

**City of Santa Fe, New Mexico**

**Attachment A**  
**Conditions of Approval and**  
**Technical Corrections**

**2. Development Review Team**

**Compiled Comments**

# Development Review Team (DRT) Comment Form

Date: July 9, 2025

DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson&Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Case #2025-10685. Tierra Contenta Preliminary Subdivision Plat.

Case Planner: Land Use Department - Rebekah Clouser, 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. See attached letter dated 7/9/25 from Wilson & Company	Prior to development of the first and any subsequent tract in the proposed subdivision, the comments noted in the attached memo must be addressed by the developer as part of its traffic impact analysis.	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response:
1.		
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. Any and all future proposed improvements of this site that affect public infrastructure will be subject to **City Code Chapter 23** and additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. may be required at that time.

**City Code Chapter 23-3.18 City construction and assessment.**

*Nothing in subsections 23-3.12 and 23-3.15 SFCC 1987 prevents the city from ordering construction of curbs, gutters and sidewalks and assessing the cost thereof against the property benefited in any manner provided by the laws of the state. (Code 1953, § 24-28; Code 1973, § 30-29; SFCC 1981, § 4-13-18; Ord. #38-1987, § 8).*

# Memorandum

**To:** Leroy Pacheco, PE City of Santa Fe

**From:** Philip A. Gallegos, PE Wilson and Company

**CC:**

**Date:** 7/9/2025

**Re:** Tierra Contenta Phase 3A TIA Addendum Review Comments

---

Wilson and Company has reviewed the TIA Addendum for the Tierra Contenta Phase 3A Development dated May 30, 2023 to document if the comments to the original TIA dated November 1, 2020 and update/cover letter dated June 17, 2021 submitted by Audra Gallegos, PE, of Wilson and Co. were addressed. My comments are attached below. Please let me know if you have any questions or need more information.

**My comments are below in Bold. Original Comments from Audra Gallegos, PE are in red.**

**Traffic increases to a total of 1500 units have been included in the Addendum as requested.**

**Original Comment from Audra Gallegos, PE:** TIA mentions right turn lanes for certain sections of internal circulation, but turn lanes were not included in the analysis.

**There is no discussion concerning right turn lanes in the Addendum.**

**Original Comment from Audra Gallegos, PE:** Several Driveways appear to be located along Paseo Del Sol, both in the development, and external to the development, these were not included in the TIA evaluation.

**There is no discussion about these driveways in the Addendum.**

**Original Comment from Audra Gallegos, PE:** Internal intersections with loop road were analyzed as 4-way stop control. Need to provide an all-way stop warrant analysis. The all-way stop should be implemented only when they are warranted.

**In the Addendum these internal intersections will be roundabouts instead of 4-way stop control. Therefore, no all-way stop warrant analysis shall be required. Roundabout Analyses were included in the Addendum.**

**Original Recommendations Section Comment by Audra Gallegos, PE: Stop Controlled Intersection of West Paseo del Sol and Jaguar Drive**

- 1) In the build out year 2030, no improvements are needed
- 2) In the horizon year 2040, a right turn lane for Jaguar Drive eastbound

Is this to be built now?

The Addendum states that for item 2 right turn lane for Jaguar Drive eastbound will require a new study in 2043 to see if this lane will be required. This should be analyzed as part of this development and should be built by the developer as soon as it is warranted.

**Original Recommendations Comment by Audra Gallegos, PE: Internal Phase 3A Intersections**

Both major internal road intersections will require four way stop controlled for both design year 2030 and horizon year 2040.

Internal intersections with loop road were analyzed as 4-way stop control. Need to provide an all-way stop warrant analysis. The all-way stop should be implemented only when they are warranted

In the Addendum these internal intersections will be roundabouts instead of 4-way stop control. Therefore, no all-way stop warrant analysis shall be required. Roundabout Analyses were included in the Addendum.

**The following original comments by Audra Gallegos, PE were not addressed as part of the Addendum and need to be addressed as part of the Addendum.**

- VISUM Traffic Generation & Distribution output was provided for the analyzed intersections, however, the model input data was not included.

This data was not included in the addendum and needs to be included as part of the Addendum as requested.

- The commercial/mixed use, and elementary school may have significant traffic impacts. Additional traffic investigation is needed.

Is the commercial/mixed use and elementary school still being developed? If still in development or has already been built this needs to be analyzed as part of the Addendum. If not a discussion needs to be included as part of the Addendum.

- The intersection of Herrera and Cerrillos was not included in the TIA. However, with the increase and traffic on Herrera, it should be included in the evaluation

The intersection of Herrera and Cerrillos Road needs to be analyzed as significant traffic may be added to this intersection.

Original Final Comment from Audra Gallegos, PE: This TIA was a higher level analysis so the phased developments will need to have an updated TIA completed

As requested above all future phased developments will be required to submit an updated TIA to the COSF to address new and current traffic conditions.

Sincerely,

Philip A. Gallegos, PE

## FW: Tierra Contena TIA Review

---

From Audra Gallegos (audra.gallegos@wilsonco.com) <Audra.Gallegos@wilsonco.com>

To engineer@leroykacheco.com<Engineer@leroykacheco.com>

Date Thursday, October 27th, 2022 at 10:53 AM

---

FYI

Audra V. Gallegos, PE

Civil Engineer | Wilson & Company, Inc., Engineers & Architects | 505 348 4110 (direct) | 505 250 4853 (cell)

---

**From:** Gallegos, Audra V.

**Sent:** Monday, July 12, 2021 4:05 PM

**To:** BERKE, NOAH L. <nberke@santafenm.gov>; ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>

**Cc:** Kramer, Michael E. <Michael.Kramer@wilsonco.com>

**Subject:** Tierra Contena TIA Review

Hi Noah and Dan,

The following are comments on Tierra Contenta Phase 3A TIA dated November 1, 2020 and update/cover letter dated June 17, 2021:

- Letter dated June 17, 2021 indicates an increase in residential units by 366 to a total of 1500. However, it appears the traffic volumes do not take the increase into account.
- TIA mentions right turn lanes for certain sections of Internal traffic circulation, but turn lanes were not included in the analysis.
- Several Driveways appear to be located along Paseo Del Sol, both in the development, and external to the development, these were not included in the TIA evaluation.
- Internal intersections with loop road were analyzed as 4-way stop control. Need to provide an all-way stop warrant analysis. The all-way stop should be implemented only when they are warranted.
- TIA Recommended Improvements for Phase 3A, with comments in [Blue](#):

- Stop Controlled Intersection of West Paseo del Sol and Jaguar Drive

- 1) In the build out year 2030, no improvements are needed
- 2) In the horizon year 2040, a right turn lane for Jaguar Drive eastbound

[Is this to be built now?](#)

- Signalized Intersection of East Paseo del Sol and Jaguar Drive

No improvements are required for Year 2030 and Year 2040

- Roundabout Intersection of Paseo del Sol and Herrera Drive

- 1) In the build out year 2030, no improvements are required.
- 2) In the horizon year 2040, a dedicated EB through lane could be required. [If Herrera requires a dedicated through lane, will this be funded by the developer, is a second lane required on Herrera?](#)

- Internal Phase 3A Intersections

Both major internal road intersections will require four way stop controlled for both design year 2030 and horizon year 2040

[Internal intersections with loop road were analyzed as 4-way stop control. Need to provide an all-way stop warrant analysis. The all-way stop should be implemented only when they are warranted.](#)

- VISUM Traffic Generation & Distribution output was provided for the analyzed intersections, however, the model input data was not included.
- The commercial/mixed use, and elementary school may have significant traffic impacts. Additional traffic investigation is needed.
- The intersection of Herrera and Cerrillos was not included in the TIA. However, with the increase and traffic on Herrera, it should be included in the evaluation.

This TIA was a higher level analysis so the phased developments will need to have an updated TIA completed.

Thank you!

Audra V. Gallegos, PE

Civil Engineer

Wilson & Company, Inc., Engineers & Architects  
4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109  
505 348 4110 (direct) | 505 250 4853 (cell)  
[wilsonco.com](http://wilsonco.com)

discipline | intensity | collaboration | shared ownership | solutions

Confidential/Proprietary Note: The information in this email is confidential and may be legally privileged. Access to this email by anyone other than the intended addressee is unauthorized. If you are not the intended recipient of this message, any review, disclosure, copying, distribution, retention, or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful. If you are not the intended recipient, please reply to or forward a copy of this message to the sender and delete the message, any attachments, and any copies thereof from your system. Thank you.

---

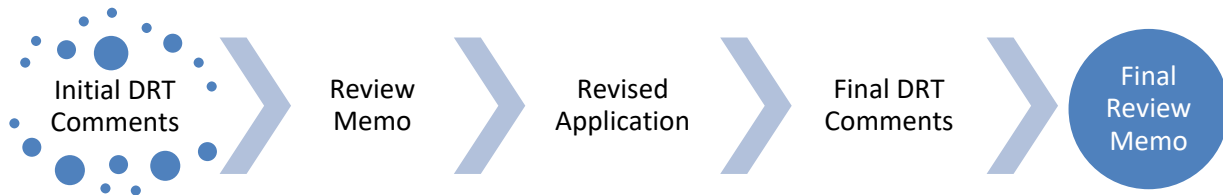
**12.42 MB** 1 file attached

TC Maps.pdf 12.42 MB

# Development Review Team (DRT) Comment Form

DRT Review Schedule – 9-12+ weeks\*

*Initial DRT Comments* are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

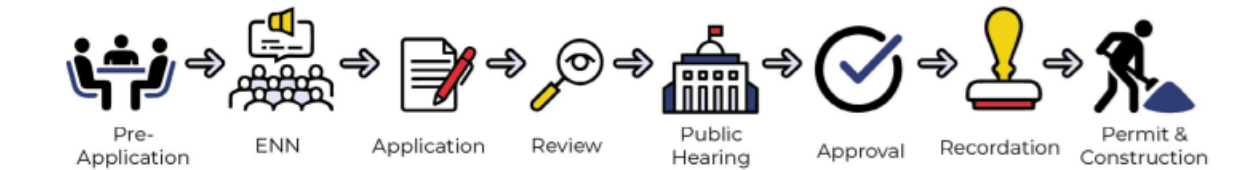


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



\*See the *2025 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Date: 7/3/2025

DRT Member: Teddy Padilla

Dept/Div: Land Use/Technical Review

Case No.: 2025-10685; 2025-10688; 2025-10689; 2025-10690

Case Planner: Rebekah Clouser, [reclouser@santafenm.gov](mailto:reclouser@santafenm.gov)

---

**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:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1. All Bike Symbols, Stop Bars, median striping, Yield Lines, Arrow Symbols and continental crosswalk striping is to be Hot Thermoplastic not 3M Tape. Confirm with MUTCD.	Recordation	
2. Add "NO PARKING" signs adjacent from Parking Lanes, and in the Bike Lane areas where needed. Confirm with MUTCD.		
3. At Station 11+00 to 12+00 on the east side of PDS West. What is the Accessible Route detail? The sidewalk seems to have ended at what looks like a drive entrance. If so, striping must be added to comply with ADA. Show detail.		
4.		

\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)



Date: July 7, 2025

DRT Member: P. Fred Heerbrandt, P.E.

Dept/Div: Public Utilities/Wastewater

Case No.: 2025-10685; 2025-10688; 2025-10689; 2025-10690

Case Planner: Rebekah Clouser, [reclouser@santafenm.gov](mailto:reclouser@santafenm.gov)

---

**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:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. No Conditions		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1. No Technical corrections are necessary		
2.		
3.		
4.		

\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

# Development Review Team (DRT) Comment Form

Date: July 1, 2025

DRT Member: Taylor Jurgens

Dept/Div: Public Utilities/Water Division

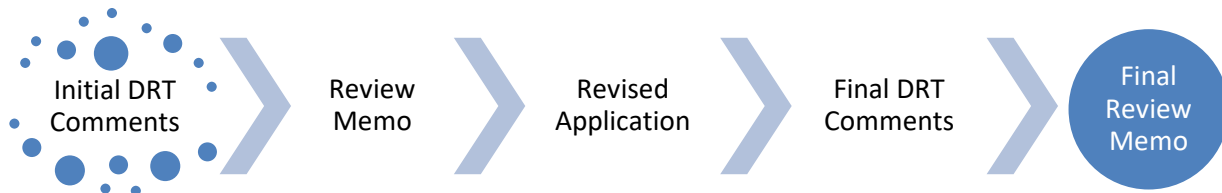
Case No.: **Case #2025-10685, 10688, 10689, 10690: Tierra Contenta Ph. 3A Preliminary Subdivision Plat and Variances**

Case Planner: Rebekah Clouser

---

## DRT Review Schedule – 9-12+ weeks\*

*Initial DRT Comments* are due to the case planner within three weeks of receipt of the application. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

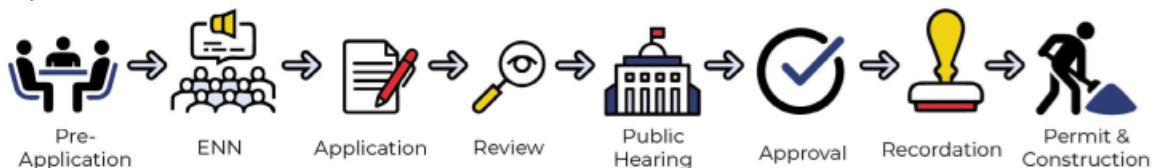


## Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

## Development Review Process Flow Chart



\*See the *2025 Development Review Schedule* for details

**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:

<b>Conditions of Approval:</b>	<b>Must be completed by:</b>	<b>Applicant response**:</b>
1. An approved Water Plan will be required for all new public water infrastructure and fire services. Water Plan shall be submitted to the City Water Division for review.	Prior to Public Hearing for Final Subdivision Plat	
2. An approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division for all new public water infrastructure and fire services.	Prior to Building Permit Approval	
3. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
4. Each lot shall be served by separate City water service at the time of development.	At the time of development	
5.		
6.		

<b>Technical Corrections:</b>	<b>Must be completed by:</b>	<b>Applicant Response**:</b>
1.		
2.		
3.		

\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

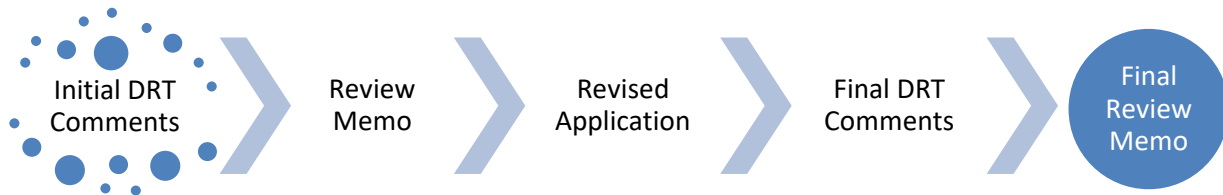
Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

# Development Review Team (DRT) Comment Form

DRT Review Schedule – 9-12+ weeks\*

*Initial DRT Comments* are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

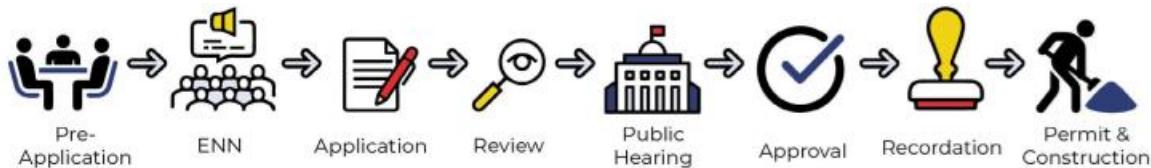


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



\*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Date: July 7, 2025  
 DRT Member: Geronimo Griego, Fire Marshal  
 Dept/Div: Fire Marshal's Office  
 Case No.: Tierra Contenta Phase 3A  
 Case Planner: Rebekah Clouser, 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:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Shall comply with IFC 2021		
2. Shall verify that Tierra Contenta Phase 3A master plan meets traffic standards for City of Santa Fe for emergency access through master plan. (see explanation of conditions or corrections below).		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1.		
2.		
3.		
4.		

\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

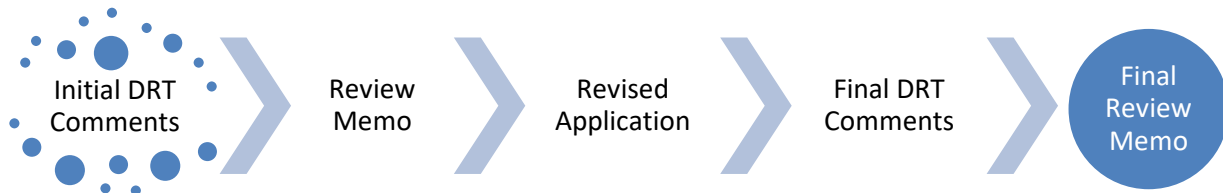
1. Shall maintain proper emergency apparatus access throughout master plan development.
2. Shall verify development meets most current established "emergency response route" for the City of Santa Fe.



# Development Review Team (DRT) Comment Form

DRT Review Schedule – 9-12+ weeks\*

*Initial DRT Comments* are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

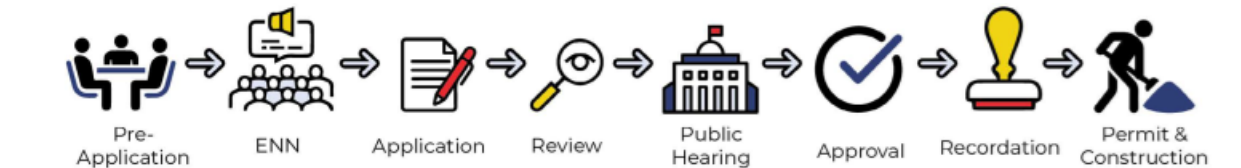


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



\*See the *2025 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Date: 6-28-2025

DRT Member: Regina Wheeler, Public Works Department Director

Melissa McDonald, Park & Open Space Division Director

Zoe Issacson, River and Watershed Manager

Scott Overlie, Parks Project Manager and MS6

Dept/Div: Public Works/Parks and Open Space Division

Case No.: 2025-10685; 2025-10688; 2025-10689; 2025-10690

Case Planner: Rebekah Clouser, [reclouser@santafenm.gov](mailto:reclouser@santafenm.gov)

---

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:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
<p><b>1. <del>Revise roadway section in the following: Section B-1 – Paseo del Sol West (No Parking):</del></b> <del>Switch the existing 6' sidewalk with the adjacent 6' planter strip so that the planter strip lies between the sidewalk and easement. This adjustment maintains the required 10' easement.</del></p> <p><b><del>Section B-2 – Paseo del Sol West:</del></b> <del>Switch the 6' sidewalk with the 5' planter strip to place the sidewalk directly behind the curb. This layout retains the 10' easement.</del></p> <p><b><del>Section C-2 – Paseo del Sol (No On-Street Parking):</del></b> Replace the planter strip with a 3' hardened buffer, followed by a 6' sidewalk and an 8' planter strip on the opposite side. This revision maintains the 10' easement.</p> <p><b><del>Section E – Cinto (With On-Street Parking):</del></b> <del>Switch the 5' sidewalk with the 5' buffer so the sidewalk runs at the back of curb and the planter lies between the sidewalk and the easement. This layout preserves the 10' required easement.</del></p> <p><b><del>Section D – Paseo del Sol West (Unplanned Development Area):</del></b> Switch the 7' buffer with the 10' multi-modal trail</p> <p><b>Buffer Standards:</b> Buffers constructed using permeable paving, pavers stamped or colored concrete, cobble, gravel, or other approved materials. Decorative gravel must be a minimum of 7/8 inch in diameter and installed to a depth of 4 inches, with a 1/2-inch freeboard from the sidewalk edge and 2 inches from the curb. A commercial-grade</p>	Prior to Final Plat Hearing	

<p>woven fabric weed barrier shall be installed beneath all gravel to reduce weed growth.</p> <p>If vegetation—specifically trees—must be installed within a buffer that combines a vegetative strip behind the curb and between the sidewalk, suspended pavement or another approved method must be used. This increases soil volume offsets and water-holding capacity, which are essential for supporting tree health and longevity.</p> <p><b>Vegetative strips and buffer designs</b> must consider long-term maintenance. Narrow curbside strips are discouraged due to irrigation inefficiencies, weed intrusion, and the high level of upkeep required. Tree planting in these areas is often unsuccessful, as limited rooting space between the hardened roadway and sidewalk leads to short-lived trees. Additionally, tree limbs may extend into roadways or bike lanes, creating safety hazards, increasing liability for the City, and driving up maintenance demands.</p> <p><del>Placing the vegetative strip on the opposite side of the sidewalk or trail still provides green space and shade, while significantly reducing maintenance challenges and minimizing safety risks.</del></p> <p><b>Medians:</b> A mixture of cobble, 3” to 6”, and decorative gravel, 7/8” minimum, is acceptable and shall be installed to a depth of 4 inches, maintaining a 1/2-inch freeboard from the edge. A commercial-grade woven fabric weed barrier shall be installed beneath all cobble and gravel to reduce weed growth, with exceptions allowed around planting areas.</p>		
<p>2. All gravel areas (medians, buffer, vegetative strips) that spec must be at least 3” min --add commercial grade weed barrier except adjacent to plantings. Size and color to be approved by Parks &amp; Open Space Division.</p>	<p>Prior to Final Plat Hearing</p>	
<p>3. Culvert outlet concerns:</p> <ul style="list-style-type: none"> <li>a. some of these have long rundowns with no splash pad or channel protection to prevent scour, please provide scour protection</li> <li>b. the potential for large pulses to overshoot the rundown and therefore have little dissipation before the water hits the channel (G2 for example).</li> </ul> <p>4. Earthen Berms: Trees, shrubs, and rocks should be strategically placed to prevent ATV use; all the existing earthen berms in Tierra Contenta are covered with ATV roads/tracks.</p> <p>5. Ponds: Please avoid planting trees in the flow path of the outlets and inlets, trees should be planted</p>	<p>Prior to Final Plat Hearing</p>	

<p>on higher terrain and around the ponds for maintenance purposes and to avoid obstruction of storm flow. Grasses and wildflowers should be an acceptable alternative to planting irrigated vegetation within the ponds as developer proposes in the alternative means of compliance (current requirement of 1 tree and 2 shrubs per 500 sq ft of required ponding area, seems to Parks staff like an unnatural density of new plant material and exceeds density current conditions of existing ponds). This design should relate to similar densities found at existing, established ponds. Seeding quantities as proposed seem reasonable.</p> <p>6. Illegal Dumping: There is a lot of illegal dumping on this property, contractors are responsible for site cleanliness and maintenance and should be mindful of this existing issue. Once they mobilize to the site, they are responsible for what happens on the site.</p>		

<b>Technical Corrections:</b>	<b>Must be completed by:</b>	<b>Applicant response**:</b>
<ol style="list-style-type: none"> <li>1. Sheet IRO.1, Irrigation Schedule, Hydrometer model change to-Master Meter 1.5" Brass USG 1 GPP Water, WITH CONTACT HEAD AND REED SWITCH with one pair of Brass Master Meter Coupling, Master Meter 1.5" coupling with gasket, Mottech Single Output Decoder for 24 VAC Valves, Mottech Single input decoder configured to work with digital or analog sensor Flow Meters</li> <li>2. Sheet IRO.1, Irrigation Schedule, Controller model to be- MOTOROLA IRRINET M AC with Single Cable Decoder Assembly with 200 Decoder Max, Radio, Antenna, Interspec Stainless Steel Locking Single Door Enclosure Powder Coated Paint with Communication to ICC Central. Single Cable Line Surge Protection Unit for SC DEC 1, install every 500' and at terminal end of path.</li> <li>3. Sheet IRO.1, Irrigation Schedule, Hot Box to be lockable, insulated stainless steel with heat tape and electric source inside box.</li> <li>4. Sheet IR1.1, IR1.2, IR1.4, IR1.6 &amp; IR1.9 POINT OF CONNECTION 1, 2, 3, 4, 5, 6, 7 and 8 calls out installation of '1" STOP AND WASTE VALVE', need to change to- gate valve and automatic drain valve per code 14.161</li> <li>5. Sheet IR2.1, Detail #6 change Mainline depth to 24", Lateral line depth to 18" and poly line (drip) depth to 6" min.</li> <li>6. Sheet IR2.1, Detail #10, 'Stop &amp; Drain Valve' callout, change to gate valve and automatic drain valve per code 14.161 Also change 120 volt AC GFI</li> </ol>	<p>Prior to Final Plat Hearing/recording</p>	

<p>protected duplex 3 prong outlet to be installed inside of backflow preventer enclosure</p> <p>7. Sheet IR2.2, Detail #11, 'Hot Box HB1-T Fiberglass Enclosure' change to- Hot Box to be lockable, insulated stainless steel</p>		

\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

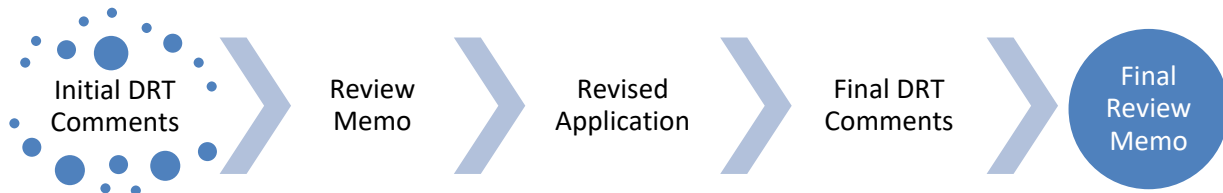
Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

# Development Review Team (DRT) Comment Form

DRT Review Schedule – 9-12+ weeks\*

*Initial DRT Comments* are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

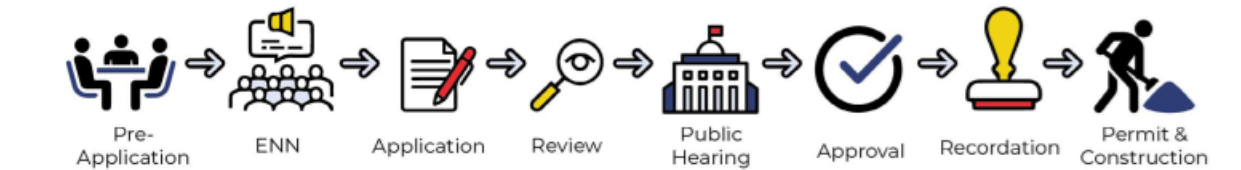


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



\*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Date: November 17, 2025

DRT Member: Lawrence Rivera

Dept/Div: REVISED Landscape, Irrigation, Outdoor Lighting

Case No.: Case #2025-11526. Tierra Contenta Final Subdivision Plat

Case Planner: Rebekah Clouser Senior Planner, reclouser@santafenm.gov>

---

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:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1.		
2.		
3.		

Technical Corrections:	Must be completed by:	Applicant response**:
1. 14-8.4(F)(5)(e) All areas with exposed soil surfaces disturbed by construction shall be revegetated to minimize erosion and stormwater runoff and to improve the infiltration of precipitation.	Prior to recordation	
2. Median detail 3/L3.0 shows the top gravel mulch to be 1-inch below top of curb. City code Exhibit A, Resolution No. 2010-66 (08/11/10) 6.(B.) Mulch reads, Provide for the surface of the organic mulch or crusher fines to be at least two inches below the top of the curb of the median, parkway or planter. Median Mulch levels shall be 2-inches below top of median curbing. Revise detail and notes accordingly.	Prior to recordation	
3. Irrigation line shall not cross over city water mains Without City Water Department approval.	Prior to recordation	
4. 14-8.4(E)(4)(h) <i>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.</i>	Prior to recordation	
5. Bubbler Assembly locations city staff request all Rainbird RWS-BCG Root Watering Kits be	Prior to recordation	

located 12- inches away from the root ball to prevent roots from girdling (root bound).		
<p>6. The retaining <i>wall</i> height standards in this Section 14.8.5 apply to the portion of a <i>wall</i>, fence or similar that supports a higher finished grade on one side than on the other. The height of the retaining wall is measured from the finished grade at the base of the wall to the finished grade at the top of the wall. (Ord. No. 2012-11 § 22)</p> <p>14-8.5(B)(1)(a) No retaining wall shall exceed six feet in height.</p> <p>14-8.5(B)(1)(b) Retaining walls shall be stepped or terraced so that they are separated by a distance equal to the height of the higher wall.</p>	Prior to recordation	
<p>7. Stormwater Ponding: A water level measuring device with zero set at finish grade located at the center of each pond is required. Retention ponds deeper than three feet require a security fence and maintenance gate. Fence shall be five in height. The following shall also apply 14-8.4(J) Screening and Buffering, 14-8.5 Walls and Fences. Stormwater storage ponds are not to exceed 1 foot in depth without a verification that storm water will drain within 24 hrs.</p>	Prior to recordation	

\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Date: 11/18/25

DRT Member: Dee Beingessner

Dept/Div: Land Use/Engineering

Case No.: 2025-111526

Case Planner: Rebekah Clouser, [reclouser@santafenm.gov](mailto:reclouser@santafenm.gov)

---

**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:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1.		
2.		
3.		

Technical Corrections:	Must be completed by:	Applicant response**:
1. Fencing locations will be determined in the field for safety near ponds that are greater than 3' in depth.		
2. No parking signs should be placed throughout where parking is not allowed.		
3. Provide detail with profile view of openings in gabions, CMPs, and weirs on gabion structures in ponds on page 13D, 13E		
4. Explain how overflow of water would work on Pond C1 and E1		
5. Include street names on all pages where a street is shown for ease of location.		
6.		

\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

**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, DRAINAGE 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 14-8.12).

### **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 \_\_\_\_\_.

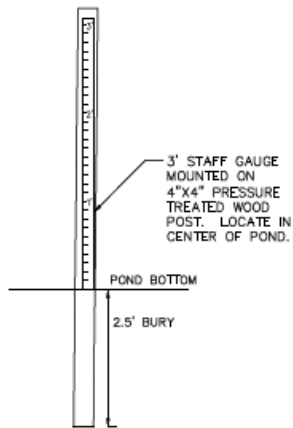
---

Signature

NMPE # \_\_\_\_\_

Date

### **Example for pond measurement post**



**POST & STAFF GAUGE**  
NTS