

ACD PACKET CHECK-OFF SHEET

This sheet contains a list of required information for processing Agreements to Construct and Dedicate Public Improvements (ACD).

***Please submit this sheet with the packet.**

Check if submitted:

- Developer Information Sheet
- Utility Service Application
- Utility Contractor Price Quote
- Copy of Plat
- Approved Water Plan Drawing Number 2021-15
- Approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency Water rights have been transferred in full for 393 lots
- Fee Waiver Application Approved by the Office of Affordable Housing
- SFHP, Not Applicable

COUNTY PROJECTS ONLY:

- City Council Approval Date _____

NOTE:

Applications will NOT be accepted for submittal unless ALL applicable items on this check list are completed and/or attached.

DEVELOPER INFORMATION SHEET

Developer's Name: Forestar (USA) Real Estate Group, Inc.
Address: 333 East Wetmore Road, Suite 245 Tucson, AZ 85705
Telephone #: 520-496-3073/520-703-3540
Contact Person: Matt Seidel
Legal Description of Property: See Attached Plat - Tract 3A3 & Tract 3A4S
Plat Recording Date (month, day & year): 09.02.2021
Record Book #: 882
Record Page #: 2-S
Present Owner of Property (exactly as shown): Forestar Group Inc
Project Name: Vistas De La Sierra Phase 3
Proposed Date of Completion (month & year): May, 2027
Developer Engineer Name: DHI Engineering
Address: 5419 North Loop 1604 East, San Antonio, TX 78247
Telephone #: 210-582-0811
Contact Person: Vance Weynand
Developer Water Utility Contractor Name: Sparling Construction
Address: 8440 Wyoming Blvd NE, Ste B, Albuquerque, NM 871138
Telephone #: 505-821-1034
Contact Person: John Guldemann
Construction Starting Date: April 2026
Type of Business Entity (NM Corporation, General Partnership, LLC, Individual, etc.):
Corporation

NOTE:

1. Developer must fill out all the information above.
2. A Performance Bond from the Contractor, Certificate of Insurance and a check in the amount listed on Page 2 of Agreement to be supplied by the Developer.
3. SDCW requires contractor bid sheets (use SDCW format)
4. Developer is responsible for advising SDCW on proposed changes in start date to ensure availability of SDCW construction Inspector.

SDCW USE ONLY

Date Received: _____
Project Name: _____
Fire Hydrants: **YES** or **NO** **CITY** or **COUNTY** Quantity: _____
Drawing #: _____
W.O. #: _____
Inspector: _____

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: 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: Forestar (USA) Real Estate Group, Inc
Project Address: 333 East Wetmore Road, Suite 245 Tucson, AZ 85705

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

Plat Filing Information: Year 2021 Book 882 Page 2-S Township, Range, Section: _____
Location: (check one only) Inside Corporate City Limits Outside Corporate City Limits _____
Property Uniform Property Code: _____ **Existing Well:** Yes _____ No
Legal Description including lot size: See Attached Plat - Tract 3A3 & Tract 3A4

Short Description of Project: 128 Single Family Lots

Construction Start Date: April 2026

***RESIDENTIAL PROJECT - Complete the following**

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments)	Subdivision _____
2. Total number of lots approved on final plat/development plan:	<u>128</u>
3. Total number of homes existing or under construction:	<u>0</u>
4. Size of service requested: (5/8", 3/4", 1" or 2")	<u>5/8" & 2-2"</u>

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

--- COMPLETED BY APPLICANT ---

Number of Lots or Units

<u>115</u>	Single Family Dwelling Unit, lot size less than 6,000 sq. ft.
<u>13</u>	Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft
_____	Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.
_____	Mobile Home (in Mobile home park)
_____	Accessory Dwelling Unit
_____	Apartment/Condominium
_____	Senior Complex

--- COMPLETED BY STAFF ---

<u>Water Use Factors</u>	<u>Annual Water Demand</u>
.15 afy per d.u.	_____
.17 afy per d.u.	_____
.25 afy per d.u.	_____
.17 afy per d.u.	_____
.09 afy per d.u.	_____
.16 afy per d.u.	_____
.12 afy per d.u.	_____

128 **Total**

Total Residential Water Demand _____ AFY

**City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION**

***~~COMMERCIAL PROJECT - Complete the following~~**

Type of Project: (i.e. Office, Retail, Mixed, etc.) _____
 Total gross floor area of building: _____ square feet
 Total area of lot, tract or parcel: _____ acres
 Automatic Fire Sprinkler System: _____ Yes _____ No
 Building Construction Type: _____
 Building Square Footage: _____
 Site Plan Attached: _____ 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 ----

<u>Check Type of Use</u>	<u>Gross Floor Area</u>
<u>Commercial</u>	
_____ Office – Non-medical	_____
_____ Medical Office	_____
_____ Office – City/State	_____
_____ Research and Development Lab	_____
_____ Manufacturing – Goods	_____
_____ Manufacturing – Consumables	_____
_____ Laundromat, Commercial	_____
_____ Laundromat, Other	_____
_____ Drycleaner	_____
_____ Plant Nursery	_____
_____ Gyms with showers	_____
_____ Gyms without showers	_____
_____ Salons	_____
_____ Pet Grooming	_____
_____ Pet Daycare	_____
_____ Retail, Large (Individual stores or shopping areas > 75,000 sq ft)	_____
_____ Neighborhood Center/Medium Retail (Individual stores or shopping areas 75,000-25,000 sq ft)	_____
_____ Retail, Small (Individual stores or shopping areas < 25,000 sq ft)	_____
_____ Gallery	_____
_____ Grocery Store	_____
_____ Restaurant (full service)	_____
_____ Restaurant (limited service)	_____
_____ Gasoline Station w/ Car Wash	_____
_____ Gasoline Station	_____

---- COMPLETED BY STAFF ----

<u>Water Use Factors</u>	<u>Annual Water Demand</u>
(0.70 afy per 10,000 s.f.)	_____
(0.72 afy per 10,000 s.f.)	_____
(0.58 afy per 10,000 s.f.)	_____
(1.18 afy per 10,000 s.f.)	_____
(0.21 afy per site)	_____
(2.33 afy per site)	_____
(0.78 afy per machine)	_____
(0.22 afy per machine)	_____
(0.41 afy per site)	_____
(0.56 afy per 10,000 s.f.)	_____
(8.94 afy per site)	_____
(0.77 afy per site)	_____
(0.21 afy per site)	_____
(0.52 afy per site)	_____
(0.11 afy per site)	_____
(0.45 afy per 10,000 s.f.)	_____
(0.43 afy per 10,000 s.f.)	_____
(0.06 afy per site)	_____
(0.60 afy per site)	_____
(1.27 afy per 10,000 s.f.)	_____
(0.02 afy per seat)	_____
(1.63 afy per Site)	_____
(6.56 afy per Site)	_____
(0.88 afy per Site)	_____

**City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION**

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

Public Services

<input type="checkbox"/> School, Elementary		(0.53 afy per 100 students)	_____
<input type="checkbox"/> School, Middle or Junior High		(1.68 afy per 100 students)	_____
<input type="checkbox"/> School, Senior High		(2.64 afy per 100 students)	_____
<input type="checkbox"/> Schools, Daycare		(0.85 afy per 100 kids)	_____
<input type="checkbox"/> Places of Worship With Daycare and school		(0.15 afy per site) (0.95 afy per site)	_____ _____
<input type="checkbox"/> Parks		(1.48 afy per acre)	_____
<input type="checkbox"/> Other (not listed above) Please attach water demand calculations and assumptions used		(with attachment)	_____

Total Floor Area _____

Total Commercial Water Demand	_____	AFY
Total Residential Water Demand	_____	AFY
TOTAL PROJECT WATER DEMAND	_____	AFY

City of Santa Fe, New Mexico

<p>OWNER: Forestar (USA) Real Estate Group, Inc. Mailing Address: 333 East Wetmore Rd, Suite 245 Tucson, AZ 85705</p> <p>Phone Number: 520-496-3073 _____ Mobile Number: 520-703-3540 _____</p>	<p>*Only If Applicable AGENT: Vance Weynand Title: Director of Engineering Mailing Address: 5419 North Loop 1604 East San Antonio, TX 78247 Phone Number: 210-582-0811 Mobile Number: 210-563-4074</p>
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Information Provided By: Check one: Owner Agent

Signature: _____ **Date:** _____

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

COMMENTS: Water rights have been transferred in full for the entire 393 lots Phase 1-3 developments

APPLICANTS, PLEASE NOTE:

- If the project is located within the Historic District and a hotbox for a backflow preventer is required, the Historic Preservation Division must be contacted at (505) 955-6605 to coordinate the hotbox location.
- 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 development 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, if applicable.
 - 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.

EXHIBIT A
CITY OF SANTA FE WATER DIVISION
CONSTRUCTION ESTIMATE

Fill out the highlighted fields

Project: Vista de la Sierra Phase III
 Date: 06.27.25

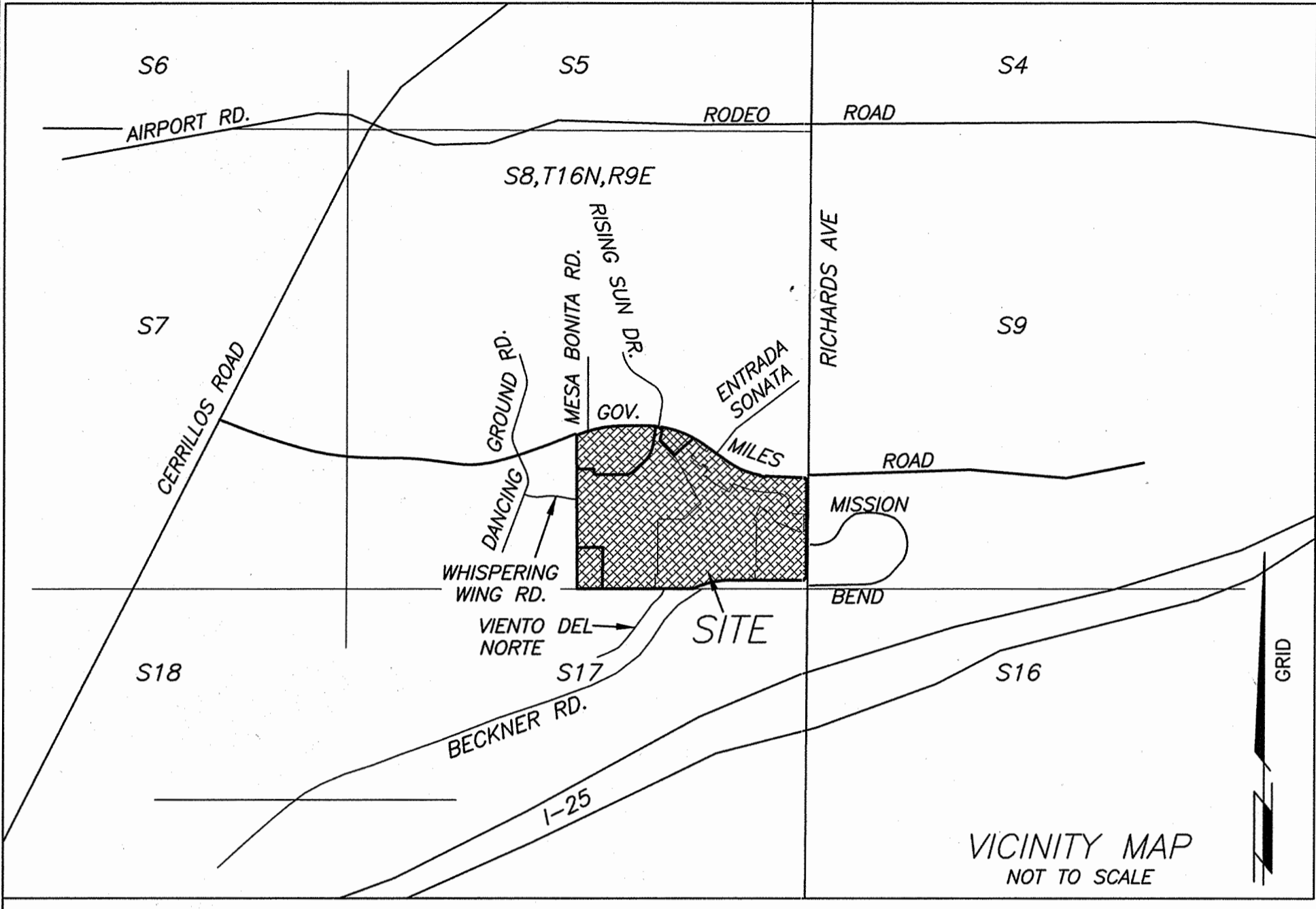
Const. Drawing No. _____
 W.O. No. _____

CONSTRUCTION ITEMS

BID ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
	MAINS				
1	16-inch water main w/ restraints and fittings	LF	87	\$432.00	\$37,584.00
2	12-inch water main w/ restraints and fittings	LF			\$0.00
3	10-inch water main w/ restraints and fittings	LF			\$0.00
4	8-inch water main w/ restraints and fittings	LF	5336	\$51.00	\$272,136.00
5	6-inch water main w/ restraints and fittings	LF			\$0.00
6	4-inch water main w/ restraints and fittings	LF			\$0.00
7	Non-pressure connection 2" line	EA			\$0.00
8	Non-pressure connection 4" - 10" line	EA	3	\$2,100.00	\$6300.00
9	Non-pressure connection 12" - 16" line	EA			\$0.00
10	Pres. Con. w/ tap. and sleeve 4" x 4"	EA			\$0.00
11	Pres. Con. w/ tap. and sleeve 6" x 4"-6"	EA			\$0.00
12	Pres. Con. w/ tap. and sleeve 8" x 4" -8"	EA	1	\$1,650.00	\$1650.00
13	Pres. Con. w/ tap. and sleeve 10" x 4" - 10"	EA			\$0.00
14	Pres. Con. w/ tap. and sleeve 12" x 4" - 12"	EA			\$0.00
15	Pres. Con. w/ tap. and sleeve ≥ 16"	EA			\$0.00
16	16-inch valve and Box	EA			\$0.00
17	12-inch valve and Box	EA			\$0.00
18	10-inch valve and Box	EA			\$0.00
19	8-inch valve and Box	EA	12	\$2,510.00	\$30,120.00
20	6-inch valve and Box	EA			\$0.00
21	4-inch valve and Box	EA			\$0.00
22	Install 3-Way Fire Hydrants Assembly	EA	10	\$5,325.00	\$53,250.00
23	Install Flush Hydrant	EA	1	\$6,340.00	\$6,340.00
24	8" Backflow Preventer w/Hot Box	EA			\$0.00
25	6" Backflow Preventer w/Hot Box	EA			\$0.00
26	4" Backflow Preventer w/Hot Box	EA			\$0.00
27	" Backflow Preventer w/Hot Box	EA			\$0.00
28	Pressure Testing Water Line	LS	1	\$5,720.00	\$5,720.00
29	Bact T Testing	LS	1	\$5,720.00	\$5,720.00
30	PIV	EA			\$0.00
31	Remote FDC 6"	EA			\$0.00
	METERS				
32	5/8" Single MSC	EA	12	\$2,700.00	\$32,400.00
33	5/8" Double MSC	EA	60	\$3,300.00	\$198,000.00
34	3/4" Single MSC	EA			\$0.00
35	3/4" Double MSC	EA			\$0.00
36	1" Single MSC	EA			\$0.00
37	1 1/2" Single MSC	EA			\$0.00
38	2" Single MSC	EA			\$0.00
39	3" Water Service/Meter Vault	EA			\$0.00
40	4" Water Service/Meter Vault	EA			\$0.00
41	Other:	EA			\$0.00
#1	Total of Bid Items				\$649,220.00
#2	Bond (#1 X Bond %)				\$0.00
#3	NM GRT (#1 X NMGRT %)		8.1875%		\$53,154.89
#4	Est. Construction Cost (Sum #1 thru #3)				\$702,374.89
#5	CoSFWD E&S (#4 X ES%)		7.25%		\$50,922.18
#6	CoSFWD A&G (#4 X AG%)		5.50%		\$38,630.62
#7	CoSFWD Special Fee				\$0.00
#8	NM GRT (Sum #5 thru #7 X NMGRT %)		8.1875%		\$7,332.14
#9	Subtotal (Sum #5 thru #8)				\$96,884.94
#10	CoSFWD UEC Fees				\$0.00
#11	CoSFWD Meter Fees				\$0.00
#12	Subtotal (#10 + #11)				\$0.00
#13	Total CoSFWD Fees (#9 + #12)				\$96,884.94
#14	CoSFWD Fees Collected @ Land Use (#12)				\$0.00
#15	CoSFWD Fees Owed with ACD (#13 - #14)				\$96,884.94
#16	Total Project Cost (#4+#13)				\$799,259.83
	UEC: 5/8" MSC	EA		\$2,013.00	\$0.00
	UEC: 5/8" MSC	EA		\$800.00	\$0.00
	UEC: 3/4" MSC	EA		\$3,019.00	\$0.00
	UEC: 1" MSC	EA		\$5,032.00	\$0.00
	UEC: 1 1/2" MSC	EA		\$10,065.00	\$0.00
	UEC: 2" MSC	EA		\$16,104.00	\$0.00
	UEC: 3" MSC	EA		\$31,402.00	\$0.00
	UEC: 4" MSC	EA		\$50,325.00	\$0.00
	Meter: 5/8" MSC	EA		\$190.00	\$0.00
	Meter: 3/4" MSC	EA		\$226.00	\$0.00
	Meter: 1" MSC	EA		\$272.00	\$0.00
	Meter: 1 1/2" MSC	EA		\$546.00	\$0.00
	Meter: 2" MSC	EA		\$728.00	\$0.00
	Meter: 3" MSC	EA		\$1,516.00	\$0.00
	Meter: 4" MSC	EA		\$2,666.00	\$0.00
	Meter: Fire Service	EA		\$190.00	\$0.00
	Prorata:	FF		\$0.00	\$0.00

Comments: All water utility work to be performed by [Contractor Name]. The Total Water UEC and Total Water Meter Fees for this project are \$XXX.XX (#14) and are not included in the project ACD because they were collected as part of the Land Use Department's EnerGov permit system.

Prepared By: _____
 Dora Marquez
 Reviewed By: _____
 Taylor Jurgens



LOT OF RECORD & OTHER REFERENCE DOCUMENTS:

- LOT 3 : "BECKNER ROAD EXTENSION DEDICATION PLAT PREPARED FOR BUILDING SERVICES OF SANTA FE, BEATY FAMILY LTD. CO. AND THE CITY OF SANTA FE SHOWING PUBLIC R/W DEDICATION OF A PORTION OF LOT 3 AS SHOWN ON PLAT RECORDED IN BOOK 710 PAGES 21-22", AS RECORDED AS INST.# 1796166 IN BK. 804 PAGES 09-10.
- LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC. BY GARY E. DAWSON, NMLS 7014. PLAT RECORDED AS INSTRUMENT NUMBER 1592455 ON THE 4TH DAY OF MARCH, 2010 AND PLAT BOOK 714 PAGES 14-26, IN THE SANTA FE COUNTY CLERKS OFFICE.
- ROADWAY & UTILITY RIGHT OF WAY GOVERNOR MILES ROAD NAVA ADE SUBD. TO RICHARDS AVE. SE1/4 SB, T16N, R9E, NMPM SANTA FE COUNTY, N.M. PREPARED BY RICHARD A. MORRIS, L.S.#10277, RECORDED IN PLAT BK. 362 PG.07.
- WARRANTY DEED, JOHN ARDISSONE AND MAY T. ARDISSONE TO BUILDING SERVICES OF SANTA FE, BK 462 PAGE 621.
- ALTA/NSPS ALTA/NSPS LAND TITLE SURVEY PREPARED FOR BRANCH FAMILY HOLDINGS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY SHOWING LOT 3A 3800 GOVERNOR MILES RD. PREPARED BY DIEGO J. SISNEROS, NMP/LS 13986, JUNE 9, 2020, BEARING FILE NUMBER 10328ALTA.

ALL OTHER REFERENCE DOCUMENTS AS NOTED HEREON.

SURVEY SHEET INDEX

- SHEET 2: M&A RETAINAGE, LOT & CURVE TABLES AND ADDRESSES
- SHEET 3: LARGE TRACTS, PHASING, EASEMENT VACATION AND TEMPORARY & OFFSITE EASEMENTS
- SHEET 4: PHASE 1 SUBDIVISION DATA

UTILITY COMPANIES

David R Aikin 7/19/2021
COMCAST DATE

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGCO) AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGCO AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Fernando Vigil July 19, 2021
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM ELECTRIC) DATE

Frank A. Rayon 7/21/2021
NM GAS COMPANY (NMGCO) DATE

QWEST CORPORATION d/b/a CENTURYLINK QC

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICES TO THE SUBDIVISION.

Doug Dale 7/19/2021
"QWEST CORPORATION, D/B/A CENTURYLINK QC" DATE

CONTROL REFERENCE

-BEARINGS ARE GRID, REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM NAD83(1982), CENTRAL ZONE FROM GPS STATE PLANE PROJECTION VIA DATA COLLECTION PROGRAM "CARLSON SURVICE".
-DISTANCES ARE REFERRED TO 6800 ANSL.
-DATUM DERIVED FROM DAWSON2 GPS BASE STATION N=1,687,626.870 E=1,708,833.475 ELE=6572.376", ESTABLISHED FROM SANTA FE COUNTY CONTROL STATIONS USING DATA FROM THE 1992 BLUEBOOK REPORT FOR NGS AND S.F. CO..

SANTA FE COUNTY SIGNATURES

[Signature] July 26, 21
SANTA FE COUNTY TREASURER DATE

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 2 day of August, 2021 A.D. at 3:26 o'clock P.M. and was duly recorded in book 882 page(s) 2-5 of the records of Santa Fe County, N.M. # 1964666
Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.



[Signature]
Deputy

APPROVED BY THE CITY PLANNING COMMISSION

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF JULY 21, 2021, AS CASE NO. 2020-2924
[Signature] 8-31-2021
PLANNING COMMISSION CHAIRPERSON DATE
[Signature] 8-31-2021
PLANNING COMMISSION SECRETARY DATE

REVIEWED BY CITY OF SANTA FE

APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION UNDER AUTHORITY OF THE LAND DEVELOPMENT CODE, ARTICLE 14-3.8(7)
[Signature] 9/1/21
CITY ENGINEER FOR LAND USE DATE
[Signature] 9/1/21
CITY PLANNER DATE

NOTES

THIS PLAT IS SUBJECT TO PROVISION OF THE VISTA DE LA SIERRA HOMEOWNERS ASSOCIATION, RECORDED AS INST.# 1961665 OF THE REAL PROPERTY RECORDS OF SANTA FE COUNTY.
THIS DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT(ADA) FOR ALL INFRASTRUCTURE IMPROVEMENTS.
SOME OF THESE LOTS REQUIRE ON-LOT PONDING FOR IMPERVIOUS SURFACE IMPROVEMENTS. REFER TO M&A TABLES ON SHEET 2 OF THIS PLAT.

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

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

EACH LOT SHALL BE SERVED WITH SEPARATE SEWER AND WATER SERVICES.

THE PROPERTY AND STRUCTURES SHALL BE CONNECTED TO THE CITY'S PUBLIC SEWER COLLECTION SYSTEM.

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

WASTEWATER U.E.C. CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

NO FENCES, WALLS OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS.

NO WALLS, FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

ANY AND ALL DEVELOPMENT SHALL MEET THE IFC CODE REQUIREMENTS 2009 EDITION OR THE MOST CURRENT EDITION THE GOVERNING BODY HAS ADOPTED AT THE TIME OF PERMITTING.

NO CONSTRUCTION TRAFFIC WILL BE ALLOWED WITHIN NAVA ADE FOR THIS PROJECT.

GUNNISON'S PRAIRIE DOG NOTE:

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISON'S PRAIRIE DOG ORDINANCE(ARTICLE 14-8.12)

FLOOD ZONE

THIS PROPERTY LIES WITHIN OTHER AREAS ZONE "X". AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C03940, EFFECTIVE DATE JUNE 17, 2008.

PARK AREA DEDICATED TO THE HOA

PHASE 1: 0 acres
PHASE 2: 1.02 acres
PHASE 3: 1.95 acres
TOTAL: 2.97 acres

** ANYWHERE THIS PLAT REFERS TO "VISTA DE LA SIERRA" IT SHALL MEAN AND REFER TO "VISTAS DE LA SIERRA!"

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 19TH DAY OF MARCH, 2019, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.
[Signature]
DIEGO J. SISNEROS, NMP/LS#13986 7/16/2021



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO SUBDIVIDE THOSE LANDS SHOWN HEREON.

OPEN SPACE TRACTS A THROUGH I ARE HEREBY GRANTED TO THE VISTA DE LA SIERRA HOMEOWNERS ASSOCIATION. OPEN SPACE TRACTS SERVE AS DRAINAGE EASEMENTS FOR MITIGATION OF STORM WATER. Maintenance of park improvements within the open space is the responsibility of the Vista de la Sierra HOA. DRAINAGE EASEMENTS ARE HEREBY CREATED FOR THE MITIGATION OF STORM WATERS OF THE SUBDIVISION LOTS AND ROADS. THE MAINTENANCE OF THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE H.O.A.

ROADS SHOWN HEREON AS PUBLIC RIGHT OF WAY, CREATED BY THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE & MAINTENANCE.

TRAIL EASEMENTS SHOWN HEREON, CREATED BY THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR A PUBLIC NON-MOTORIZED PEDESTRIAN TRAIL AND THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF SAID TRAIL. MAINTENANCE IS THE RESPONSIBILITY OF THE CITY OF SANTA FE.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

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

"QWEST CORPORATION, D/B/A CENTURYLINK QC" FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDED COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES. THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICES TO THE SUBDIVISION.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANITOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS

THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS PLAT CONTAINS 94.058 ACRES, MORE OR LESS. THIS DEDICATION LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

STORM WATER AGREEMENT:

STORMWATER AGREEMENT: THE PROPERTY OWNER AND BY ACCEPTANCE OF TITLE TO A LOT, EACH SUBSEQUENT LOT OWNER, HEREBY AGREES THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS LOCATED ON A RESIDENTIAL LOT WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED BY THE LOT OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. ALL DRAINAGE EASEMENTS, CULVERTS AND DETENTION PONDS LOCATED WITHIN DESIGNATED OPEN SPACE WILL BE MAINTAINED BY THE VISTA DE LA SIERRA HOMEOWNERS ASSOCIATION AND KEPT FULLY FUNCTIONAL, CONSISTENT WITH THE ORIGINAL DESIGN. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER 10 DAYS WRITTEN NOTICE TO THE RESPECTIVE LOT OWNER OR TO THE VISTA DE LA SIERRA HOMEOWNERS ASSOCIATION IN THE CASE OF COMMON IMPROVEMENTS, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS; AND (3) TO LIEN THE DEFAULTING OWNER'S LOT OR IN THE CASE OF COMMON IMPROVEMENTS, ALL OF THE LOTS, FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. IN THE CASE OF A LIEN RELATED TO WORK ON COMMON IMPROVEMENTS, UPON PAYMENT OF A LOT OWNER'S PRORATA SHARE, A LOT OWNER MAY OBTAIN A WRITTEN RELEASE OF SUCH LIEN, IN RECORDABLE FORM, FROM THE CITY. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER APPROVES AND AGREES THAT THE FOREGOING STORMWATER AGREEMENT IS PERPETUAL AND RUNS WITH THE LAND, AND IS BINDING UPON PRESENT AND FUTURE LOT OWNERS, AND EACH LOT OWNER'S HEIRS, SUCCESSORS AND ASSIGNS.

DRAINAGE FACILITIES MAINTENANCE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS.

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 INSPECTOR 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 INSPECTOR'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

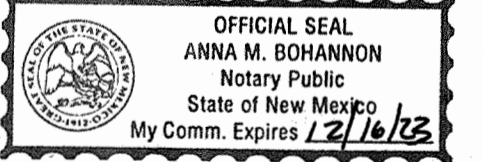
- FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).
- REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
- INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
- INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.
- 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.
- ALL BASINS/PONDS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8.2(D)(4)(C)(II).

OWNER LOT 3: VDLs LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

[Signature]
GREG GONZALES, MEMBER

STATE OF NEW MEXICO)
COUNTY OF SANTA FE)
ON THIS 21 DAY OF AUGUST, 2021 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GREG GONZALES, MEMBER OF VDLs LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

[Signature] 12-16-23
NOTARY PUBLIC COMMISSION EXPIRES



FINAL SUBDIVISION PLAT VISTAS DE LA SIERRA PHASE 1

PREPARED FOR
VDLS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
SHOWING

A SUBDIVISION OF LOT 3A AS SHOWN ON PLAT RECORDED AS INSTRUMENT #1796166 IN BOOK 804 PAGES 09-10

PURPOSE: TO CREATE 128 RESIDENTIAL LOTS 5 OPEN SPACE TRACTS, RESERVED SCHOOL TRACT 3, RESERVED FUTURE DEVELOPMENT TRACTS 1 & 2 AND FUTURE SUBDIVISION PHASE 2 AND 3 TRACTS 3A1, 3A2, 3A3 & 3A4

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

PARENT PARCEL: LOT 3A BECKNER ROAD EXTENSION DEDICATION PLAT PREPARED FOR BUILDING SERVICES OF SANTA FE, BEATY FAMILY LTD CO. AND THE CITY OF SANTA FE, RECORDED AS INST.#1796166 IN BOOK 804 PAGES 9-10.

UPC: 1-050-095-387-083

PLSS LOCATION: SECTION 8, T16N, R9E, NMPM

CITY: SANTA FE

COUNTY: SANTA FE

STATE: NEW MEXICO

SHEET 1 OF 4
DAWSON SURVEYS INC.
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 471-6660
FILE# 10508PH1 DATE:7/16/2021

LOT DATA TABLES

PHASE 1 MS4 RETAINAGE							
Lot #	Lot Width	Impervious Area Accommodated By Off-Lot Ponding (Square FT)	Impervious Volume Accommodated By Off-Lot Ponding (Cubic FT)	Lot #	Lot Width	Impervious Area Accommodated By Off-Lot Ponding (Square FT)	Impervious Volume Accommodated By Off-Lot Ponding (Cubic FT)
1	45	2925	129	52	50	3580	158
2	45	2925	129	53	50	3580	158
3	45	2925	129	54	50	3580	158
4	40	2550	112	55	50	3580	158
5	40	2550	112	56	50	1543	68
6	40	2550	112	57	50	1543	68
7	45	2925	129	58	50	1543	68
8	50	1543	68	59	50	1543	68
9	50	1543	68	60	50	1543	68
10	45	2925	129	61	50	1543	68
11	45	2925	129	62	50	1543	68
12	45	2925	129	63	50	1543	68
13	40	2550	112	64	50	1543	68
14	40	2550	112	65	50	1543	68
15	40	2550	112	66	50	1543	68
16	40	2550	112	67	50	1543	68
17	40	2550	112	68	50	1543	68
18	40	2550	112	69	50	1543	68
19	40	2550	112	70	50	1543	68
20	45	2925	129	71	50	1543	68
21	45	2925	129	72	50	1543	68
22	45	2925	129	73	50	1543	68
23	40	2550	112	74	50	1543	68
24	40	2550	112	75	50	1543	68
25	40	2550	112	76	50	1543	68
26	40	2550	112	77	50	1543	68
27	40	2550	112	78	50	1543	68
28	40	2550	112	79	50	1543	68
29	40	2550	112	80	50	1543	68
30	45	2925	129	81	50	1543	68
31	45	2925	129	82	50	1543	68
32	45	2925	129	83	50	1543	68
33	40	2550	112	84	50	1543	68
34	40	2550	112	85	50	1543	68
35	40	2550	112	86	50	1543	68
36	40	2550	112	87	50	1543	68
37	40	2550	112	88	50	1543	68
38	40	2550	112	89	50	1543	68
39	45	2925	129	90	50	1543	68
40	45	2925	129	91	50	1543	68
41	45	2925	129	92	50	1543	68
42	40	2550	112	93	50	1543	68
43	40	2550	112	94	50	1543	68
44	40	2550	112	95	50	1543	68
45	45	2925	129	96	50	1543	68
46	50	3580	158	97	50	1543	68
47	50	3580	158	98	50	1543	68
48	50	3580	158	99	50	1543	68
49	50	3580	158	100	50	1543	68
50	50	3580	158	101	50	1543	68
51	50	3580	158	102	50	1543	68

Impervious Area Accommodated Less Than Typical
On Lot MS4 Retainage May Be Required

"THE CONSTRUCTION OF IMPERVIOUS AREA, SUCH AS STRUCTURES AND PAVING, THAT EXCEEDS THE SQUARE FOOTAGE LIMITATIONS SHOWN IN THE TABLES ABOVE MAY REQUIRE ON-LOT PONDING."

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	570.00'	53.41'	53.39'	S46°43'48"E	5°22'06"
C2	460.00'	50.10'	50.07'	S46°17'39"E	6°14'24"
C3	160.00'	63.57'	63.15'	S11°29'51"W	22°45'47"
C4	14.50'	4.58'	4.56'	S81°04'34"W	18°04'48"
C5	460.00'	38.09'	38.08'	S51°47'11"E	4°44'40"
C6	14.50'	13.32'	12.85'	S27°51'02"E	52°36'57"
C7	150.00'	81.03'	80.05'	S15°35'28"W	30°57'01"
C8	14.50'	18.20'	17.03'	S36°04'34"W	71°55'12"
C9	14.50'	8.25'	8.14'	S14°45'43"W	32°36'32"
C10	14.50'	10.36'	10.14'	S69°25'03"E	40°55'58"
C11	14.50'	12.42'	12.04'	S24°38'59"W	49°04'02"
C12	14.50'	12.42'	12.04'	S24°25'03"E	49°04'02"
C13	14.50'	10.36'	10.14'	S69°38'59"W	40°55'58"
C14	14.50'	10.36'	10.14'	S69°25'03"E	40°55'58"
C15	14.50'	12.42'	12.04'	S24°38'59"W	49°04'02"
C16	14.50'	12.42'	12.04'	S24°25'03"E	49°04'02"
C17	150.00'	7.40'	7.40'	S88°42'13"W	2°49'31"
C18	14.50'	3.96'	3.95'	S57°00'11"W	15°38'21"
C19	150.00'	58.82'	58.45'	S76°03'24"W	22°28'06"
C20	14.50'	22.78'	20.51'	N45°06'58"E	90°00'00"
C21	200.00'	42.72'	42.64'	N83°59'50"E	12°14'15"
C22	47.50'	33.83'	33.12'	S11°15'11"W	40°48'37"
C23	956.98'	43.19'	43.19'	S65°02'45"W	2°35'10"
C24	200.00'	19.58'	19.57'	N75°04'27"E	5°36'31"
C25	25.00'	40.65'	36.32'	S81°08'36"E	9°31'02"
C26	8.00'	5.52'	5.41'	S19°53'17"W	39°32'39"
C27	14.50'	22.78'	20.51'	S44°53'02"E	90°00'00"
C28	410.00'	65.15'	65.08'	N47°35'00"W	9°06'15"
C29	354.34'	47.35'	47.32'	S46°28'16"E	7°39'24"
C30	410.00'	65.65'	65.58'	N62°39'20"W	9°10'29"
C31	304.80'	47.83'	47.78'	S62°53'40"E	8°59'28"
C32	410.00'	65.66'	65.59'	N71°49'51"E	9°10'32"
C33	304.80'	47.88'	47.84'	S71°53'26"E	9°00'05"
C34	410.00'	65.36'	65.29'	N80°59'07"W	9°08'01"
C35	304.80'	47.50'	47.45'	S80°51'20"E	8°55'42"
C36	410.00'	63.44'	63.37'	N89°59'05"W	8°51'55"
C37	304.80'	47.53'	47.48'	S89°47'13"E	8°56'03"
C38	410.00'	63.87'	63.81'	S76°30'08"W	8°55'33"
C39	304.80'	47.67'	47.62'	N77°44'50"E	8°57'38"
C40	410.00'	25.22'	25.22'	S70°16'37"W	3°31'28"
C41	304.80'	21.25'	21.24'	N71°16'12"E	3°59'38"
C42	200.00'	19.14'	19.14'	S71°15'25"W	5°29'03"
C43	200.00'	45.90'	45.80'	S80°34'27"W	13°09'01"
C44	189.15'	67.60'	67.24'	N79°00'54"E	20°28'39"
C45	200.00'	46.28'	46.17'	N86°13'19"W	13°15'27"
C46	189.15'	18.60'	18.59'	S87°55'45"E	5°38'02"
C47	310.24'	13.85'	13.85'	S80°58'07"E	2°33'27"
C48	200.00'	46.32'	46.22'	N72°57'29"W	13°16'13"
C49	310.24'	68.21'	68.07'	S73°23'30"E	12°35'49"
C50	287.61'	4.11'	4.11'	S67°47'31"E	0°49'08"
C51	410.00'	42.45'	42.43'	N55°06'07"W	5°55'58"
C52	304.80'	30.63'	30.61'	S55°31'13"E	5°45'26"
C53	410.00'	33.04'	33.03'	S83°16'26"W	4°37'04"
C54	304.80'	18.72'	18.71'	N83°59'13"E	3°31'06"
C55	100.00'	60.68'	59.76'	N17°30'02"E	34°46'08"
C56	14.50'	20.60'	18.91'	N75°34'36"E	81°22'59"
C57	460.00'	79.31'	79.21'	S68°40'16"E	9°52'42"
C58	1117.00'	80.42'	80.41'	S75°10'29"W	4°07'31"
C59	25.00'	46.69'	40.19'	N53°23'09"W	107°00'14"
C60	460.00'	98.24'	98.06'	S79°43'43"E	12°14'13"
C61	14.50'	21.75'	19.77'	S42°51'56"E	85°57'47"
C62	14.50'	20.80'	19.06'	S41°13'07"W	82°12'18"
C63	1117.00'	99.11'	99.07'	S79°46'45"W	5°05'01"
C64	14.50'	21.38'	19.50'	N42°21'32"E	84°29'09"
C65	460.00'	99.14'	98.95'	N78°25'40"E	12°20'53"
C66	1117.00'	73.56'	73.55'	S88°13'46"W	3°46'24"
C67	14.50'	23.73'	21.17'	N46°46'14"W	93°46'24"
C68	460.00'	30.02'	30.01'	N70°23'03"E	3°44'20"

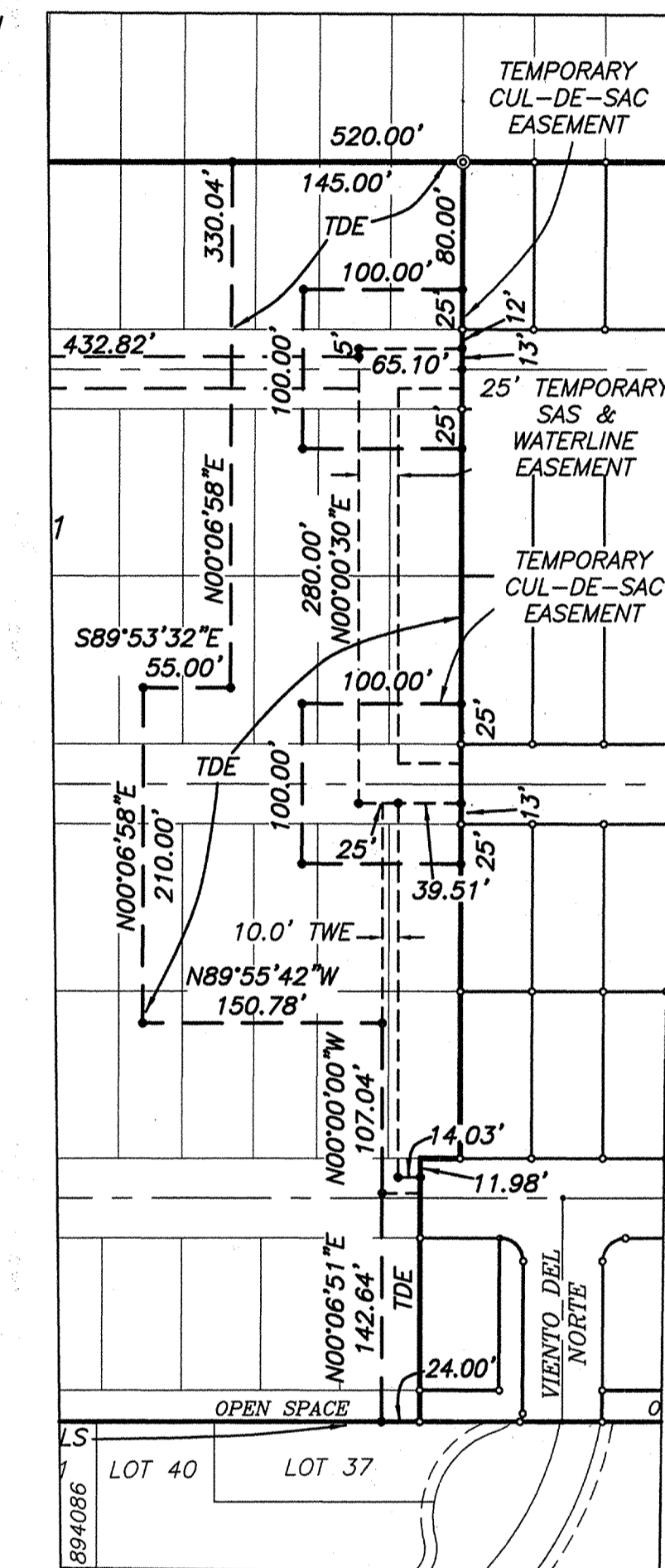
CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C69	14.50'	28.24'	23.99'	S55°41'04"E	11°36'05"
C70	14.50'	22.78'	20.51'	S45°06'58"W	90°00'00"
C71	14.50'	21.78'	19.79'	N43°09'01"E	86°04'06"
C72	150.00'	102.13'	100.17'	S74°18'34"E	39°00'44"
C73	14.50'	22.78'	20.51'	N44°53'02"W	90°00'00"
C74	954.20'	5.49'	5.49'	S73°10'20"W	0°19'47"
C75	169.73'	43.04'	42.93'	N38°32'58"W	14°31'48"
C76	25.00'	38.25'	34.63'	N29°16'59"E	87°40'06"
C77	1067.00'	4.09'	4.09'	N73°13'37"E	0°13'10"
C78	175.00'	68.20'	67.77'	N78°57'06"E	22°19'43"
C79	1092.00'	46.49'	46.48'	N69°00'25"E	2°26'21"
C80	1092.00'	267.83'	267.16'	N77°15'11"E	14°03'10"
C81	1092.00'	111.24'	111.20'	N87°11'52"E	5°50'13"
C82	957.00'	44.31'	44.31'	S74°39'47"W	2°39'10"
C83	1067.00'	49.40'	49.40'	N74°39'47"E	2°39'10"
C84	957.00'	39.39'	39.38'	S77°10'06"W	2°21'29"
C85	1067.00'	43.91'	43.91'	N77°10'06"E	2°21'29"
C86	957.00'	39.39'	39.38'	S79°31'35"W	2°21'29"
C87	1067.00'	43.91'	43.91'	N79°31'35"E	2°21'29"
C88	957.00'	39.39'	39.38'	N45°53'04"W	2°21'29"
C89	1067.00'	43.91'	43.91'	N81°53'04"E	2°21'29"
C90	957.00'	39.39'	39.38'	S84°14'33"W	2°21'29"
C91	1067.00'	43.91'	43.91'	N84°14'33"E	2°21'29"
C92	957.00'	39.37'	39.37'	S86°36'00"W	2°21'26"
C93	1067.00'	44.03'	44.03'	N86°36'13"E	2°21'52"
C94	957.00'	39.04'	39.04'	S88°56'50"W	2°20'15"
C95	1067.00'	43.40'	43.39'	N88°57'04"E	2°19'49"
C96	133.81'	34.25'	34.16'	N07°13'03"W	14°40'02"
C97	125.00'	67.52'	66.71'	N15°35'28"E	30°57'01"
C98	435.00'	120.16'	119.78'	N51°01'13"W	15°49'37"
C99	435.00'	241.08'	238.00'	N74°48'37"W	31°45'12"
C100	435.00'	157.90'	157.04'	S78°54'50"W	20°47'54"
C101	175.00'	16.53'	16.53'	S71°13'16"W	5°24'45"
C102	175.00'	121.41'	118.99'	N86°11'52"W	39°44'59"
C103	199.78'	20.35'	20.34'	S02°48'08"E	5°50'12"
C104	957.00'	58.80'	58.79'	S71°14'51"W	3°31'14"
C105	957.00'	52.59'	52.58'	S67°54'47"W	3°08'55"
C106	156.30'	197.98'	185.01'	S51°29'51"E	72°34'18"
C107	25.00'	33.03'	30.68'	S22°38'20"W	75°42'03"
C108	45.00'	129.22'	89.18'	S21°46'39"E	164°32'00"
C109	45.00'	29.37'	28.85'	S71°20'35"E	37°23'57"
C110	354.34'	95.50'	95.21'	S34°55'18"E	15°26'32"
C111	609.28'	113.31'	113.15'	N32°32'32"W	10°39'21"
C112	55.00'	22.88'	22.71'	S79°04'36"E	23°50'04"
C113	55.00'	36.44'	35.78'	S48°10'35"E	37°57'57"
C114	375.05'	221.56'	218.35'	S46°07'01"E	33°50'49"
C115	375.05'	81.42'	81.26'	S69°15'34"E	12°26'16"
C116	205.00'	128.84'	126.73'	N86°31'01"E	36°00'35"
C117	375.00'	84.09'	83.92'	N74°55'44"E	12°50'53"
C118	205.00'	68.23'	67.92'	S89°06'44"E	19°04'12"
C119	375.66'	124.86'	124.29'	S70°03'19"E	10°22'39"
C120	205.00'	47.13'	47.03'	S53°56'47"E	13°10'25"
C121	375.00'	26.93'	26.92'	S45°18'08"E	4°06'53"

FINAL SUBDIVISION PLAT
VISTAS DE LA SIERRA PHASE 1
 PREPARED FOR
VCLS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
 SHOWING
 A SUBDIVISION OF LOT 3A AS SHOWN ON PLAT RECORDED
 AS INSTRUMENT #1796166 IN BOOK 804 PAGES 09-10

"ON-LOT PONDING REQUIREMENTS ARE SHOWN ON THE MS4 TABLES ON SHEET S-102."

TEMPORARY EASEMENT NOTE: "TEMPORARY EASEMENTS ARE HEREBY CREATED FOR TEMPORARY LOCATION OF DRAINAGE, UTILITIES & CUL-DE-SACS AND UTILITY LOCATIONS THAT WILL BE WITHIN PUBLIC RIGHT OF WAYS CREATED WITHIN PHASE 2. THESE EASEMENTS ARE TO BE VACATED UPON COMPLETION OF ROAD CONSTRUCTION OF PHASE 2, BY SEPARATE INSTRUMENT."

"DETAIL A" 1"=100' FOR CLARIFICATION



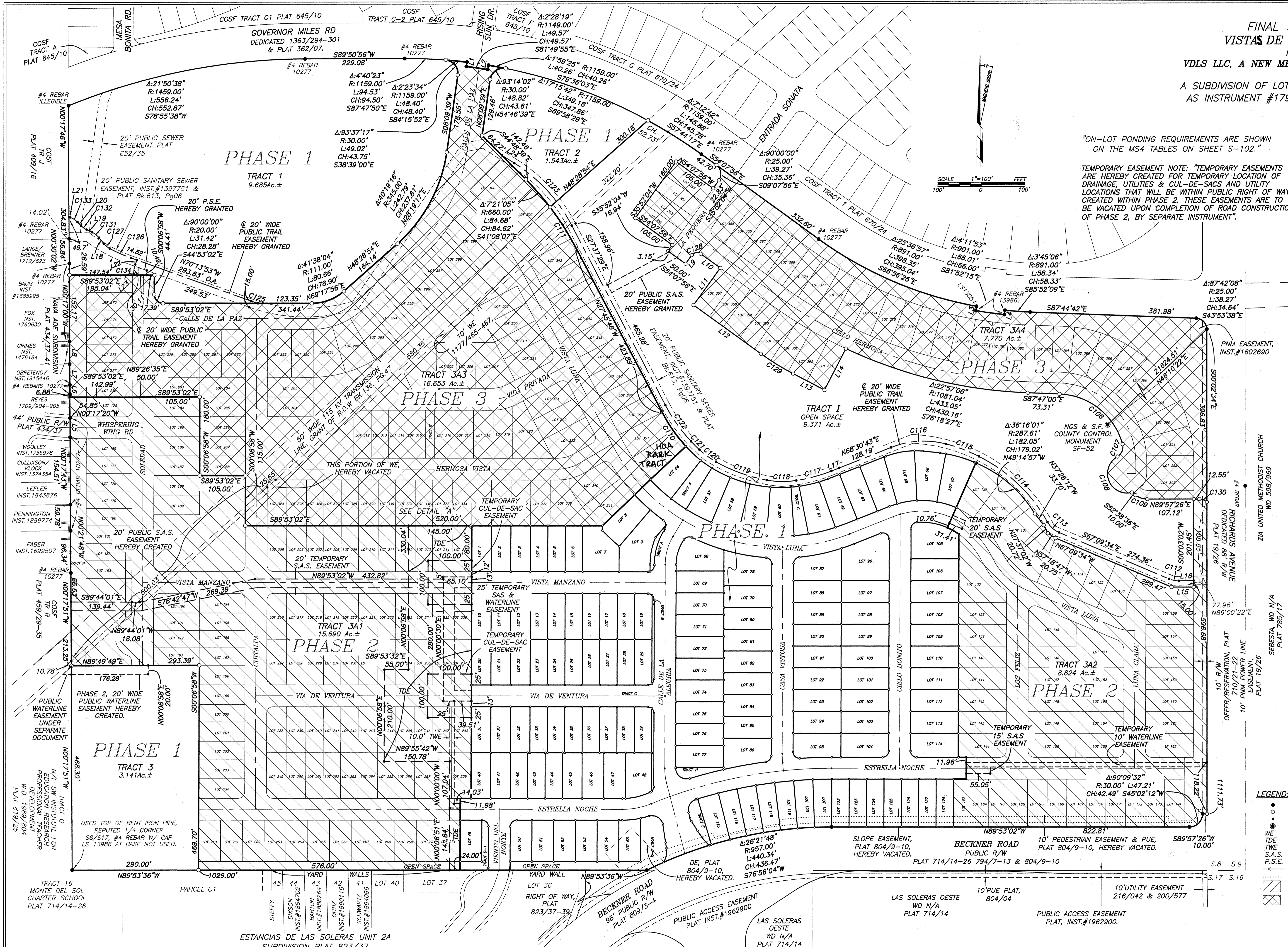
Diego J. Sisneros
 DIEGO J. SISNEROS, NMPS #13986 7/16/2021



- LEGEND:**
- DENOTES REBAR LS 13986, OR AS SHOWN FOUND
 - DENOTES REBAR, OR AS SHOWN FOUND
 - DENOTES CALCULATED POINT NOT SET
 - DENOTES BRASS CAP/NGS MONUMENT FOUND
 - DENOTES PUBLIC WATERLINE EASEMENT
 - DENOTES TEMPORARY DRAINAGE EASEMENT
 - DENOTES TEMPORARY WATERLINE EASEMENT
 - DENOTES SANITARY SEWER
 - DENOTES PUBLIC SANITARY SEWER EASEMENT
 - DENOTES WOOD FENCE
 - DENOTES EASEMENT HEREBY VACATED
 - DENOTES FUTURE PHASE 2
 - DENOTES FUTURE PHASE 3

SHEET 3 OF 4

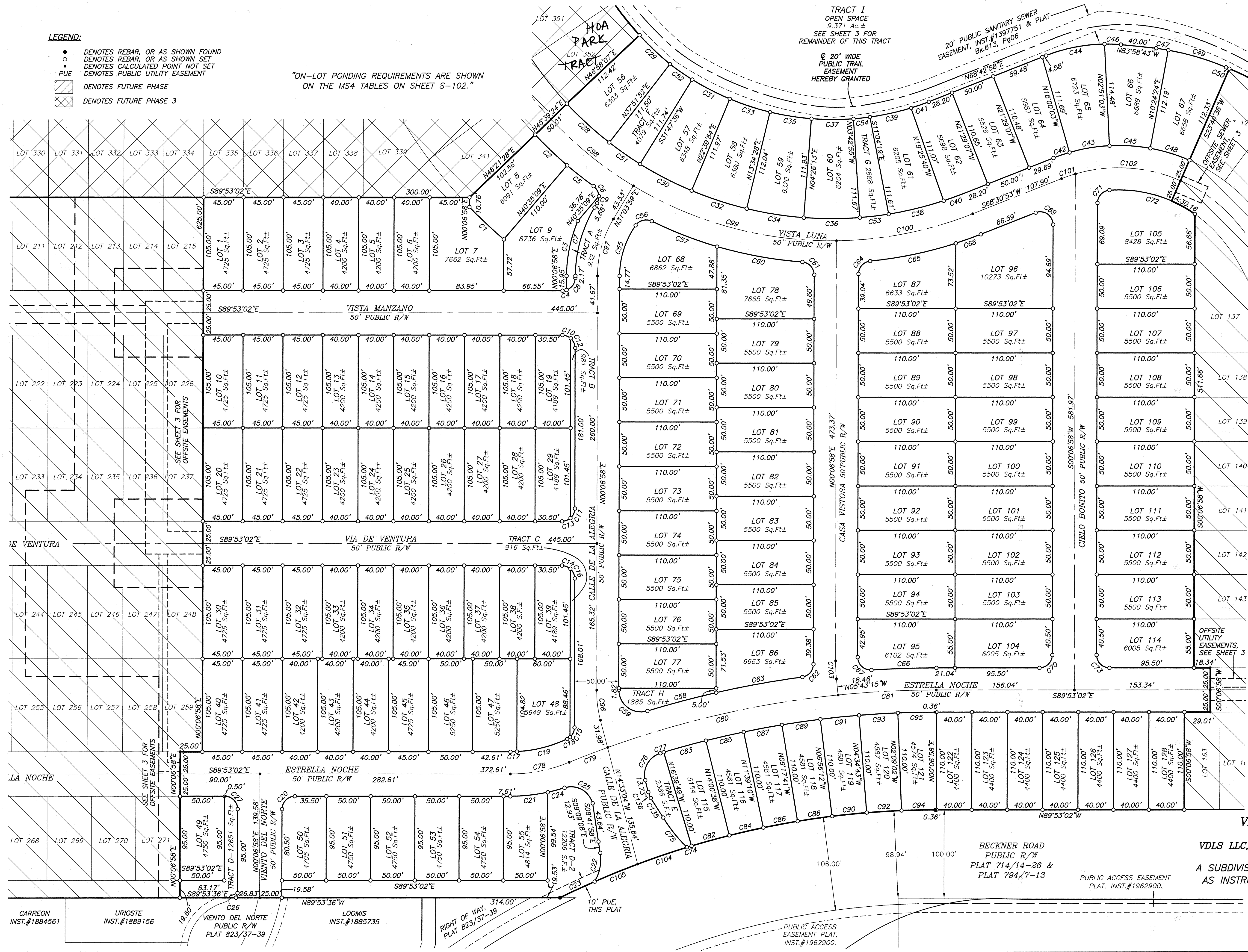
DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 7505 MALLARD WAY, SUITE A
 SANTA FE, N.M., 87507 471-6660
 FILE# 10508PH1 DATE:7/16/2021



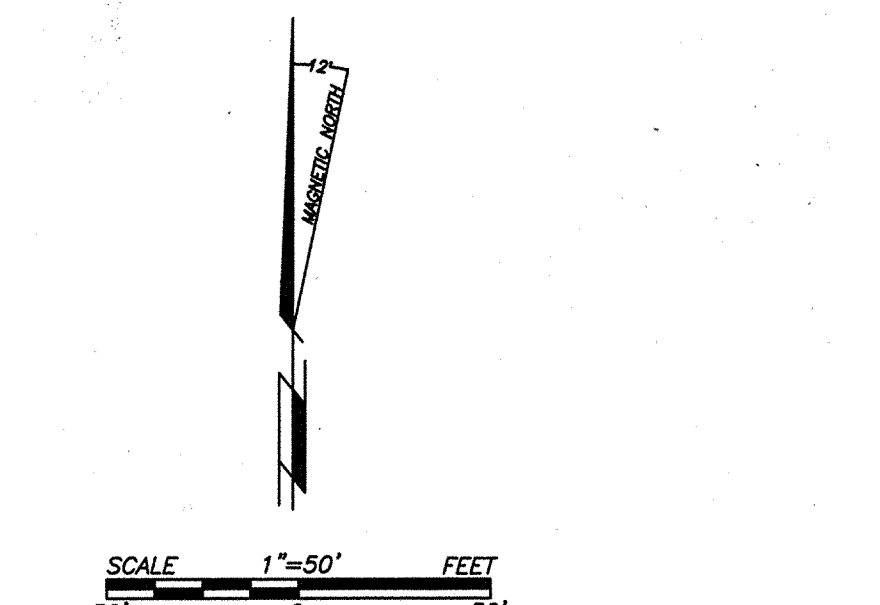
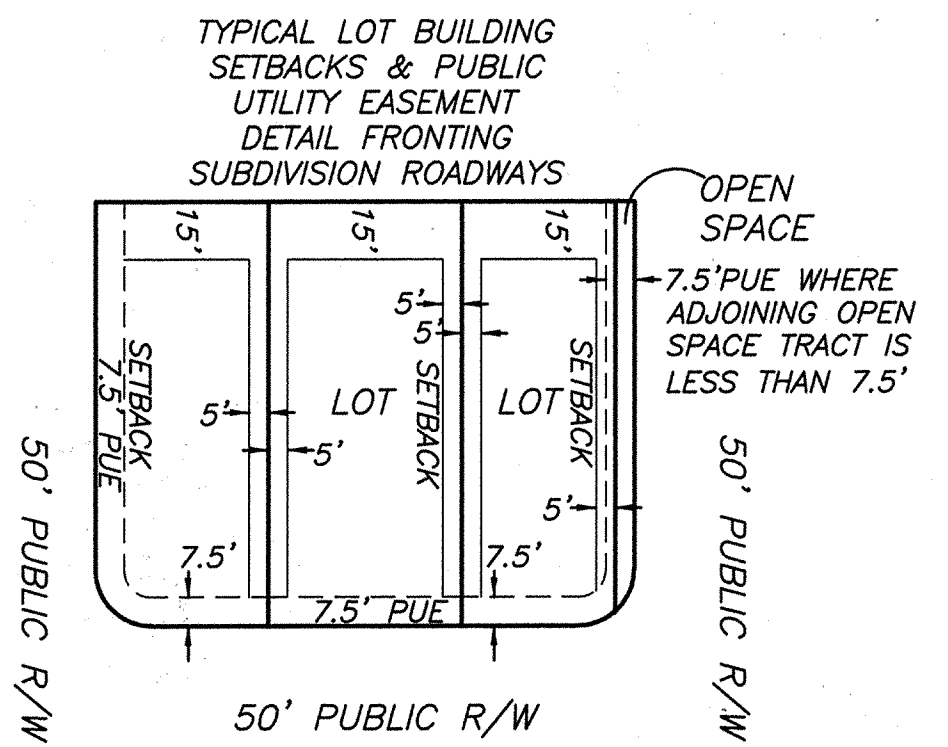
ESTANCIAS DE LAS SOLERAS UNIT 2A
 SUBDIVISION PLAT 823/37

- LEGEND:**
- DENOTES REBAR, OR AS SHOWN FOUND
 - DENOTES REBAR, OR AS SHOWN SET
 - DENOTES CALCULATED POINT NOT SET
 - DENOTES PUBLIC UTILITY EASEMENT
 - ▨ DENOTES FUTURE PHASE
 - ▩ DENOTES FUTURE PHASE 3

"ON-LOT PONDING REQUIREMENTS ARE SHOWN ON THE MS4 TABLES ON SHEET S-102."



NOTE: LOT BEARINGS ARE TYPICAL AND MATCH OPPOSING LOT OR ROADWAY BEARING UNLESS SHOWN OTHERWISE.



Diego J. Sisneros
 DIEGO J. SISNEROS, N.M.P.S.#13986 7/16/2021



FINAL SUBDIVISION PLAT
VISTAS DE LA SIERRA PHASE 1
 PREPARED FOR
VDLS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
 SHOWING
 A SUBDIVISION OF LOT 3A AS SHOWN ON PLAT RECORDED
 AS INSTRUMENT #1796166 IN BOOK 804 PAGES 09-10

SHEET 4 OF 4

DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 7505 MALLARD WAY, SUITE A
 SANTA FE, N.M., 87507 471-6660
 FILE# 10508PH1 DATE: 7/16/2021



REQUEST FOR FEE WAIVERS (SUBDIVISION) & REDUCTIONS FOR AFFORDABLE HOUSING

PROPERTY OWNER Forestar Group, Inc
 SUBDIVISION: Vista de la Sierra
 CONTRACTOR: Sparling Construction
 PHONE NO/EMAIL: 505-821-1034

Total Number of Units/Lots: 393
 Total Number of Affordable Units/Lots: 79
 Percent Affordable: 20.1%

REDUCED FEES

Per SFCC 14.8.11(G)(2), the following fees shall be REDUCED by the above percentage:

- DEVELOPMENT APPLICATION FEES
- CONSTRUCTION PERMIT FEES FOR INFRASTRUCTURE

WAIVED FEES

Per SFCC 14.8.11(G)(2), Impact Fees, Wastewater UECs and Building, Electrical, Plumbing & Mechanical Permit Fees shall be WAIVED in their entirety and Water UECs (not including the construction costs associated with installation) are REDUCED for the affordable units listed below:

ADDRESSES:

Lot ___ Address: See attached tables ___	Lot ___ Address: _____
Lot ___ Address: _____	Lot ___ Address: _____
Lot ___ Address: _____	Lot ___ Address: _____
Lot ___ Address: _____	Lot ___ Address: _____

An \$8,000 LIEN WILL BE PLACED AGAINST EACH PROPERTY IN RETURN FOR RECEIVING THESE FEE REDUCTIONS AND WAIVERS. THE LIEN IS NO-INTEREST, NO-PAYMENT DUE UNTIL SALE OR TRANSFER. THIS LIEN IS IN ADDITION TO ANY OTHER LIEN(S) REQUIRED BY THE CITY OF SANTA FE'S AFFORDABILITY REQUIREMENTS.

The above dwellings and/or referenced subdivision meet(s) the affordability criteria as defined by the SFHP and/or HOP Ordinance as set forth by the City of Santa Fe.

CERTIFIED:

By: Xavier Garcia Xavier Garcia 4.30.25
 Signature Printed Name Date

Land Development Project Manager DR Horton, Inc. 505-584-7853
 Title/Organization Phone/email

APPROVED:

By: Johanna Nelson
Johanna Nelson (May 1, 2025 10:10 CDT)

