCTED CLEARANCE ON ALL SIDES.

◯ KEYED NOTES

1. CONNECT NEW 2" COPPER WATER SERVICE TO EXISTING 8" WL. INSTALL SERVICE SADDLE.
2. CONNECT NEW 8" FIRE LINE TO EXISTING 8" WL. INSTALL 8X8X8 TEE MJ X FLG AND 8" MJ X FGL GATE VALVE PER COSF WATER DIVISION STANDARD DETAIL 08.
3. 8" FIRE WATER & 2" DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTERS (ZURN 375DA OR APPROVED EQUAL) PER COSF WATER DIVISION STANDARD DETAIL 32. BFP TO BE INSTALLED IN A HEATED ENCLOSURE ,"SAFE-T-COVER" (OR APPROVED EQUAL), WITH VANDALISM PROTECTION. SIZE TO BE DETERMINED BY CONTRACTOR AND SUBMITTED TO ENGINEER FOR REVIEW PRIOR TO INSTALLATION.
4. PRIVATE FIRE WATER SERVICE LINE & DOMESTIC WATER SERVICE LINE TO BE INSTALLED WITH PRIVATE UTILITY PANS.
5. FIRE DEPARTMENT CONNECTION (FDC) & POST INDICATOR VALVE TO BE INSTALLED WITH PRIVATE UTILITY PLANS.
6. INSTALL 2" CORP STOP PER COSF STANDARD DETAIL 05.
7. PRIVATE FIRE HYDRANT, SEE PRIVATE UTILITY PLANS.
8. NOT USED
9. NOT USED
10. INSTALL 2" WATER METER PER COSF WATER DIVISION STANDARD DETAIL 05.
11. 1" IRRIGATION LINE AND 3/4" REDUCED PRESSURE BACKFLOW PREVENTER (FEBCO 825YA OR APPROVED EQUAL). BFP TO BE INSTALLED IN A HEATED ENCLOSURE ,"SAFE-T-COVER" (OR APPROVED EQUAL), WITH VANDALISM PROTECTION. SIZE TO BE DETERMINED BY CONTRACTOR AND SUBMITTED TO ENGINEER FOR REVIEW PRIOR TO INSTALLATION, SEE PRIVATE IRRIGATION PLANS FOR DETAILS.
12. INSTALL 3/4" SINGLE IRRIGATION SERVICE WITH METER BOX AND CORP STOP. CONNECT TO EXISTING 8" PUBLIC WATER LINE WITH SERVICE SLEEVE. NEW SERVICE TO BE INSTALLED PER COSF WATER DIVISION STANDARD DETAIL 02A.
13. CONNECT NEW 6" SAS TO EXISTING SAS MANHOLE.
14. SAS CLEANOUT TO BE INSTALLED WITH ONSITE PLANS.

VICINITY MAP

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY THE CITY OF SANTA FE WATER DIVISION (CoSFWD) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CoSFWD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. ALL EASEMENTS SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS SHALL BE CUT TO WITHIN ±6" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
5. LOT CORNERS SHALL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB, GUTTER AND DRIVEWAY APRON SHALL BE INSTALLED PRIOR TO SERVICE LINE INSTALLATION UNLESS OTHERWISE APPROVED, IN WRITING, BY CoSFWD.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND CoSFWD DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY CoSFWD PRIOR TO CONSTRUCTION.
8. CONTACT NEW MEXICO ONE CALL AT 811 TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE CoSFWD FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD. PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY CoSFWD.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND CoSFWD.
16. WORK ON CoSFWD FACILITIES SHALL NOT BEGIN UNTIL CoSFWD HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
17. ANY AND ALL EASEMENTS FOR CITY-OWNED INFRASTRUCTURE SHALL BE OBTAINED/VERIFIED AND RECORDED BY DEVELOPER BEFORE PROJECT COMMENCEMENT. CONTRACTOR SHALL VERIFY THE EASEMENT IS IN PLACE BEFORE INSTALLING ANY INFRASTRUCTURE.

CITY OF SANTA FE WATER DIVISION
SANTA FE, NEW MEXICO
STANDARD DETAILS

GENERAL NOTES

DRAWN BY:	DATE: 09/2008
CHECKED:	SCALE:
APPROVED:	

01

SURVEY INFORMATION FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

KELLY M. KLEIN — NEW MEXICO — 24834 — LICENSED PROFESSIONAL ENGINEER
06-06-2025

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	
		DATE: 17/2025	
		DATE: 17/2025	
		DATE: 17/2025	

Designed By: KMK
Drawn By: RV
Checked By: KMK

DOMESTIC WATER SERVICE TABLE

SERVICE ADDRESS	STREET NAME	SERVICE SIZE & TYPE (DS OR IR)	METER SIZE
4161 WALKING RAIN	LAS BRISAS	2" DS	2"
4161 WALKING RAIN	LAS BRISAS	1" IR	3/4 " IR

NOTE: EXTENSION OF EXISTING FIRE WATER SERVICE LINE TO THE PROPOSED BACKFLOW PREVENTION DEVICE SHALL REQUIRE A CITY OF SANTA FE WATER DIVISION AGREEMENT TO CONSTRUCT AND DEDICATE PUBLIC IMPROVEMENTS (ACD) AND MUST BE EXECUTED PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER TO PREPARE AND SUBMIT THE ACD TO THE CITY OF SANTA FE PUBLIC UTILITIES WATER DIVISION.

RECORD MAPPING

	INITIALS	DATE
AS BUILT	____	___/___/___
VALVE MAPS	____	___/___/___
GIS (MAPPING)	____	___/___/___
Inspector Approved	____	___/___/___

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER _____ PE _____ DATE _____

EXISTING UTILITIES AND APPURTENANCES SHOWN ON THE CONSTRUCTION DOCUMENTS ARE APPROXIMATE. ACCURACY, LOCATION, AND COMPLETENESS OF UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE VERIFIED, BY ANY MEANS NECESSARY, PRIOR TO THE INITIATION OF CONSTRUCTION. EXISTING UTILITIES NOT SHOWN ON THE DOCUMENTS ARE LIKELY TO EXIST.

FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW* GPM	RESIDUAL PRESSURE ** PSI	BUILDING(S) SERVED
8"	1,187	89	4161 WALKING RAIN RD

A FIRE SERVICE IS DEDICATED FOR AUTOMATIC FIRE SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.

*PEAK FLOW IS IN GALLONS PER MINUTE. INCLUDES FIRE HYDRANT FLOWS PLUS BUILDING FIRE SUPPRESSION SYSTEM IN THE BUILDING

**RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT THE POINT OF CONNECTION TO MAIN.

UTILITY CONTACT INFORMATION

NEW MEXICO GAS COMPANY
STEVE LARRANAGA
505-412-2904

CITY OF SANTA FE DEPARTMENT OF PUBLIC UTILITIES - WATER DIVISION:
JOHN DEL MAR 505-955-4231

CITY OF SANTA FE DEPARTMENT OF PUBLIC UTILITIES - WASTE WATER DIVISION:
DOUG FLORES 505-955-4650

Bohannan Huston
www.bhinc.com 800.877.5332

MONTE DEL SOL CHARTER SCHOOL

PUBLIC WATER PLAN

PLAT RECORDING INFORMATION
BOOK _____
PAGE _____
FILE _____
DATE _____

APPROVED

CITY OF SANTA FE WATER DIVISION DATE

SANTA FE FIRE DEPARTMENT DATE

INSPECTOR _____
DATE: _____

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
N15	16N-R9E-10	

2025
13
SHEET 1 OF 1

FFKR ARCHITECTS

13 June 2025

Attn: Colleen Gavin
JenkinsGavin
130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501
Office 505.820.7444
Cell 505.699.0563
colleen@jenkinsgavin.com

Re: **Monte del Sol Development Plan Amendment** (submitted March 17, 2025)
Case# Special Use Permit 2025-010172 & Development Plan 2025-010189
Address: 4157 & 4161 Walking Rain Rd.
Santa Fe, NM 87507

The following is our landscape response letter to the above mentioned Plan Check Report.
All revisions have been clouded Delta 1 | City Comments | 06.13.2025

Lawrence Rivera, Landscaping Comments

Comment:
1. Provide CMU caps to all CMU retaining, yard walls.

Response: CMU caps have been noted. Please refer to detail D1/LA440

Comment:
2. Provide 2- inch minimum of mulch at all open spaces and planting beds per the open space code 14-8.4(H)(2). Provide the following information for all mulching materials: type, size, and depth. Provide the quantity of mulch in tons or cubic yards. Provide a detail showing the mulch depth and edge of concrete.

Response: Please refer to Planting General Notes on sheet LA500, Sheets LA100 – LA103 Materials Site Plans, and details on sheet LA441

Comment:
3. Provide a 2-inch minimum of organic mulch at the base of all trees and shrubs. An air gap of 2 inches at the root flair of all plant material as required.

Response: Please refer to Planting General Notes on sheet LA500

Comment:
4. Water budget requires winter watering for December, January, and February at a minimum of once per month. Please revise water budget.

Response: Information added as requested

Comment:
5. No stop & waste valves or automatic drain valves (King Drains) permitted per COSF Irrigation Design Standards.

Response: Valves removed as requested.

Comment:

6. Include in all valve manifolds schedule 80 PVC unions downstream of each control valve for easy removal and repair, per COSF Irrigation Design Standards. 4.2.1.B Automatic Control Valves.

Response: Valve added as requested.

Comment:

7. Install insulated backflow preventer enclosure on a 4" concrete pad with GFI receptacle at proper height with heat tape per COSF Irrigation Standards 4.15. Provide an electric power source for heat and accessories, G.F.I. protection with at least six inches minimum clearance above any water discharge point and near the pipe riser on the enclosure access side or per local code, 4.15.2B Heating Equipment.

Response: Legend updated with insulated backflow preventer.

Comment:

8. Provide a list of zones with type of irrigation, i.e., Drip, Bubbler, and Popup etc. In addition, provide the type of plant material irrigated, i.e., Tree, Shrub, Native Seeding, etc.

Response: Information added as requested.

Comment:

9. Photometrics do not meet Code requirements. Nine points are above the maximum allowed illumination. Average Maintained Horizontal Foot-candles at Grade for Commercial Areas: Sidewalks 1.0, Pedestrian Area 2.0, Parking Lots 1.0, Building Entrances 5.0, Building Grounds 1.0, Public Spaces 3.0. The maximum illumination at any point shall not exceed the allowed average by more than 1.5 Foot-candles.

Response: The output for the wall packs and downlights have been lowered. The wall packs have been raised to 12'. The calculation to Building Entry has been relabeled to better address the maximum being 5fc.

Best,

Abigail Udom
Project Manager
FFKR Architects

From: BEINGESSNER, DEE
To: Colleen Gavin; CRUZ-HABER, JOEL A.; Land Use Planning
Cc: ESQUIBEL, DANIEL A.; Angelica Wolff
Subject: RE: Monte del Sol - Response to 2nd DRT Review from Engineering
Date: Wednesday, May 28, 2025 9:50:53 AM

Colleen and Joel,

My comments seem to have been addressed adequately.

Thanks,

Dee

From: Colleen Gavin <Colleen@jenkinsgavin.com>
Sent: Tuesday, May 20, 2025 1:25 PM
To: CRUZ-HABER, JOEL A. <jacruzhaber@santafenm.gov>; Land Use Planning <planning@santafenm.gov>; BEINGESSNER, DEE <dabeingessner@santafenm.gov>
Cc: ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>; Angelica Wolff <angelica@jenkinsgavin.com>
Subject: Monte del Sol - Response to 2nd DRT Review from Engineering
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joel and Dee,

In response to Engineering's 2nd comments, included in the link below are updated drainage report, updated terrain management plan set, the updated development plan along with a more detailed comment response letter for clarity to Dee's questions prepared by our civil engineer. Also, per our conversation, Monte del Sol would like to be on the June 17th Planning Commission agenda.

Thank you.

https://sfspublic.bhinc.com/?tk=TKkkleinD1952025185717

-Link Expires: 6/19/2025

Files being shared:

- \2025-05-019 Monte del Sol\Comment Response Letter_DRT Intital Review.pdf

- \2025-05-019 Monte del Sol\Development Plan Amendment_Monte Del Sol Charter School(stamped 05-19-2025)-f.pdf

- \2025-05-019 Monte del Sol\Monte de Sol_Drainage Report (stamped 05-19-2025)-f.pdf

- \2025-05-019 Monte del Sol\Monte del Sol_Site Development Plan(stamped 05-19-2025)-f .pdf

- \2025-05-019 Monte del Sol\Monte del Sol_Terrain Management Plan(stamped 05-19-2025)-f .pdf

CG

Colleen C. Gavin, Principal

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501
Office 505.820.7444
Cell 505.699.0563
colleen@jenkinsgavin.com
www.jenkinsgavin.com

PLEASE NOTE: I will be out of the office with limited availability starting May 22nd through June 3rd.

Builder/Contractor Responsibilities

Drawing Validity – These drawings, supporting structural calculations and design certification are based on the order documents as of the date of these drawings. These documents describe the material supplied by the manufacturer as of the date of these drawings. Any changes to the order documents after the date on these drawings may void these drawings, supporting structural calculations and design certification. The Builder/Contractor is responsible for notifying the building authority of all changes to the order documents which result in changes to the drawings, supporting structural calculations and design certification.

Builder Acceptance of Drawings – Approval of the manufacturer's drawings and design data affirms that the manufacturer has correctly interpreted and applied the requirements of the order documents and constitutes Builder/Contractor acceptance of the manufacturer's interpretations of the order documents and standard product specifications, including its design, fabrication and quality criteria standards and tolerances. (AISC code of standard practice Sept 86 Section 4.2.1)(Mar 05 Section 4.4.1)

Code Official Approval – It is the responsibility of the Builder/Contractor to ensure that all project plans and specifications comply with the applicable requirements of any governing building authority. The Builder/Contractor is responsible for securing all required approvals and permits from the appropriate agency as required.

Building Erection – The Builder/Contractor is responsible for all erection of the steel and associated work in compliance with the Metal Building Manufacturers drawings. Temporary supports, such as temporary guys, braces, false work or other elements required for erection will be determined, furnished and installed by the erector (AISC Code of Standard Practice Sept 86 Section 7.9.1) (Mar 05 Section 7.10.3) (CSA/S16–09 Section 29).

Discrepancies – Where discrepancies exist between the Metal Building plans and plans for other trades, the Metal Building plans will govern. (AISC Code of Standard Practice Sept 86 Section 3.3) (Mar 05 Section 3.3)

Materials by Others – All interface and compatibility of any materials not furnished by the manufacturer are the responsibility of and to be coordinated by the Builder/Contractor or A/E firm. Unless specific design criteria concerning any interface between materials if furnished as a part of the order documents, the manufacturers assumptions will govern.

Modification of the Metal Building from Plans – The Metal Building supplied by the manufacturer has been designed according to the Building Code and specifications and the loads shown on this drawing. Modification of the building configuration, such as removing wall panels or braces, from that shown on these plans could affect the structural integrity of the building. The Metal Building Manufacturer or a licensed Structural Engineer should be consulted prior to making any changes to the building configuration shown on these drawings. The Metal Building Manufacturer will assume no responsibility for any loads applied to the building not indicated on these drawings.

Foundation Design
The Metal Building Manufacturer is not responsible for the design, materials and workmanship of the foundation. Anchor rod plans prepared by the manufacturer are intended to show only location, diameter and projection of the anchor rods required to attach the Metal Building System to the foundation. It is the responsibility of the end customer to ensure that adequate provisions are made for specifying rod embedment, bearing values, tie rods and or other associated items embedded in the concrete foundation, as well as foundation design for the loads imposed by the Metal Building System, other imposed loads, and the bearing capacity of the soil and other conditions of the building site. (MBMA 06 Sections 3.2.2 and A3)
such conditions and if found, they should be removed.

METAL DEPOTS

4900 2nd ST. N.W., ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 344–8141 (800) 677–2524
FAX (505) 345–7413
A DIVISION OF NCI

ENGINEERING DESIGN CRITERIA

Building Code	2009 International Building Code		
Occupancy Category	Normal (Category II)		
Roof Dead Load			
Superimposed	2.22 psf		
Collateral	0.50 psf		
(0.00 psf Ceiling 0.50 psf Other)			
Roof Live Load	30.00 psf no reduction		
Snow			
Ground Snow Load (Pg)	42.00 psf		
Snow Load Importance Factor (I)	1.00		
Flat Roof Snow Load (Pf)	32.34 psf		
Snow Exposure Factor (Ce)	1.00		
Thermal Factor (Ct)	1.10		
Wind			
Basic Wind Speed	90.00 mph		
Wind Importance Factor (I)	1.00		
Wind Exposure Category	B		
Internal Pressure Coef (GCpi)	0.18/-0.18		
Loads for components not provided by building manufacturer			
Corner Areas (within 4.50' of corner)	13.33 psf pressure -17.78 psf suction		
Other Areas	13.33 psf pressure -14.44 psf suction		
These values are the maximum values required based on a 10 sq ft area.			
Components with larger areas may have lower wind loads.			
Seismic			
Seismic Importance Factor (Ie)	1.00		
Seismic Design Category	D		
Soil Site Class	D Stiff Soil		
Ss	0.640 g	Sds	0.550 g
S1	0.190 g	Sd1	0.258 g
Analysis Procedure	Equivalent Lateral Force		
Column Line	1-4	SWA & SWC	
Basic Force Resisting Systen	C4	B4 & C4	
Response Modification Coefficient (R)	3.50	3.25	
Seismic Response Coefficient (Cs)	0.157	0.169	
Design Base Shear in kips (V)	3.33	5.20	
Basic Structural System (from ASCE 7-05 Table 12.2-1)			
B4 - Ordinary Steel Concentrically Braced Frame			
C4 - Ordinary Steel Moment Frame			

PROJECT NOTES

Material properties of steel bar, plate, and sheet used in the fabrication of built-up structural framing members conform to ASTM A529, ASTM A572, ASTM A1101 SS, or ASTM A1011 HSLAS with a minimum yield point of 50 ksi. Material properties of hot rolled structural shapes conform to ASTM A992, ASTM A529, or ASTM A572 with a minimum specified yield point of 50 ksi. Hot rolled angles, other than flange braces, conform to ASTM 36 minimum. Hollow structural shapes conform to ASTM A500 grade B, minimum yield point is 42 ksi for round HSS and 46 ksi for rectangular HSS. Material properties of cold-formed light gage steel members conform to the requirements of ASTM A1011 SS Grade 55, or ASTM A1011 HSLAS Class 1 grade 55, with a minimum yield point of 55 ksi. For Canada, material properties confirm to CAN/CSA G40.20/G40.21 or equivalent.

Bolted joints with A325M-09 Type 1 bolts greater than 1/2" diameter are specified as pretensioned joints in accordance with the Specification for Structural Joints Using ASTM A325 or A490 Bolts, June 30, 2004. Pre-Tensioning can be accomplished by using the turn-of-nut method of tightening, calibrated wrench, twist off type tension control bolts or direct tension indicator as acceptable to the Inspecting Agency and Building Official. Installation Inspection requirements for Pre-Tensioned Joints (Specification for Structural Joints Section 9.2) using turn-of-nut method is suggested.
The connections on this project are not slip critical.

Using 5 x 5 gutter with 4 x 5 downspouts, the roof drainage system has been designed using the method outlined in the MBMA Metal Building Systems Manual. Downspout locations have not been located on these drawings. The downspouts are to be placed on the building sidewalls at a spacing not to exceed 40 feet with the first downspout from both ends of the gutter run within 10 feet of the end. Downspout spacing that does not exceed the maximum spacing will be in compliance with the building code. The gutter and downspout system as provided by the manufacturer is designed to accomodate 4 in/hr rainfall intensity as it corresponds to a 5 year recurrence interval.

PHYSICALLY HANDICAPPED
NEW MEXICO BUILDING CODE REQUIRES FACILITIES FOR THE PHYSICALLY HANDICAPPED.

NOTICE
Issuance of this Building Permit and the Certificate of Occupancy at Final Inspection DOES NOT certify compliance with the requirements of any other regulatory agency that has separate enforcement jurisdiction on this project. Contact the State Fire Marshal, the Department of Health, the Environment Department, and any other such regulatory agency that may have code enforcement jurisdiction on this project to ensure compliance with their procedures and/or to obtain their final approval.

NOTE
APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT AUTHORIZATION FROM CONSTRUCTION INDUSTRIES DIVISION.

PLANS APPROVED
Construction Industries Division
General Construction Bureau
☐ NO EXCEPTIONS TAKEN
☐ EXCEPTIONS AS NOTED
By
Permit No. 20120212
Does not include Mechanical or Electrical

NOTE
ALL SECTIONS OF THE NEW MEXICO BUILDING ELECTRICAL, MECHANICAL AND PLUMBING CODES MUST BE COMPLIED WITH

NOTICE!
THE APPROVED PLANS MUST BE AT THE JOB

ALL INSPECTIONS MUST BE MADE AND A CERTIFICATE OF OCCUPANCY ISSUED BEFORE THIS BUILDING MAY BE OCCUPIED.

Drawing Index

Page	Description
F1	Anchor Rod
F2	Anchor Rod Details
F3	Reaction Drawings
E1	Cover Sheet
E2	Primary Steel BLDGA
E3	Roof Framing BLDGA
E4	Roof Sheeting
E5	Sidewall BLDGA WALLSWA
E6	Sidewall BLDGA WALLSWC
E7	Endwall BLDGA WALLEWB
E8	Endwall BLDGA WALLEWD
E9–E10	Main Frame Cross Sections
E11	Portal Frame Cross Section 12 FRAMELINEA–SWC
E12	Connection Detail
R1–R13	Construction Drawings

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4900 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 344-8141 (800) 677-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
CONTRACTER
4157 WALKING R. ROAD
SANTA FE NM 87507

Customer:
CONTRACTOR CONSTRUCTION
P.O. BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)
☐ For Construction Permit
☒ For Erector Installation

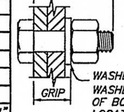
Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	REK
Job Number:	81-B-15404-1 (0115404)
Sheet Number:	E1 of 12

The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

Jay S. Surmieda, P.E.
New Mexico P.E. 16053

JAY S. SURMIEDA — NEW MEXICO — 16053 — PROFESSIONAL ENGINEER
May 09, 2012

2"ø A325 BOLT GRIP TABLE	
GRIP	LENGTH
0 TO 9/16"	1 1/4" F.T.
Over 9/16" TO 1 1/16"	1 3/4" F.T.
Over 1 1/16" TO 1 5/16"	2"
Over 1 5/16" TO 1 9/16"	2 1/4"
Over 1 9/16" TO 1 13/16"	2 1/2"
Over 1 13/16" TO 2 1/16"	2 3/4"
LOCATIONS OF BOLTS LONGER THAN 2 3/4" NOTED ON ERECTION DRAWINGS	
F.T. DENOTES FULLY THREADED	



NOTE:
FULL THREAD ENGAGEMENT IS DEEMED TO HAVE BEEN MET WHEN THE END OF THE BOLT IS FLUSH WITH THE FACE OF THE NUT.

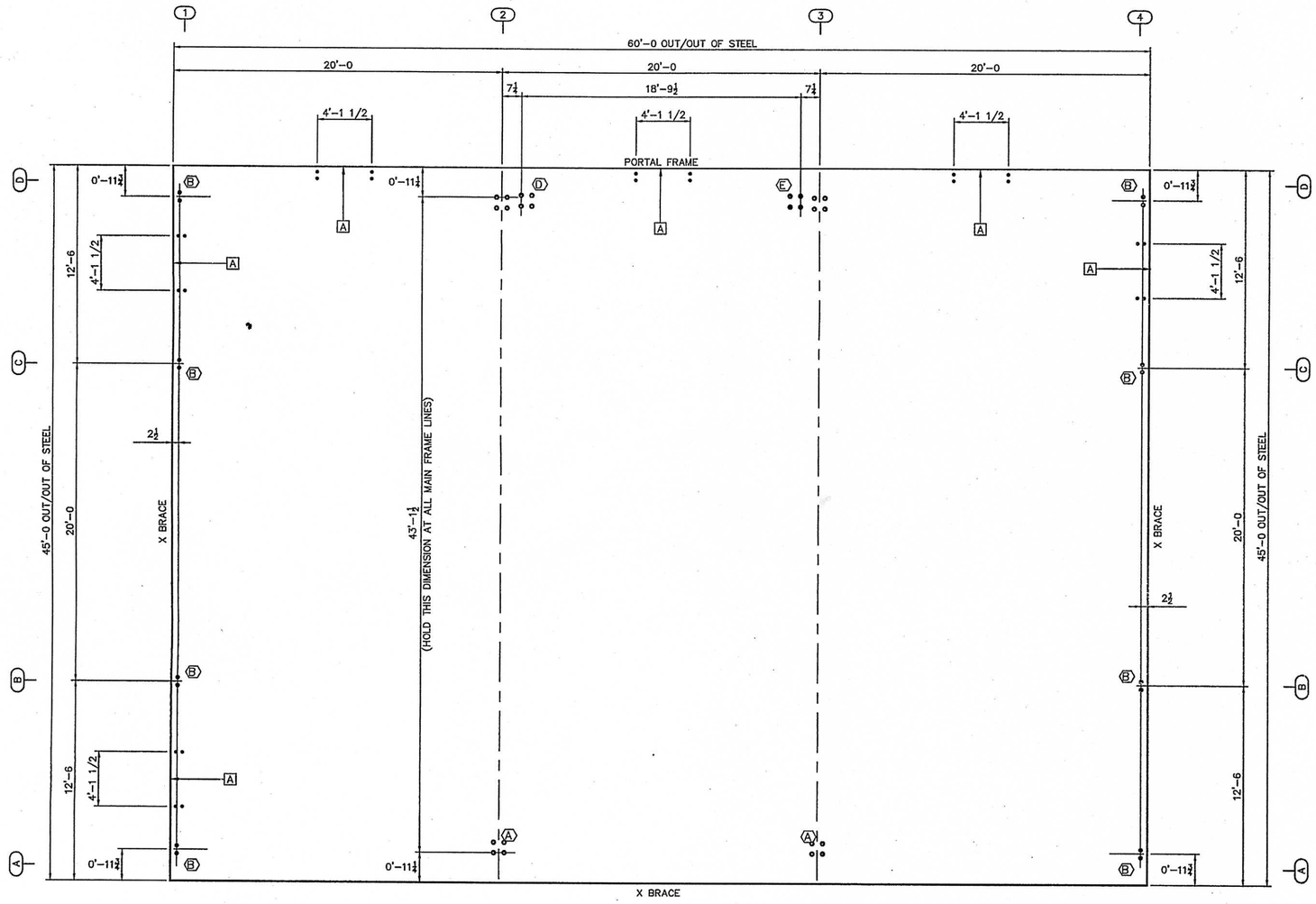
WASHER REQUIRED ONLY WHEN SPECIFIED. WASHER MAY BE LOCATED UNDER HEAD OF BOLT, UNDER NUT, OR AT BOTH AT LOCATIONS NOTED ON ERECTION DRAWINGS.

ADD 5/32" FOR EACH WASHER TO MATERIAL THICKNESS TO DETERMINE GRIP.

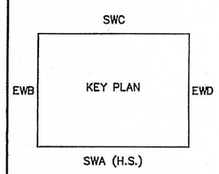
Anchor Rod Drawings

1) This drawing is for anchor rod placement only and is not foundation design.
2) Foundation must be square and level with all anchor rods true in size, location, and projection.
3) Projection shown must be held to keep threads clear of finished concrete.
4) This structural design data includes magnitude and location of design loads and suppose conditions, material properties, and type and size of major structural members necessary to show compliance with the Order Documents at the time of this issue. Any change to building loads or dimensions may change structural member sizes and locations shown. This structural design data will be superseded and voided by any future mailing.
5) Anchor rod size is determined by shear and tension at the bottom of the base plate. The length of the anchor rod and method of load transfer to the foundation are to be determined by the foundation engineer, and are not provided by the manufacturer.
6) Anchor rods are ASTM F1554 Gr. 36 material unless noted otherwise.

FINISH FLOOR AT ELEVATION 100'-0



ANCHOR ROD SETTING PLAN



ACCESSORY SCHEDULE			
MARK	DESCRIPTION	DETAIL	QUAN.
A	3-10 X 3-0 1/2 W/SILL AT 4-0 F.O. FIELD LOC.	C	6

ANCHOR BOLTS TO BE DESIGNED BY FOUNDATION ENGINEER USING DIAMETERS SHOWN IN THIS TABLE.	
ANCHOR ROD DESCRIPTION	QUANTITY
⅝ "ø DIAMETER X	40
¾ "ø DIAMETER X	24

Revision	Date	Description	By	Ck'd
0	05/03/12	FOR ERECTOR INSTALLATION	BFV	CCR

METAL DEPOTS
4900 2nd ST. N.W., ALBUQUERQUE, NEW MEXICO ZIP 87107
(505) 344-8141 (800) 677-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)
☐ For Construction Permit
☒ For Erector Installation

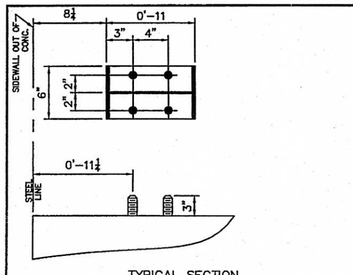
Scale: NOT TO SCALE
Drawn by: BFV 5/3/12
Checked by: CCR 5/4/12
Project Engineer: REK
Job Number: 81-B-15404-1 (Q115404)
Sheet Number: F1 of 3

The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

Jay S. Surmieda, P.E.
New Mexico P.E. 16053

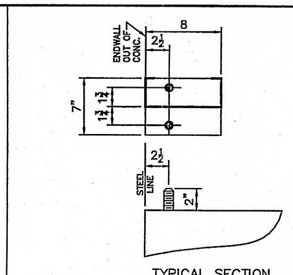
JAY S. SURMIEDA
NEW MEXICO
16053
State of New Mexico Construction Industries Division
PROFESSIONAL ENGINEER

May 09, 2012



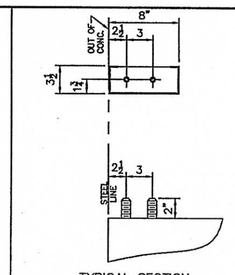
TYPICAL SECTION
¾"ø ANCHOR RODS

(A) BASE OF STEEL AT ELEV. 100'–0



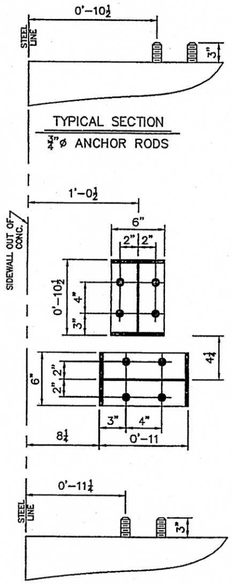
TYPICAL SECTION
⅝"ø ANCHOR RODS

(B) BASE OF STEEL AT ELEV. 100'–0



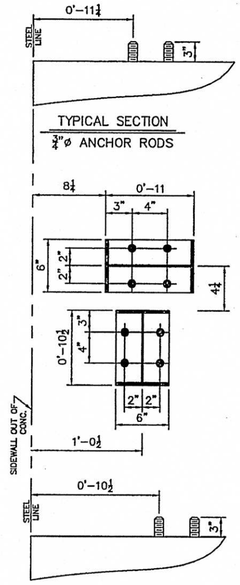
TYPICAL SECTION
⅝"ø ANCHOR RODS

(C) BASE OF STEEL AT ELEV. 100'–0



TYPICAL SECTION
¾"ø ANCHOR RODS

(D) BASE OF STEEL AT ELEV. 100'–0



TYPICAL SECTION
¾"ø ANCHOR RODS

(E) BASE OF STEEL AT ELEV. 100'–0

Revision	Date	Description	By	Ck'd
0	05/03/12	FOR ERECTOR INSTALLATION	BFV	CCR

METAL DEPOTS
4800 2nd ST. N.W.
ALBUQUERQUE, NEW MEXICO
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Project Name & Location:
4157 ELK SCHRAFTER
4157 WALKING R. RD.
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)
☐ For Construction Permit
☒ For Erector Installation

Scale: NOT TO SCALE
Drawn by: BFV 5/3/12
Checked by: CCR 5/4/12
Project Engineer: REK
Job Number: 81-B-15404-1 (QI15404)
Sheet Number: F2 of 3

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Jay S. Surmieda, P.E.
New Mexico P.E. 16053

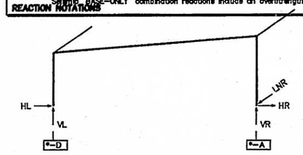
JAY S. SURMIEDA
NEW MEXICO
16053
REGISTERED PROFESSIONAL ENGINEER

May 09, 2012

FRAME ID #01 — USER NAME:rekahn — DATE: 4/27/12 — PAGE: 1-2
ss 45./12./19.833 30./90./4 — JOB NAME:15404A — FILE:frames_2-3.fra

SUPPORT REACTIONS FOR EACH LOAD GROUP
*LOCATION: gridlines 2 3
NOTES:(1) All reactions are in kips and kip-ft. TIME:14:22:26
(2) The seismic overstrength factor (Omega) is not included in the "LEQ" Load Group reactions.
(3) For "BASE-ONLY" combination reactions include an overstrength factor of: 2.000

REACTION NOTATIONS



LOAD GROUP REACTION TABLE * = 2 3

COLUMN	*-D			*-A		
BASE PLATE	6.0X11.0X0.375			6.0X11.0X0.375		
ANC. RODS	(4)-3/4			(4)-3/4		
LOAD GROUP	HL	VL	LNL	HR	VR	LNR
DL	0.7	1.6	0.0	−0.7	1.6	0.0
COLL	−0.1	0.2	0.0	−0.1	0.2	0.0
SNOW	6.6	14.4	0.0	−6.6	14.4	0.0
LL	6.1	13.4	0.0	−6.1	13.4	0.0
RSDWEQ	0.0	0.0	0.0	0.0	2.1	0.0
EQ	−1.0	−0.5	0.0	−0.7	0.5	0.0
RSUPEQ	0.0	0.0	0.0	0.0	−2.1	−2.6
WL1	−3.0	−5.4	0.0	0.9	−3.8	0.0
WL2	−2.5	−3.1	0.0	0.4	−1.4	0.0
WL3	−0.1	−3.4	0.0	3.4	−5.8	0.0
WL4	0.4	−1.1	0.0	3.0	−3.5	0.0
LWL1	−1.4	−8.5	0.0	1.7	−5.8	0.0
RSUPLW	0.0	0.0	0.0	0.0	−1.5	−1.8
LWL2	−1.4	−5.6	0.0	1.8	−6.6	0.0
LWL3	−0.6	−4.0	0.0	0.6	−3.5	0.0
LWL4	−0.8	−3.6	0.0	0.6	−3.9	0.0
RSDWLW	0.0	0.0	0.0	0.0	1.5	0.0

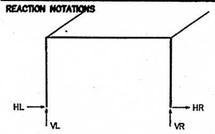
LOAD GROUP DESCRIPTION

DL	:	Roof Dead Load
COLL	:	Roof Collateral Load
SNOW	:	Roof Snow Load
LL	:	Roof Live Load
RSDWEQ	:	Downward Acting Rod Brace Load from Long. Seismic
EQ	:	Lateral Seismic Load [parallel to plane of frame]
RSUPEQ	:	Upward Acting Rod Brace Load from Longit. Seismic
WL1	:	Lateral Primary Wind Load
WL2	:	Lateral Primary Wind Load
WL3	:	Lateral Primary Wind Load
WL4	:	Lateral Primary Wind Load
LWL1	:	Longitudinal Primary Wind Load
RSUPLW	:	Upward Acting Rod Brace Load from Longitud. Wind
LWL2	:	Longitudinal Primary Wind Load
LWL3	:	Longitudinal Primary Wind Load
LWL4	:	Longitudinal Primary Wind Load
RSDWLW	:	Downward Acting Rod Brace Load from Longit. Wind

FRAME ID #02 — USER NAME:rekahn — DATE: 4/27/12 — PAGE: 2-2
pf 20./12. main building at p — JOB NAME:15404A — FILE:p2.fra

SUPPORT REACTIONS FOR EACH LOAD GROUP
LOCATION:bays 2-(relative 0)
NOTE: All reactions are in kips and kip-ft. TIME:14:22:25

REACTION NOTATIONS



LOAD GROUP REACTION TABLE

COLUMN	LEFT COLUMN			RIGHT COLUMN		
BASE PLATE	6.0X10.5X0.375			6.0X10.5X0.375		
ANC. RODS	(4)-3/4			(4)-3/4		
LOAD GROUP	HL	VL	LNL	HR	VR	LNR
DL	0.0	0.3	0.0	0.0	0.3	0.0
EQ	−1.3	−1.6	0.0	−1.4	1.6	0.0
WL1	−0.8	−1.0	0.0	−0.8	1.0	0.0
WL2	0.8	1.0	0.0	0.8	−1.0	0.0

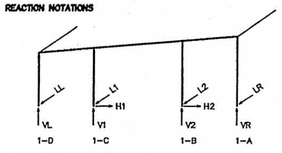
LOAD GROUP DESCRIPTION

DL	:	Roof Dead Load
EQ	:	Lateral Seismic Load [parallel to plane of frame]
WL1	:	Lateral Primary Wind Load
WL2	:	Lateral Primary Wind Load

FRAME DESCRIPTION: Endwall END — USER NAME:rekahn — DATE: 4/27/12 — PAGE: EW-1
PATH: L:\Jobs\Active\ENG\81-B-15404\ver01-rekahn\Bldg-A\run01\ — JOB NAME:15404A — FILE:REWSELD01

SUPPORT REACTIONS FOR EACH LOAD GROUP
NOTE: All reactions are in kips and kip-ft. TIME:10:27:57

REACTION NOTATIONS



LOAD GROUP REACTION TABLE

COLUMN	1-D			1-A			1-C			1-B		
BASE PLATE	7.0X8.0X0.25			7.0X8.0X0.25			7.0X8.0X0.25			7.0X8.0X0.25		
ANC. BOLTS	(2)-5/8			(2)-5/8			(2)-5/8			(2)-5/8		
LOAD GROUP	HL	VL	LL	HR	VR	LR	H1	V1	L1	H2	V2	L2
D	0.	0.2	0.0	0.	0.2	0.0	0.	0.6	0.0	0.	0.6	0.0
C	0.	0.0	0.0	0.	0.0	0.0	0.	0.1	0.0	0.	0.1	0.0
L	0.	1.3	0.1	0.	1.3	−0.1	0.	5.6	−0.3	0.	5.6	−0.3
S	0.	1.4	0.1	0.	1.4	−0.1	0.	6.0	−0.3	0.	6.0	−0.3
SBAL	0.	1.4	0.1	0.	1.4	−0.1	0.	6.0	−0.3	0.	6.0	−0.3
W+	0.	−0.8	0.0	0.	−1.1	0.1	0.	−3.5	1.3	0.	−3.7	1.4
W−	0.	−0.8	0.0	0.	−1.1	0.1	0.	−3.5	−1.0	0.	−3.7	−1.2
WR	0.	−0.8	0.0	0.	−1.1	0.1	0.	−2.7	0.2	1.2	−4.5	0.2
WL	0.	−0.8	0.0	0.	−1.1	0.1	−0.5	−3.9	0.2	0.	−3.3	0.2
ER	0.	0.	0.	0.	0.	0.	0.	0.6	0.	0.8	−0.6	0.
EL	0.	0.	0.	0.	0.	0.	−0.8	−0.6	0.	0.	0.6	0.

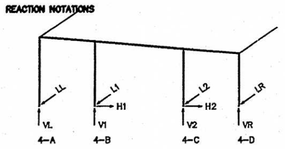
LOAD GROUP DESCRIPTION

D	:	DEAD LOAD
C	:	COLLATERAL LOAD
L	:	LIVE LOAD
S	:	DESIGN SNOW LOAD
SBAL	:	BALANCED ROOF SNOW
W+	:	WIND LOAD AS AN INWARD ACTING PRESSURE
W−	:	WIND LOAD AS AN OUTWARD ACTING SUCTION
WR	:	WIND FORCE FROM THE RIGHT
WL	:	WIND FORCE FROM THE LEFT
ER	:	EARTHQUAKE FORCE FROM RIGHT
EL	:	EARTHQUAKE FORCE FROM LEFT

FRAME DESCRIPTION: Endwall END — USER NAME:rekahn — DATE: 4/27/12 — PAGE: EW-3
PATH: L:\Jobs\Active\ENG\81-B-15404\ver01-rekahn\Bldg-A\run01\ — JOB NAME:15404A — FILE:REW4ELD01

SUPPORT REACTIONS FOR EACH LOAD GROUP
NOTE: All reactions are in kips and kip-ft. TIME:10:27:57

REACTION NOTATIONS



LOAD GROUP REACTION TABLE

COLUMN	4-A			4-D			4-B			4-C		
BASE PLATE	7.0X8.0X0.25			7.0X8.0X0.25			7.0X8.0X0.25			7.0X8.0X0.25		
ANC. BOLTS	(2)-5/8			(2)-5/8			(2)-5/8			(2)-5/8		
LOAD GROUP	HL	VL	LL	HR	VR	LR	H1	V1	L1	H2	V2	L2
D	0.	0.2	0.0	0.	0.2	0.0	0.	0.6	0.0	0.	0.6	0.0
C	0.	0.0	0.0	0.	0.0	0.0	0.	0.1	0.0	0.	0.1	0.0
L	0.	1.3	0.1	0.	1.3	−0.1	0.	5.6	−0.3	0.	5.6	−0.3
S	0.	1.4	0.1	0.	1.4	−0.1	0.	6.0	−0.3	0.	6.0	−0.3
SBAL	0.	1.4	0.1	0.	1.4	−0.1	0.	6.0	−0.3	0.	6.0	−0.3
W+	0.	−1.1	−0.1	0.	−0.8	0.0	0.	−3.7	1.4	0.	−3.5	1.3
W−	0.	−1.1	−0.1	0.	−0.8	0.0	0.	−3.7	−1.2	0.	−3.5	−1.0
WR	0.	−1.1	−0.1	0.	−0.8	0.0	0.	−3.3	0.2	0.5	−3.9	0.2
WL	0.	−1.1	−0.1	0.	−0.8	0.0	−1.2	−4.5	0.2	0.	−2.7	0.2
ER	0.	0.	0.	0.	0.	0.	0.	0.6	0.	0.8	−0.6	0.
EL	0.	0.	0.	0.	0.	0.	−0.8	−0.6	0.	0.	0.6	0.

LOAD GROUP DESCRIPTION

D	:	DEAD LOAD
C	:	COLLATERAL LOAD
L	:	LIVE LOAD
S	:	DESIGN SNOW LOAD
SBAL	:	BALANCED ROOF SNOW
W+	:	WIND LOAD AS AN INWARD ACTING PRESSURE
W−	:	WIND LOAD AS AN OUTWARD ACTING SUCTION
WR	:	WIND FORCE FROM THE RIGHT
WL	:	WIND FORCE FROM THE LEFT
ER	:	EARTHQUAKE FORCE FROM RIGHT
EL	:	EARTHQUAKE FORCE FROM LEFT

NOTES

1) THE REACTIONS PROVIDED ARE BASED ON THE ORDER DOCUMENTS AT THE TIME OF MAILING. ANY CHANGES TO BUILDING LOADS OR DIMENSIONS MAY CHANGE THE REACTIONS. THE REACTIONS WILL BE SUPERSEDED AND VOIDED BY ANY FUTURE MAILING.
2) THE REACTIONS PROVIDED HAVE BEEN CREATED WITH THE FOLLOWING LAYOUT (UNLESS NOTED OTHERWISE).
a) A REACTION TABLE IS PROVIDED WITH THE REACTIONS FOR EACH LOAD GROUP.
b) RIGID FRAMES
(1) GABLED BUILDINGS
(a) LEFT AND RIGHT COLUMNS ARE DETERMINED AS IF VIEWING THE LEFT SIDE OF THE BUILDING, AS SHOWN ON THE ANCHOR ROD DRAWING, FROM THE OUTSIDE OF THE BUILDING.
(b) INTERIOR COLUMNS ARE SPACED FROM LEFT SIDE TO RIGHT SIDE.
(2) SINGLE SLOPE BUILDINGS
(a) LEFT COLUMN IS THE LOW SIDE COLUMN.
(b) RIGHT COLUMN IS THE HIGH SIDE COLUMN.
(c) INTERIOR COLUMNS ARE SPACED FROM LOW SIDE TO HIGH SIDE.
c) ENDWALLS
(1) LEFT AND RIGHT COLUMNS ARE DETERMINED AS IF VIEWING THE WALL FROM THE OUTSIDE.
(2) INTERIOR COLUMNS ARE SPACED FROM LEFT TO RIGHT.
d) ANCHOR ROD SIZE IS DETERMINED BY SHEAR AND TENSION AT THE BOTTOM OF THE BASE PLATE. THE LENGTH OF THE ANCHOR ROD AND METHOD OF LOAD TRANSFER TO THE FOUNDATION ARE TO BE DETERMINED BY THE FOUNDATION ENGINEER.
e) ANCHOR RODS ARE ASTM F1554 Gr. 36 MATERIAL UNLESS NOTED OTHERWISE ON THE ANCHOR ROD LAYOUT DRAWING.
f) X-BRACING
(1) ROD BRACING REACTIONS HAVE BEEN INCLUDED IN VALUES SHOWN IN THE REACTION TABLES.
(2) FOR IBC AND UBC BASED BUILDING CODES, WHEN X-BRACING IS PRESENT IN THE SIDEWALL, INDIVIDUAL LONGITUDINAL SEISMIC LOADS (RBUPEQ AND RBDWEQ) DO NOT INCLUDE THE AMPLIFICATION FACTOR, Ω_0.
(3) FOR CANADA BUILDING CODE (NBC), WHEN X-BRACING IS PRESENT IN THE SIDEWALL OR ENDWALL, INDIVIDUAL LONGITUDINAL SEISMIC LOADS (RBUPEQ & RBDWEQ) ARE MULTIPLIED BY FORCE REDUCTION FACTOR, Rd, WHEN SPECIFIED SHORT-PERIOD SPECTRAL ACCELERATION RATIO $I_E F_a S_a(0.2)$ IS GREATER THAN 0.45.
3) REACTIONS ARE PROVIDED AS UN-FACTORED FOR EACH LOAD GROUP APPLIED TO THE COLUMN. THE FOUNDATION ENGINEER WILL APPLY THE APPROPRIATE LOAD FACTORS AND COMBINE THE REACTIONS IN ACCORDANCE WITH THE BUILDING CODE AND DESIGN SPECIFICATIONS TO DETERMINE BEARING PRESSURES AND CONCRETE DESIGN. THE FACTORS APPLIED TO LOAD GROUPS FOR THE STEEL COLUMN DESIGN MAY BE DIFFERENT THAN THE FACTORS USED IN THE FOUNDATION DESIGN.

THE MANUFACTURER DOES NOT PROVIDE "MAXIMUM" LOAD COMBINATION REACTIONS. HOWEVER, THE INDIVIDUAL LOAD REACTIONS PROVIDED MAY BE USED BY THE FOUNDATION ENGINEER TO DETERMINE THE APPLICABLE LOAD COMBINATIONS FOR HIS/HER DESIGN PROCEDURES AND ALLOW FOR AN ECONOMICAL FOUNDATION DESIGN.

Revision	Date	Description	By	Ck'd
0	05/03/12	FOR ERECTOR INSTALLATION	BFV	CCR

METAL DEPOTS
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A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
BOX 1659
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary Not For Construction
☐ For Approval Not For Construction
☐ For Permit
☐ For Construction
☒ For Erector Installation

Scale: NOT TO SCALE
Drawn by: BFV 5/3/12
Checked by: CCR 5/4/12
Project Engineer: REK
Job Number: 81-B-15404-1 (0115404)
Sheet Number: F3 of 3

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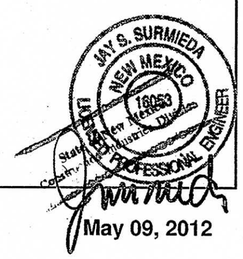
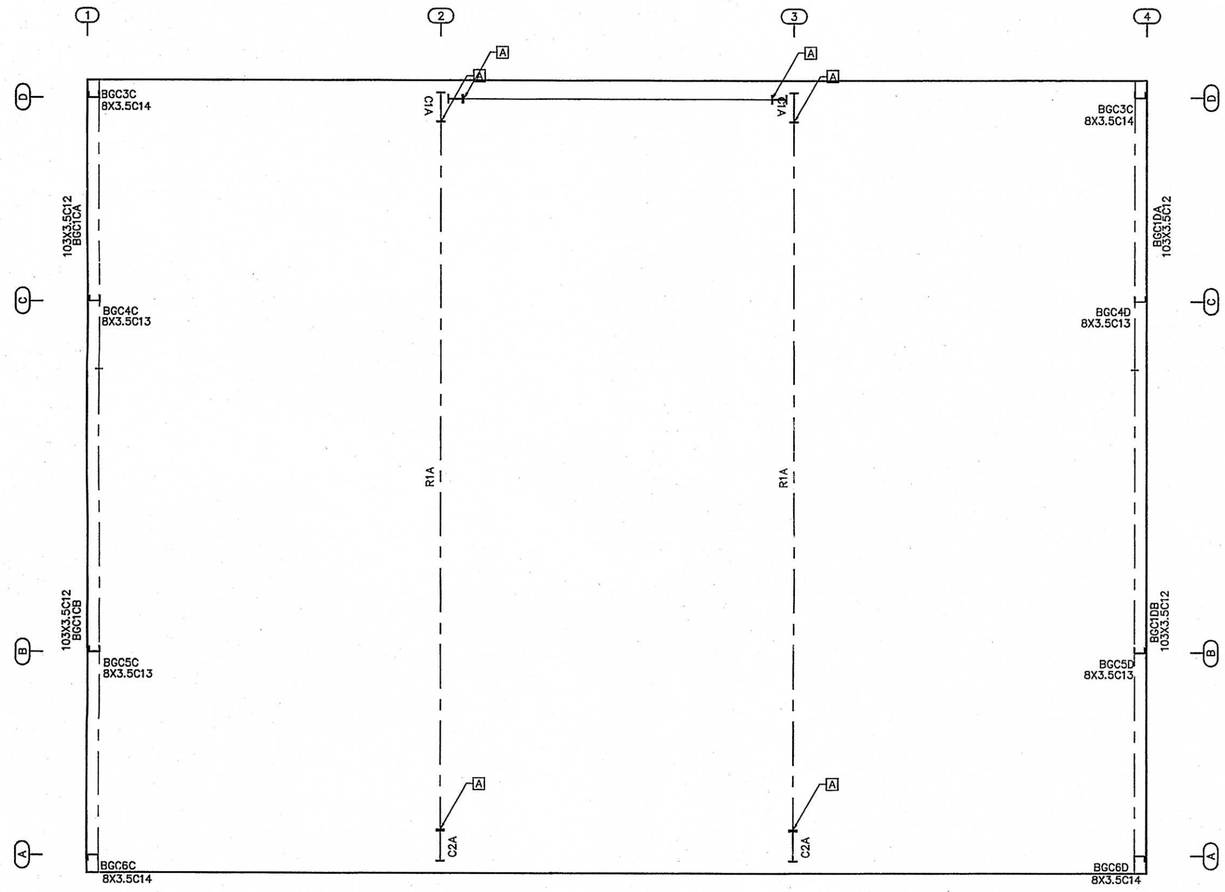
Jay S. Surmieda, P.E.
New Mexico P.E. 16053

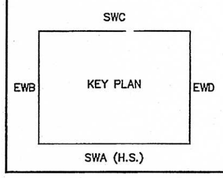


May 09, 2012

SPLICE BOLT TABLE					
CONN.	QTY.	SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	(8)	¾ X 2½	A325 B&N	0	0



PRIMARY STEEL LOCATION PLAN



Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4500 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 345-4555 (800) 877-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P.O. BOX 5983
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary Not For Construction
☐ For Approval Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	REK
Job Number:	81-B-15404-1 (Q115404)
Sheet Number:	E2 of 12

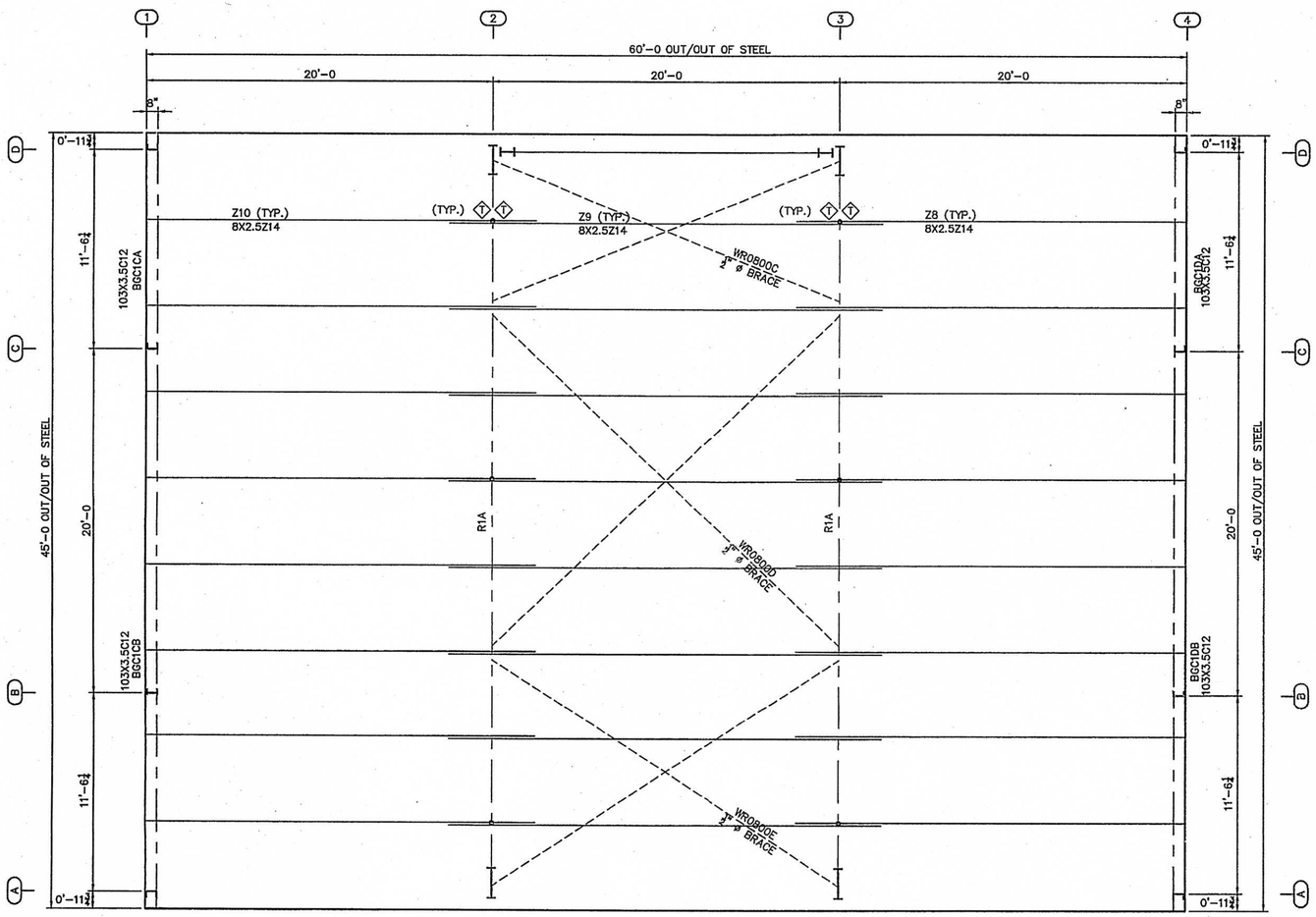
The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

Jay S. Surmieda, P.E.
New Mexico P.E. 16053

JAY S. SURMIEDA
State of NEW MEXICO
16053
REGISTERED PROFESSIONAL ENGINEER

May 09, 2012

● – DENOTES: CLIP LOCATION
SC90 AT 8" PURLINS
SC92 AT 10" PURLINS
SC94 AT 12" PURLINS



ROOF FRAMING PLAN

SWC
EWB KEY PLAN EWD
SWA (H.S.)

Z_SECTION LAP TABLE			
SYMBOL	LAP (LENGTH)	SYMBOL	LAP (LENGTH)
S	0'–2" (3½")	T	2'–4"(2'–5½")
R	1'–4"(1'–5½")	V	3'–0"(3'–1½")

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4500 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO ZIP 87107
(505) 344-8141 (800) 877-2324
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	REK
Job Number:	81-B-15404-1 (Q115404)
Sheet Number:	E3 of 12

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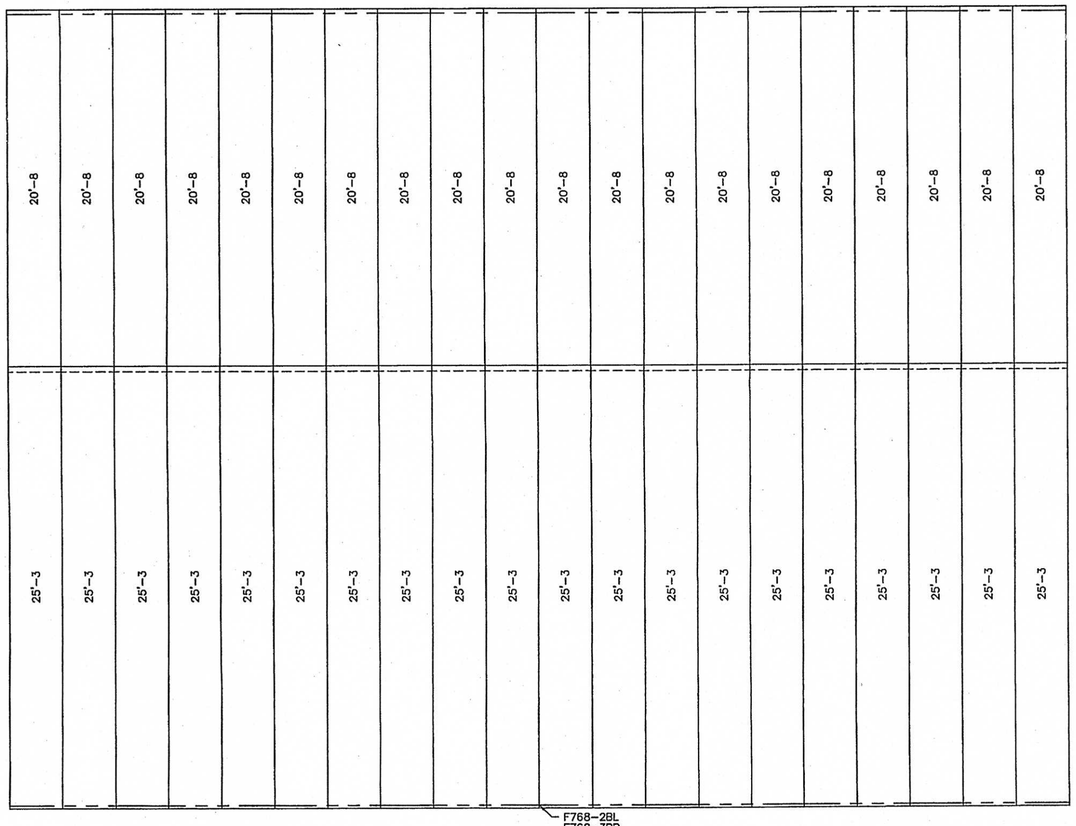
Jay S. Surmieda, P.E.
New Mexico P.E. 16053

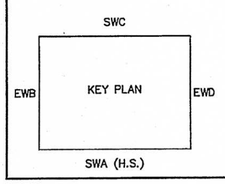
JAY S. SURMIEDA NEW MEXICO 16053 REGISTERED PROFESSIONAL ENGINEER
May 09, 2012

ROOF TO MEET UL90 REQUIREMENTS, SEE DETAILS FOR SPECIFIC INSTRUCTIONS.

PANEL TYPE = PBR (GALVALUME)
PANEL OVERHANG = 3"
FROM OUTER STEEL



ROOF SHEETING PLAN



Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4300 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 344-8141 (800) 877-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary (Not For Construction).
☐ For Approval (Not For Construction).
☐ For Construction Permit.
☒ For Erector Installation.

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	REK
Job Number:	81-B-15404-1 (Q115404)
Sheet Number:	E4 of 12

The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

Jay S. Surmieda, P.E.
New Mexico P.E. 16053

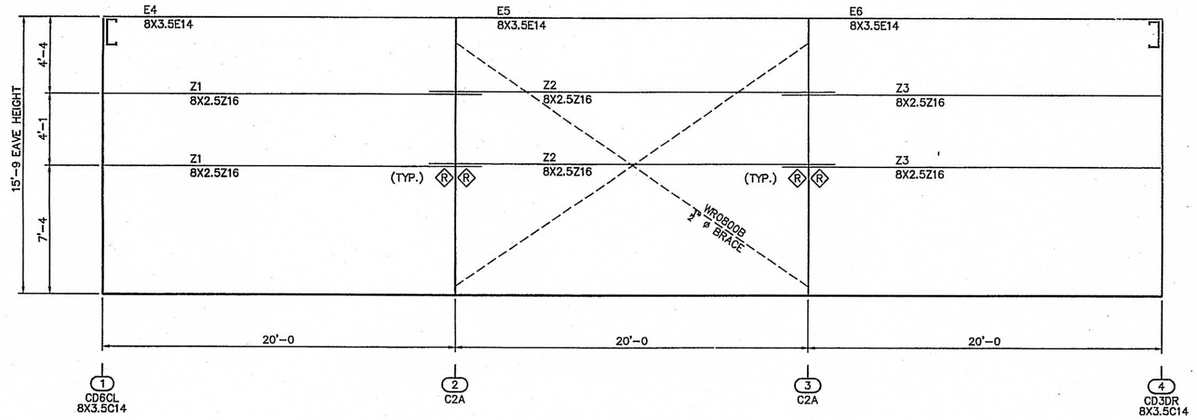
State of New Mexico
Construction Engineer
JAY S. SURMIEDA
NEW MEXICO
16053
LICENSED PROFESSIONAL ENGINEER

May 09, 2012

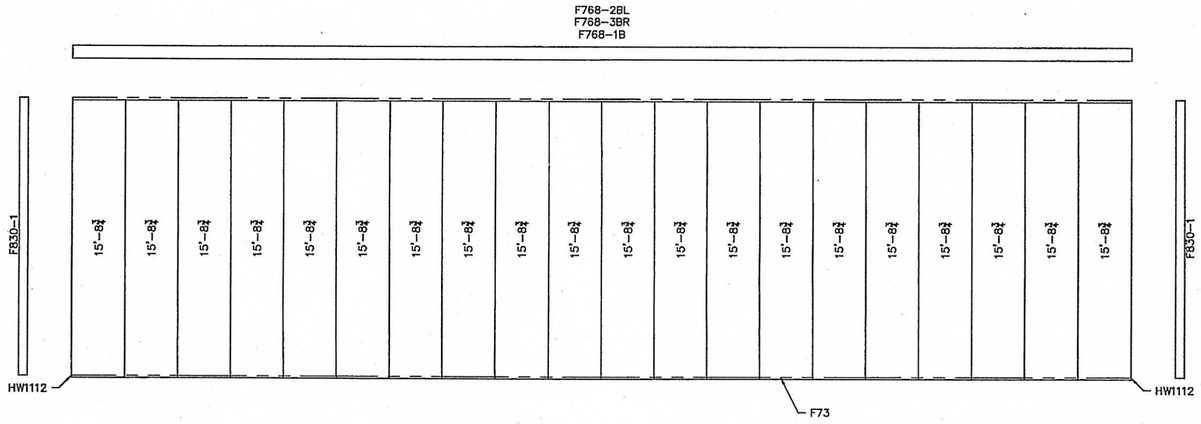
SCHEDULE OF ACCESSORIES

NO. REQD	DESCRIPTION
6	3'-10 X 3'-0½ W/ SILL AT 4-0 FIELD LOCATED FRAMED OPENINGS FOR WINDOWS

REFER TO DETAILS ON INSTALLATION OF FRAMED OPENINGS.
USE STANDARD WALL PROCEDURES TO ERECT THE SIDEWALL AND ENDWALL PANELS.

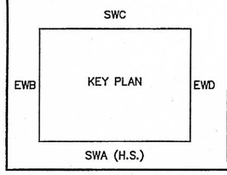


SIDEWALL ELEVATION "SWA" AT GRID LINE "A"



PBR WALL PANELS
PANEL COVERAGE = 3'-0
COLOR = SADDLE TAN

WALL SHEETING ELEVATION "SWA"
BLDG A



Z_SECTION LAP TABLE			
SYMBOL	LAP (LENGTH)	SYMBOL	LAP (LENGTH)
S	0'-2" (3½")	T	2'-4"(2'-5½")
R	1'-4"(1'-5½")	V	3'-0"(3'-1½")

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4300 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 344-8141 (800) 677-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM 87123

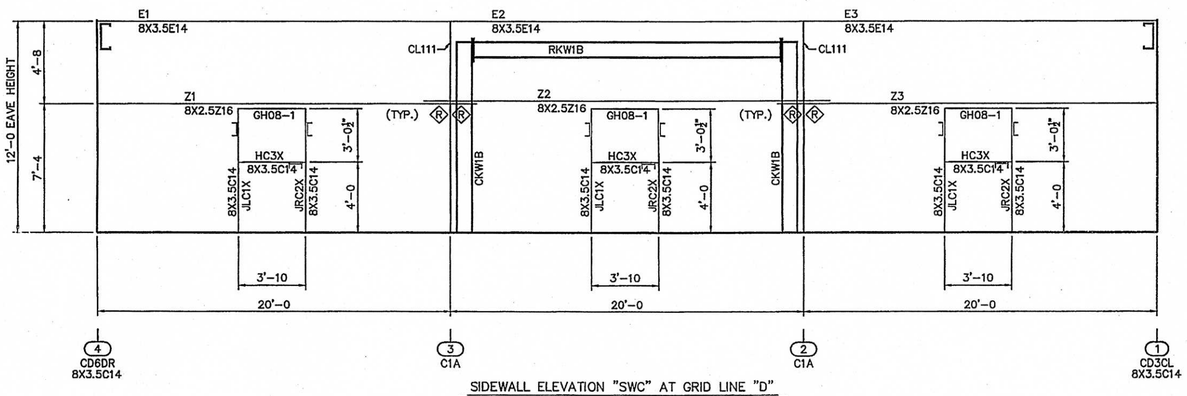
Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)
☐ For Construction Permit
☒ For Erector Installation

Scale: NOT TO SCALE
Drawn by: BFV 5/8/12
Checked by: CVC 5/8/12
Project Engineer: REK
Job Number: 81-B-15404-1 (Q115404)
Sheet Number: E5 of 12

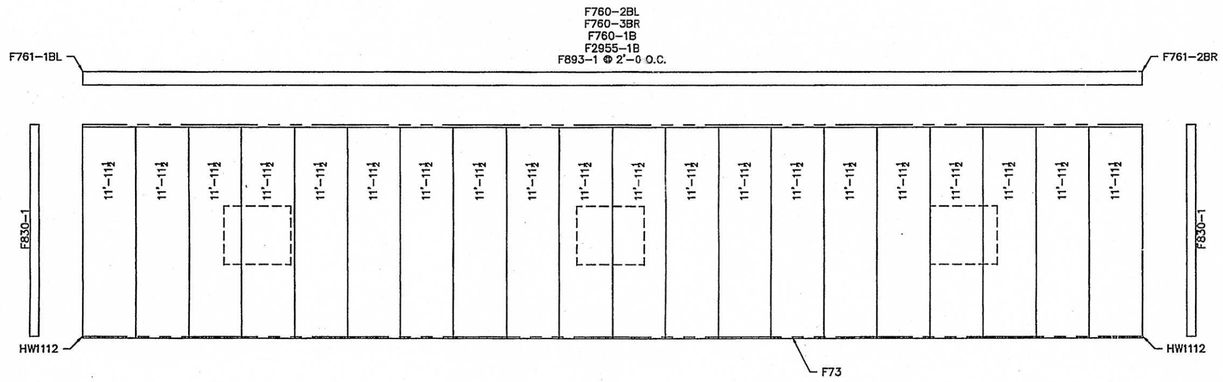
The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

Jay S. Surmieda, P.E.
New Mexico P.E. 16053

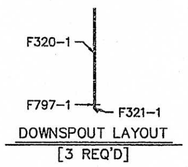
JAY S. SURMIEDA NEW MEXICO 16053 PROFESSIONAL ENGINEER
May 09, 2012



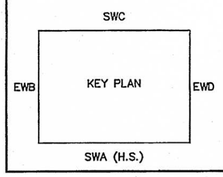
SIDEWALL ELEVATION "SWC" AT GRID LINE "D"



WALL SHEETING ELEVATION "SWC"
BLDG A



DOWNSPOUT LAYOUT
[3 REQ'D]



Z_SECTION LAP TABLE

SYMBOL	LAP (LENGTH)	SYMBOL	LAP (LENGTH)
S	0'-2" (3½")	T	2'-4"(2'-5½")
R	1'-4"(1'-5½")	V	3'-0"(3'-1½")

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4500 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 344-8141 (800) 677-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

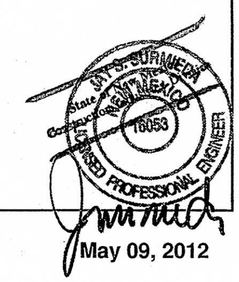
Customer:
CONTRERAS CONSTRUCTION
P O BOX 50689
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary, Not For Construction
☐ For Approval, Not For Construction
☐ For Construction Permit
☒ For Erector Installation

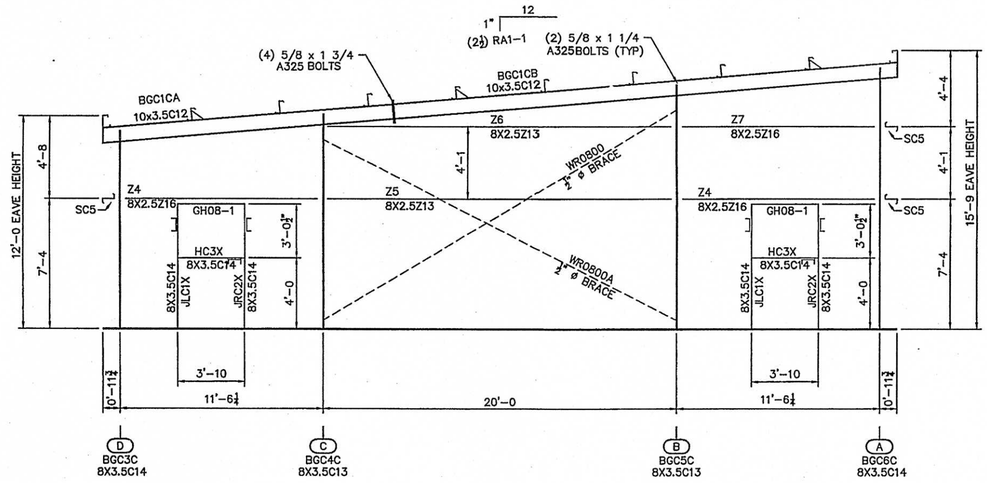
Scale: NOT TO SCALE
Drawn by: BFV 5/8/12
Checked by: CVC 5/8/12
Project Engineer: REK
Job Number: 81-B-15404-1 (Q115404)
Sheet Number: E6 of 12

The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

Jay S. Surmieda, P.E.
New Mexico P.E. 16053

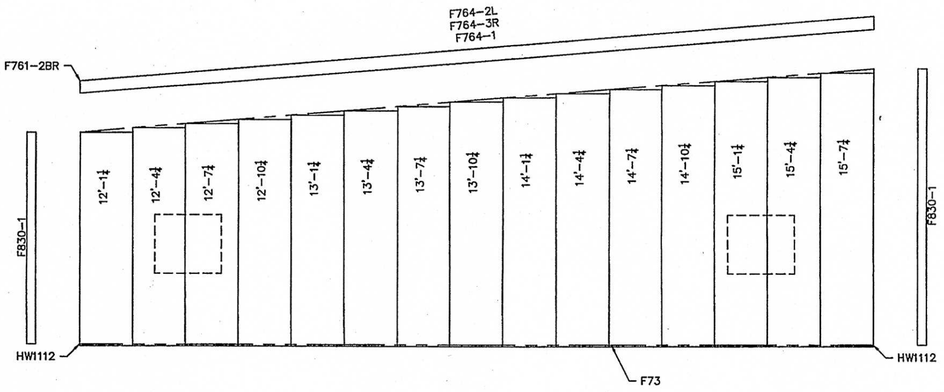


CL292– FASTENS BETWEEN THE GIRTS ON EACH SIDE OF THE ENDWALL COLUMNS, AT ALL GIRT ELEVATIONS. REFER TO DETAILS.

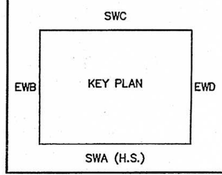


ENDWALL ELEVATION "EWB" AT GRID LINE "1"

PBR WALL PANELS
PANEL COVERAGE = 3'–0
COLOR = SADDLE TAN
PANEL PKG. REQ'D. = PBS–1



WALL SHEETING ELEVATION "EWB"
BLDG A



Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4900 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 344–8141 (800) 877–2324
FAX (505) 345–7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary
☐ For Approval
☐ Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	REK
Job Number:	81–B–15404–1 (0115404)
Sheet Number:	E7 of 12

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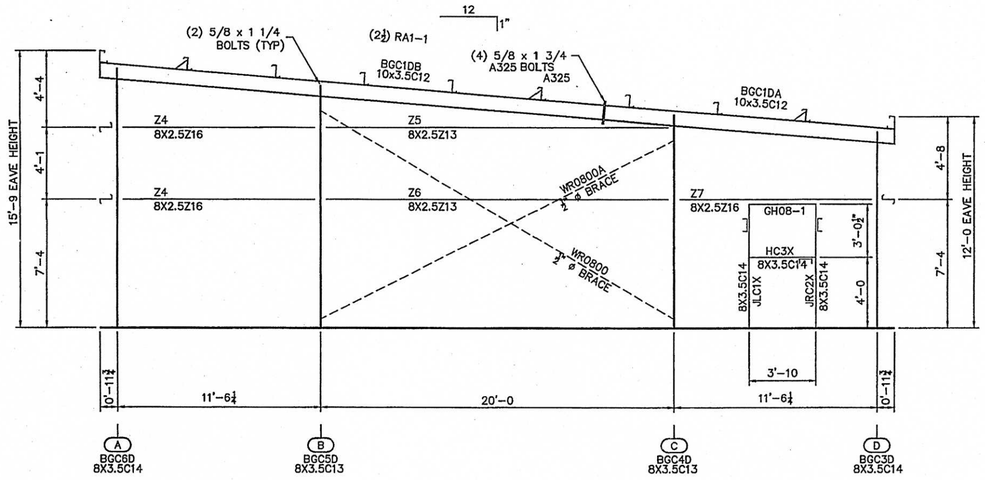
Jay S. Surmieda, P.E.
New Mexico P.E. 16053

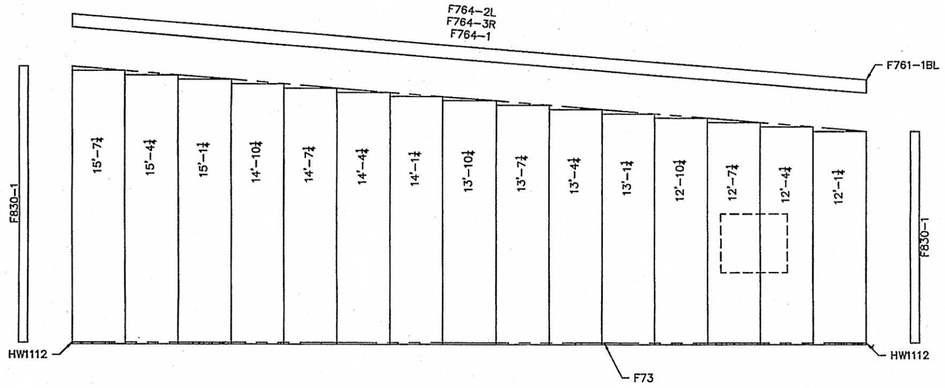
JAY S. SURMIEDA NEW MEXICO 16053 REGISTERED PROFESSIONAL ENGINEER
State of New Mexico Industries
May 09, 2012

CL292– FASTENS BETWEEN THE GIRTS ON EACH SIDE OF THE ENDWALL COLUMNS, AT ALL GIRT ELEVATIONS. REFER TO DETAILS.

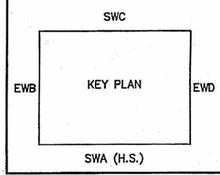


ENDWALL ELEVATION "EWD" AT GRID LINE "4"

PBR WALL PANELS
PANEL COVERAGE = 3'–0
COLOR = SADDLE TAN
PANEL PKG. REQ'D. = PBS–2



WALL SHEETING ELEVATION "EWD"
BLDG A



Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4300 2nd ST. N.W., ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 344-8141 (800) 677-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary, Not For Construction
☐ For Approval, Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	REK
Job Number:	81–B–15404–1 (Q115404)
Sheet Number:	E8 of 12

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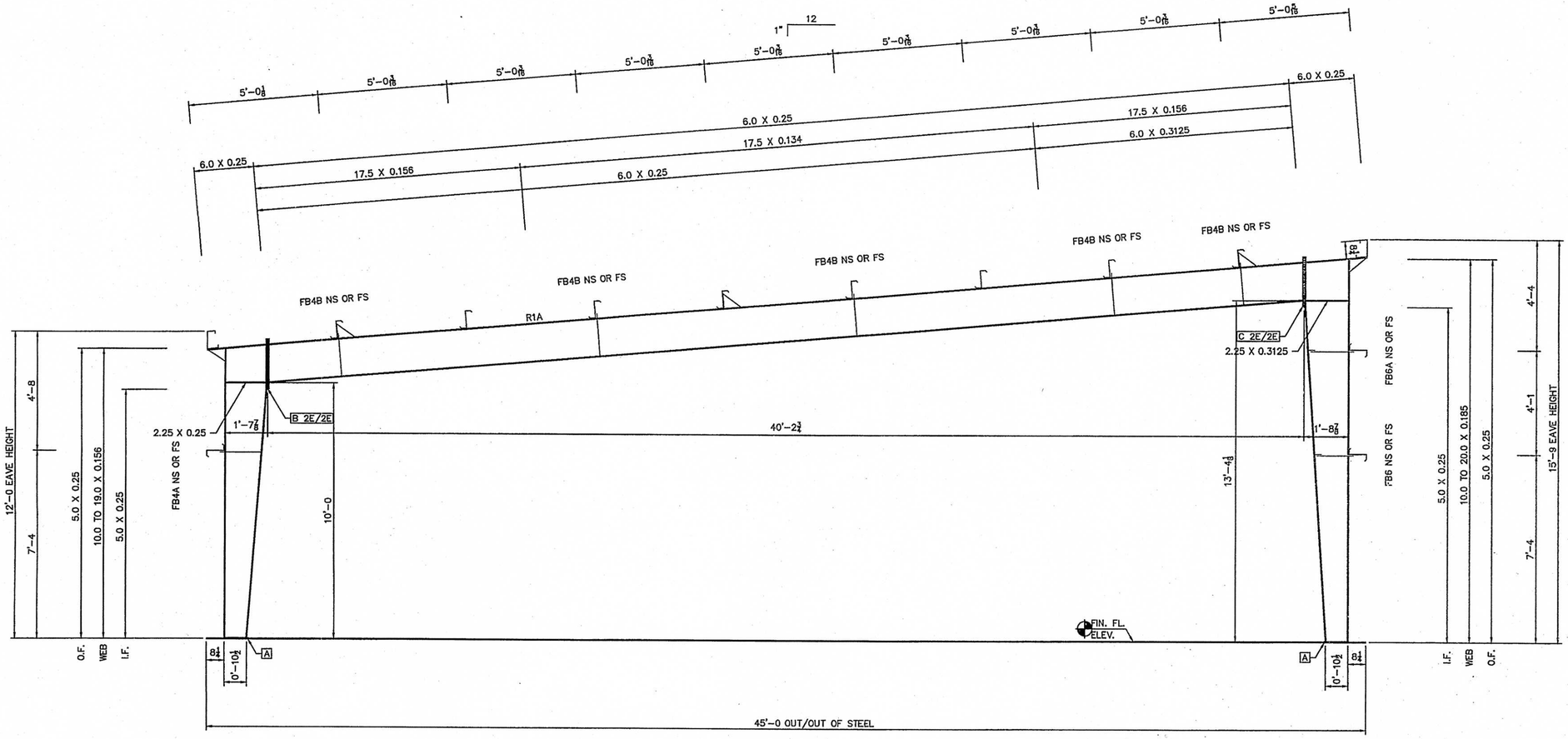
Jay S. Surmieda, P.E.
New Mexico P.E. 16053

JAY S. SURMIEDA
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
May 09, 2012

/PROJECTS\XDS-V400-20120314 FRAME = Active/Eng/81-B-15404/ver01-rekaire/Bldg-A/Drftg/x01L 4/27/12 14:22:26
/PROJECTS\XDS-V400-20120314 FB SET = Eng/81-B-15404/ver01-rekaire/Bldg-A/DRFTG/x01L

GENERAL NOTES
FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO CONDITIONS (DEFLECTION).

VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.



CROSS SECTION AT FRAME LINE "2"

	PLATE SIZE TABLE		SPLICE BOLT TABLE				
CONN.	LOW SIDE	HIGH SIDE	QTY.	SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	6 X 0.375 X 0'-11						
B	6 X 0.625 X 1'-11 7/8"	6 X 0.625 X 1'-10 15/16"	(8)	3/4 X 2 1/2	A325 B&N	0	0
C	6 X 0.625 X 1'-11 15/16"	6 X 0.625 X 1'-11 7/8"	(8)	3/4 X 2 1/2	A325 B&N	0	0

NOTE
SECTIONS 1201 CMC
OF THE INTERNATIONAL BUILDING
CODE MUST BE COMPLIED
WITH. (N.M. COMMERCIAL BUILDING CODE)
STEEL

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4900 2nd ST. N.W., ALBUQUERQUE, NEW MEXICO ZIP 87107
(505) 344-8141 (800) 677-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary Not For Construction.
☐ For Approval Not For Construction.
☐ For Construction Permit.
☒ For Erector Installation.

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	REK
Job Number:	81-B-15404-1 (G115404)
Sheet Number:	E9 of 12

The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

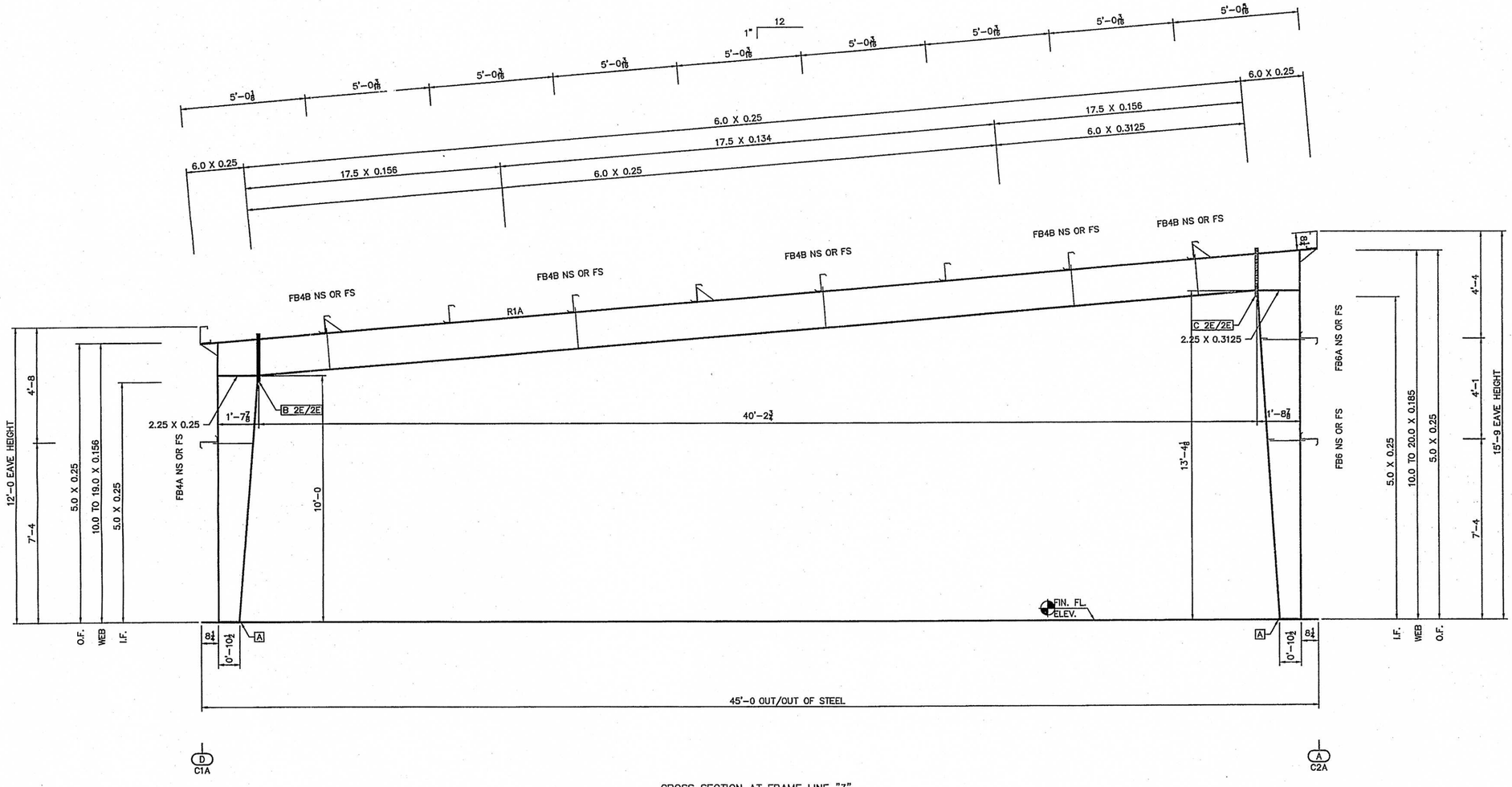
Jay S. Surmieda, P.E.
New Mexico P.E. 16053

JAY S. SURMIEDA NEW MEXICO 16053 REGISTERED PROFESSIONAL ENGINEER
May 09, 2012

/PROJECTS\XDS-V400-20120314 FRAME = Active/Eng/81-B-15404/ver01-rekaire/Bldg-A/Drftg/x01L 4/27/12 14:22:26
/PROJECTS\XDS-V400-20120314 FB SET = Eng/81-B-15404/ver01-rekaire/Bldg-A/DRFTG/x01L

GENERAL NOTES
FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO CONDITIONS (DEFLECTION).

VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.



CROSS SECTION AT FRAME LINE "3"

	PLATE SIZE TABLE		SPLICE BOLT TABLE				
CONN.	LOW SIDE	HIGH SIDE	QTY.	SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	6 X 0.375 X 0'-11						
B	6 X 0.625 X 1'-11⅞	6 X 0.625 X 1'-10⅝	(8)	¾ X 2½	A325 B&N	0	0
C	6 X 0.625 X 1'-11⅛	6 X 0.625 X 1'-10⅛	(8)	¾ X 2½	A325 B&N	0	0

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4900 2nd ST. N.W., ALBUQUERQUE, NEW MEXICO ZIP 87107
(505) 344-8141 (800) 677-2524
FAX (505) 345-7415
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary, Not For Construction
☐ For Approval Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale: NOT TO SCALE
Drawn by: BFV 5/8/12
Checked by: CVC 5/8/12
Project Engineer: REK
Job Number: 81-B-15404-1 (Q115404)
Sheet Number: E10 of 12

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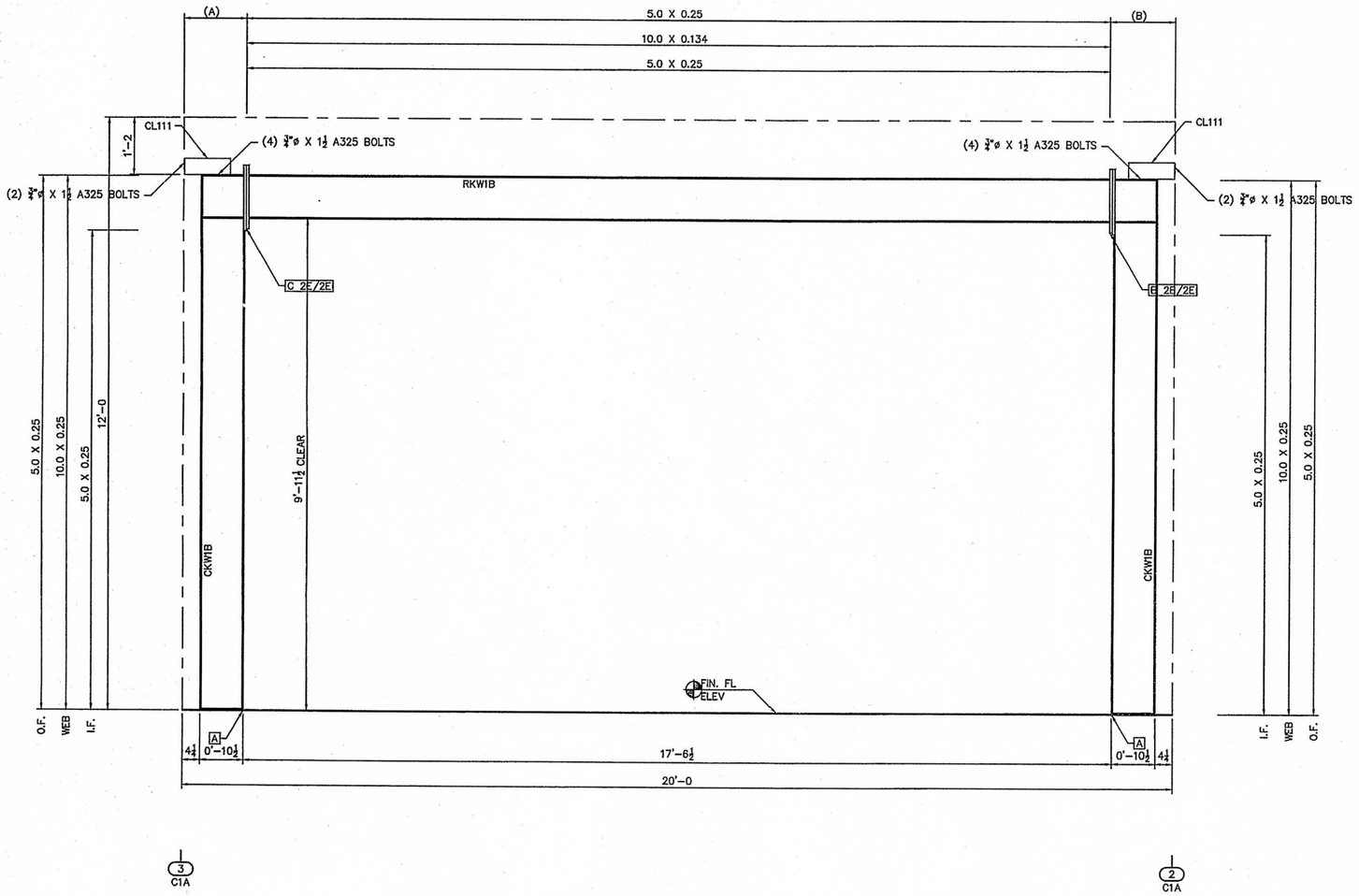
Jay S. Surmieda, P.E.
New Mexico P.E. 16053

JAY S. SURMIEDA NEW MEXICO 16053 PROFESSIONAL ENGINEER
State Manufactured Housing Division
May 09, 2012

/PROJECTS\XDS-V400-20120314 FRAME = Active/Eng/81-B-15404/ver01-rekalre/Bldg-A/Drftg/x02L 4/27/12 14:22:25

GENERAL NOTES
FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO CONDITIONS (DEFLECTION).

VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.



CROSS SECTION AT PORTAL FRAME

PLATE SIZES
(A) 5.0 X 0.25
(B) 5.0 X 0.25

	PLATE SIZE TABLE		SPLICE BOLT TABLE			
CONN.	LOW SIDE	HIGH SIDE	QTY. SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	6" X 0.375 X 0'-10½					
B	6" X 0.625 X 1'-3⅞	6" X 0.625 X 1'-3⅞	(8) ¾ X 2½	A325 B&N	0.0	0
C	6" X 0.625 X 1'-3⅞	6" X 0.625 X 1'-3⅞	(8) ¾ X 2½	A325 B&N	0.0	0

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

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A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary Not For Construction
☐ For Approval Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale: NOT TO SCALE
Drawn by: BFV 5/8/12
Checked by: CVC 5/8/12
Project Engineer: REK
Job Number: 81-B-15404-1 (0115404)
Sheet Number: E11 of 12

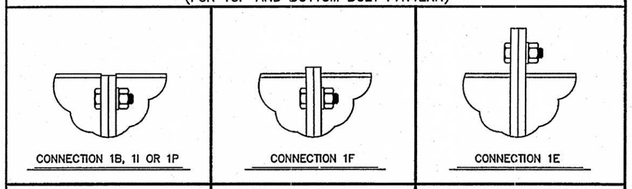
The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

Jay S. Surmieda, P.E.
New Mexico P.E. 16053

JAY S. SURMIEDA
NEW MEXICO
16053
REGISTERED PROFESSIONAL ENGINEER

May 09, 2012

CONNECTION CODES
(FOR TOP AND BOTTOM BOLT PATTERN)

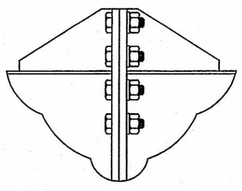


CONNECTION 1B, 1I OR 1P | CONNECTION 1F | CONNECTION 1E

CONNECTION 2B, 2I OR 2P | CONNECTION 2F | CONNECTION 2E

CONNECTION 3B, 3I OR 3P | CONNECTION 3F | CONNECTION 3E

CONNECTION 4B, 4I OR 4P | CONNECTION 4F | CONNECTION 4E



CONNECTION 4X

4 E /2 E H
- CONNECTION DESIGNATION
- BLANK = STANDARD CONNECTION; H = HEAVY CONNECTION
- BOTTOM CONNECTION CODE
- BOTTOM QUANTITY OF BOLT ROWS
- CONNECTION DESIGNATION
- BLANK = STANDARD CONNECTION; H = HEAVY CONNECTION
- TOP CONNECTION CODE
- TOP QUANTITY OF BOLT ROWS

CONNECTION CODE FORMAT

CONNECTION CODE DESCRIPTION

B = THIS DESCRIPTION CODE IS USED TO DEFINE SHEAR CONNECTIONS. BOLTS ARE LOCATED INSIDE THE OUTER FLANGE AND CONNECTION PLATE IS RECESSED 1/8" BELOW THE OUTER FLANGE.

I = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED INSIDE THE OUTER FLANGE AND CONNECTION PLATE IS RECESSED 1/8" BELOW THE OUTER FLANGE.

P = THIS DESCRIPTION CODE IS THE SAME AS B CODE, BUTT PLATE LENGTH MUST BE A MINIMUM OF 1/2" THE RAFTER DEPTH AND SHALL NOT EXCEED RAFTER TOTAL DEPTH.

F = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED INSIDE THE OUTER FLANGE AND CONNECTION PLATE PROJECTS 1/2" ABOVE THE OUTER FLANGE.

E = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED WITH ONE SET OUTSIDE THE OUTER FLANGE AND REMAINDER SETS LOCATED INSIDE THE OUTER FLANGE.

4X = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED WITH TWO SETS EITHER SIDE THE OUTER FLANGE WITH A GUSSET PLATE OUTSIDE THE OUTER FLANGE OR COLUMN CAP PLATE.

CONNECTION BOLT DATA

NAME	DESCRIPTION FOR A325 BOLT DIMENSIONS	A325 CONNECTION BOLT DIMENSIONS					
D	DIAMETER OF THE BOLT	1/2"	3/4"	7/8"	1"	1 1/4"	1 1/2"
HD	BOLT HOLE DIAMETER	9/16"	13/16"	15/16"	1 1/16"	1 5/16"	1 9/16"
G	BOLT GAUGE	2 1/2"	3"	4"	3 1/2"	4"	5 1/2"
	MAX. WEB THICKNESS (Max. 5/16" Fillet Weld) WITHOUT WASHER	1"	1 1/8"	1 7/8"	1 1/4"	1 3/8"	2 1/8"
	MAX. WEB THICKNESS (Max. 5/16" Fillet Weld) WITH WASHER	3/4"	7/8"	1 5/8"	7/8"	7/8"	1 7/8"
HG	HEAVY CONN. BOLT GAUGE	N/A	2 1/4"	2 5/8"	3"	3 3/4"	4"
S	NORMAL BOLT SPACING	2 1/2"	3"	3 1/4"	3 1/2"	4"	4 1/2"
BSMIN	MINIMUM SPACING BETWEEN TOP & BOTTOM SETS OF BOLTS	1 1/2"	2 1/4"	2 5/8"	3"	3 3/4"	4"
BSMAX	MAXIMUM BOLT SPACING BETWEEN TOP AND BOTTOM SETS OF BOLTS ON CONNECTION PLATES LESS THAN OR EQUAL TO 3/4" THICK	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
	SPLICE BOLT SPACING (NOT TO EXCEED 2'-0")	1/2 BSMAX (±1/16") WHEN BSMAX = 2'-0 1/16" TO 4'-0 1/3 BSMAX (±1/16") WHEN BSMAX = 4'-0 1/16" TO 6'-0 1/4 BSMAX (±1/16") WHEN BSMAX = 6'-0 1/16 TO 8'-0					
BFCD	STANDARD BOLT-TO-FLANGE CLEARANCE DIMENSION (LARGER ON SLOPES 2:12 AND GREATER)	7/8"	1 1/8"	1 1/4"	1 3/8"	1 5/8"	1 7/8"
TT	THICKNESS TOP FLANGE	REFER TO FRAME PROFILE FOR LARGEST FLANGE THICKNESS EITHER SIDE OF SPLICE					
TB	THICKNESS BOTTOM FLANGE						
YT	BOLT SPACING TOP (MIN = S)	1 3/4" + TT	2 1/4" + TT	2 1/2" + TT	2 3/4" + TT	3 1/4" + TT	3 3/4" + TT
YB	BOLT SPACING BOTTOM (MIN = S)	or TB Sloped	or TB Sloped	or TB Sloped	or TB Sloped	or TB Sloped	or TB Sloped
EED(S)	MINIMUM SHEARED END EDGE DIMENSION	1 1/4"	1 1/4"	1 1/2"	1 3/4"	2 1/4"	2 5/8"
EED(R)	MINIMUM ROLLED END EDGE DIMENSION	3/4"	1"	1 1/8"	1 1/4"	1 5/8"	2 1/4"
EEDK	END EDGE DIMENSION AT KNEE CONNECTION	1 3/8"	1 3/8"	1 5/8"	1 7/8"	2 3/8"	2 3/4"
BCWM	MIN. BOLT CLEARANCE FROM A FLANGE OR WEB WELD — WITHOUT WASHER	7/16"	5/8"	3/4"	13/16"	1"	1 3/8"
	MIN. BOLT CLEARANCE FROM A FLANGE OR WEB WELD — WITH HARDENED WASHER	9/16"	3/4"	7/8"	1"	1 1/4"	1 1/2"
WCSM	MIN. WIDTH OF CONN. PL. (Standard Connection)	5"	6"	8"	8"	10"	12"
WCHM	MIN. WIDTH OF CONN. PL. (Heavy Connection)	N/A	10"	12"	12"	16"	18"
TCMIN	MINIMUM THICKNESS OF	1/4"	3/8"	7/16"	1/2"	5/8"	1"

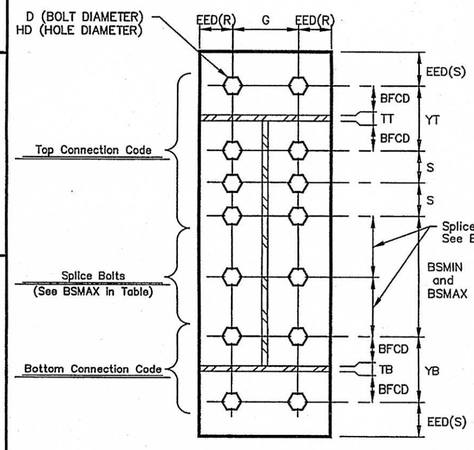
Frame Documentation
Connection Bolt Details (A325)

Page 05-12-10
Date Mar '11 Rev. 02

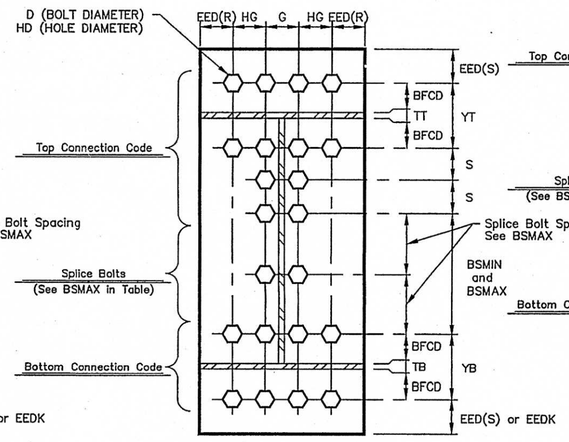
B 4E/2EH
- Connection Code (See "Connection Code Format" on this drawing)
- Connection Location

CROSS SECTION CONNECTION CODE KEY
(AS SHOWN AT CONNECTIONS ON FRAME CROSS SECTION DRAWINGS)

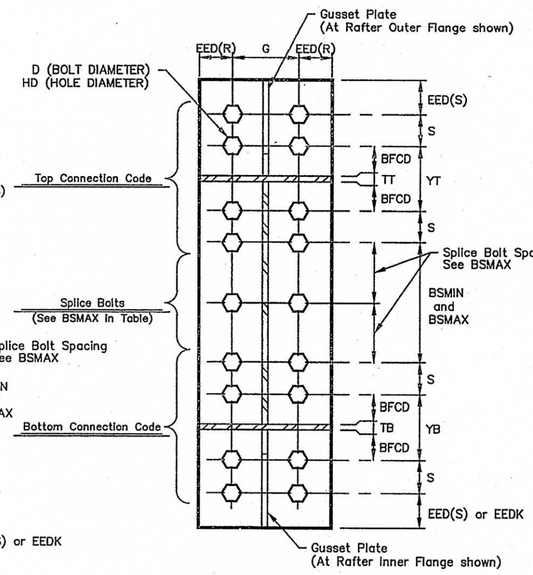
Flange Brace Material Schedule	
Part Mark	Material
FB4_	L 2" x 2" x 14 Ga.
FB5_	L 2" x 2" x 14 Ga.
FB6_	L 2" x 2" x 1/8"
FB7_	L 2 1/2" x 2 1/2" x 3/16"



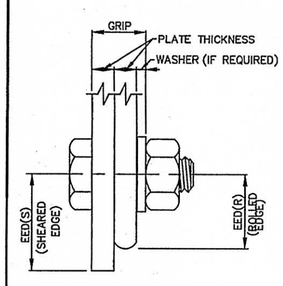
STANDARD CONNECTION DESIGNATION
(CODE 4E/2E SHOWN)



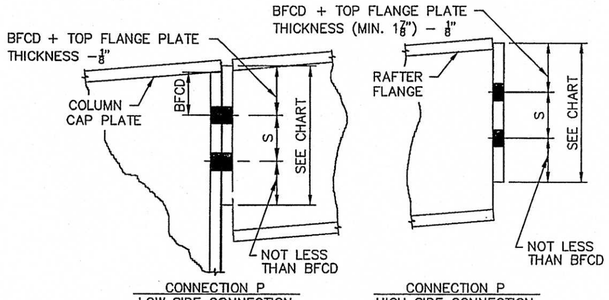
HEAVY CONNECTION DESIGNATION



4X CONNECTION DESIGNATION
(CODE 4X/4X SHOWN)



A325 BOLT EDGE DISTANCE



LEAN-TO CONNECTIONS

LEAN-TO BUTT PLATE LENGTH* CHART				
BOLT DIA \ BOLT QTY	2	4	6	8
1/2"ø BOLT	6"	6"	7 1/2"	10"
3/4"ø BOLT	6"	6"	9"	1'-0
7/8"ø BOLT	6"	6 1/2"	9 3/4"	1'-1
1"ø BOLT	6"	7"	10 1/2"	1'-2

* NOTE; BUTT PLATE LENGTH MUST BE A MINIMUM OF 1/2 THE RAFTER WEB DEPTH AND SHALL NOT EXCEED RAFTER TOTAL DEPTH.

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
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A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	REK
Job Number:	81-B-15404-1 (Q115404)
Sheet Number:	E12 of 12

The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

Jay S. Surmieda, P.E.
New Mexico P.E. 16053

JAY S. SURMIEDA — State of New Mexico — Construction Industries Division — 16053 — REGISTERED PROFESSIONAL ENGINEER

May 09, 2012

FIELD SERVICE PROCEDURES

IN ORDER TO GIVE YOU PROMPT SERVICES AND KEEP PROBLEMS TO A MINIMAL, PLEASE HANDLE ANY SHORTAGES OR BACK CHARGES IN THE FOLLOWING MANNER:
CAREFULLY CHECK YOUR PACKING LIST WHILE UNLOADING. MARK ANY ITEMS, WHICH APPEAR TO BE MISSING AND NOTIFY THE FIELD SERVICE DEPARTMENT AT THE NUMBER SHOWN IN THE TITLEBLOCK AS SOON AS POSSIBLE. CALLING SOMEONE ELSE COULD DELAY THE PROPER RESPONSE.

SHORT MATERIALS – IMMEDIATELY UPON DELIVERY OF MATERIAL, QUANTITIES ARE TO BE VERIFIED BY THE CUSTOMER AGAINST QUANTITIES THAT ARE BILLED ON THE SHIPPING DOCUMENT. NEITHER THE MANUFACTURER NOR THE CARRIER IS RESPONSIBLE FOR THE MATERIAL SHORTAGES AGAINST THE QUANTITIES BILLED ON SHIPPING DOCUMENT IF SUCH SHORTAGES ARE NOT NOTED ON SHIPPING DOCUMENTS WHEN THE MATERIAL IS DELIVERED, AND THEN ACKNOWLEDGED BY THE CARRIER'S AGENT. IF THE CARRIER IS THE MANUFACTURER, CLAIMS FOR SHORTAGES ARE TO BE MADE BY THE CUSTOMER TO THE COMMON CARRIER. IF THE MATERIAL QUANTITIES RECEIVED ARE CORRECT ACCORDING TO THE QUANTITIES THAT ARE BILLED ON THE SHIPPING DOCUMENTS, BUT ARE LESS THAN THE QUANTITIES ORDERED OR THE QUANTITIES THAT ARE NECESSARY TO COMPLETE THE METAL BUILDING ACCORDING TO THE ORDER DOCUMENTS, CLAIM IS TOO BE MADE OF THE MANUFACTURER.

DAMAGED OR DEFECTIVE MATERIAL – DAMAGED OR DEFECTIVE MATERIAL, REGARDLESS OF THE DEGREE OF DAMAGE, MUST BE NOTED ON THE SHIPPING DOCUMENTS BY THE CUSTOMER AND ACKNOWLEDGED IN WRITING BY THE CARRIER'S AGENT. THE MANUFACTURER IS NOT RESPONSIBLE FOR MATERIAL DAMAGED IN UNLOADING OF PACKAGED OR NESTED MATERIALS, INCLUDING, BUT NOT LIMITED TO: FASTENERS, SHEET METAL, "C" & "Z" SECTIONS & COVERING PANELS THAT BECOME WET AND/OR DAMAGED BY WATER WHILE IN THE POSSESSION OF OTHERS. PACKAGED OR NESTED MATERIAL THAT BECOMES WET IN TRANSIT MUST BE UNPACKED, UNSTACKED AND DRIED BY THE CUSTOMER.
IF THE CARRIER IS THE MANUFACTURER, THE CUSTOMER MUST MAKE CLAIM FOR DAMAGE DIRECTLY TO THE MANUFACTURER. IF THE CARRIER IS A COMMON CARRIER, THE CUSTOMER MUST MAKE THE CLAIM FOR DAMAGE TO THE COMMON CARRIER. THE MANUFACTURER IS NOT LIABLE FOR ANY CLAIM WHATSOEVER INCLUDING, BUT NOT LIMITED TO LABOR CHARGES OF CONSEQUENTIAL DAMAGES RESULTING FROM THE CUSTOMER'S USE OF DAMAGED OF DEFECTIVE MATERIALS THAT CAN BE DETECTED BY VISUAL INSPECTION.

OIL CANNING IS NOT CAUSE FOR REJECTION – SEE INSTALLATION MANUAL

EXCESSIVE MATERIAL – THE MANUFACTURER RESERVES THE RIGHT TO RECOVER ANY MATERIAL DELIVERED IN EXCESS OR THOSE REQUIRED BY THE ORDER DOCUMENTS.

INITIAL CLAIM – IN THE EVENT OF ERROR, THE CUSTOMER MUST PROMPTLY MAKE A WRITTEN OR VERBAL "INITIAL CLAIM" TO THE MANUFACTURER FOR THE CORRECTION OF DESIGN, DRAFTING, BILL OF MATERIALS OF FABRICATION ERROR. THE "INITIAL CLAIM" INCLUDES:
1. DESCRIPTION OF THE NATURE AND EXTENT OF THE ERRORS, INCLUDING QUANTITIES.
2. DESCRIPTION OF THE NATURE AND EXTENT OF PROPOSED CORRECTIVE WORK INCLUDING ESTIMATED MAN-HOURS.
3. MATERIAL TO BE PURCHASED FROM OTHER THAN THE MANUFACTURER, INCLUDING ESTIMATED QUANTITIES AND COST.
4. MAXIMUM TOTAL COST OF PROPOSED CORRECTIVE WORK AND MATERIAL TO BE PURCHASED FROM OTHER THAN THE MANUFACTURER.

R1–01

AUTHORIZATION FOR CORRECTIVE WORK

NORMAL ERECTION OPERATIONS INCLUDE THE CORRECTION OF MINOR MISFITS BY MODERATE AMOUNTS OF REAMING, CHIPPING, WELDING OR CUTTING AND THE DRAWING OF ELEMENTS INTO LINE THROUGH THE USE OF DRIFT PINS. ERRORS WHICH CANNOT BE CORRECTED BY THE FOREGOING MEANS OR WHICH REQUIRE MAJOR CHANGES IN THE MEMBER CONFIGURATION SHOULD BE REPORTED IMMEDIATELY TO THE OWNER AND FABRICATOR BY THE ERECTOR, TO ENABLE WHICHEVER IS RESPONSIBLE EITHER TO CORRECT THE ERROR OR TO APPROVE THE MOST EFFICIENT AND ECONOMICAL METHOD OF CORRECTION TO BE USED BY OTHERS. (AISC 303-10, SECTION 7.14) (MAR 05 SECTION 7.14)
IF THE ERROR IS THE FAULT OF THE MANUFACTURER, AN "AUTHORIZATION FOR CORRECTIVE WORK" MUST BE ISSUED IN WRITING BY THE MANUFACTURER TO AUTHORIZE THE CORRECTIVE WORK AT A COST NOT TO EXCEED THE MAXIMUM TOTAL COST SET FORTH.
ALTERNATIVE CORRECTIVE WORK OTHER THAN THAT PROPOSED IN THE "INITIAL CLAIM" MAY BE DIRECTED BY THE MANUFACTURER IN THE "AUTHORIZATION OF CORRECTIVE WORK." ONLY THE FIELD SERVICE DEPARTMENT MAY AUTHORIZE CORRECTIVE WORK.

FINAL CLAIM – THE "FINAL CLAIM" IN WRITING MUST BE FORWARDED BY THE CUSTOMER TO THE MANUFACTURER WITHIN TEN (10) DAYS OF COMPLETION OF THE CORRECTIVE WORK AUTHORIZED BY THE MANUFACTURER.

THE "FINAL CLAIM" MUST INCLUDE:
1. ACTUAL NUMBER OF MAN-HOURS BY DATE OF DIRECT LABOR USE ON CORRECTIVE WORK AND ACTUAL HOURLY RATES OF PAY
2. TAXES AND INSURANCE ON TOTAL ACTUAL DIRECT LABOR.
3. OTHER DIRECT COSTS ON ACTUAL DIRECT LABOR.
4. COST OF MATERIAL (NOT MINOR SUPPLIES) AUTHORIZED BY THE MANUFACTURER TO BE PURCHASED FROM OTHER THAN THE MANUFACTURER, INCLUDING COPIES OF PAID INVOICES.
5. TOTAL ACTUAL DIRECT COST OF CORRECTIVE WORK (SUM OF 1, 2, 3 & 4). THE "FINAL CLAIM" MUST BE SIGNED AND CERTIFIED TRUE AND CORRECT BY THE CUSTOMER. "FINAL CLAIMS" ARE CREDITED TO THE CUSTOMER BY THE MANUFACTURER IN AN AMOUNT NOT TO EXCEED THE LESSER OF THE MAXIMUM TOTAL COST SET FORTH IN WRITING IN THE "AUTHORIZATION FOR CORRECTIVE WORK" OR TOTAL ACTUAL DIRECT COST OF CORRECTIVE WORK.
** IMPORTANT NOTE ** – COST OF EQUIPMENT (RENTAL OR DEPRECIATION), SMALL TOOLS, SUPERVISION, OVERHEAD AND PROFIT ARE NOT SUBJECTED TO CLAIMS.

SHIPMENT ARRIVAL TIME – EVERY EFFORT WILL BE MADE TO SEE THAT THE CARRIER ARRIVES AT THE JOBSITE ON THE REQUESTED DAY AND AT THE REQUESTED HOUR. MANUFACTURER MAKES NO WARRANTY AND ACCEPTS NO RESPONSIBILITY FOR COSTS ASSOCIATED WITH A SHIPMENT NOT ARRIVING AT A REQUESTED TIME UNLESS A SEPARATE AGREEMENT HAS BEEN MADE IN WRITING FOR A GUARANTEED ARRIVAL TIME.

R1–02

UNLOADING, HANDLING, AND STORING MATERIALS

STRUCTURAL – A GREAT AMOUNT OF TIME AND TROUBLE CAN BE SAVED IF THE BUILDING PARTS ARE UNLOADED AT THE BUILDING SITE ACCORDING TO A PRE-ARRANGED PLAN. PROPER LOCATION AND HANDLING OF COMPONENTS WILL ELIMINATE UNNECESSARY HANDLING.

NOTE: PIECE MARKS ARE STENCILED ON PRIMARY STRUCTURAL MEMBERS AT LOWER END, 1'-0" FROM END.
INSPECT ALL SHIPMENTS PRIOR TO RELEASING THE TIE-DOWNS FOR LOADS THAT MAY HAVE SHIFTED DURING TRANSIT

REMEMBER, SAFETY FIRST!

BLOCKING UNDER THE COLUMNS AND RAFTERS PROTECTS THE SPLICE PLATES AND THE SLAB FROM DAMAGE DURING THE UNLOADING PROCESS. IT ALSO FACILITATES THE PLACING OF SLINGS OR CABLES AROUND THE MEMBERS FOR LATER LIFTING AND ALLOWS MEMBERS TO BE BOLTED TOGETHER INTO SUB-ASSEMBLIES WHILE ON THE GROUND. EXTRA CARE SHOULD ALWAYS BE EXERCISED IN THE UNLOADING OPERATION TO PREVENT INJURIES FROM HANDLING THE STEEL AND TO PREVENT DAMAGE TO MATERIALS AND THE CONCRETE SLAB.

IF WATER IS ALLOWED TO REMAIN FOR EXTENDED PERIODS IN BUNDLES OF PRIMED PARTS SUCH AS GRTS, PURLINS, ETC., THE PIGMENT WILL FADE AND THE PAINT WILL GRADUALLY SOFTEN REDUCING ITS BOND TO THE STEEL. THEREFORE, UPON RECEIPT OF A JOB, ALL BUNDLES OF PRIMED PARTS SHOULD BE STORED AT AN ANGLE TO ALLOW ANY TRAPPED WATER TO DRAIN AWAY AND PERMIT AIR CIRCULATION FOR DRYING. PUDDLES OF WATER SHOULD NOT BE ALLOWED TO COLLECT AND REMAIN ON COLUMNS OR RAFTERS FOR THE SAME REASON.
THE COAT OF SHOP PRIMER IS INTENDED TO PROTECT THE STEEL FRAMING FOR ONLY A SHORT PERIOD OF EXPOSURE TO ORDINARY ATMOSPHERIC CONDITIONS. THE COAT OF SHOP PRIMER DOES NOT PROMISE THE UNIFORMITY OF APPEARANCE, OR THE DURABILITY AND CORROSION RESISTANCE OF A FIELD APPLIED FINISH COAT OF PAINT OVER A SHOP PRIMER.

TOUCH-UP OF THESE MINOR ABRASIONS IS THE RESPONSIBILITY OF THE END CUSTOMER.
ALL PRIMER SHOULD BE TOUCHED UP AS REQUIRED BEFORE ERECTION! – SEE R1-06 TITLED "SHOP PRIMED STEEL"

TEMPORARY SUPPORTS

TEMPORARY SUPPORTS, SUCH AS TEMPORARY GUYS, BRACES, FALSE WORK, CRIBBING OR OTHER ELEMENTS REQUIRED FOR THE ERECTION OPERATION WILL BE DETERMINED AND FURNISHED AND INSTALLED BY THE ERECTOR. THESE TEMPORARY SUPPORTS WILL SECURE THE STEEL FRAMING, OR ANY PARTLY ASSEMBLED STEEL FRAMING, AGAINST LOADS COMPARABLE IN INTENSITY TO THOSE FOR WHICH THE STRUCTURE WAS DESIGNED, RESULTING FROM WIND, SEISMIC FORCES AND ERECTION OPERATIONS, BUT NOT THE LOADS RESULTING FROM THE PERFORMANCE OF WORK BY OR THE ACTS OF OTHERS, NOR SUCH UNPREDICTABLE LOADS AS THOSE DUE TO TORNADO, EXPLOSION OR COLLISION. (SECT. 7.9.1 AISC CODE OF STANDARD PRACTICE, 9TH ED.).

R1–03

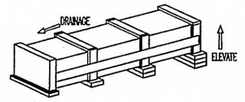
ROOF AND WALL PANELS

MANUFACTURER'S WALL AND ROOF PANELS INCLUDING COLOR COATED, GALVALUME & GALVANIZED, PROVIDE EXCELLENT SERVICE UNDER WIDELY VARIED CONDITIONS. ALL UNLOADING & ERECTION PERSONNEL SHOULD FULLY UNDERSTAND THAT *THESE PANELS ARE QUALITY MERCHANDISE, WHICH MERITS CAUTIOUS CARE IN HANDLING.*

UNDER NO CIRCUMSTANCES SHOULD PANELS BE HANDLED ROUGHLY. PACKAGES OF SHEETS SHOULD BE LIFTED OFF THE TRUCK WITH EXTREME CARE TAKEN TO INSURE THAT NO DAMAGE OCCURS TO ENDS OF THE SHEETS OR TO SIDE RIBS. THE PACKAGES SHOULD BE STORED OFF THE GROUND SUFFICIENTLY HIGH TO ALLOW AIR CIRCULATION UNDERNEATH THE PACKAGES. THIS AVOIDS GROUND MOISTURE & DEFERS PEOPLE FROM WALKING ON THE PACKAGES. ONE END OF THE PACKAGE SHOULD ALWAYS BE ELEVATED TO ENCOURAGE DRAINAGE IN CASE OF RAIN.
THE MTDS EXERCISES EXTREME CAUTION DURING FABRICATING AND SHIPPING OPERATIONS TO INSURE THAT ALL PANEL STOCK IS KEPT DRY. HOWEVER, DUE TO CLIMATIC CONDITIONS, WATER FORMED BY CONDENSATION OF HUMID AIR CAN BECOME TRAPPED BETWEEN STACKED SHEETS. WATER CAN ALSO BE TRAPPED BETWEEN THE STACKED SHEETS WHEN EXPOSED TO RAIN. THIS MAY CAUSE DISCOLORATION CAUSED BY TRAPPED MOISTURE.
THE STAIN IS USUALLY SUPERFICIAL & HAS LITTLE EFFECT ON THE APPEARANCE OR SERVICE LIFE OF THE PANELS AS LONG AS IT IS NOT PERMITTED TO REMAIN ON THE PANELS. HOWEVER, MOISTURE IN CONTACT WITH THE SURFACE OF THE PANELS OVER AN EXTENDED PERIOD CAN SEVERELY ATTACK THE FINISH & REDUCE THE EFFECTIVE SERVICE LIFE. SEE R1-07 "DAMAGE FROM CONDENSATION OR TRAPPED WATER."

CAUTION: CARE SHOULD ALWAYS BE TAKEN WHEN WALKING ON PANELS. USE SAFETY LINES AND NETS WHEN NECESSARY! PANELS ARE SLIPPERY. WIPE DRY ANY MOISTURE OR SURFACE MATERIAL THAT HAS PUDDLED FROM BUNDLES STORED ON A SLOPE. DEW, FROST, OR OTHER FORMS OF MOISTURE GREATLY INCREASE THE SLIPPERINESS OF THE PANELS. ALWAYS ASSUME PANEL SURFACE IS SLIPPERY & ACT ACCORDINGLY. NEVER WALK OR STEP ON SKYLIGHTS OR TRANSLUCENT PANELS!

USE WOOD BLOCKING TO ELEVATE & SLOPE THE PANELS IN A MANNER THAT WILL ALLOW MOISTURE TO DRAIN. WOOD BLOCKING PLACED BETWEEN BUNDLES WILL PROVIDE ADDITIONAL AIR CIRCULATION.
WHEN HANDLING OR UNSTACKING THE PANELS, LIFT RATHER THAN SLIDE THEM APART. BURRED EDGES MAY SCRATCH THE COATED SURFACES WHEN SHEETS ARE SLID OVER ONE ANOTHER. NEVER ALLOW PANELS TO BE WALKED ON WHILE ON THE GROUND.



R1–04

DAMAGE DURING CONSTRUCTION

THE QUALITY OF WORKMANSHIP BY STEEL ERECTION, CONSTRUCTION PRACTICES, AND HANDLING METHODS USED DURING THE CONSTRUCTION OF THE METAL BUILDING CAN SIGNIFICANTLY AFFECT THE APPEARANCE AND PERFORMANCE OF THE BUILDING PANELS. MOST PANEL DAMAGE DURING CONSTRUCTION IS THE RESULT OF FAULTY METHODS OR CARELESSNESS.

OVERDRIVEN FASTENERS CAUSE INDENTATIONS OR SHALLOW POCKETS IN THE PANEL AROUND THE FASTENER HEAD. RUSH WATER OR CONDENSED MOISTURE COMBINED WITH ATMOSPHERIC POLLUTANTS (PRINCIPALLY SULFUR DIOXIDES) AND DIRT PARTICLES COLLECT IN THESE POCKETS. THE CONTINUATION OF POLLUTANTS AND WATER CREATES ACID SOLUTIONS THAT WILL CAUSE CORROSION DAMAGE TO THE PANEL AND FASTENER. RAIN MAY WASH SOME POLLUTANTS AWAY, BUT MOISTURE IN THE FORM OF HIGH HUMIDITY CAN KEEP THESE AREAS WET AND CONTINUE THE PROBLEM. OVERDRIVING THE FASTENER ALSO FORCES THE SEALING WASHER FROM UNDER THE FASTENER HEAD CREATING A LEAK AT THIS POINT. PROPER TORQUE ADJUSTMENT OF THE SCREW GUN OR PREFERABLY THE USE OF A DEPTH GAUGE WILL ELIMINATE THE PROBLEM OF OVERDRIVEN FASTENERS.

IT IS EXTREMELY IMPORTANT THAT ALL DRILL SHAVINGS FROM THE INSTALLATION OF PANEL FASTENERS AND FILLINGS FROM THE SAW CUTTING OF PANELS BE REMOVED FROM THE PANEL SURFACE. CORROSION CAN OCCUR IN A MATTER OF HOURS WHEN THESE SHAVINGS OR FILLINGS ARE NOT REMOVED AND ARE ALLOWED TO COME IN CONTACT WITH WATER OR CONDENSED MOISTURE. WHEN PANELS ARE PRE-DRILLED OR CUT IN THE SHOP, PRIOR TO ERECTION ALL SHAVINGS OR FILLINGS MUST BE CLEANED FROM BOTH SIDES OF THE PANEL TO PREVENT CORROSION OF THE PANEL BY THESE PARTICLES IT IS IMPERATIVE THAT THE ROOF BE SWEPT CLEAN AT LEAST DAILY AND CERTAINLY AT JOB COMPLETION. THE FINAL CLEANING OF THE ROOF SHOULD BE DONE PRIOR TO INSTALLING THE GUTTER SO THAT THE SHAVINGS ARE NOT DEPOSITED INTO THE GUTTER AND LEFT TO CORRODE. ANY OTHER FOREIGN OBJECTS OR DEBRIS LEFT BY CONSTRUCTION PERSONNEL SHOULD ALSO BE REMOVED FROM THE ROOF. DURING THE ERECTION OF THE ROOF AND THE INSTALLATION OF EQUIPMENT SUCH AS AIR CONDITIONING UNITS, ETC...

PERSONNEL WALKING ON THE PANELS CAN CAUSE DAMAGE. WORKMEN SHOULD STEP OR WALK IN THE BROAD FLAT AREAS OF THE PANEL AND AVOID STEPPING ON THE PANEL ENDS AND EDGES WHICH CAN BE DENT BY CARELESS HANDLING. IF THIS DAMAGE IS SEVERE, THE EDGES MUST BE STRAIGHTENED PRIOR TO ERECTION SINCE THE APPEARANCE AND/OR WEATHER TIGHTNESS OF THE PANEL COULD BE AFFECTED. DRAGGING ONE PANEL ACROSS ANOTHER CAN CUT OR ABRADE THE COATING CAUSING UNSIGHTLY MARKS ON THE PANEL SURFACE.

ATTEMPTS TO ERECT PANELS DURING WINDY CONDITIONS SHOULD BE AVOIDED TO PREVENT DAMAGE AND FOR SAFETY CONSIDERATIONS.

LEAVING DIRT PILED AGAINST THE EXTERIOR WALL PANELS AT THE FOUNDATION WILL CAUSE PANEL DAMAGE. THIS DIRT MAY BE WET OR AT LEAST WILL CONTAIN SOME MOISTURE. MUD MAY HAVE BEEN SPLASHED ONTO THE WALL DURING CONSTRUCTION. CORROSION DAMAGE MAY OCCUR WHERE THIS DIRT OR MUD CONTACTS THE PANELS. IN AREAS WHERE LIME STABILIZATION OF THE SOIL IS REQUIRED, CORROSION DAMAGE FROM THE SOIL'S CONTENT WILL BE ACCELERATED AND MOST LIKELY BE SEVERE. ALL DIRT MUST BE REMOVED FROM THE PANEL. WALLS AT THE COMPLETION OF THE WORK. PRE-PAINTED PANELS MAY REQUIRE TOUCH-UP IF THE COATING HAS BEEN DAMAGED DURING HANDLING OR ERECTION.

THE APPEARANCE OF THE BLDG. MAY BE AFFECTED IF DAMAGED SPOTS OR SCRATCHES ARE LOCATED IN HIGHLY VISIBLE PLACES SUCH AS AROUND DOORS, WINDOWS, ETC... IF THE DAMAGE IS EXTENSIVE THEN REPLACEMENT OF THE ENTIRE PANEL SHOULD BE CONSIDERED. TOUCH-UP PAINT CAN BE SUPPLIED BY MANUFACTURER ON REQUEST. THE PAINT SHOULD BE APPLIED WITH A SMALL, SOFT BRISTLE ARTIST'S STYLE BRUSH.

R1–05

TYPES OF FINISHES

SHOP PRIMED STEEL
ALL STRUCTURAL MEMBERS OF THE METAL BUILDING SYSTEM NOT FABRICATED OF CORROSION RESISTANT MATERIAL OR PROTECTED BY A CORROSION RESISTANT COATING ARE PAINTED WITH ONE COAT OF SHOP PRIMER MEETING THE PERFORMANCE REQUIREMENTS OF SSPC PAINT SPECIFICATION NO. 15. THE COAT OF SHOP PRIMER IS INTENDED TO PROTECT THE STEEL FRAMING FOR ONLY A SHORT PERIOD OF EXPOSURE TO ORDINARY ATMOSPHERIC CONDITIONS. SHOP PRIMED STEEL WHICH IS STORED IN THE FIELD PENDING ERECTION SHOULD BE KEPT FREE OF THE GROUND AND SO POSITIONED AS TO MINIMIZE WATER-HOLDING POCKETS, DUST, MUD AND OTHER CONTAMINATION OF THE PRIMER FILM. REPAIRS OF DAMAGE TO PRIMED SURFACES AND/OR REMOVAL OF FOREIGN MATERIAL DUE TO IMPROPER FIELD STORAGE OR SITE CONDITIONS ARE NOT THE RESPONSIBILITY OF THE MANUFACTURER. THE MANUFACTURER IS NOT RESPONSIBLE FOR DETERIORATION OF THE SHOP COAT OF PRIMER OR CORROSION THAT MAY RESULT FROM EXPOSURE TO ATMOSPHERIC AND ENVIRONMENTAL CONDITIONS, NOR THE COMPATIBILITY OF THE PRIMER TO ANY FIELD APPLIED COATING. MINOR ABRASIONS TO THE SHOP COAT (INCLUDING GALVANIZING) CAUSED BY HANDLING, LOADING, SHIPPING UNLOADING AND ERECTION AFTER PAINTING OR GALVANIZING ARE UNAVOIDABLE. (MBMA 06 IV 4.2.4)

GALVALUME
GALVALUME IS THE TRADE NAME FOR A PATENTED STEEL SHEET & COIL PRODUCT HAVING A COATING OF CORROSION RESISTANT ALUMINUM-ZINC ALLOY. THE ALLOY MIXTURE IS BALANCED TO OBTAIN THE COATING THAT RETAINS THE CORROSION RESISTANCE & HEAT REFLECTIVITY OF ALUMINUM & THE SACRIFICIAL ACTION OF GALVANIZED. THE BEST PROPERTIES OF BOTH ALUMINUM & ZINC ARE COMBINED IN THIS COATING & OFFER ADDED SERVICE LIFE FOR BUILDING PANELS.

PRE-PAINTED
USING GALVALUME STEEL AS A SUBSTRATE, PRE-PAINTED STEEL IS GIVEN AN ADDITIONAL RUST INHIBITOR PRIMER COAT. THIS PRIMER COAT FURTHER INCREASES THE CORROSION RESISTANCE. THESE COATINGS ARE APPLIED TO THE EXTERIOR SURFACE OF THE PANELS AND THE WASH COAT, DESIGNED ONLY FOR INTERIOR USE, IS APPLIED ON THE OPPOSITE SIDE. GALVALUME AND PRE-PAINTED STEEL CAN GIVE EXCELLENT SERVICE FOR MANY YEARS IF A FEW RULES CONCERNING THEIR CARE AND MAINTENANCE ARE OBSERVED. ALL OF THESE FINISHES ARE EQUALLY SUBJECT TO DAMAGE AND CORROSION WHEN CARE IS NOT PROVIDED.

PAINT AND COATING MAINTENANCE

REMOVE SMUDGE MARKS FROM BARE GALVALUME®. FORMULA 409 HAS PROVEN TO BE SOMEWHAT EFFECTIVE. LIGHTLY RUB WITH A CLEAN CLOTH AND RINSE WITH WATER. DO NOT RUB MORE THAN REQUIRED TO REMOVE SMUDGE. NO PRODUCT WILL REMOVE ALL SMUDGE MARKS. REMOVE RUST STAINS: SOFT SCRUB WITHOUT BLEACH HAS PROVEN TO BE SOMEWHAT EFFECTIVE. LIGHTLY RUB WITH A SOFT CLOTH AND RINSE WITH WATER. DO NOT RUB MORE THAN REQUIRED TO REMOVE STAIN. NO PRODUCT WILL COMPLETELY REMOVE RUST STAINS. TO TOUCH-UP SCRATCHES IN PAINT (NOT TO BARE METAL), CLEAN AREA TO BE PAINTED WITH MINERAL SPIRITS. RINSE THOROUGHLY AND DRY. USING A SMALL ARTIST'S BRUSH, LIGHTLY APPLY THE ABSOLUTE MINIMUM AMOUNT OF TOUCH-UP PAINT REQUIRED TO FILL THE SCRATCH. USE ONLY TOUCH-UP PAINT SUPPLIED BY MANUFACTURER. CONTACT YOUR SALES REPRESENTATIVE FOR ASSISTANCE WITH PURCHASING TOUCH-UP PAINT AS NEEDED.

R1–06

DAMAGE FROM CONDENSATION OR TRAPPED WATER

IT IS EXTREMELY IMPORTANT THAT THE PANELS BE MONITORED FOR EVIDENCE OF TRAPPED WATER OR MOISTURE CONDENSATION WHILE AWAITING ERECTION. HIGH HUMIDITY CONDITIONS WITH TEMPERATURE CYCLING WILL CAUSE CONDENSATION BETWEEN THE PANELS WITHIN THE BUNDLE. CONDENSATION CAN OCCUR FREQUENTLY NEAR THE SEA COAST OR OTHER LARGE BODIES OF WATER.

IF JOBSITE COVERS ARE USED, THEY SHOULD BE TIED AWAY FROM THE BUNDLE AT THE CORNERS TO ALLOW AIR CIRCULATION AROUND THE BUNDLE. THIS WILL HELP PREVENT MOISTURE EVAPORATING FROM THE GROUND OR BUILDING FLOOR FROM CONDENSING ON THE PANELS. PLASTIC OR OTHER IMPERMEABLE COVERS ARE NOT RECOMMENDED. IMMEDIATE ACTION IS REQUIRED IF THE PANELS ARE FOUND TO BE WET FROM ANY CAUSE. THE BUNDLES MUST BE OPENED AND EACH PANEL UNSTACKED AND THOROUGHLY DRIED ON BOTH SIDES. RE-STACKING THE PANELS AT A SLIGHT ANGLE TO EACH OTHER TO PREVENT NESTING WILL ALLOW AIR CIRCULATION AND ASSIST IN KEEPING THE PANELS DRY. IN SEVERE CONDITIONS LARGE FANS CAN BE USED TO CIRCULATE AIR BETWEEN THE UNSTACKED PANELS AND ACCELERATE DRYING. DAMAGE TO THE PANEL COATING OCCURS WHEN PANELS BECOME WET AND ARE ALLOWED TO STAY WET. DAMAGE CAN OCCUR TO NESTED PANELS WITHIN 24-48 HOURS. THIS DAMAGE SHOWS AS CORROSION AND DISCOLORATION OF THE PANEL SURFACE AND IS COMMONLY CALLED WET STORAGE STAIN, ZINC OXIDATION, OR "WHITE RUST".

A SOFTENING OF THE PAINT FILM CAN OCCUR WITH PRE-PAINTED STEEL UNDER WET STORAGE CONDITIONS AND THE DURABILITY OF THE PANEL FINISH SUBSTANTIALLY DECREASED. BARE GALVANIZED AND GALVALUME PANELS REACT MORE QUICKLY TO SURFACE OXIDATION SINCE THEY LACK THE ADDITIONAL PROTECTION OF PAINT. ZINC COATED OR GALVALUME PANELS UNDER NORMAL EXPOSURE FORM A ZINC OR ALUMINUM OXIDE FILM ON THEIR SURFACE ALLOWING A SLOW OXIDATION PROCESS CALLED "WEATHERING" TO OCCUR THAT INHIBITS FURTHER CORROSION. IN NESTED BUNDLES CONSTANT CONTACT OF THE PANELS WITH CONDENSED OR TRAPPED WATER PREVENTS THIS WEATHERING PROCESS.

RAPID OXIDATION OF THE ZINC OR ZINC ALUMINUM COATING CAN NOW OCCUR AND MAY LEAD TO "RED RUST" IN A SHORT TIME. IF DISCOLORATION OR STAINS ARE MINOR, A HOUSEHOLD CLEANER OF THE TYPE USED ON PORCELAIN SINKS AND BATHTUBS MAY BE USED TO REMOVE THE STAINS. WIRE BRUSHING OR USING ABRASIVE MATERIALS SHOULD BE AVOIDED SINCE SCRATCHING OR REMOVAL OF THE COATING COULD OCCUR. PANELS WITH SIGNIFICANT DAMAGE SHOULD BE REPLACED BY THE BUYER BEFORE ERECTION.

R1–07

SAFETY COMMITMENT

THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR APPLYING AND OBSERVING ALL PERTINENT SAFETY RULES AND OSHA STANDARDS AS APPLICABLE.
THE BUILDING MANUFACTURER HAS A COMMITMENT TO MANUFACTURE QUALITY BUILDING COMPONENTS THAT CAN BE SAFELY ERECTED. HOWEVER, THE SAFETY COMMITMENT AND JOB SITE PRACTICES OF THE ERECTOR ARE BEYOND THE CONTROL OF THE BUILDING MANUFACTURER.
IT IS STRONGLY RECOMMENDED THAT SAFE WORKING CONDITIONS AND ACCIDENT PREVENTION PRACTICES BE THE TOP PRIORITY OF ANY JOB SITE.
LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, WHETHER STANDARD STATUTORY OR CUSTOMARY, SHOULD ALWAYS BE FOLLOWED TO HELP INSURE WORKER SAFETY.
MAKE CERTAIN ALL EMPLOYEES KNOW THE SAFEST AND MOST PRODUCTIVE WAY OF ERECTING A BUILDING. EMERGENCY PROCEDURES SHOULD BE KNOWN TO ALL EMPLOYEES.
DAILY MEETINGS HIGHLIGHTING SAFETY PROCEDURES ARE ALSO RECOMMENDED. THE USE OF HARD HATS, RUBBER SOLE SHOES FOR ROOF WORK, PROPER EQUIPMENT FOR HANDLING MATERIAL AND SAFETY NETS WHERE APPLICABLE, ARE RECOMMENDED.
FOR PURPOSES OF DETERMINING LIFT REQUIREMENTS, NO BUNDLE SUPPLIED BY THE MANUFACTURER WILL EXCEED 4,000 POUNDS. FOR FURTHER INFORMATION ALSO REFERENCE THE BILL OF MATERIALS FOR INDIVIDUAL MEMBER WEIGHTS OF OTHER STRUCTURAL MEMBERS. IF ADDITIONAL INFORMATION IS REQUIRED CONTACT THE FIELD SERVICE DEPARTMENT.

ICE AND SNOW REMOVAL

EXCESSIVE ICE AND SNOW SHOULD BE REMOVED FROM ROOF IMMEDIATELY TO PREVENT DAMAGE TO ROOF AND POSSIBLE COLLAPSE. DO NOT USE METAL TOOLS TO REMOVE THE ICE OR SNOW AS THIS CAN DAMAGE THE PAINT AND/OR GALVALUME COATINGS. ALSO, BE CAREFUL AROUND PLUMBING PIPES AND FLASHINGS.
BE EXTREMELY CAREFUL IF YOUR ROOF HAS LIGHT TRANSMITTING PANELS. THESE PANELS WILL NOT SUPPORT A PERSON'S WEIGHT AND WILL BE DIFFICULT OR IMPOSSIBLE TO SEE IF THEY ARE COVERED WITH ICE AND SNOW. SEE 2002 MBMA LOW-RISE BUILDING SYSTEMS MANUAL APPENDIX A6 FOR DETAILS ON SNOW REMOVAL PROCEDURES. THESE PROCEDURES SHOULD COMMENCE WHEN HALF OF THE DESIGN ROOF SNOW LOAD SHOWN ON THIS SHEET IS REALIZED.

DEBRIS REMOVAL

ANY FOREIGN DEBRIS SUCH AS SAWDUST, DIRT, LEAVES, ANIMAL DROPPINGS, ETC. WILL CAUSE CORROSION OF THE ROOF, GUTTERS, TRIM, ETC. IF LEFT ON BUILDING SURFACE FOR A LONG ENOUGH TIME. THE ROOF SHOULD BE PERIODICALLY INSPECTED FOR SUCH CONDITIONS AND IF FOUND, THEY SHOULD BE RECTIFIED IN A MANNER CONSISTENT WITH THESE ROOF MAINTENANCE GUIDELINES. NEVER ALLOW TREATED LUMBER OR CONCRETE/MORTAR/GROUT TO COME IN CONTACT WITH ROOF PANELS, ESPECIALLY GALVALUME®, FOR EXTENDED PERIODS OF TIME.

PERIODIC INSPECTION

ALL HIGH-STRENGTH BOLTS SHALL BE PERIODICALLY INSPECTED FOR TIGHTNESS, PARTICULARLY IN CRANE BUILDINGS AND AFTER ANY SEISMIC ACTIVITY OR WIND ACTIVITY. THE CRANE MANUFACTURER WILL SPECIFY A MINIMUM PERIOD BUT IT SHOULD NOT EXCEED 2 YEARS.

DRAINAGE

* KEEP ROOF FREE OF DEBRIS AND KEEP DEBRIS OUT OF GUTTER TO ALLOW WATER TO QUICKLY DRAIN FROM ROOF.
* DO NOT USE WOOD BLOCKING TO HOLD EQUIPMENT OFF OF PANEL SEAMS. THIS BLOCKS THE FLOW OF WATER AND HOLDS MOISTURE.
* DO NOT ALLOW ROOFTOP AC UNITS OR EVAPORATIVE COOLERS TO DRAIN ONTO THE ROOF.
* ANYTHING THAT TRAPS OR HOLDS MOISTURE ON A ROOF WILL CAUSE PREMATURE CORROSION.

R1–08

ROOF MAINTENANCE GUIDELINES

* INSPECT ROOF FOR DAMAGE AFTER HEAVY STORMS.
* INSPECT AND RESEAL AS NECESSARY ALL ROOF CURBS AND OTHER PENETRATIONS WITH URETHANE SEALANT.
* ALWAYS GET MANUFACTURER APPROVAL BEFORE MAKING ANY MODIFICATIONS TO THE ROOF.
* REPAINT ANY AREAS THAT ARE SUSCEPTIBLE TO RUST AS REQUIRED.
* WHEN PERFORMING ROOF MAINTENANCE, ALWAYS TAKE THE FOLLOWING PRECAUTIONS:
  * USE FALL PROTECTION AND OTHER SAFETY EQUIPMENT AS REQUIRED.
  * DO NOT WALK ON ROOF FLASHINGS SUCH AS GUTTER, RAKE, HIP OR RIDGE FLASH.
  * DO NOT WALK ON LIGHT TRANSMITTING PANELS (LTPS). THEY WILL NOT SUPPORT A PERSON'S WEIGHT.
  * GUARD ALL LTPS AND ROOF OPENINGS.
* STEP ONLY IN THE PANEL FLAT DIRECTLY ON OR IN CLOSE PROXIMITY TO A SUPPORTING ROOF STRUCTURAL.
* AFTER O

AISC CODE OF STANDARD PRACTICE
TOLERANCES FOR SETTING ANCHOR RODS

7.5.1. Anchor rods, foundation bolts and other embedded items shall be set by the owner's designated representative for construction in accordance with embedment drawings that have been approved by the owner's designated representatives for design and construction. The variation in location of these items from the dimensions shown in the embedment drawings shall be as follows:

(a) The variation in dimension between the centers of any two anchor rods within an anchor–rod group shall be equal to or less than 1/8 in. [3 mm].

(b) The variation in dimension between the centers of adjacent anchor–rod groups shall be equal to or less than 1/4 in. [6 mm].

(c) The variation in elevation of the tops of anchor rods shall be equal to or less than plus or minus 1/2 in. [13 mm].

(d) The accumulated variation in dimension between centers of the anchor–rod groups along the column line through multiple anchor–rod groups shall be equal to or less than 1/4 in. per 100 ft [2 mm per 10000 mm], but not to exceed a total of 1 in. [25 mm]

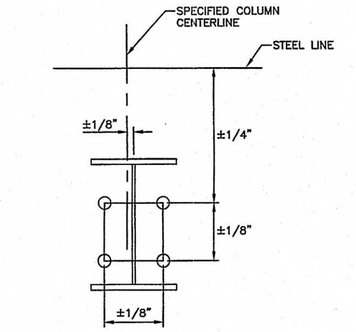
(e) The variation in dimension from center of any anchor–rod group to the column line through that group shall be equal to or less than 1/4 in. [6 mm].

The tolerances that are specified in (b), (c) and (d) shall apply to offset dimensions shown in the structural design drawings, measured parallel and perpendicular to the nearest column line, for individual columns that are shown in the structural design drawings as offset from column lines.

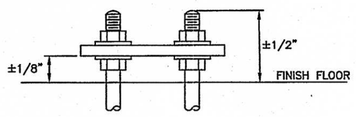
7.5.2. Unless otherwise specified in the contract documents, anchor rods shall be set with their longitudinal axis perpendicular to the theoretical bearing surface.

7.5.3. Embedded items and connection materials that are part of the work of other trades, but that will receive structural steel, shall be located and set by the owner's designated representative for construction in accordance with an approved embedment drawing. The variation in location of these items shall be limited to a magnitude that is consistent with the tolerances that are specified in Section 7.13 for the erection of the structural steel.

7.5.4. All work performed by the owner's designated representative for construction shall be completed so as not to delay or interfere with the work of the fabricator and the erector. The owner's designated representative for construction shall conduct a survey of the as–built locations of anchor rods, foundation bolts and other embedded items, and shall verify that all items covered in Section 7.5 meet the corresponding tolerances. When corrective action is necessary, the owner's designated representative for construction shall obtain the guidance and approval of the owner's designated representative for design.



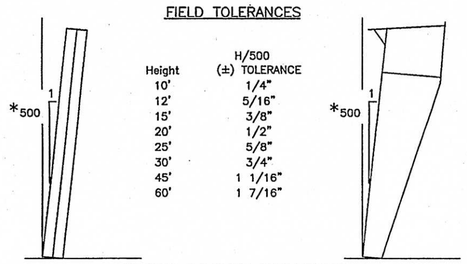
ANCHOR ROD SETTING TOLERANCES



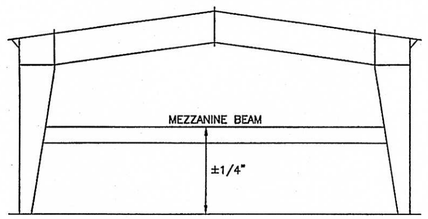
BASE PLATE AND ANCHOR ROD TOLERANCES

FIELD TOLERANCES

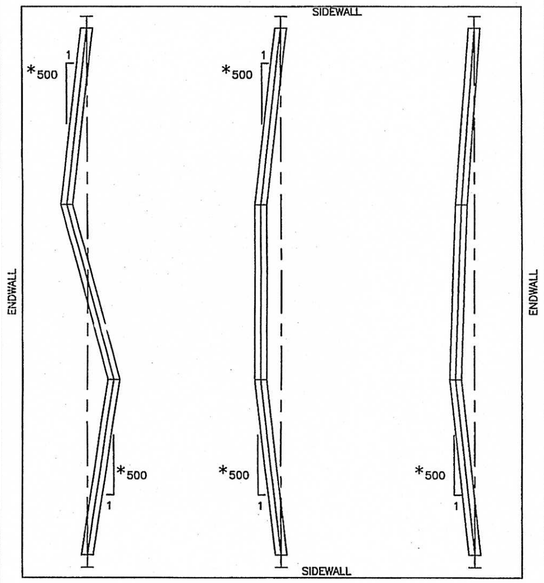
Height	H/500 (±) TOLERANCE
10'	1/4"
12'	5/16"
15'	3/8"
20'	1/2"
25'	5/8"
30'	3/4"
45'	1 1/16"
60'	1 7/16"



COLUMN ALIGNMENT TOLERANCES



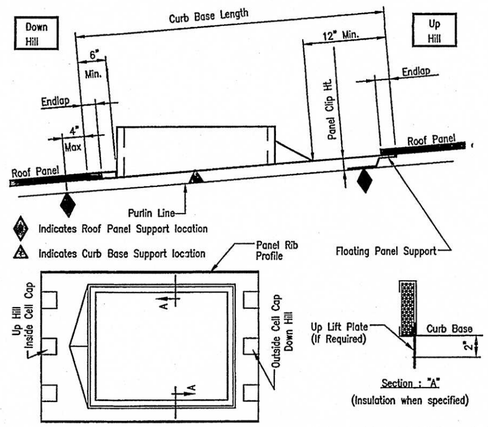
MEZZANINE BEAM HEIGHT TOLERANCE



PLAN VIEW

ALIGNMENT TOLERANCE FOR MEMBERS WITH FIELD SPLICES

*500 FOR PROJECTS ERECTED IN CANADA

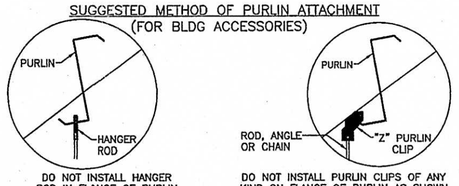


The curb details shown illustrate the building manufacturers recomended curb style and installation method. It is the erector / installer's responsibility to provide the proper curb style and install them in accordance with the procedures established by these details. Failure by the erector / installer to follow these recommendations may result in the curbs damaging the roof system or excluded from warranties.
All roof curbs to be:

1. .080 Aluminum or 18ga. Stainless (No Galvalume/No Galvanized)
2. Panel rib to rib installation (No flat skirt or lay–over Curbs)
3. Installed over low end / under high end application for water flow at panel splice
4. Up lift prevention for clip applied roof systems are required if:
   a. Wind load exceeds 110 mph or
   b. Curb base crosses a purlin
5. Supported on (4) four side by primary or secondary framing
6. Max Single Curb weight Recommend = 1500#

Roof Curbs
(When not Supplied by Building Manufacturer)

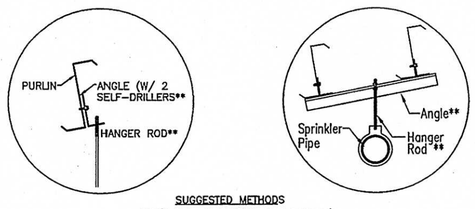
SUGGESTED METHOD OF PURLIN ATTACHMENT
(FOR BLDG ACCESSORIES)



DO NOT INSTALL HANGER ROD IN FLANGE OF PURLIN

DO NOT INSTALL PURLIN CLIPS OF ANY KIND ON FLANGE OF PURLIN AS SHOWN

THE INCORRECT WAY



SUGGESTED METHODS
**(Not by Metal Bldg Manufacturer)

An angle is self–tapped to the web of the purlin to catch hanger rod. This method does not preclude other forms of attachment to the purlin web.

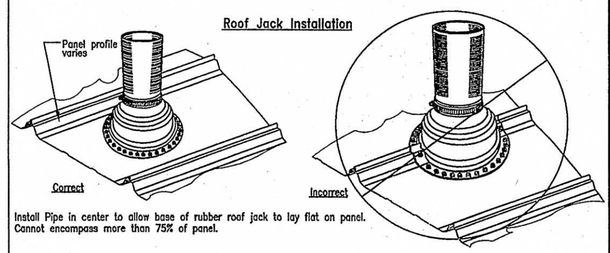
The total hanger load shall not exceed the design collateral load for the building. a sample calculation is shown below:

5' (purlin spacing) x 5' (hanger spacing) x 6 psf (collateral load) = 150 lbs.

See cover sheet for design collateral load for this building.

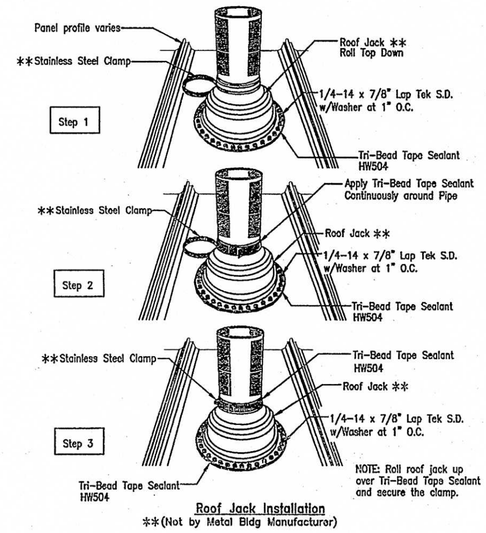
Note: If this building is designed for 0 psf collateral load, then adding any suspended system (ie. duct work, piping, lights, ceilings, etc.) will correspondingly reduce the design live load.

Roof Jack Installation



Install Pipe in center to allow base of rubber roof jack to lay flat on panel. Cannot encompass more than 75% of panel.

- ☐ Do not use galvanized roof jacks, lead hats or other residential grade roof jacks. These roof jacks do not have 20–year service life and, in the case of lead hats, will cause galvanic corrosion of the roof panels.
- ☐ Use EPDM rubber roof jacks with an integral aluminum band bonded into the perimeter of the base. For high temperature applications (200–400 degrees Fahrenheit) use silicone rubber roof jacks. Retrofit rubber roof jacks are available for applications in which the top of the pipe is inaccessible, eliminating the possibility of sliding the roof jack over the top of the pipe.
- ☐ Do not use tube caulk/silicone to seal roof jack to the roof panels. Use only tape sealant as supplied by Metal Bldg Manufacturer. Fasten the roof jack to the roof panels with 1/4"–14 x 7/8" Lap Tek Stitch Screws at 1" on center around base of roof jack.
- ☐ Roll down the top of the roof jack and apply tape sealant continuously around the exposed portion of the pipe. Roll the top of the roof jack back over the tape sealant. Apply the stainless steel clamp over top of roof jack and firmly tighten to form a secure compression seal.
- ☐ Do not install a pipe through the standing seam of the roof panel. Keep pipe penetration in center of panel to allow the base of the rubber roof jack to seal to the pan of the panel.
  If a pipe must be installed through a panel seam, or if the pipe diameter is so large to block the flow of water down the roof panel, you must install a "pipe curb" into the roof and then seal the pipe curb with rubber roof jack. For pipes in which top cannot be accessed, a two–piece pipe curb is available.
- ☐ In Northern climates, protect all pipe penetrations from moving ice or snow with a snow retention system immediately up slope from the pipe.



Roof Jack Installation
**(Not by Metal Bldg Manufacturer)

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
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Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM. 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM. 87123

Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	
Job Number:	81–B–15404–1 (Q115404)
Sheet Number:	R2 of 13

The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

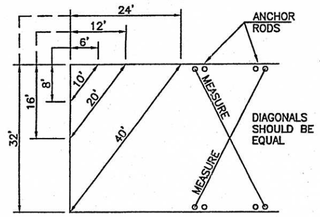
State of New Mexico
Construction Industries Division

PRE–ERECTION NOTES:

The following notes, procedures and suggested recommendations are important parts of the pre–erection process.

1.) Prior to the time the erection crew arrives, a responsible person should check the job site for foundation readiness, square, and accuracy and Anchor Rod size and location.

The drawing shown below indicates a method which may be used to check the foundation and bolts for square.



Measure along adjacent sides of foundation using a pair of dimensions shown. If the diagonal distance between these points is as noted, the corner is square. Diagonal measurements between opposite Anchor Rods will indicate if these bolts are set square.

2.) When unloading the building, carefully check off each item from the packing list. Bundles and boxes will have a list attcched indicating the contents.

3.) Unload and layout the building columns on the foundation.

4.) Unload the rafters onto the foundation so that they can be erected from whichever end of the building you wish to start. Your crane will move from one end of the building to the other while standing columns and hanging rafters.

5.) Layout the girts and purlins on dunnage or wood blocking around the foundation as near as possible to where they will be installed.

6.) Unload and place trim crates out of the way, since these will be the last required.

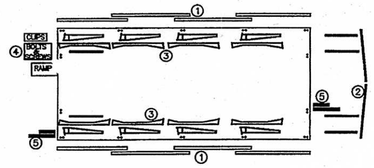
7.) Unload and place panels and insulation out of the way.

NOTE: In extremely cold conditions, the vinyl facing on insulation will become brittle, requiring very careful handling.

8.) Avoid lifting panel stacks with cables, chains or other devices which could damage the panel. Upon unloading, and every morning thereafter, inspect he panel bundles for moisture between the panels. This is especially important with galvalume or galvanized panels. The panel finish must be protected at all times before and during erection to preserve the appearance and function of the panels.

9.) All hardware boxes should be protected from theft and moisture, especially items such as tube caulking and locksets. Store mastic away from heat.

LAYOUT OF BUILDING COMPONENT



1. Girts, Eave Struts and Purlins
2. End Frames and Endpost
3. Main Frames
4. Clips, Bolts, Screws, ETC.
5. Endwall Girts

1.) Layout primary and secondary framing around the slab as shown.

2.) Place components and crates on the slab or on wood blocking to prevent contact with the ground.

3.) Block one end of components higher than other end to allow drainage of rain water.

4.) Leave one end of the building open for erection equipment access.

5.) Construct temporary ramp of timbers from grade to slab to prevent damage to concrete edge from equipment traffic.

6.) Install clips and flange braces onto columns and rafters before these members are in the air. Clip and flange brace locations are shown on erection dawings.

GENERAL ERECTION NOTES

1.) All clips, flange braces, bolts, bracing systems, ETC. must be installed as shown on erection drawings.

2.) It is extremely important, especially during construction, that panels at the eaves, rakes and ridges be kept secure.

3.) Column bases must not be lag screwed or "RED HEADED" to concrete unless specified on erection drawings for the building.

4.) Tighten column wind brace rods/cables (exterior and interior) before tightening roof rods/cables. Roof rods/cables are tightened from eave to peak.

5.) High strength bolts (A325) must be used where specified.

TEMPORARY CONSTRUCTION BRACING

1.) It is the responsibility of the erector to maintain stability of the structure during all stages of erection, particularly when left overnight.

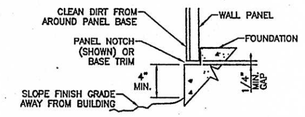
2.) Temporary supports, such as temporary guys, braces or other elements shall be the total and complete responsibility of the erector. The temporary supports required shall be determined and furnished by the erector.

3.) Temporary construction supports shall be provided wherever necessary to accommodate all construction loads to which the structure may be subjected, left in place as long as may be required for safety.

PANEL CAUTIONS AND NOTES

To minimize potential of corrosive action at the bottom edge of wall panels, the contractor must assure that the following procedures are followed:

1.) The concrete foundation should be cured for a minimum of seven (7) days before wall panels are installed. (un–cured concrete is highly alkaline and metal panels can undergo varying degrees of corrosive attack when in direct contact with the concrete.) After the first week of the curing cycle, the reaction between metallic coatings on steel and the concrete is essentially halted.



2.) Top of finish grade at building to be a minimum of four (4) inches below bottom of panel.

3.) Finish grade is to slope away from building to insure proper drainage.

4.) Upon completion of finish grading, all dirt is to be cleaned from around base of wall panel where it may have collected in panel notch or on base trim.

FASTENER INSTALLATION

Correct fastener installation is one of the most critical steps when installing roof/wall panels. Drive the fastener in until it is tight and the washer is firmly seated. Do not overdrive fasteners. A slight extrusion of neoprene around the washer is a good visual tightness check.

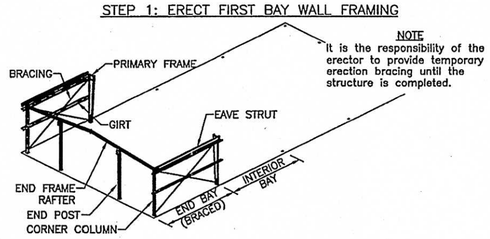
Always use the proper tool to install fasteners. A fastener driver (screw gun) with a RPM of 1700–2000 should be used for self–drilling screws. A 500–600 RPM fastener driver should be used for self–tapping screws. Discard worn sockets, these can cause the fastener to wobble during installation.

NOTE: Always remove metal filings from surface of panels at the end of each work period. Rusting filings can destroy the paint finish and void any warranty.

MASTIC SEALANT

Proper mastic application is critical to the weather tightness of a building. Mastic should not be stretched when installed. Apply only to clean, dry surfaces. Keep only enough mastic on the roof that can be installed in a day. During warm weather, store mastic in a cool dry place. During cold weather (below 60°) mastic must be kept warm (60°–90°) until application. After mastic has been applied, keep protective paper in place until panel is ready to be installed.

STEP 1: ERECT FIRST BAY WALL FRAMING



1A: Determine from erection drawings furnished with the building the location of the first braced bay. Framing for this bay will be erected first.

1B: Stand adjacent primary frame column and corner column over the anchor rods. Shim or chip out under the base plate if required to ensure that the base is level, at the correct elevation, and is in full contact with the foundation. Plumb and align the columns and install washers and nuts onto the Anchor Rods.

NOTE: The end frame may be a bearing frame with the rafter supported by end posts, or a rigid frame with the rafter self–supporting, and not attached to the end posts. The procedure shown is for a bearing frame. If the building has a rigid end frame, it is erected the same as interior frames as described in steps 1 and 2.

1C: Attach wall girts to the primary frame column and corner column. Bolt girts to the corner column with two bolts. Bolt girt to primary frame column with one bolt through the column flange and secure bolt with sub–nut (see detail on erection drawings).

1D: Install the eave strut by bolting to the top of the columns. Refer to the erection drawings and attach column flange brace where shown. Flange braces may be required on one or both sides of the columns. If a flange brace connects to a girt in the adjacent bay, that brace will be bolted to the girt after the adjacent bay girts are installed.

NOTE: As wall girts are installed around the building, framing for factory located framed openings and accessory framing to which the girts attach should be installed. Field located accessory framing may be installed at the same time as girts or at a later time.

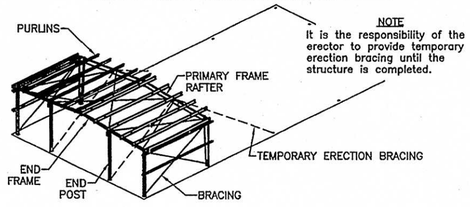
1E: Install wall bracing systems (rods, cables, knee bracing, portal bracing) at this time but do not tighten completely until the bay is plumbed.

1F: Repeat steps 1B thru 1E for wall framing on the opposite side of the building.

1G: Attach clips to the end posts and stand these posts over the Anchor Rods. follow the procedure as described for corner columns in step 1B.

1H: Bolt required clips and flange braces to the end frame rafter sections and lift into place atop the end posts. Bolt rafter sections to corner column and end post cap plates. Bolt rafter sections together at peak.

STEP 2: ERECT FIRST BAY ROOF FRAMING



CAUTION

Until rafters are bolted in place with purlins and flange braces installed, they are easily damaged by incorrect or careless handling procedures. Use extreme caution when lifting rafters. Two booms should be used to lift any pinched rafter section 80 feet or more in length.

2A: Bolt primary frame rafter together at peak connection (unless rafter length requires lifting in sections). Attach the required clips and flange braces to the rafter before lifting since these items are more easily installed on the ground. Lift rafter into place between sidewall columns and install bolts in raftar to column knee connections.

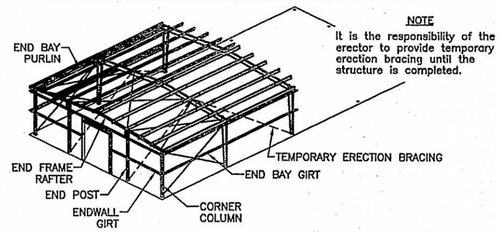
2B: Install end bay purlins from end frame rafter to the first interior frame rafter. The end bay purlins will overlap the interior bay purlins at the frame as described in step 1C. Complete flange brace connection to purlins.

2C: Install roof bracing systems but do not tighten completely until the bay is plumbed.

2D: Plumb and square the first bay. After alignment, tighten wall bracing first and the roof bracing working from eave to peak. Tighten any remaining bolts.

Plumbing and aligning a total structural system begins with the first braced bay and continues through completion. Accurate alignment of the first bay is essential for correct alignment of succeeding bays. The installer is responsible for choosing the best method suited for plumbing and aligning the structural system.

STEP 3: ERECT ENDWALL GIRTS AND FIRST INTERIOR BAY



3A: After end frame is plumb and square, install endwall girts and flange braces for end post if required.

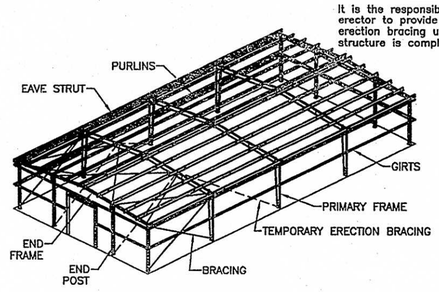
3B: Attach wall girts to the primary frame columns (see step 1C).

3C: Install eave struts (see step 1D).

3D: Attach roof purlins for this bay to the two rafters. Purlins will bolt to the rafter flange in the same manner as girts to column flanges (see step 1C). connect flange braces to purlins.

3E: Check alignment, plumb and square the two bays just erected. Tighten all bolts and bracing.

STEP 4: ERECT REMAINING STRUCTURAL FRAMING



Starting at the opposite end of the first bay erected, install the remaining interior frames, girts, purlins, eave struts, bracing, end frames and end posts using the procedures described in the preceding steps. Be sure all wall girts, roof purlins and flange braces as shown on the erection drawings are installed. Constant checks should be made to ensure the building is square, plumb and aligned.

All X–Bracing should be checked that it is installed to a taut condition with all slack removed. Do not tighten beyond this state.

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

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A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

☐ For Construction Permit
☒ For Erector Installation

METAL DEPOTS

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50659
ALBUQUERQUE NM 87123

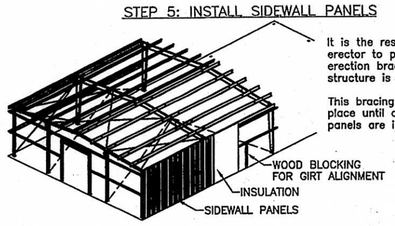
Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)
☐ For Construction
☐ As–Built

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	
Job Number:	81–B–15404–1 (0115404)
Sheet Number:	R3 of 13

The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

State of New Mexico
Construction Industries Division

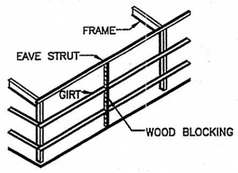
STEP 5: INSTALL SIDEWALL PANELS



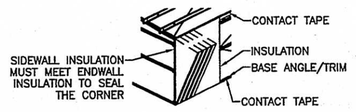
5A: Before installing wall panels, the girts must be aligned to a level position so that there is no visible sag. This should be done directly ahead of panel installation.

Girt leveling may be accomplished by standing a section of gable angle vertically against the outside girt flanges at approximate mid-bay location. When girts are level, attach the girt flanges to the angle with vise grip pliers or temporary screws. Wood blocking cut to fit the spaces may also be used for alignment.

NOTE: Temporary girt blocking is not recommended on concealed fastener panels. The removal of the blocks after panel installation can cause oil canning.

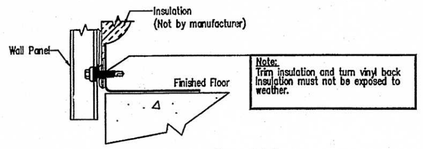


NOTE: Wall panel type and installation details will vary. Refer to the erection drawings and details for the specific panel used for your building.



5B: If walls are to be insulated, place a continuous run of contact tape along the eave strut and base member.

NOTE: At the base, cut off the insulation a minimum of 1/2" above the bottom of the wall panel. This will prevent the insulation from hanging below the wall panel and wicking moisture.



Base Detail
(See Erection Drawings)

Starting at a building corner, attach the first piece of blanket insulation to the contact tape on the eave strut. Pull tight and adhere to tape at the base. It is recommended that insulation not be installed more than 6 feet ahead of panels.

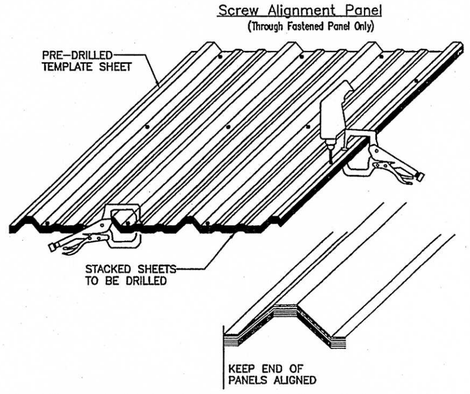
5C: Sidewall panels should be installed so that the panel sidelap is in a direction away from the prevailing wind. (refer to appropriate lap detail included with erection drawings.)

5D: Install remaining sidewall insulation and panels, being careful to maintain correct panel coverage. It is suggested that the foundation be marked in increments of panel width to allow visual checking of panel coverage as installation progresses.

NOTE: Check periodically to ensure that all panels are aligned and plumb.

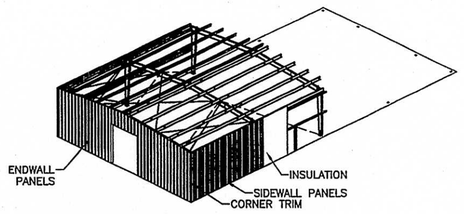
5E: At the finishing corner of a sidewall, the last panel may required additional lap or trimming for installation of corner trim refer to the details in the erection drawings.

Screw Alignment Panel
(Through Fastened Panel Only)



NOTE: After drilling panels, it is important to clean metal filings off all panel surfaces, including between panels that are not installed that day, to avoid rust stains.

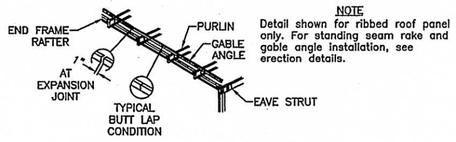
STEP 6: INSTALL ENDWALL PANELS



6A: Install gable angles/supports onto the ends of purlins and eave struts. This angle is to butt-up to each other or is spliced as required except at expansion joints where a one inch gap is maintained between ends of adjacent sections to allow for expansion.

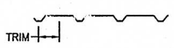
Gable angle splices may occur on or between purlins and the angle must be attached to each purlin and the eave strut.

NOTE: Wall panel type and installation details will vary. Refer to the erection drawings and details for the specific panel used for your building.

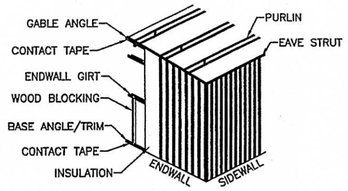


NOTE
Detail shown for ribbed roof panel only. For standing seam rake and gable angle installation, see erection details.

6B: See erection drawings sheeting layouts for panel starting dimensions, panel trim locations, and lap locations.



TRIM DIMENSION IS MEASURED FROM CENTER OF FIRST MAJOR RIB.



6C: Align and level girts on endwall.

6D: If the walls are to be insulated, place a continuous run of contact tape along the gable angle and base member. Starting at the corner of the endwall, attach the first piece of insulation to the contact tape on the gable angle, pull tight and adhere to tape at the base. Cut off excess insulation. It is recommended that insulation not be installed more than 6 feet ahead of panels.

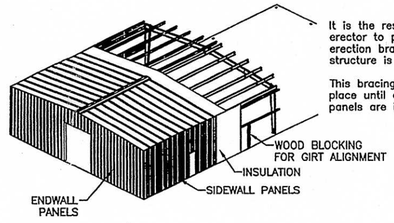
NOTE: At the base cut off the insulation a minimum of 1/2 inch above the bottom of the wall panel. This will prevent the insulation from hanging below the wall panel and wicking moisture.

6E: Start at the corner, trim panel (if required) and set in place. Refer to corner details in the erection drawings for the panel starting distance from the corner, When the panel is located and plumb, install fasteners.

6F: Install remaining endwall insulation and panels, being careful to maintain the correct panel coverage as suggested in step 5D.

6G: Install corner trim.

STEP 7: INSTALL ROOF PANELS



7A: Install eave trim over top of sidewall panels and eave struts with fasteners per erection drawings eave detail.

7B: If the roof is insulated, place a continuous run of contact tape along top of eave struts at both sidewalls. Lay a starter roll of blanket insulation from eave to eave across roof and secure to contact tape. (refer to packing list for width of insulation starter roll). It is recommended that insulation be installed no more than 6 feet ahead of panels.

7C: Install the first run of roof panels across the building from eave to eave, or eave to ridge. To allow proper installation of rake trim, the starting location for the first panel must be as shown in rake details included with the erection drawings. When the first run is properly located and aligned with the correct endlaps and eave overhang, fasten to purlins. Roof panels should be installed so that the sidelap is in a direction away from the prevailing wind. Refer to appropriate lap detail.

7D: Install remaining roof insulation and panels. To avoid accumulative error due to panel coverage gain or loss, properly align each panel before it is fastened. Occasional checks should be made to ensure that correct panel coverage is maintained. Special attention should be given to fastener, mastic and closure requirements. Refer to details with erection drawings.

7E: At finishing end of roof, the last panels may require field modification for installation of rake trim. Refer to rake details. DO NOT BACK LAP THROUGH FASTENED ROOF SHEETS.

NOTE: Roof panel types and installation requirements will vary. Refer to the appropriate details for the specific panel used.

IMPORTANT: Loose fasteners, blind rivets, drill shaving, ETC.. must be removed from roof to guard against corrosion.

NEVER STEP ON LIGHT TRANSMITTING PANELS, TRANSLUCENT PANELS, OR UNATTENDED ROOF PANELS.

Panels May Collapse If Not Properly Secured!

Roof panels must be completely attached to the purlins and to panels on either side before they can be a safe walking surface. Light transmitting panels or translucent panels can never be considered as a walking surface.

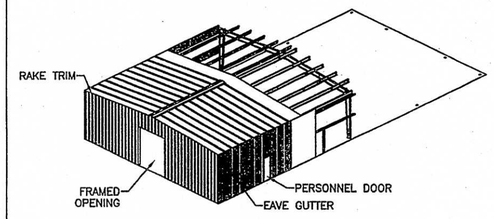
Partially attached or unattached panels should never be walked on!

Do Not:

1. Step on rib at edge of panel.
2. Step near crease in rib at edge of panel.
3. Step within 5 feet of edge on unsecured panel.

A single roof panel must never be used as a work platform. An OSHA approved runway should be used for work platforms! (Consult OSHA Safety and Health Regulations for the Construction Industry). Safety First!

STEP 8: INSTALL TRIM AND ACCESSORIES



8A: Install rake trim and gable closure.

8B: If included with the building, install the eave gutter, corner closures and downspouts.

NOTE: Remove all loose fasteners, blind rivets, drill shavings, etc... from gutter to guard against corrosion.

8C: Install accessories (doors, windows, louvers, etc...) not previously installed. Refer to the appropriate details for installation instructions.

IMPORTANT:
Remove debris from roof and wall surfaces during installation and after. Clean surface of sheeting as required to remove smudges and touch-up any minor/mild scratches with manufacturer color match touch-up paint if purchased.

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0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

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P O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)
☐ For Construction Permit
☒ For Erector Installation

Scale: NOT TO SCALE
Drawn by: BFV 5/8/12
Checked by: CVC 5/8/12
Project Engineer:
Job Number: 81-8-15404-1 (CI15404)
Sheet Number: R4 of 13

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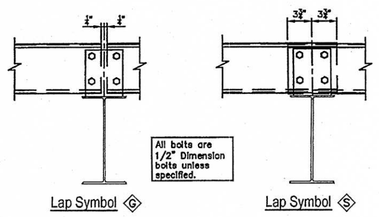
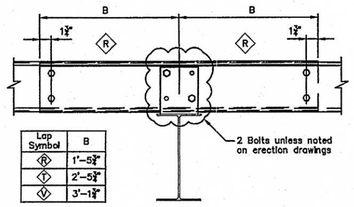
State of New Mexico
Construction Industries Division

By-Pass Purlin and Girt Connections

Page CF01122 | Date Dec '10 | Rev. 00





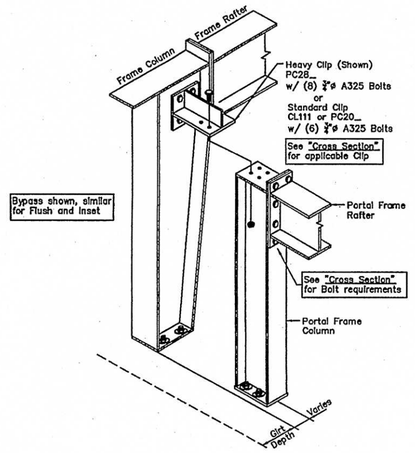
Lap Symbol	B
Ⓡ	1'-5½"
Ⓣ	2'-5½"
Ⓥ	3'-1½"

Lap Detail

By-Pass Purlin / Girt Lap Details

Portal Frame to Floor with Clip - Inside of Girt Line

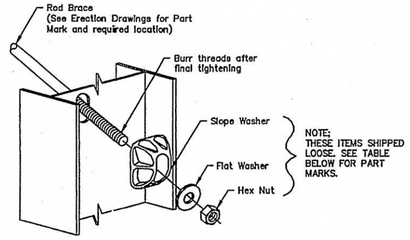
Page PF04013 | Date Apr '11 | Rev. 01



NOTE: FRAME SHAPES MAY VARY.
SEE FRAMING PLAN FOR PORTAL FRAME LOCATIONS

Rod Brace Attachment at Web

Page PF04101 | Date Nov '11 | Rev. 00



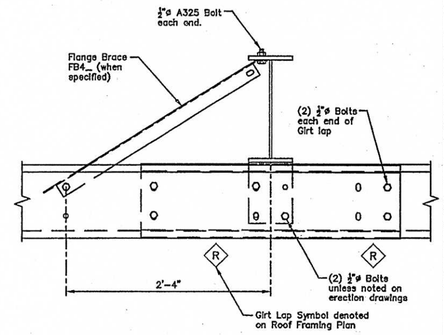
ERECTION NOTE: DETAIL SHOWN AT COLUMN SIMILAR AT RAFTER.

PART MARKS FOR ROD BRACE				
THREAD SIZE	ROD BRACE	SLOPE WASHER	FLAT WASHER	HEX NUT
⅝"ø	WR08___	WS110	WFH500	HSN500
⅝"ø	WR10___	WS110	WFH625	HSN625
¾"ø	WR12___	WS120	WFH750	HSN750
⅞"ø	WR14___	WS120	WFH875	HSN875
1"ø	WR16___	WS130	WFH1000	HSN1000

By-Pass Girt to Column Standard Connection - Flange Brace FB4_

Page CF01124 | Date Dec '10 | Rev. 00

Erection Note
Lap and attachment of Girt varies refer to "Elevation Plan" and Lap Detail for requirements.

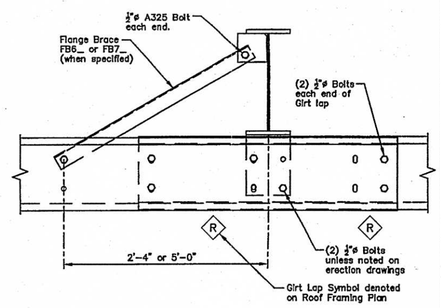


Erection Note
Flange Braces may be required one or both sides of Column.
For requirements, and locations at Main Frame and Rigid Frame in Endwall refer to "Cross Section".
For requirements, and locations at Bearing Frame Endwall refer to "Elevation Plan".

By-Pass Girt to Column Standard Connection - Flange Brace FB6_ or FB7_

Page CF01127 | Date Dec '10 | Rev. 00

Erection Note
Lap and attachment of Girt varies refer to "Elevation Plan" and Lap Detail for requirements.

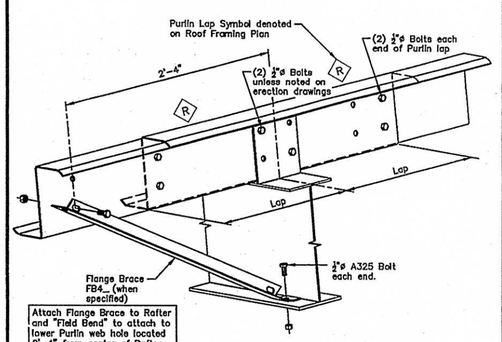


Erection Note
Flange Braces may be required one or both sides of Column.
For requirements, and locations at Main Frame and Rigid Frame in Endwall refer to "Cross Section".
For requirements, and locations at Bearing Frame Endwall refer to "Elevation Plan".

Purlin to Rafter Standard Connection - Flange Brace FB4_

Page CF02036 | Date Dec '10 | Rev. 00

Erection Note
Lap and attachment of Purlin varies refer to Roof Plan and Lap Detail for requirements.

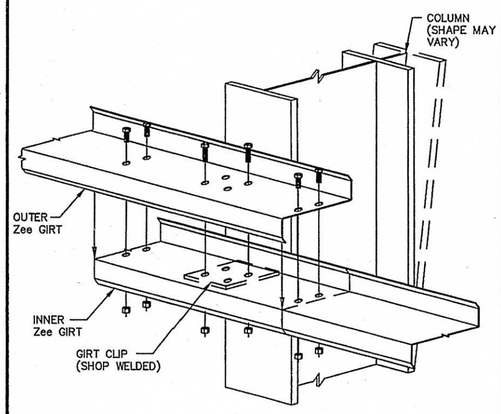


Attach Flange Brace to Rafter and "Field Bend" to attach to lower Purlin web hole located 2'-4" from center of Rafter.

Erection Note
Flange Braces may be required one or both sides of Rafter.
For requirements, and locations at Main Frame and Rigid Frame in Endwall refer to "Cross Section".
For requirements, and locations at Bearing Frame Endwall refer to "Roof Plan".

WELDED CLIP PRIMARY FRAME DETAIL GIRT ATTACHMENT DETAIL TO GIRT CLIP

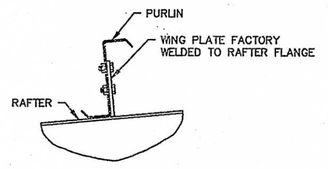
Shf. No. CF01120 | Date Feb '11 | Rev. 01



ALL BOLTS ARE A325 WITHOUT WASHERS

PRIMARY FRAME DETAIL PURLIN ATTACHMENT DETAIL TO WING PLATE

Shf. No. CF02020 | Date May 09 | Rev. 00



Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4900 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO 87107
(505) 344-8141 (800) 877-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
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☐ For Approval Not For Construction
☐ For Construction Permit
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Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	
Job Number:	81-B-15404-1 (0115404)
Sheet Number:	R5 of 13

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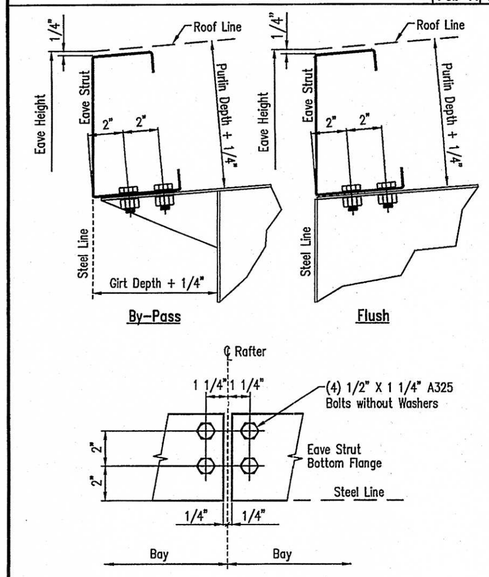
State of New Mexico
Construction Industries Division

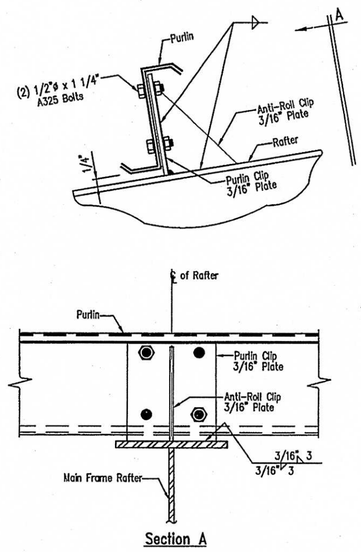
Eave Strut Connection at Main Frame Interior Bay

Det. No. CF02030 | Date Feb '11 | Rev. No. 01



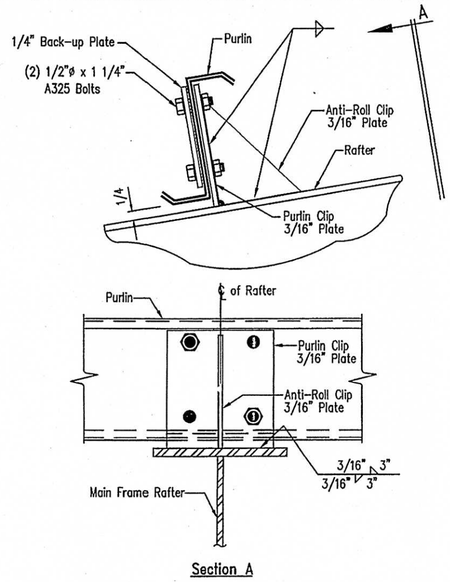
Purlin Anti-Roll Clip (at Built-up/Hot-Rolled Rafter)

Det. No. CF02034 | Date Feb '11 | Rev. No. 01



Purlin Anti-Roll Clip (W/Back-up Plate) (at Built-up/Hot-Rolled Rafter)

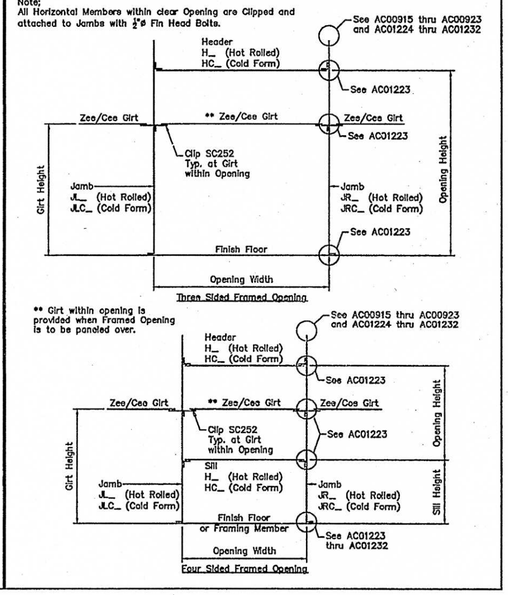
Det. No. CF02035 | Date Feb '11 | Rev. No. 01



Welded Clips - Framed Opening Connections Cold Form and Hot Rolled Cee - Three and Four Sided Openings

Page AC01220 | Date Nov '11 | Rev. 01

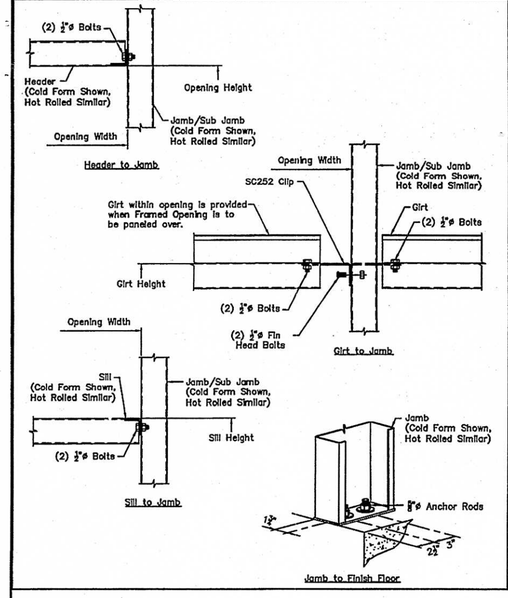
Note:
All Horizontal Members within clear Opening are clipped and attached to Jambs with ½"ø Fin Head Bolts.



** Girt within opening is provided when Framed Opening is to be paneled over.

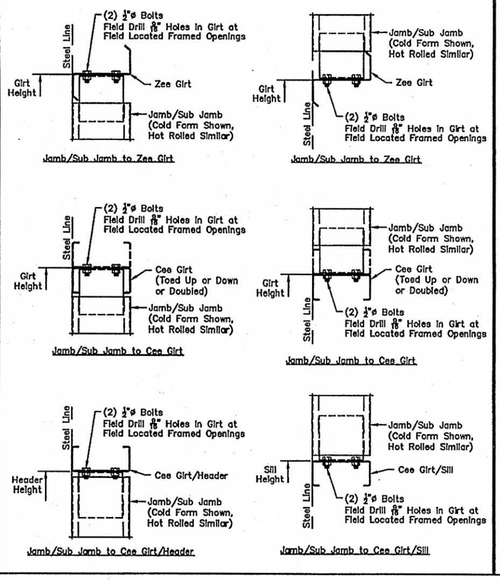
Welded Clips - Framed Opening Connections Cold Form and Hot Rolled - Base, Girt, Header, and Sill to Jamb

Page AC01223 | Date Nov '11 | Rev. 01



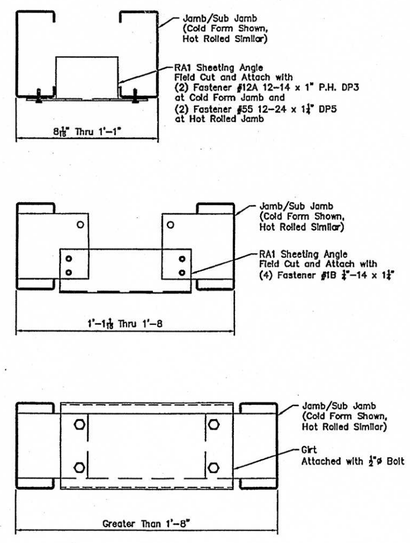
Welded Clips - Framed Opening Connections Cold Form and Hot Rolled - Jamb/Sub Jamb to Zee/Cee Girt or Header/Sill

Page AC01224 | Date Jul '11 | Rev. 00



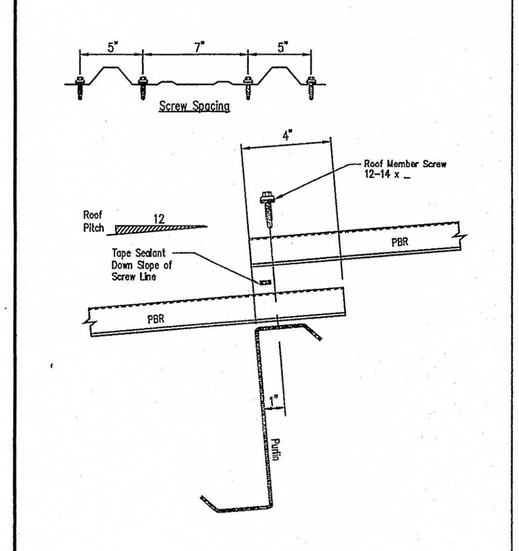
Welded Clips - Framed Opening Connections Cold Form and Hot Rolled Cee - Framing Between Jambs

Page AC01233 | Date Jul '11 | Rev. 00



PBR Panel Panel Lap

Sht. No. WPR04015 | Date April '10 | Rev. 01



Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4500 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 345-8141 (800) 877-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50693
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary, Not For Construction
☐ For Approval, Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	
Job Number:	81-B-15404-1 (Q115404)
Sheet Number:	R6 of 13

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State of New Mexico
Construction Industries Division

Fasteners

Shr. No. G000004 | Date Mar 26 | Rev. 02

FASTENER #271
8–18 x 1/2"
Trim Screw

FASTENER #24
8 x 5/8"
Nibbed Driller

FASTENER #228
10 x 1/2"
Grommet Washer

FASTENER #14
1/8" x 3/16"
Pop Rivet
Stainless Steel

FASTENER #14A
1/8" x 3/8"
Pop Rivet
Stainless Steel

FASTENER #226
3/16" x 9/16"
Closed End Rivet

FASTENER #43
L.T.P. Member Screw
1/4"–14 x 1 1/4"
5/16" Hex Washer Head
w/ 1 1/8" O.D. Washer

FASTENER #43L
L.T.P. Member Screw (Long Life)
1/4"–14 x 1 1/4"
5/16" Hex Washer Head
w/ 1 1/8" O.D. Washer

FASTENER #HW399
#6 x 1" Rubber Grommet
1/4" Hex Head w/ Washer

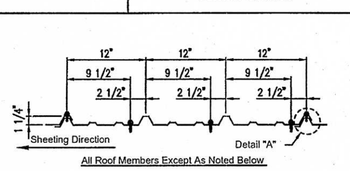
FASTENER #44
L.T.P. Stitch Screw
1/4"–14 x 7/8"
5/16" Hex Washer Head
w/ 1 1/8" O.D. Washer

FASTENER #44L
L.T.P. Stitch Screw (Long Life)
1/4"–14 x 7/8"
5/16" Hex Washer Head
w/ 1 1/8" O.D. Washer

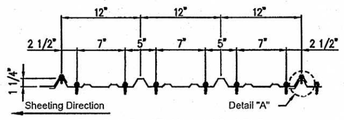
FASTENER #35
#14 x 1 1/8" O.D.
Bonded Washer

PBR Roof Panel Fastener Location

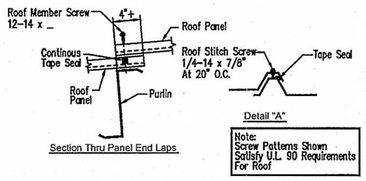
Shr. No. WPR00011 | Date MAR '10 | Rev. 00



All Roof Members Except As Noted Below



At Eave Strut, Panel End Lap, and Peak Purlin



Section Thru Panel End Laps

Note:
Screw Patterns Shown
Satisfy U.L. 90 Requirements
For Roof

PBR – PBU – PBA – VISTASHADOW Panel Fasteners

Shr. No. G000006 | Date FEB '11 | Rev. 01

Wall Fasteners

Member Screw
Fastener #17A
12–14 x 1 1/4"
5/16" Hex Washer Head
w/ Washer

Member Screw Optional
Fastener #17B
12–14 x 1 1/2"
5/16" Hex Washer Head
w/ Washer

Stitch Screw
Fastener #4A
1/4"–14 x 7/8"
5/16" Hex Washer Head
w/ Washer

Roof Fasteners
Long Life
(Optional At Wall)

Member Screw
Fastener #3
12–14 x 1 1/4"
5/16" Hex Washer Head
w/ Washer

Member Screw Optional
Fastener #3A
12–14 x 1 1/2"
5/16" Hex Washer Head
w/ Washer

Stitch Screw
Fastener #4
1/4"–14 x 7/8"
5/16" Hex Washer Head
w/ Washer

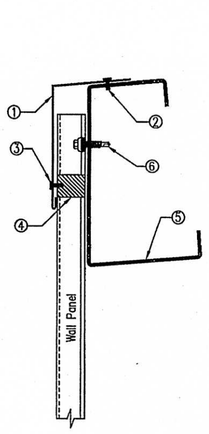
Optional Roof or Wall Fasteners
Stainless Steel Cap

Member Screw
Fastener #3SS
12–14 x 1 1/4"
5/16" Hex Washer Head
w/ Washer

Member Screw Optional
Fastener #3ASS
12–14 x 1 1/2"
5/16" Hex Washer Head
w/ Washer

Member Screw Optional
Fastener #272SS
12–14 x 2"
5/16" Hex Washer Head
w/ Washer

Stitch Screw
Fastener #4SS
1/4"–14 x 7/8"
5/16" Hex Washer Head
w/ Washer



① Eave Trim
(Profile may vary)

② Fastener #14A
1/8 x 3/8" Pop Rivet
at 10'–0" O.C.

③ Fastener #14A
1/8 x 3/8" Pop Rivet
at 12" O.C.

④ Foam Outside Panel Closure

⑤ Eave Member
(Profile May Vary)

⑥ Member Screw
12–14 x 1 1/4" SD
(See SD1E)

Optional Outside Panel Closure Detail at Eave

04/30/10

Created On: 08/21/09

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD–Sheets for further guidelines and/or clarifications.

DRAWING NO. SD109

Various Fasteners

Shr. No. G000009 | Date Jan '12 | Rev. 04

Fastener #17
12–14 x 1"
5/16" Hex Washer Head
w/ Washer

Fastener #38
1/4"–14 x 7/8" Lap TEK
5/16" Hex Washer Head

Fastener #268
12–14 x 1 7/8" Standoff
Long Life
5/16" Hex Washer Head
w/ Washer

Fastener #268SS
12–14 x 1 7/8" Standoff
Stainless Steel Cap
5/16" Hex Washer Head
w/ Washer

Fastener #12A
12–14 x 1" DP3
Pancake Head

Fastener #7
1/4"–20 x 1 1/4"
Shoulder DP4
5/16" Hex Washer Head

Fastener #55
12–24 x 1 1/4" DP5
5/16" Hex Washer Head

Fastener #70
12–24 x 1 1/2" DP5
5/16" Hex Washer Head

Fastener #142
1/4"–14 x 1 1/2"
5/16" Hex Washer Head

Fastener #76
12–14 x 2"
5/16" Hex Washer Head

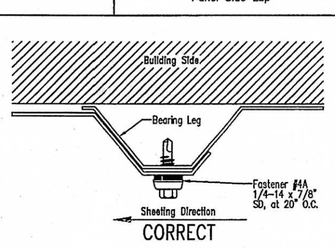
Fastener #61
12–14 x 1 1/4"
5/16" Hex Washer Head

Fastener #1B
1/4"–14 x 1 1/4"
5/16" Hex Washer Head

Fastener #207
12–24 x 1 1/2" DP5
Pancake Head

PBR Wall Panel Panel Side Lap

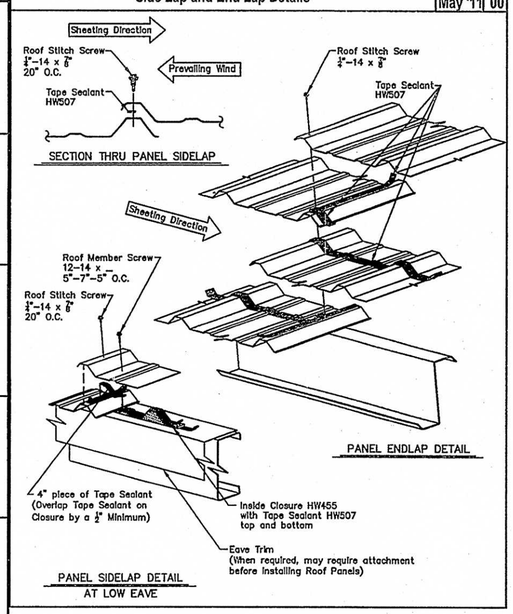
Shr. No. PW05002 | Date Jan. 09 | Rev. 00



Reference Drawings | SD16A

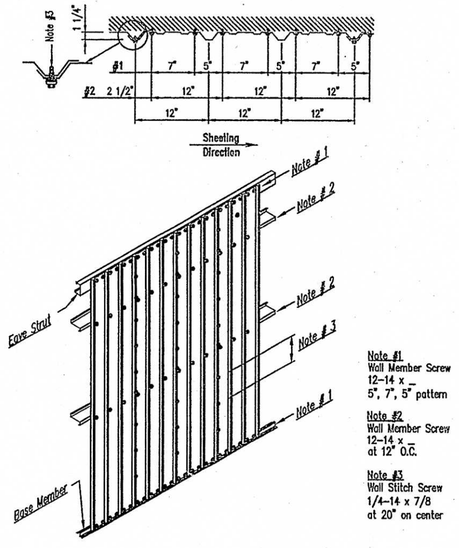
PBR Panel Side Lap and End Lap Details

Proj. PR04016 | Date May '11 | Rev. 00



PBR Wall Panel Fastener Location

Proj. PW05003 | Date Nov. '11 | Rev. 01



Note #1
Wall Member Screw
12–14 x _
5", 7", 5" pattern

Note #2
Wall Member Screw
12–14 x _
at 12" O.C.

Note #3
Wall Stitch Screw
1/4–14 x 7/8
at 20" on center

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

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4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
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P. O BOX 50659
ALBUQUERQUE NM 87123

Drawing Status:
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Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	
Job Number:	81-B-15404-1 (Q115404)
Sheet Number:	R7 of 13

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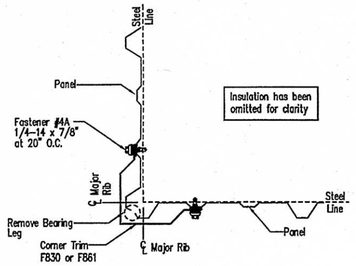
State of New Mexico
Construction Industries Division

PBR Wall Panel Outside Corner Trim

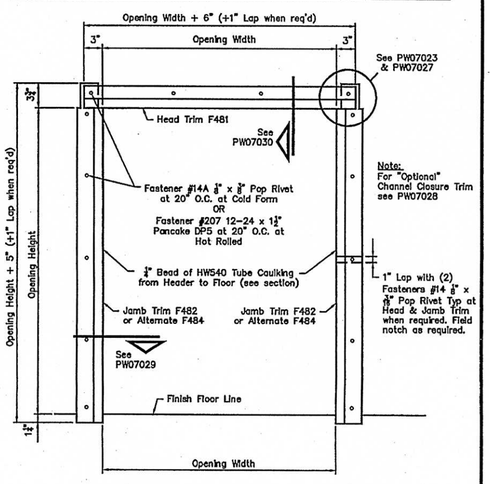
Sht. No. PW03001 | Date SEP. 09 | Rev. 01



PBR Wall Panel - Three Sided Framed Opening Trim Installation with Field Notch Panel at Head Trim

Page PW07022 | Date Jan '12 | Rev. 00

Note: Trim installation can be done by Field Notch Panel as shown on PW07022 & PW07023 OR with Field Notch and Bend Tabs at Head Trim as shown on PW07024 & PW07025.



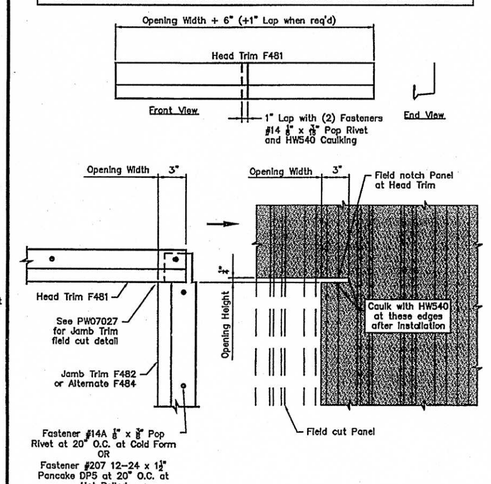
Note: All trim is to be installed BEFORE blanket insulation is applied to walls.

Note: Field measure Opening Width and Height before making field cuts and adjust cut dimensions accordingly.

PBR Wall Panel - Three Sided Framed Opening Field Notch Panel at Head Trim

Page PW07023 | Date Jan '12 | Rev. 00

Note: Trim installation can be done by Field Notch Panel as shown on PW07022 & PW07023 OR with Field Notch and Bend Tabs at Head Trim as shown on PW07024 & PW07025.



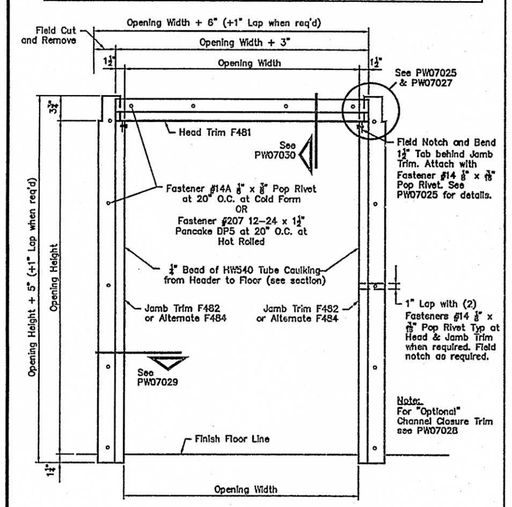
Note: All trim is to be installed BEFORE blanket insulation is applied to walls

Note: Panel position is shown with Panel Rib and Opening on 1'-0 module. Location of Rib may vary depending on the Opening Width and location. Field measure before cutting Panel and Trim.

PBR Wall Panel - Three Sided Framed Opening Trim Installation with Field Notch and Bend Tabs at Head Trim

Page PW07024 | Date Jan '12 | Rev. 00

Note: Trim installation can be done by Field Notch Panel as shown on PW07022 & PW07023 OR with Field Notch and Bend Tabs at Head Trim as shown on PW07024 & PW07025.



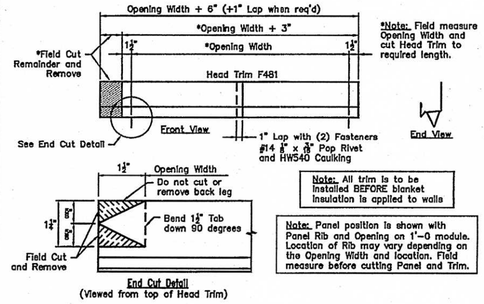
Note: All trim is to be installed BEFORE blanket insulation is applied to walls.

Note: Field measure Opening Width and Height before making field cuts and adjust cut dimensions accordingly.

PBR Wall Panel - Three Sided Framed Opening Field Notch and Bend Tabs at Head Trim

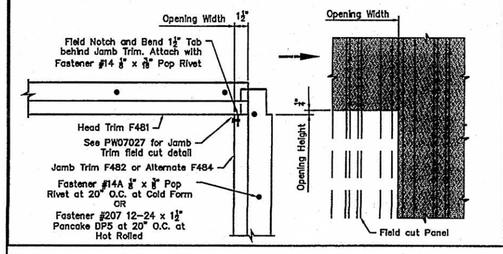
Page PW07025 | Date Jan '12 | Rev. 00

Note: Trim installation can be done by Field Notch Panel as shown on PW07022 & PW07023 OR with Field Notch and Bend Tabs at Head Trim as shown on PW07024 & PW07025.



Note: All trim is to be installed BEFORE blanket insulation is applied to walls

Note: Panel position is shown with Panel Rib and Opening on 1'-0 module. Location of Rib may vary depending on the Opening Width and location. Field measure before cutting Panel and Trim.



PBR Panel Perimeter Trim Reference Standard Trim

Page WPR00001 | Date Dec '11 | Rev. 01

	GUTTER	GUTTER LAP	GUTTER CAP	EXPANSION COVER	GUTTER CLIP
	F760	2" LAP	F761	F843/F835	F833
	Roof Stitch Screw 12" O.C. Roof Color	42" Tube Sealant (13) Fastener #14 Trim Color	19" Tube Sealant (12) Fastener #14 Trim Color	(11) Fastener #14 Trim Color	(2) Roof Stitch Screw Roof Color (1) Roof Stitch Screw Trim Color
4" and 24" Wall Panel	RAKE	RAKE LAP	RAKE CAP		GABLE CLOSURE
	F764	2" LAP	F765		F160
	Roof Stitch Screw 12" O.C. Wall Stitch Screw 12" O.C. Trim Color	21" Tube Caulking (7) Fastener #14 (3) Roof Stitch Screw Trim Color	18" Tube Sealant (7) Fastener #14 Trim Color		(10) Roof Stitch Screw (3) Wall Stitch Screw Trim Color
4" and 24" Wall Panel	HIGHSIDE	HIGHSIDE LAP	OUTSIDE CORNER	INSIDE CORNER	
	F768	2" LAP	Right as Shown	Field Work	
	Roof Stitch Screw 12" O.C. Wall Stitch Screw 12 O.C. Trim Color	19" Tube Sealant (8) Fastener #14 (3) Roof Stitch Screw Trim Color	19" Tube Sealant (8) Fastener #14 (3) Roof Stitch Screw Trim Color	19" Tube Sealant (8) Fastener #14 (3) Roof Stitch Screw Trim Color	
	OUTSIDE CORNER	INSIDE CORNER	OUTSIDE CORNER	INSIDE CORNER	
	Right as Shown	Field Work	Field Work	Field Work	
	21" Tube Sealant (21) Fastener #14 (3) Roof Stitch Screw Trim Color	28" Tube Sealant (13) Fastener #14 (3) Roof Stitch Screw Trim Color	28" Tube Sealant (14) Fastener #14 Trim Color	28" Tube Sealant (14) Fastener #14 Trim Color	

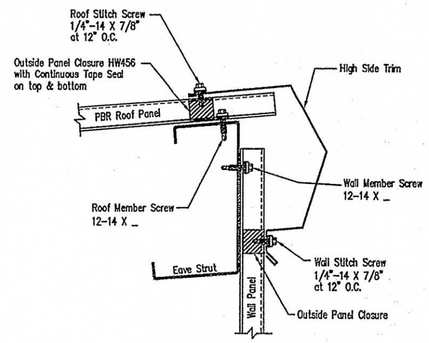
PBR Panel Perimeter Trim Reference Tirm Fastener / Mastic

Page WPR00008 | Date Dec '11 | Rev. 01

	Eave Trim	Eave Trim LAP	Closure Vented Ridge	Metal Closure	Back-Up Plate Longitudinal Ridge
	F771	2" LAP	HW4040	HW4041	HW2998
	Wall Stitch Screw 12" O.C. Fastener #14A 10'-0" O.C. Trim Color	12" Tube Sealant (8) Fastener #14 Trim Color	(3) Roof Member Screw (2) Roof Stitch Screw Roof Color 28" Tape Mastic	(3) Roof Member Screw (2) Roof Stitch Screw Roof Color 28" Tape Mastic	20'-0" Long
	Expansion Ridge Trim	Ridge Closure	Flooting Eave Trim	Inside Closure	Outside Closure
	F675	F679	F2955	HW455	HW456
	Roof Stitch Screw 2 runs at 6" O.C. (16) Roof Stitch Screw per lap Trim Color 68" Tube Sealant	30" Tube Caulking (12) Roof Stitch Screw Trim Color	13" Tube Sealant (2) #14 per 2" Lap #14 36" o.c w/cut Closure #14A 12" o.c. w/Closure Trim Color		
	Rake Side Trim	Ridge Cap	Parapet High Sids		
	F115	F52	F195		
	Wall Stitch Screw 12 O.C. Trim Color	121" Tape Mastic (12) Roof Member Screw (6) Roof Stitch Screw Panel Color	14" Tube Sealant (2) Fastener #14 & (2) Roof Stitch Screw at Lap Roof Stitch Screw 12" O.C. Trim Color		

PBR Panel High Side Eave Trim Sheeted Wall

Sht. No. WPR06008 | Date FEB. '11 | Rev. 03



Ck'd	By	Description	Date	Revision
	CVC			
	BFV	FOR ERECTOR INSTALLATION	05/07/12	0

METAL DEPOTS
4900 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 344-8141 (800) 877-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P.O. BOX 50689
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary, Not For Construction
☐ For Approval Not For Construction
☐ For Construction Permit
☒ For Erector Installation

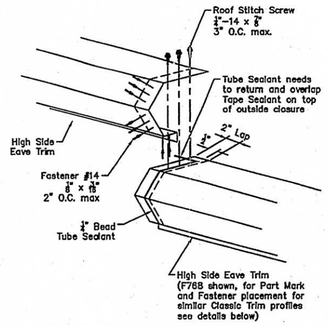
Scale: NOT TO SCALE
Drawn by: BFV 5/8/12
Checked by: CVC 5/8/12
Project Engineer:
Job Number: 81-B-15404-1 (Q115404)
Sheet Number: R8 of 13

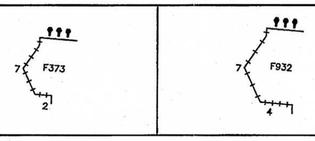
The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

State of New Mexico
Construction Industries Divisio

High Side Eave Trim End Lap Installation

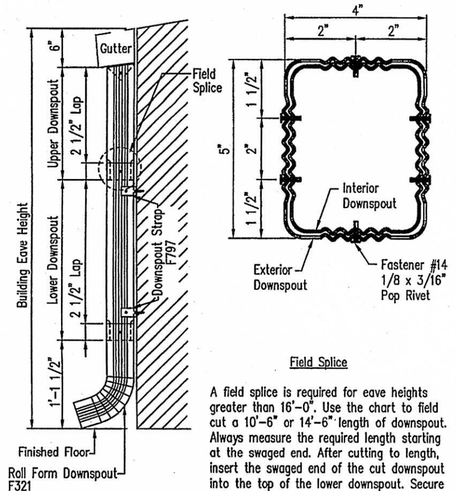
Part WPR06012 | Date Dec '11 | Rev 00





"NCI/MBCI" "Roll Form" Downspout

Sht. No. DP01001 | Date MAR 10 | Rev 01



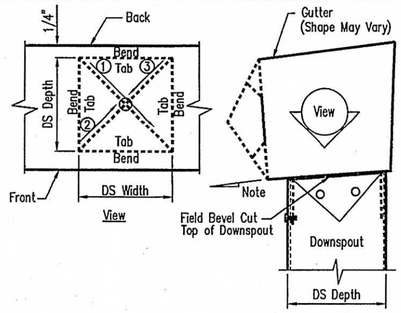
F320 = 10'-6"
F313 = 14'-6"

Field Splice

A field splice is required for eave heights greater than 16'-0". Use the chart to field cut a 10'-6" or 14'-6" length of downspout. Always measure the required length starting at the swaged end. After cutting to length, insert the swaged end of the cut downspout into the top of the lower downspout. Secure with pop rivets.

"Roll Form" Gutter to Downspout

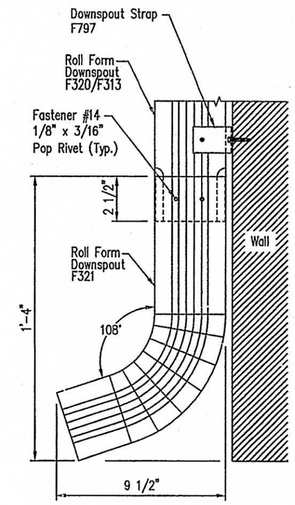
Sht. No. DP01003 | Date May 09 | Rev 00



1. Refer to the building erection drawings for the location and spacing of the downspouts.
2. Locate all downspouts over a major panel rib if possible.
3. Make a cardboard template of the downspout shape. Place the template on the bottom of the gutter and trace the outline. Remove the template and draw a line from corner to corner, forming an "x" pattern.
4. Drill a whole at the center of the "x". Using tin snips, cut along the lines of the x only. Do not cut along the outside lines of the downspout square.
5. Bend each triangular tab down toward the ground, 90 Degrees to the bottom of the gutter.
6. Position the top of the downspout under the gutter. Make sure all four gutter tabs are on the inside of the downspout.
7. Install Fastener #14 through the downspout into the gutter tab. Only the two sides and the front of the downspout will receive fasteners.

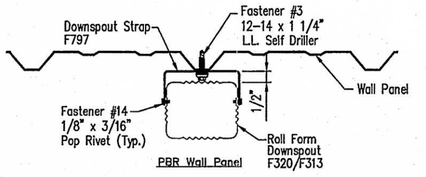
"NCI/MBCI" "Roll Form" Downspout Kickout

Sht. No. DP01004 | Date MAR 10 | Rev 01

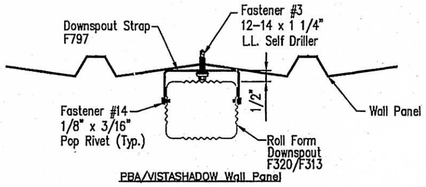


"NCI/MBCI" "Roll Form" Strap Attachment to Wall Panel

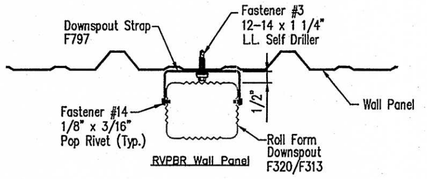
Sht. No. DP01010 | Date FEB. '11 | Rev 02



PBR Wall Panel



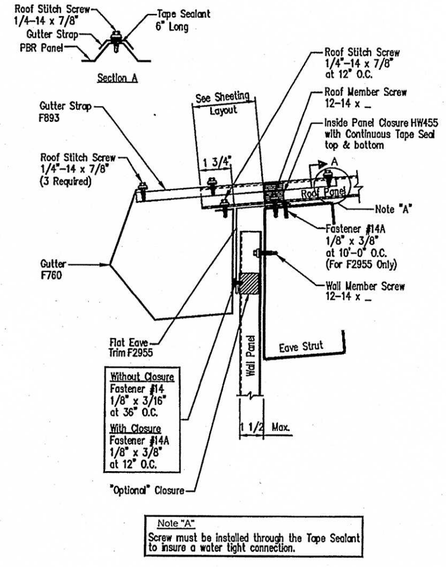
PBA/VISTASHADOW Wall Panel



RVPBR Wall Panel

PBR Panel Standard Gutter Sheeted Wall

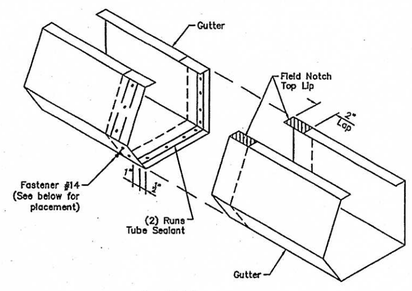
Sht. No. WPR02001 | Date FEB. '11 | Rev 02



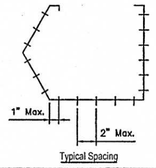
Note "A"
Screw must be installed through the Tape Sealant to insure a water tight connection.

Gutter End Lap Installation PBR Roof

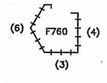
Part WPR04002 | Date Dec '11 | Rev 01

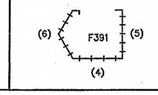


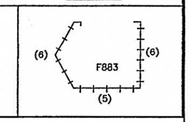
Lap Detail



Typical Spacing

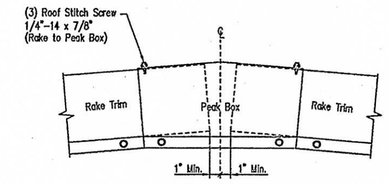


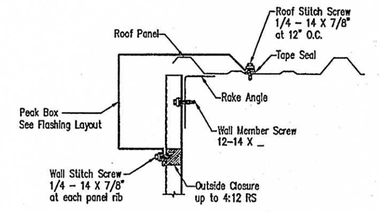




PBR Panel Peak Box

Sht. No. PR05001 | Date April '10 | Rev 02





Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4900 2nd ST. N.W., ALBUQUERQUE, NEW MEXICO
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A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary, Not For Construction
☐ For Approval
☐ Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	
Job Number:	81-B-15404-1 (Q115404)
Sheet Number:	R9 of 13

The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

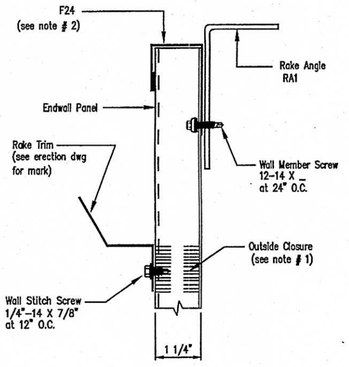
State of New Mexico
Construction Industries Division

PBR Panel — End Panel Cap Trim — Sheeted Wall

Sht. No. PR05005 | Date MAR 10 | Rev. 02

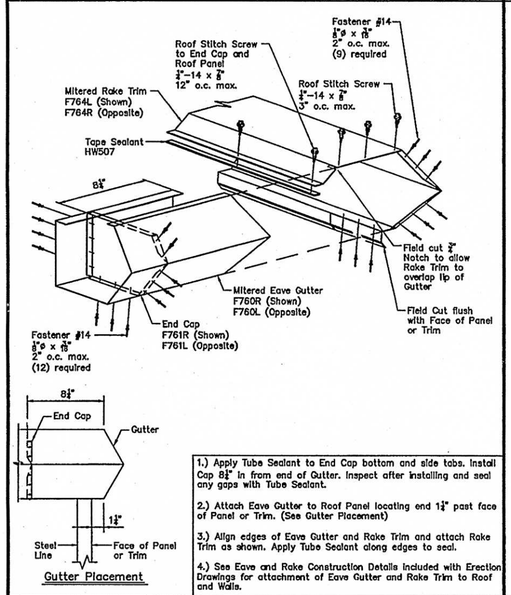
Note # 1: Outside panel closures are required on all sheeted endwalls with a roof slope of 4:12 or less.

Note # 2: F24 Cap Trim will replace the outside panel closures on all sheeted endwalls with a roof slope greater than 4:12.



PBR Roof Panel - Standard — Low Eave Rake Corner with Eave Gutter

Page WPR04004 | Date Feb '12 | Rev. 01



Gutter Placement

1.) Apply Tube Sealant to End Cap bottom and side tabs. Install Cap 8½" in from end of Gutter. Inspect after installing and seal any gaps with Tube Sealant.

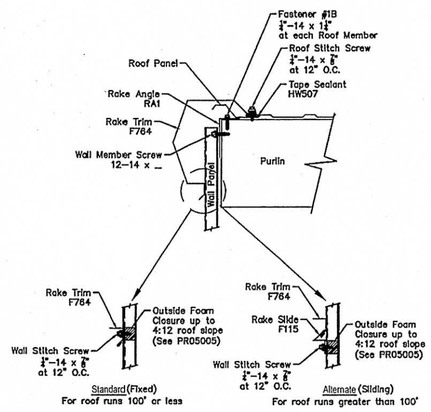
2.) Attach Eave Gutter to Roof Panel locating end 1¾" past face of Panel or Trim. (See Gutter Placement)

3.) Align edges of Eave Gutter and Rake Trim and attach Rake Trim as shown. Apply Tube Sealant along edges to seal.

4.) See Eave and Rake Construction Details included with Erection Drawings for attachment of Eave Gutter and Rake Trim to Roof and Walls.

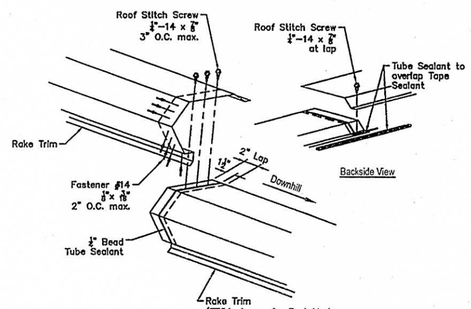
PBR Panel — Standard Rake Trim - Sheeted Wall

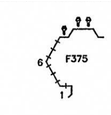
Sht. No. WPR05002 | Date Sep '11 | Rev. 03

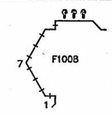


Rake End Lap Installation — PBR Roof

Page WPR05010 | Date Dec '11 | Rev. 00

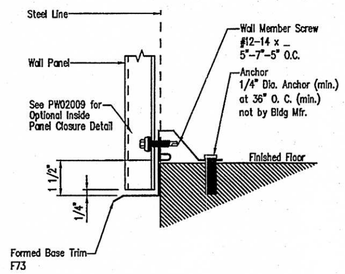






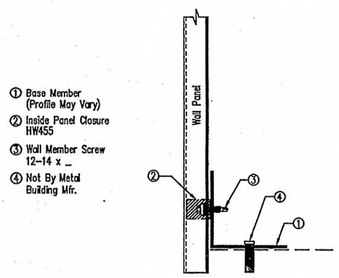
PBR Wall Panel — Formed Base Trim — Without Panel Recess

Sht. No. PW02001 | Date Jun '11 | Rev. 02



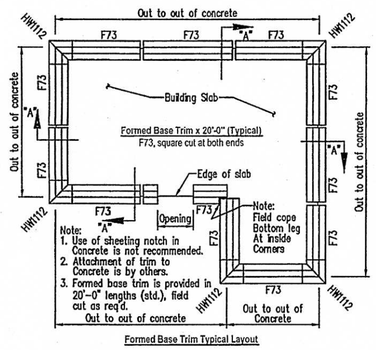
PBR Wall Panel — Inside Panel Closure at Base

Sht. No. PW02009 | Date Jun '11 | Rev. 01

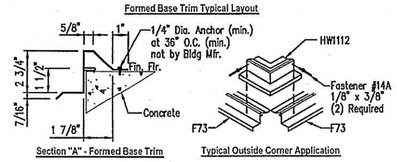


Formed Base Trim Details

Sht. No. PW02010 | Date Sep '10 | Rev. 00



Formed Base Trim Typical Layout

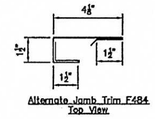


Section "A" - Formed Base Trim

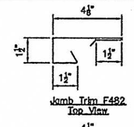
Typical Outside Corner Application

PBR Wall Panel - Three Sided Framed Opening — Jamb Trim Field Cut Details

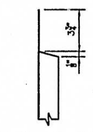
Page PW07027 | Date Jan '12 | Rev. 00



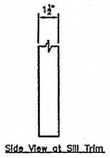
Alternate Jamb Trim F484
Top View



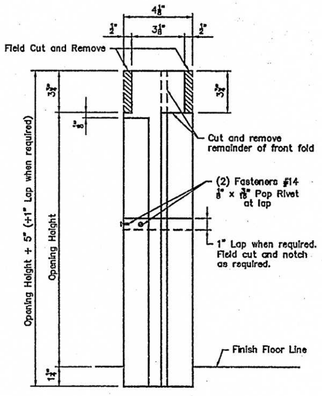
Jamb Trim F482
Top View



Side View at Head Trim



Side View at Sill Trim



Jamb Trim F482 and
Alternate Jamb Trim F484
Front View
Right Jamb Trim as shown
Left Jamb Trim opposite hand

Note: Field measure Opening Height before making field cuts and adjust cut dimensions accordingly.

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
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Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O. BOX 30693
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary, Not For Construction
☐ For Approval, Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	
Job Number:	81-B-15404-1 (Q115404)
Sheet Number:	R10 of 13

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State of New Mexico
Construction Industries Division

These guidelines will apply to all Aluminum Horizontal Sliding windows (AHS) to be installed with a framed opening. All aluminum windows to be installed in a framed opening must be prepared with "flat" window fins CF400 on each jamb. The framed opening must be installed first, then the window and finally the sheeting.

1. Pre-assemble the framed opening including the jambs, header and sill. The framed opening width should measure the same as the nominal window width minus 2 1/2". As a unit install the face of the left jamb off center of the wall panel rib by 1 1/4".
2. From the outside of the building, insert the window into the framed opening. Attach the window fins to the framed opening jambs with (2) Fastener #12A (12-14 x 1" Pancake Head) on each jamb. The window will be secured with member screws later.
3. Apply tube sealant on each jamb from floor to window head.
4. On top of the tube sealant install F164 Window Jamb Stiffener in front of the framed opening jamb on the wall panel center line.
5. Repeat step #4 for the right side of the window.
6. Install the insulation across the window. Carefully cut the insulation and the vinyl away from the window glass.
7. Remove insulation only, not the vinyl backing, from behind the location of the foam wall panel closures at the window head and sill and also along each jamb where the window fin will be attached.
8. Cut and install the wall panel above, below and to the right of the window.
9. From the outside of the building along the left and right Window Jamb Stiffeners (F146) pre-drill & install hex head screws (12-14 x 1 1/4" SD) through the panel rib and window fin at 12" on center. Remove any exposed insulation.
10. At the window head, install a foam closure with tube sealant on top and bottom against the window head fin.
11. Install the upper wall panel. From the upper wall panel to the window head with hex head member screws (12-14 x 1 1/4" SD) at 2 1/2", 7", 2 1/2" on center.

PBR Aluminum Window Installation With Framed Opening

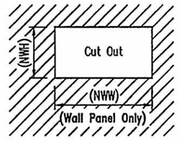
04/30/10

Created On: 04/30/10

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD-Sheets for further guidelines and/or clarifications.

DRAWING NO. SD92

12. At the window sill, install a foam closure with tube sealant on top and bottom against the window sill fin.
13. Install the lower wall panel. From the inside of the building, attach the wall panel to the window sill with hex head member screws (12-14 x 1 1/4" SD) at 2 1/2", 7", 2 1/2" on center.
14. Inspect the window installation and remove any exposed insulation. Use tube sealant to close any gaps that water may penetrate at perimeter of window.
15. Install the aluminum trim fin CF500 on each window jamb by snapping them in place.



Nominal Window Height (NWH)

	Nominal Window Width (NWW)			
4'-0"	34" X 48 1/2"	46" X 48 1/2"	70" X 48 1/2"
3'-0"	34" X 36 1/2"	46" X 36 1/2"	70" X 36 1/2"
	3'-0"	4'-0"	6'-0"

Rough Opening Cutout Dimensions (Wall Panel Only)

PBR Aluminum Window Installation With Framed Opening

04/30/10

Created On: 04/30/10

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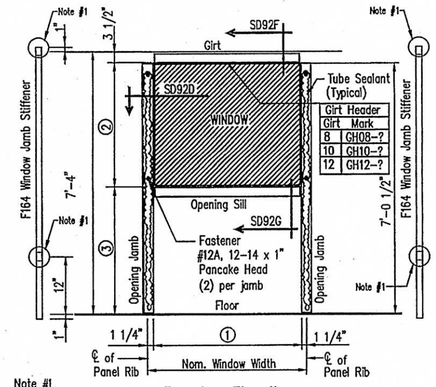
DRAWING NO. SD92A



Note #1
Strip outside leg and attach to Jamb with Fastener #12A 12-14 x 1"

Framing Elevation

With Girt Header
①= Nominal Window Width minus 2 "
②= Nominal Window Height plus 1/2"
③= 7'-4" Minus ②

Attach window to framing with Fastener #12A 12-14 x 1" Pancake Head (4) Required - (2) per jamb

PBR Aluminum Window Installation With Girt Header Framed Opening

04/30/10

Created On: 04/30/10

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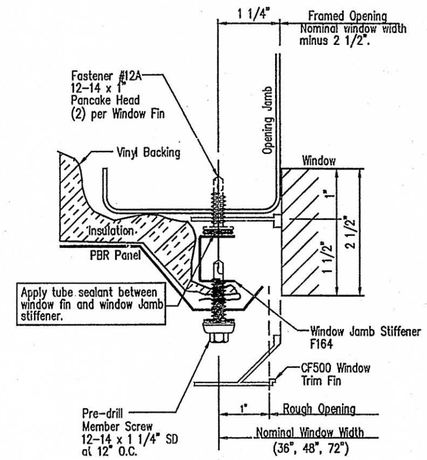
DRAWING NO. SD92C-X



Jamb Detail

PBR Aluminum Window Installation With Framed Opening

04/30/10

Created On: 04/30/10

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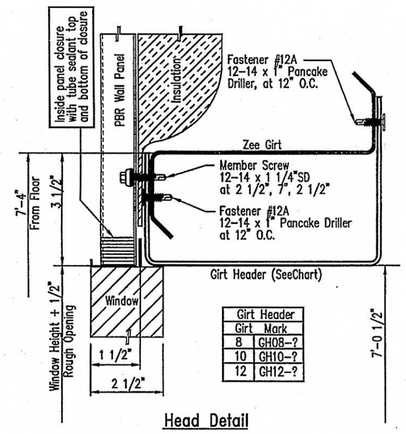
DRAWING NO. SD92D



Head Detail

PBR Aluminum Window Installation With Girt Header Framed Opening

04/30/10

Created On:04/30/10

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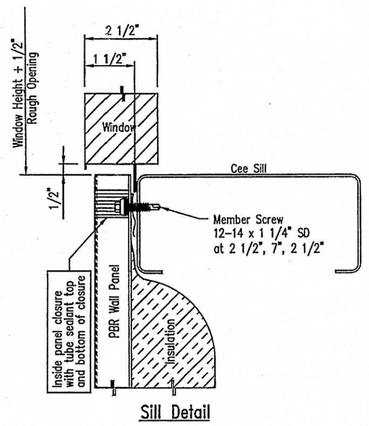
DRAWING NO. SD92F



Sill Detail

PBR Aluminum Window Installation With Cee Sill Framed Opening

04/30/10

Created On: 04/30/10

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DRAWING NO. SD92G

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

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A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary
☐ For Approval
☐ Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale: NOT TO SCALE
Drawn by: BFV 5/8/12
Checked by: CVC 5/8/12
Project Engineer:
Job Number: 81-B-15404-1 (Q115404)
Sheet Number: R11 of 13

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State of New Mexico
Construction Industries Division

Wall Tape
Tape seal is required at each panel sidelap and at each location between the corner trim and the wall panel.

Wall Base
Inside closed cell panel closures with field applied tape sealant on panel side is required between the insulation/base member and the wall panel.

Wall Rake
Outsiue closed cell panel closures with field applied tape sealant on both sides are required between the wall panel and rake trim.

Wall Eave
Outside closed cell panel closures with field applied tape sealant on both sides are required between the wall panel and eave trim.

Corner Trim
Field applied tape sealant is required between the wall panel and the trim screw flange.

Framed Opening Head and Sill
Head–Inside closed cell panel closures with field applied tape sealant on both sides are required between the wall panel framing member.

Sill–Outside closed cell panel closures with field applied tape sealant on both sides are required between the trim leg and the wall panel.

Window Head and Sill
Head–Inside closed cell panel closures with field applied tape sealant on both sides are required between the wall panel framing member.

Sill–Outside closed cell panel closures with field applied tape sealant on both sides are required between the trim leg and the wall panel.

Walk Doors
Inside closed cell panel closures with field applied tape sealant on both sides are required between the wall panel and walk door head trim.

Sealed Wall Requirements

08/21/09

Created On: 08/21/09

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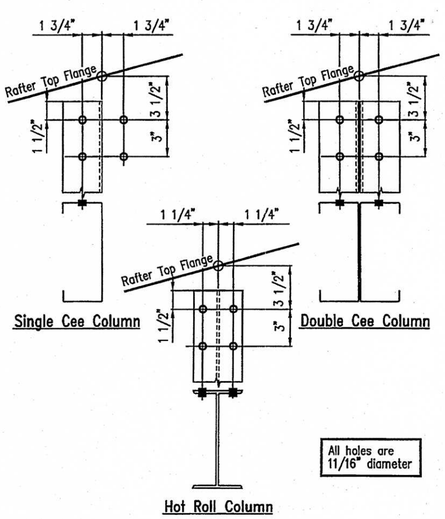
DRAWING NO. SD200



Single Cee Column

Double Cee Column

Hot Roll Column

Cold Form Rafter Column Connections

Web Bolted – 2 or 4 Bolts

08/21/09

Created On: 08/21/09

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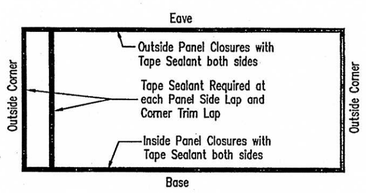
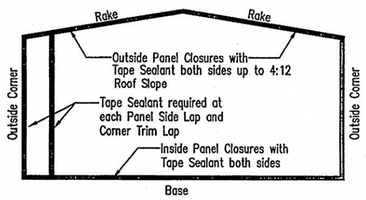
DRAWING NO. SD669



Sidewall



Endwall

Sealed Wall Requirements

08/21/09

Created On: 08/21/09

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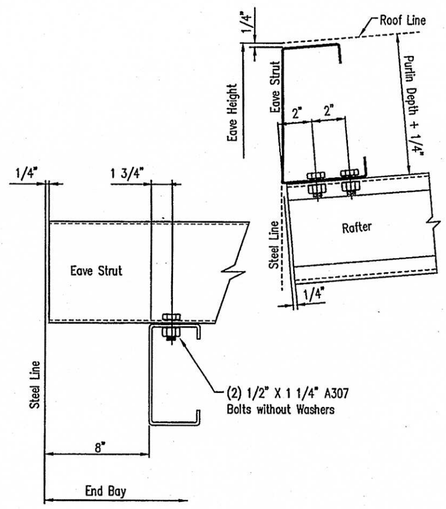
DRAWING NO. SD201



Eave Strut Connection at Bearing Frame

End Bay–Cold Form Rafter–Flush Girt Endwall

08/21/09

Created On: 08/21/09

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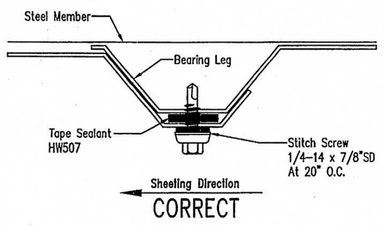
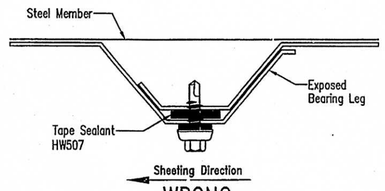
DRAWING NO. SD782





PBR Panel Side Lap with Tape Sealant

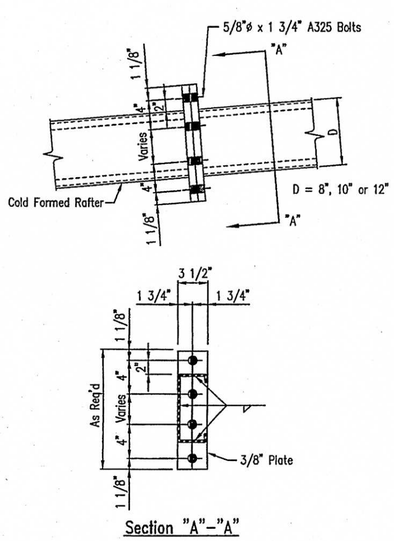
08/21/09

Sealed Wall Requirements

Created On: 08/21/09

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD–Sheets for further guidelines and/or clarifications.

DRAWING NO. SD203



Section "A"–"A"

Cold Formed Endwall Rafter Splice Conn.

08/21/09

Created On: 08/21/09

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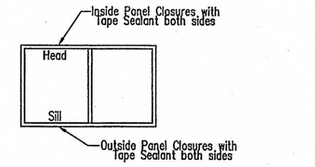
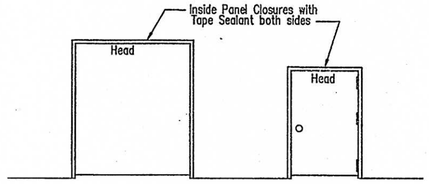
DRAWING NO. SD241



Aluminum Horizonal Side Window



Framed Opening

Walk Door

Sealed Wall Requirements

08/21/09

Created On: 08/21/09

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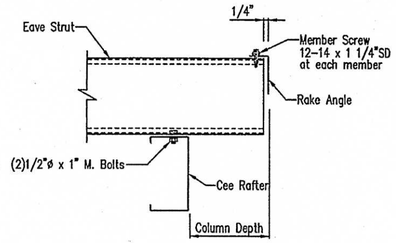
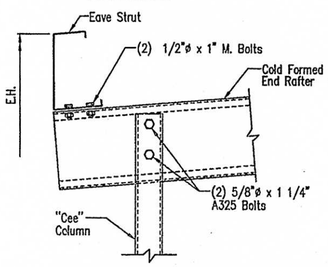
DRAWING NO. SD205



Section A



Corner Column to Cold–Formed Bearing Rafter Conn.

(Flush Endwall)

08/21/09

Created On: 08/21/09

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD–Sheets for further guidelines and/or clarifications.

DRAWING NO. SD242

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

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FAX (505) 345–7413
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Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	
Job Number:	81–B–15404–1 (Q115404)
Sheet Number:	R12 of 13

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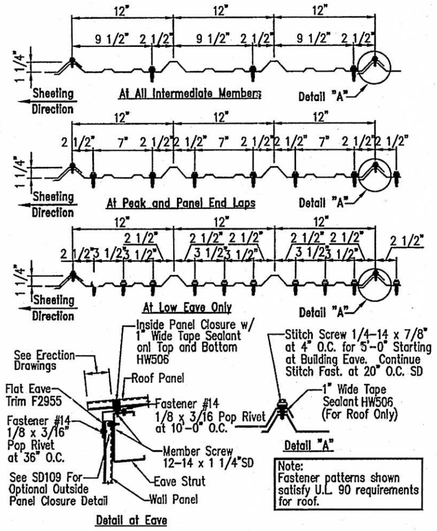
State of New Mexico
Construction Industries Division



Low Eave Icing Condition
(For "PBR" Roof Panels Only)

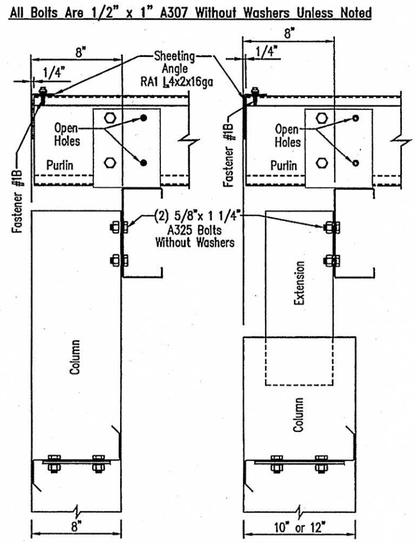
08/21/09

Created On: 08/21/09

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD-Sheets for further guidelines and/or clarifications.

DRAWING NO. SD2A

All Bolts Are 1/2" x 1" A307 Without Washers Unless Noted



Bearing Frame Endwall Column
Flush Endwall-Cold Form Rafter

08/21/09

Created On: 08/21/09

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD-Sheets for further guidelines and/or clarifications.

DRAWING NO. SD11B

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4900 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
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FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary Not For Construction
☐ For Approval
☐ Not For Construction
☐ For Permit
☐ For Construction
☒ For Erector Installation

Scale: NOT TO SCALE
Drawn by: BFV 5/8/12
Checked by: CVC 5/8/12
Project Engineer:
Job Number: 81-B-15404-1 (0115404)
Sheet Number: R13 of 13

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State of New Mexico
Construction Industries Division

FacilityBUILD

CONSTRUCTION BUDGET PROPOSAL

FacilityBUILD Inc.
5904 Florence Avenue NE
Albuquerque, NM 87113
ph. (505) 828-0060 fax (505) 823-0161
www.facilitybuild.com

CONSTRUCTION COST PROPOSAL SUBMITTED TO: **Monte Del Sol Charter School**	DATE: **3/23/12**	RFE # **12-018**
CONTACT NAME: **James Ledyard**	PROJECT NAME: **Monte Del Sol Cahrter School - Pre Engineered Building**	
OWNER'S NAME: (IF OTHER THAN ABOVE)	PROJECT PHYSICAL ADDRESS: **4157 Walking Rain Rd**	
MAILING ADDRESS/STREET: **4157 Walking Rain Rd**	PHONE: **505-982-5225**	FAX: **505-982-5321**
CITY, STATE, ZIP CODE: **Santa Fe, NM 87507**	EMAIL: **jledyard@montedelsol.org**	

SCOPE OF WORK:

New Storage Building budget proposal per the attached plan sheet A-1 & A-2 dated 2/27/12 to include:

1) Demolition of asphalt, 2' below footing over-excavation and building pad.
2) Monolithic concrete foundations to include footing and reinforcing and one entry door apron.
3) One hollow metal entry door and frame with side light, six windows and door hardware.
4) One pre-engineered building 45' x 60' to include 26 gauge multi rib color wall panels , 26 gauge multi rib roof panels, gutters, downspouts and building insulation.

Clarifications:

1) Building size has been changed to 45' wide by 60' long.
2) No site work or utility work is included beyond the building foundation.
3) Costs do not include sewer, water, or gas hook-ups.
4) No concrete is included beyond the building foundation.
5) One concrete 5' by 5' entry door apron is included.
6) FacilityBUILD is to provide utility spots at building pan location.
7) Building plumbing, mechanical and electrical is not included.
8) Cost includes utilizing existing site borrow as necessary to bring pad to sub grade.
9) Pre-engineered building to have a single slope with 1/12pitch and minimum 10' low eave.

Alternate No. 1 (Not including Tax).

8) Electrical to include one 200 amp panel, ten interior florescent lights, one porch light, one exterior wall pack, one 200 amp electrical panel, conduit & box for fire alarm and electrical hook-up. **ADD: $21,371.07**

Includes: Prevailing Wages, performance and payment bonds, insurance, permits and applicable fees unless specifically excluded in the scope of work.

Other Inclusions:

All site utilities beyond building foot print.

Excludes: Repair or replacement of existing architectural, structural, electrical, fire systems life safety, code violations, hidden condition or any design or construction work not specifically described in the scope of work.

Other Exclusions:

CSI Division 1 - 16	Amount
(1) General Requirements	$16,827.04
(2) Site Work / Demolition	$26,878.44
(3) Concrete	$31,524.44
(4) Masonry	$0.00
(5) Metals	$57,365.08
(6) Wood & Plastics	$0.00
(7) Thermal/Moisture	$9,200.00
(8) Doors & Windows	$2,146.49
(9) Finishes	$0.00
(10) Specialties	$0.00
(11) Changing Table	$0.00
(12) Furnishings	$0.00
(13) Special Construction	$0.00
(14) Conveying Systems	$0.00
(15) Mechanical	$0.00
(16) Electrical	$0.00
SUBTOTAL	$143,941.49
NM GRT RATE City of SF	8.1875% $11,785.21
TOTAL	$155,726.70

General Requirements includes bonds, insurance, design, engineering, permits, fees, project management, field supervision, mobilization, temporary facilities & utilities and equipment unless other wise excluded.

CSI Division 1 - 16 Is the standard of the Construction Specifications Institute. See CSInet.org for more details.

This agreement is the only agreement expressed or implied in which the work will be completed. This agreement takes precedent over any previous oral agreements and representations. See attached General Conditions on pages 2 and 3 of this proposal.

NM Contractors License GB 98, EE 98, MM 98, GF 05 #88676

Costs are valid for 30 days.

FacilityBUILD Inc. authorized signature: R Long — Date: 3/23/2012

Acceptance: The above prices, scope of work and general conditions are hereby accepted. You are authorized to do the work as specified. Payment - 100% upon completion of work unless credit arrangements have been made.

Owner/Client authorized signature: — Date: 3/29/12

Renier

cell: 934-9777

Services Agreement/General Conditions

FacilityBUILD ™

1. Scope of Work: Contractor agrees to furnish necessary labor, materials, supplies, equipment; tools and subcontractors to perform and complete in a professional workmanlike manner, the services as described under the attached scope of work. All conclusions and recommendations regarding the work represent the professional opinions of Contractor personnel involved in the work and should not be considered a legal interpretation of existing codes or regulations. Contractor assumes no responsibility for errors in architectural plans/specifications, existing code deficiencies, or incorrect information provided by Owner/Client that Contractor relied on in preparing proposal/estimates.

2. Payment: 100% upon completion of scope of work unless credit arrangements have been made, or work duration is longer than one (1) month. Then the contractor will submit invoices monthly, or as otherwise agreed, for completed portions of services or additional work authorized pursuant to Paragraph 5 herein. Owner/Client agrees to pay the invoiced amount within 20 days from date of invoice. Any payment not received by Contractor within 30 days shall be considered delinquent and the amounts due contractor shall accrue a late charge of 1 1/2% per month for each month from date of invoice. In the event any payment due Contractor under the terms of this Agreement is delinquent, Contractor may suspend all services until all delinquent payments have been received.

3. Additional Work: The Owner/Client, without invalidating the Agreement, may order changes in the work within the general scope of the Agreement consisting of additions, deletions or revisions of the scope, cost of services and time being adjusted accordingly. All such changes in the work shall be authorized in writing. The cost or credit to the Owner/Client resulting from a change in the work shall be determined by one or more of the following: by mutual agreement of either a lump sum, and/or unit price to be multiplied by the units worked in determining the total sum; hourly rate per man hour multiplied by the man hours expended; or by other mutually agreeable cost methods. Where differing site conditions are encountered that materially affect the Contractor's cost of completing the scope of work, the Contractor will notify the Owner/Client and will use his best professional judgment in assisting the Owner/Client in deciding how to proceed. The cost of services will be equitably adjusted by written changer order or supplemental agreement between both parties within twenty (20) days from the first observance of the differing site condition.

4. Access/ Approvals/ Permits: Owner/Client shall arrange for access and make all provisions for Contractor to enter public and private property as required for Contractor to perform the specified services. Owner/Client shall furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approval and consent from others as may be necessary. Owner/Client is responsible for informing Contractor of the structures. Contractor will not be responsible for inadvertent damage to utility locations of any underground lines or other subsurface structures that were not made known to Contractor prior to the start of work pursuant to Paragraph 5 herein.

5. Client Information: Work will not commence until the Contractor has received a duly executed copy of this contract. The Owner/Client shall direct its officers, directors, employees, subcontractors and agents to render reasonable assistance and to provide (promptly upon request) any necessary or appropriate data to the Contractor in connection with its performance under this agreement. Any data furnished shall be furnished at the Owner/Client's expense, and the Contractor shall be entitled to rely upon its accuracy and completeness. The Owner/Client shall locate for the Contractor, and shall assume responsibility for the accuracy of his representations, as to the locations of all underground utilities, tanks, structures, or other installations, unless the express responsibility of the Contractor as stated in the "Scope of Work".

6. Emergencies: In an emergency affecting the safety of persons or property, the Contractor shall act, at his discretion, to prevent threatened damage, injury or loss. Any additional compensation and/or extension of time claimed by the Contractor on account of emergency work shall be determined as set forth under Paragraph 3, Additional Work.

7. Hazardous Substances: Nothing herein shall be construed or interpreted as requiring Contractor to identify hazardous substances or assume the status of a generator of any hazardous substances or hazardous materials, as those terms are defined under any applicable federal, state and local laws, statutes regulations, ordinances, rules or orders. If any hazardous, toxic or dangerous substances as defined by federal, state or local laws, statutes, regulations, ordinances, rules or orders, ("Hazardous Substances") are encountered at the site, Contractor will stop work and advise the Owner/Client. It is the Owner/Client's responsibility to identify and inform Contractor of Hazardous Substances at the facility. If these Hazardous Substances require handling, transportation or disposal at an off-site facility, Contractor will assist in advising the Owner/Client of the Owner/Client's options. However, Contractor will not "arrange" for disposal of, accept title to, sign manifests for, or take control of any Hazardous Substances, unless expressly stated in the "Scope of Work". Owner/Client shall indemnify and hold Contractor harmless from any claims, damages, fines and fees, litigation or expenses, arising out of or in any way related to identification, handling, transportation and disposal of any Hazardous Substances in the course of Contractor's performance of this Agreement.

8. Restoration: The Owner/Client understands that in the normal course of construction work, some minor damage to property may occur including damage to landscaping, pavement, sprinkler systems, and interior building finishes. While the Contractor will act to minimize damage, some minor damages may occur.

9. Independent Contractor: Contractor shall perform all work under this agreement as an independent contractor, retaining complete control over its personnel and operations and conforming to all legal requirements with respect to its Representatives. Neither Contractor nor its Representatives shall be, or shall be construed to be, in any sense, Owner/Client's employees or agents, or have authority to bind Owner/Client in anyway.

10. Insurance: The Contractor shall maintain policies of insurance for the following types of coverage, each with a limit of liability of one million dollars per occurrence and in the aggregate: Worker's Compensation (statutory); Comprehensive General Liability; and Comprehensive Automotive Liability, unless otherwise expressly stated in the "Scope of Work".

11. Indemnity:

a. Contractor shall indemnify and hold harmless Owner/Client, and its respective officers, directors, employees, subcontractors, agents and assigns ("Representatives"), from and against any and all liabilities, claims, causes of action, suits, losses, damages, costs and demands, including reasonable attorneys' fees, resulting from or arising out of, personal injury, including death or property damage, to the extent such injury, death or property damage is caused by the negligence or willful misconduct of Contractor or its Representatives; and, provided that such injury, death, or property damage is not caused by the sole or contributory negligence of Owner/Client, or its Representatives; and provided further, that Contractor's liability hereunder shall be limited to and not exceed the insurance coverage and limits of liability identified in Paragraph 10 or the total cost of services under of this agreement, whichever amount is less.

b. Owner/Client shall indemnify and hold harmless Contractor, and its Representatives, from and against any and all liabilities, claims, causes of action, suits, losses, damages, costs and demands, including reasonable attorneys' fees, resulting from or arising out of, personal injury, including death or property damage, to the extent such injury, death or property damage is caused by the negligence or willful misconduct of Owner/Client or its Representatives; and provided further that such injury, death, or property damage is not caused by the sole or contributory negligence of Contractor or its Representatives.

Services Agreement/General Conditions *(Continued)*

FacilityBUILD ™

12. Dispute Resolution: All claims, disputes and other matters in question between the Contractor and Owner/Client arising out of, or relating to, this agreement or breach thereof, shall first be submitted to non-binding mediation. Then if still unresolved, the dispute will be decided by arbitration in accordance with the construction industry rules of the American Arbitration Association, unless the parties mutually agree otherwise. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof. Notice of Demand for mediation arbitration shall be filed in writing with the other party to the contract agreement within 90 days after the claim, dispute or other matter in question has arisen.

13. Termination: If the work is stopped for a period of thirty (30) days under an order of any court or other public authority having jurisdiction, or as a result of an act of government, through no act or fault of the Contractor or its Representatives, or if the Owner/Client has failed to make payment as provided in this Agreement for work performed, then the Contractor may at his option provide three (3) days notice to the Owner/Client, terminate this agreement and recover from the Owner/Client, payment for all work completed, with all costs arising out of such termination, and for any proved loss sustained upon any materials, equipment, and tools including reasonable profit and damages.

14. Safety/Health: By virtue of entering into this Agreement and providing services hereunder. Contractor does not assume responsibility for any existing conditions at the site that may present a danger, either potential or real, to the health, safety or the environment, except as set forth in the "Scope of Work".

15. Delays: If the Contractor is delayed at any time in the progress of the work by an act or omission of the Owner/Client, or his employees or separate contractors employed by the Owner/Client, or by changes ordered in the work, or by labor disputes, fire, unusual delay in deliveries, adverse weather conditions, permit requirements, interpretive (subjectively/capriciously enforced) code review and inspections, unavoidable casualties or other causes beyond the Contractor's control, or by delay pending arbitration, or by other causes which the Owner/Client and Contractor agree may justify delay, then the contract time shall be reasonably extended.

16. Standard of Care/Warranty: The standard of care for all construction services performed under this Agreement shall be the care and skill ordinarily used by the construction trades working under similar conditions at the same time and locality. The Contractor warrants to the Owner/Client that the construction shall be new unless otherwise specified, of good commercial quality, in conformance with the Contract Documents and free of defects in materials and workmanship for one (1) year from substantial completion. This warranty does not apply to patch and repair work.

17. Design - Build: In addition to all other terms and conditions of this Agreement, the following articles are relevant to Design-Build projects where Contractor is acting in the capacity of Designer-Builder.

a. Owner/Client shall provide Contractor with Owner/Client's Project criteria. Project criteria includes: use, space, budget, time, site, performance and expandability requirements, limitations, objectives and other relevant information. Unless otherwise stated in the scope of work, the Owner/Client will also provide, at its own cost and expense, the following:

* Surveys describing the property, boundaries, topography and reference points for use during design and construction, including existing service and utility lines;
* Geotechnical studies describing soils and subsurface conditions;
* Legal description of the site;
* As-built facility drawings and construction documents, if available;
* Environmental site evaluations and impact studies identifying existing hazardous conditions.

b. The Contractor may establish an estimate for the work based upon the Contractor's understanding of the scope of work at the time of this Agreement. The estimate will be refined during design development and replaced by a Guaranteed Maximum Price (GMP) or as agreed to by the Owner/Client and the Contractor.

c. All drawings, specifications and other documents and electronic data furnished by Contractor to Owner/Client under this Agreement ("Work Produced") are deemed to be instruments of service and Contractor shall retain an ownership and property interest therein. In the event Owner/Client fails to enter into a design-build contract on the Project with Contractor and proceeds to design and construct the Project through its employees, agents or third parties, the Contractor shall grant Owner/Client a limited license to use the Work Product to complete the Project conditioned on the following:

* Use by Owner/Client of the Work Product is at Owner/Client's sole risk and without liability or legal exposure to Contractor or anyone working by or through Contractor, including design professionals. Owner shall defend, indemnify and hold harmless the Contractor, design professionals, and design-build subcontractors from any and all claims, damages, losses, and expenses, including attorneys' fees arising out of or resulting from the Work Product.
* Owner/Client agrees to pay Contractor a reasonable agreed upon sum as compensation for the right to use the Work Product in accordance with this article.

d. The Contractor shall submit to Owner/Client interim design submissions to support the overall project schedule. When needed, the Owner/Client and Contractor shall meet and confer regarding the evolution of the design including changes and deviations. The Owner/Client shall review and provide responses to the interim submissions within the turnaround times set forth in the Project schedule or as agreed.

18. Assignment: Neither Contractor nor Owner/Client shall without written consent of the other party assign or transfer any portion or part of its obligations under this Agreement.

19. Governing Law: This Agreement shall be governed by the laws of Albuquerque, New Mexico, without giving effect to its conflict of law principles.

20. Severability: If any of these General Conditions shall be finally determined to be invalid and unenforceable in sole or in part, the remaining provisions hereof shall remain in full force and effect and be binding upon the parties. The parties agree to reform the Agreement between them to replace any such invalid or unenforceable provision that comes as close as possible to the intention of the stricken provision.

21. Limitations of Liability: In no event will the contractor be liable to the Owner/Client or anyone else (including third-party beneficiaries), for any consequential, incidental, special or indirect damages, including lost revenue and profits, that result in anyway connected with the services provided herein. The Owner/Client agrees that the liability of the Contractor arising out of any kind of legal claim (whether in contract, tort or otherwise) in anyway connected with the services provided will not exceed the amount the Owner/Client originally paid the Contractor for the service or the insurance coverage and limits of liability identified in paragraph 10, whichever amount is less.

FacilityBUILD

CONSTRUCTION BUDGET PROPOSAL

FacilityBUILD Inc.
5904 Florence Avenue NE
Albuquerque, NM 87113
ph. (505) 828-0060 fax (505) 823-0161
www.facilitybuild.com

CONSTRUCTION COST PROPOSAL SUBMITTED TO: **Monte Del Sol Charter School**	DATE: **3/23/12**	RFE # **12-018**
CONTACT NAME: **James Ledyard**	PROJECT NAME: **Monte Del Sol Cahrter School - Alternate #1**	
OWNER'S NAME: (IF OTHER THAN ABOVE)	PROJECT PHYSICAL ADDRESS: **4157 Walking Rain Rd**	
MAILING ADDRESS/STREET: **4157 Walking Rain Rd**	PHONE: **505-982-5225**	FAX: **505-982-5321**
CITY, STATE, ZIP CODE: **Santa Fe, NM 87507**	EMAIL: **jledyard@montedelsol.org**	

SCOPE OF WORK:

Alternate #1 Electrical
to include:
~~See FacilityBUILD quote dated 5/23/2012 for details.~~
~~2) Add two 3040 windows.~~

Clarifications:

Includes: Prevailing Wages, performance and payment bonds, insurance, permits and applicable fees unless specifically excluded in the scope of work.

Other Inclusions:
All site utilities beyond building foot print.

Excludes: Repair or replacement of existing architectural, structural, electrical, fire systems life safety, code violations, hidden condition or any design or construction work not specifically described in the scope of work.

Other Exclusions:

CSI Division 1 - 16	Amount
(1) General Requirements	$958.57
(2) Site Work / Demolition	$0.00
(3) Concrete	$0.00
(4) Masonry	$0.00
(5) Metals	$0.00
(6) Wood & Plastics	$0.00
(7) Thermal/Moisture	$0.00
(8) Doors & Windows	$0.00
(9) Finishes	$0.00
(10) Specialties	$0.00
(11) Changing Table	$0.00
(12) Furnishings	$0.00
(13) Special Construction	$0.00
(14) Conveying Systems	$0.00
(15) Mechanical	$0.00
(16) Electrical	$20,412.50
SUBTOTAL	$21,371.07
NM GRT RATE City of SF	8.1875% $1,749.76
TOTAL	$23,120.83

General Requirements includes bonds, insurance, design, engineering, permits, fees, project management, field supervision, mobilization, temporary facilities & utilities and equipment unless other wise excluded.

CSI Division 1 - 16 Is the standard of the Construction Specifications Institute. See CSInet.org for more details.

This agreement is the only agreement expressed or implied in which the work will be completed. This agreement takes precedent over any previous oral agreements and representations. See attached General Conditions on pages 2 and 3 of this proposal.

NM Contractors License GB 98, EE 98, MM 98, GF 05 #88676

Costs are valid for 30 days.

FacilityBUILD Inc. authorized signature: R Long — Date: 3/23/2012

Acceptance: The above prices, scope of work and general conditions are hereby accepted. You are authorized to do the work as specified. Payment - 100% upon completion of work unless credit arrangements have been made.

Owner/Client authorized signature: John C. Ledyard — Date: 5/25/12

Services Agreement/General Conditions

FacilityBUILD ™

1. Scope of Work: Contractor agrees to furnish necessary labor, materials, supplies, equipment; tools and subcontractors to perform and complete in a professional workmanlike manner, the services as described under the attached scope of work. All conclusions and recommendations regarding the work represent the professional opinions of Contractor personnel involved in the work and should not be considered a legal interpretation of existing codes or regulations. Contractor assumes no responsibility for errors in architectural plans/specifications, existing code deficiencies, or incorrect information provided by Owner/Client that Contractor relied on in preparing proposal/estimates.

2. Payment: 100% upon completion of scope of work unless credit arrangements have been made, or work duration is longer than one (1) month. Then the contractor will submit invoices monthly, or as otherwise agreed, for completed portions of services or additional work authorized pursuant to Paragraph 5 herein. Owner/Client agrees to pay the invoiced amount within 20 days from date of invoice. Any payment not received by Contractor within 30 days shall be considered delinquent and the amounts due contractor shall accrue a late charge of 1 1/2% per month for each month from date of invoice. In the event any payment due Contractor under the terms of this Agreement is delinquent, Contractor may suspend all services until all delinquent payments have been received.

3. Additional Work: The Owner/Client, without invalidating the Agreement, may order changes in the work within the general scope of the Agreement consisting of additions, deletions or revisions of the scope, cost of services and time being adjusted accordingly. All such changes in the work shall be authorized in writing. The cost or credit to the Owner/Client resulting from a change in the work shall be determined by one or more of the following: by mutual agreement of either a lump sum, and/or unit price to be multiplied by the units worked in determining the total sum; hourly rate per man hour multiplied by the man hours expended; or by other mutually agreeable cost methods. Where differing site conditions are encountered that materially affect the Contractor's cost of completing the scope of work, the Contractor will notify the Owner/Client and will use his best professional judgment in assisting the Owner/Client in deciding how to proceed. The cost of services will be equitably adjusted by written changer order or supplemental agreement between both parties within twenty (20) days from the first observance of the differing site condition.

4. Access/ Approvals/ Permits: Owner/Client shall arrange for access and make all provisions for Contractor to enter public and private property as required for Contractor to perform the specified services. Owner/Client shall furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approval and consent from others as may be necessary. Owner/Client is responsible for informing Contractor of the structures. Contractor will not be responsible for inadvertent damage to utility locations of any underground lines or other subsurface structures that were not made known to Contractor prior to the start of work pursuant to Paragraph 5 herein.

5. Client Information: Work will not commence until the Contractor has received a duly executed copy of this contract. The Owner/Client shall direct its officers, directors, employees, subcontractors and agents to render reasonable assistance and to provide (promptly upon request) any necessary or appropriate data to the Contractor in connection with its performance under this agreement. Any data furnished shall be furnished at the Owner/Client's expense, and the Contractor shall be entitled to rely upon its accuracy and completeness. The Owner/Client shall locate for the Contractor, and shall assume responsibility for the accuracy of his representations, as to the locations of all underground utilities, tanks, structures, or other installations, unless the express responsibility of the Contractor as stated in the "Scope of Work".

6. Emergencies: In an emergency affecting the safety of persons or property, the Contractor shall act, at his discretion, to prevent threatened damage, injury or loss. Any additional compensation and/or extension of time claimed by the Contractor on account of emergency work shall be determined as set forth under Paragraph 3, Additional Work.

7. Hazardous Substances: Nothing herein shall be construed or interpreted as requiring Contractor to identify hazardous substances or assume the status of a generator of any hazardous substances or hazardous materials, as those terms are defined under any applicable federal, state and local laws, statutes regulations, ordinances, rules or orders. If any hazardous, toxic or dangerous substances as defined by federal, state or local laws, statutes, regulations, ordinances, rules or orders, ("Hazardous Substances") are encountered at the site, Contractor will stop work and advise the Owner/Client. It is the Owner/Client's responsibility to identify and inform Contractor of Hazardous Substances at the facility. If these Hazardous Substances require handling, transportation or disposal at an off-site facility, Contractor will assist in advising the Owner/Client of the Owner/Client's options. However, Contractor will not "arrange" for disposal of, accept title to, sign manifests for, or take control of any Hazardous Substances, unless expressly stated in the "Scope of Work". Owner/Client shall indemnify and hold Contractor harmless from any claims, damages, fines and fees, litigation or expenses, arising out of or in any way related to identification, handling, transportation and disposal of any Hazardous Substances in the course of Contractor's performance of this Agreement.

8. Restoration: The Owner/Client understands that in the normal course of construction work, some minor damage to property may occur including damage to landscaping, pavement, sprinkler systems, and interior building finishes. While the Contractor will act to minimize damage, some minor damages may occur.

9. Independent Contractor: Contractor shall perform all work under this agreement as an independent contractor, retaining complete control over its personnel and operations and conforming to all legal requirements with respect to its Representatives. Neither Contractor nor its Representatives shall be, or shall be construed to be, in any sense, Owner/Client's employees or agents, or have authority to bind Owner/Client in anyway.

10. Insurance: The Contractor shall maintain policies of insurance for the following types of coverage, each with a limit of liability of one million dollars per occurrence and in the aggregate: Worker's Compensation (statutory); Comprehensive General Liability; and Comprehensive Automotive Liability, unless otherwise expressly stated in the "Scope of Work".

11. Indemnity:

a. Contractor shall indemnify and hold harmless Owner/Client, and its respective officers, directors, employees, subcontractors, agents and assigns ("Representatives"), from and against any and all liabilities, claims, causes of action, suits, losses, damages, costs and demands, including reasonable attorneys' fees, resulting from or arising out of, personal injury, including death or property damage, to the extent such injury, death or property damage is caused by the negligence or willful misconduct of Contractor or its Representatives; and, provided that such injury, death, or property damage is not caused by the sole or contributory negligence of Owner/Client, or its Representatives; and provided further, that Contractor's liability hereunder shall be limited to and not exceed the insurance coverage and limits of liability identified in Paragraph 10 or the total cost of services under of this agreement, whichever amount is less.

b. Owner/Client shall indemnify and hold harmless Contractor, and its Representatives, from and against any and all liabilities, claims, causes of action, suits, losses, damages, costs and demands, including reasonable attorneys' fees, resulting from or arising out of, personal injury, including death or property damage, to the extent such injury, death or property damage is caused by the negligence or willful misconduct of Owner/Client or its Representatives; and provided further that such injury, death, or property damage is not caused by the sole or contributory negligence of Contractor or its Representatives.

Services Agreement/General Conditions *(Continued)*

FacilityBUILD ™

12. Dispute Resolution: All claims, disputes and other matters in question between the Contractor and Owner/Client arising out of, or relating to, this agreement or breach thereof, shall first be submitted to non-binding mediation. Then if still unresolved, the dispute will be decided by arbitration in accordance with the construction industry rules of the American Arbitration Association, unless the parties mutually agree otherwise. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof. Notice of Demand for mediation arbitration shall be filed in writing with the other party to the contract agreement within 90 days after the claim, dispute or other matter in question has arisen.

13. Termination: If the work is stopped for a period of thirty (30) days under an order of any court or other public authority having jurisdiction, or as a result of an act of government, through no act or fault of the Contractor or its Representatives, or if the Owner/Client has failed to make payment as provided in this Agreement for work performed, then the Contractor may at his option provide three (3) days notice to the Owner/Client, terminate this agreement and recover from the Owner/Client, payment for all work completed, with all costs arising out of such termination, and for any proved loss sustained upon any materials, equipment, and tools including reasonable profit and damages.

14. Safety/Health: By virtue of entering into this Agreement and providing services hereunder. Contractor does not assume responsibility for any existing conditions at the site that may present a danger, either potential or real, to the health, safety or the environment, except as set forth in the "Scope of Work".

15. Delays: If the Contractor is delayed at any time in the progress of the work by an act or omission of the Owner/Client, or his employees or separate contractors employed by the Owner/Client, or by changes ordered in the work, or by labor disputes, fire, unusual delay in deliveries, adverse weather conditions, permit requirements, interpretive (subjectively/capriciously enforced) code review and inspections, unavoidable casualties or other causes beyond the Contractor's control, or by delay pending arbitration, or by other causes which the Owner/Client and Contractor agree may justify delay, then the contract time shall be reasonably extended.

16. Standard of Care/Warranty: The standard of care for all construction services performed under this Agreement shall be the care and skill ordinarily used by the construction trades working under similar conditions at the same time and locality. The Contractor warrants to the Owner/Client that the construction shall be new unless otherwise specified, of good commercial quality, in conformance with the Contract Documents and free of defects in materials and workmanship for one (1) year from substantial completion. This warranty does not apply to patch and repair work.

17. Design - Build: In addition to all other terms and conditions of this Agreement, the following articles are relevant to Design-Build projects where Contractor is acting in the capacity of Designer-Builder.

a. Owner/Client shall provide Contractor with Owner/Client's Project criteria. Project criteria includes: use, space, budget, time, site, performance and expandability requirements, limitations, objectives and other relevant information. Unless otherwise stated in the scope of work, the Owner/Client will also provide, at its own cost and expense, the following:

* Surveys describing the property, boundaries, topography and reference points for use during design and construction, including existing service and utility lines;
* Geotechnical studies describing soils and subsurface conditions;
* Legal description of the site;
* As-built facility drawings and construction documents, if available;
* Environmental site evaluations and impact studies identifying existing hazardous conditions.

b. The Contractor may establish an estimate for the work based upon the Contractor's understanding of the scope of work at the time of this Agreement. The estimate will be refined during design development and replaced by a Guaranteed Maximum Price (GMP) or as agreed to by the Owner/Client and the Contractor.

c. All drawings, specifications and other documents and electronic data furnished by Contractor to Owner/Client under this Agreement ("Work Produced") are deemed to be instruments of service and Contractor shall retain an ownership and property interest therein. In the event Owner/Client fails to enter into a design-build contract on the Project with Contractor and proceeds to design and construct the Project through its employees, agents or third parties, the Contractor shall grant Owner/Client a limited license to use the Work Product to complete the Project conditioned on the following:

* Use by Owner/Client of the Work Product is at Owner/Client's sole risk and without liability or legal exposure to Contractor or anyone working by or through Contractor, including design professionals. Owner shall defend, indemnify and hold harmless the Contractor, design professionals, and design-build subcontractors from any and all claims, damages, losses, and expenses, including attorneys' fees arising out of or resulting from the Work Product.
* Owner/Client agrees to pay Contractor a reasonable agreed upon sum as compensation for the right to use the Work Product in accordance with this article.

d. The Contractor shall submit to Owner/Client interim design submissions to support the overall project schedule. When needed, the Owner/Client and Contractor shall meet and confer regarding the evolution of the design including changes and deviations. The Owner/Client shall review and provide responses to the interim submissions within the turnaround times set forth in the Project schedule or as agreed.

18. Assignment: Neither Contractor nor Owner/Client shall without written consent of the other party assign or transfer any portion or part of its obligations under this Agreement.

19. Governing Law: This Agreement shall be governed by the laws of Albuquerque, New Mexico, without giving effect to its conflict of law principles.

20. Severability: If any of these General Conditions shall be finally determined to be invalid and unenforceable in sole or in part, the remaining provisions hereof shall remain in full force and effect and be binding upon the parties. The parties agree to reform the Agreement between them to replace any such invalid or unenforceable provision that comes as close as possible to the intention of the stricken provision.

21. Limitations of Liability: In no event will the contractor be liable to the Owner/Client or anyone else (including third-party beneficiaries), for any consequential, incidental, special or indirect damages, including lost revenue and profits, that result in anyway connected with the services provided herein. The Owner/Client agrees that the liability of the Contractor arising out of any kind of legal claim (whether in contract, tort or otherwise) in anyway connected with the services provided will not exceed the amount the Owner/Client originally paid the Contractor for the service or the insurance coverage and limits of liability identified in paragraph 10, whichever amount is less.

Agreement Between Owner, Buyer and Contractor

where the basis of payment is a
STIPULATED SUM

RECITAL

Buyer is the administering agency of a Joint Powers Agreement as authorized by Section 11-1-1, et. seq., N.M.S.A., 1978, which consists of educational entities in New Mexico that have joined together for the purpose of purchasing tangible personal property, construction, and services at economical prices.

Owner is a public educational institution, which is a Party to the aforementioned Joint Powers Agreement or is a public agency that has entered into a Participating Entity Agreement and is desiring to receive certain tangible personal property, construction, and services, in accordance with the Procurement Code, Section 13-1-129, N.M.S.A., 1978.

Seller has responded to a Request for Bid (RFB) or Request for Proposal (RFP) published by Buyer in accordance with the Procurement Code, Section 13-1-103 or 13-1-112, N.M.S.A., 1978, and a resultant contract has been issued to the Seller of construction, goods and services. Now the Buyer wishes to purchase such construction, goods, and services for the benefit of Owner. In order to consummate the agreement of the parties, it is necessary that the Buyer issue a Purchase Order to Seller under terms and conditions specified in the RFB or RFP, and that Owner issue its Purchase Order to Buyer under the same terms and conditions. This procedure ensures that the funds of New Mexico taxpayers will be spent wisely and prudently.

To this extent, Buyer is acting as a conduit through which title to tangible goods may be vested in Owner. Buyer warrants and assures the Owner that it has complied with the Procurement Code, the Public Works Contract Act and the Sub-contractor Fair Practices Act in contracting for procurements from Seller. In consideration of the recitals and for other valuable consideration, it is agreed as follows:

1. Owner shall issue its Purchase Order to Buyer in which is stated the price, terms and conditions for acceptance of the goods and services by Owner. Buyer in turn shall issue its Purchase Order to Seller under the same price, terms, and conditions. Because Buyer is acting on behalf of Owner, it is agreed that Seller will assert no claim or suit against Buyer in the event that Seller fails to receive timely payment for its services and materials as set forth below or for any other claim which arises under this Agreement or the purchase orders.

2. Buyer's obligation hereunder will be to act as a procurement agent for the goods and services provided by Seller to Owner. Both Seller and Owner agree that neither will assert a claim against Buyer in the event that a dispute arises regarding the failure of Seller or Owner to perform as provided hereunder or as called for in the Purchase Orders.

3. If Buyer is named in a suit or dispute regarding this Procurement Agreement, Seller shall pay for Buyer's reasonable costs of defense, including attorney's fees and out of pocket expenses. This paragraph does not apply if the suit or dispute involves the intentional or gross negligent breach of Buyer's obligation as the escrow agent for payment under this Procurement Agreement.

4. As between Buyer and Owner, each shall be responsible for liability arising from personal injury or damage to persons or property occasioned by its own agents or employees in the performance of this Procurement Agreement or the Purchase Orders, subject to the immunities and limitations of the New Mexico Tort Claims Act, §§41-4-1 et seq., NMSA 1978, as amended.

5. Owner and Buyer agree that Buyer's duties and responsibilities under this Agreement are limited to Buyer's obligation to provide, when requested by Owner, with lists of vendors on Buyer's records which Buyer has identified as responsible bidders willing to provide specified goods, services, construction and personal property pursuant to the New Mexico Procurement Code, to completing purchase orders forms, to making payment in accordance with Owner' written instruction and to provide strict accountability for all monies paid or received pursuant to this Agreement. Buyer's liability shall be limited to performance of such written instructions and adherence to applicable law and Buyer shall incur no liability to Seller or Owner except for liability arising from its own negligence or willful misconduct. Owner acknowledges that Owner's selection of Seller is based upon Owner's independent review of Seller's qualifications and Buyer shall not be liable to Owner as a result of any default of Seller or other persons who are not agents or employees of Buyer as Buyer is acting as procurement agent for Owner. Seller agrees to hold Buyer harmless from all costs, expenses, attorney fees and judgments based upon claims between Owner and Seller in connection with the specified goods, services, construction and personal property obtained through Buyer's cooperative procurement. Specifically, Buyer does not guarantee or make any representations concerning the quality of any goods or the performance of any services procured and Buyer has no obligation concerning delivery, quality or suitability of any goods or the quality or performance of any services.

AGREEMENT

Made as of the 8th day of May in the year of Two Thousand Twelve

BETWEEN the Owner: Monte Del Sol Charter School

And the Buyer: Cooperative Educational Services

And the Seller (hereafter called Contractor): FacilityBUILD, Inc.

The Project is Monte Del Sol Charter School Pre-Engineered Building

The Owner, Buyer and Contractor agree as set forth below:

ARTICLE 1
THE CONTRACT DOCUMENTS

The Contract Documents consist of the RFB or RFP and Contractors response which resulted in Award to Contractor for these services and goods, this Agreement, Scope of Work, General Specifications, Time Lines, Budget, Addenda issued prior to execution of this agreement, and Preliminary Drawings and Modifications issued after execution of this Agreement. These form the Contract, and are fully a part of the Contract as if attached to this Agreement or repeated herein. The American Institute of Architects (AIA) Conditions of the Contract (General, Supplementary and other Conditions) are also incorporated as a part of this contract, where such items and terms are applicable. Should a conflict in these documents exist, then Articles in this contract, then the terms and conditions of the RFP or RFP shall prevail in said order. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than Modification, appears in Article 9.

ARTICLE 2
THE WORK OF THIS CONTRACT

The Contractor shall execute the entire Work described in the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others, or as follows: None

ARTICLE 3
DATE OF COMMENCEMENT AND COMPLETION

3.1 The date of commencement is the date from which the Contract Time of paragraph 3.2 is measured, and shall be the date of this Agreement, as first written above, unless a different date is stated below or provision is made for the date to be fixed in a Notice to Proceed issued by the Owner. In no case shall the Contractor proceed without receiving a purchase order from the Buyer. April 16, 2012

Unless the date of commencement is established by a Notice to Proceed issued by the Owner, the Contractor shall notify the Owner in writing not less than five days before commencing the Work to permit the timely filing of mortgages, mechanic's liens and other security interests.

3.2 The Contractor shall achieve Substantial Completion of the entire Work not later than June 30, 2012

Substantial Completion shall occur when the Owner's Representative determines that only punch list items remain to be corrected, and shall mean that only a small or minor portion of the work is left to be done. Punch list will be provided within five working days of Substantial Completion acceptance.

3.3 Contractor will achieve Final Completion within 10 working days of receipt of punch list.

ARTICLE 4
CONTRACT SUM

4.1 The Owner shall pay the Buyer in current funds for the Contractor's performance of the Contract the Contract Sum of One Hundred Fifty-Five Thousand, Seven Hundred Twenty-Six Dollars and Seventy Cents ($155,726.70) including Bond and NMGRT subject to additions and deductions as provided in the Contract Documents.

4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner: None

4.3 Unit prices, if any, are as follows: Per CES' Contract

4.4 The Owner shall pay the Buyer a 1.0% administrative fee, which is included in the Contract Sum.

ARTICLE 5
PROGRESS PAYMENTS

5.1 The Owner shall pay Buyer's invoices, not exceeding the Contract Sum (referred to in 4.1), within 21 days of receipt of each invoice.

5.2 Based upon Applications for Payment submitted to the Owner's Representative by the Contractor and Certificates for Payment issued by the Owner's Representative to the Buyer, the Buyer shall make payments to the Contractor as provided below and elsewhere in the Contract Documents. Per CES' normal payment procedure

5.3 Progress payments, approved by Owner's Representative may include invoices for stored materials, percentage of work completed, verification of sub contractor bids and awards, itemized profit and administration fees. Prior to payment of first request, Notification of Award and Statement of Intent to Pay Prevailing Wages shall be provided. The final payment request shall include Affidavit of Wages Paid of certified payroll from Contractor and all sub-contractors.

5.4 Applications for Payment may be modified as stated below: Upon written agreement between the Owner and Contractor

5.5 When an Application for Payment has been received by Owner's Representative, approval for payment indicated as Certificate for Payment, shall be transmitted to the Buyer within five (5) working days. When the Buyer receives authorization, the Owner shall be invoiced within three (3) working days.

5.6 Each Application for Payment shall be based upon the schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work, and be prepared in such form and supported by such data to substantiate its accuracy as the Buyer may require. This schedule, unless objected to by the Buyer, shall be used as a basis for reviewing the Contractor's Applications for Payment.

ARTICLE 6
FINAL PAYMENT

6.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be authorized by the Owner's Representative to the Buyer when (1) the Contract has been fully performed by the Contractor including the Contractor's responsibility to correct punch list items, and to satisfy other requirements, if any; and (2) a final Certificate for Payment has been issued by the Owner's Representative. Such final payment shall be made by the Buyer five working days after the receipt of the final payment from Owner, or as follows: Per CES' normal procedure

6.2 After the final Certificate for Payment is received by Buyer, the balance of the Administrative Fee shall be invoiced to the Owner. Payment shall be made by the Owner to the Buyer within 30 days.

ARTICLE 7
MISCELLANEOUS PROVISIONS

7.1 Where reference is made in this Agreement to a provision of the General Conditions or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

7.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located. No late charges to be assessed

7.3 The Owner's representative shall be as follows, and may be modified at the option of the Owner: James Ledyard

7.4 If substantial completion is not achieved within 14 calendar days after the date specified in 3.2, Owner or Buyer has the right to assess liquidated damages in the amount of $150/day. Such amount shall be deducted from final payment or as stated below.

7.5 The foregoing notwithstanding, any dispute arising under or relating to this Agreement will first be submitted to mediation. If mediation fails to resolve the issues, then this dispute will be submitted to binding arbitration under the laws of the State of New Mexico. All parties necessary for a final and consistent resolution of the issues submitted must be joined in the arbitration, unless the parties agree otherwise. If these additional necessary parties cannot be or refuse to be joined in the arbitration, then the parties may waive arbitration and pursue resolution of the issues through litigation.

ARTICLE 8
TERMINATION OR SUSPENSION

8.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of the General Conditions per 9.1.8 below.

8.2 The Work may be suspended by the Owner as provided in Article 14 of the General Conditions.

ARTICLE 9
ENUMERATION OF CONTRACT DOCUMENTS

9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated as follows: FaciilityBUILD, Inc. Job #12-502-1

9.1.2 The Supplementary and other Conditions of the Contract are those contained in the Project Manual and are as follows: None

9.1.3 The Specifications are those contained in the Project Manual dated as in paragraph 9.1.2, and are as follows: N/A

9.1.4 When a construction contract is awarded in excess of twenty-five thousand dollars ($25,000) a Performance and a Payment Bond, executed by a surety company authorized to do business in New Mexico and said surety approved in Federal Circular 570 or the State Board of Finance or the Owner in an amount equal to 100% of the contract price shall be delivered to the Buyer prior to commencement.

9.1.5 The Drawings are as follows unless a different date is shown below: FacilityBUILD, Inc. Plan Sheet A-1 & A-2, dated 2/27/12

9.1.6 The addenda, if any, are as follows: None

9.1.7 Other documents, if any, forming part of the Contract Documents are as follows:
None

9.1.8 The General Conditions are the General Conditions of the Contract for Construction, AIA Document A101, 1997 editions.

This Agreement is entered into as of the day and year first written above and is executed in at least three (3) original copies of which one is to be delivered to the Contractor, one to the Buyer for use in the administration of the Contract, and the remainder to the Owner.

OWNER

Monte Del Sol Charter School

Signature

JAMES C. REDYARD

Printed name

Head Learner

Title

CONTRACTOR

FacilityBUILD, Inc.

Signature

Printed Name

President

Title

BUYER

COOPERATIVE EDUCATIONAL SERVICES (CES)

Signature

ROBIN D. STRAUSER

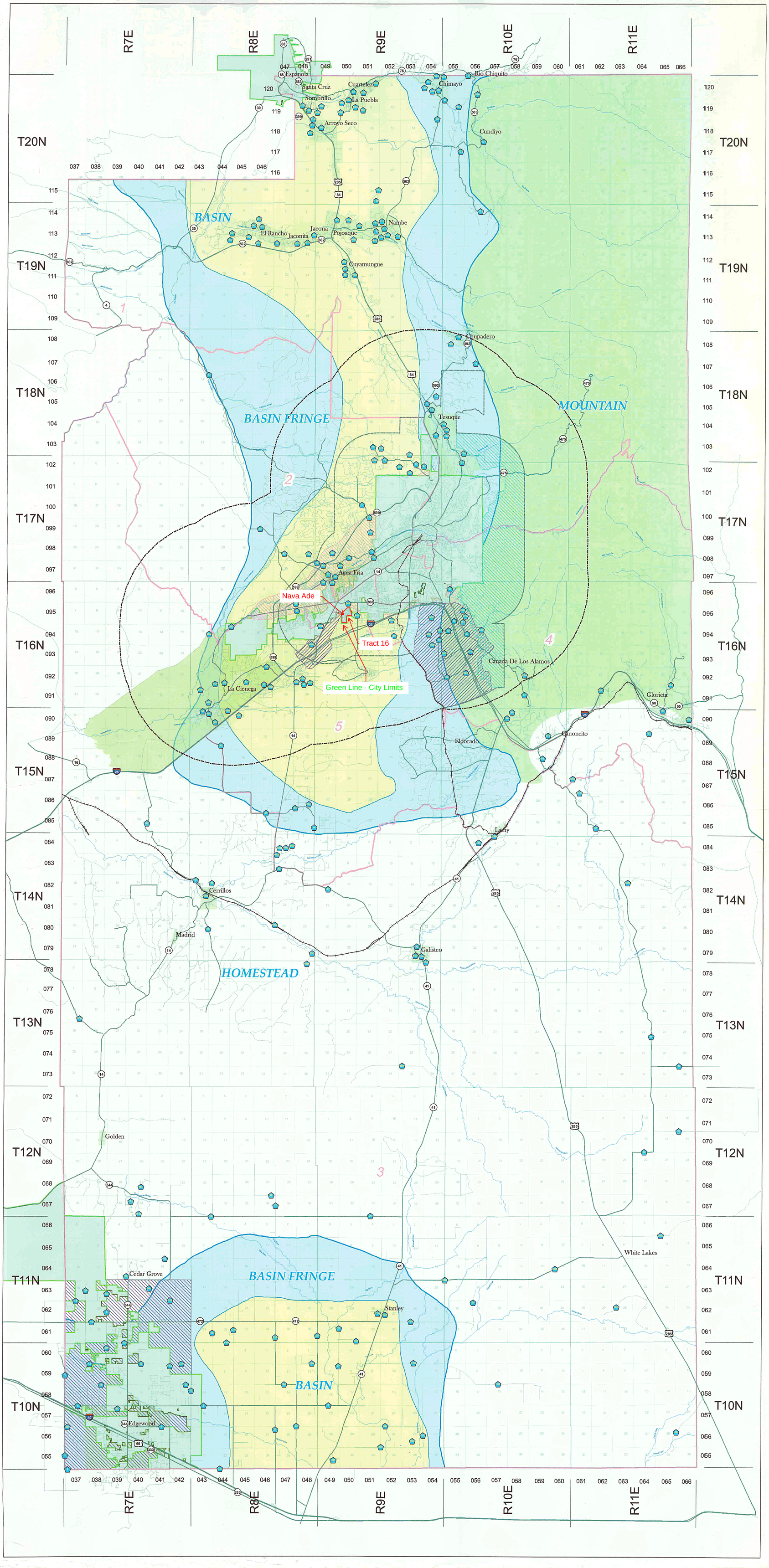
Printed Name

Deputy Executive Director

Title

Portables Information

SANTA FE COUNTY
Land Use Reference Map



Legend

Public Land Survey System

- Major Roads
- Minor Roads
- Major Streams and Arroyos
- Extraterritorial Zoning District Boundary (EZ-2)
- 5 Mile Extraterritorial Boundary (EZ-5)
- Railroads
- Incorporated City Boundaries
- County Commission Districts

Zoning Symbols

- Metropolitan Zone Boundaries
- Urban Zone Boundaries
- Mountain Special Review District
- Basin Fringe Zone 1980 Hydrologic Zones
- Basin Zone 1980 Hydrologic Zones
- Mountain Zone 1980 Hydrologic Zones
- Traditional Communities (County Zoning Designation)
- Traditional Historic Communities (State Statute Designation)

ALLOWABLE LOT SIZES
(all figures given in acres)

Water Zone	Minimum Lot Size	Maximum Allowable Adjustment	Maximum Allowable Adjustment Based On:		
			C.W.	C.S.	C.W. & C.S.
Basin	10	2.5			
Basin Fringe	50	12.5			
Mountain	80	20			
Homestead	160	40			
Metro-Basin	4	2.5	1		
Metro-Basin Fringe	20	5	2.5		
Metro-Mountain	80	20	5		
Santa Fe Urban Area	2.5	N/A	1	1	.50
Espanola Urban Area	2.5	N/A	1	1	.50
Traditional Community	.75	N/A	.75	.75	.33
Estancia Valley Agricultural					
Basin	10				
Basin Fringe	50				

C.W. - Community Water System
C.S. - Community Sewer System

Notes:
1- Figures in this column represent the maximum allowable adjustment for lot sizes, in developements employing water conservation measures, by reducing the value of U (water uses) below 1.0 acre feet per unit per year. Figures represent an assured value for U of .25 acre feet per dwelling.
2 - Adjustments for smaller lot sizes are allowed (to a minimum of 2.5 acres) based on water availability as derived under Sections 10.1.1 & 10.2.1, Article III.

N W E S

1:100,000

1 inch equals 1.58 miles

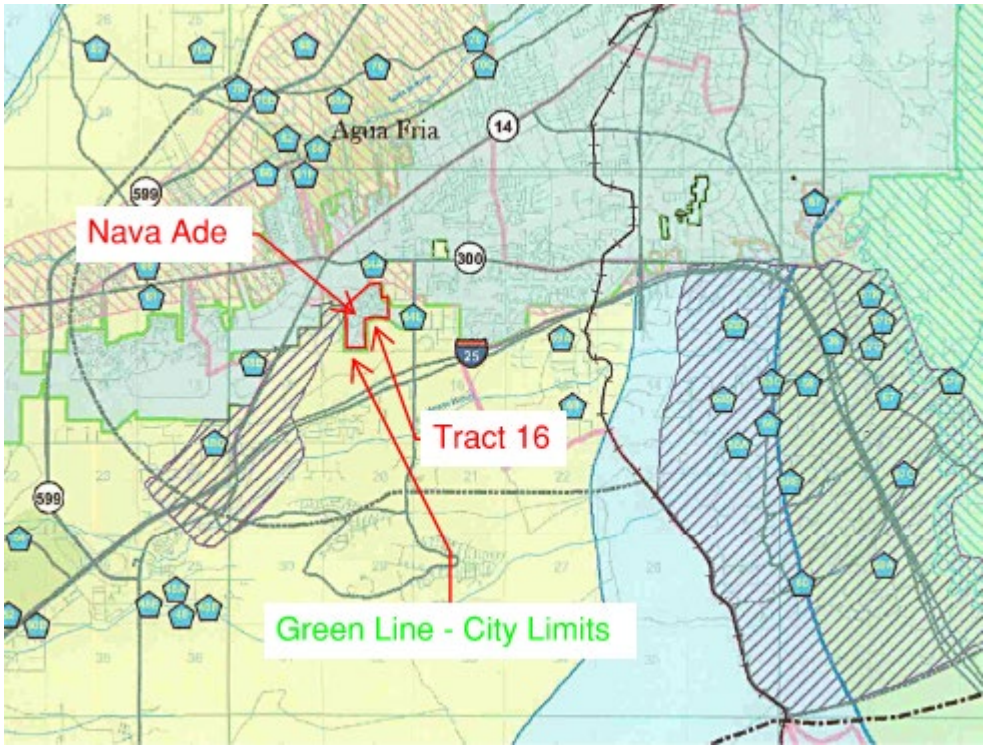
0 1 2 4 6 8 Miles

0 1.5 3 6 9 12 Kilometers

This information is for reference only.
Santa Fe County assumes no liability for errors associated with the use of these data.
Users are solely responsible for confirming data accuracy.

SANTA FE COUNTY

November 27, 2007

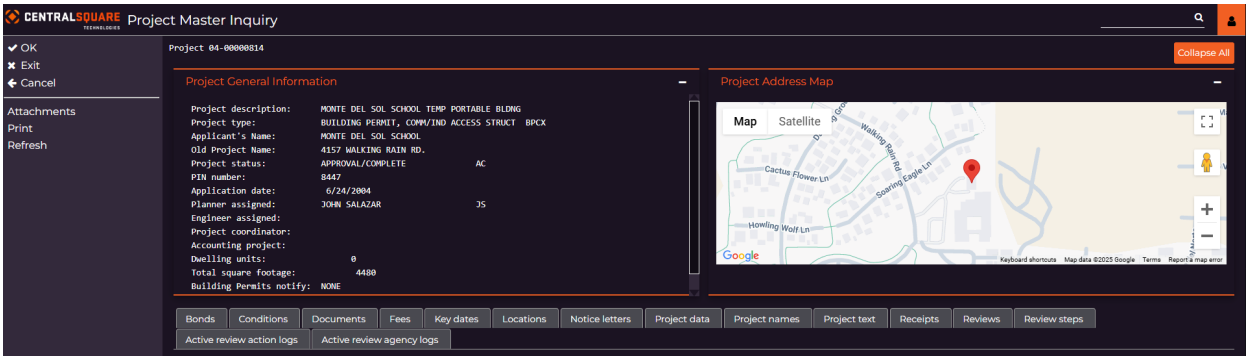


Zoom In - Santa Fe County Extraterritorial Zoning Map, 2007

From: Colleen Gavin
To: Colleen Gavin
Subject: FW: Monte De Sol School County Permit
Date: Thursday, March 13, 2025 11:56:10 AM
Attachments: image.png
Outlook-ykrlaohn.png

From: Kenneth J. Quintana <kenquintana@santafecountynm.gov>
Sent: Wednesday, March 12, 2025 4:50 PM
To: Angelica Wolff <angelica@jenkinsgavin.com>
Subject: Monte De Sol School County Permit

Good afternoon, below is a screen shot image from County data base system identifying permit approval of permit 04-814 for Monte Del Sol School Temp Portable Buildings.



Kenneth Quintana
Development Review Team Leader
Growth Management Department
Building & Development Services Division
505-986-6345
SANTA FE COUNTY

Tract A - Gardner Property

216042

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH	TAN	℄ TAN
A	1041.83	10° 32'	191.53	S. 84°47' W	191.26	96.04	100.0'
B	1127.83	10° 32'	207.34	S. 84°47' W	207.05	103.96	
C	809.01	13° 28'	188.97	S. 72°47' W	188.54	94.92	100.0'
D	894.01	13° 28'	209.19	S. 72°47' W	208.70	105.08	
E	276.75	24° 09'	116.64	S. 78°47'30" W	115.78	59.20	50.0'
F	190.73	24° 09'	80.39	S. 78°07'30" W	79.80	40.80	

- ◉ U.S.G.L.O. Points found & used
- ○ Points found & used (pipe or rebar)
- • Points set, this survey - rebar w/cap #889

"/s Petchesky

"/s Beaty, et al

P.O.B. Iron Pipe & Marked Stone

T. 16 N., R. 9 E. N.M.P.M. 7

S 89°33'E

1327.46

S 89°41' E

1323.40 (58')

Iron Pipe S 89°48'E.

N 1/4 corner Section 17

2607.0

88' ROW

S 0°06'E, 60.0'

S 0°06'E, 43.00'

N. 89°48'W. 100.0

S 89°48'E

2641.27

17 Tarcey approx. Flood plain (1.654 Ac)

30' Water, Sewer & Public Utilities/ Communications easement being created by separate instrument

Roadway/ ROW & utility easement being created by separate instrument

Tract A Gardner 116.81 ± Acres

Tract B Burttram 121.63 ± Acres

TRACT C Burttram 10.22 ± Ac.

N 66°05'E

270.93'

N 66°05'E

643.60'

N 23°57'W

L = 575.24

Ch S 62°58'39"W 555.0

PNM & NMSHTD (R/W Book 208 Page 351) 10' Utility Easement

Existing encroachment fence

1699.79'

N 89°57' W

1788.79

1635.79

550.93

2059.31

2053.44

Non Radial Curve

S 67°51'27" W

L = 2105.6 Ch S 66°08' W., 2102.8

Note All boundaries are common with I-25 and Richards Ave.

1868.05

N 0°03' E (1.37')

W/4 Corner Section 17

S 60°55' W

Set Back

160'

Bldg. (2.01 ± Ac)

1880.07

S 64°59' W

L = 1606.06

Δ = 8°12'

R = 11222'

1604.7'

S 69°05' W

254.79'

R.O.W. Marker

INTERSTATE #25 R.O.W. Varies

Gardner

Burttram

300 150 0 300 600 900

1" = 300'

PUBLIC SERVICE CO OF N.M. D. Burnside 2/9/90

GAS CO. OF N.M. R. Colassini 2/1/90

SANGRE DE CRISTO H2O Terri J. Bailey 2-1-90

MOUNTAIN STATES TEL E. Rivera 2/1/90

13.30 M.S.B.

1. All exterior boundaries are common with adjacent properties although some distances and bearings may vary from other surveys. Distances are ground distances.
2. Creation of new easements by this Plat: This note references combined public right of way/road, (not dedicated to the County for maintenance), and public utility/communication easements (including gas, electric, water, sewer, phone, cable and other public utility uses) which are hereby created and granted by the Plat by the owners in favor of the general public. (50' or 25' easements as noted on this plat)
3. Reference Plats: Horne, PE&LS #889, Survey Plat & July 1982 titled "SURVEY FOR J.H. BURTTRAM AND GEO. R. GARDNER IN Section 17, T.16N, R.9E, N.M.P.M., SANTA FE COUNTY, N.M." (filing status unknown) and the N.M. STATE HWY R.O.W. Map for Inter state 25 (Construction Project I-025-5(33)272 Sheets 536 of 10, last amended 7-16-86 - available from N.M. Dept. of Transportation
4. And subject to all existing utility easements
5. Maintenance of private roads & easements is responsibility of the user

Basis of Bearing East Section line of Section 17 T.16N. R.9E. N.M.P.M. as shown on survey of Richards Ave. dated 2 Nov. 1967 and approved by S.F. city Planning Comm. 20 June 1968 and the S.F. County Comm. 8 May 1968. File No 69-37 Filed 17 July 1969 with S.F. Co. Clerk. Book 19 Page 27

No flood plain in this area according to Flood Insurance Rate Map (FIRM) Panel No 350006 0029 B Santa Fe Co. N.M. 4 Nov. 1980. Small area in NW corner of Tract A determine by observation. maintence of private roads and easements is the responsibility of the land owners.

FREE CONSENT & PURPOSE: This land split survey plat is done with the free consent of and in accordance with the desire of the undersigned owners of the property covered by this plat. The purpose of this plat is to plat & create, by land split, separate ownership of the property previously held jointly by the owners hereof.

Louise M. Burttram
Louise M. Burttram

Faye E. Gardner
Faye E. Gardner, individually and as Trustee of the GRG Family Trust dated 1 May 1977 and as Trustee of the GRG Grandchildren Trust dated 28 Dec. 1977

STATE OF NEW MEXICO
COUNTY OF SANTA FE

The above instrument was acknowledged before me on this 12th day of January 1990 by Louise M. Burttram

My commission expires April 30, 1991 — Notary Public

The above instrument was acknowledged before me on this 12th day of January 1990 by Faye E. Gardner

My commission expires April 30, 1991 — Notary Public

APPROVALS

COUNTY OF SANTA FE

Joseph Gutierrez FOR GIL CHAVEZ 1-17 1990
County Land Use Administrator

County Development Permit No 90-1387

AFFIDAVIT

STATE of NEW MEXICO
COUNTY of SANTA FE

This land division plat lies within the platting & planning jurisdiction of the City/County of Santa Fe N.M.

Louise M. Burttram
Louise M. Burttram

Faye E. Gardner, individually and as Trustee of the GRG Family Trust dated 1 May 1977 and as Trustee of the GRG Grandchildrens Trust dated 28 Dec. 1977

STATE of NEW MEXICO
COUNTY of SANTA FE

The above instrument was acknowledged before me on this 12th day of January 1990

My commission expires April 30, 1991 — Notary Public

The above instrument was acknowledged before me on this 12th day of January 1990 by Faye E. Gardner

My Commission expires April 30, 1991 — Notary Public

SURVEYORS CERTIFICATE

I, Jack G. Horne, N.M. PE&LS No 889 do hereby certify that this plat and the survey hereon was prepared by me; that survey and plat are accurate to the best of my knowledge and belief; that this plat shows all easements of record located on the land surveyed herein or made known to me by the owners and/or proprietor of the parcels shown hereon; utility companies, title companies or other parties or as shown by my visual observation thereof; and that this plat and survey meets the current minimum standards for land surveying as adopted by the N.M. State Board of Registration for Prof. Engrs. and Land Surveyors. All new monumentation complies with the above standards; all points found were left as found

31 Dec. 1989
31 July 1990
Rev.
HORNE ENGINEERING CO
210 CADIZ ROAD
SANTA FE, N.M. 87501
983-4593

Jack G. Horne
PE & LS #889

TRACTS A, B & C:

Beginning at the N.W. corner of Section 17, T16N, R9E, NMPM; thence
S. 89° 33' E., 1327.46 feet, thence
S. 89° 41' E., 1323.48 feet, thence
S. 89° 48' E., 2607.00 feet to the West right of way of Richards Avenue; thence S. 0° 06' E., 795.4 feet along the west right of way of Richards Avenue to the North right of way of I-25; thence along the North right of way of I-25 on a curve to the left, radius 11788 feet, length 2105.6 feet whose chord bears S. 66° 08' W., 2102.8 feet; thence
S. 60° 53' W., 1880.07 feet; thence on a curve to the right, radius 11222 feet, length 1606.06 feet whose chord bears S. 64° 59' W., 1604.7 feet; thence
S. 69° 05' W., 254.75 feet; thence
N. 0° 14' W., 716.44 feet; thence
N. 0° 03' E., 2641.27 feet
to the point of beginning. All within Section 17, T16N, R9E, NMPM, Santa Fe County, New Mexico and containing 248.66 acres, more or less.

721962
COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO
I hereby certify that this Instrument was filed for record on the 17 day of NOV A.D. 19 90 at 3:30 o'clock P m. and was duly recorded in book 316 page 012 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.
Christina Garcia
Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO JONA G. ARMIJO

Tracts A, B & C North of I-25 (Section 17, Tract A Gardner 116.81, Tract B Burttram 121.63, Tract C-Burttram 10.22)

1. Part of 960-acre tract (All of Sec. 17) acquired by Reynolds, Boyd, Gardner, Petchesky and Burttram, 8-26-63 (B. 204, p. 438)
2. All of Sec. 17 deeded by Boyd to Reynolds, Gardner, Petchesky & Burttram, 5-8-73 (B. 300, p. 914)
3. 172 acres in E/2 Sec. 17 south of I-25 deeded by Reynolds, Gardner & Burttram to Petchesky, 5-4-73 (B. 300, p. 909)
4. W/2 Sec. 17 and all of S/2 Sec. 17 except 172-acre tract deeded by Petchesky to Reynolds, Gardner & Burttram, 5-8-73 (B. 300, p. 912)
5. All of Sec. 17 except 172-acre tract deeded by Reynolds to Burttram & Gardner, 9-17-73 (B. 308, p. 844)
6. Tract within Sec. 17 deeded by Louise M. Burttram, Personal Representative, to Louise M. Burttram, 7-22-88 (B. 619, p. 779)
7. Tract within Sec. 17 deeded by Faye E. Gardner, Personal Representative, to Faye E. Gardner, 3-24-88 (B. 609, p. 337)

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

Declaration of Intent

The owners of the land platted herein certify that they do not intend to sell or lease one of the five parcels (Tract C as shown on this plat) created by this plat and the plat entitled "Plat of Land Split of Residual Lands Tracts A & B for Burttram Gardner South of I-25, Section 17, T16N, R9E, NMPM, Santa Fe Co, NM, 1" = 200' Dec 1989", of this plat) as land retained by owners. If this parcel is sold within three years from the date of filing of this plat, owners acknowledge that they shall be subject to all applicable subdivision regulations with respect to such parcel and will inform the Santa Fe County Land Use Administrator accordingly.

Owners: Louise M. Burttram, Louise M. Burttram; Faye E. Gardner, Faye E. Gardner

Subscribed and sworn to before me this 1st day of November, 1990 by Louise M. Burttram.
My Commission Expires: January 19, 1992 — Ellen O. Constantino, Notary Public

Subscribed and sworn to before me this 2nd day of November, 1990 by Faye E. Gardner.
My Commission Expires: January 19, 1992 — Ellen O. Constantino, Notary Public

LOCATION MAP 1" = 2000'

CERRILLOS ROAD, SANTA FE, I-25, CAT. VARS, RICHARDS AVE., Gardner, Burttram

PLAT of LAND SPLIT of RESIDUAL LANDS
TRACTS A, B & C
FOR
BURTTRAM · GARDNER
NORTH of I-25 IN
SECTION 17, T.16N., R.9E., - N.M.P.M.
RICHARDS AVE & I-25
SANTA FE COUNTY, NEW MEXICO
DEC 1989

e | b Ellis / Browning Architects

Letter to SFC confirming Gardner ownership of property in 2004.

April 23, 2004

Mr. Joe Catanach
Land Use Administrator
Santa Fe County
Santa Fe, NM

Re: Monte del Sol Charter School Portable Classrooms

Dear Joe:

Attached please find a completed Santa Fe County Development Permit Application for a temporary use permit to set five (5) portable buildings in the county adjacent to Monte del Sol Charter School (located in the city), a letter from Attorney Gordon Skarsgard showing property consent for Monte del Sol to use their property in the county, a 24" x 36" site plan of the School property and the adjacent "Gardner Property" that the school intends to lease for the use of portable classroom buildings, and finally, the City of Santa Fe General Plan Amendment Map showing the proposed use of the Gardner Property as Institutional and Public.

The intention of Monte del Sol is to lease the adjacent property until the Las Soleras subdivision has been annexed into the city, at which point this land will be donated to Monte del Sol. Monte del Sol has completed construction of a 20,000 sf facility (which is in the city) last year to serve grades 7 through 11. In the 2004-5 school year, Monte del Sol will make its final expansion of another sixty (60) students to its final enrollment total of 360 students (the maximum allowable under the school charter). Monte del Sol has completed most of the construction necessary for basic classrooms, but needs these five (5) additional buildings due to the increased enrollment for 2004-5. Monte del Sol is preparing a master plan for use of the Gardner Property, anticipating this donation upon annexation, and will be reviewing the master plan with the county and city for approval.

Please feel free to contact me on this issue with any questions that you have and if you need anything else from me.

Very truly yours,

Joe Browning

Cc: Tony Gerlich, Larry Rayburn

921 Paseo del Sur, Santa Fe, New Mexico 87501-7013 (505) 984-2344 fax (505) 984-2344

2005 SFC Letter - Tract A Conditions

Santa Fe County Fire Department
Office of the Fire Marshal
Affidavit

THIS DECLARATION is made in Santa Fe, New Mexico, this **18th** day of August 2005 by **Las Soleras Ltd. Co. and Burttram-Gardner** hereinafter for convenience referred to as the "Owner(s)" or "Applicant".

The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is legally described as **Tract A, Tract B and Parcel 3** and containing a combined total of **286.18** acres, more or less, in Sections **7, 17, and 18**, Township**17** North, Range **9** East, N.M.P.M., Santa Fe County, New Mexico, according to the Plat of Survey for **Eakin, Tricky, and** Burtam-Gardner by **Gary E. Dawson**, N.M.L.S. **#7014**, dated June 24th, 2004, recorded Dec 2, 2005, under reception No. 1401133, Plat Book 606, Page 43, in the records of Santa Fe County, New Mexico.

I hereby acknowledge by my signature below that I have read this information and I agree to comply with the applicable provisions of the Santa Fe County Fire Codes as adopted by the Board of County Commissioners. **

Access

- **Roadways/Driveways**

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon the Fire Marshal's approval.

- **Slope/Road Grade**

Slope shall not exceed 11%.

- **Restricted Access/Gates/Security Systems**

When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, a key box may be required to be installed in an accessible location. The key box shall be of an approved type and shall contain keys to gain necessary access. Minimum gate width shall be 14 feet. Minimum overhead clearance shall be 13 feet, 6 inches.

Fire Protection Systems

- Water Storage/Delivery Systems

Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code may be required inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal. Final design shall be approved by the Fire Marshal.

- **Automatic Fire Protection/Suppression**

Automatic Fire Protection Sprinkler systems may be required as per 1997 Uniform Fire, Article 10 Section1003.2 in accordance with the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe. Final design shall be approved by the Fire Marshal.

SFC Clerk 12/02/2005

Wildland-Urban Interface Requirements

Fire resistive building materials for roof, walls, windows, doors, decks, etc. shall comply with the Wildland-Urban Interface code.

Spark arresters shall be installed on chimneys and vents serving fireplaces.

Separations between structures shall comply with the Wildland-Urban Interface Code.

Vegetation management and vegetation management plans shall comply with requirements as applicable.

The developer/applicant shall call for and submit to a final inspection by this office prior to the approval of the Certificate of Occupancy to ensure compliance to the requirements of the Santa Fe County Fire Codes (1997 UFC and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code per SFC 1998-11, 2001-11 and EZA 2001-04.

Skip Skarsgard
Managing Member

Date Nov 17, 05

05-3143/Lot Line Adjustment

COUNTY CLERK SANTA FE COUNTY NEW MEXICO VALERIE ESPINOZA

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

AFFIDAVIT
PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 2ND Day Of December, A.D., 2005 at 14:12
And Was Duly Recorded as Instrument # **1410197**
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

SFC Clerk 12/02/2005

STATE OF NEW MEXICO)
COUNTY OF ~~SANTA FE~~ BERNALILLO)

On this 17TH day of NOVEMBER, 2005, the foregoing instrument was acknowledged before me by the person whose name appears above.

Notary Public

My commission expires: Jan 25, 2006

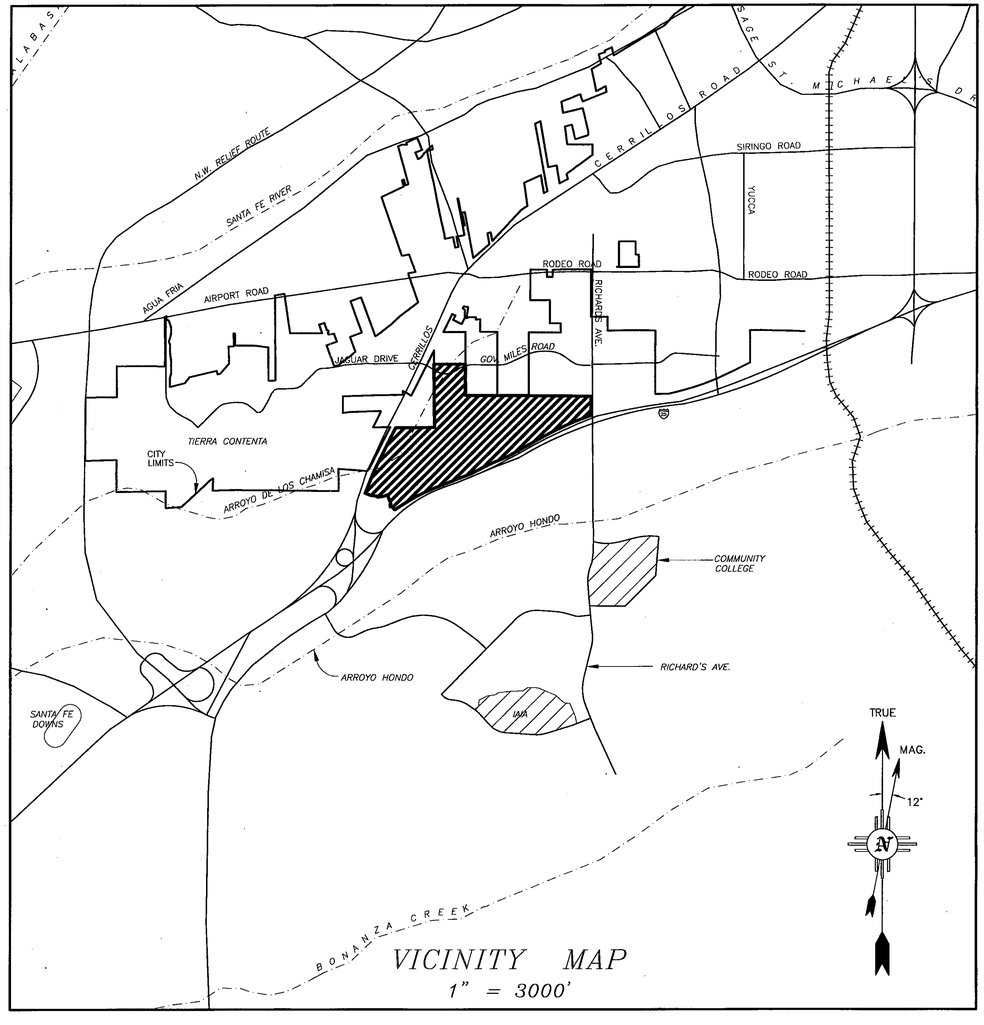
**Please refer to the attached requirements letter for additional detail. For additional information, contact the Fire Marshal's Office at (505) 992-3070.

Tract A2 Created

LAS SOLERAS

714014

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS



VICINITY MAP
1" = 3000'

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113
(505) 262-2323

PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION
DIANE FISHER, SECRETARY
P.O. BOX 26666
ALBUQUERQUE, NM 87125
(505) 841-1234

LAS SOLERAS DEL SUR, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
9400 SAN RAFAEL, NE
ALBUQUERQUE, NM 87109
(505) 271-1944

MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
(505) 241-4442

CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
350 FRANK OGAVE PLAZA, FIFTH FLOOR
OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800

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CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF DECEMBER 18, 2008. AS CASE #'s M2008-27, M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, AD 1891 NEW MEXICO

CITY REVIEW

CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

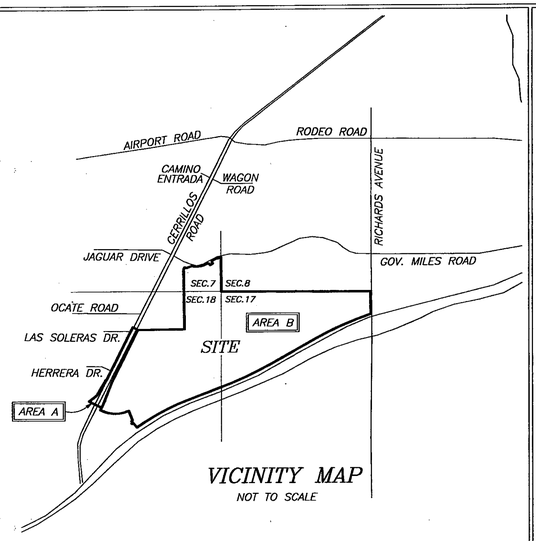
CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC.	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
915 MERCER STREET • SANTA FE NEW MEXICO 87505		DRAWN BY: PST/HP	CHECKED BY: JWS
(505) 983-5588 FAX (505) 989-7313	COVER SHEET	REVISED: 1/18/10	–
		WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12

NORTH

SHEET: P-1

X:\2010\20026\130\01-19\ANXMSPLN-01-1026-ANXCOV-12.DWG



VICINITY MAP
NOT TO SCALE

SURVEYORS CERTIFICATE
I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:
BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE
THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS
ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES
1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ——, PAGE ——. INST NO. 1892456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:22 o'clock PM, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY CLERK

ANNEXATION DESCRIPTION AREA "A"
ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.88 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 337.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S30°04'14"W, 99.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"
ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA	
TOTAL AREA	561.65 ACRES
ANNEXATION AREA A	16.35 ACRES
**ANNEXATION AREA B	545.30 ACRES
ANNEXATION A PERIMETER	6785 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS	2101 FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS	31%
ANNEXATION B PERIMETER	26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS	4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS	17%
TOTAL ANNEXATION PERIMETER	27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS	6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS	24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON. ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires: 5/23/2011

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 7th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009

OFFICIAL SEAL LINDA J. VANAUKER Notary Public State of New Mexico My Commission Expires: 2-12-11

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009

NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS
MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE

ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE
CITY PLANNER — 02.10.10 DATE

CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE ORGANIZED JULY 13, 1610 SEAL NEW MEXICO

CITY OF SANTA FE APPROVAL
APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — 2-22-10 DATE

ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF: 12/18/2008 DATE
AS CASE # SD-2008-15
M-2008-27
M-2008-28
ZA-2008-11

CHAIR — 2-4-10 DATE

SECRETARY — 3/9/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT
PREPARED FOR
LAS SOLERAS
WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

CASE #M 2008-28 FILE# 8343 DATE: 8/26/09

Tract A2 - Original Lot Configuration

714016

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
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L13	S00°47'58"E	247.53'
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L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
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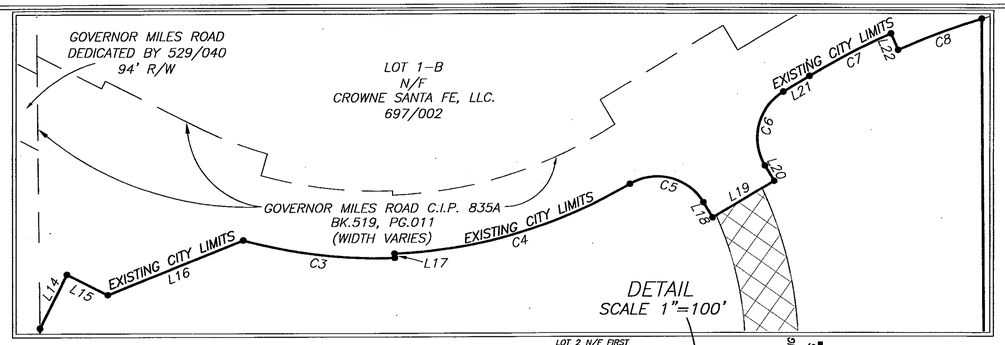
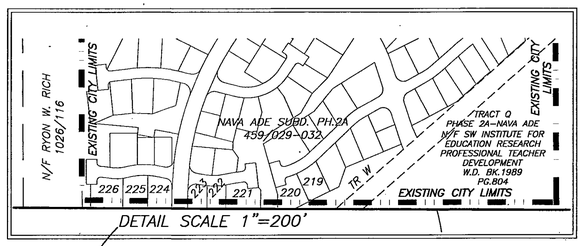
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'



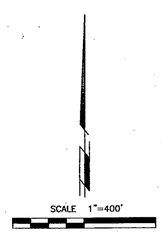


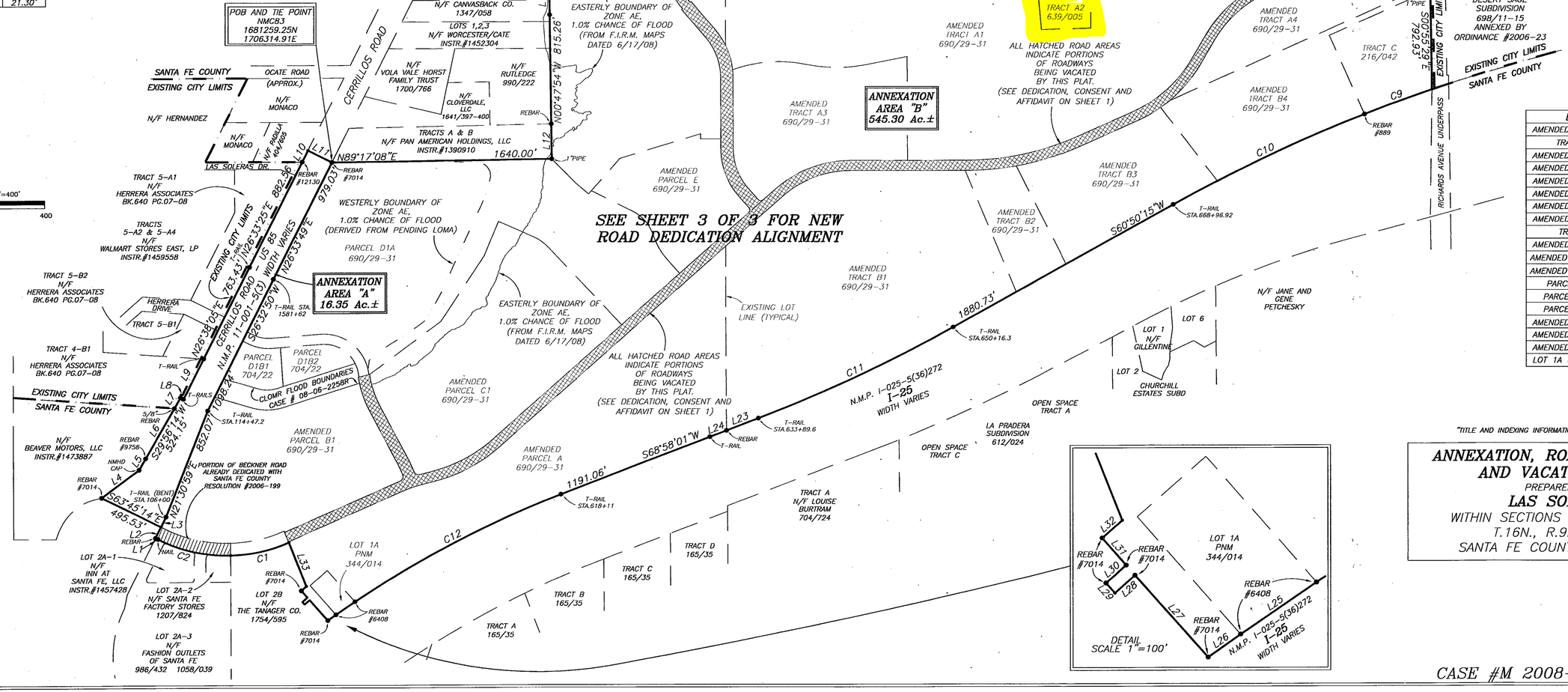
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.





LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

SHEET 2 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
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C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
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C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
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C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
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LEGEND:

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DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- DENOTES REBAR, OR AS SHOWN, FOUND
- DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- DENOTES CALCULATED POINT, NOT SET
- DENOTES EXISTING LOT LINES
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002
GOV. MILES RD.
EXISTING CITY LIMITS
C/L TIE N59°03'01"E 100.00'
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
N/F RYON W. RICH 1026/116
SANTA FE COUNTY
TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
NAVA ADE SUBD PH.2A 459/029–032
LOT 3 N/F BUILDING SERVICES OF SANTA FE 560/040
RICHARDS AVE.
LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1319415
N/F KOBURI 2298/179
LOTS 1 & 2 N/F CANVASBACK CO. 1347/058
LOTS 1,2,3 N/F WORCESTER/CATE INSTR.#1452304
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397–400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
CERRILLOS ROAD
269.12' S89°42'01"E C/L TIE
S89°53'02"E C/L TIE 1138.03'
N00°07'07"E 399.51'
DANCING GROUND ROAD 56' R/W
RAIL RUNNER ROAD 57' R/W
S77°19'58"E 426.56'
N48°27'26"E 416.20'
25'RADIUS (TYPICAL THIS INTERSECTION)
S19°55'24"E 409.34'
S70°04'36"W
1312.12'
76' R/W BECKNER ROAD
BEARINGS AND DISTANCES ARE FOR ROAD CENTERLINES (TYPICAL)
C/L TIE N26°33'49"E 136.50'
LAS SOLERAS DRIVE 76' R/W
S65°42'17"E 802.08'
S43°25'33"E
834.06'
S48°27'26"W
1821.56'
BECKNER ROAD 76' R/W
S43°25'33"E 533.22'
888.62'
N67°41'41"E
N64°35'21"E 664.37'
RAIL RUNNER ROAD 70' R/W
N.M.P. I-025-5(36)272 I-25 WIDTH VARIES
475.83' N26°32'59"E C/L TIE
S85°30'44"W 368.21'
76'R/W 86'R/W CROSSING AT CHAMISO R/W VARIES
S27°52'42"E 466.27'
35' RADIUS (TYPICAL THIS INTERSECTION)
1291.49'
BECKNER ROAD 76' R/W
S66°13'00"W
917.09'
PORTION OF BECKNER ROAD ALREADY DEDICATED WITH SANTA FE COUNTY RESOLUTION #2006–199
92'R/W BECKNER ROAD
76' R/W BECKNER ROAD
TRADITIONAL C/L (NOT FOR CONSTRUCTION)
C/L TIE N26°35'03"E 46.00'
C/L TIE S22°13'53"E 38.01'
C/L TIE S00°05'15"E 46.01'
LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 1B PNM
OPEN SPACE TRACT A
LA PRADERA SUBDIVISION 612/024
OPEN SPACE TRACT C
TRACT A N/F LOUISE BURTRAM 704/724
TRACT D 165/35
TRACT C 165/35
TRACT B 165/35
TRACT A
N/F JANE AND GENE PETCHESKY
LOT 1 N/F GILLENTINE
LOT 6
LOT 2
CHURCHILL ESTATES SUBD

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
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L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
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L22	S23°59'52"E	25.00'
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L28	N48°21'32"E	49.89'
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L33	S21°37'09"E	354.30'
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L37	S63°26'11"E	105.10'
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"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

NOTE:
ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT–OF–WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

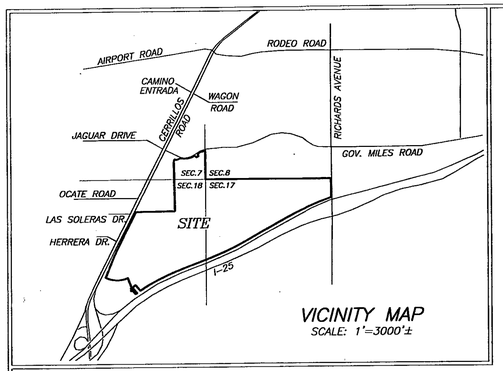
ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE–ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

FILE# 8343 DATE: 8/26/09

CASE #M 2008–28

S-6



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

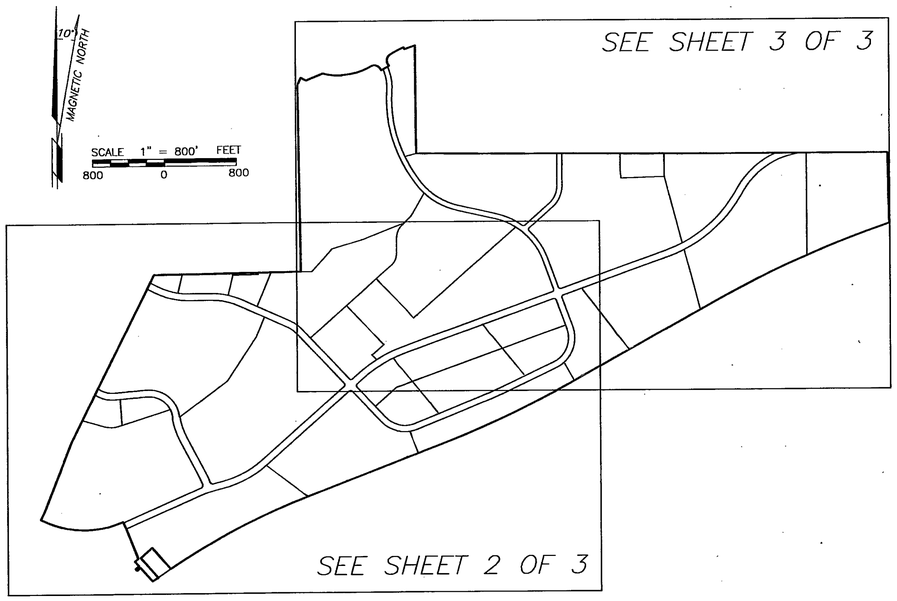
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

Michael Anaya 10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

Valerie Espinoza 10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-4-09
AS ORDINANCE # 2009–6 DATE

David Coss 2-22-10
MAYOR: DAVID COSS DATE

Yolanda Y. Vigil 2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 AS CASE # SD–2008–15
DATE M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

Angela S. Rodriguez 2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

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

Deputy

COUNTY CLERK SANTA FE COUNTY, NEW MEXICO

UTILITIES

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Susie Rogers Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

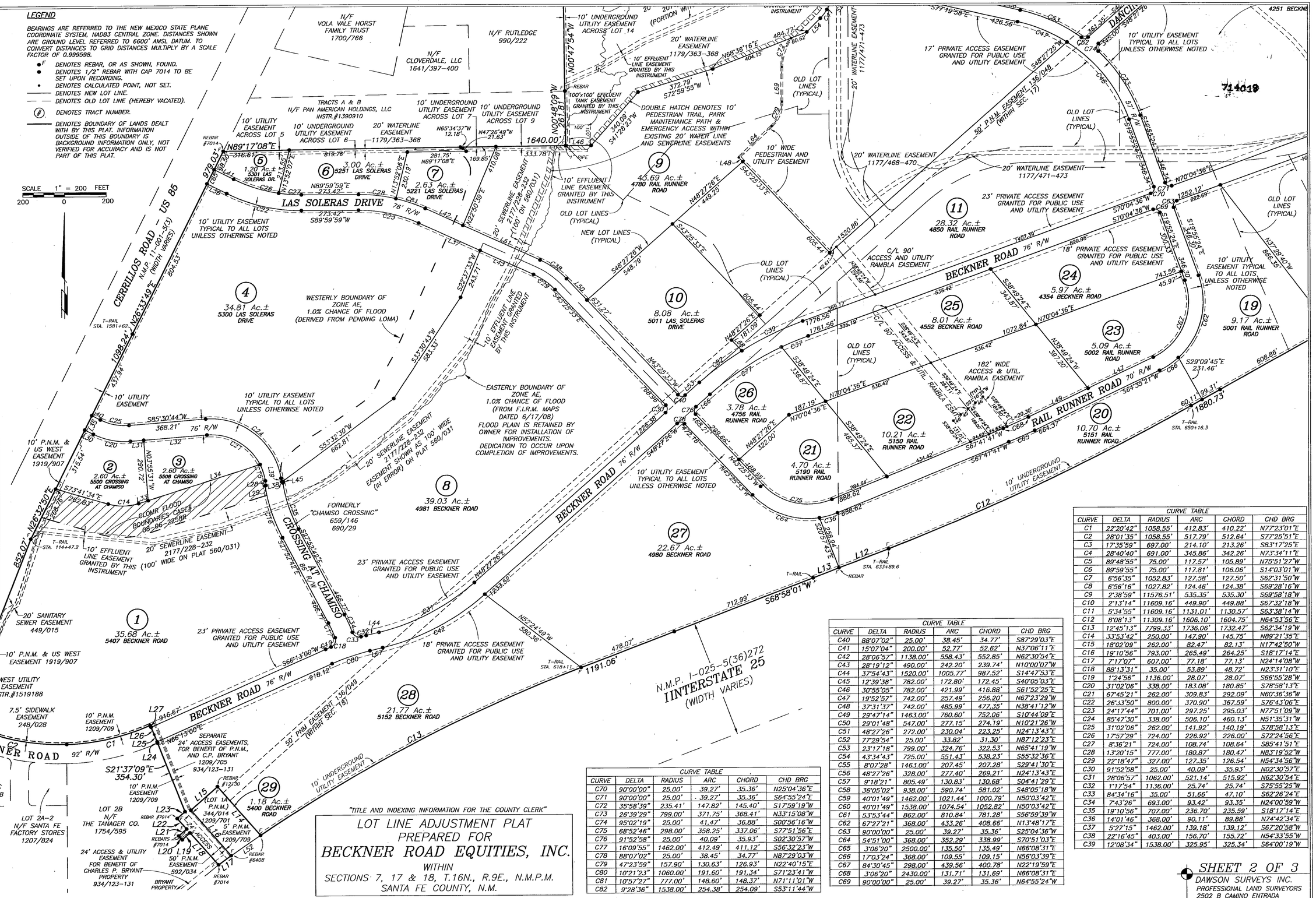
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- —— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- —— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.08'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-2

Tract A2 - Lot Line Adjustment to Tract 16

GOVERNOR MILES ROAD

714020

SCALE 1" = 200 FEET
200 0 200

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008-15 FILE# 8348 DATE: 8/26/09

S-3

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE

REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

C–2	– GENERAL COMMERCIAL
SC–2	– COMMUNITY COMMERCIAL
C–1	– OFFICE
BIP	– BUSINESS INDUSTRIAL PARK
HZ	– HOSPITAL ZONE–LAS SOLERAS
MU	– MIXED USE
RM–1	– RESIDENTIAL HIGH DENSITY
RM–LD	– RESIDENTIAL MEDIUM DENSITY
R–6	– RESIDENTIAL LOW DENSITY

GOVERNOR MILES ROAD

714021

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

PARCELS A & B N/F TRUJILLO 319/972

N/F PAUL & NANCY LEWIS 1009/780

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RYON W. RICH 1026/116

NAVA ADE SUBD PH.2A 459/029–032

DANCING GROUND ROAD

LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1314415

N/F KOBIER 2288/179

LOTS 1 & 2 N/F CANAVEBACK CO. 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F RUTLEDGE 980/222

PAN AM ROAD

N/F HZ

N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

106' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21–22

RICHARDS' AVE. 113'R/W

TIE POINT NMC83 1681790.32N 1714518.95E

REBAR #889

T–RAIL STA. 668+96.92

T–RAIL STA. 650+16.3

SCALE 1" = 200 FEET (200 0 200)

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

N.M.P. I–025–5(36)272 I–25 INTERSTATE (WIDTH VARIES)

RAIL RUNNER ROAD 57' R/W

BECKNER ROAD 76' R/W

DANCING GROUND ROAD 56' R/W

RAIL RUNNER ROAD 70' R/W

BECKNER ROAD 76' R/W

RM–LD (12)	50.09 Ac.±	4600 RAIL RUNNER ROAD	
R–6 (13)	6.80 Ac.±	4601 RAIL RUNNER ROAD	
R–6 (14)	22.16 Ac.±	4781 RAIL RUNNER ROAD	
RM–LD (15)	52.57 Ac.±	4251 BECKNER ROAD	
R–1 (16)	3.02 Ac.±	4161 WALKING RAIN	
SC–2 (17)	20.21 Ac.±	3750 BECKNER ROAD	
C–2 (18)	48.99 Ac.±	4000 BECKNER ROAD	
MU (19)	9.17 Ac.±	5001 RAIL RUNNER ROAD	
BIP (20)	10.70 Ac.±	5151 RAIL RUNNER ROAD	
C–2 (22)	10.21 Ac.±	5150 RAIL RUNNER ROAD	
RM–1 (9)	43.69 Ac.±	4780 RAIL RUNNER ROAD	
C–1 (10)	8.08 Ac.±	5011 LAS SOLERAS DRIVE	
MU (11)	28.32 Ac.±	4850 RAIL RUNNER ROAD	
C–2 (25)	8.01 Ac.±	4552 BECKNER ROAD	
C–1 (24)	5.97 Ac.±	4354 BECKNER ROAD	
C–1 (23)	5.09 Ac.±	5002 RAIL RUNNER ROAD	
C–1 (26)	3.78 Ac.±	4756 RAIL RUNNER ROAD	
C–1 (21)			

SHEET 1 OF 2

DAWSON SURVEYS INC. PROFESSIONAL LAND SURVEYORS 2502 B CAMINO ENTRADA SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S-9

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397-400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
N00°47'54"W
N00°48'09"W 261.81'
REBAR
1" PIPE
1640.00'
333.78'
N89°17'08"E
979.03'
REBAR #7014
N65°34'37"W 12.18'
N47°26'49"W 21.63'
169.85'
410.08'
N22°50'19"E
281.75' N89°17'08"E
819.76'
316.61'
288.50'
265.41'
214.55'
N13°32'07"E
230.19'
N11°32'06"E
273.42' N89°59'59"E
273.42' S89°59'59"W
LAS SOLERAS DRIVE 76' R/W
CERRILLOS ROAD - US 85
N.M.P. 1-001-5(3)
(WIDTH VARIES)
804.53'
1098.24'
N26°33'49"E
437.94'
T-RAIL STA. 1581+62
C-2 (4) 34.81 Ac.± 5300 LAS SOLERAS DRIVE
C-2 (5) 1.20 Ac.± 5301 LAS SOLERAS DR.
C-2 (6) 3.00 Ac.± 5251 LAS SOLERAS DRIVE
C-2 (7) 2.63 Ac.± 5221 LAS SOLERAS DRIVE
RM-1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
50' P.N.M. EASEMENT
MU (11) 28.32 Ac.± 4850 RAIL RUNNER ROAD
C-1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE
S43°25'33"E 548.79'
S48°27'26"W 548.79'
N48°27'26"E 449.25'
S43°25'33"E 605.44'
1520.86'
50' P.N.M. EASEMENT
N38°49'24"W 343.87'
BECKNER ROAD 76' R/W
1407.39'
829.95'
S70°04'36"W
N70°04'36"E
1252.12'
222.69'
S19°55'24"E 346.34'
S19°55'24"E 300.37'
N37°29'40"W 886.35'
C-1 (24) 5.97 Ac.± 4354 BECKNER ROAD
MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD
C-2 (25) 8.01 Ac.± 4552 BECKNER ROAD
C-1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD
743.56'
45.97'
536.42'
1072.84'
397.20'
N38°49'24"W
S38°49'24"E 343.87'
90' RAMBLA EASEMENT
S38°49'24"E 284.77'
S29°09'45"E 231.46'
608.86'
1880.73'
60.11'
69.31'
T-RAIL STA. 650+16.3
RAIL RUNNER ROAD 70' R/W
S64°35'21"W
1776.56'
1761.56'
169.17'
395.19'
C-1 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD
C-2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD
C-1 (21) 4.70 Ac.± 5190 RAIL RUNNER ROAD
BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD
S38°49'24"E 336.67'
N70°04'36"E 536.42'
187.19'
N48°27'26"E 322.00'
S38°49'24"E 465.37'
284.64'
888.62'
434.42'
S67°41'41"W
664.37'
N43°25'33"W 168.55'
C-2 (2) 2.60 Ac.± 5500 CROSSING AT CHAMISO
C-2 (3) 2.60 Ac.± 5508 CROSSING AT CHAMISO
S85°30'44"W 368.21'
76' R/W
315.54'
S73°41'34"E 262.83'
N03°55'31"W 290.72'
268.76'
852.07'
N26°32'50"E
T-RAIL STA. 114+47.2
HZ (8) 39.03 Ac.± 4981 BECKNER ROAD
FORMERLY "CHAMISO CROSSING" 659/146 690/29
CROSSING AT CHAMISO 86' R/W
S27°57'42"E 466.77'
S33°30'43"W 583.33'
S53°32'30"W 662.81'
S22°33'33"W 243.71'
768.96'
1226.38'
N48°27'26"E 472.76'
N43°25'33"W 299.86'
C-1 (27) 22.67 Ac.± 4980 BECKNER ROAD
1233.52'
N52°24'49"W 580.36'
712.99'
S68°58'01"W
478.07'
1191.06'
T-RAIL STA. 618+11
T-RAIL STA. 633+89.6
C-2 (1) 35.68 Ac.± 5407 BECKNER ROAD
C-2 (28) 21.77 Ac.± 5152 BECKNER ROAD
N.M.P. I-025-5(36)272 INTERSTATE 25 (WIDTH VARIES)
N21°30'59"E
S66°13'00"W 918.12'
N66°13'00"E
S21°37'09"E 354.30'
916.67'
T-RAIL (BENT) STA. 106+00
BECKNER ROAD 92' R/W
C-2 (29) 1.18 Ac.± 5400 BECKNER ROAD
REBAR #12130
(LOT 1A P.N.M.) 344/014 1209/701
REBAR #7014
REBAR #6408
LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

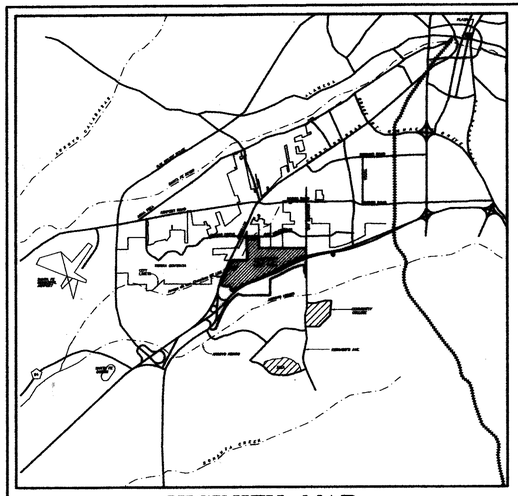
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°12'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

SHEET 2 OF 2
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-10



VICINITY MAP
1"=8000'

TRUE
MAG.
12°
N
NORTH
SCALE: 1"=400'
400' 200' 0' 400' 800'

2010 Tract 16 - Monte del Sol Charter School

714023

STATE POLICE
AUTO PARK
HIGHWAY DEPARTMENT
APPROVED COMMERCIAL
NOT A PART
JAGUAR DRIVE
GOVERNOR MILES ROAD
CERRILLOS
OCATE ROAD
WAL-MART
CERRILLOS ROAD
LAS SOLERAS DRIVE
RAIL RUNNER ROAD
BECKNER ROAD
DRAGON ROAD
DAMONS GROUND RD.
NAVA AVE
RICHARDS AVE
DINOSAUR TRAIL
SLEEP INN HOTEL
VACANT
SANTA FE STORES
AMERICAN FURNITURE CURRENTLY VACANT

(1) C-2 REGIONAL COMMERCIAL 35.68 AC± (INCLUDES O.S.) 5407 BECKNER RD.
(2) C-2 REGIONAL COMMERCIAL 2.00 AC± (INCL. OS) 5500 CROSSING AT CHAMISO
(3) C-3 REGIONAL COMMERCIAL 2.00 AC± 5508 CROSSING AT CHAMISO
(4) C-2 REGIONAL COMMERCIAL 34.81 AC± (INCLUDES O.S.) 5300 LAS SOLERAS DR
(5) C-2 REGIONAL COMMERCIAL 1.20 AC± (INCLUDES O.S.) 5301 LAS SOLERAS DR
(6) C-2 REGIONAL COMMERCIAL 3.00 AC± 5281 LAS SOLERAS DR
(7) C-2 COMMERCIAL 2.83 AC± (INCLUDES O.S.) 5221 LAS SOLERAS DR
(8) HZ HOSPITAL & MEDICAL USES INSTITUTIONAL 39.03 AC± (INCLUDES O.S.) 4981 BECKNER RD.
(9) RM-1 RESIDENTIAL HIGH DENSITY 43.69 AC± (INC. OS) 4780 RAIL RUNNER RD.
(10) C-1 OFFICE 8.08 AC± (INC. OS) 5051 LAS SOLERAS DR.
(11) MU MIXED USE 28.32 AC± (INC. OS) 4850 RAIL RUNNER RD.
(12) RM-LD RESIDENTIAL MEDIUM DENSITY 50.09 AC± (INC. OS & PARK) 4600 RAIL RUNNER RD.
(13) R-6 RESIDENTIAL LOW DENSITY 6.80 AC± 4501 RAIL RUNNER RD.
(14) R-6 RESIDENTIAL LOW DENSITY/ INSTITUTIONAL 22.16 AC± (INCLUDES OS) 4781 RAIL RUNNER RD.
(15) RM-LD RESIDENTIAL MEDIUM DENSITY 52.57 AC± (INCLUDES O.S) 4251 BECKNER RD.
(16) R-1 MONTE DEL SOL CHARTER SCHOOL 3.02 Ac.± 4161 WALKING RAIN
(17) SC-2 COMMUNITY COMMERCIAL 20.21 AC± (INCLUDES O.S.) 3750 BECKNER RD.
(18) C-2 COMMUNITY COMMERCIAL (BUSINESS PARK) 48.99 AC± (INCLUDES O.S.) 4000 BECKNER RD.
(19) MU MIXED USE 9.17 AC± (INC. OS) 5001 RAIL RUNNER RD.
(20) B.I.P. 10.70 AC±
(21) C-1 OFFICE 4.70 AC± 5190 RAIL RUNNER RD.
(22) C-2 COMMUNITY COMMERCIAL 10.21 AC± (INC. OS) 5150 RAIL RUNNER RD.
(23) C-1 OFFICE 5.09 AC± 5002 RAIL RUNNER RD.
(24) C-1 OFFICE 5.97 AC± (INC. OS) 4354 BECKNER RD.
(25) C-2 COMMUNITY COMMERCIAL 8.01 AC± (INC. OS) 4582 BECKNER RD.
(26) C-1 OFFICE 3.78 AC± (INC. OS) 4756 BECKNER RD.
(27) C-1 OFFICE 22.67 AC± (INCLUDES O.S.) 4980 BECKNER RD.
(28) C-2 COMMUNITY COMMERCIAL 21.77 AC± (INCLUDES O.S.) 5152 BECKNER RD.
(29) PNM ELECTRIC SUBSTATION C-2 1.16 Ac.± 5480 BECKNER RD.

OPEN SPACE .68 AC±
FLOOD PLAIN PER 2008 FEMA MAPS
OPEN SPACE 3.59 AC±
17' PUBLIC UTILITY & ROAD EASEMENT
57' R.O.W.
20' SAN SEWER LINE EASEMENT PLAT 362/006 DOC 2076/782
OPEN SPACE .13 AC±
50' ELECTRIC TRANSMISSION LINE
10' PEDESTRIAN TRAIL & PARK MAINTENANCE PATH & EMERGENCY ACCESS
10' PED EASE.
10' EFFLUENT LINE EASEMENT
20' SEWERLINE EASEMENT
50' MU MIXED USE
76' R.O.W.
1% CHANCE FLOOD PLAIN DERIVED FROM PENDING LOMA
CLOMR FEMA CASE# 08-06-2258R
86' R.O.W.
OPEN SPACE 1.71 AC
OPEN SPACE 0.73 AC
OS 3.99 AC
OS 0.06 AC
OS 0.71 AC
OS 0.18 AC
OS 0.61 AC
OS 0.91 AC
OS 1.91 AC
OS 1.22 AC
OS 0.80 AC
OS 0.20 AC
OS 0.45 AC
OS 0.39 AC
OS 0.71 AC
OS 1.12 AC
OS 0.35 AC
OS 0.10 AC
OS 0.60 AC
OS 0.95 AC
OS 0.57 AC±
OPEN SPACE 5.72 AC±
OPEN SPACE 0.88 AC
OPEN SPACE 0.34 AC
OPEN SPACE 1.07 AC
OPEN SPACE 0.34 AC
ROAD ALIGNMENT TO BE DETERMINED AT DEVELOPMENT PLAN PER CONDITION #30 ON SHEET P-6
POTENTIAL ROAD ALIGNMENT
56' R.O.W.
50'
75'
100'
158'
SETBACK
90' ACCESS/ RAMBLA EASE.
RAMBLA & PLAZA EASE 1.25 AC±
ACCESS/ RAMBLA EASE. 0.71 AC±
70' R.O.W.
182'
OPEN SPACE 0.73 AC
30' PNM ELECTRIC LINE EASEMENT
INTERSTATE 25 SOUTHBOUND
INTERSTATE 25 NORTHBOUND
NM RAIL RUNNER EXPRESS STATION APPROVED BY MPO MEETING OF DECEMBER 11, 2008
POTENTIAL FUTURE ACCESS & POSSIBLE PEDESTRIAN AND/OR VEHICULAR UNDERPASS OR OVERPASS TO BE DETERMINED BY NMDOT PER CONDITION #31 ON SHEET P-6 ONE LOCATION TO BE SELECTED

CITY REVIEW
CITY ENGINEER — DATE 02/22/10
CITY PLANNER — DATE 02.10.10

STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

Beckner Road Equities, Inc.
by Gordon L. Skarsgard
(OWNER) Gordon L. SKARSGARD — JAN 18, 2010 DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2010

Cynthia M Reyes — 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO

NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL

LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1592456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSMENT# SD 2008-15
REZONING# ZA 2008-11

LAND AREA

REGIONAL COMMERCIAL **C-2**	–	82.52 AC±
COMMUNITY COMMERCIAL **C-2**	–	39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) **C-2**	–	48.99 AC±
COMMUNITY COMMERCIAL **SC-2**	–	20.21 AC±
OFFICE **C-1**	–	50.29 AC±
BUSINESS INDUSTRIAL PARK **BIP**	–	10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES **I**	–	39.03 AC±
MIXED USE **MU**	–	37.49 AC±
RESIDENTIAL HIGH DENSITY **RM-1**	–	43.69 AC±
RESIDENTIAL MEDIUM DENSITY **RM-LD**	–	102.66 AC±
RESIDENTIAL LOW DENSITY **R-6**	–	28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

JAMES W. SIEBERT AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HF	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET: P-5	
WORKED ON: 1/15/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXMSPLN-12		

\\SIBERTSERVER\V2000\20026\12010\10\ANXMSPLN-10\026-ANXMSPLN-01.dwg

CONDITIONS OF APPROVAL

FOR GENERAL PLAN AMENDMENT, ANNEXATION, LOT LINE ADJUSTMENT & REZONING
SET FORTH AT THE CITY COUNCIL MEETING OF FEBRUARY 11, 2009.

714024

Completed Conditions of Approval

	Condition	Description
Trails Development		
9	Include the amended Master Trails Plans (Sheets P-12) as part of the City's Annexation Agreement	Trails Plans is attached as exhibit to the Annexation Agreement
Historic Preservation		
15	An archaeological reconnaissance report must be completed by a City approved archaeologist and then approved by the City of Santa Fe Archaeological Review Committee (ARC) in order for the applicant to receive an archaeological clearance document.	2/5/09 ARC approved archaeological report and agrees to clearance for all of Las Soleras
Long Range Planning		
16	The 40-acre Presbyterian Hospital tract near the west end of the master plan should be approved as "Institutional" amending the City's current Future Land Use Map, rather than the applicant's request that it be designated "Community Commercial". A note shall be added to the Future Land Use Map Amendment confirming expressly that the Las Soleras HZ zoning district conforms to the Institutional land use designation.	See Revised Annexation Master Plan with note as requested
17	The land use designations and zoning districts for the southeasterly portion of Las Soleras, south of Beckner Avenue, shall be modified as follows: •Easterly 20 ac. (including open space) - Community Commercial/SC-2 •Adjoining 48.99 ac. to west (including open space) – Business Park/C-2 development standards but allowing only BIP land uses •37.49 acres to west & northwest (including open space) – Mixed Use/MU.	Lot areas modified to reflect Revised Annexation Master Plan and General Plan Amendment Plan.
18	The Las Soleras General Plan will show a public school site shown as "institutional" on the Future Land Use Map of a size equal to the set aside agreed on between the applicant and the Santa Fe Public School District.	See revised Annexation Master Plan
Current Planning		
21	Include all required elements on the Annexation and Dedication Plats as per the Annexation Submittal packet (existing easements, floodplain, tract boundaries with references to legal lots of record and property owner signatures, existing and proposed city limits, roadway dedication details, etc.)	Completed with recording of Annexation Plat
22	It appears that a portion of the 1% chance event floodplain of the Arroyo de Los Chamiso is not dedicated as Open Space or otherwise restricted from development. •Upon administrative approval by the City Staff of all improvements constructed in the floodplain, this land should be dedicated as public open space, drainage easement, and public right of way as per 14-8.2 (J): Terrain and Stormwater Management or otherwise restricted from development as per 14-5.9 Ecological Resource Protection Overlay District •Identify FEMA floodplain determinations and CLOMR that modify the area that is required to be protected •Identify options to protect and integrate into site plan open space the Arroyo de Los Chamisos tributaries that fall outside the FEMA floodplain.	Completed with recording of Annexation Plat
23	Minimum dedication of 98 feet of ROW for Beckner Road as per 14-9.2, except for the "innovative street designs" approved by the Planning Commission at their meeting of 12/18/08, as per Chapter 14-9.2 (E) (2) (a).	Planning Comm. approved innovative street design. With modified road widths shown on Annexation Plat
24	Sidewalks are required within the public ROW along both sides of all arterial roadways as per 14-9.2. The only exception to sidewalks being located within dedicated public roadway ROW is where "innovation" provides: •Open Space dedicated adjacent to the roadway allows greater separation between the roadway and path by maintained landscape area, •Curb cuts allowing motorized traffic to cross trails that runs parallel with Beckner Road shall be limited, •And, a public access easement is provided for the trail through the private open space.	Alternative sidewalk design approved by the Planning Commission, shown on Sheet P-18 of plan set
26	Clarify what is intended where trails are shown adjacent to roadways, but no open space is dedicated: •It is recommended that these sections of roadway be designed to 14-9.2 standards where additional open space is not being dedicated. •It is also recommended that the Trail Plan be modified to indicate only trail alignments that are independent of where sidewalks are already required along roadways as per 14-9.2 and open space is designated (i.e. power line alignment, Arroyo de Los Chamisos, I-25 setback, Nava Ade connections).	Trail locations modified to avoid future roads, with few exceptions, see Trails Plan
27✱	Connect the north end of "La Rambla" as a central component of the proposed TOD strategy across Beckner Road to the residential tracts and the park between Lots 9 and 11. Exact locations to be determined at time of Development Plan approval.	Lot no.'s revised, See revised Annexation Master Plan
29	To improve arterial road intersection function, increase the spacing between the Las Soleras Drive and Rail Runner Road intersections with Beckner Road by shifting the alignment of Las Soleras Drive west, between the hospital and office tracts	See Revised Annexation Master Plan. Distance spacing reviewed and approved by City Traffic Engineer.

	Condition	Timing
30	Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include: •Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the park adjacent to the north. See Condition 36 below.) •Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel •Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above	See Revised Annexation Master Plan Final alignment to be approved at DP. Final alignment to be approved at DP. Final alignment to be approved at DP.
31	"Figure 5: Preliminary Circulation Map" of the Santa Fe County's Community College District Plan shows an over/underpass connecting Dinosaur Trail across I-25 to Beckner Road in the vicinity of Railrunner Road. Resolve with Santa Fe County whether this roadway connection will be integrated into the Las Soleras roadway network or the applicant shall coordinate with Santa Fe County to revise its plan to remove this connection.	Possible alignment for pedestrian underpass shown on revised Annexation Master Plan. Discussed in I-25 Corridor recommendations to MPO.
37	Prior to hearing by the City Council, submit detailed phasing for each tract of land and utility in addition to how that phasing relates to the submitted roadway construction phasing plan.	Completed per 2/11/09 Council approval
38	Add note on P-7 "Where the development standards on this sheet conflict with provisions of Chapter 14 SFCC 1987 in effect at the time of approval of any development plan, the Code provision shall apply. Variances to these development standards shall be processed in the same manner as provided for similar variances to provisions of Chapter 14."	Sheet P-7 from plan set removed.
39	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exists a comprehensive and equitable mechanism for implementing the dedication of easements and right-of-way necessary for infrastructure serving any and all phases and sub-phases of the Las Soleras Annexation Master Plan which will be affected by the approved development plan or plat, and for financing and coordinating the construction of that infrastructure. This note shall be placed on the Master Plan and included in the annexation agreement.	Completed with recordation of Master Plan and Annexation Agreement
40 ✱	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exist adequate provisions for coordinating dedication, financing and constructing infrastructure necessary for the orderly development of lands adjoining the Las Soleras Master Plan boundaries, including but not limited to "stubbing out" trails, roads and utility easements, and/or provisions for pro-rata contributions to off-site improvements that may be impacted by the approved development plan or plat. This note shall be placed on the Master Plan and included in the annexation agreement.	Completed with recordation of Master Plan and Annexation Agreement
43	The applicant shall submit a revised future land use map for administrative review and approval to ensure compliance with all approved changes, including approved road networks and any future school site.	Completed with recordation of Annexation Master Plan. Annexation Master Plan constitutes revised FLU Map.
44	The City Traffic Engineer shall complete his review of the traffic impact analysis and include any additional recommended conditions in the City Council staff report.	See Conditions Completed by 46A - 46E, This Sheet
48	A written commitment from the new state administration to the same extent as that issued by the present administration to locate a state office complex or a similar commitment for a commercial development with similar impacts shall be submitted prior to construction of the rail stop.	Completed, see letter from Governor Richardson dated 11/14/08
Parks & Open Space		
33	A continuous trails network appears to connect the open space and parks parcels with the exception of parcel #20 from the proposed Railrunner Stop and Transit Station through parcel #19, connecting Beckner Road and continuing through parcel #12, connecting with the 21.40 acre Park/Open space parcel. We recommend further connectivity within and through these parcels. (Note: this connects "La Rambla" up to the regional park.)	Lot #'s revised from date of this condition. See Revised Annexation Master Plan and Trails Plan creating connectivity.
36 ✱	The 21.40 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Revised MP shows 10' trial/maintenance path along south side of park
City Attorney		
41	Approval of the Annexation Agreement is subject to the review and approval of the City Attorney.	Completed with recordation of Annexation Plan and Annexation Agreement

Conditions of Approval to be Submitted at Development Plan(or permit) for Applicable Parcel(s), Consistent with Approved Timing

	Condition	Timing
Solid Waste		
1	Applicant must comply with Chapter XXI of SFCC 1987	Development Plan, (DP) including any road construction plan)
2	Recommend the following solid waste measures: •Commercial properties: use 30 yard self-contained compactors or create a specific solid waste plan •Residential properties: create a specific solid waste plan	Development Plan, (DP) including any road construction plan)
3	Identify provisions for recycling	DP
Fire Department		
4	Proposed infrastructure shall be sufficient to accommodate the fire flow requirements set forth in IFC § B105.	DP or plat
5	Fire Hydrants shall be located to a location acceptable to the Fire Code Official.Contact Fire Department for clarification and approval of fire hydrant locations.	DP or plat
6	Development Plan General notes shall indicate the following provisions: •Fire Department Access shall be maintained throughout all development construction phases § 1410.1. •An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. IFC §1412.1.	DP or plat
Trails Development		
7	Provide a standard city trail signage plan.	DP or plat including any road or trail construction plan.
8	Comply with ADA standards.	DP, plat or trail construction
10	Primary and Secondary Trail Sections shall comply with the AASHTO Design Standards (American Association of State Highway and Transportation Officials-for the Development of Bicycle Facilities).	DP or plat including any road or trail construction plan.
Wastewater		
12	Public sanitary sewer crossings of the Arroyo de Los Chamisos (AC) shall be kept to an absolute minimum. The existing AC sanitary trunk sewer line is located on the east and south of AC. Properties to the north and west of the AC shall minimize the number of public sewer line crossings of the AC.	DP, plat or time of utility permit
13	There shall be no sewer lift stations in the "Las Soleras" area.	DP or plat
14	Final sewer design approval of all development plans in "Las Soleras" shall require Wastewater Division approval.	DP or plat
42	The applicant shall work with the Wastewater Management Division to design, locate and grant a minimum 10-foot wide public easement adjacent to the existing Arroyo de Los Chamisos Sewer Trunk line easement to accommodate installation of an effluent line. The applicant shall reimburse the City for its fair and reasonable pro-rata share for its portion of the effluent line.	DP
Long Range Planning		
19 ✱	All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way. •The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.	DP adjacent to Highway Corridor Comprehensive trail plan with 1st DP for tract adjacent to'Hwy. Corridor; easc. dedication and trail construction as each tract is developed
20	The application for any development plans adjacent to the planned train stop shall include a parking study addressing proposed amount, location and rationale for public parking.	DP adjacent to Train Stop

	Condition	Timing
Current Planning		
11	All development must comply with the Terrain/Stormwater Management and Flood Regulation requirements of Articles 14-8.2 and 14-8.3 of the Land Development Code.	DP or plat , including any road construction plan
25✱	At the time of development for individual tracts, all trails through privately held open space shall be dedicated as public access easements to ensure permanent public access to the Las Soleras non-motorized transportation network	DP or plat, including any trail construction plan
27	As part of an expanded non-motorized transportation plan and for all applicable development plans and road construction plans, identify proposed accommodations for the priority non-motorized crossings of arterial roadways in Las Soleras. The priority connections needed include: •Identify needed upgrades to the Cerrillos Road culvert underpass and/or buried trail underpass required to accommodate non-motorized traffic •If not precluded by construction that is in progress, reinstate the pedestrian underpass of Beckner Road between the hospital tract and the office tract to the south utilizing the natural topography as indicated in the original submittal •Design the bridges of Crossing at Chamiso and Las Soleras Drive across the Arroyo de Los Chamisos to accommodate the trails underneath •Design the Railrunner Road crossing of the natural drainage to the north of Dancing Ground Road to connect park and open space with a pedestrian underpass as indicated in the original submittal •Identify other opportunities to develop grade separated or otherwise prioritized non-motorized crossings of Beckner Road between Railrunner Road and Richards Avenue	DP or plat Location of utilities and road grades prevent a ped. underpass DP DP DP
28	In support of the stated Transit Oriented Development (TOD) goals of Las Soleras, as part of development plans and road construction plans, as applicable, identify the locations of priority bus stops in coordination with Santa Fe Trails for the route shown on Sheet P-13: Traffic Circulation Plan to facilitate: •ROW dedications for bus loading bays or lanes •Connections to non-motorized circulation facilities •Building and tract development orientations to the transit stops	DP, including any road construction plan
32	In development of access to a potential Rail Runner platform in the median of Interstate 25, design the Las Soleras access to facilitate future integration of a non-motorized access to the station from the south side of Interstate 25 and connections to the County's Community College District non-motorized trail network.	Coordinate with SF County
47	Prior to the approval of a development plan for a hospital on Parcel 8, the applicant shall describe the measures that will be employed to mitigate disturbances from overflight over adjacent populated residential areas.	DP for Hospital, includes Heliport
49	All road improvements on Beckner Road from Cerrillos Road to Richards Avenue necessary for vehicular access to the train station shall be completed before construction of the rail stop.	Construction of train station
50	The applicant shall obtain City staff approval of an access plan to the rail stop for county residents on the south side of the interstate.	Developer to submit letter to MPO prior to construction of Rail Stop
Parks & Open Space		
34	The trails system appears to provide opportunities for quality trail amenities such as gardening plots, small pocket parks and rest/vista stops throughout the proposed amendment. We recommend refined design development assurances that these amenities, where feasible, will be constructed.	DP or park development plans
35	After extensive conversation and document review with the Landscape Architect and representatives from Las Soleras, the 21.40 acre Park Open Space parcel appears to be of adequate size for a large regional/community park. Specific required park features were discussed and the Landscape Architect agreed that in fact these amenities could be incorporated within the park parcel. We recommend assurances that these amenities will be designed and constructed.	DP or park development plans
36✱	The 21.40 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Final alignment to be approved at time of DP approval
Public Works		
46	A street designed to City standards, or a rural profile road with a safe drivable surface shall be constructed to provide vehicular access between Monte del Sol School and Beckner Road in conjunction with construction of the adjacent section of Beckner Road.	DP for Lot 15
46A	The developer shall be responsible for funding and construction of all onsite roadway improvements as determined by the approved TIA or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public Works Department. Beckner Road shall be constructed as a four lane major arterial consistent with Chapter 14 of City Code unless otherwise approved by the City of Santa Fe Public Works Department.	Consistent with approved or amended TIA

	Condition	Timing
46B	Any proposed improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. Any proposed improvements on Federal Highway Systems shall receive ultimate approval from the Federal Highway Administration with review from the NMDOT.	Consistent with NMDOT or FHWA
46C	As development occurs, the developer shall provide fair share contributions for all needed improvements, identified in the approved Traffic Impact Analysis or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public Works Department, on Cerrillos Road, Governor Miles Road, and Richards Avenue. Fair share contributions relating to intersection improvements shall be based on percent of side street traffic during the horizon year with the three exceptions:	DP or Plat
i.	Fair share contributions for the Rodeo Road/Cerrillos Road intersection shall be based on the traffic volume of the specific movement needing mitigation during the horizon year.	
ii.	As determined by the approval of the Entrada Contenta Development, the Las Soleras Masterplan development shall be responsible for funding all needed improvements at the Cerrillos Road/Las Soleras Drive intersection while the Entrada Contenta Development will be responsible for funding all needed improvements at the Cerrillos Road/Crossing at Chamiso intersection.	
iii.	Fair share contributions for Cerrillos Road and Richards Avenue roadway widening improvements shall be based on percent of thru traffic during the horizon year. Improvements to Richards Avenue shall include reconstructing it as a four-lane arterial per chapter 14 of City Code.	
iv.	Horizon year traffic volumes are those identified in the most current Santa Fe Metropolitan Transportation Organization (SFMPO) travel demand forecast model based on the current SFMPO Future Transportation Network.	DP or Plat
v.	If for a certain phase of development a certain improvement is needed, the developer shall be responsible for constructing said improvement with the amount of contributions available at that time. Las Soleras to be reimbursed by developers sharing in improvement cost if Las Soleras is the first to construct shared improvements. Las Soleras may also receive financial offsets against traffic impact fees for road improvements identified on the City Capital Improvements Program.	
46D	Access spacing along Beckner Road shall follow the New Mexico Department of Transportation (NMDOT) State Access Management Manual (SAMM) requirements for an Urban Minor Arterial unless otherwise approved by the City of Santa Fe Public Works Department.	DP or Plat
46E	Access spacing along Chamiso Crossing, Las Soleras Drive and Rail Runner Road, north of Beckner Road shall follow the NMDOT SAMM requirements for an Urban Collector unless otherwise approved by the City of Santa Fe Public Works.	DP or Plat

Conditions of Approval to be Submitted Prior to or With First Development Plan(s)

	Condition	Timing
Long Range Planning		
19 ✱	The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the "Highway Corridor"). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 & Beckner Road, making use of the bundled open spaces to create a continuous trail system. •All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way. •The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.	Highway Corridor Plan, Visual Impact Analysis - and detailed Trails Plan for Hwy Corridor to be submitted to Planning Comm. Concurrent with each DP along Highway Corridor Concurrent with each DP along Highway Corridor
Parks & Open Space		
45	The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.	Additional 20 acre park location to be reviewed by Planning Commission prior to submission of development plan

✱ :CONDITIONS ARE PARTIALLY COMPLETED & DUPLICATIVE

DP :DEVELOPMENT PLAN

46A–46E CONDITIONS ADDED BY TRAFFIC ENGINEERING REVIEW OF TIA

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008–27
ANNEXATION# M 2008–28
LOT LINE ADJUSTMENT# SD 2008–15
REZONING# ZA 2008–11

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN CONDITIONS

SCALE: 1"=300'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HP	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET: P–6	
WORKED ON: 1/15/10	FILE NAME: 20026 1–10 ANXMSPLN 026–ANXCONDPLN–01		

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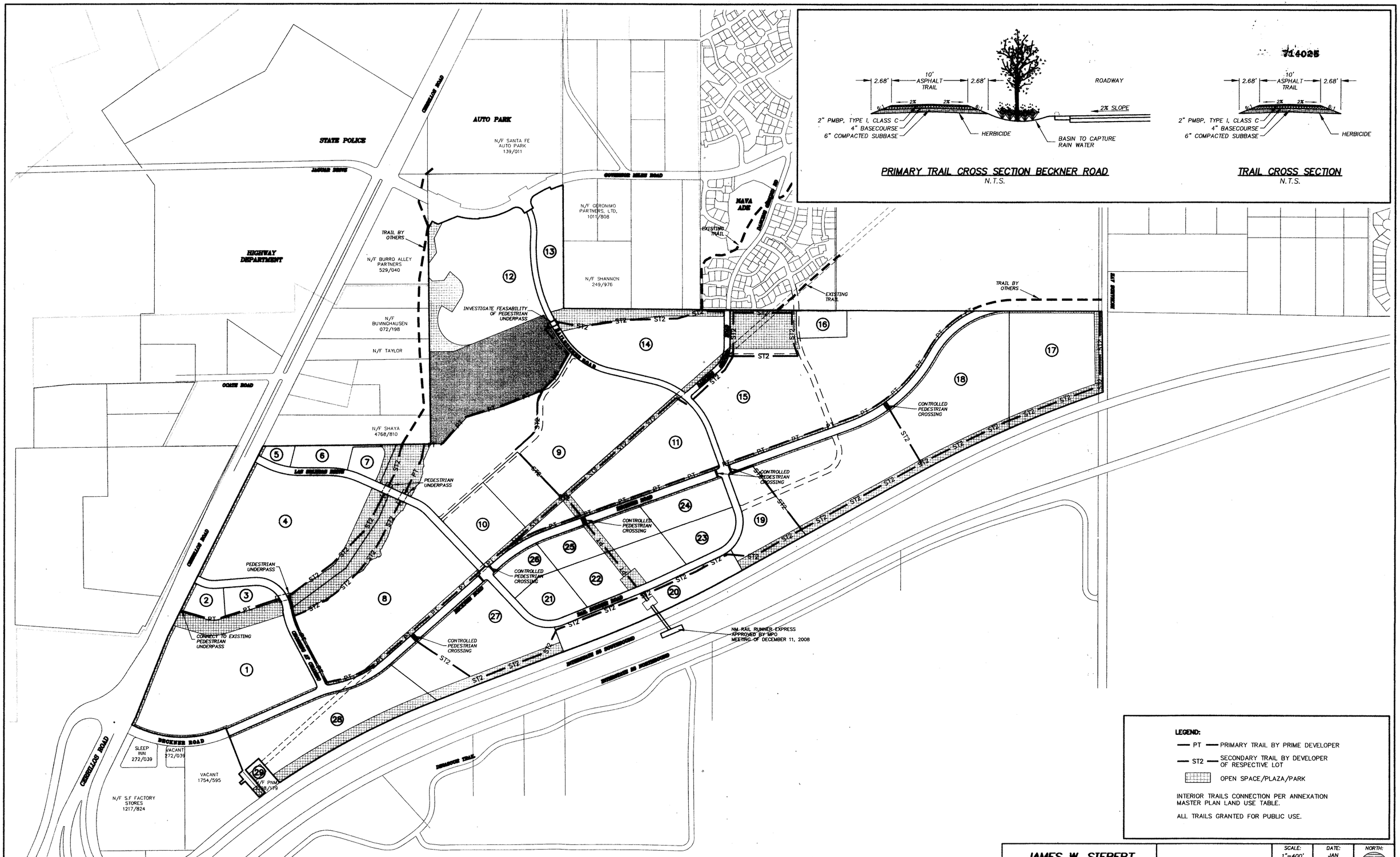

NOTE:
PRIMARY AND SECONDARY TRAIL SECTIONS SHALL COMPLY WITH THE AASHTO DESIGN STANDARDS (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS–FOR THE DEVELOPMENT OF BICYCLE FACILITIES)

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008–27
ANNEXATION# M 2008–28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008–15
REZONING# ZA 2008–11

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915 MERCER STREET • SANTA FE NEW MEXICO 87505
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LAS SOLERAS

TRAILS PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HF	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET:	
WORKED ON: 1/15/10	FILE NAME: 20026 1-10 ANXMSPLN 026-TRAIL-01	P–12	

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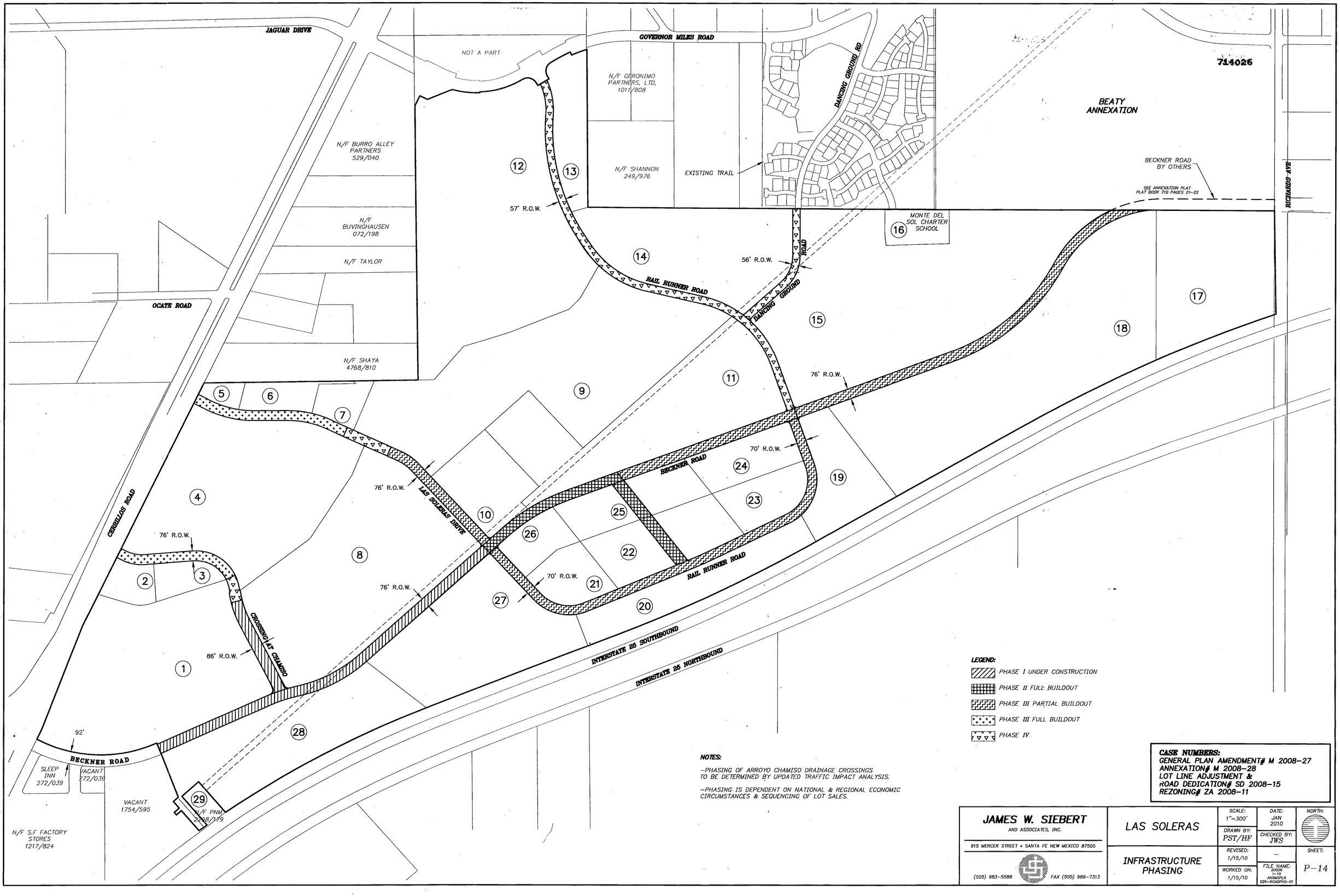

LEGEND:

- PHASE I UNDER CONSTRUCTION
- PHASE II FULL BUILDOUT
- PHASE III PARTIAL BUILDOUT
- PHASE III FULL BUILDOUT
- PHASE IV

NOTES:

-PHASING OF ARROYO CHAMISO DRAINAGE CROSSINGS TO BE DETERMINED BY UPDATED TRAFFIC IMPACT ANALYSIS.

-PHASING IS DEPENDENT ON NATIONAL & REGIONAL ECONOMIC CIRCUMSTANCES & SEQUENCING OF LOT SALES.

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC.	LAS SOLERAS	SCALE: 1"=300'	DATE: JAN 2010	NORTH:
915 MERCER STREET • SANTA FE NEW MEXICO 87505		DRAWN BY: PST/HF	CHECKED BY: JWS	
(505) 983-5588 FAX (505) 989-7313	INFRASTRUCTURE PHASING	REVISED: 1/15/10	—	SHEET: P-14
		WORKED ON: 1/15/10	FILE NAME: 20026 1-10 ANXMSPLN 026-ROADPHS-01	

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SFC CLERK RECORDED 03/04/2010

ANNEXATION AGREEMENT
LAS SOLERAS ANNEXATION

This Annexation Agreement ("Agreement") is made and entered into this 9 day of September, 2009 by and between the City of Santa Fe, New Mexico, a New Mexico Municipal Corporation (the "City") and the owners of the property commonly known as Las Soleras ("Landowner"), whose legal entities and signatures are included at the end of this Agreement (collectively, the City and Landowner are referred to herein as "Parties").

RECITALS

A. The Landowner owns that certain property situated in Santa Fe County, New Mexico consisting of approximately 545 acres bounded by Cerrillos Road on the west, Interstate 25 on the south, Richards Avenue to the east and Governor Miles Road and lands including the Building Services of Santa Fe property and the Nava Ade subdivision on the north ("Property"), as more fully described in the Annexation Plat ("Annexation Plat") attached hereto as Exhibit I and incorporated herein by reference. Landowner encompasses a group of property owners, each of whom herein assumes responsibility for their property and not for properties owned by other landowners.

B. On, or about, January 2006, Las Soleras submitted to the Extraterritorial Zoning Authority ("EZA") an application for master plan approval to create a Village District to include high to low density residential uses and community facility, civic and commercial uses/activities around a plaza area on 437 acres. The EZA approved Las Soleras' application for master plan approval (EZ Case No. Z-04-4591) and creation of a Village District on May 25, 2006 and the Order was approved on August 31, 2006 and recorded by the Santa Fe County Clerk on

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September 6, 2006.

C. On September 27, 2007 the EZA approved an application for master plan approval (EZ Case No. Z – 04-4594) for a commercial development on 156.87 acres within the Property consisting of up to 2,236,117 square feet of commercial uses including a hospital with helicopter pad, a hotel and conference center, office uses, retail uses, a rail stop with corresponding transit station and a variance of height restrictions of the Santa Fe Metro Area Highway Corridor Ordinance for the hospital ("Crossing Master Plan"). The Order approving the Crossing Master Plan was recorded in the records of Santa Fe County, New Mexico as Instrument # 1515869.

D. On April 29, 2008, the Santa Fe County Board of County Commissioners ("BCC") approved a Settlement Agreement and Mutual Release of Claims between the BCC, the Governing Body of the City of Santa Fe ("City Council"), the EZA and the Extraterritorial Zoning Commission ("EZC"), and the owners of Las Soleras ("Settlement Agreement").

E. On April 30, 2008, City Council approved the Settlement Agreement.

F. The Settlement Agreement provides that the Property shall be annexed via a landowner-initiated "Petition Method" application submitted to the City consisting of an (1) Annexation Petition, (2) General Plan Amendment and (3) Rezoning, all consistent with the map attached to the Settlement Agreement (See Exhibit A of Settlement Agreement). The map includes the 70-foot height variance and a helicopter pad, as granted by the EZA in its approval of the Crossing Master Plan for Parcel C1 as shown on the Annexation Plat now owned by Presbyterian Healthcare Services, a New Mexico nonprofit corporation (the "Presbyterian Healthcare Services Parcel"). The Settlement Agreement further provided that "It is expressly

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understood and agreed that this Agreement does not constitute an approval of any portion of the application or the map attached hereto as Attachment B."

G. On February 11, 2009, the City Council unanimously approved annexation of the Property to the City of Santa Fe along with General Plan Amendments, Rezoning and a Lot Line Adjustment and Road Dedication Plat subject to 50 conditions of approval, a copy of which is attached hereto as Exhibit II and incorporated herein (the "Conditions").

H. The Landowner desires to obtain annexation of, and the City agrees to annex, the Property to the City subject to the terms and conditions of this Agreement.

I. The Landowner desires to develop the Property and the City agrees to the development of the Property subject to and upon the terms and conditions of this Agreement.

AGREEMENTS

NOW, THEREFORE, in consideration of the premises and the following agreements and undertakings of the Parties, the Parties agree as follows:

1) **ANNEXATION.**

a) Annexation Plat. The Landowner represents that the Annexation Plat was prepared in accordance with and complies with the Santa Fe City Code (the "Code"), the Annexation Agreement and all other applicable laws, regulations, and ordinances.

b) Annexation of the Property to the City. As of the Effective Date (defined as the date of this Agreement's recordation with the Santa Fe County Clerk's office) the Annexation Plat will be executed on behalf of the City and filed with the City and recorded in the records of Santa Fe County, New Mexico; whereupon, the Property will be deemed annexed to the City and will lie within the municipal boundaries of the City.

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c) EZA Conditions Inapplicable. Various subdivision plats have been approved under the prior extraterritorial jurisdiction. Upon recordation of a final non-appealable Annexation Plat and recordation of this Annexation Agreement, the prior approvals granted by the EZA shall become null and void including but not limited to, all conditions of approval, notes and findings and the City of Santa Fe Code shall determine the development standards within the approved Annexation.

2) MASTER PLAN & ZONING

2.1 Master Plan. The Master Plan for the Property ("Master Plan) is attached to this Agreement as Exhibit III and incorporated herein. In executing this Agreement, the City approves the Master Plan as the Master Plan for the Property and confirms that the Master Plan is in accordance with both the City's General Plan ("General Plan") and the Settlement Agreement. Additionally, the City approves the General Plan amendment approved concurrently with this annexation by Resolution No. 2008-27. The Parties acknowledge that the Master Plan is conceptual in nature and that the design may be modified through the subdivision platting, road realignment or development plan approval process without the necessity for a Master Plan amendment.

2.2 Zoning. The Master Plan contemplates a mix of land use and zoning designations within the Property. The tract sizes and densities may be modified without the necessity for a Master Plan amendment so long as such modifications comply with applicable Code. The mix of zoning designations, prior to application of the Conditions, includes:

- 82.5 acres of Regional Commercial (C-2)

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- 69 acres of community Commercial (C-2)
- 50.7 acres of Community Commercial (C-2) zoning with Business Park uses
- 20.2 acres of Shopping Center (SC-2)
- 41.2 acres of Office (C-1)
- 12.1 acres of Business Industrial Park (BIP)
- 6.9 acres of Mixed Use (MU)
- 39.0 acres of Institutional (HZ) for Hospital and Medical Uses
- 52.4 acres of Residential High Density (RM-1)
- 109.46 acres of Residential Medium Density (RM-LD)
- 22.2 acres of Residential Low Density (RM-6)
- 3.0 acres of Institutional (I) for Monte del Sol charter school

Up to 2,567 residential dwelling units approved in the High, Medium and Low Density Residential zoning categories.

2.3 Mixed Use Zoning Category. The Master Plan and zoning map identify a portion of the Property as "Mixed Use" (south of Beckner Road). Code section 14-7.2.B.8.c requires that 50% of a mixed-use development's total floor area consist of residential uses if located adjacent to residential zoning districts. The Parties agree that the 50% residential use requirement may be satisfied by clustering the residential uses in one or more locations on the overall Mixed Use tract shown on the Master Plan, Future Land Use Map and Zoning Map as opposed to on a parcel-by-parcel basis.

2.4 Rezoning. The Property shall be rezoned consistent with the Master Plan and in accordance with Rezoning Application No. ZA-2008-11 ("Rezoning Application") approved

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concurrently with this annexation by Ordinance No. 2009 - 07.

2.5 Satisfaction of Sunset Provision of Zoning Categories. The construction of any backbone infrastructure within Las Soleras within two years following the City Council's approval of the Rezoning Application shall satisfy the requirements of Code section 14-3.5.D with respect to Las Soleras. The Landowner may also satisfy the requirements of Code section 14-3.5.D with respect to any particular phase or subphase by any other method set out in Code section 14-3.5.D(1).

3) SUBDIVISION, PLATTING AND BUILDING PERMITS

3.1 Lot Line Adjustment and Road Dedication Plat. The Lot Line Adjustment and Road Dedication Plat attached hereto as Exhibit IV ("LLA Plat") is approved concurrently with this annexation. The LLA Plat will not require bonding for subdivision improvements and will not immediately allow for any construction or development.

3.2 Final Subdivision Plat. No development within any phase or subphase of the Property shall be commenced by the Landowner unless and until the City Planning Commission approves a Final Subdivision Plat and/or development plan for that phase or subphase and the Landowner has obtained any and all permits necessary or required to carry out such development.

3.3 Building Permits. Consistent with Section 3(e) of the Settlement Agreement, the City shall issue building permits and other necessary approvals when requested by Las Soleras without unreasonable delay, subject to the compliance of any such request with all applicable ordinances, regulations and rules.

4. CITY SERVICES AND INFRASTRUCTURE

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4.1 Fire and Police Protection. Fire and Police protection of the Development on the Property will be provided by current existing City Police and Fire Department facilities and personnel. A fire protection plan submitted with the application for final Subdivision plat approval for each phase or subphase or development plan approval shall show the size of the water mains and fire hydrant locations, together with such other features and elements as may be required by applicable Code requirements.

4.2 Refuse. Refuse disposal services shall be provided in accordance with applicable City ordinances.

4.3 Water Service.

(i) Water Delivery to Property. Water service will be provided for the development of the Property by the City of Santa Fe and in a manner consistent with the City Code. Prior to the development of each Phase or subphase, the Landowner agrees to connect the proposed development to the City's water delivery system using dedicated easements for the benefit of the City or its designee. The Landowner agrees that no water well shall be drilled on the Property.

(ii) Water Rights Transfer to the City. The City agrees that the tender of water rights for the entire Property not later than 30 days after the approval of the rezoning ordinance is not required. The City agrees that tender of water rights not later than 60 days after approval of each final subdivision plat or final development plan for each phase or subphase complies with the intent of the Water Rights Transfer Requirements set forth in City Code §14-8.16.

4.4 Storm Water Improvements. Concurrently with the development of each phase or

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subphase, the Landowner shall construct storm water improvements to serve that phase or subphase in accordance with the Code using existing and proposed easements shown on the Final Development Plan and/or subdivision plat for that phase or subphase. The storm water system shall be designed and constructed in accordance with City regulations, guidelines, and ordinances. All plans, reports, and construction documents relating to the design and construction of the storm water collection system shall be reviewed and approved by the City prior to any construction.

4.5 Sewer Service.

(i) Concurrently with the development of each phase or subphase, the Landowner shall construct sewer improvements to serve that phase or subphase in accordance with the Code using existing and proposed easements shown on the Final Development Plan and/or subdivision plat for that phase or subphase. The sewer system shall be designed and constructed in accordance with City regulations, guidelines, and ordinances.

(ii) In accordance with Section §3 (h) of the Settlement Agreement, the City issued a Sewer Can and Will Serve Letter to Las Soleras on May 23, 2008 ensuring sewer service to the Property (including the Presbyterian Healthcare Services Parcel) via the Arroyo Chamisa Interceptor sewer line. The Sewer Can and Will Serve letter is attached as Exhibit V and incorporated herein by reference and complies with Code Section(s) § 22-3, 22-5, and 22-6.

4.6 Reclaimed Water. Landowner agrees to cooperate with the City on the negotiation, construction, finance, design and reimbursement for the extension of reclaimed

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water infrastructure between the Property and the City's wastewater treatment plant to serve the Property.

4.7 Infrastructure Phasing. The plan for constructing the infrastructure to serve the development is conceptual in nature and is detailed in the Infrastructure Phasing Plan ("Infrastructure Phasing Plan") attached as Exhibit VI and incorporated herein by reference. The infrastructure will be developed in phases and subphases as shown on the Master Plan and the Infrastructure Phasing Plan and may be modified without the need for a Master Plan amendment. All infrastructure improvements reviewed and approved in Santa Fe County (i.e. Beckner Road and its associated infrastructure from Cerrillos Road to the eastern boundary of the Presbyterian Healthcare Services Parcel) shall be accepted simultaneously with the execution of this Annexation Agreement, provided that such infrastructure improvements have been or will be constructed in accordance with City standards, applicable laws, rules and regulations, and the Code, in effect at the time of construction, including, without limitation, the City's Infrastructure Completion Policy.

4.8 Streets and Other Rights of Way. All streets on the Property will be built to the minimum standards set forth in the Master Plan and in accordance with City standards, applicable laws, rules and regulations and the Code. Upon completion of construction by the Landowner and approval by the City, the streets described on any approved Final Subdivision Plat or development plan as public streets shall be dedicated to and accepted by the City as public rights-of-way. The Landowner shall pay for all construction costs of the streets. Upon acceptance by the City, the City shall be responsible for the costs of maintaining such dedicated rights of way.

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4.9 Signalized Intersections. The City agrees that in addition to the existing signalized intersection at Cerrillos Road and Beckner Road, the Property requires additional improvements, including the two signalized intersections off of Cerrillos Road north of Beckner Road as shown on Exhibit III as well as a signalized intersection and the associated street improvements at Richards Ave and Beckner Road. These three signalized intersections have already been approved by the City pursuant to the Hererra Site Plan Approval and the Building Services of Santa Fe annexation agreement.

4.10 Dedication and Letter of Credit.

(i) All required improvements for water, storm and wastewater collection, and public streets, shall be dedicated by the Landowner to the City or the City's designee and accepted by same for its use in perpetuity, as shown on the approved final subdivision plat or development plan for each phase or subphase and, once the City has inspected and approved the final construction of the improvements, the City shall accept the same and thereafter maintain the same in good operating condition at the City's expense.

(ii) In accordance with the City's Infrastructure Completion Policy and other applicable requirements, the Landowner shall provide a letter of credit, set aside letter or surety bond, in a form acceptable to the City, for the required improvements for each phase or subphase prior to recording of the final subdivision plat or development plan for that phase or subphase. The amount of the security shall be based on a certified engineer's estimate acceptable to the City.

5. **UTILITIES.** The City recognizes and accepts that the Property is currently encumbered with some above ground utilities. Future construction of utilities on the Property shall be served

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only with underground utilities, except for equipment or infrastructure that either must be located above ground or cannot be undergrounded in an economically feasible manner (such as the transmission line running east-west through the site).

6. **TRAFFIC IMPACT REPORT.** In compliance with city regulations a master traffic impact analysis prepared by Terry Brown is submitted under separate cover as part of the Master Plan and this Agreement (the "TIA"). Prior to the City Council meeting, City Traffic Engineer John Romero reviewed the TIA and recommended conditions of approval, which are included in the Conditions approved by the Council, as well as the following requirements, which the Council directed be included in this Annexation Agreement.

(i) The developer shall be responsible for funding and construction of all onsite roadway improvements as determined by the approved TIA or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public Works Department. Beckner Road, in its final condition, shall be constructed as a four-lane major arterial consistent with Chapter 14 of City Code unless otherwise approved by the City of Santa Fe Public Works Department.

(ii) Any proposed improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. Any proposed improvements on Federal Highway Systems shall receive ultimate approval from the Federal Highway Administration with review from the NMDOT.

(iii) As development occurs, the developer shall provide fair share contributions for all needed improvements, identified in the approved Traffic Impact Analysis or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public

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Works Department, on Cerrillos Road, Governor Miles Road and Richards Avenue. Fair share contributions relating to intersection improvements shall be based on percent of side street traffic during the horizon year (the year 2030) with the two exceptions:

(a) Fair share contributions for the Rodeo Road/Cerrillos Road intersection shall be based on the traffic volume of the specific movement needing mitigation during the horizon year.

(b) As determined by the approval of the Entrada Contenta Development, the Los Soleras Master Plan development shall be responsible for funding all needed improvements at the Cerrillos Road/Las Soleras Drive intersection while the Entrada Contenta Development will be responsible for funding all needed improvements at the Cerrillos Road/Chamiso Crossing intersection.

(iv) Fair share contributions for Cerrillos Avenue and Richards Avenue roadway widening improvements shall be based on percent of thru traffic during the horizon year. Improvements to Richards Avenue shall include reconstructing it as a four-lane arterial per chapter 14 of City Code.

(v) Horizon year traffic volumes are those identified in the most current Santa Fe Metropolitan Transportation Organization (SFMPO) travel demand forecast model based on the current SFMPO Future Transportation Network.

(vi) If for a certain phase of development a certain improvement is needed, the developer shall be responsible for constructing said improvements with the amount of contributions available at that time.

(vii) Access spacing along Beckner Road shall follow the NMDOT State Access

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Management Manual (SAMM) requirements for an Urban Minor Arterial unless otherwise approved by the City of Santa Fe Public Works Department.

(viii) Access spacing along Chamiso Crossing, Las Soleras Drive and Railrunner Road, north of Beckner Road, shall follow the NMDOT SAMM requirements for an Urban Collector unless otherwise approved by the City of Santa Fe Public Works Department.

7. **HIGHWAY CORRIDOR**. The Highway Corridor Open Space as described in Condition 19 (the "Las Soleras Highway Corridor") is adopted as the highway corridor setback for Las Soleras and any future Highway Corridor Ordinance adopted by the City Council shall not affect or modify the Las Soleras Highway Corridor.

8. **AFFORDABLE HOUSING.** Residential development shall comply with the applicable Santa Fe Homes Program provisions in effect at the time of final subdivision approval for each phase or subphase or Landowner agrees to implement an affordable housing plan that is mutually acceptable to both the City of Santa Fe Governing Body and Landowner(s).

9. **IMPACT FEES.** Impact fees and credits for qualifying improvements constructed by the Landowner shall be assessed and applied pursuant to the provision of Code section 14-8.14.

10. **PARKS, OPEN SPACE AND TRAILS.** The Landowner shall meet the City's park dedication requirements by dedicating park land and land for trails within the Property to the City as generally shown on the Master Plan for each phase or subphase prior to recording of the final subdivision plat or development plan for that phase or subphase. Park improvement costs and offsets against park impact fees shall be subjected to the provisions of Code section 14-8.6. The City shall be responsible for all costs of maintaining the dedicated parks, open space and trails, including but not limited to; landscaping, irrigation & water, repair and maintenance of the

SFC CLERK RECORDED 03/04/2010

grasses, trail surfaces, shrubs and trees.

As required by Condition #9, the amended Master Trails Plans (Sheets P-7 & P-17) is included herein as Exhibit VII.

As required by Condition #45, the applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.

11. **ASSIGNMENT.** Each property owner within Las Soleras assumes several liability related to this Agreement and shall be severally responsible for all obligations resulting from this Agreement. Each property owner in their sole discretion may hereafter assign this Agreement or specific obligation under this Agreement to another property owner, another developer, or to an association of property owners, provided each such assignee agrees to execute and deliver to the City Clerk a duly acknowledged certificate by which such assignee assumes liability and agrees to perform all obligations of that property owner with respect to the portion of the property owned by such assignee. In such case the assigning property owner shall be released of all liability relating to this Agreement. Any assignees shall be bound to the terms and conditions of this Agreement to the same extent that each property owner is bound.

12. **CAPTIONS.** The captions and paragraph headings of this Agreement are not necessarily descriptive, or intended or represented to be descriptive, of all the provisions thereunder, and in no manner shall such captions and paragraph headings be deemed or interpreted to limit the provisions of this Agreement.

3FC CLERK RECORDED 03/04/2010

13. **EXECUTION OF DOCUMENTS.** The Parties agree to execute all documents contemplated expressly or impliedly by this Agreement.

14. **SEVERABILITY.** If any provision of this Agreement, or the application of such provisions to any person or circumstances, shall be held invalid, the remainder of this Agreement, or the application of such provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby.

15. **NO WAIVER.** No waiver of a breach of any of the terms contained in this Agreement shall be construed to be a waiver of any succeeding breach of the same or any other term.

16. **NUMBERS AND GENDERS.** Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

17. **GOVERNING LAW.** This Agreement and the rights of the Parties hereunder shall be governed by and interpreted in accordance with the laws of the State of New Mexico.

18. **BINDING EFFECT.** This Agreement shall be binding upon, and inure to the benefit of, the Parties and their respective heirs, successors and permitted assigns.

19. **AGREEMENT.** This Agreement states the entire agreement of the Parties. The provisions of this agreement shall be severable and may be modified only in writing. This Agreement shall not relieve the Landowners from complying with present or future City ordinances, duly adopted resolutions or regulations applicable to the development.

20. **AMENDMENTS.** Any amendments to this Agreement or any subdivision plat or development plan shall be subject to the review and approval of the Planning Commission and/or other City body having authority over such amendment.

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IN WITNESS WHEREOF, this Agreement is entered into the day and year written above.

CITY OF SANTA FE

THE HONORABLE DAVID COSS,
MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

SFC CLERK RECORDED 03/04/2010

LANDOWNER(S):

THE CROSSING, LLC, (PARCEL D1A)
a New Mexico Limited Liability Company

By: _____
John J. Mahoney, Managing Member

By: _____
Randall W. Eakin, Managing Oversight Member

BECKNER ROAD EQUITIES, INC., (AMENDED PARCELS A, B1, D1B2 & E)
a New Mexico Corporation

By: _____
Gordon L. Skarsgard, President

LAS SOLERAS DEL SUR, LLC, (AMENDED TRACTS B1, B2, B4 & C)
a New Mexico Limited Liability Company

By: _____
Gordon L. Skarsgard, Managing Member

By: _____
J. Harmon Burttram, Managing Oversight Member

GERONIMO EQUITIES, LLC, (AMENDED TRACTS A3 & A4)
a New Mexico Limited Liability Company

By: _____
Fred Gardner, Managing Member

LAS SOLERAS COMMUNITY DESIGN, LLC, (AMENDED TRACTS A1 & B3)
a New Mexico Limited Liability Company

By: _____
Gordon L. Skarsgard, Managing Member

3FC CLERK RECORDED 03/04/2010

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
a New Mexico Limited Liability Company

By: _____
Gordon L. Skarsgard, Managing Member

PRESBYTERIAN HEALTHCARE SERVICES (AMENDED TRACT C1)
A New Mexico Nonprofit Corporation

By: _____
Diane Fisher, Secretary

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo **)**

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by John J. Mahoney, Managing Member of The Crossing, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo **)**

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Randall W. Eakin, Managing Oversight Member of The Crossing, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

SFC CLERK RECORDED 03/04/2010

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
a New Mexico Limited Liability Company

By: _____
Gordon L. Skarsgard, Managing Member

PRESBYTERIAN HEALTHCARE SERVICES (AMENDED TRACT C1)
A New Mexico Nonprofit Corporation

By: _____
Diane Fisher, Secretary

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 11th day of _____, 2009 by John J. Mahoney, Managing Member of The Crossing, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

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

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the _ day of _____, 2009 by Randall W. Eakin, Managing Oversight Member of The Crossing, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

3FC CLERK RECORDED 03/04/2010

STATE OF NEW MEXICO)

) ss.

COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, President of Beckner Road Equities, Inc. a New Mexico corporation.

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

Notary Public

My Commission Expires:

STATE OF NEW MEXICO)

) ss.

COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, Managing Member, Las Soleras Oeste, Ltd. Co., a New Mexico limited liability company. .

Notary Public

My Commission Expires:

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

STATE OF NEW MEXICO)

) ss.

COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, Managing Member of Las Soleras Community Design, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

SFC CLERK RECORDED 03/04/2010

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, Managing Member of Las Soleras Del Sur, LLC, a New Mexico Limited Liability Company.

Notary Public

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

My Commission Expires:

STATE OF NEW MEXICO)
) ss.
COUNTY OF Santa Fe)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 12th day of November, 2009 by J. Harmon Burttram, Managing Oversight Member of Las Soleras Del Sur, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:
5/23/2011

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires:

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9th day of September, 2009 by Fred Gardner, Managing Member of Geronimo Equities, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires: 4/10/2013

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 11th day of November, 2009 by Diane Fisher, Secretary of Presbyterian Healthcare Services, a New Mexico nonprofit corporation.

Linda J. VanAuker
Notary Public

My Commission Expires: 2/12/2011

OFFICIAL SEAL
LINDA J. VANAUKER
Notary Public
State of New Mexico
My Commission Expires 2/12/11

SFC CLERK RECORDED 03/04/2010

SFC CLERK RECORDED 03/04/2010

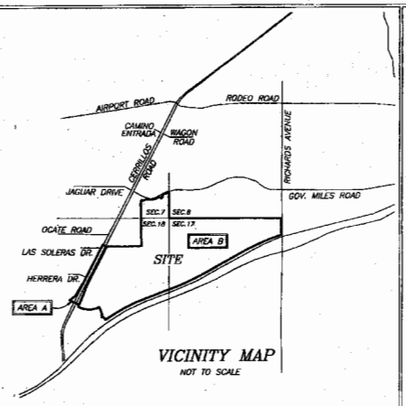
EXHIBITS

EXHIBIT I:	**ANNEXATION PLAT**
EXHIBIT II:	**CONDITIONS OF APPROVAL FOR LAS SOLERAS**
EXHIBIT III:	**MASTER PLAN FOR LAS SOLERAS**
EXHIBIT IV:	**LOT LINE ADJUSTMENT AND ROAD DEDICATION PLAT**
EXHIBIT V:	**CITY SEWER CAN AND WILL SERVE LETTER**
EXHIBIT VI:	**INFRASTRUCTURE PHASING PLAN**
EXHIBIT VII:	**AMENDED TRAILS PLAN**

3FC CLERK RECORDED 03/04/2010

EXHIBIT I

ANNEXATION, ROAD DEDICATION & VACATION PLAT



VICINITY MAP
NOT TO SCALE

SURVEYORS CERTIFICATE

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS #14014

GARY E. DAWSON NEW MEXICO 14014 PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- • DENOTES CALCULATED POINT, NOT SET
- — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ____ PAGE ____ INST. NO. 1592455
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of September, 20 10 A.D. at 2:32 o'clock P.M., and was duly recorded in book 714 page(s) 021-025 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY SEAL

ANNEXATION DESCRIPTION AREA "A"

ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.86 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 1317.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S37°04'14"W, 98.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"

ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"E, 82.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE S60.16' FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 69.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'48"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1560.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1559.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°35'29"W, 782.51 FEET;
THENCE N88°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N87°29'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N32°59'39"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S82°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'39"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'39"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°25'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S89°01'32"W, 204.09 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'38"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°47'31"E, 2687.12 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA		
TOTAL AREA		561.65 ACRES
ANNEXATION AREA A		16.35 ACRES
**ANNEXATION AREA B		545.30 ACRES
ANNEXATION A PERIMETER		6789 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS		2101 FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS		31%
ANNEXATION B PERIMETER		26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS		4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS		17%
TOTAL ANNEXATION PERIMETER		27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS		6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS		24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON, ROADS DEDICATED BY COUNTY RESOLUTION 2007-88 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1 & C AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 28 DAY OF September, 2009.
NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DD, SUB, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DD, SUB, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY, THIS 12th DAY OF November, 2009.
NOTARY PUBLIC 2/2/2011 MY COMMISSION EXPIRES
OFFICIAL SEAL LINDA J. VANWUYEN Notary Public State of New Mexico My Commission Expires: 2/2/2011

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 22nd DAY OF September, 2009.
NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 22nd DAY OF September, 2009.
NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE
ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE

CITY PLANNER — 02.10.10 DATE
CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/13/2009 DATE
AS ORDINANCE # 2009-6
MAYOR: DAVID COSS — 2-22-10 DATE
ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF: 12/18/2008 DATE
AS CASE # SD-2008-15
-2008-27
M-2008-28
ZA-2008-11
CHAIR — 2-4-10 DATE
SECRETARY — 2/2/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

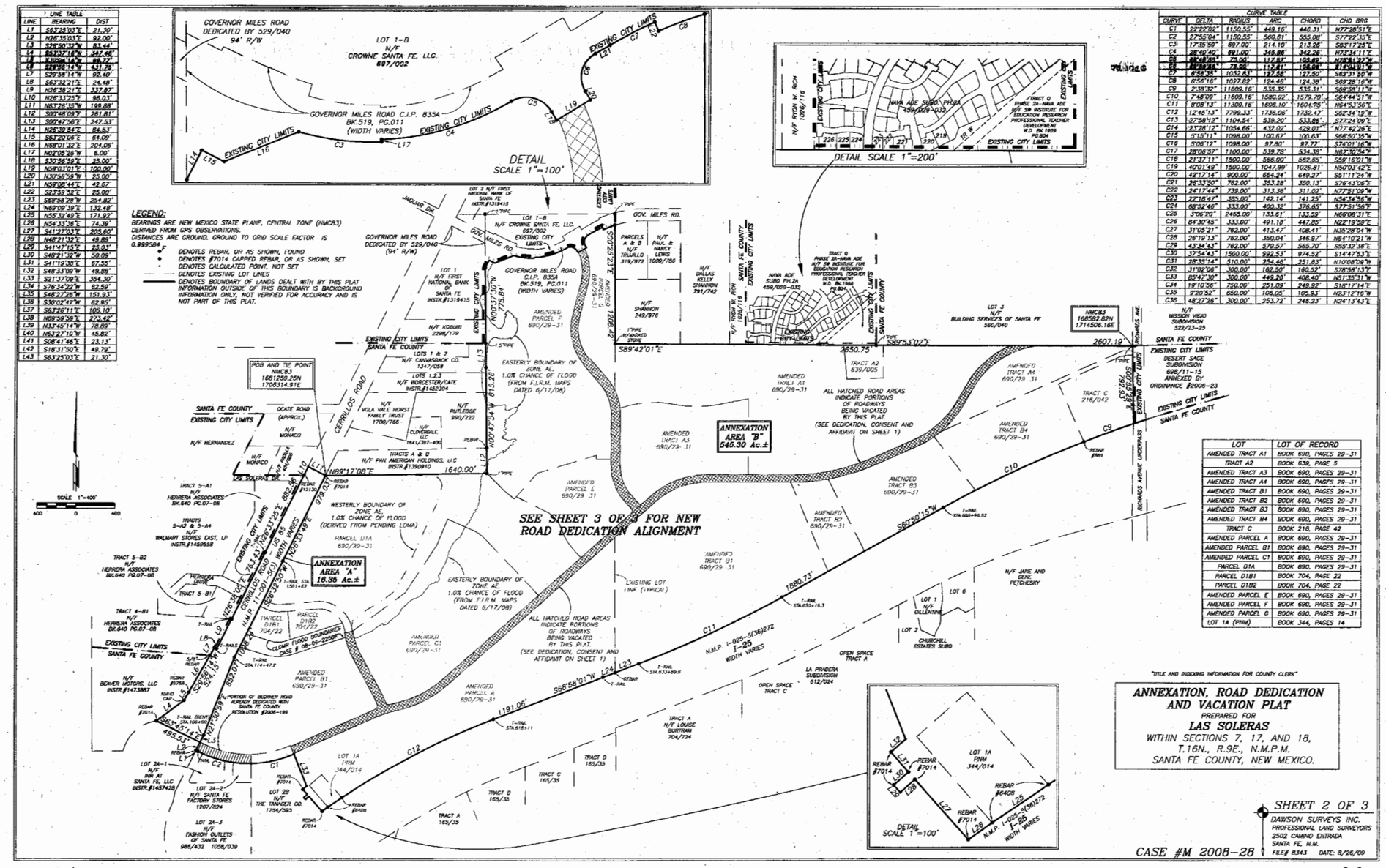
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-4

ANNEXATION, ROAD DEDICATIO VACATION PLAT
EXHIBIT I

SFC CLERK RECORDED 03/04/2010

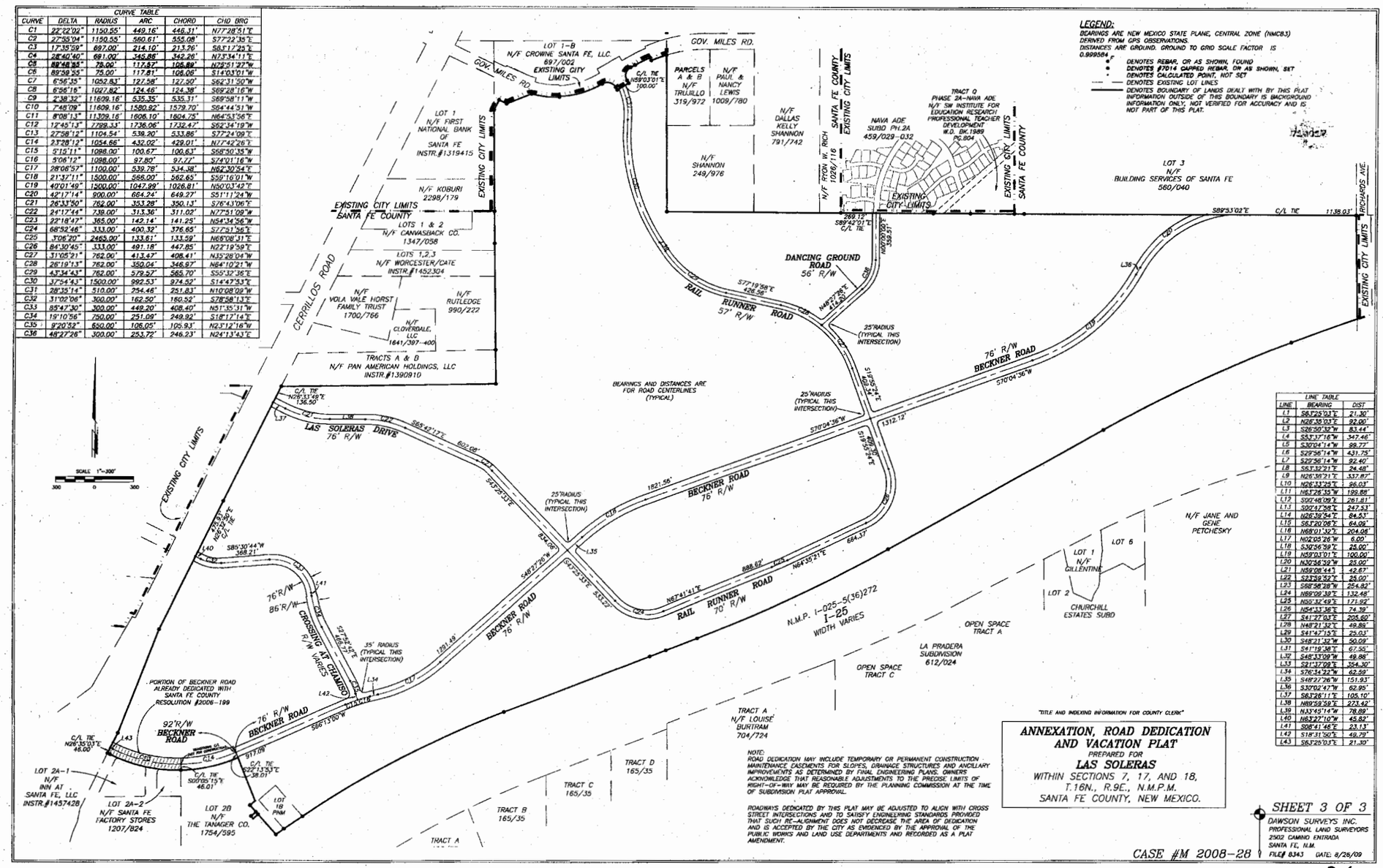


LINE TABLE		
LINE	BEARING	DIST
L1	S67°25'03"E	21.30'
L2	N26°55'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S63°27'18"E	347.46'
L5	S10°04'14"W	88.77'
L6	S29°56'14"W	431.76'
L7	S29°56'14"W	92.40'
L8	S63°32'11"E	24.49'
L9	N26°38'21"E	337.87'
L10	N28°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'56"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N58°01'32"E	204.06'
L17	N62°05'28"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'40"E	171.92'
L26	N54°32'26"E	74.38'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.80'
L29	S41°47'15"E	25.05'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.86'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'28"W	151.83'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°39'39"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.76'
L43	S63°25'03"E	21.30'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.81'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'28"	75.00'	117.57'	105.89'	N18°41'27"W
C6	89°48'28"	75.00'	117.61'	105.94'	S71°07'01"E
C7	6°58'35"	1052.83'	127.58'	127.50'	S82°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.39'	S89°28'16"W
C9	2°38'32"	11809.16'	535.35'	535.31'	S86°58'11"E
C10	7°48'09"	11809.16'	1580.92'	1579.70'	S86°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75"	N84°53'56"E
C12	12°46'13"	7799.33'	1736.06'	1732.47'	S82°14'12"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	428.91'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'52"	1100.00'	539.78'	534.36'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	24°33'50"	762.00'	153.28'	350.13'	S76°43'28"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	385.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N69°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.87'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°12'38"E
C30	37°54'43"	1560.00'	982.53'	974.52'	S14°17'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.93'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 218, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

SFC CLERK RECORDED 03/04/2010



S-6

SFC CLERK RECORDED 03/04/2010

3FC CLERK RECORDED 03/04/2010

EXHIBIT II

CONDITIONS OF APPROVAL

SFC CLERK RECORDED 03/04/2010 Las Soleras – Revised Conditions of Approval
General Plan Amendment (Case #M 2008-27)
Annexation (Case #M 2008-28)
Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)
Rezoning (Case #ZA 2008-11)

COMPLETED

	Condition	Department	Staff	Timing
9	Include the amended Master Trails Plans (Sheets ~~P-7 & P-17~~ P-12) as part of the City's Annexation Agreement	Trail Development	Bob Siqueiros	See Annexation Agreement p. __ - Exhibit VII
15	An archaeological reconnaissance report must be completed by a City approved archaeologist and then approved by the City of Santa Fe Archaeological Review Committee (ARC) in order for the applicant to receive an archaeological clearance document.	Historic Preservation	Marissa Barrett	Complete – 2/5/09 ARC Approval
16	The 40-acre Presbyterian Hospital tract near the west end of the master plan should be approved as "Institutional" amending the City's current Future Land Use Map, rather than the applicant's request that it be designated "Community Commercial". A note shall be added to the Future Land Use Map Amendment confirming expressly that the Las Soleras HZ zoning district conforms to the Institutional land use designation.	Long Range Planning	Reed Liming	See Revised Annexation Master Plan and Future Land Use map, dated 1/15/10
17	The land use designations and zoning districts for the southeasterly portion of Las Soleras, south of Beckner Avenue, shall be modified as follows: Easterly 20 ac. (including open space) - Community Commercial/SC-2 Adjoining 50 ac. to west (including open space) – Business Park/C-2 development standards but allowing only BIP land uses Adjoining 37.56 acres to west (including open space) – Mixed Use/MU.	Long Range Planning – Current Planning	Reed Liming – Tamara Baer	See Revised Annexation Master Plan and Future Land Use map dated 1/15/10 and revised Zoning map dated 8/26/09
18	The Las Soleras General Plan will show a public school site shown as "institutional" on the Future Land Use Map of a size equal to the set aside agreed on between the applicant and the Santa Fe Public School District.	Long Range Planning	Reed Liming	See Annexation Master Plan and Revised Future Land Use map, dated 1/15/10
21	Include all required elements on the Annexation and Dedication Plats as per the Annexation	Current Planning	Lucas Cruse	See Revised

SFC CLERK RECORDED 03/04/2010 Las Soleras – Revised Conditions of Approval
General Plan Amendment (Case #M 2008-27)
Annexation (Case #M 2008-28)
Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)
Rezoning (Case #ZA 2008-11)

	Submittal packet (existing easements, floodplain, tract boundaries with references to legal lots of record and property owner signatures, existing and proposed city limits, roadway dedication details, etc.)			Annexation Plat dated 8/26/09
22	It appears that a portion of the 1% chance event floodplain of the Arroyo Chamiso is not dedicated as Open Space or otherwise restricted from development. • Upon administrative approval by the City Staff of all improvements constructed in the floodplain, this land should be dedicated as public open space, drainage easement, and public right of way as per 14-8.2 (J): Terrain and Stormwater Management or otherwise restricted from development as per 14-5.9 Ecological Resource Protection Overlay District • Identify FEMA floodplain determinations and CLOMR that modify the area that is required to be protected • Identify options to protect and integrate into site plan open space the Arroyo de Los Chamisos tributaries that fall outside the FEMA floodplain.	Current Planning	Lucas Cruse	See Revised Annexation Plat dated 8/26/09 And DP for tributaries
23	Minimum dedication of 98 feet of ROW for Beckner Road as per 14-9.2, except for the "innovative street designs" approved by the Planning Commission at their meeting of 12/18/08, as per Chapter 14-9.2 (E) (2) (a).	Current Planning	Lucas Cruse	See Revised Dedication Plat dated 8/26/09
24	Sidewalks are required within the public ROW along both sides of all arterial roadways as per 14-9.2. The only exception to sidewalks being located within dedicated public roadway ROW is where "innovation" provides: • Open Space dedicated adjacent to the roadway allows greater separation between the roadway and path by maintained landscape area, • Curb cuts allowing motorized traffic to cross trails that runs parallel with Beckner Road shall be limited, • And, a public access easement is provided for the trail through the private open space.	Current Planning	Lucas Cruse	See Revised Dedication Plat dated 8/26/09 DP (Development Plan, including any road construction plan for curb cuts)
26	Clarify what is intended where trails are shown adjacent to roadways, but no open space is dedicated: • It is recommended that these sections of roadway be designed to 14-9.2 standards where additional open space is not being dedicated. • It is also recommended that the Trail Plan be modified to indicate **only** trail alignments that are independent of where sidewalks are already required along roadways as per 14-9.2 and open space is designated (i.e. power line alignment, Arroyo de Los Chamisos, I-25 setback, Nava Ade connections).	Current Planning	Lucas Cruse	See revised Annexation Master Plan dated 1/15/10 and Trails Master Plan

SFC CLERK RECORDED 03/04/2010

29	To improve arterial road intersection function, increase the spacing between the Las Soleras Drive and Rail Runner Road intersections with Beckner Road by shifting the alignment of Las Soleras Drive west, between the hospital and office tracts	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated 11/15/10 and Road Dedication Plat
30	Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include: • Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the park adjacent to the north. See Condition 36 below.) • Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel • Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated 11/15/10 Also see DP (Development Plan, including any road construction plan)
31	"Figure 5: Preliminary Circulation Map" of the Santa Fe County's Community College District Plan shows an over/underpass connecting Dinosaur Trail across I-25 to Beckner Road in the vicinity of Railrunner Road. Resolve with Santa Fe County whether this roadway connection will be integrated into the Las Soleras roadway network or the applicant shall coordinate with Santa Fe County to revise its plan to remove this connection.	Current Planning	Lucas Cruse	See Memo from Santa Fe County dated ___
33	A continuous trails network appears to connect the open space and parks parcels with the exception of parcel #20 from the proposed Railrunner Stop and Transit Station through parcel #19, connecting Beckner Road and continuing through parcel #12, connecting with the 21.50 acre Park/Open space parcel. We recommend further connectivity within and through these parcels. (Note: this connects "La Rambla" up to the regional park.)	Parks-Open Space-Watershed Division	Fabian Chavez III – Lucas Cruse	See Revised Trails Plan dated 11/15/10
36	The 21.50 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Parks-Open Space-Watershed Division – Current Planning	Fabian Chavez III	DP and Revised Annexation Master Plan and Future Land Use

SFC CLERK RECORDED 03/04/2010

				Map
37	Prior to hearing by the City Council, submit detailed phasing for each tract of land and utility in addition to how that phasing relates to the submitted roadway construction phasing plan.	Current Planning	Greg Smith	Complete per 2/11/09 Council approval
38	Add note on P-7 "Where the development standards on this sheet conflict with provisions of Chapter 14 SFCC 1987 in effect at the time of approval of any development plan, the Code provision shall apply. Variances to these development standards shall be processed in the same manner as provided for similar variances to provisions of Chapter 14."	Current Planning	Greg Smith	See Revised Sheet P-7 dated ____ Removed From PlanSet
39	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exists a comprehensive and equitable mechanism for implementing the dedication of easements and right-of-way necessary for infrastructure serving any and all phases and sub-phases of the Las Soleras Annexation Master Plan which will be affected by the approved development plan or plat, and for financing and coordinating the construction of that infrastructure. This note shall be placed on the Master Plan and included in the annexation agreement.	Current Planning	Greg Smith	Complete – See Annexation Master Plan dated 1/15/10 and Annexation Agreement section ____
40	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exist adequate provisions for coordinating dedication, financing and constructing infrastructure necessary for the orderly development of lands adjoining the Las Soleras Master Plan boundaries, including but not limited to "stubbing out" trails, roads and utility easements, and/or provisions for pro-rata contributions to off-site improvements that may be impacted by the approved development plan or plat. This note shall be placed on the Master Plan and included in the annexation agreement.	Current Planning	Greg Smith	See Revised Annexation Master Plan dated 1/15/10 and Annexation Agreement section ____
41	Approval of the Annexation Agreement is subject to the review and approval of the City Attorney.	City Attorney	Kelley Brennan	See Final Annexation Agreement dated 9/9/09
43	The applicant shall submit a revised future land use map for administrative review and approval to ensure compliance with all approved changes, including approved road networks and any future school site.	Current Planning	Tamara Baer	See Revised Annexation Master Plan and Future Land Use Map dated 1/15/10
44	The City Traffic Engineer shall complete his review of the traffic impact analysis and include any	Current Planning	Tamara Baer	See Memo from

	additional recommended conditions in the City Council staff report.			John Romero dated ____, attached hereto as Exhibit A
45	The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.	City Council / Parks Department	Fabian Chavez	Annexation Agreement, P. __, 9/9/09 Prior to approval of first DP
48	A written commitment from the new state administration to the same extent as that issued by the present administration to locate a state office complex or a similar commitment for a commercial development with similar impacts shall be submitted prior to construction of the rail stop.	City Council / Current Planning	Tamara Baer	Complete, See letter from Governor Richardson dated 11/14/08

SFC CLERK RECORDED 03/04/2010

TO BE SUBMITTED IN CONJUNCTION WITH FIRST DEVELOPMENT PLAN(S)

	Condition	Department	Staff	Timing
19	The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the "Highway Corridor"). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 and Beckner Road, making use of the bundled open spaces to create a continuous trail system. All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way. The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.	Long Range Planning	Reed Liming	Highway Corridor Plan – Prior to approval of first DP Visual Impact Analysis - DP (Development Plan, including any trail construction plan)
45	The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.	City Council / Parks Department	Fabian Chavez	Annexation Agreement, P. __, Prior to approval of first DP

TO BE SUBMITTED AT DEVELOPMENT PLAN (OR PERMIT) FOR APPLICABLE PARCEL(S)

Note: some conditions are duplicated from above as they had components that have been completed but also have components to be completed at Development Plan.

	Condition	Department	Staff	Timing
1	Applicant must comply with Chapter XXI of SFCC 1987	Solid Waste	Randall Marco	DP (Development Plan, including any road construction plan)
2	Recommend the following solid waste measures: • Commercial properties: use 30 yard self-contained compactors or create a specific solid waste plan • Residential properties: create a specific solid waste plan	Solid Waste	Randall Marco	DP (Development Plan, including any road construction plan)
3	Identify provisions for recycling	Solid Waste	Randall Marco	DP
4	Proposed infrastructure shall be sufficient to accommodate the fire flow requirements set forth in IFC § B105.	Fire	Barbara Salas	DP
5	Fire Hydrants shall be located to a location acceptable to the Fire Code Official. Contact Fire Department for clarification and approval of fire hydrant locations.	Fire	Barbara Salas	DP
6	Development Plan General notes shall indicate the following provisions: • Fire Department Access shall be maintained throughout all development construction phases § 1410.1. • An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. IFC §1412.1.	Fire	Barbara Salas	DP
7	Provide a standard city trail signage plan.	Trail Development	Bob Siqueiros	DP (Development Plan, including any road or trail construction plan)
8	Comply with ADA standards.	Trail Development	Bob Siqueiros	DP

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10	Primary and Secondary Trail Sections shall comply with the AASHTO Design Standards (American Association of State Highway and Transportation Officials-for the Development of Bicycle Facilities).	Trail Development	Bob Siqueiros	DP (Development Plan, including any trail construction plan)
11	All development must comply with the Terrain/Stormwater Management and Flood Regulation requirements of Articles 14-8.2 and 14-8.3 of the Land Development Code.	Land Use	Risana Zaxus	DP (Development Plan, including any road construction plan)
12	Public sanitary sewer crossings of the Arroyo Chamiso (AC) shall be kept to an absolute minimum. The existing AC sanitary trunk sewer line is located on the east and south of AC. Properties to the north and west of the AC shall minimize the number of public sewer line crossings of the AC.	Wastewater Management	Stan Holland	DP (Development Plan, including any road construction plan)
13	There shall be no sewer lift stations in the "Las Soleras" area.	Wastewater Management	Stan Holland	DP
14	Final sewer design approval of all development plans in "Las Soleras" shall require Wastewater Division approval.	Wastewater Management	Stan Holland	DP
19	The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the "Highway Corridor"). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 and Beckner Road, making use of the bundled open spaces to create a continuous trail system. All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way. The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.	Long Range Planning	Reed Liming	Highway Corridor Plan – Prior to approval of first DP Visual Impact Analysis - DP (Development Plan, including any trail construction plan)

20	The application for any development plans adjacent to the planned train stop shall include a parking study addressing proposed amount, location and rationale for public parking.	Long Range Planning	Reed Liming	DP
25	At the time of development for individual tracts, all trails through privately held open space shall be dedicated as public access easements to ensure permanent public access to the Las Soleras non-motorized transportation network	Current Planning	Lucas Cruse	DP (Development Plan, including any trail construction plan)
27	As part of an expanded non-motorized transportation plan and for all applicable development plans and road construction plans, identify proposed accommodations for the priority non-motorized crossings of arterial roadways in Las Soleras. The priority connections needed include: • Identify needed upgrades to the Cerrillos Road culvert underpass and/or buried trail underpass required to accommodate non-motorized traffic • If not precluded by construction that is in progress, reinstate the pedestrian underpass of Beckner Road between the hospital tract and the office tract to the south utilizing the natural topography as indicated in the original submittal • Connect the north end of "La Rambla" as a central component of the proposed TOD strategy across Beckner Road to the residential tracts and the park between Tracts 10 and 11 • Design the bridges of Crossing at Chamiso and Las Soleras Drive across the Arroyo de Los Chamisos to accommodate the trails underneath • Design the Railrunner Road crossing of the natural drainage to the north of Dancing Ground Road to connect park and open space with a pedestrian underpass as indicated in the original submittal • Identify other opportunities to develop grade separated or otherwise prioritized non-motorized crossings of Beckner Road between Railrunner Road and Richards Avenue	Current Planning	Lucas Cruse	DP (Development Plan, including any road and trail construction plan)
28	In support of the stated Transit Oriented Development (TOD) goals of Las Soleras, as part of development plans and road construction plans, as applicable, identify the locations of priority bus stops in coordination with Santa Fe Trails for the route shown on Sheet P-18: Traffic Circulation Plan to facilitate: • ROW dedications for bus loading bays or lanes • Connections to non-motorized circulation facilities • Building and tract development orientations to the transit stops	Current Planning	Lucas Cruse	DP (Development Plan, including any road construction plan)
30	Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include: • Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated 1/15/10 DP (Development

SFC CLERK RECORDED 03/04/2010

	park adjacent to the north. See Condition 36 below.) • Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel • Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above			Plan, including any road construction plan)
32	In development of access to a potential Rail Runner platform in the median of Interstate 25, design the Las Soleras access to facilitate future integration of a non-motorized access to the station from the south side of Interstate 25 and connections to the County's Community College District non-motorized trail network.	Current Planning	Lucas Cruse	Building permit for train station
34	The trails system appears to provide opportunities for quality trail amenities such as gardening plots, small pocket parks and rest/vista stops throughout the proposed amendment. We recommend refined design development assurances that these amenities, where feasible, will be constructed.	Parks-Open Space-Watershed Division	Fabian Chavez III	DP (Development Plan, including any trail construction plan)
35	After extensive conversation and document review with the Landscape Architect and representatives from Las Soleras, the 21.50 acre Park Open Space parcel appears to be of adequate size for a large regional/community park. Specific required park features were discussed and the Landscape Architect agreed that in fact these amenities could be incorporated within the park parcel. We recommend assurances that these amenities will be designed and constructed.	Parks-Open Space-Watershed Division	Fabian Chavez III	DP
36	The 21.50 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Parks-Open Space-Watershed Division – Current Planning	Fabian Chavez III	DP and Revised Annexation Master Plan and Future Land Use Map
42	The applicant shall work with the Wastewater Management Division to design, locate and grant a minimum 10-foot wide public easement adjacent to the existing Arroyo Chamiso Sewer Trunk line easement to accommodate installation of an effluent line. The applicant shall reimburse the City for its fair and reasonable pro-rata share for its portion of the effluent line.	City Council/Wastewater Division	Stan Holland	DP
46	A street designed to City standards, or a rural profile road with a safe drivable surface shall be constructed to provide vehicular access between Monte del Sol School and Beckner Road in conjunction with construction of the adjacent section of Beckner Road.	City Council / Public Works	Robert Romero	DP (Development Plan, including any road construction plan that involves the applicable section of Beckner Road)
47	Prior to the approval of a development plan for a hospital on Parcel 7, the applicant shall describe the measures that will be employed to mitigate disturbances from overflight over adjacent populated residential areas.	City Council / Current Planning	Tamara Baer	DP (that includes heli-pad)

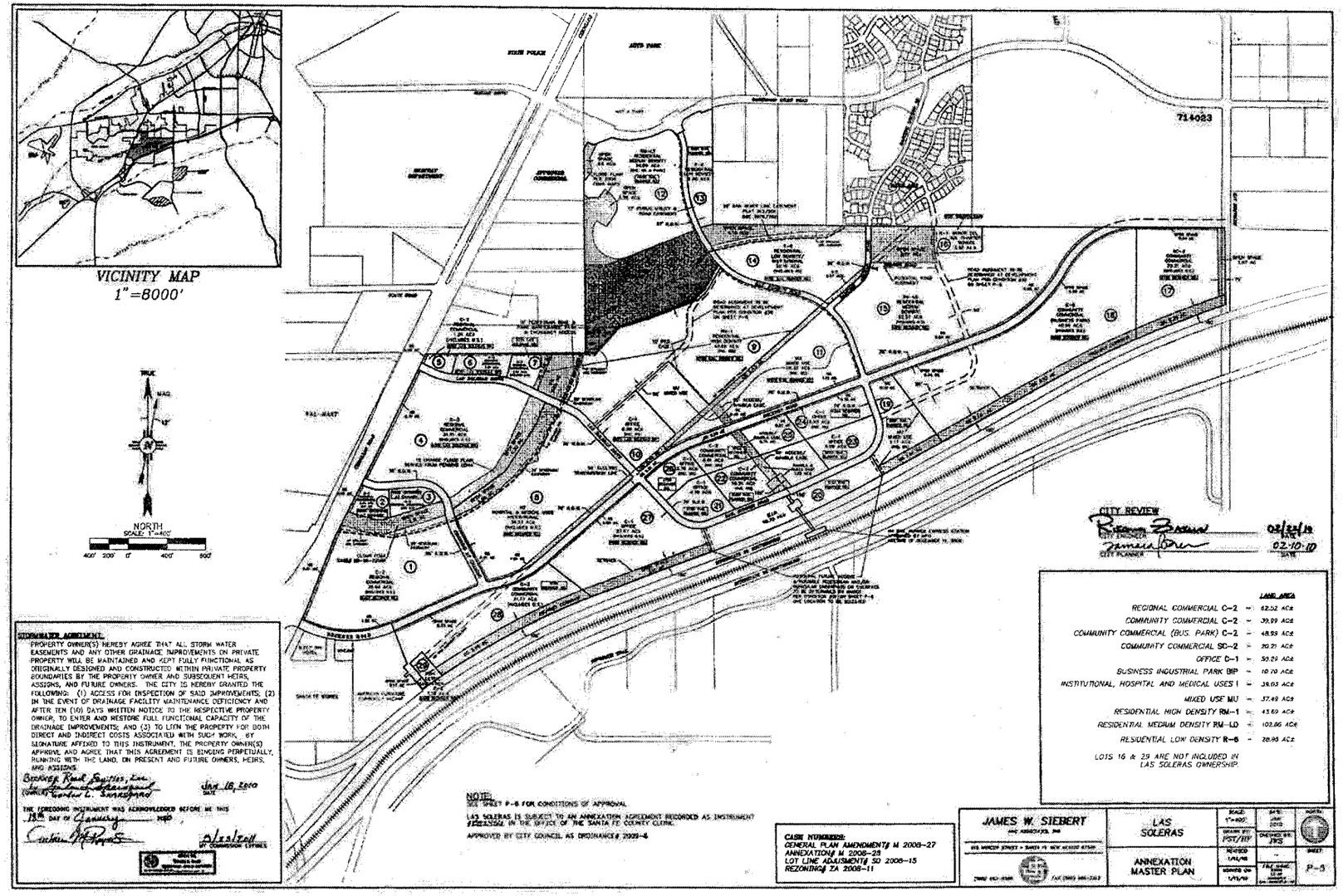
SFC CLERK RECORDED 03/04/2010

49	All road improvements on Beckner Road from Cerrillos Road to Richards Avenue necessary for vehicular access to the train station shall be completed before construction of the rail stop.	City Council / Current Planning	Tamara Baer	DP (TOD)
50	The applicant shall obtain City staff approval of an access plan to the rail stop for county residents on the south side of the interstate.	City Council / Current Planning	Tamara Baer	DP (TOD)

3FC CLERK RECORDED 03/04/2010

EXHIBIT III

ANNEXATION MASTER PLAN



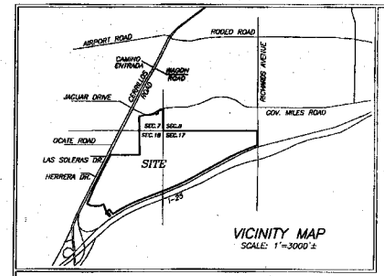
LAS SOLERAS ANNEXATION MASTER PLAN
EXHIBIT III

SFC CLERK RECORDED 03/05/2010

3FC CLERK RECORDED 03/04/2010

EXHIBIT IV

LOT LINE ADJUSTMENT PLAT



VICINITY MAP
SCALE: 1"=3000'±

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — DATE 10-9-09

ATTEST COUNTY CLERK — DATE 10-9-09

REVIEWED BY CITY OF SANTA FE:

PLANNER — DATE 02.10.10

CITY ENGINEER — DATE 02/22/10

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-9-10 DATE

AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — DATE 2-22-10

ATTEST: CITY CLERK — DATE 2-24-10

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 DATE — AS CASE # SD-2008-15, M-2008-27, M-2008-28, ZA-2008-11

CHAIR — DATE 2-4-10

SECRETARY — DATE 1/4/10

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #14014

COUNTY OF SANTA FE)SS STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 4 day of November 2009 A.D. at 8:30 o'clock a.m. and was duly recorded in book 714 page(s) 0195 - 026 of the records of Santa Fe County.

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

Deputy — 1592455

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I-25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2002 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 028-031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008-27, CASE # M 2008-28, AND CASE # ZA 2008-11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

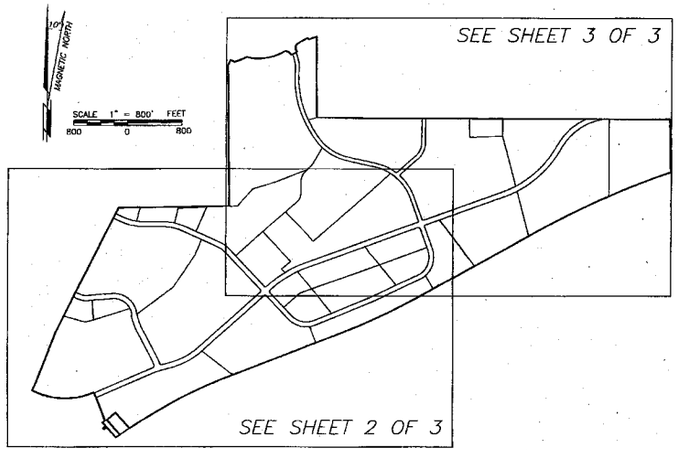
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID, DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- ------ DENOTES OLD LOT LINE (HEREBY VACATED).
- (6) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



Qwest Communications, Inc., Disclaimer:
This plat has been approved for a covered purpose only. The signing of this plat does not in any way guarantee telephone services at the subdivision.

UTILITIES

QWEST COMMUNICATIONS, INC. (TELEPHONE) — DATE 9-23-09

COMCAST (CABLE TV) — DATE 9.23-09

CITY OF SANTA FE WASTEWATER — DATE 10-8-09

SANGRE DE CRISTO WATER DIVISION — DATE 10-2-09

PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) — DATE 09/04/2009

NEW MEXICO GAS COMPANY — DATE 9-23-2009

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 218, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON-MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33-34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46-47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29-31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS.

THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

THE CROSSING, LLC, (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

GERONIMO EQUITIES, LLC, (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 14 DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS D1B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9 DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, INC. THIS 23 DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES April 25, 2011

LAS SOLERAS DEL SUR, LLC, (AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 2/12/2011

OFFICIAL SEAL LINDA I. VANDEUKEN Notary Public State of New Mexico My Commission Expires 2/12/2011

LAS SOLERAS COMMUNITY DESIGN, LLC, (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

LAS SOLERAS OESTE, LTD, CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD, CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 5/23/2011

OFFICIAL SEAL Nicole M. Ferrer NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 5/23/2011

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

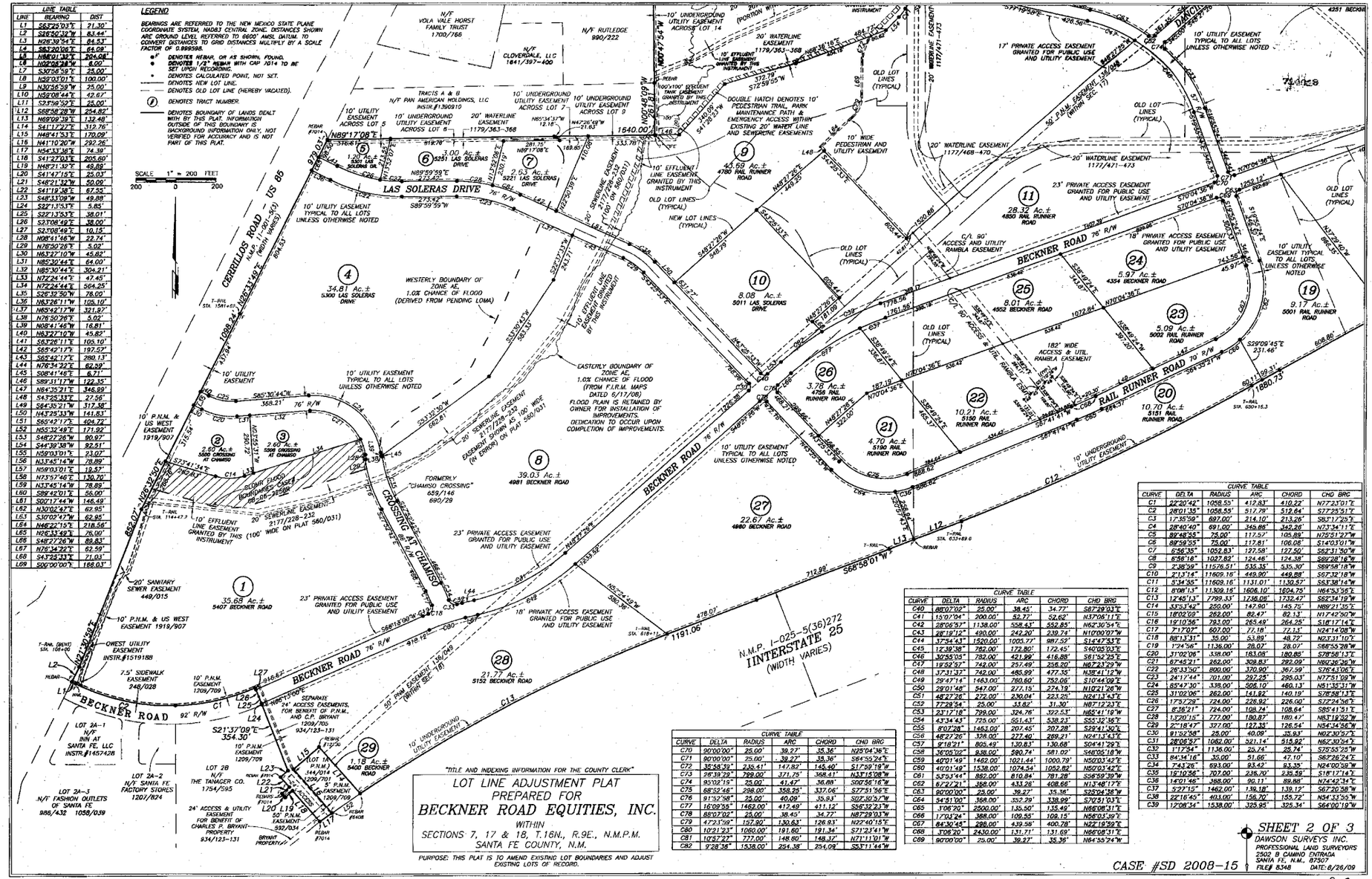
SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-1

LOT LINE ADJUSTMENT
SFC CLERK RECORDED 03/04/2010



LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S83°20'06"E	64.09'
L5	N86°01'32"E	204.08'
L6	N02°08'28"W	6.00'
L7	S30°56'58"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°56'52"E	25.00'
L12	S66°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'26"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.05'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S32°13'53"E	5.85'
L25	S32°13'53"E	38.01'
L26	S37°08'49"E	38.00'
L27	S2°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N78°50'28"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°39'50"W	78.09'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.87'
L38	N78°50'28"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.53'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°11'17"W	122.35'
L47	N84°25'21"E	346.89'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	13.57'
L58	N73°57'46"E	130.76'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N66°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N78°34'22"E	62.59'
L68	S41°58'33"E	71.03'
L69	S00°00'00"E	188.03'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S81°17'25"E
C4	28°40'49"	691.00'	346.86'	343.26'	N23°34'11"E
C5	89°56'35"	75.00'	117.57'	105.86'	N75°21'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.83'	124.46'	124.38'	S89°28'18"W
C9	2°38'59"	11578.51'	535.35'	535.30'	S89°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S87°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S85°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N84°53'56"E
C13	12°46'13"	7789.33'	1736.08'	1732.47'	S82°14'19"W
C14	33°33'42"	250.00'	147.90'	145.75'	N88°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'36"	783.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N27°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'26"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N82°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	339.00'	508.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°3'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	6°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	2°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	81°52'58"	25.00'	40.09'	35.93'	N62°30'52"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S67°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'39"W
C35	16°10'56"	707.00'	235.70'	234.79'	S18°17'14"E
C36	14°01'46"	388.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°06'14"	1538.00'	325.06'	324.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S67°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.57'	S14°47'53"E
C45	19°39'38"	752.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'37"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'32"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°28'54"	25.00'	33.80'	31.30'	N87°12'23"E
C53	23°12'18"	799.00'	324.76'	322.53'	N65°41'18"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	336.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	838.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	6°2'2"21"	358.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	388.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'39"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

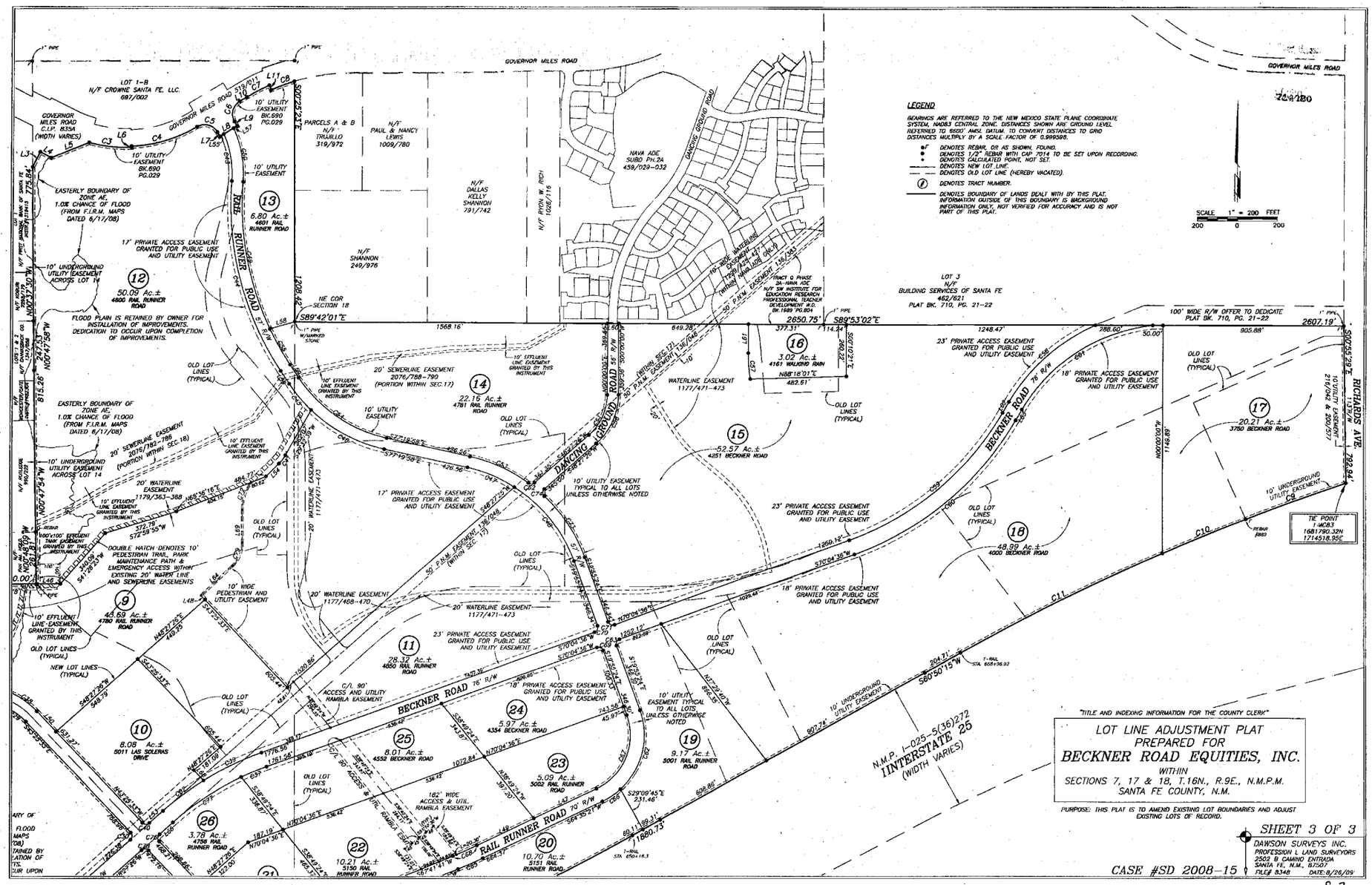
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°48'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	789.00'	371.75'	368.41'	N33°15'08"W
C74	93°02'19"	25.00'	41.47'	36.88'	S08°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S07°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S62°32'21"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.80'	130.63'	126.93'	N27°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°37'22"	777.00'	148.80'	148.37'	N71°11'01"W
C82	9°28'38"	1538.00'	254.38'	254.09'	S63°11'44"W

SHEET 2 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-2

SFC CLERK RECORDED 03/04/2010


GOVERNOR MILES ROAD
LOT 1-B N/F CROWNE SANTA FE, LLC. 697/002
GOVERNOR MILES ROAD C.I.P. #354 (WIDTH VARIES)
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 781/742
N/F SHANNON 249/976
N/F RYON W. RICH 1020/115
NAVA ADE SUBD PH.2A 459/029-032
DANCING GROUND ROAD
RAIL RUNNER ROAD 67' R/W
BECKNER ROAD 76' R/W
BECKNER ROAD 70' R/W
RAIL RUNNER ROAD 70' R/W
RICHARDS AVE.
INTERSTATE 25 (WIDTH VARIES)
N.M.P. I-025-5(36)272
LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21-22
N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT #2 BK.1989 PG.804
TRACT Q PHASE 3A-NAVA ADE
(WITHIN NAVA ADE)
10' WATERLINE EASEMENT 1179/471-473
50' P.N.M. EASEMENT 136/385
10' UTILITY EASEMENT BK.690 PG.029
10' UTILITY EASEMENT
17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14
FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.
EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08)
20' SEWERLINE EASEMENT 2076/788-790 (PORTION WITHIN SEC.18)
20' WATERLINE EASEMENT 1179/363-368
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
100'x100' EFFLUENT TANK EASEMENT GRANTED BY THIS INSTRUMENT
DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
20' SEWERLINE EASEMENT 2076/788-790 (PORTION WITHIN SEC.17)
20' WATERLINE EASEMENT 1177/468-470
20' WATERLINE EASEMENT 1177/471-473
23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED
C/L 30' ACCESS & UTIL. RAMBLA EASEMENT
182' WIDE ACCESS & UTIL. RAMBLA EASEMENT
100' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21-22
10' UNDERGROUND UTILITY EASEMENT
OLD LOT LINES (TYPICAL)
NEW LOT LINES (TYPICAL)
NE COR SECTION 18
S89°42'01"E 1568.16'
S89°53'02"E 2650.75'
S89°55'29"E 2607.19'
N00°47'58"W 2247.53'
N00°47'54"W 815.26'
N00°48'09"W 1149.89'
N00°01'01"W 1149.89'
S70°04'36"W 1369.12'
S60°50'15"W 264.71'
S29°09'45"E 231.46'
N60°11'09"E 1880.73'
S64°35'21"W 608.86'
S70°04'36"E 1252.12'
N70°04'36"W 1296.86'
N70°04'36"E 536.42'
S19°55'24"E 300.00'
S70°04'36"W 1252.12'
S70°04'36"W 1369.12'
S72°39'35"W 372.78'
S47°28'33"E 440.25'
S48°27'26"W 546.19'
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SFC CLERK RECORDED 03/04/2010

EXHIBIT V

CITY SEWER COMMITMENT LETTER

SFC CLERK RECORDED 03/04/2010

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Rosemary Romero, Dist. 2
Miguel M. Chavez, Dist. 3
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Date: May 23, 2008

To: Frank Katz , City Attorney
City Attorney's Office

Via: Qustandi Kassisieh, Director
Wastewater Management Division

From: Bryan Romero, Engineering Supervisor
Wastewater Management Division

Re: Las Soleras Annexation– Presbyterian Hospital

On May 19, 2008, the Settlement Agreement and Mutual Release of Claims involving the City of Santa Fe, Santa Fe County and Las Soleras property became effective. The Agreement states that Las Soleras is within the sewer service area of the County and that "upon application for annexation of Las Soleras... the City shall issue a 'can and will serve' letter to Las Soleras for sewer service in accordance with its rules and regulations."

Las Soleras has initiated the annexation application process in satisfaction of the foregoing Agreement provision. The Wastewater Management Division confirms that the City can and will provide sewer service to Las Soleras, including the proposed Presbyterian hospital within the Las Soleras property, in accordance with City Code sections 22-3, 22-5 and 22-6, as may be amended. Sewer service is available via connection to the Arroyo Chamisa Interceptor sewer line. This letter also confirms the necessity for connection to the POTW as required by section 22-5.1. All city code requirements must be met in order to obtain sewer service. It is noted that all costs associated with the design, construction and acceptance of the public sanitary sewer infrastructure and appurtenances required to serve the development is borne by the owner/developer.

If you have any questions, call me at 955-4623.

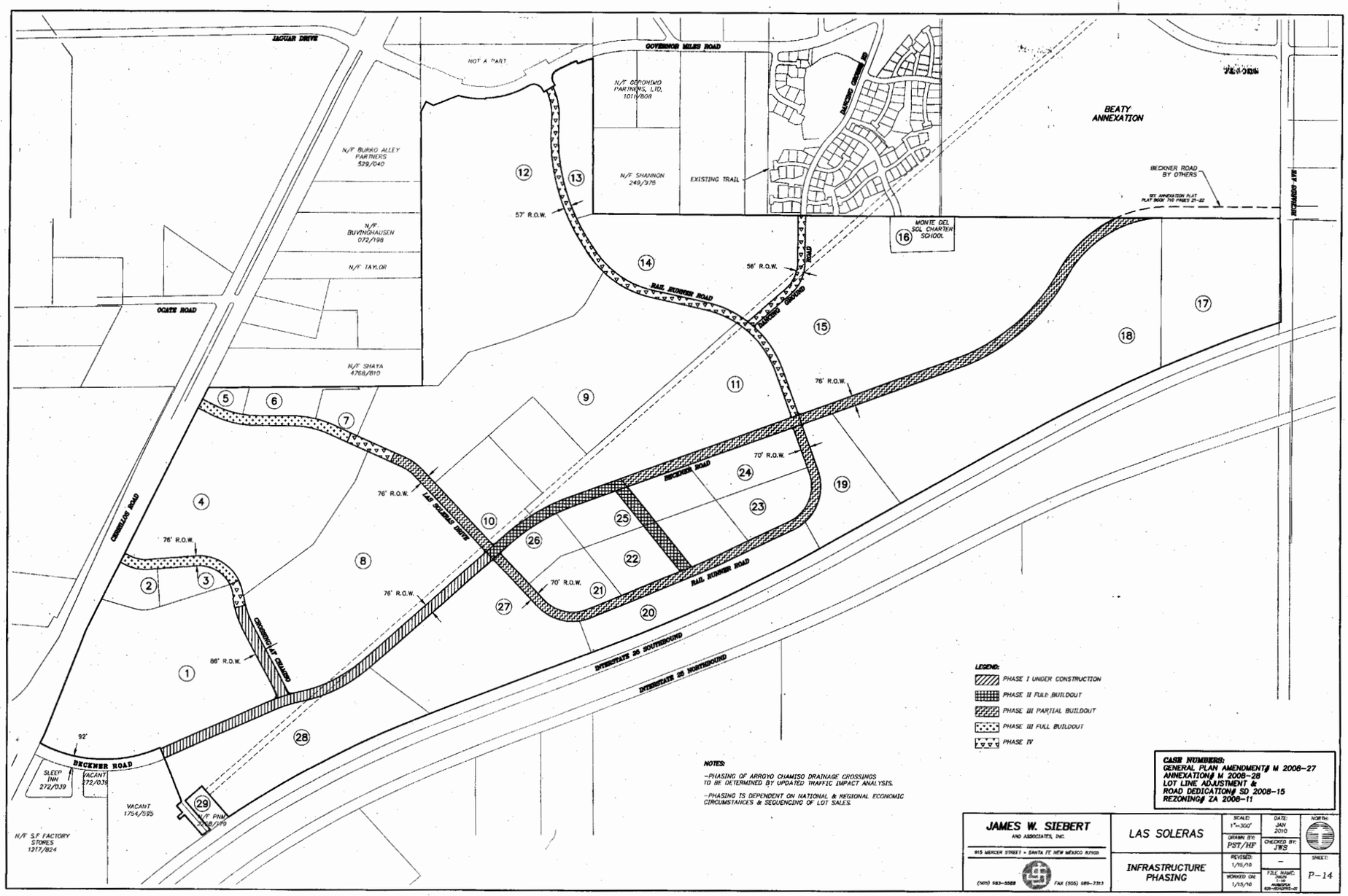
cc: File

LAS SOLERAS ANNEXATION AGREEMENT
EXHIBIT V

3FC CLERK RECORDED 03/04/2010

EXHIBIT VI

INFRASTRUCTURE & PHASING PLAN



INFRASTRUCTURE PHASING PLAN
EXHIBIT VI

SFC CLERK RECORDED 03/04/2010

ANNEXATION AGREEMENT
COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
PAGES: 51

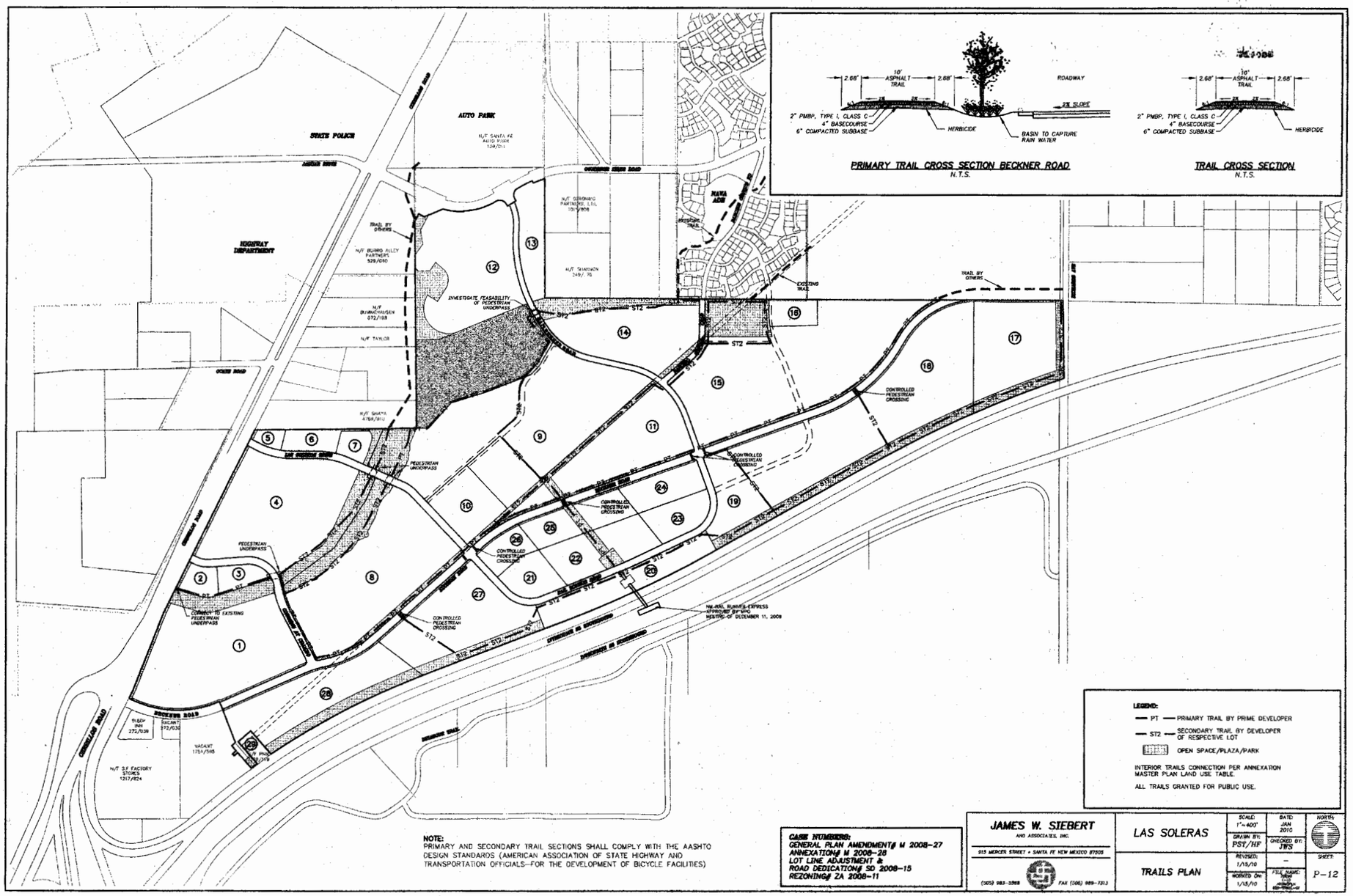
I Hereby Certify That This Instrument Was Filed for
Record On The 4TH Day Of March, 2010 at 02:38:09 PM
And Was Duly Recorded as Instrument # 1592456
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

3FC CLERK RECORDED 03/04/2010

EXHIBIT VII

TRAILS PLAN



NOTE:
PRIMARY AND SECONDARY TRAIL SECTIONS SHALL COMPLY WITH THE AASHTO DESIGN STANDARDS (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS--FOR THE DEVELOPMENT OF BICYCLE FACILITIES)

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT #
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

TRAILS PLAN

SCALE: 1"=400'
DATE: JAN 2010
DRAWN BY: PST/HP
CHECKED BY: JWS
REVISED: 1/15/10
WORKED ON: 1/15/10
FILE NAME:
NORTH:
SHEET: P-12

SFC CLERK RECORDED 03/04/2010
TRAILS PLAN
EXHIBIT VII

Quiet Title Co.
File # 10-1010

SFC release of conditons for the Gardner Tract A due to annexation into City.

RELEASE OF FIRE MARSHAL AFFIDAVIT

Santa Fe County Fire Marshal, grantee under that certain affidavit executed by Gordon L. Skarsgard, as Managing Member of Las Soleras, Ltd. Co and Burttram-Gardner, on the 17th day of November, 2005 and recorded on the 2nd day of December, 2005 as Instrument # 1410197 in the records of Santa Fe County, New Mexico, do hereby discharge all of the real estate mentioned in said recording from the encumbrance and obligations thereof.

Witness my hand and seal this 19 day of November, 2010.

Santa Fe County Fire Department

By: Buster Patty
Its: Santa Fe County Fire Prevention Captin

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me on this 19 day of November, 2010 by Buster Patty, its SFC Fire Prevention Captin of Santa Fe County Fire Department.

Victoria M. Reyes
NOTARY PUBLIC
My commission expires: 5/23/2011

SEAL

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: _____

COUNTY CLERK
VALERIE ESPINOZA
SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

RELEASE
PAGES: 1

I Hereby Certify That This Instrument Was Filed for Record On The 19TH Day Of November, 2010 at 03:46:08 PM And Was Duly Recorded as Instrument # 1617495 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

SFC CLERK RECORDED 11/19/2010

Tract A - Gardner Property

216042

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH	TAN	℄ TAN
A	1041.83	10° 32'	191.53	S. 84°47' W	191.26	96.04	100.0'
B	1127.83	10° 32'	207.34	S. 84°47' W	207.05	103.96	
C	809.01	13° 28'	188.97	S. 72°47' W	188.54	94.92	100.0'
D	894.01	13° 28'	209.19	S. 72°47' W	208.70	105.08	
E	276.75	24° 09'	116.64	S. 78°47'30" W	115.78	59.20	50.0'
F	190.73	24° 09'	80.39	S. 78°07'30" W	79.80	40.80	

- ◉ U.S.G.L.O. Points found & used
- ○ Points found & used (pipe or rebar)
- • Points set, this survey - rebar w/cap #889

"/s Petchesky

"/s Beaty, et al

P.O.B. Iron Pipe & Marked Stone

T. 16 N., R. 9 E. N.M.P.M. 7

S 89°33'E

1327.46

S 89°41' E

1323.40 (58')

Iron Pipe S 89°48'E.

N 1/4 corner Section 17

2607.0

88' ROW

S 0°06'E, 60.0'

S 0°06'E, 43.00'

N. 89°48'W. 100.0

S 89°48'E

2641.27

17 Tarcey approx. Flood plain (1.654 Ac)

30' Water, Sewer & Public Utilities/ Communications easement being created by separate instrument

Roadway/ ROW & utility easement being created by separate instrument

Tract A Gardner 116.81 ± Acres

Tract B Burttram 121.63 ± Acres

TRACT C Burttram 10.22 ± Ac.

N 66°05'E

270.93'

N 66°05'E

643.60'

N 23°57'W

L = 575.24

Ch S 62°58'39"W 555.0

PNM & NMSHTD (R/W Book 208 Page 351) 10' Utility Easement

Existing encroachment fence

1699.79'

N 89°57' W

1788.79

1635.79

550.93

2059.31

2053.44

Non Radial Curve

S 67°51'27" W

L = 2105.6 Ch S 66°08' W., 2102.8

Note All boundaries are common with I-25 and Richards Ave.

1868.05

N 0°03' E (1.37')

W/4 Corner Section 17

S 60°55' W

Set Back

160'

Bldg. (2.01 ± Ac)

1880.07

S 64°59' W

L = 1606.06

Δ = 8°12'

R = 11222'

1604.7'

S 69°05' W

254.79'

R.O.W. Marker

INTERSTATE #25 R.O.W. Varies

Gardner

Burttram

300 150 0 300 600 900

1" = 300'

PUBLIC SERVICE CO OF N.M. D. Burnside 2/9/90

GAS CO. OF N.M. R. Colassini 2/1/90

SANGRE DE CRISTO H2O Terri J. Bailey 2-1-90

MOUNTAIN STATES TEL E. Rivera 2/1/90

13.30 M.S.B.

1. All exterior boundaries are common with adjacent properties although some distances and bearings may vary from other surveys. Distances are ground distances.
2. Creation of new easements by this Plat: This note references combined public right of way/road, (not dedicated to the County for maintenance), and public utility/communication easements (including gas, electric, water, sewer, phone, cable and other public utility uses) which are hereby created and granted by the Plat by the owners in favor of the general public. (50' or 25' easements as noted on this plat)
3. Reference Plats: Horne, PE&LS #889, Survey Plat & July 1982 titled "SURVEY FOR J.H. BURTTRAM AND GEO. R. GARDNER IN Section 17, T.16N, R.9E, N.M.P.M., SANTA FE COUNTY, N.M." (filing status unknown) and the N.M. STATE HWY R.O.W. Map for Inter state 25 (Construction Project I-025-5(33)272 Sheets 536 of 10, last amended 7-16-86 - available from N.M. Dept. of Transportation
4. And subject to all existing utility easements
5. Maintenance of private roads & easements is responsibility of the user

Basis of Bearing East Section line of Section 17 T.16N. R.9E. N.M.P.M. as shown on survey of Richards Ave. dated 2 Nov. 1967 and approved by S.F. city Planning Comm. 20 June 1968 and the S.F. County Comm. 8 May 1968. File No 69-37 Filed 17 July 1969 with S.F. Co. Clerk. Book 19 Page 27

No flood plain in this area according to Flood Insurance Rate Map (FIRM) Panel No 350006 0029 B Santa Fe Co. N.M. 4 Nov. 1980. Small area in NW corner of Tract A determine by observation. maintence of private roads and easements is the responsibility of the land owners.

FREE CONSENT & PURPOSE: This land split survey plat is done with the free consent of and in accordance with the desire of the undersigned owners of the property covered by this plat. The purpose of this plat is to plat & create, by land split, separate ownership of the property previously held jointly by the owners hereof.

Louise M. Burttram
Louise M. Burttram

Faye E. Gardner
Faye E. Gardner, individually and as Trustee of the GRG Family Trust dated 1 May 1977 and as Trustee of the GRG Grandchildren Trust dated 28 Dec. 1977

STATE OF NEW MEXICO
COUNTY OF SANTA FE

The above instrument was acknowledged before me on this 12th day of January 1990 by Louise M. Burttram

My commission expires April 30, 1991 — Notary Public

The above instrument was acknowledged before me on this 12th day of January 1990 by Faye E. Gardner

My commission expires April 30, 1991 — Notary Public

APPROVALS

COUNTY OF SANTA FE

Joseph Gutierrez FOR GIL CHAVEZ 1-17 1990
County Land Use Administrator

County Development Permit No 90-1387

AFFIDAVIT

STATE of NEW MEXICO
COUNTY of SANTA FE

This land division plat lies within the platting & planning jurisdiction of the City/County of Santa Fe N.M.

Louise M. Burttram
Louise M. Burttram

Faye E. Gardner, individually and as Trustee of the GRG Family Trust dated 1 May 1977 and as Trustee of the GRG Grandchildrens Trust dated 28 Dec. 1977

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COUNTY of SANTA FE

The above instrument was acknowledged before me on this 12th day of January 1990

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My Commission expires April 30, 1991 — Notary Public

SURVEYORS CERTIFICATE

I, Jack G. Horne, N.M. PE&LS No 889 do hereby certify that this plat and the survey hereon was prepared by me; that survey and plat are accurate to the best of my knowledge and belief; that this plat shows all easements of record located on the land surveyed herein or made known to me by the owners and/or proprietor of the parcels shown hereon; utility companies, title companies or other parties or as shown by my visual observation thereof; and that this plat and survey meets the current minimum standards for land surveying as adopted by the N.M. State Board of Registration for Prof. Engrs. and Land Surveyors. All new monumentation complies with the above standards; all points found were left as found

31 Dec. 1989
31 July 1990
Rev.
HORNE ENGINEERING CO
210 CADIZ ROAD
SANTA FE, N.M. 87501
983-4593

Jack G. Horne
PE & LS #889

TRACTS A, B & C:

Beginning at the N.W. corner of Section 17, T16N, R9E, NMPM; thence
S. 89° 33' E., 1327.46 feet, thence
S. 89° 41' E., 1323.48 feet, thence
S. 89° 48' E., 2607.00 feet to the West right of way of Richards Avenue; thence S. 0° 06' E., 795.4 feet along the west right of way of Richards Avenue to the North right of way of I-25; thence along the North right of way of I-25 on a curve to the left, radius 11788 feet, length 2105.6 feet whose chord bears S. 66° 08' W., 2102.8 feet; thence
S. 60° 53' W., 1880.07 feet; thence on a curve to the right, radius 11222 feet, length 1606.06 feet whose chord bears S. 64° 59' W., 1604.7 feet; thence
S. 69° 05' W., 254.75 feet; thence
N. 0° 14' W., 716.44 feet; thence
N. 0° 03' E., 2641.27 feet
to the point of beginning. All within Section 17, T16N, R9E, NMPM, Santa Fe County, New Mexico and containing 248.66 acres, more or less.

721962
COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO
I hereby certify that this Instrument was filed for record on the 17 day of NOV A.D. 19 90 at 3:30 o'clock P m. and was duly recorded in book 316 page 012 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.
Christina Garcia
Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO JONA G. ARMIJO

Tracts A, B & C North of I-25 (Section 17, Tract A Gardner 116.81, Tract B Burttram 121.63, Tract C-Burttram 10.22)

1. Part of 960-acre tract (All of Sec. 17) acquired by Reynolds, Boyd, Gardner, Petchesky and Burttram, 8-26-63 (B. 204, p. 438)
2. All of Sec. 17 deeded by Boyd to Reynolds, Gardner, Petchesky & Burttram, 5-8-73 (B. 300, p. 914)
3. 172 acres in E/2 Sec. 17 south of I-25 deeded by Reynolds, Gardner & Burttram to Petchesky, 5-4-73 (B. 300, p. 909)
4. W/2 Sec. 17 and all of S/2 Sec. 17 except 172-acre tract deeded by Petchesky to Reynolds, Gardner & Burttram, 5-8-73 (B. 300, p. 912)
5. All of Sec. 17 except 172-acre tract deeded by Reynolds to Burttram & Gardner, 9-17-73 (B. 308, p. 844)
6. Tract within Sec. 17 deeded by Louise M. Burttram, Personal Representative, to Louise M. Burttram, 7-22-88 (B. 619, p. 779)
7. Tract within Sec. 17 deeded by Faye E. Gardner, Personal Representative, to Faye E. Gardner, 3-24-88 (B. 609, p. 337)

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

Declaration of Intent

The owners of the land platted herein certify that they do not intend to sell or lease one of the five parcels (Tract C as shown on this plat) created by this plat and the plat entitled "Plat of Land Split of Residual Lands Tracts A & B for Burttram Gardner South of I-25, Section 17, T16N, R9E, NMPM, Santa Fe Co, NM, 1" = 200' Dec 1989", of this plat) as land retained by owners. If this parcel is sold within three years from the date of filing of this plat, owners acknowledge that they shall be subject to all applicable subdivision regulations with respect to such parcel and will inform the Santa Fe County Land Use Administrator accordingly.

Owners: Louise M. Burttram, Louise M. Burttram; Faye E. Gardner, Faye E. Gardner

Subscribed and sworn to before me this 1st day of November, 1990 by Louise M. Burttram.
My Commission Expires: January 19, 1992 — Ellen O. Constantino, Notary Public

Subscribed and sworn to before me this 2nd day of November, 1990 by Faye E. Gardner.
My Commission Expires: January 19, 1992 — Ellen O. Constantino, Notary Public

LOCATION MAP 1" = 2000'

CERRILLOS ROAD, SANTA FE, I-25, CAT. VARS, RICHARDS AVE., Gardner, Burttram

PLAT of LAND SPLIT of RESIDUAL LANDS
TRACTS A, B & C
FOR
BURTTRAM · GARDNER
NORTH of I-25 IN
SECTION 17, T.16N., R.9E., - N.M.P.M.
RICHARDS AVE & I-25
SANTA FE COUNTY, NEW MEXICO
DEC 1989

e | b Ellis / Browning Architects

Letter to SFC confirming Gardner ownership of property in 2004.

April 23, 2004

Mr. Joe Catanach
Land Use Administrator
Santa Fe County
Santa Fe, NM

Re: Monte del Sol Charter School Portable Classrooms

Dear Joe:

Attached please find a completed Santa Fe County Development Permit Application for a temporary use permit to set five (5) portable buildings in the county adjacent to Monte del Sol Charter School (located in the city), a letter from Attorney Gordon Skarsgard showing property consent for Monte del Sol to use their property in the county, a 24" x 36" site plan of the School property and the adjacent "Gardner Property" that the school intends to lease for the use of portable classroom buildings, and finally, the City of Santa Fe General Plan Amendment Map showing the proposed use of the Gardner Property as Institutional and Public.

The intention of Monte del Sol is to lease the adjacent property until the Las Soleras subdivision has been annexed into the city, at which point this land will be donated to Monte del Sol. Monte del Sol has completed construction of a 20,000 sf facility (which is in the city) last year to serve grades 7 through 11. In the 2004-5 school year, Monte del Sol will make its final expansion of another sixty (60) students to its final enrollment total of 360 students (the maximum allowable under the school charter). Monte del Sol has completed most of the construction necessary for basic classrooms, but needs these five (5) additional buildings due to the increased enrollment for 2004-5. Monte del Sol is preparing a master plan for use of the Gardner Property, anticipating this donation upon annexation, and will be reviewing the master plan with the county and city for approval.

Please feel free to contact me on this issue with any questions that you have and if you need anything else from me.

Very truly yours,

Joe Browning

Cc: Tony Gerlich, Larry Rayburn

921 Paseo del Sur, Santa Fe, New Mexico 87501-7013 (505) 984-2344 fax (505) 984-2344

2005 SFC Letter - Tract A Conditions

Santa Fe County Fire Department
Office of the Fire Marshal
Affidavit

THIS DECLARATION is made in Santa Fe, New Mexico, this **18th** day of August 2005 by **Las Soleras Ltd. Co. and Burttram-Gardner** hereinafter for convenience referred to as the "Owner(s)" or "Applicant".

The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is legally described as **Tract A, Tract B and Parcel 3** and containing a combined total of **286.18** acres, more or less, in Sections **7, 17, and 18**, Township**17** North, Range **9** East, N.M.P.M., Santa Fe County, New Mexico, according to the Plat of Survey for **Eakin, Tricky, and** Burtam-Gardner by **Gary E. Dawson**, N.M.L.S. **#7014**, dated June 24th, 2004, recorded Dec 2, 2005, under reception No. 1401133, Plat Book 606, Page 43, in the records of Santa Fe County, New Mexico.

I hereby acknowledge by my signature below that I have read this information and I agree to comply with the applicable provisions of the Santa Fe County Fire Codes as adopted by the Board of County Commissioners. **

Access

- **Roadways/Driveways**

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon the Fire Marshal's approval.

- **Slope/Road Grade**

Slope shall not exceed 11%.

- **Restricted Access/Gates/Security Systems**

When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, a key box may be required to be installed in an accessible location. The key box shall be of an approved type and shall contain keys to gain necessary access. Minimum gate width shall be 14 feet. Minimum overhead clearance shall be 13 feet, 6 inches.

Fire Protection Systems

- Water Storage/Delivery Systems

Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code may be required inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal. Final design shall be approved by the Fire Marshal.

- **Automatic Fire Protection/Suppression**

Automatic Fire Protection Sprinkler systems may be required as per 1997 Uniform Fire, Article 10 Section1003.2 in accordance with the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe. Final design shall be approved by the Fire Marshal.

SFC Clerk 12/02/2005

Wildland-Urban Interface Requirements

Fire resistive building materials for roof, walls, windows, doors, decks, etc. shall comply with the Wildland-Urban Interface code.

Spark arresters shall be installed on chimneys and vents serving fireplaces.

Separations between structures shall comply with the Wildland-Urban Interface Code.

Vegetation management and vegetation management plans shall comply with requirements as applicable.

The developer/applicant shall call for and submit to a final inspection by this office prior to the approval of the Certificate of Occupancy to ensure compliance to the requirements of the Santa Fe County Fire Codes (1997 UFC and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code per SFC 1998-11, 2001-11 and EZA 2001-04.

Skip Skarsgard
Managing Member

Date Nov 17, 05

05-3143/Lot Line Adjustment

COUNTY CLERK SANTA FE COUNTY NEW MEXICO VALERIE ESPINOZA

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

AFFIDAVIT
PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 2ND Day Of December, A.D., 2005 at 14:12
And Was Duly Recorded as Instrument # **1410197**
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

SFC Clerk 12/02/2005

STATE OF NEW MEXICO)
COUNTY OF ~~SANTA FE~~ BERNALILLO)

On this 17TH day of NOVEMBER, 2005, the foregoing instrument was acknowledged before me by the person whose name appears above.

Notary Public

My commission expires: Jan 25, 2006

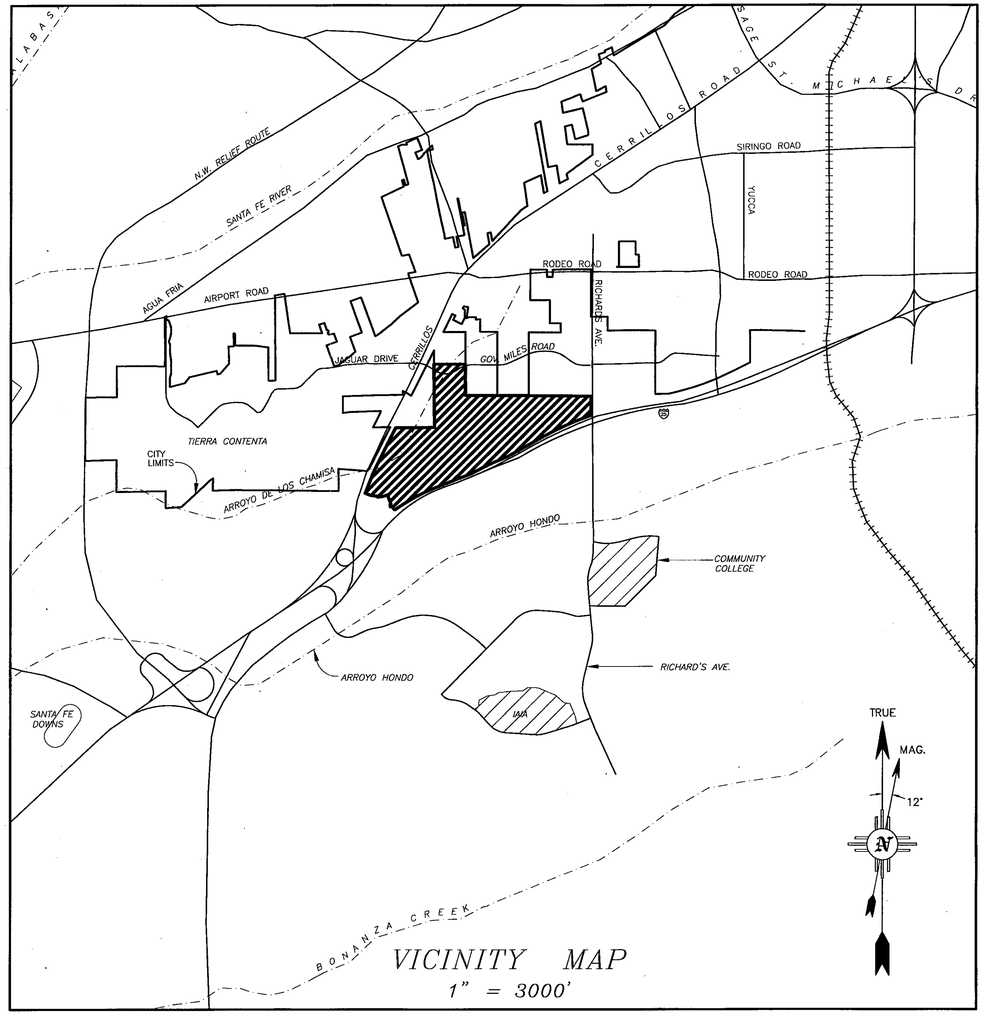
**Please refer to the attached requirements letter for additional detail. For additional information, contact the Fire Marshal's Office at (505) 992-3070.

Tract A2 Created

LAS SOLERAS

714014

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS



VICINITY MAP
1" = 3000'

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113
(505) 262-2323

PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION
DIANE FISHER, SECRETARY
P.O. BOX 26666
ALBUQUERQUE, NM 87125
(505) 841-1234

LAS SOLERAS DEL SUR, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
9400 SAN RAFAEL, NE
ALBUQUERQUE, NM 87109
(505) 271-1944

MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
(505) 241-4442

CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
350 FRANK OGAVE PLAZA, FIFTH FLOOR
OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800

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CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF DECEMBER 18, 2008. AS CASE #'s M2008-27, M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, AD 1891 NEW MEXICO

CITY REVIEW

CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

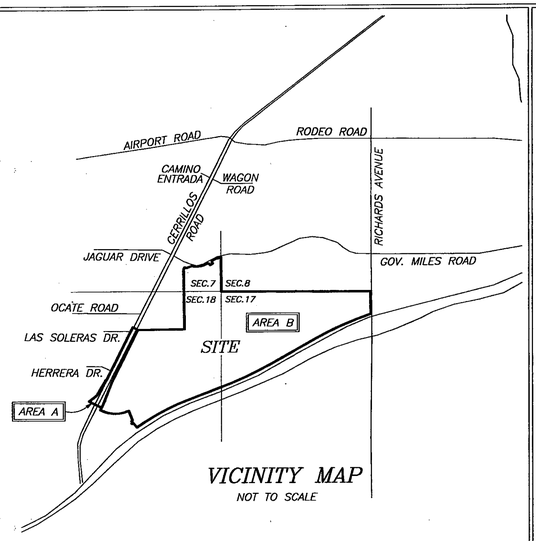
CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC.	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
915 MERCER STREET • SANTA FE NEW MEXICO 87505		DRAWN BY: PST/HP	CHECKED BY: JWS
(505) 983-5588 FAX (505) 989-7313	COVER SHEET	REVISED: 1/18/10	–
		WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12

NORTH

SHEET: P-1

X:\2010\20026\130\01-19\ANXMSPLN-01-1026-ANXCOV-12.DWG



VICINITY MAP
NOT TO SCALE

SURVEYORS CERTIFICATE
I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:
BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE
THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS
ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES
1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ——, PAGE ——. INST NO. 1892456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:22 o'clock PM, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY CLERK

ANNEXATION DESCRIPTION AREA "A"
ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.88 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 337.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S30°04'14"W, 99.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"
ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA	
TOTAL AREA	561.65 ACRES
ANNEXATION AREA A	16.35 ACRES
**ANNEXATION AREA B	545.30 ACRES
ANNEXATION A PERIMETER	6785 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS	2101 FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS	31%
ANNEXATION B PERIMETER	26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS	4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS	17%
TOTAL ANNEXATION PERIMETER	27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS	6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS	24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON. ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires: 5/23/2011

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 7th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009

OFFICIAL SEAL LINDA J. VANAUKER Notary Public State of New Mexico My Commission Expires: 2-12-11

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009

NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS
MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE

ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE
CITY PLANNER — 02.10.10 DATE

CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE ORGANIZED JULY 13, 1610 SEAL NEW MEXICO

CITY OF SANTA FE APPROVAL
APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — 2-22-10 DATE

ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF: 12/18/2008 DATE
AS CASE # SD-2008-15
M-2008-27
M-2008-28
ZA-2008-11

CHAIR — 2-4-10 DATE

SECRETARY — 3/9/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT
PREPARED FOR
LAS SOLERAS
WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

SHEET 1 OF 3

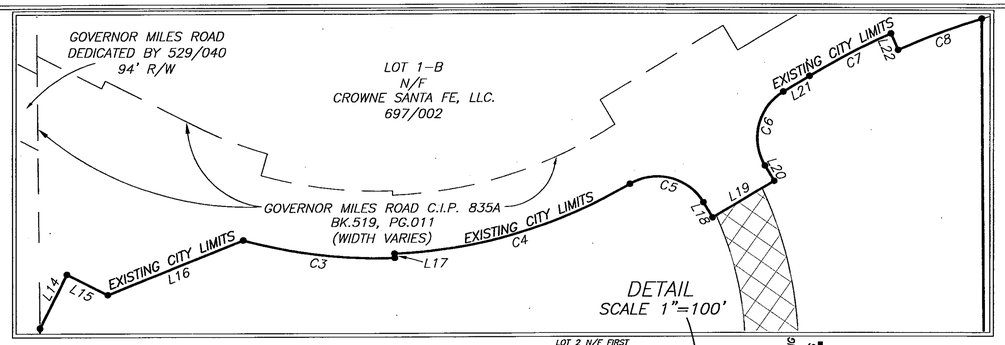
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

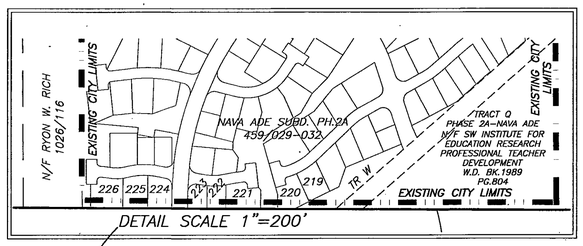
CASE #M 2008-28 FILE# 8343 DATE: 8/26/09

Tract A2 - Original Lot Configuration

714016

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'



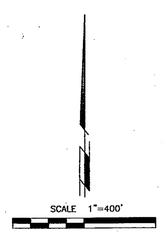


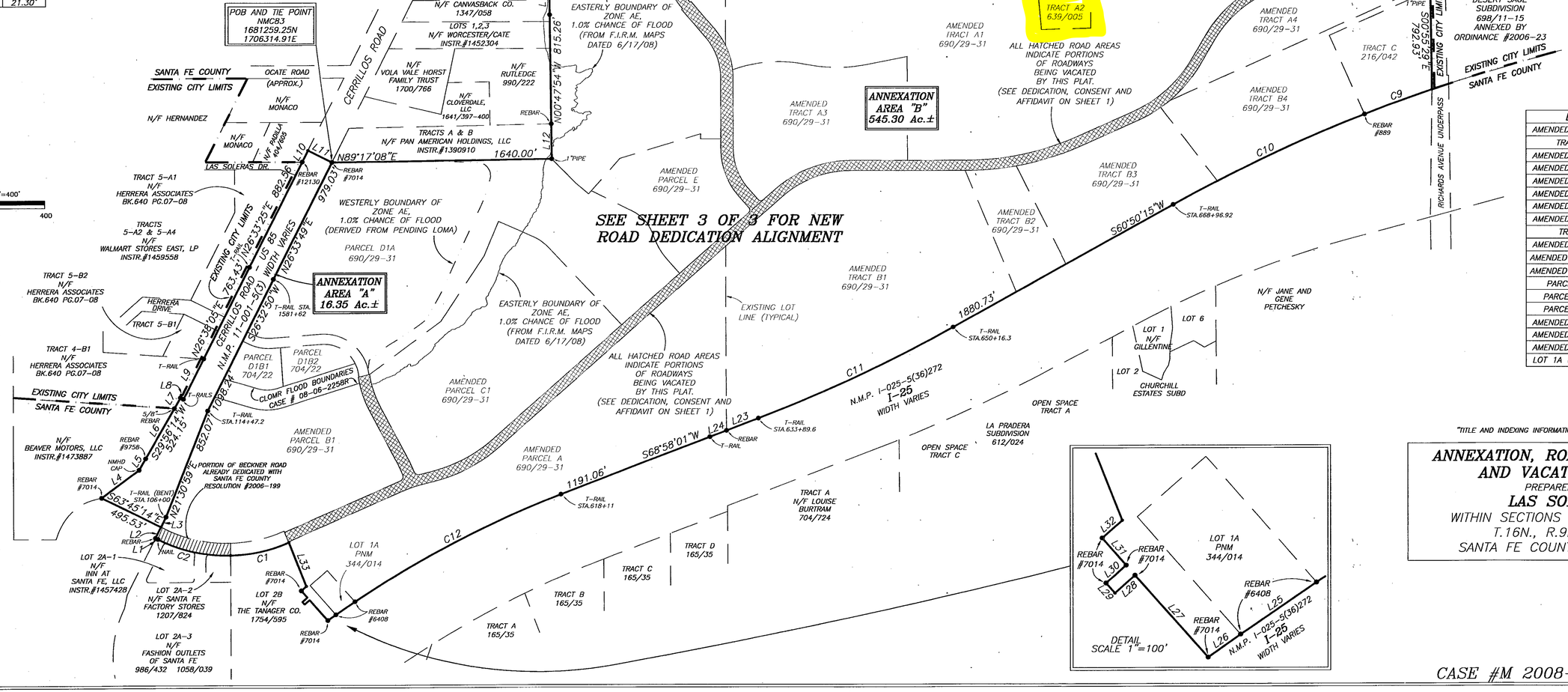
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.




POB AND TIE POINT
NMC83
1681259.25N
1706314.91E
SANTA FE COUNTY
EXISTING CITY LIMITS
OCATE ROAD
(APPROX.)
N/F HERNANDEZ
N/F MONACO
LAS SOLERAS DR.
CERRILLOS ROAD
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F CLOVERDALE, LLC 1641/397-400
N/F RUTLEDGE 990/222
TRACTS A & B
N/F PAN AMERICAN HOLDINGS, LLC
INSTR.#1390910
1640.00'
N89°17'08"E
N00°47'54"W 815.26'
TRACTS 5-A1
N/F
HERRERA ASSOCIATES
BK.640 PG.07-08
TRACTS
5-A2 & 5-A4
N/F
WALMART STORES EAST, LP
INSTR.#1459558
TRACT 5-B2
N/F
HERRERA ASSOCIATES
BK.640 PG.07-08
HERRERA DRIVE
TRACT 5-B1
TRACT 4-B1
N/F
HERRERA ASSOCIATES
BK.640 PG.07-08
N/F
BEAVER MOTORS, LLC
INSTR.#1473887
LOT 2A-1
N/F
INN AT
SANTA FE, LLC
INSTR.#1457428
LOT 2A-2
N/F SANTA FE
FACTORY STORES
1207/824
LOT 2A-3
N/F
FASHION OUTLETS
OF SANTA FE
986/432 1058/039
ANNEXATION
AREA "A"
16.35 Ac.±
N26°33'25"E 763.43'
N26°38'21"E 337.87'
S26°32'50"W 1088.24'
S29°56'14"W 524.15'
S63°45'14"E 495.53'
N21°30'59"E 852.07'
N26°33'25"E 882.36'
N26°33'48"E 979.03'
CERRILLOS ROAD
N.M.P. 11-001-5(13)
US 85
WIDTH VARIES
EXISTING CITY LIMITS
SANTA FE COUNTY
T-RAIL STA. 1581+62
T-RAIL STA.114+47.2
CLOMR FLOOD BOUNDARIES
CASE # 08-06-2258R
PORTION OF BECKNER ROAD
ALREADY DEDICATED WITH
SANTA FE COUNTY
RESOLUTION #2006-199
T-RAIL (BENT)
STA.106+00
REBAR #7014
REBAR #9758
NMHD CAP
5/8" REBAR
T-RAILS
T-RAIL
NAIL
PARCEL D1B2 704/22
PARCEL D1B1 704/22
AMENDED PARCEL B1 690/29-31
AMENDED PARCEL A 690/29-31
AMENDED PARCEL C1 690/29-31
PARCEL D1A 690/29-31
AMENDED PARCEL E 690/29-31
WESTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (DERIVED FROM PENDING LOMA)
EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08)
EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (DERIVED FROM F.I.R.M. MAPS DATED 6/17/08)
EXISTING LOT LINE (TYPICAL)
ALL HATCHED ROAD AREAS INDICATE PORTIONS OF ROADWAYS BEING VACATED BY THIS PLAT. (SEE DEDICATION, CONSENT AND AFFIDAVIT ON SHEET 1)
SEE SHEET 3 OF 3 FOR NEW ROAD DEDICATION ALIGNMENT
LOT 1A PNM 344/014
LOT 2B N/F THE TANAGER CO. 1754/595
TRACT A 165/35
TRACT B 165/35
TRACT C 165/35
TRACT D 165/35
TRACT A N/F LOUISE BURTRAM 704/724
LA PRADERA SUBDIVISION 612/024
OPEN SPACE TRACT A
OPEN SPACE TRACT C
S89°42'01"E 1208.42'
S89°53'02"E 2650.75'
TRACT A2 639/005
S68°58'01"W 1191.06'
S60°50'15"W 1880.73'
T-RAIL STA.633+89.6
T-RAIL STA.650+16.3
T-RAIL STA.618+11
T-RAIL STA.668+96.92
LOT 1A-1 N/F SANTA FE COUNTY 1207/824
LOT 1A-2 N/F SANTA FE COUNTY 1207/824
LOT 1A-3 N/F SANTA FE COUNTY 1207/824
LOT 1A-4 N/F SANTA FE COUNTY 1207/824
LOT 1A-5 N/F SANTA FE COUNTY 1207/824
LOT

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- DENOTES REBAR, OR AS SHOWN, FOUND
- DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- DENOTES CALCULATED POINT, NOT SET
- DENOTES EXISTING LOT LINES
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002
GOV. MILES RD.
EXISTING CITY LIMITS
C/L TIE N59°03'01"E 100.00'
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
N/F RYON W. RICH 1026/116
SANTA FE COUNTY
TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
NAVA ADE SUBD PH.2A 459/029–032
LOT 3 N/F BUILDING SERVICES OF SANTA FE 560/040
RICHARDS AVE.
LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1319415
N/F KOBURI 2298/179
LOTS 1 & 2 N/F CANVASBACK CO. 1347/058
LOTS 1,2,3 N/F WORCESTER/CATE INSTR.#1452304
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397–400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
CERRILLOS ROAD
269.12' S89°42'01"E C/L TIE
S89°53'02"E C/L TIE 1138.03'
N00°07'07"E 399.51'
DANCING GROUND ROAD 56' R/W
RAIL RUNNER ROAD 57' R/W
S77°19'58"E 426.56'
N48°27'26"E 416.20'
25'RADIUS (TYPICAL THIS INTERSECTION)
S19°55'24"E 409.34'
S70°04'36"W
1312.12'
76' R/W BECKNER ROAD
BEARINGS AND DISTANCES ARE FOR ROAD CENTERLINES (TYPICAL)
C/L TIE N26°33'49"E 136.50'
LAS SOLERAS DRIVE 76' R/W
S65°42'17"E 802.08'
S43°25'33"E
834.06'
S48°27'26"W
1821.56'
BECKNER ROAD 76' R/W
S43°25'33"E 533.22'
888.62'
N67°41'41"E
N64°35'21"E 664.37'
RAIL RUNNER ROAD 70' R/W
N.M.P. I-025-5(36)272 I-25 WIDTH VARIES
475.83' N26°32'59"E C/L TIE
S85°30'44"W 368.21'
76'R/W 86'R/W CROSSING AT CHAMISO R/W VARIES
S27°52'42"E 466.27'
35' RADIUS (TYPICAL THIS INTERSECTION)
1291.49'
BECKNER ROAD 76' R/W
S66°13'00"W
917.09'
PORTION OF BECKNER ROAD ALREADY DEDICATED WITH SANTA FE COUNTY RESOLUTION #2006–199
92'R/W BECKNER ROAD
76' R/W BECKNER ROAD
TRADITIONAL C/L (NOT FOR CONSTRUCTION)
C/L TIE N26°35'03"E 46.00'
C/L TIE S22°13'53"E 38.01'
C/L TIE S00°05'15"E 46.01'
LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 1B PNM
OPEN SPACE TRACT A
LA PRADERA SUBDIVISION 612/024
OPEN SPACE TRACT C
TRACT A N/F LOUISE BURTRAM 704/724
TRACT D 165/35
TRACT C 165/35
TRACT B 165/35
TRACT A
N/F JANE AND GENE PETCHESKY
LOT 1 N/F GILLENTINE
LOT 6
LOT 2
CHURCHILL ESTATES SUBD

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'26"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

NOTE:
ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT–OF–WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

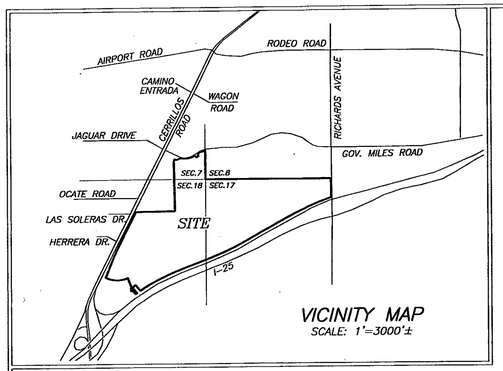
ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE–ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

FILE# 8343 DATE: 8/26/09

CASE #M 2008–28

S-6



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

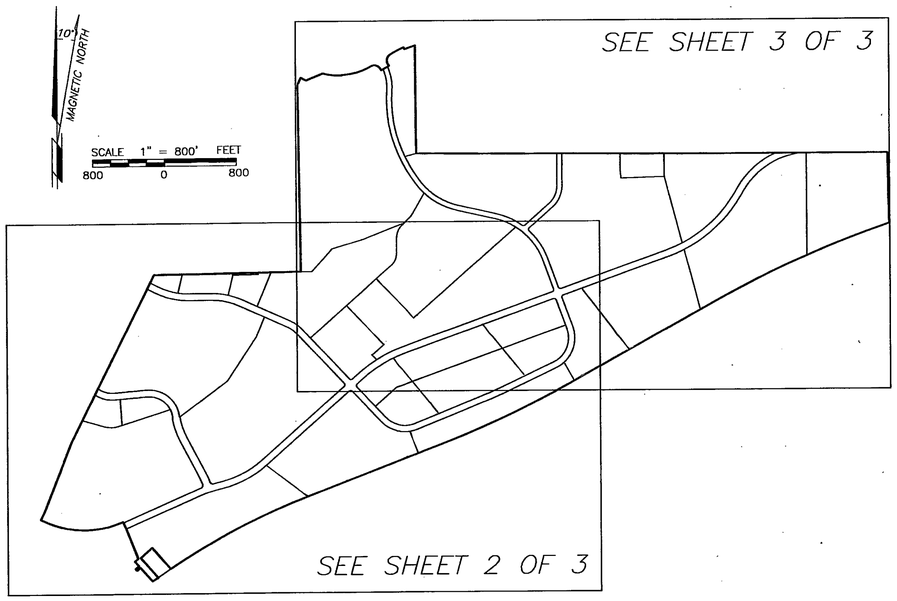
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

Michael Anaya 10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

Valerie Espinoza 10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-4-09
AS ORDINANCE # 2009–6 DATE

David Coss 2-22-10
MAYOR: DAVID COSS DATE

Yolanda Y. Vigil 2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 AS CASE # SD–2008–15
DATE M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

Angela S. Rodriguez 2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

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

Deputy

COUNTY CLERK SANTA FE COUNTY, NEW MEXICO

UTILITIES

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Susie Rogers Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

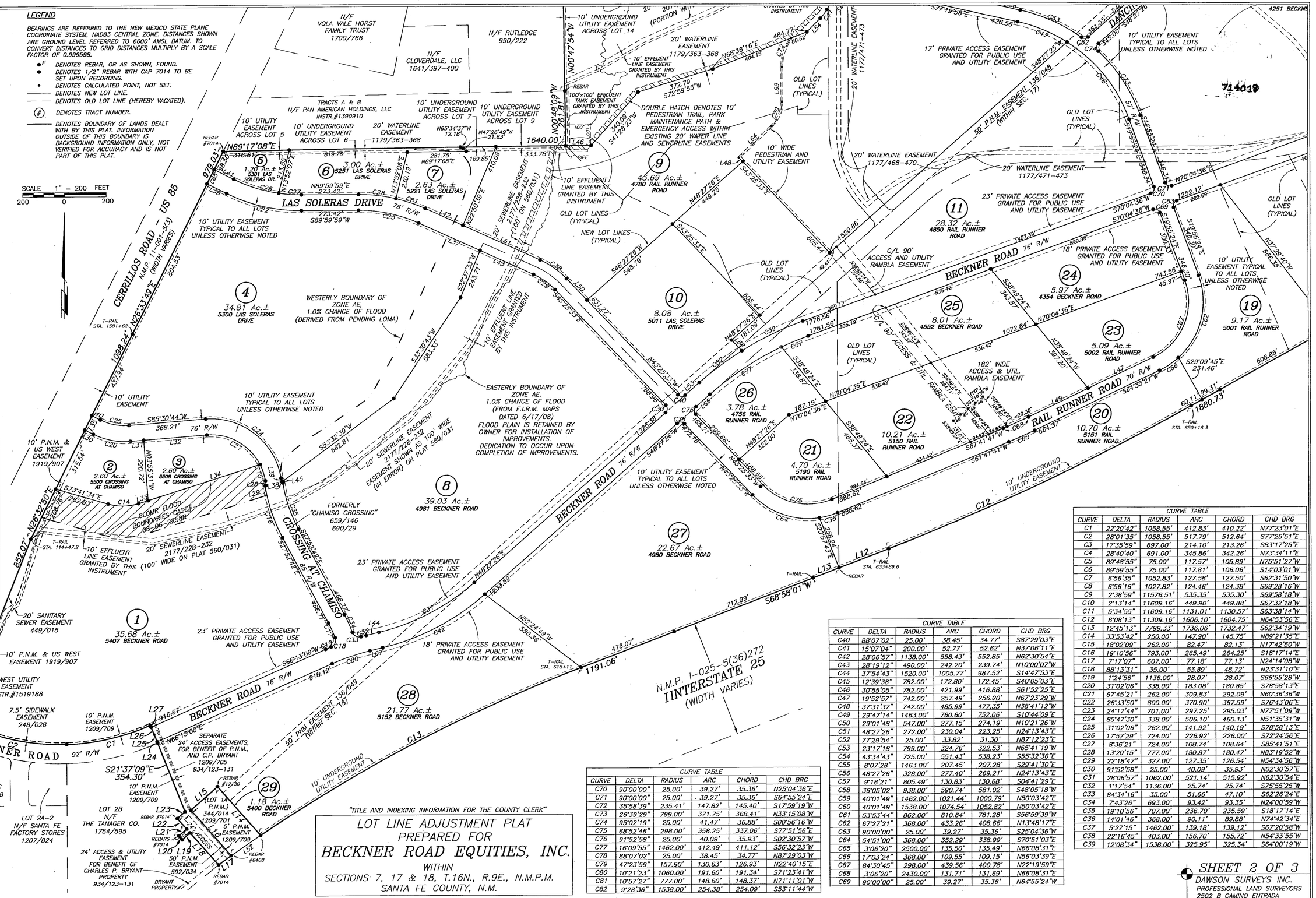
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- —— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- —— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.08'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-2

Tract A2 - Lot Line Adjustment to Tract 16

GOVERNOR MILES ROAD

714020

SCALE 1" = 200 FEET
200 0 200

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008-15 FILE# 8348 DATE: 8/26/09

S-3

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE

REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

C–2	– GENERAL COMMERCIAL
SC–2	– COMMUNITY COMMERCIAL
C–1	– OFFICE
BIP	– BUSINESS INDUSTRIAL PARK
HZ	– HOSPITAL ZONE–LAS SOLERAS
MU	– MIXED USE
RM–1	– RESIDENTIAL HIGH DENSITY
RM–LD	– RESIDENTIAL MEDIUM DENSITY
R–6	– RESIDENTIAL LOW DENSITY

GOVERNOR MILES ROAD

714021

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

PARCELS A & B N/F TRUJILLO 319/972

N/F PAUL & NANCY LEWIS 1009/780

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RYON W. RICH 1026/116

NAVA ADE SUBD PH.2A 459/029–032

DANCING GROUND ROAD

LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1314415

N/F KOBIER 2288/179

LOTS 1 & 2 N/F CANAVEBACK CO. 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F RUTLEDGE 980/222

PAN AM ROAD

N/F HZ

N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

106' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21–22

RICHARDS' AVE. 113'R/W

TIE POINT NMC83 1681790.32N 1714518.95E

REBAR #889

T–RAIL STA. 668+96.92

T–RAIL STA. 650+16.3

SCALE 1" = 200 FEET (200 0 200)

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

N.M.P. I–025–5(36)272 I–25 INTERSTATE (WIDTH VARIES)

RAIL RUNNER ROAD 57' R/W

BECKNER ROAD 76' R/W

DANCING GROUND ROAD 56' R/W

RAIL RUNNER ROAD 70' R/W

BECKNER ROAD 76' R/W

RM–LD (12)	50.09 Ac.±	4600 RAIL RUNNER ROAD	
R–6 (13)	6.80 Ac.±	4601 RAIL RUNNER ROAD	
R–6 (14)	22.16 Ac.±	4781 RAIL RUNNER ROAD	
RM–LD (15)	52.57 Ac.±	4251 BECKNER ROAD	
R–1 (16)	3.02 Ac.±	4161 WALKING RAIN	
SC–2 (17)	20.21 Ac.±	3750 BECKNER ROAD	
C–2 (18)	48.99 Ac.±	4000 BECKNER ROAD	
MU (19)	9.17 Ac.±	5001 RAIL RUNNER ROAD	
BIP (20)	10.70 Ac.±	5151 RAIL RUNNER ROAD	
C–2 (22)	10.21 Ac.±	5150 RAIL RUNNER ROAD	
RM–1 (9)	43.69 Ac.±	4780 RAIL RUNNER ROAD	
C–1 (10)	8.08 Ac.±	5011 LAS SOLERAS DRIVE	
MU (11)	28.32 Ac.±	4850 RAIL RUNNER ROAD	
C–2 (25)	8.01 Ac.±	4552 BECKNER ROAD	
C–1 (24)	5.97 Ac.±	4354 BECKNER ROAD	
C–1 (23)	5.09 Ac.±	5002 RAIL RUNNER ROAD	
C–1 (26)	3.78 Ac.±	4756 RAIL RUNNER ROAD	
C–1 (21)			

SHEET 1 OF 2

DAWSON SURVEYS INC. PROFESSIONAL LAND SURVEYORS 2502 B CAMINO ENTRADA SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S-9

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397-400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
N00°47'54"W
N00°48'09"W 261.81'
REBAR
1" PIPE
1640.00'
333.78'
N89°17'08"E
979.03'
REBAR #7014
N65°34'37"W 12.18'
N47°26'49"W 21.63'
169.85'
410.08'
N22°50'19"E
281.75' N89°17'08"E
819.76'
316.61'
288.50'
265.41'
214.55'
N13°32'07"E
230.19'
N11°32'06"E
273.42' N89°59'59"E
273.42' S89°59'59"W
LAS SOLERAS DRIVE 76' R/W
CERRILLOS ROAD - US 85
N.M.P. 1-001-5(3)
(WIDTH VARIES)
804.53'
1098.24'
N26°33'49"E
437.94'
T-RAIL STA. 1581+62
C-2 (4) 34.81 Ac.± 5300 LAS SOLERAS DRIVE
C-2 (5) 1.20 Ac.± 5301 LAS SOLERAS DR.
C-2 (6) 3.00 Ac.± 5251 LAS SOLERAS DRIVE
C-2 (7) 2.63 Ac.± 5221 LAS SOLERAS DRIVE
RM-1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
50' P.N.M. EASEMENT
MU (11) 28.32 Ac.± 4850 RAIL RUNNER ROAD
C-1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE
S43°25'33"E 548.79'
S48°27'26"W 548.79'
N48°27'26"E 449.25'
S43°25'33"E 605.44'
1520.86'
50' P.N.M. EASEMENT
N38°49'24"W 343.87'
BECKNER ROAD 76' R/W
1407.39'
829.95'
S70°04'36"W
N70°04'36"E
1252.12'
222.69'
S19°55'24"E 346.34'
S19°55'24"E 300.37'
N37°29'40"W 886.35'
C-1 (24) 5.97 Ac.± 4354 BECKNER ROAD
MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD
C-2 (25) 8.01 Ac.± 4552 BECKNER ROAD
C-1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD
743.56'
45.97'
536.42'
1072.84'
397.20'
N38°49'24"W
S38°49'24"E 343.87'
90' RAMBLA EASEMENT
S38°49'24"E 284.77'
S29°09'45"E 231.46'
608.86'
1880.73'
60.11'
69.31'
T-RAIL STA. 650+16.3
RAIL RUNNER ROAD 70' R/W
S64°35'21"W
1776.56'
1761.56'
169.17'
395.19'
C-1 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD
C-2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD
C-1 (21) 4.70 Ac.± 5190 RAIL RUNNER ROAD
BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD
S38°49'24"E 336.67'
N70°04'36"E 536.42'
187.19'
N48°27'26"E 322.00'
S38°49'24"E 465.37'
284.64'
888.62'
434.42'
S67°41'41"W
664.37'
N43°25'33"W 168.55'
C-2 (2) 2.60 Ac.± 5500 CROSSING AT CHAMISO
C-2 (3) 2.60 Ac.± 5508 CROSSING AT CHAMISO
S85°30'44"W 368.21'
76' R/W
315.54'
S73°41'34"E 262.83'
N03°55'31"W 290.72'
268.76'
852.07'
N26°32'50"E
T-RAIL STA. 114+47.2
HZ (8) 39.03 Ac.± 4981 BECKNER ROAD
FORMERLY "CHAMISO CROSSING" 659/146 690/29
CROSSING AT CHAMISO 86' R/W
S27°57'42"E 466.77'
S33°30'43"W 583.33'
S53°32'30"W 662.81'
S22°33'33"W 243.71'
768.96'
1226.38'
N48°27'26"E 472.76'
N43°25'33"W 299.86'
C-1 (27) 22.67 Ac.± 4980 BECKNER ROAD
1233.52'
N52°24'49"W 580.36'
712.99'
S68°58'01"W
478.07'
1191.06'
T-RAIL STA. 618+11
T-RAIL STA. 633+89.6
C-2 (1) 35.68 Ac.± 5407 BECKNER ROAD
C-2 (28) 21.77 Ac.± 5152 BECKNER ROAD
N.M.P. I-025-5(36)272 INTERSTATE 25 (WIDTH VARIES)
N21°30'59"E
S66°13'00"W 918.12'
N66°13'00"E
S21°37'09"E 354.30'
916.67'
T-RAIL (BENT) STA. 106+00
BECKNER ROAD 92' R/W
C-2 (29) 1.18 Ac.± 5400 BECKNER ROAD
REBAR #12130
(LOT 1A P.N.M.) 344/014 1209/701
REBAR #7014
REBAR #6408
LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

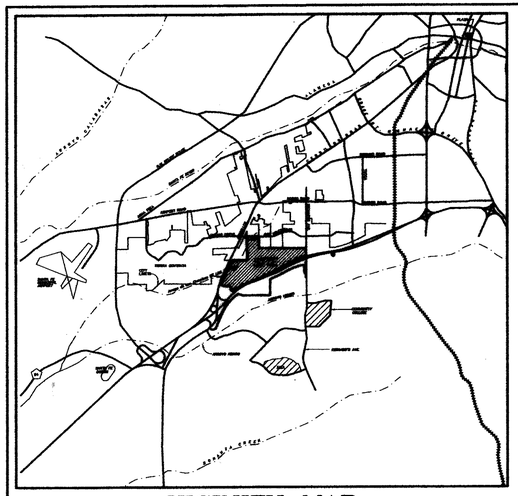
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°12'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

SHEET 2 OF 2
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-10



VICINITY MAP
1"=8000'

TRUE
MAG.
12°
N
NORTH
SCALE: 1"=400'
400' 200' 0' 400' 800'

2010 Tract 16 - Monte del Sol Charter School

714023

STATE POLICE
AUTO PARK
HIGHWAY DEPARTMENT
APPROVED COMMERCIAL
NOT A PART
JAGUAR DRIVE
GOVERNOR MILES ROAD
CERRILLOS
OCATE ROAD
WAL-MART
CERRILLOS ROAD
LAS SOLERAS DRIVE
RAIL RUNNER ROAD
BECKNER ROAD
DRAGON ROAD
DAMONS GROUND RD.
NAVA AVE
RICHARDS AVE
DINOSAUR TRAIL
SLEEP INN HOTEL
VACANT
SANTA FE STORES
AMERICAN FURNITURE CURRENTLY VACANT

(1) C-2 REGIONAL COMMERCIAL 35.68 AC± (INCLUDES O.S.) 5407 BECKNER RD.
(2) C-2 REGIONAL COMMERCIAL 2.00 AC± (INCL. OS) 5500 CROSSING AT CHAMISO
(3) C-3 REGIONAL COMMERCIAL 2.00 AC± 5508 CROSSING AT CHAMISO
(4) C-2 REGIONAL COMMERCIAL 34.81 AC± (INCLUDES O.S.) 5300 LAS SOLERAS DR
(5) C-2 REGIONAL COMMERCIAL 1.20 AC± (INCLUDES O.S.) 5301 LAS SOLERAS DR
(6) C-2 REGIONAL COMMERCIAL 3.00 AC± 5281 LAS SOLERAS DR
(7) C-2 COMMERCIAL 2.83 AC± (INCLUDES O.S.) 5221 LAS SOLERAS DR
(8) HZ HOSPITAL & MEDICAL USES INSTITUTIONAL 39.03 AC± (INCLUDES O.S.) 4981 BECKNER RD.
(9) RM-1 RESIDENTIAL HIGH DENSITY 43.69 AC± (INC. OS) 4780 RAIL RUNNER RD.
(10) C-1 OFFICE 8.08 AC± (INC. OS) 5051 LAS SOLERAS DR.
(11) MU MIXED USE 28.32 AC± (INC. OS) 4850 RAIL RUNNER RD.
(12) RM-LD RESIDENTIAL MEDIUM DENSITY 50.09 AC± (INC. OS & PARK) 4600 RAIL RUNNER RD.
(13) R-6 RESIDENTIAL LOW DENSITY 6.80 AC± 4501 RAIL RUNNER RD.
(14) R-6 RESIDENTIAL LOW DENSITY/ INSTITUTIONAL 22.16 AC± (INCLUDES OS) 4781 RAIL RUNNER RD.
(15) RM-LD RESIDENTIAL MEDIUM DENSITY 52.57 AC± (INCLUDES O.S) 4251 BECKNER RD.
(16) R-1 MONTE DEL SOL CHARTER SCHOOL 3.02 Ac.± 4161 WALKING RAIN
(17) SC-2 COMMUNITY COMMERCIAL 20.21 AC± (INCLUDES O.S.) 3750 BECKNER RD.
(18) C-2 COMMUNITY COMMERCIAL (BUSINESS PARK) 48.99 AC± (INCLUDES O.S.) 4000 BECKNER RD.
(19) MU MIXED USE 9.17 AC± (INC. OS) 5001 RAIL RUNNER RD.
(20) B.I.P. 10.70 AC±
(21) C-1 OFFICE 4.70 AC± 5190 RAIL RUNNER RD.
(22) C-2 COMMUNITY COMMERCIAL 10.21 AC± (INC. OS) 5150 RAIL RUNNER RD.
(23) C-1 OFFICE 5.09 AC± 5002 RAIL RUNNER RD.
(24) C-1 OFFICE 5.97 AC± (INC. OS) 4354 BECKNER RD.
(25) C-2 COMMUNITY COMMERCIAL 8.01 AC± (INC. OS) 4582 BECKNER RD.
(26) C-1 OFFICE 3.78 AC± (INC. OS) 4756 BECKNER RD.
(27) C-1 OFFICE 22.67 AC± (INCLUDES O.S.) 4980 BECKNER RD.
(28) C-2 COMMUNITY COMMERCIAL 21.77 AC± (INCLUDES O.S.) 5152 BECKNER RD.
(29) PNM ELECTRIC SUBSTATION C-2 1.16 Ac.± 5480 BECKNER RD.

OPEN SPACE .68 AC±
FLOOD PLAIN PER 2008 FEMA MAPS
OPEN SPACE 3.59 AC±
17' PUBLIC UTILITY & ROAD EASEMENT
57' R.O.W.
20' SAN SEWER LINE EASEMENT PLAT 362/006 DOC 2076/782
OPEN SPACE .13 AC±
50' ELECTRIC TRANSMISSION LINE
10' PEDESTRIAN TRAIL & PARK MAINTENANCE PATH & EMERGENCY ACCESS
10' PED EASE.
10' EFFLUENT LINE EASEMENT
20' SEWERLINE EASEMENT
50' MU MIXED USE
76' R.O.W.
1% CHANCE FLOOD PLAIN DERIVED FROM PENDING LOMA
CLOMR FEMA CASE# 08-06-2258R
86' R.O.W.
OPEN SPACE 1.71 AC
OPEN SPACE 0.73 AC
OS 3.99 AC
OS 0.06 AC
OS 0.71 AC
OS 0.18 AC
OS 0.61 AC
OS 0.91 AC
OS 1.91 AC
OS 1.22 AC
OS 0.80 AC
OS 0.20 AC
OS 0.45 AC
OS 0.39 AC
OS 0.71 AC
OS 1.12 AC
OS 0.35 AC
OS 0.10 AC
OS 0.60 AC
OS 0.95 AC
OS 0.57 AC±
OPEN SPACE 5.72 AC±
OPEN SPACE 0.88 AC
OPEN SPACE 0.34 AC
OPEN SPACE 1.07 AC
OPEN SPACE 0.34 AC
ROAD ALIGNMENT TO BE DETERMINED AT DEVELOPMENT PLAN PER CONDITION #30 ON SHEET P-6
POTENTIAL ROAD ALIGNMENT
56' R.O.W.
50'
75'
100'
158'
SETBACK
90' ACCESS/ RAMBLA EASE.
RAMBLA & PLAZA EASE 1.25 AC±
ACCESS/ RAMBLA EASE. 0.71 AC±
70' R.O.W.
182'
OPEN SPACE 0.73 AC
30' PNM ELECTRIC LINE EASEMENT
INTERSTATE 25 SOUTHBOUND
INTERSTATE 25 NORTHBOUND
NM RAIL RUNNER EXPRESS STATION APPROVED BY MPO MEETING OF DECEMBER 11, 2008
POTENTIAL FUTURE ACCESS & POSSIBLE PEDESTRIAN AND/OR VEHICULAR UNDERPASS OR OVERPASS TO BE DETERMINED BY NMDOT PER CONDITION #31 ON SHEET P-6 ONE LOCATION TO BE SELECTED

CITY REVIEW
CITY ENGINEER — DATE 02/22/10
CITY PLANNER — DATE 02.10.10

STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

Beckner Road Equities, Inc.
by Gordon L. Skarsgard
(OWNER) Gordon L. SKARSGARD — JAN 18, 2010 DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2010

Cynthia M Reyes — 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO

NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL

LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1592456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSMENT# SD 2008-15
REZONING# ZA 2008-11

LAND AREA

REGIONAL COMMERCIAL **C-2**	–	82.52 AC±
COMMUNITY COMMERCIAL **C-2**	–	39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) **C-2**	–	48.99 AC±
COMMUNITY COMMERCIAL **SC-2**	–	20.21 AC±
OFFICE **C-1**	–	50.29 AC±
BUSINESS INDUSTRIAL PARK **BIP**	–	10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES **I**	–	39.03 AC±
MIXED USE **MU**	–	37.49 AC±
RESIDENTIAL HIGH DENSITY **RM-1**	–	43.69 AC±
RESIDENTIAL MEDIUM DENSITY **RM-LD**	–	102.66 AC±
RESIDENTIAL LOW DENSITY **R-6**	–	28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

JAMES W. SIEBERT AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HF	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET: P-5	
WORKED ON: 1/15/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXMSPLN-12		

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CONDITIONS OF APPROVAL

FOR GENERAL PLAN AMENDMENT, ANNEXATION, LOT LINE ADJUSTMENT & REZONING
SET FORTH AT THE CITY COUNCIL MEETING OF FEBRUARY 11, 2009.

714024

Completed Conditions of Approval

	Condition	Description
Trails Development		
9	Include the amended Master Trails Plans (Sheets P-12) as part of the City's Annexation Agreement	Trails Plans is attached as exhibit to the Annexation Agreement
Historic Preservation		
15	An archaeological reconnaissance report must be completed by a City approved archaeologist and then approved by the City of Santa Fe Archaeological Review Committee (ARC) in order for the applicant to receive an archaeological clearance document.	2/5/09 ARC approved archaeological report and agrees to clearance for all of Las Soleras
Long Range Planning		
16	The 40-acre Presbyterian Hospital tract near the west end of the master plan should be approved as "Institutional" amending the City's current Future Land Use Map, rather than the applicant's request that it be designated "Community Commercial". A note shall be added to the Future Land Use Map Amendment confirming expressly that the Las Soleras HZ zoning district conforms to the Institutional land use designation.	See Revised Annexation Master Plan with note as requested
17	The land use designations and zoning districts for the southeasterly portion of Las Soleras, south of Beckner Avenue, shall be modified as follows: •Easterly 20 ac. (including open space) - Community Commercial/SC-2 •Adjoining 48.99 ac. to west (including open space) – Business Park/C-2 development standards but allowing only BIP land uses •37.49 acres to west & northwest (including open space) – Mixed Use/MU.	Lot areas modified to reflect Revised Annexation Master Plan and General Plan Amendment Plan.
18	The Las Soleras General Plan will show a public school site shown as "institutional" on the Future Land Use Map of a size equal to the set aside agreed on between the applicant and the Santa Fe Public School District.	See revised Annexation Master Plan
Current Planning		
21	Include all required elements on the Annexation and Dedication Plats as per the Annexation Submittal packet (existing easements, floodplain, tract boundaries with references to legal lots of record and property owner signatures, existing and proposed city limits, roadway dedication details, etc.)	Completed with recording of Annexation Plat
22	It appears that a portion of the 1% chance event floodplain of the Arroyo de Los Chamiso is not dedicated as Open Space or otherwise restricted from development. •Upon administrative approval by the City Staff of all improvements constructed in the floodplain, this land should be dedicated as public open space, drainage easement, and public right of way as per 14-8.2 (J): Terrain and Stormwater Management or otherwise restricted from development as per 14-5.9 Ecological Resource Protection Overlay District •Identify FEMA floodplain determinations and CLOMR that modify the area that is required to be protected •Identify options to protect and integrate into site plan open space the Arroyo de Los Chamisos tributaries that fall outside the FEMA floodplain.	Completed with recording of Annexation Plat
23	Minimum dedication of 98 feet of ROW for Beckner Road as per 14-9.2, except for the "innovative street designs" approved by the Planning Commission at their meeting of 12/18/08, as per Chapter 14-9.2 (E) (2) (a).	Planning Comm. approved innovative street design. With modified road widths shown on Annexation Plat
24	Sidewalks are required within the public ROW along both sides of all arterial roadways as per 14-9.2. The only exception to sidewalks being located within dedicated public roadway ROW is where "innovation" provides: •Open Space dedicated adjacent to the roadway allows greater separation between the roadway and path by maintained landscape area, •Curb cuts allowing motorized traffic to cross trails that runs parallel with Beckner Road shall be limited, •And, a public access easement is provided for the trail through the private open space.	Alternative sidewalk design approved by the Planning Commission, shown on Sheet P-18 of plan set
26	Clarify what is intended where trails are shown adjacent to roadways, but no open space is dedicated: •It is recommended that these sections of roadway be designed to 14-9.2 standards where additional open space is not being dedicated. •It is also recommended that the Trail Plan be modified to indicate only trail alignments that are independent of where sidewalks are already required along roadways as per 14-9.2 and open space is designated (i.e. power line alignment, Arroyo de Los Chamisos, I-25 setback, Nava Ade connections).	Trail locations modified to avoid future roads, with few exceptions, see Trails Plan
27✱	Connect the north end of "La Rambla" as a central component of the proposed TOD strategy across Beckner Road to the residential tracts and the park between Lots 9 and 11. Exact locations to be determined at time of Development Plan approval.	Lot no.'s revised, See revised Annexation Master Plan
29	To improve arterial road intersection function, increase the spacing between the Las Soleras Drive and Rail Runner Road intersections with Beckner Road by shifting the alignment of Las Soleras Drive west, between the hospital and office tracts	See Revised Annexation Master Plan. Distance spacing reviewed and approved by City Traffic Engineer.

	Condition	Timing
30	Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include: •Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the park adjacent to the north. See Condition 36 below.) •Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel •Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above	See Revised Annexation Master Plan Final alignment to be approved at DP. Final alignment to be approved at DP. Final alignment to be approved at DP.
31	"Figure 5: Preliminary Circulation Map" of the Santa Fe County's Community College District Plan shows an over/underpass connecting Dinosaur Trail across I-25 to Beckner Road in the vicinity of Railrunner Road. Resolve with Santa Fe County whether this roadway connection will be integrated into the Las Soleras roadway network or the applicant shall coordinate with Santa Fe County to revise its plan to remove this connection.	Possible alignment for pedestrian underpass shown on revised Annexation Master Plan. Discussed in I-25 Corridor recommendations to MPO.
37	Prior to hearing by the City Council, submit detailed phasing for each tract of land and utility in addition to how that phasing relates to the submitted roadway construction phasing plan.	Completed per 2/11/09 Council approval
38	Add note on P-7 "Where the development standards on this sheet conflict with provisions of Chapter 14 SFCC 1987 in effect at the time of approval of any development plan, the Code provision shall apply. Variances to these development standards shall be processed in the same manner as provided for similar variances to provisions of Chapter 14."	Sheet P-7 from plan set removed.
39	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exists a comprehensive and equitable mechanism for implementing the dedication of easements and right-of-way necessary for infrastructure serving any and all phases and sub-phases of the Las Soleras Annexation Master Plan which will be affected by the approved development plan or plat, and for financing and coordinating the construction of that infrastructure. This note shall be placed on the Master Plan and included in the annexation agreement.	Completed with recordation of Master Plan and Annexation Agreement
40 ✱	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exist adequate provisions for coordinating dedication, financing and constructing infrastructure necessary for the orderly development of lands adjoining the Las Soleras Master Plan boundaries, including but not limited to "stubbing out" trails, roads and utility easements, and/or provisions for pro-rata contributions to off-site improvements that may be impacted by the approved development plan or plat. This note shall be placed on the Master Plan and included in the annexation agreement.	Completed with recordation of Master Plan and Annexation Agreement
43	The applicant shall submit a revised future land use map for administrative review and approval to ensure compliance with all approved changes, including approved road networks and any future school site.	Completed with recordation of Annexation Master Plan. Annexation Master Plan constitutes revised FLU Map.
44	The City Traffic Engineer shall complete his review of the traffic impact analysis and include any additional recommended conditions in the City Council staff report.	See Conditions Completed by 46A - 46E, This Sheet
48	A written commitment from the new state administration to the same extent as that issued by the present administration to locate a state office complex or a similar commitment for a commercial development with similar impacts shall be submitted prior to construction of the rail stop.	Completed, see letter from Governor Richardson dated 11/14/08
Parks & Open Space		
33	A continuous trails network appears to connect the open space and parks parcels with the exception of parcel #20 from the proposed Railrunner Stop and Transit Station through parcel #19, connecting Beckner Road and continuing through parcel #12, connecting with the 21.40 acre Park/Open space parcel. We recommend further connectivity within and through these parcels. (Note: this connects "La Rambla" up to the regional park.)	Lot #'s revised from date of this condition. See Revised Annexation Master Plan and Trails Plan creating connectivity.
36 ✱	The 21.40 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Revised MP shows 10' trial/maintenance path along south side of park
City Attorney		
41	Approval of the Annexation Agreement is subject to the review and approval of the City Attorney.	Completed with recordation of Annexation Plan and Annexation Agreement

Conditions of Approval to be Submitted at Development Plan(or permit) for Applicable Parcel(s), Consistent with Approved Timing

	Condition	Timing
Solid Waste		
1	Applicant must comply with Chapter XXI of SFCC 1987	Development Plan, (DP) including any road construction plan)
2	Recommend the following solid waste measures: •Commercial properties: use 30 yard self-contained compactors or create a specific solid waste plan •Residential properties: create a specific solid waste plan	Development Plan, (DP) including any road construction plan)
3	Identify provisions for recycling	DP
Fire Department		
4	Proposed infrastructure shall be sufficient to accommodate the fire flow requirements set forth in IFC § B105.	DP or plat
5	Fire Hydrants shall be located to a location acceptable to the Fire Code Official.Contact Fire Department for clarification and approval of fire hydrant locations.	DP or plat
6	Development Plan General notes shall indicate the following provisions: •Fire Department Access shall be maintained throughout all development construction phases § 1410.1. •An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. IFC §1412.1.	DP or plat
Trails Development		
7	Provide a standard city trail signage plan.	DP or plat including any road or trail construction plan.
8	Comply with ADA standards.	DP, plat or trail construction
10	Primary and Secondary Trail Sections shall comply with the AASHTO Design Standards (American Association of State Highway and Transportation Officials-for the Development of Bicycle Facilities).	DP or plat including any road or trail construction plan.
Wastewater		
12	Public sanitary sewer crossings of the Arroyo de Los Chamisos (AC) shall be kept to an absolute minimum. The existing AC sanitary trunk sewer line is located on the east and south of AC. Properties to the north and west of the AC shall minimize the number of public sewer line crossings of the AC.	DP, plat or time of utility permit
13	There shall be no sewer lift stations in the "Las Soleras" area.	DP or plat
14	Final sewer design approval of all development plans in "Las Soleras" shall require Wastewater Division approval.	DP or plat
42	The applicant shall work with the Wastewater Management Division to design, locate and grant a minimum 10-foot wide public easement adjacent to the existing Arroyo de Los Chamisos Sewer Trunk line easement to accommodate installation of an effluent line. The applicant shall reimburse the City for its fair and reasonable pro-rata share for its portion of the effluent line.	DP
Long Range Planning		
19 ✱	All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way. •The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.	DP adjacent to Highway Corridor Comprehensive trail plan with 1st DP for tract adjacent to'Hwy. Corridor; easc. dedication and trail construction as each tract is developed
20	The application for any development plans adjacent to the planned train stop shall include a parking study addressing proposed amount, location and rationale for public parking.	DP adjacent to Train Stop

	Condition	Timing
Current Planning		
11	All development must comply with the Terrain/Stormwater Management and Flood Regulation requirements of Articles 14-8.2 and 14-8.3 of the Land Development Code.	DP or plat , including any road construction plan
25✱	At the time of development for individual tracts, all trails through privately held open space shall be dedicated as public access easements to ensure permanent public access to the Las Soleras non-motorized transportation network	DP or plat, including any trail construction plan
27	As part of an expanded non-motorized transportation plan and for all applicable development plans and road construction plans, identify proposed accommodations for the priority non-motorized crossings of arterial roadways in Las Soleras. The priority connections needed include: •Identify needed upgrades to the Cerrillos Road culvert underpass and/or buried trail underpass required to accommodate non-motorized traffic •If not precluded by construction that is in progress, reinstate the pedestrian underpass of Beckner Road between the hospital tract and the office tract to the south utilizing the natural topography as indicated in the original submittal •Design the bridges of Crossing at Chamiso and Las Soleras Drive across the Arroyo de Los Chamisos to accommodate the trails underneath •Design the Railrunner Road crossing of the natural drainage to the north of Dancing Ground Road to connect park and open space with a pedestrian underpass as indicated in the original submittal •Identify other opportunities to develop grade separated or otherwise prioritized non-motorized crossings of Beckner Road between Railrunner Road and Richards Avenue	DP or plat Location of utilities and road grades prevent a ped. underpass DP DP DP
28	In support of the stated Transit Oriented Development (TOD) goals of Las Soleras, as part of development plans and road construction plans, as applicable, identify the locations of priority bus stops in coordination with Santa Fe Trails for the route shown on Sheet P-13: Traffic Circulation Plan to facilitate: •ROW dedications for bus loading bays or lanes •Connections to non-motorized circulation facilities •Building and tract development orientations to the transit stops	DP, including any road construction plan
32	In development of access to a potential Rail Runner platform in the median of Interstate 25, design the Las Soleras access to facilitate future integration of a non-motorized access to the station from the south side of Interstate 25 and connections to the County's Community College District non-motorized trail network.	Coordinate with SF County
47	Prior to the approval of a development plan for a hospital on Parcel 8, the applicant shall describe the measures that will be employed to mitigate disturbances from overflight over adjacent populated residential areas.	DP for Hospital, includes Heliport
49	All road improvements on Beckner Road from Cerrillos Road to Richards Avenue necessary for vehicular access to the train station shall be completed before construction of the rail stop.	Construction of train station
50	The applicant shall obtain City staff approval of an access plan to the rail stop for county residents on the south side of the interstate.	Developer to submit letter to MPO prior to construction of Rail Stop
Parks & Open Space		
34	The trails system appears to provide opportunities for quality trail amenities such as gardening plots, small pocket parks and rest/vista stops throughout the proposed amendment. We recommend refined design development assurances that these amenities, where feasible, will be constructed.	DP or park development plans
35	After extensive conversation and document review with the Landscape Architect and representatives from Las Soleras, the 21.40 acre Park Open Space parcel appears to be of adequate size for a large regional/community park. Specific required park features were discussed and the Landscape Architect agreed that in fact these amenities could be incorporated within the park parcel. We recommend assurances that these amenities will be designed and constructed.	DP or park development plans
36✱	The 21.40 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Final alignment to be approved at time of DP approval
Public Works		
46	A street designed to City standards, or a rural profile road with a safe drivable surface shall be constructed to provide vehicular access between Monte del Sol School and Beckner Road in conjunction with construction of the adjacent section of Beckner Road.	DP for Lot 15
46A	The developer shall be responsible for funding and construction of all onsite roadway improvements as determined by the approved TIA or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public Works Department. Beckner Road shall be constructed as a four lane major arterial consistent with Chapter 14 of City Code unless otherwise approved by the City of Santa Fe Public Works Department.	Consistent with approved or amended TIA

	Condition	Timing
46B	Any proposed improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. Any proposed improvements on Federal Highway Systems shall receive ultimate approval from the Federal Highway Administration with review from the NMDOT.	Consistent with NMDOT or FHWA
46C	As development occurs, the developer shall provide fair share contributions for all needed improvements, identified in the approved Traffic Impact Analysis or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public Works Department, on Cerrillos Road, Governor Miles Road, and Richards Avenue. Fair share contributions relating to intersection improvements shall be based on percent of side street traffic during the horizon year with the three exceptions:	DP or Plat
i.	Fair share contributions for the Rodeo Road/Cerrillos Road intersection shall be based on the traffic volume of the specific movement needing mitigation during the horizon year.	
ii.	As determined by the approval of the Entrada Contenta Development, the Las Soleras Masterplan development shall be responsible for funding all needed improvements at the Cerrillos Road/Las Soleras Drive intersection while the Entrada Contenta Development will be responsible for funding all needed improvements at the Cerrillos Road/Crossing at Chamiso intersection.	
iii.	Fair share contributions for Cerrillos Road and Richards Avenue roadway widening improvements shall be based on percent of thru traffic during the horizon year. Improvements to Richards Avenue shall include reconstructing it as a four-lane arterial per chapter 14 of City Code.	
iv.	Horizon year traffic volumes are those identified in the most current Santa Fe Metropolitan Transportation Organization (SFMPO) travel demand forecast model based on the current SFMPO Future Transportation Network.	DP or Plat
v.	If for a certain phase of development a certain improvement is needed, the developer shall be responsible for constructing said improvement with the amount of contributions available at that time. Las Soleras to be reimbursed by developers sharing in improvement cost if Las Soleras is the first to construct shared improvements. Las Soleras may also receive financial offsets against traffic impact fees for road improvements identified on the City Capital Improvements Program.	
46D	Access spacing along Beckner Road shall follow the New Mexico Department of Transportation (NMDOT) State Access Management Manual (SAMM) requirements for an Urban Minor Arterial unless otherwise approved by the City of Santa Fe Public Works Department.	DP or Plat
46E	Access spacing along Chamiso Crossing, Las Soleras Drive and Rail Runner Road, north of Beckner Road shall follow the NMDOT SAMM requirements for an Urban Collector unless otherwise approved by the City of Santa Fe Public Works.	DP or Plat

Conditions of Approval to be Submitted Prior to or With First Development Plan(s)

	Condition	Timing
Long Range Planning		
19 ✱	The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the "Highway Corridor"). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 & Beckner Road, making use of the bundled open spaces to create a continuous trail system. •All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way. •The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.	Highway Corridor Plan, Visual Impact Analysis - and detailed Trails Plan for Hwy Corridor to be submitted to Planning Comm. Concurrent with each DP along Highway Corridor Concurrent with each DP along Highway Corridor
Parks & Open Space		
45	The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.	Additional 20 acre park location to be reviewed by Planning Commission prior to submission of development plan

✱ :CONDITIONS ARE PARTIALLY COMPLETED & DUPLICATIVE

DP :DEVELOPMENT PLAN

46A–46E CONDITIONS ADDED BY TRAFFIC ENGINEERING REVIEW OF TIA

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008–27
ANNEXATION# M 2008–28
LOT LINE ADJUSTMENT# SD 2008–15
REZONING# ZA 2008–11

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN CONDITIONS

SCALE: 1"=300'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HP	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET: P–6	
WORKED ON: 1/15/10	FILE NAME: 20026 1–10 ANXMSPLN 026–ANXCONDPLN–01		

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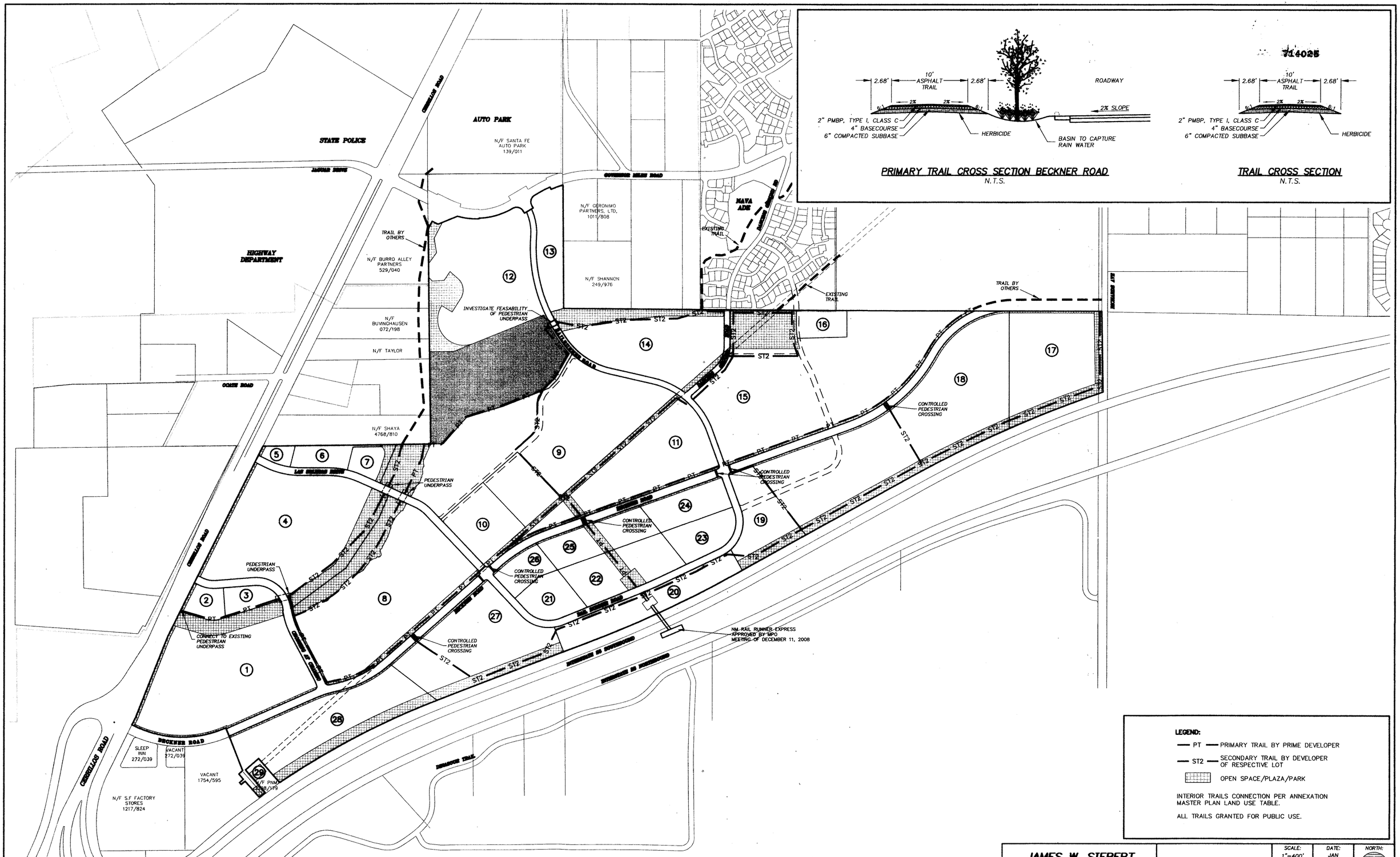

NOTE:
PRIMARY AND SECONDARY TRAIL SECTIONS SHALL COMPLY WITH THE AASHTO DESIGN STANDARDS (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS–FOR THE DEVELOPMENT OF BICYCLE FACILITIES)

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008–27
ANNEXATION# M 2008–28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008–15
REZONING# ZA 2008–11

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LAS SOLERAS

TRAILS PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HF	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET:	
WORKED ON: 1/15/10	FILE NAME: 20026 1-10 ANXMSPLN 026-TRAIL-01	P–12	

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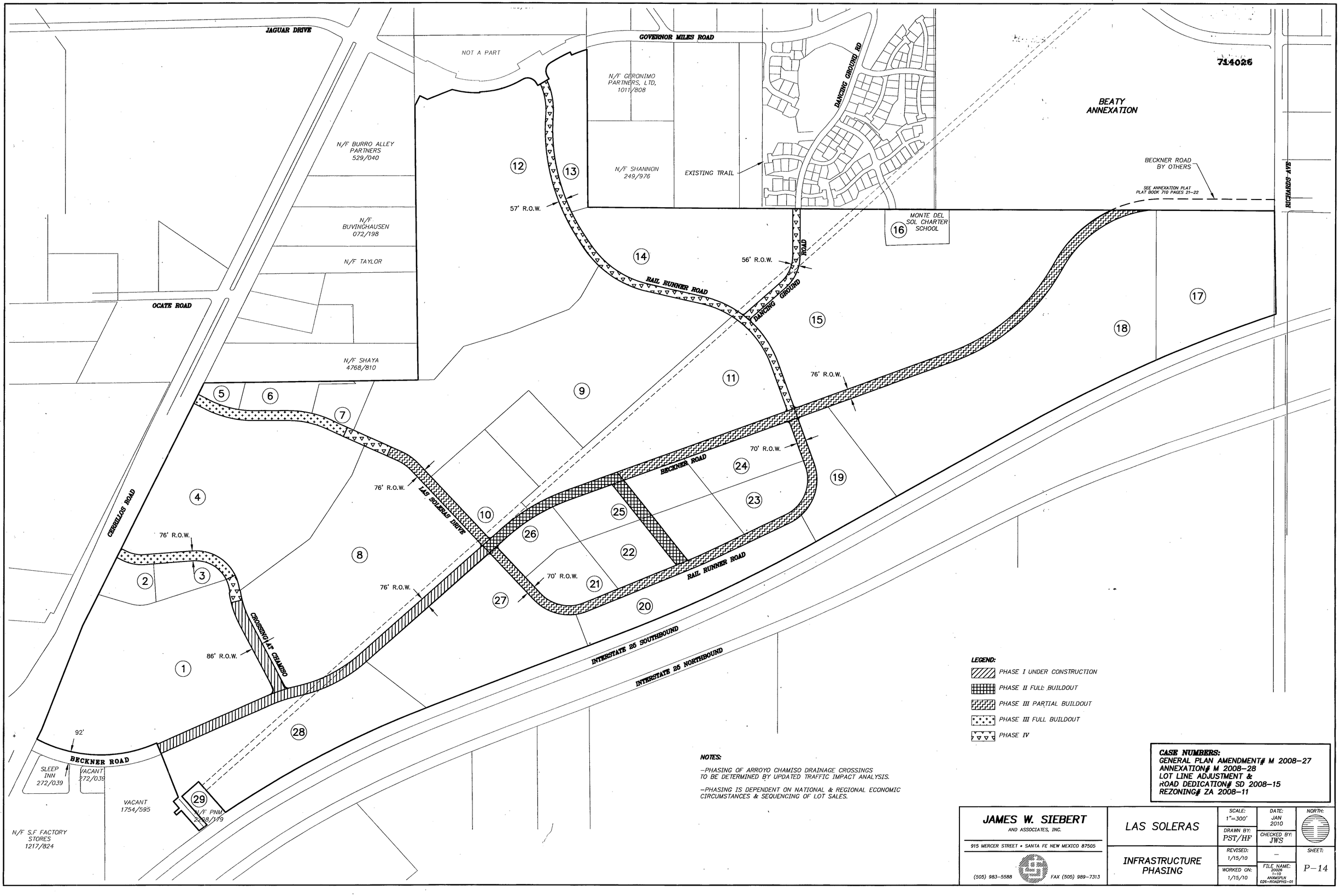

LEGEND:

- PHASE I UNDER CONSTRUCTION
- PHASE II FULL BUILDOUT
- PHASE III PARTIAL BUILDOUT
- PHASE III FULL BUILDOUT
- PHASE IV

NOTES:

-PHASING OF ARROYO CHAMISO DRAINAGE CROSSINGS TO BE DETERMINED BY UPDATED TRAFFIC IMPACT ANALYSIS.

-PHASING IS DEPENDENT ON NATIONAL & REGIONAL ECONOMIC CIRCUMSTANCES & SEQUENCING OF LOT SALES.

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC.	LAS SOLERAS	SCALE: 1"=300'	DATE: JAN 2010	NORTH:
915 MERCER STREET • SANTA FE NEW MEXICO 87505		DRAWN BY: PST/HF	CHECKED BY: JWS	
(505) 983-5588 FAX (505) 989-7313	INFRASTRUCTURE PHASING	REVISED: 1/15/10	—	SHEET: P-14
		WORKED ON: 1/15/10	FILE NAME: 20026 1-10 ANXMSPLN 026-ROADPHS-01	

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SFC CLERK RECORDED 03/04/2010

ANNEXATION AGREEMENT
LAS SOLERAS ANNEXATION

This Annexation Agreement ("Agreement") is made and entered into this 9 day of September, 2009 by and between the City of Santa Fe, New Mexico, a New Mexico Municipal Corporation (the "City") and the owners of the property commonly known as Las Soleras ("Landowner"), whose legal entities and signatures are included at the end of this Agreement (collectively, the City and Landowner are referred to herein as "Parties").

RECITALS

A. The Landowner owns that certain property situated in Santa Fe County, New Mexico consisting of approximately 545 acres bounded by Cerrillos Road on the west, Interstate 25 on the south, Richards Avenue to the east and Governor Miles Road and lands including the Building Services of Santa Fe property and the Nava Ade subdivision on the north ("Property"), as more fully described in the Annexation Plat ("Annexation Plat") attached hereto as Exhibit I and incorporated herein by reference. Landowner encompasses a group of property owners, each of whom herein assumes responsibility for their property and not for properties owned by other landowners.

B. On, or about, January 2006, Las Soleras submitted to the Extraterritorial Zoning Authority ("EZA") an application for master plan approval to create a Village District to include high to low density residential uses and community facility, civic and commercial uses/activities around a plaza area on 437 acres. The EZA approved Las Soleras' application for master plan approval (EZ Case No. Z-04-4591) and creation of a Village District on May 25, 2006 and the Order was approved on August 31, 2006 and recorded by the Santa Fe County Clerk on

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September 6, 2006.

C. On September 27, 2007 the EZA approved an application for master plan approval (EZ Case No. Z – 04-4594) for a commercial development on 156.87 acres within the Property consisting of up to 2,236,117 square feet of commercial uses including a hospital with helicopter pad, a hotel and conference center, office uses, retail uses, a rail stop with corresponding transit station and a variance of height restrictions of the Santa Fe Metro Area Highway Corridor Ordinance for the hospital ("Crossing Master Plan"). The Order approving the Crossing Master Plan was recorded in the records of Santa Fe County, New Mexico as Instrument # 1515869.

D. On April 29, 2008, the Santa Fe County Board of County Commissioners ("BCC") approved a Settlement Agreement and Mutual Release of Claims between the BCC, the Governing Body of the City of Santa Fe ("City Council"), the EZA and the Extraterritorial Zoning Commission ("EZC"), and the owners of Las Soleras ("Settlement Agreement").

E. On April 30, 2008, City Council approved the Settlement Agreement.

F. The Settlement Agreement provides that the Property shall be annexed via a landowner-initiated "Petition Method" application submitted to the City consisting of an (1) Annexation Petition, (2) General Plan Amendment and (3) Rezoning, all consistent with the map attached to the Settlement Agreement (See Exhibit A of Settlement Agreement). The map includes the 70-foot height variance and a helicopter pad, as granted by the EZA in its approval of the Crossing Master Plan for Parcel C1 as shown on the Annexation Plat now owned by Presbyterian Healthcare Services, a New Mexico nonprofit corporation (the "Presbyterian Healthcare Services Parcel"). The Settlement Agreement further provided that "It is expressly

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understood and agreed that this Agreement does not constitute an approval of any portion of the application or the map attached hereto as Attachment B."

G. On February 11, 2009, the City Council unanimously approved annexation of the Property to the City of Santa Fe along with General Plan Amendments, Rezoning and a Lot Line Adjustment and Road Dedication Plat subject to 50 conditions of approval, a copy of which is attached hereto as Exhibit II and incorporated herein (the "Conditions").

H. The Landowner desires to obtain annexation of, and the City agrees to annex, the Property to the City subject to the terms and conditions of this Agreement.

I. The Landowner desires to develop the Property and the City agrees to the development of the Property subject to and upon the terms and conditions of this Agreement.

AGREEMENTS

NOW, THEREFORE, in consideration of the premises and the following agreements and undertakings of the Parties, the Parties agree as follows:

1) **ANNEXATION.**

a) Annexation Plat. The Landowner represents that the Annexation Plat was prepared in accordance with and complies with the Santa Fe City Code (the "Code"), the Annexation Agreement and all other applicable laws, regulations, and ordinances.

b) Annexation of the Property to the City. As of the Effective Date (defined as the date of this Agreement's recordation with the Santa Fe County Clerk's office) the Annexation Plat will be executed on behalf of the City and filed with the City and recorded in the records of Santa Fe County, New Mexico; whereupon, the Property will be deemed annexed to the City and will lie within the municipal boundaries of the City.

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c) EZA Conditions Inapplicable. Various subdivision plats have been approved under the prior extraterritorial jurisdiction. Upon recordation of a final non-appealable Annexation Plat and recordation of this Annexation Agreement, the prior approvals granted by the EZA shall become null and void including but not limited to, all conditions of approval, notes and findings and the City of Santa Fe Code shall determine the development standards within the approved Annexation.

2) MASTER PLAN & ZONING

2.1 Master Plan. The Master Plan for the Property ("Master Plan) is attached to this Agreement as Exhibit III and incorporated herein. In executing this Agreement, the City approves the Master Plan as the Master Plan for the Property and confirms that the Master Plan is in accordance with both the City's General Plan ("General Plan") and the Settlement Agreement. Additionally, the City approves the General Plan amendment approved concurrently with this annexation by Resolution No. 2008-27. The Parties acknowledge that the Master Plan is conceptual in nature and that the design may be modified through the subdivision platting, road realignment or development plan approval process without the necessity for a Master Plan amendment.

2.2 Zoning. The Master Plan contemplates a mix of land use and zoning designations within the Property. The tract sizes and densities may be modified without the necessity for a Master Plan amendment so long as such modifications comply with applicable Code. The mix of zoning designations, prior to application of the Conditions, includes:

- 82.5 acres of Regional Commercial (C-2)

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- 69 acres of community Commercial (C-2)
- 50.7 acres of Community Commercial (C-2) zoning with Business Park uses
- 20.2 acres of Shopping Center (SC-2)
- 41.2 acres of Office (C-1)
- 12.1 acres of Business Industrial Park (BIP)
- 6.9 acres of Mixed Use (MU)
- 39.0 acres of Institutional (HZ) for Hospital and Medical Uses
- 52.4 acres of Residential High Density (RM-1)
- 109.46 acres of Residential Medium Density (RM-LD)
- 22.2 acres of Residential Low Density (RM-6)
- 3.0 acres of Institutional (I) for Monte del Sol charter school

Up to 2,567 residential dwelling units approved in the High, Medium and Low Density Residential zoning categories.

2.3 Mixed Use Zoning Category. The Master Plan and zoning map identify a portion of the Property as "Mixed Use" (south of Beckner Road). Code section 14-7.2.B.8.c requires that 50% of a mixed-use development's total floor area consist of residential uses if located adjacent to residential zoning districts. The Parties agree that the 50% residential use requirement may be satisfied by clustering the residential uses in one or more locations on the overall Mixed Use tract shown on the Master Plan, Future Land Use Map and Zoning Map as opposed to on a parcel-by-parcel basis.

2.4 Rezoning. The Property shall be rezoned consistent with the Master Plan and in accordance with Rezoning Application No. ZA-2008-11 ("Rezoning Application") approved

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concurrently with this annexation by Ordinance No. 2009 - 07.

2.5 Satisfaction of Sunset Provision of Zoning Categories. The construction of any backbone infrastructure within Las Soleras within two years following the City Council's approval of the Rezoning Application shall satisfy the requirements of Code section 14-3.5.D with respect to Las Soleras. The Landowner may also satisfy the requirements of Code section 14-3.5.D with respect to any particular phase or subphase by any other method set out in Code section 14-3.5.D(1).

3) SUBDIVISION, PLATTING AND BUILDING PERMITS

3.1 Lot Line Adjustment and Road Dedication Plat. The Lot Line Adjustment and Road Dedication Plat attached hereto as Exhibit IV ("LLA Plat") is approved concurrently with this annexation. The LLA Plat will not require bonding for subdivision improvements and will not immediately allow for any construction or development.

3.2 Final Subdivision Plat. No development within any phase or subphase of the Property shall be commenced by the Landowner unless and until the City Planning Commission approves a Final Subdivision Plat and/or development plan for that phase or subphase and the Landowner has obtained any and all permits necessary or required to carry out such development.

3.3 Building Permits. Consistent with Section 3(e) of the Settlement Agreement, the City shall issue building permits and other necessary approvals when requested by Las Soleras without unreasonable delay, subject to the compliance of any such request with all applicable ordinances, regulations and rules.

4. CITY SERVICES AND INFRASTRUCTURE

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4.1 Fire and Police Protection. Fire and Police protection of the Development on the Property will be provided by current existing City Police and Fire Department facilities and personnel. A fire protection plan submitted with the application for final Subdivision plat approval for each phase or subphase or development plan approval shall show the size of the water mains and fire hydrant locations, together with such other features and elements as may be required by applicable Code requirements.

4.2 Refuse. Refuse disposal services shall be provided in accordance with applicable City ordinances.

4.3 Water Service.

(i) Water Delivery to Property. Water service will be provided for the development of the Property by the City of Santa Fe and in a manner consistent with the City Code. Prior to the development of each Phase or subphase, the Landowner agrees to connect the proposed development to the City's water delivery system using dedicated easements for the benefit of the City or its designee. The Landowner agrees that no water well shall be drilled on the Property.

(ii) Water Rights Transfer to the City. The City agrees that the tender of water rights for the entire Property not later than 30 days after the approval of the rezoning ordinance is not required. The City agrees that tender of water rights not later than 60 days after approval of each final subdivision plat or final development plan for each phase or subphase complies with the intent of the Water Rights Transfer Requirements set forth in City Code §14-8.16.

4.4 Storm Water Improvements. Concurrently with the development of each phase or

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subphase, the Landowner shall construct storm water improvements to serve that phase or subphase in accordance with the Code using existing and proposed easements shown on the Final Development Plan and/or subdivision plat for that phase or subphase. The storm water system shall be designed and constructed in accordance with City regulations, guidelines, and ordinances. All plans, reports, and construction documents relating to the design and construction of the storm water collection system shall be reviewed and approved by the City prior to any construction.

4.5 Sewer Service.

(i) Concurrently with the development of each phase or subphase, the Landowner shall construct sewer improvements to serve that phase or subphase in accordance with the Code using existing and proposed easements shown on the Final Development Plan and/or subdivision plat for that phase or subphase. The sewer system shall be designed and constructed in accordance with City regulations, guidelines, and ordinances.

(ii) In accordance with Section §3 (h) of the Settlement Agreement, the City issued a Sewer Can and Will Serve Letter to Las Soleras on May 23, 2008 ensuring sewer service to the Property (including the Presbyterian Healthcare Services Parcel) via the Arroyo Chamisa Interceptor sewer line. The Sewer Can and Will Serve letter is attached as Exhibit V and incorporated herein by reference and complies with Code Section(s) § 22-3, 22-5, and 22-6.

4.6 Reclaimed Water. Landowner agrees to cooperate with the City on the negotiation, construction, finance, design and reimbursement for the extension of reclaimed

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water infrastructure between the Property and the City's wastewater treatment plant to serve the Property.

4.7 Infrastructure Phasing. The plan for constructing the infrastructure to serve the development is conceptual in nature and is detailed in the Infrastructure Phasing Plan ("Infrastructure Phasing Plan") attached as Exhibit VI and incorporated herein by reference. The infrastructure will be developed in phases and subphases as shown on the Master Plan and the Infrastructure Phasing Plan and may be modified without the need for a Master Plan amendment. All infrastructure improvements reviewed and approved in Santa Fe County (i.e. Beckner Road and its associated infrastructure from Cerrillos Road to the eastern boundary of the Presbyterian Healthcare Services Parcel) shall be accepted simultaneously with the execution of this Annexation Agreement, provided that such infrastructure improvements have been or will be constructed in accordance with City standards, applicable laws, rules and regulations, and the Code, in effect at the time of construction, including, without limitation, the City's Infrastructure Completion Policy.

4.8 Streets and Other Rights of Way. All streets on the Property will be built to the minimum standards set forth in the Master Plan and in accordance with City standards, applicable laws, rules and regulations and the Code. Upon completion of construction by the Landowner and approval by the City, the streets described on any approved Final Subdivision Plat or development plan as public streets shall be dedicated to and accepted by the City as public rights-of-way. The Landowner shall pay for all construction costs of the streets. Upon acceptance by the City, the City shall be responsible for the costs of maintaining such dedicated rights of way.

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4.9 Signalized Intersections. The City agrees that in addition to the existing signalized intersection at Cerrillos Road and Beckner Road, the Property requires additional improvements, including the two signalized intersections off of Cerrillos Road north of Beckner Road as shown on Exhibit III as well as a signalized intersection and the associated street improvements at Richards Ave and Beckner Road. These three signalized intersections have already been approved by the City pursuant to the Hererra Site Plan Approval and the Building Services of Santa Fe annexation agreement.

4.10 Dedication and Letter of Credit.

(i) All required improvements for water, storm and wastewater collection, and public streets, shall be dedicated by the Landowner to the City or the City's designee and accepted by same for its use in perpetuity, as shown on the approved final subdivision plat or development plan for each phase or subphase and, once the City has inspected and approved the final construction of the improvements, the City shall accept the same and thereafter maintain the same in good operating condition at the City's expense.

(ii) In accordance with the City's Infrastructure Completion Policy and other applicable requirements, the Landowner shall provide a letter of credit, set aside letter or surety bond, in a form acceptable to the City, for the required improvements for each phase or subphase prior to recording of the final subdivision plat or development plan for that phase or subphase. The amount of the security shall be based on a certified engineer's estimate acceptable to the City.

5. **UTILITIES.** The City recognizes and accepts that the Property is currently encumbered with some above ground utilities. Future construction of utilities on the Property shall be served

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only with underground utilities, except for equipment or infrastructure that either must be located above ground or cannot be undergrounded in an economically feasible manner (such as the transmission line running east-west through the site).

6. **TRAFFIC IMPACT REPORT.** In compliance with city regulations a master traffic impact analysis prepared by Terry Brown is submitted under separate cover as part of the Master Plan and this Agreement (the "TIA"). Prior to the City Council meeting, City Traffic Engineer John Romero reviewed the TIA and recommended conditions of approval, which are included in the Conditions approved by the Council, as well as the following requirements, which the Council directed be included in this Annexation Agreement.

(i) The developer shall be responsible for funding and construction of all onsite roadway improvements as determined by the approved TIA or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public Works Department. Beckner Road, in its final condition, shall be constructed as a four-lane major arterial consistent with Chapter 14 of City Code unless otherwise approved by the City of Santa Fe Public Works Department.

(ii) Any proposed improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. Any proposed improvements on Federal Highway Systems shall receive ultimate approval from the Federal Highway Administration with review from the NMDOT.

(iii) As development occurs, the developer shall provide fair share contributions for all needed improvements, identified in the approved Traffic Impact Analysis or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public

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Works Department, on Cerrillos Road, Governor Miles Road and Richards Avenue. Fair share contributions relating to intersection improvements shall be based on percent of side street traffic during the horizon year (the year 2030) with the two exceptions:

(a) Fair share contributions for the Rodeo Road/Cerrillos Road intersection shall be based on the traffic volume of the specific movement needing mitigation during the horizon year.

(b) As determined by the approval of the Entrada Contenta Development, the Los Soleras Master Plan development shall be responsible for funding all needed improvements at the Cerrillos Road/Las Soleras Drive intersection while the Entrada Contenta Development will be responsible for funding all needed improvements at the Cerrillos Road/Chamiso Crossing intersection.

(iv) Fair share contributions for Cerrillos Avenue and Richards Avenue roadway widening improvements shall be based on percent of thru traffic during the horizon year. Improvements to Richards Avenue shall include reconstructing it as a four-lane arterial per chapter 14 of City Code.

(v) Horizon year traffic volumes are those identified in the most current Santa Fe Metropolitan Transportation Organization (SFMPO) travel demand forecast model based on the current SFMPO Future Transportation Network.

(vi) If for a certain phase of development a certain improvement is needed, the developer shall be responsible for constructing said improvements with the amount of contributions available at that time.

(vii) Access spacing along Beckner Road shall follow the NMDOT State Access

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Management Manual (SAMM) requirements for an Urban Minor Arterial unless otherwise approved by the City of Santa Fe Public Works Department.

(viii) Access spacing along Chamiso Crossing, Las Soleras Drive and Railrunner Road, north of Beckner Road, shall follow the NMDOT SAMM requirements for an Urban Collector unless otherwise approved by the City of Santa Fe Public Works Department.

7. **HIGHWAY CORRIDOR**. The Highway Corridor Open Space as described in Condition 19 (the "Las Soleras Highway Corridor") is adopted as the highway corridor setback for Las Soleras and any future Highway Corridor Ordinance adopted by the City Council shall not affect or modify the Las Soleras Highway Corridor.

8. **AFFORDABLE HOUSING.** Residential development shall comply with the applicable Santa Fe Homes Program provisions in effect at the time of final subdivision approval for each phase or subphase or Landowner agrees to implement an affordable housing plan that is mutually acceptable to both the City of Santa Fe Governing Body and Landowner(s).

9. **IMPACT FEES.** Impact fees and credits for qualifying improvements constructed by the Landowner shall be assessed and applied pursuant to the provision of Code section 14-8.14.

10. **PARKS, OPEN SPACE AND TRAILS.** The Landowner shall meet the City's park dedication requirements by dedicating park land and land for trails within the Property to the City as generally shown on the Master Plan for each phase or subphase prior to recording of the final subdivision plat or development plan for that phase or subphase. Park improvement costs and offsets against park impact fees shall be subjected to the provisions of Code section 14-8.6. The City shall be responsible for all costs of maintaining the dedicated parks, open space and trails, including but not limited to; landscaping, irrigation & water, repair and maintenance of the

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grasses, trail surfaces, shrubs and trees.

As required by Condition #9, the amended Master Trails Plans (Sheets P-7 & P-17) is included herein as Exhibit VII.

As required by Condition #45, the applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.

11. **ASSIGNMENT.** Each property owner within Las Soleras assumes several liability related to this Agreement and shall be severally responsible for all obligations resulting from this Agreement. Each property owner in their sole discretion may hereafter assign this Agreement or specific obligation under this Agreement to another property owner, another developer, or to an association of property owners, provided each such assignee agrees to execute and deliver to the City Clerk a duly acknowledged certificate by which such assignee assumes liability and agrees to perform all obligations of that property owner with respect to the portion of the property owned by such assignee. In such case the assigning property owner shall be released of all liability relating to this Agreement. Any assignees shall be bound to the terms and conditions of this Agreement to the same extent that each property owner is bound.

12. **CAPTIONS.** The captions and paragraph headings of this Agreement are not necessarily descriptive, or intended or represented to be descriptive, of all the provisions thereunder, and in no manner shall such captions and paragraph headings be deemed or interpreted to limit the provisions of this Agreement.

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13. **EXECUTION OF DOCUMENTS.** The Parties agree to execute all documents contemplated expressly or impliedly by this Agreement.

14. **SEVERABILITY.** If any provision of this Agreement, or the application of such provisions to any person or circumstances, shall be held invalid, the remainder of this Agreement, or the application of such provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby.

15. **NO WAIVER.** No waiver of a breach of any of the terms contained in this Agreement shall be construed to be a waiver of any succeeding breach of the same or any other term.

16. **NUMBERS AND GENDERS.** Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

17. **GOVERNING LAW.** This Agreement and the rights of the Parties hereunder shall be governed by and interpreted in accordance with the laws of the State of New Mexico.

18. **BINDING EFFECT.** This Agreement shall be binding upon, and inure to the benefit of, the Parties and their respective heirs, successors and permitted assigns.

19. **AGREEMENT.** This Agreement states the entire agreement of the Parties. The provisions of this agreement shall be severable and may be modified only in writing. This Agreement shall not relieve the Landowners from complying with present or future City ordinances, duly adopted resolutions or regulations applicable to the development.

20. **AMENDMENTS.** Any amendments to this Agreement or any subdivision plat or development plan shall be subject to the review and approval of the Planning Commission and/or other City body having authority over such amendment.

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IN WITNESS WHEREOF, this Agreement is entered into the day and year written above.

CITY OF SANTA FE

THE HONORABLE DAVID COSS,
MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

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LANDOWNER(S):

THE CROSSING, LLC, (PARCEL D1A)
a New Mexico Limited Liability Company

By: _____
John J. Mahoney, Managing Member

By: _____
Randall W. Eakin, Managing Oversight Member

BECKNER ROAD EQUITIES, INC., (AMENDED PARCELS A, B1, D1B2 & E)
a New Mexico Corporation

By: _____
Gordon L. Skarsgard, President

LAS SOLERAS DEL SUR, LLC, (AMENDED TRACTS B1, B2, B4 & C)
a New Mexico Limited Liability Company

By: _____
Gordon L. Skarsgard, Managing Member

By: _____
J. Harmon Burttram, Managing Oversight Member

GERONIMO EQUITIES, LLC, (AMENDED TRACTS A3 & A4)
a New Mexico Limited Liability Company

By: _____
Fred Gardner, Managing Member

LAS SOLERAS COMMUNITY DESIGN, LLC, (AMENDED TRACTS A1 & B3)
a New Mexico Limited Liability Company

By: _____
Gordon L. Skarsgard, Managing Member

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LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
a New Mexico Limited Liability Company

By: _____
Gordon L. Skarsgard, Managing Member

PRESBYTERIAN HEALTHCARE SERVICES (AMENDED TRACT C1)
A New Mexico Nonprofit Corporation

By: _____
Diane Fisher, Secretary

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo **)**

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by John J. Mahoney, Managing Member of The Crossing, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo **)**

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Randall W. Eakin, Managing Oversight Member of The Crossing, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

SFC CLERK RECORDED 03/04/2010

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
a New Mexico Limited Liability Company

By: _____
Gordon L. Skarsgard, Managing Member

PRESBYTERIAN HEALTHCARE SERVICES (AMENDED TRACT C1)
A New Mexico Nonprofit Corporation

By: _____
Diane Fisher, Secretary

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 11th day of _____, 2009 by John J. Mahoney, Managing Member of The Crossing, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

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

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the _ day of _____, 2009 by Randall W. Eakin, Managing Oversight Member of The Crossing, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

3FC CLERK RECORDED 03/04/2010

STATE OF NEW MEXICO)

) ss.

COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, President of Beckner Road Equities, Inc. a New Mexico corporation.

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

Notary Public

My Commission Expires:

STATE OF NEW MEXICO)

) ss.

COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, Managing Member, Las Soleras Oeste, Ltd. Co., a New Mexico limited liability company. .

Notary Public

My Commission Expires:

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

STATE OF NEW MEXICO)

) ss.

COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, Managing Member of Las Soleras Community Design, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

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STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, Managing Member of Las Soleras Del Sur, LLC, a New Mexico Limited Liability Company.

Notary Public

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

My Commission Expires:

STATE OF NEW MEXICO)
) ss.
COUNTY OF Santa Fe)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 12th day of November, 2009 by J. Harmon Burttram, Managing Oversight Member of Las Soleras Del Sur, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:
5/23/2011

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires:

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9th day of September, 2009 by Fred Gardner, Managing Member of Geronimo Equities, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires: 4/10/2013

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 11th day of November, 2009 by Diane Fisher, Secretary of Presbyterian Healthcare Services, a New Mexico nonprofit corporation.

Linda J. VanAuker
Notary Public

My Commission Expires: 2/12/2011

OFFICIAL SEAL
LINDA J. VANAUKER
Notary Public
State of New Mexico
My Commission Expires 2/12/11

SFC CLERK RECORDED 03/04/2010

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EXHIBITS

EXHIBIT I:	**ANNEXATION PLAT**
EXHIBIT II:	**CONDITIONS OF APPROVAL FOR LAS SOLERAS**
EXHIBIT III:	**MASTER PLAN FOR LAS SOLERAS**
EXHIBIT IV:	**LOT LINE ADJUSTMENT AND ROAD DEDICATION PLAT**
EXHIBIT V:	**CITY SEWER CAN AND WILL SERVE LETTER**
EXHIBIT VI:	**INFRASTRUCTURE PHASING PLAN**
EXHIBIT VII:	**AMENDED TRAILS PLAN**

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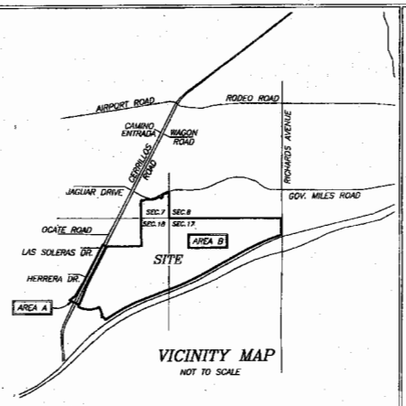
EXHIBIT I

ANNEXATION, ROAD DEDICATION & VACATION PLAT



VICINITY MAP
NOT TO SCALE

SURVEYORS CERTIFICATE

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS #14014

GARY E. DAWSON NEW MEXICO 14014 PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- • DENOTES CALCULATED POINT, NOT SET
- — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ____ PAGE ____ INST. NO. 1592455
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of September, 20 10 A.D. at 2:32 o'clock P.M., and was duly recorded in book 714 page(s) 021-025 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY SEAL

ANNEXATION DESCRIPTION AREA "A"

ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.86 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 1317.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S37°04'14"W, 98.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"

ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"E, 82.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE S60.16' FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 69.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'48"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1560.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1559.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°35'29"W, 782.51 FEET;
THENCE N88°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N87°29'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N32°59'39"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S82°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'39"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'39"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°25'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S89°01'32"W, 204.09 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'38"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°47'31"E, 2687.12 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA		
TOTAL AREA		561.65 ACRES
ANNEXATION AREA A		16.35 ACRES
**ANNEXATION AREA B		545.30 ACRES
ANNEXATION A PERIMETER		6789 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS		2101 FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS		31%
ANNEXATION B PERIMETER		26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS		4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS		17%
TOTAL ANNEXATION PERIMETER		27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS		6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS		24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON, ROADS DEDICATED BY COUNTY RESOLUTION 2007-88 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1 & C AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 28 DAY OF September, 2009.
NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DD, SUB, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DD, SUB, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY, THIS 12th DAY OF November, 2009.
NOTARY PUBLIC 2/2/2011 MY COMMISSION EXPIRES
OFFICIAL SEAL LINDA J. VANWUYEN Notary Public State of New Mexico My Commission Expires: 2/2/2011

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 22nd DAY OF September, 2009.
NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 22nd DAY OF September, 2009.
NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE
ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE

CITY PLANNER — 02.10.10 DATE
CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/13/2009 DATE
AS ORDINANCE # 2009-6
MAYOR: DAVID COSS — 2-22-10 DATE
ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF: 12/18/2008 DATE
AS CASE # SD-2008-15
-2008-27
M-2008-28
ZA-2008-11
CHAIR — 2-4-10 DATE
SECRETARY — 2/2/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

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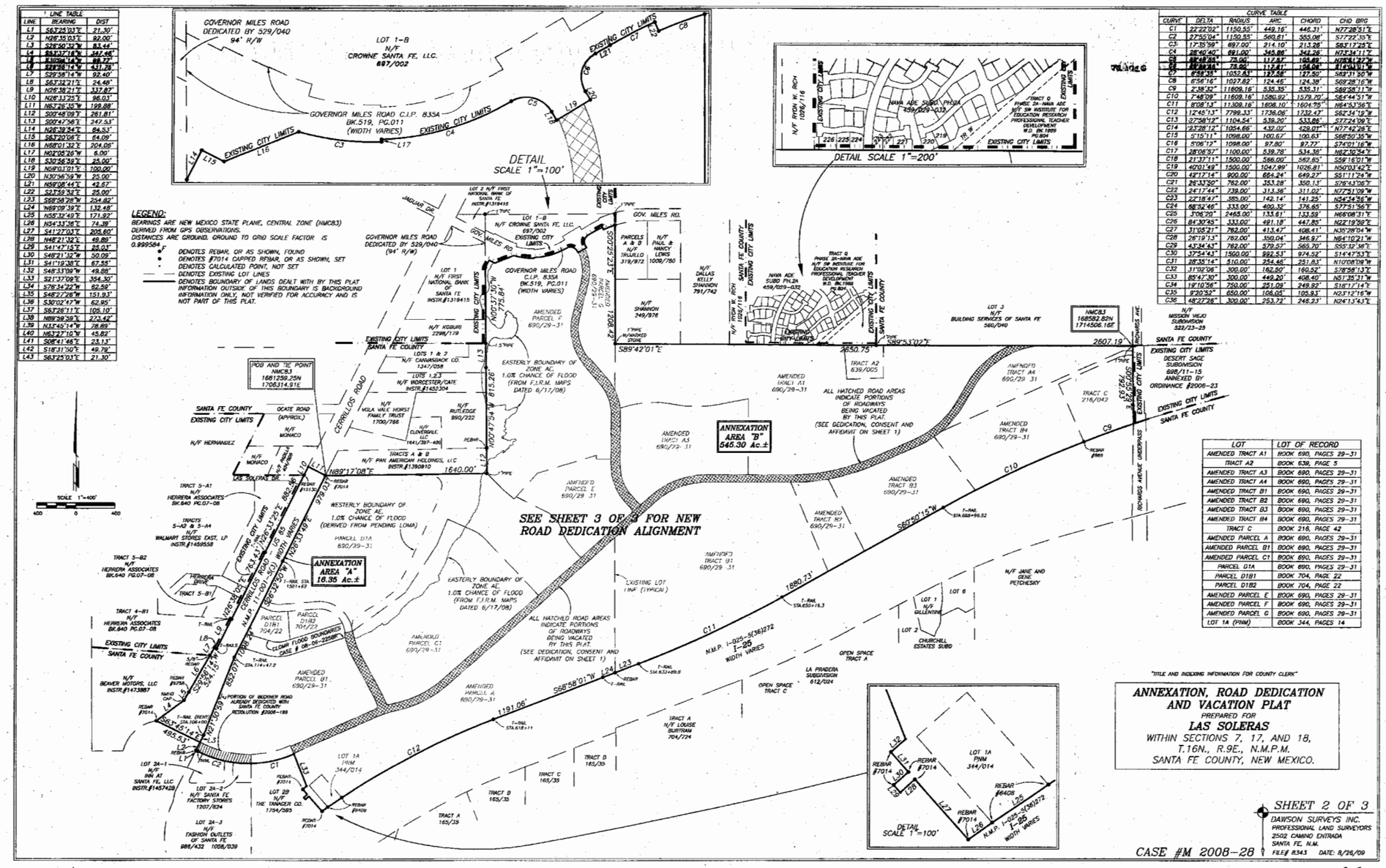
ANNEXATION, ROAD DEDICATIO VACATION PLAT
EXHIBIT I

SFC CLERK RECORDED 03/04/2010

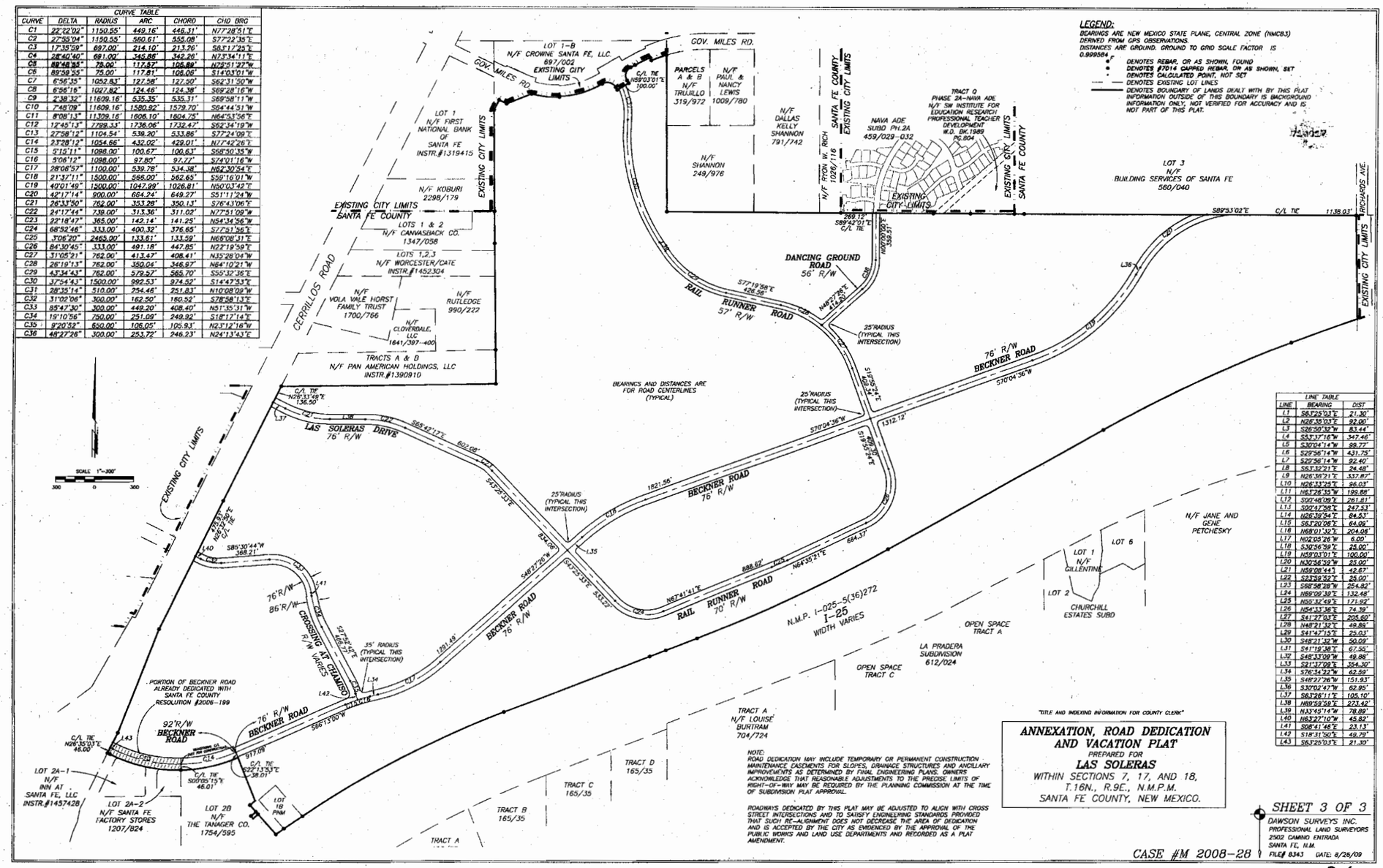


LINE TABLE		
LINE	BEARING	DIST
L1	S67°25'03"E	21.30'
L2	N26°55'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S63°27'18"E	347.46'
L5	S10°04'14"W	88.77'
L6	S29°56'14"W	431.76'
L7	S29°56'14"W	92.40'
L8	S63°32'11"E	24.49'
L9	N26°38'21"E	337.87'
L10	N28°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'56"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N58°01'32"E	204.06'
L17	N62°05'28"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'40"E	171.92'
L26	N54°32'26"E	74.38'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.80'
L29	S41°47'15"E	25.05'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.86'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'28"W	151.83'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°39'39"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.76'
L43	S63°25'03"E	21.30'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.81'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'28"	75.00'	117.57'	105.89'	N18°41'27"W
C6	89°48'28"	75.00'	117.61'	105.94'	S71°07'01"E
C7	6°58'35"	1052.83'	127.58'	127.50'	S82°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.39'	S89°28'16"W
C9	2°38'32"	11809.16'	535.35'	535.31'	S86°58'11"E
C10	7°48'09"	11809.16'	1580.92'	1579.70'	S86°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75"	N84°53'56"E
C12	12°46'13"	7799.33'	1736.06'	1732.47'	S82°14'12"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	428.91'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'52"	1100.00'	539.78'	534.36'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	24°33'50"	762.00'	153.28'	350.13'	S76°43'28"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	385.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N69°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.87'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°12'38"E
C30	37°54'43"	1560.00'	982.53'	974.52'	S14°17'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.93'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 218, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

SFC CLERK RECORDED 03/04/2010



S-6

SFC CLERK RECORDED 03/04/2010

3FC CLERK RECORDED 03/04/2010

EXHIBIT II

CONDITIONS OF APPROVAL

SFC CLERK RECORDED 03/04/2010 Las Soleras – Revised Conditions of Approval
General Plan Amendment (Case #M 2008-27)
Annexation (Case #M 2008-28)
Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)
Rezoning (Case #ZA 2008-11)

COMPLETED

	Condition	Department	Staff	Timing
9	Include the amended Master Trails Plans (Sheets ~~P-7 & P-17~~ P-12) as part of the City's Annexation Agreement	Trail Development	Bob Siqueiros	See Annexation Agreement p. __ - Exhibit VII
15	An archaeological reconnaissance report must be completed by a City approved archaeologist and then approved by the City of Santa Fe Archaeological Review Committee (ARC) in order for the applicant to receive an archaeological clearance document.	Historic Preservation	Marissa Barrett	Complete – 2/5/09 ARC Approval
16	The 40-acre Presbyterian Hospital tract near the west end of the master plan should be approved as "Institutional" amending the City's current Future Land Use Map, rather than the applicant's request that it be designated "Community Commercial". A note shall be added to the Future Land Use Map Amendment confirming expressly that the Las Soleras HZ zoning district conforms to the Institutional land use designation.	Long Range Planning	Reed Liming	See Revised Annexation Master Plan and Future Land Use map, dated 1/15/10
17	The land use designations and zoning districts for the southeasterly portion of Las Soleras, south of Beckner Avenue, shall be modified as follows: Easterly 20 ac. (including open space) - Community Commercial/SC-2 Adjoining 50 ac. to west (including open space) – Business Park/C-2 development standards but allowing only BIP land uses Adjoining 37.56 acres to west (including open space) – Mixed Use/MU.	Long Range Planning – Current Planning	Reed Liming – Tamara Baer	See Revised Annexation Master Plan and Future Land Use map dated 1/15/10 and revised Zoning map dated 8/26/09
18	The Las Soleras General Plan will show a public school site shown as "institutional" on the Future Land Use Map of a size equal to the set aside agreed on between the applicant and the Santa Fe Public School District.	Long Range Planning	Reed Liming	See Annexation Master Plan and Revised Future Land Use map, dated 1/15/10
21	Include all required elements on the Annexation and Dedication Plats as per the Annexation	Current Planning	Lucas Cruse	See Revised

SFC CLERK RECORDED 03/04/2010 Las Soleras – Revised Conditions of Approval
General Plan Amendment (Case #M 2008-27)
Annexation (Case #M 2008-28)
Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)
Rezoning (Case #ZA 2008-11)

	Submittal packet (existing easements, floodplain, tract boundaries with references to legal lots of record and property owner signatures, existing and proposed city limits, roadway dedication details, etc.)			Annexation Plat dated 8/26/09
22	It appears that a portion of the 1% chance event floodplain of the Arroyo Chamiso is not dedicated as Open Space or otherwise restricted from development. • Upon administrative approval by the City Staff of all improvements constructed in the floodplain, this land should be dedicated as public open space, drainage easement, and public right of way as per 14-8.2 (J): Terrain and Stormwater Management or otherwise restricted from development as per 14-5.9 Ecological Resource Protection Overlay District • Identify FEMA floodplain determinations and CLOMR that modify the area that is required to be protected • Identify options to protect and integrate into site plan open space the Arroyo de Los Chamisos tributaries that fall outside the FEMA floodplain.	Current Planning	Lucas Cruse	See Revised Annexation Plat dated 8/26/09 And DP for tributaries
23	Minimum dedication of 98 feet of ROW for Beckner Road as per 14-9.2, except for the "innovative street designs" approved by the Planning Commission at their meeting of 12/18/08, as per Chapter 14-9.2 (E) (2) (a).	Current Planning	Lucas Cruse	See Revised Dedication Plat dated 8/26/09
24	Sidewalks are required within the public ROW along both sides of all arterial roadways as per 14-9.2. The only exception to sidewalks being located within dedicated public roadway ROW is where "innovation" provides: • Open Space dedicated adjacent to the roadway allows greater separation between the roadway and path by maintained landscape area, • Curb cuts allowing motorized traffic to cross trails that runs parallel with Beckner Road shall be limited, • And, a public access easement is provided for the trail through the private open space.	Current Planning	Lucas Cruse	See Revised Dedication Plat dated 8/26/09 DP (Development Plan, including any road construction plan for curb cuts)
26	Clarify what is intended where trails are shown adjacent to roadways, but no open space is dedicated: • It is recommended that these sections of roadway be designed to 14-9.2 standards where additional open space is not being dedicated. • It is also recommended that the Trail Plan be modified to indicate **only** trail alignments that are independent of where sidewalks are already required along roadways as per 14-9.2 and open space is designated (i.e. power line alignment, Arroyo de Los Chamisos, I-25 setback, Nava Ade connections).	Current Planning	Lucas Cruse	See revised Annexation Master Plan dated 1/15/10 and Trails Master Plan

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29	To improve arterial road intersection function, increase the spacing between the Las Soleras Drive and Rail Runner Road intersections with Beckner Road by shifting the alignment of Las Soleras Drive west, between the hospital and office tracts	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated 11/15/10 and Road Dedication Plat
30	Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include: • Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the park adjacent to the north. See Condition 36 below.) • Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel • Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated 11/15/10 Also see DP (Development Plan, including any road construction plan)
31	"Figure 5: Preliminary Circulation Map" of the Santa Fe County's Community College District Plan shows an over/underpass connecting Dinosaur Trail across I-25 to Beckner Road in the vicinity of Railrunner Road. Resolve with Santa Fe County whether this roadway connection will be integrated into the Las Soleras roadway network or the applicant shall coordinate with Santa Fe County to revise its plan to remove this connection.	Current Planning	Lucas Cruse	See Memo from Santa Fe County dated ___
33	A continuous trails network appears to connect the open space and parks parcels with the exception of parcel #20 from the proposed Railrunner Stop and Transit Station through parcel #19, connecting Beckner Road and continuing through parcel #12, connecting with the 21.50 acre Park/Open space parcel. We recommend further connectivity within and through these parcels. (Note: this connects "La Rambla" up to the regional park.)	Parks-Open Space-Watershed Division	Fabian Chavez III – Lucas Cruse	See Revised Trails Plan dated 11/15/10
36	The 21.50 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Parks-Open Space-Watershed Division – Current Planning	Fabian Chavez III	DP and Revised Annexation Master Plan and Future Land Use

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				Map
37	Prior to hearing by the City Council, submit detailed phasing for each tract of land and utility in addition to how that phasing relates to the submitted roadway construction phasing plan.	Current Planning	Greg Smith	Complete per 2/11/09 Council approval
38	Add note on P-7 "Where the development standards on this sheet conflict with provisions of Chapter 14 SFCC 1987 in effect at the time of approval of any development plan, the Code provision shall apply. Variances to these development standards shall be processed in the same manner as provided for similar variances to provisions of Chapter 14."	Current Planning	Greg Smith	See Revised Sheet P-7 dated ____ Removed From PlanSet
39	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exists a comprehensive and equitable mechanism for implementing the dedication of easements and right-of-way necessary for infrastructure serving any and all phases and sub-phases of the Las Soleras Annexation Master Plan which will be affected by the approved development plan or plat, and for financing and coordinating the construction of that infrastructure. This note shall be placed on the Master Plan and included in the annexation agreement.	Current Planning	Greg Smith	Complete – See Annexation Master Plan dated 1/15/10 and Annexation Agreement section ____
40	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exist adequate provisions for coordinating dedication, financing and constructing infrastructure necessary for the orderly development of lands adjoining the Las Soleras Master Plan boundaries, including but not limited to "stubbing out" trails, roads and utility easements, and/or provisions for pro-rata contributions to off-site improvements that may be impacted by the approved development plan or plat. This note shall be placed on the Master Plan and included in the annexation agreement.	Current Planning	Greg Smith	See Revised Annexation Master Plan dated 1/15/10 and Annexation Agreement section ____
41	Approval of the Annexation Agreement is subject to the review and approval of the City Attorney.	City Attorney	Kelley Brennan	See Final Annexation Agreement dated 9/9/09
43	The applicant shall submit a revised future land use map for administrative review and approval to ensure compliance with all approved changes, including approved road networks and any future school site.	Current Planning	Tamara Baer	See Revised Annexation Master Plan and Future Land Use Map dated 1/15/10
44	The City Traffic Engineer shall complete his review of the traffic impact analysis and include any	Current Planning	Tamara Baer	See Memo from

	additional recommended conditions in the City Council staff report.			John Romero dated ____, attached hereto as Exhibit A
45	The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.	City Council / Parks Department	Fabian Chavez	Annexation Agreement, P. __, 9/9/09 Prior to approval of first DP
48	A written commitment from the new state administration to the same extent as that issued by the present administration to locate a state office complex or a similar commitment for a commercial development with similar impacts shall be submitted prior to construction of the rail stop.	City Council / Current Planning	Tamara Baer	Complete, See letter from Governor Richardson dated 11/14/08

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TO BE SUBMITTED IN CONJUNCTION WITH FIRST DEVELOPMENT PLAN(S)

	Condition	Department	Staff	Timing
19	The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the "Highway Corridor"). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 and Beckner Road, making use of the bundled open spaces to create a continuous trail system. All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way. The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.	Long Range Planning	Reed Liming	Highway Corridor Plan – Prior to approval of first DP Visual Impact Analysis - DP (Development Plan, including any trail construction plan)
45	The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.	City Council / Parks Department	Fabian Chavez	Annexation Agreement, P. __, Prior to approval of first DP

TO BE SUBMITTED AT DEVELOPMENT PLAN (OR PERMIT) FOR APPLICABLE PARCEL(S)

Note: some conditions are duplicated from above as they had components that have been completed but also have components to be completed at Development Plan.

	Condition	Department	Staff	Timing
1	Applicant must comply with Chapter XXI of SFCC 1987	Solid Waste	Randall Marco	DP (Development Plan, including any road construction plan)
2	Recommend the following solid waste measures: • Commercial properties: use 30 yard self-contained compactors or create a specific solid waste plan • Residential properties: create a specific solid waste plan	Solid Waste	Randall Marco	DP (Development Plan, including any road construction plan)
3	Identify provisions for recycling	Solid Waste	Randall Marco	DP
4	Proposed infrastructure shall be sufficient to accommodate the fire flow requirements set forth in IFC § B105.	Fire	Barbara Salas	DP
5	Fire Hydrants shall be located to a location acceptable to the Fire Code Official. Contact Fire Department for clarification and approval of fire hydrant locations.	Fire	Barbara Salas	DP
6	Development Plan General notes shall indicate the following provisions: • Fire Department Access shall be maintained throughout all development construction phases § 1410.1. • An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. IFC §1412.1.	Fire	Barbara Salas	DP
7	Provide a standard city trail signage plan.	Trail Development	Bob Siqueiros	DP (Development Plan, including any road or trail construction plan)
8	Comply with ADA standards.	Trail Development	Bob Siqueiros	DP

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10	Primary and Secondary Trail Sections shall comply with the AASHTO Design Standards (American Association of State Highway and Transportation Officials-for the Development of Bicycle Facilities).	Trail Development	Bob Siqueiros	DP (Development Plan, including any trail construction plan)
11	All development must comply with the Terrain/Stormwater Management and Flood Regulation requirements of Articles 14-8.2 and 14-8.3 of the Land Development Code.	Land Use	Risana Zaxus	DP (Development Plan, including any road construction plan)
12	Public sanitary sewer crossings of the Arroyo Chamiso (AC) shall be kept to an absolute minimum. The existing AC sanitary trunk sewer line is located on the east and south of AC. Properties to the north and west of the AC shall minimize the number of public sewer line crossings of the AC.	Wastewater Management	Stan Holland	DP (Development Plan, including any road construction plan)
13	There shall be no sewer lift stations in the "Las Soleras" area.	Wastewater Management	Stan Holland	DP
14	Final sewer design approval of all development plans in "Las Soleras" shall require Wastewater Division approval.	Wastewater Management	Stan Holland	DP
19	The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the "Highway Corridor"). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 and Beckner Road, making use of the bundled open spaces to create a continuous trail system. All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way. The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.	Long Range Planning	Reed Liming	Highway Corridor Plan – Prior to approval of first DP Visual Impact Analysis - DP (Development Plan, including any trail construction plan)

20	The application for any development plans adjacent to the planned train stop shall include a parking study addressing proposed amount, location and rationale for public parking.	Long Range Planning	Reed Liming	DP
25	At the time of development for individual tracts, all trails through privately held open space shall be dedicated as public access easements to ensure permanent public access to the Las Soleras non-motorized transportation network	Current Planning	Lucas Cruse	DP (Development Plan, including any trail construction plan)
27	As part of an expanded non-motorized transportation plan and for all applicable development plans and road construction plans, identify proposed accommodations for the priority non-motorized crossings of arterial roadways in Las Soleras. The priority connections needed include: • Identify needed upgrades to the Cerrillos Road culvert underpass and/or buried trail underpass required to accommodate non-motorized traffic • If not precluded by construction that is in progress, reinstate the pedestrian underpass of Beckner Road between the hospital tract and the office tract to the south utilizing the natural topography as indicated in the original submittal • Connect the north end of "La Rambla" as a central component of the proposed TOD strategy across Beckner Road to the residential tracts and the park between Tracts 10 and 11 • Design the bridges of Crossing at Chamiso and Las Soleras Drive across the Arroyo de Los Chamisos to accommodate the trails underneath • Design the Railrunner Road crossing of the natural drainage to the north of Dancing Ground Road to connect park and open space with a pedestrian underpass as indicated in the original submittal • Identify other opportunities to develop grade separated or otherwise prioritized non-motorized crossings of Beckner Road between Railrunner Road and Richards Avenue	Current Planning	Lucas Cruse	DP (Development Plan, including any road and trail construction plan)
28	In support of the stated Transit Oriented Development (TOD) goals of Las Soleras, as part of development plans and road construction plans, as applicable, identify the locations of priority bus stops in coordination with Santa Fe Trails for the route shown on Sheet P-18: Traffic Circulation Plan to facilitate: • ROW dedications for bus loading bays or lanes • Connections to non-motorized circulation facilities • Building and tract development orientations to the transit stops	Current Planning	Lucas Cruse	DP (Development Plan, including any road construction plan)
30	Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include: • Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated 1/15/10 DP (Development

SFC CLERK RECORDED 03/04/2010

	park adjacent to the north. See Condition 36 below.) • Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel • Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above			Plan, including any road construction plan)
32	In development of access to a potential Rail Runner platform in the median of Interstate 25, design the Las Soleras access to facilitate future integration of a non-motorized access to the station from the south side of Interstate 25 and connections to the County's Community College District non-motorized trail network.	Current Planning	Lucas Cruse	Building permit for train station
34	The trails system appears to provide opportunities for quality trail amenities such as gardening plots, small pocket parks and rest/vista stops throughout the proposed amendment. We recommend refined design development assurances that these amenities, where feasible, will be constructed.	Parks-Open Space-Watershed Division	Fabian Chavez III	DP (Development Plan, including any trail construction plan)
35	After extensive conversation and document review with the Landscape Architect and representatives from Las Soleras, the 21.50 acre Park Open Space parcel appears to be of adequate size for a large regional/community park. Specific required park features were discussed and the Landscape Architect agreed that in fact these amenities could be incorporated within the park parcel. We recommend assurances that these amenities will be designed and constructed.	Parks-Open Space-Watershed Division	Fabian Chavez III	DP
36	The 21.50 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Parks-Open Space-Watershed Division – Current Planning	Fabian Chavez III	DP and Revised Annexation Master Plan and Future Land Use Map
42	The applicant shall work with the Wastewater Management Division to design, locate and grant a minimum 10-foot wide public easement adjacent to the existing Arroyo Chamiso Sewer Trunk line easement to accommodate installation of an effluent line. The applicant shall reimburse the City for its fair and reasonable pro-rata share for its portion of the effluent line.	City Council/Wastewater Division	Stan Holland	DP
46	A street designed to City standards, or a rural profile road with a safe drivable surface shall be constructed to provide vehicular access between Monte del Sol School and Beckner Road in conjunction with construction of the adjacent section of Beckner Road.	City Council / Public Works	Robert Romero	DP (Development Plan, including any road construction plan that involves the applicable section of Beckner Road)
47	Prior to the approval of a development plan for a hospital on Parcel 7, the applicant shall describe the measures that will be employed to mitigate disturbances from overflight over adjacent populated residential areas.	City Council / Current Planning	Tamara Baer	DP (that includes heli-pad)

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49	All road improvements on Beckner Road from Cerrillos Road to Richards Avenue necessary for vehicular access to the train station shall be completed before construction of the rail stop.	City Council / Current Planning	Tamara Baer	DP (TOD)
50	The applicant shall obtain City staff approval of an access plan to the rail stop for county residents on the south side of the interstate.	City Council / Current Planning	Tamara Baer	DP (TOD)

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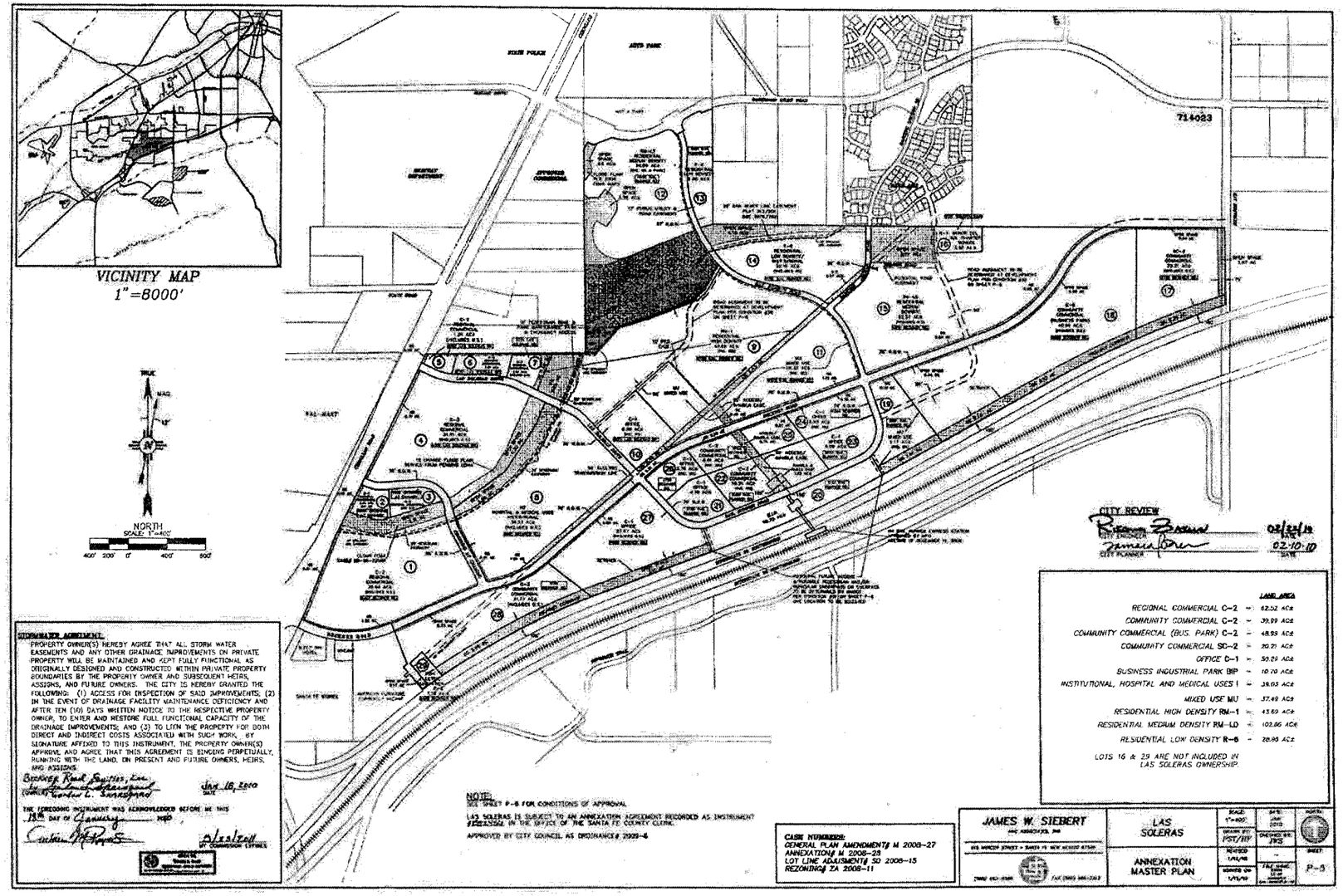
EXHIBIT III

ANNEXATION MASTER PLAN



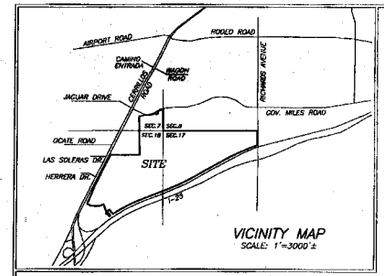
LAS SOLERAS ANNEXATION MASTER PLAN
EXHIBIT III

SFC CLERK RECORDED 03/05/2010

3FC CLERK RECORDED 03/04/2010

EXHIBIT IV

LOT LINE ADJUSTMENT PLAT



VICINITY MAP
SCALE: 1"=3000'±

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — DATE 10-9-09

ATTEST COUNTY CLERK — DATE 10-9-09

REVIEWED BY CITY OF SANTA FE:

PLANNER — DATE 02.10.10

CITY ENGINEER — DATE 02/22/10

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-9-10 DATE

AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — DATE 2-22-10

ATTEST: CITY CLERK — DATE 2-24-10

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 DATE — AS CASE # SD-2008-15, M-2008-27, M-2008-28, ZA-2008-11

CHAIR — DATE 2-4-10

SECRETARY — DATE 1/4/10

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #14014

COUNTY OF SANTA FE)SS STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 4 day of November 2009 A.D. at 8:30 o'clock a.m. and was duly recorded in book 714 page(s) 0195 - 026 of the records of Santa Fe County.

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

Deputy — 1592455

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I-25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2002 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 028-031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008-27, CASE # M 2008-28, AND CASE # ZA 2008-11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

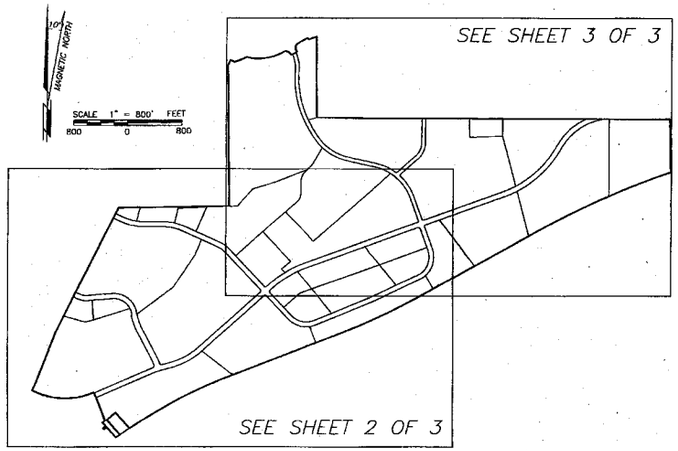
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID, DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- ------ DENOTES OLD LOT LINE (HEREBY VACATED).
- (6) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



Qwest Communications, Inc., Disclaimer:
This plat has been approved for a covered purpose only. The signing of this plat does not in any way guarantee telephone services at the subdivision.

UTILITIES

QWEST COMMUNICATIONS, INC. (TELEPHONE) — DATE 9-23-09

COMCAST (CABLE TV) — DATE 9.23-09

CITY OF SANTA FE WASTEWATER — DATE 10-8-09

SANGRE DE CRISTO WATER DIVISION — DATE 10-2-09

PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) — DATE 09/04/2009

NEW MEXICO GAS COMPANY — DATE 9-23-2009

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 218, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON-MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33-34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46-47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29-31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS.
THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

THE CROSSING, LLC, (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

GERONIMO EQUITIES, LLC, (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 14 DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS D1B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9 DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, INC. THIS 23 DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES April 25, 2011

LAS SOLERAS DEL SUR, LLC,
(AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C-1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11th DAY OF November 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA I. VANDUKEN Notary Public State of New Mexico My Commission Expires 2/12/2011

LAS SOLERAS COMMUNITY DESIGN, LLC, (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

LAS SOLERAS OESTE, LTD, CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD, CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24th DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 5/23/2011

OFFICIAL SEAL Nicole M. Ferrer NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 5/23/2011

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

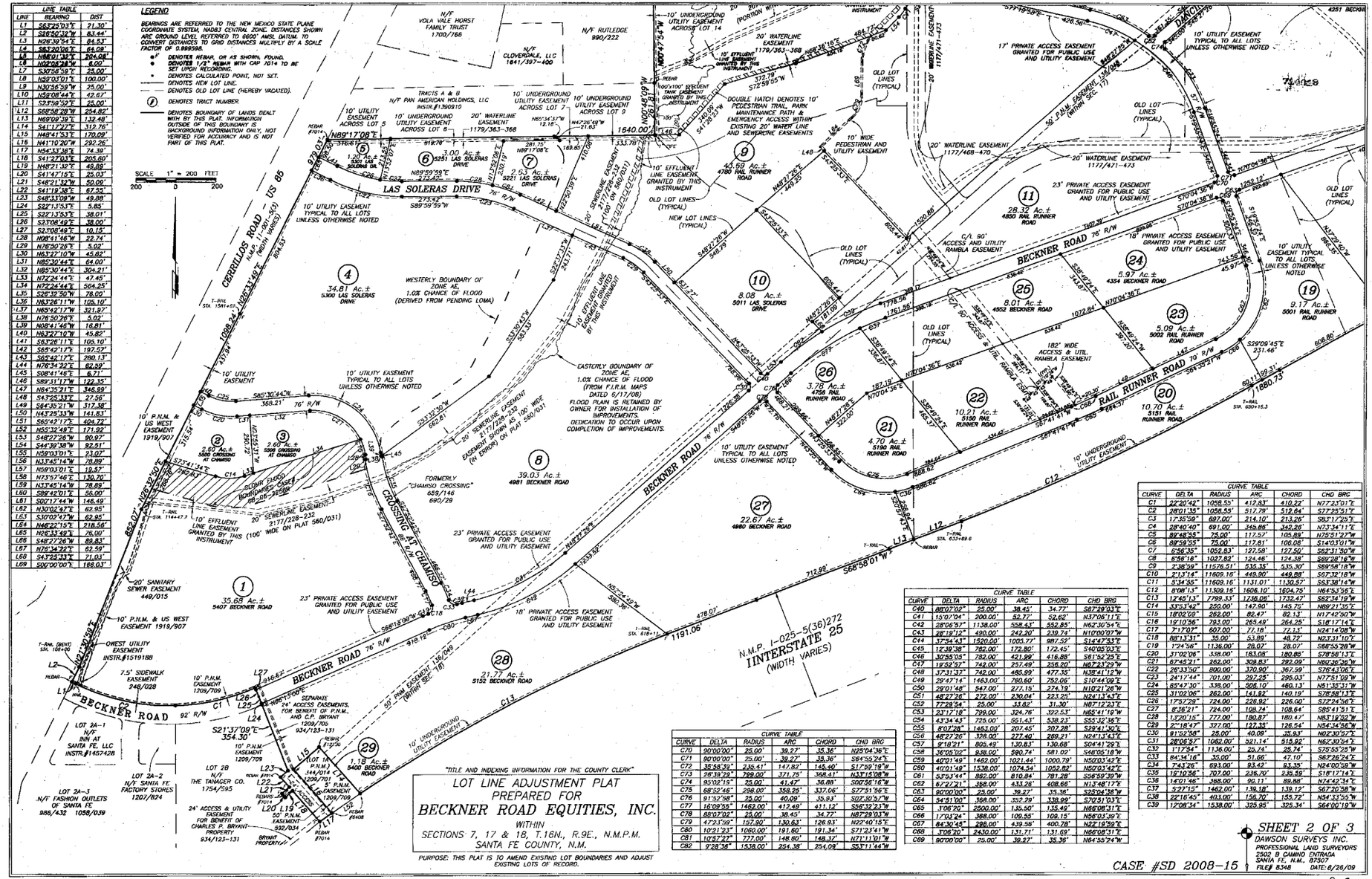
SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-1

LOT LINE ADJUSTMENT
SFC CLERK RECORDED 03/04/2010



LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S83°20'06"E	64.09'
L5	N86°01'32"E	204.08'
L6	N02°08'28"W	6.00'
L7	S30°56'58"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°56'52"E	25.00'
L12	S66°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'26"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.05'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S32°13'53"E	5.85'
L25	S32°13'53"E	38.01'
L26	S37°08'49"E	38.00'
L27	S2°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N78°50'28"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°39'50"W	78.09'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.87'
L38	N78°50'28"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.53'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°11'17"W	122.35'
L47	N84°25'21"E	346.89'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	13.57'
L58	N73°57'46"E	130.76'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N66°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N78°34'22"E	62.59'
L68	S41°58'33"E	71.03'
L69	S00°00'00"E	188.03'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S81°17'25"E
C4	28°40'49"	691.00'	346.86'	343.26'	N23°34'11"E
C5	89°56'35"	75.00'	117.57'	105.86'	N75°21'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.83'	124.46'	124.38'	S89°28'18"W
C9	2°38'59"	11578.51'	535.35'	535.30'	S89°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S87°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S85°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N84°53'56"E
C13	12°46'13"	7789.33'	1736.08'	1732.47'	S82°14'19"W
C14	33°33'42"	250.00'	147.90'	145.75'	N88°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'36"	783.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N27°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'26"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N82°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	339.00'	508.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°3'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	6°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	2°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	81°52'58"	25.00'	40.09'	35.93'	N62°30'52"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S67°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'39"W
C35	16°10'56"	707.00'	235.70'	234.79'	S18°17'14"E
C36	14°01'46"	388.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°06'14"	1538.00'	325.06'	324.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S67°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.57'	S14°47'53"E
C45	19°39'38"	752.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'37"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'32"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°28'54"	25.00'	33.80'	31.30'	N87°12'23"E
C53	23°12'18"	799.00'	324.76'	322.53'	N65°41'18"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	336.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	838.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	6°2'2"21"	358.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	388.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'39"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

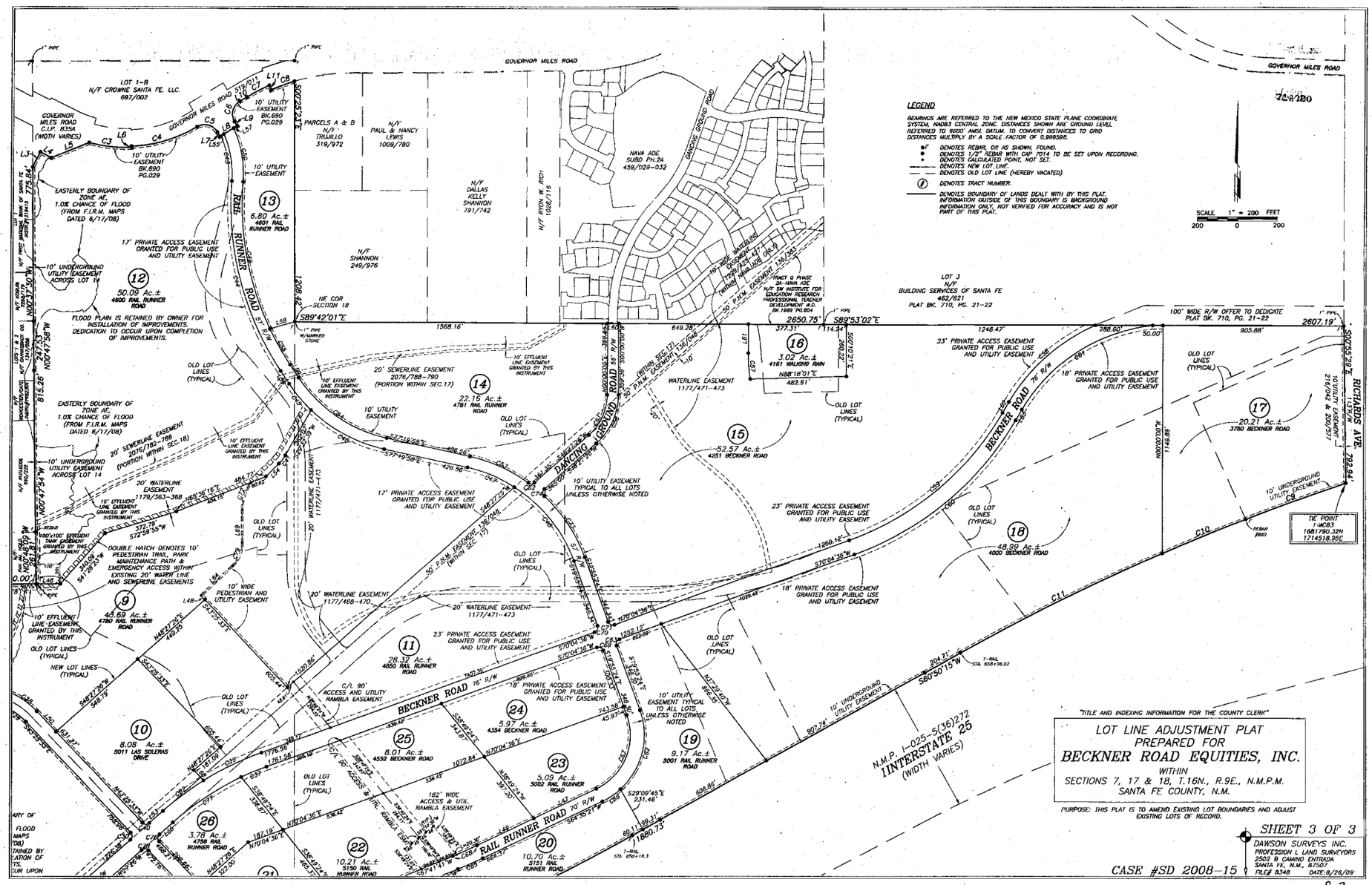
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°48'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	789.00'	371.75'	368.41'	N33°15'08"W
C74	93°02'19"	25.00'	41.47'	36.88'	S08°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S07°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S62°32'21"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.80'	130.63'	126.93'	N27°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°37'22"	777.00'	148.80'	148.37'	N71°11'01"W
C82	9°28'38"	1538.00'	254.38'	254.09'	S63°11'44"W

SHEET 2 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-2

SFC CLERK RECORDED 03/04/2010


GOVERNOR MILES ROAD
LOT 1-B N/F CROWNE SANTA FE, LLC. 697/002
GOVERNOR MILES ROAD C.I.P. #354 (WIDTH VARIES)
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 781/742
N/F SHANNON 249/976
N/F RYON W. RICH 1020/115
NAVA ADE SUBD PH.2A 459/029-032
DANCING GROUND ROAD
RAIL RUNNER ROAD 67' R/W
BECKNER ROAD 76' R/W
BECKNER ROAD 70' R/W
RAIL RUNNER ROAD 70' R/W
RICHARDS AVE.
INTERSTATE 25 (WIDTH VARIES)
N.M.P. I-025-5(36)272
LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21-22
N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT #2 BK.1989 PG.804
TRACT Q PHASE 3A-NAVA ADE
(WITHIN NAVA ADE)
10' WATERLINE EASEMENT 1179/471-473
50' P.N.M. EASEMENT 136/385
10' UTILITY EASEMENT BK.690 PG.029
10' UTILITY EASEMENT
17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14
FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.
EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08)
20' SEWERLINE EASEMENT 2076/788-790 (PORTION WITHIN SEC.18)
20' WATERLINE EASEMENT 1179/363-368
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
100'x100' EFFLUENT TANK EASEMENT GRANTED BY THIS INSTRUMENT
DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
20' SEWERLINE EASEMENT 2076/788-790 (PORTION WITHIN SEC.17)
20' WATERLINE EASEMENT 1177/468-470
20' WATERLINE EASEMENT 1177/471-473
23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED
C/L 30' ACCESS & UTIL. RAMBLA EASEMENT
182' WIDE ACCESS & UTIL. RAMBLA EASEMENT
100' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21-22
10' UNDERGROUND UTILITY EASEMENT
OLD LOT LINES (TYPICAL)
NEW LOT LINES (TYPICAL)
NE COR SECTION 18
S89°42'01"E 1568.16'
S89°53'02"E 2650.75'
S89°55'29"E 2607.19'
N00°47'58"W 2247.53'
N00°47'54"W 815.26'
N00°48'09"W 1149.89'
N00°01'01"W 1149.89'
S70°04'36"W 1369.12'
S60°50'15"W 264.71'
S29°09'45"E 231.46'
N60°11'09"E 1880.73'
S64°35'21"W 608.86'
S70°04'36"E 1252.12'
N70°04'36"W 1296.86'
N70°04'36"E 536.42'
S19°55'24"E 300.00'
S70°04'36"W 1252.12'
S70°04'36"W 1369.12'
S72°39'35"W 372.78'
S47°28'33"E 440.25'
S48°27'26"W 546.19'
S48°27'26"E 1776.56'
S48°27'26"E 1761.58'
S48°27'26"E 1761.08'
S48°27'26"E 1750.88'
S48°27'26"E 1742.88'
S48°27'26"E 1722.88'
S48°27'26"E 1702.88'
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S48°27'26"E -317.12'
S48°27'26"E -337.12'
S48°27'26"E -357.12'
S48°27'26"E -377.12'
S48°27'26"E -397.12'
S48°27'26"E

SFC CLERK RECORDED 03/04/2010

EXHIBIT V

CITY SEWER COMMITMENT LETTER

SFC CLERK RECORDED 03/04/2010

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Rosemary Romero, Dist. 2
Miguel M. Chavez, Dist. 3
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Date: May 23, 2008

To: Frank Katz , City Attorney
City Attorney's Office

Via: Qustandi Kassisieh, Director
Wastewater Management Division

From: Bryan Romero, Engineering Supervisor
Wastewater Management Division

Re: Las Soleras Annexation– Presbyterian Hospital

On May 19, 2008, the Settlement Agreement and Mutual Release of Claims involving the City of Santa Fe, Santa Fe County and Las Soleras property became effective. The Agreement states that Las Soleras is within the sewer service area of the County and that "upon application for annexation of Las Soleras... the City shall issue a 'can and will serve' letter to Las Soleras for sewer service in accordance with its rules and regulations."

Las Soleras has initiated the annexation application process in satisfaction of the foregoing Agreement provision. The Wastewater Management Division confirms that the City can and will provide sewer service to Las Soleras, including the proposed Presbyterian hospital within the Las Soleras property, in accordance with City Code sections 22-3, 22-5 and 22-6, as may be amended. Sewer service is available via connection to the Arroyo Chamisa Interceptor sewer line. This letter also confirms the necessity for connection to the POTW as required by section 22-5.1. All city code requirements must be met in order to obtain sewer service. It is noted that all costs associated with the design, construction and acceptance of the public sanitary sewer infrastructure and appurtenances required to serve the development is borne by the owner/developer.

If you have any questions, call me at 955-4623.

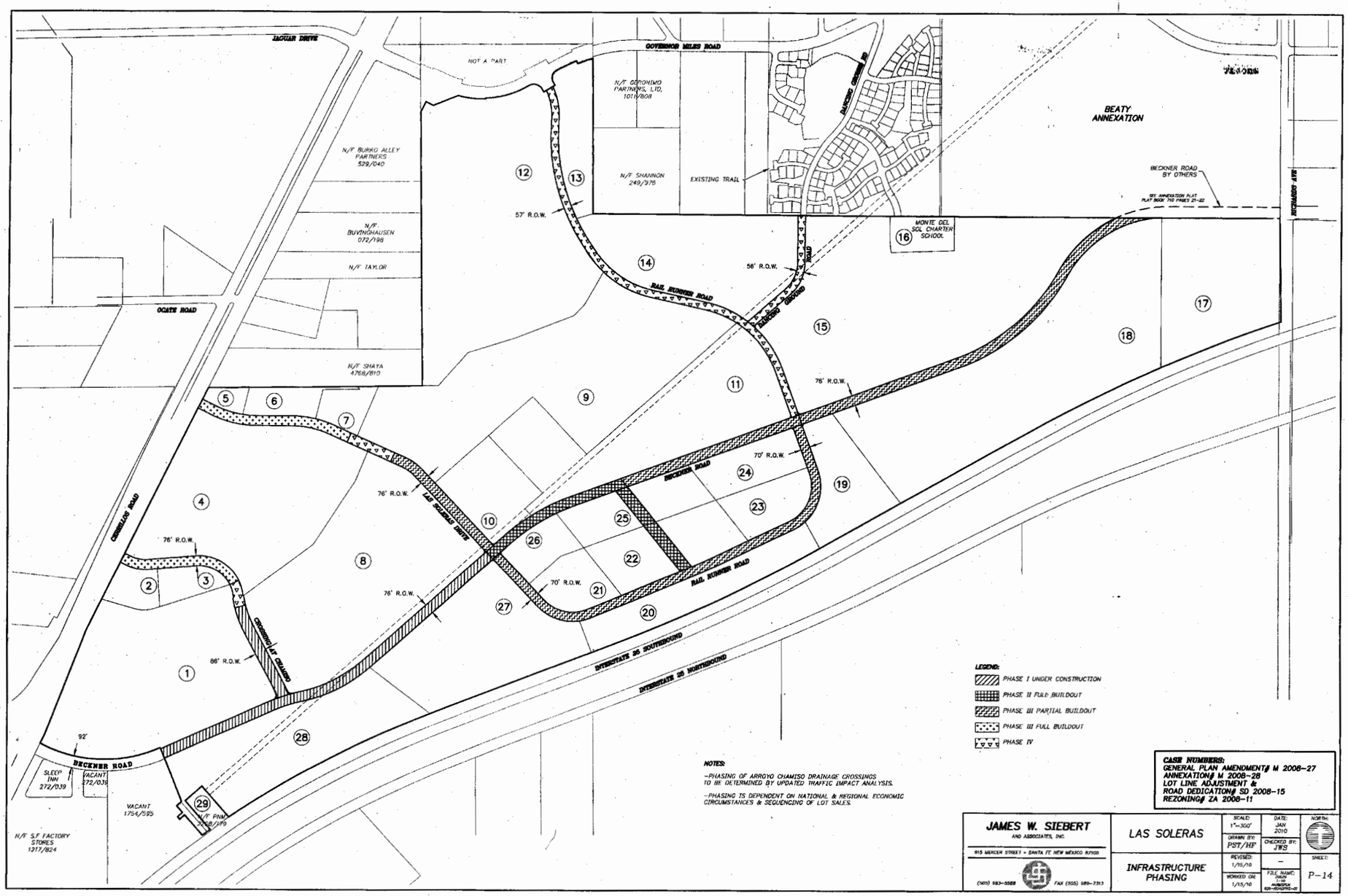
cc: File

LAS SOLERAS ANNEXATION AGREEMENT
EXHIBIT V

3FC CLERK RECORDED 03/04/2010

EXHIBIT VI

INFRASTRUCTURE & PHASING PLAN



INFRASTRUCTURE PHASING PLAN
EXHIBIT VI

SFC CLERK RECORDED 03/04/2010

ANNEXATION AGREEMENT
COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
PAGES: 51

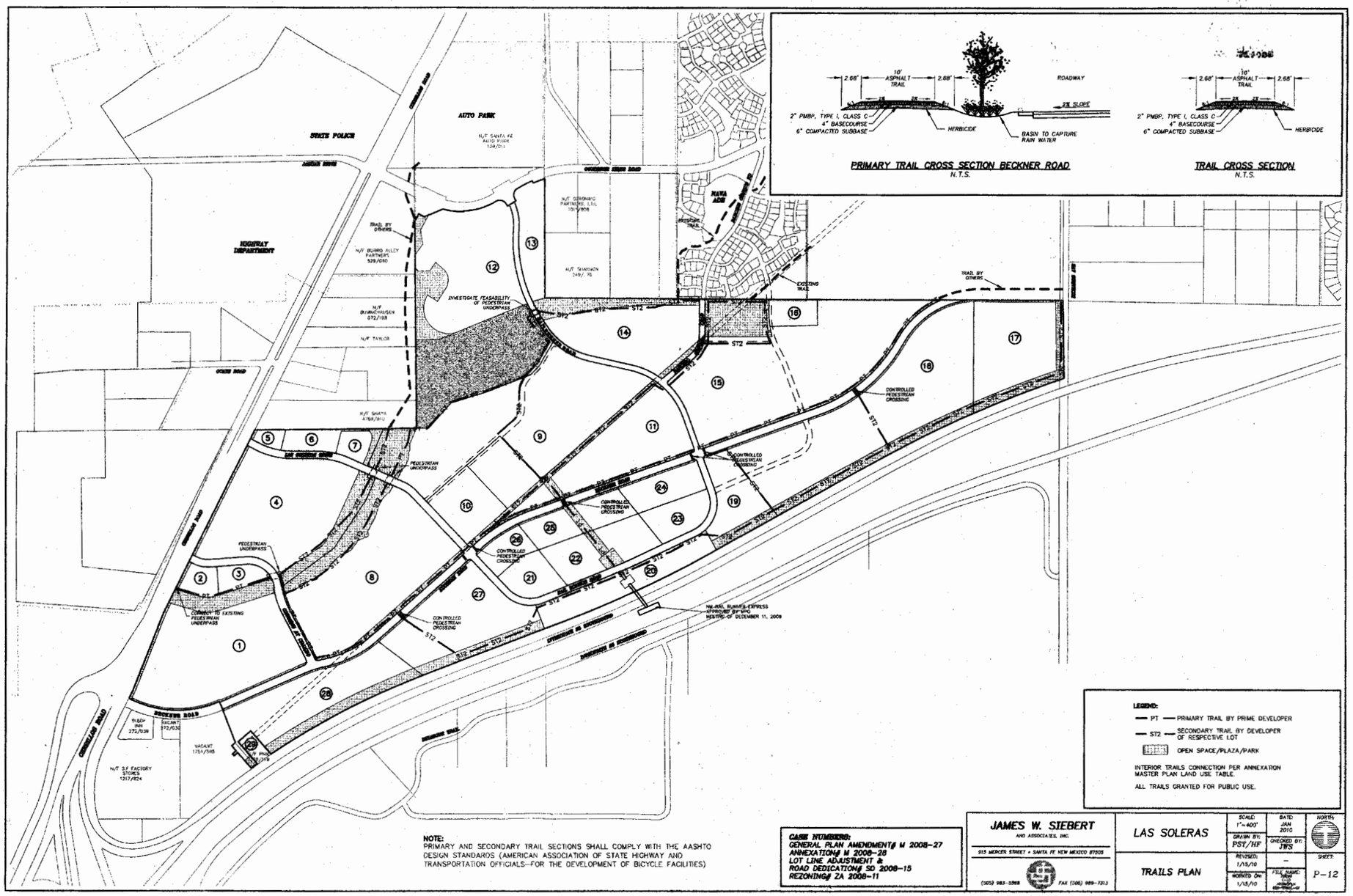
I Hereby Certify That This Instrument Was Filed for
Record On The 4TH Day Of March, 2010 at 02:38:09 PM
And Was Duly Recorded as Instrument # 1592456
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

3FC CLERK RECORDED 03/04/2010

EXHIBIT VII

TRAILS PLAN



NOTE:
PRIMARY AND SECONDARY TRAIL SECTIONS SHALL COMPLY WITH THE AASHTO DESIGN STANDARDS (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS--FOR THE DEVELOPMENT OF BICYCLE FACILITIES)

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT #
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

TRAILS PLAN

SCALE: 1"=400'
DATE: JAN 2010
DRAWN BY: PST/HP
CHECKED BY: JWS
REVISED: 1/15/10
WORKED ON: 1/15/10
FILE NAME:
NORTH:
SHEET: P-12

SFC CLERK RECORDED 03/04/2010
TRAILS PLAN
EXHIBIT VII

Quiet Title Co.
File # 10-1010

SFC release of conditons for the Gardner Tract A due to annexation into City.

RELEASE OF FIRE MARSHAL AFFIDAVIT

Santa Fe County Fire Marshal, grantee under that certain affidavit executed by Gordon L. Skarsgard, as Managing Member of Las Soleras, Ltd. Co and Burttram-Gardner, on the 17th day of November, 2005 and recorded on the 2nd day of December, 2005 as Instrument # 1410197 in the records of Santa Fe County, New Mexico, do hereby discharge all of the real estate mentioned in said recording from the encumbrance and obligations thereof.

Witness my hand and seal this 19 day of November, 2010.

Santa Fe County Fire Department

By: Buster Patty
Its: Santa Fe County Fire Prevention Captin

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me on this 19 day of November, 2010 by Buster Patty, its SFC Fire Prevention Captin of Santa Fe County Fire Department.

Victoria M. Reyes
NOTARY PUBLIC
My commission expires: 5/23/2011

SEAL

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: _____

COUNTY CLERK
VALERIE ESPINOZA
SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

RELEASE
PAGES: 1

I Hereby Certify That This Instrument Was Filed for Record On The 19TH Day Of November, 2010 at 03:46:08 PM And Was Duly Recorded as Instrument # 1617495 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

SFC CLERK RECORDED 11/19/2010