

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 _____
- Approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency
- Fee Waiver Application Approved by the Office of Affordable Housing
- SFHP, Not Applicable See attached SFHP Agreements for Buildings 1 & 2

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: TWG Development, LLC
Address: 1301 E Washington St., Suite 100, Indianapolis, IN 46202
Telephone #: 619-889-3085
Contact Person: Megan Adams
Legal Description of Property: Tract B-1, Lot 1, and Lot 2, as shown and delineated on plat of survey entitled "Boundary & Easement Survey of Tract B-1, Lot 1 & Lot 2 lying and being situated within Section 5 & 6, T.16N.,
Plat Recording Date (month, day & year): January 23, 2019
Record Book #: 844
Record Page #: 6
Present Owner of Property (exactly as shown): Santa Fe County, a political subdivision of the State of New Mexico
Project Name: Nueva Acequia
Proposed Date of Completion (month & year): June 2028
Developer Engineer Name: Santa Fe Engineering Consultants
Address: 1599 St. Francis Drive., Suite B, Santa Fe, NM 87505
Telephone #: 505-982-2845
Contact Person: Mike Gomez
Developer Water Utility Contractor Name: Jaynes Corporation
Address: 2906 Broadway Blvd NE, Albuquerque, NM 87107
Telephone #: 505-345-8591
Contact Person: Krishna Reddy
Construction Starting Date: 9/1/2026
Type of Business Entity (NM Corporation, General Partnership, LLC, Individual, etc.):
LLC

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(s) must sign and date application.**

Check all that apply: **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 Requirement for a Development Water Budget

WORK ORDER # _____

Applicant Name: Nueva Acequia Apartments (NUEVA ACEQUIA 4, LLLP)

Project Address: 1335 Camino de Jacobo, Santa Fe, NM 87507

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

Plat Filing Information: Year 2019 Book 844 Page 6 Township, Range, Section: 16, 9, 06

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: Tract B-1, Lot 1, and Lot 2 as shown and delineated on plat of survey entitled "Boundary & Easement Survey of Tract B-1, Lot 1 & Lot 2 lying and being situated within Section 5 & 6, T.16N., R.9E., N.M.P.M., City & County of Santa Fe, New Mexico" recorded January 23, 2019 (Instrument No. 1877395) Approximately 6.659 acres. (NOTE: LOT 2, & PORTIONS OF LOT 1 AND TRACT B-1 WILL BE SPLIT OFF. THE FINAL PROJECT LOT SIZE WILL BE 3.53 ACRES.)

Short Description of Project: Public-private partnership between Santa Fe County and TWG Development for a 159-unit 100% affordable housing project. Bldg. 1 is 106 units for families. Bldg. 2 is 53 units for seniors (age 55+). Future Phase 2 includes an on-site Daycare. All to be separately metered.

Construction Start Date: 9/1/2026

***RESIDENTIAL PROJECT - Complete the following**

Apartments (Building 1 for Family Housing & Building 2 for Senior Housing)

- | | |
|---|------------|
| 1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments) | _____ |
| 2. Total number of lots approved on final plat/development plan: | <u>1</u> |
| 3. Total number of homes existing or under construction: | <u>159</u> |
| 4. Total number of affordable homes or units under SFHP: (include contract and waivers) | <u>159</u> |
| 5. Size of service requested: (5/8", 3/4", 1" or 2") | <u>2"</u> |

***Please fill in all categories below that apply for which water service is requested, then multiply by the water use factor to get the annual water demand:**

--- COMPLETED BY APPLICANT ---

--- REVIEWED BY STAFF ---

Number of Lots or Units

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.	_____
_____ Guest house (detached)	.09 afy per d.u.	_____
<u>106</u> Apartment/Condominium	.16 afy per d.u.	<u>16.96</u>
<u>53</u> Senior Complex	.12 afy per d.u.	<u>6.36</u>

159 Total

Total Residential Water Demand 23.32 AFY

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

***COMMERCIAL PROJECT - Complete the following**

Type of Project: (i.e. Office, Retail, Mixed, etc.) Daycare (Future Phase 2)

Total gross floor area of building: 6,399 sf square feet

Total area of lot, tract or parcel: 3.53 acres

Automatic Fire Sprinkler System: X Yes No

Building Construction Type: VA

Building Square Footage: 6,399 sf

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 ----	---- REVIEWED BY STAFF ----
Check Type of Use	Gross Floor Area
<u> </u> Office (non-medical)	<u> </u> Water Use Factors (0.70 afy per 10,000 s.f.)
<u> </u> Office (medical/analytical lab)	<u> </u> Annual Water Demand (0.72 afy per 10,000 s.f.)
<u> </u> Office (City/State)	<u> </u> (0.58 afy per 10,000 s.f.)
<u> </u> Large Retail Store	<u> </u> (0.45 afy per 10,000 s.f.)
<u> </u> Grocery Store	<u> </u> (1.27afy per 10,000 s.f.)
<u> </u> Restaurant (full service)	<u> </u> (.02 afy per Seat)
<u> </u> Restaurant (limited service)	<u> </u> (1.63 afy per Site)
<u> </u> Gasoline Station w/ Car Wash	<u> </u> (6.56afy per Site)
<u> </u> Gasoline Station w/o Car Wash	<u> </u> (0.88 afy per Site)
<u> </u> Car Wash (full service/conveyor)	<u> </u> (5.66 afy per Site)
<u> </u> Car Wash (self-service/manual)	<u> </u> (0.94 afy per Wash Bay)
<u> </u> Wholesale, Warehousing	<u> </u> (0.4 afy per 10,000 s.f.)
<u> </u> Industrial, Manufacturing	<u> </u> (applicant estimate of water use)
<u> </u> Church w/ day care or school)	<u> </u> (1.3 afy per Site)
<u> </u> Church w/o day care or school)	<u> </u> (0.6 afy per Site)
<u> </u> Lodging (Hotel/full service) No. of rooms <u> </u>	<u> </u> (.13 afy per room)
<u> </u> Lodging (Motel/limited service) No. of rooms <u> </u>	<u> </u> (.09 afy per room)
<u> X </u> School, Elementary (Daycare, 70 students) = 0.85	(0.8 afy per 100 students) <u>0.85 x 0.7 = 0.6</u>
<u> </u> School, Middle or Junior High	(3.2 afy per 100 students)
<u> </u> School, Senior High	(2.7 afy per 100 students)
<u> X </u> Other (not listed above) Please attach water demand calculations and assumptions used	(with attachment) <u>3.3</u>

Total Floor Area <u>6,399 sf</u>	Total Commercial Water Demand <u>3.9</u> AFY	
	Total Residential Water Demand <u>23.32</u> AFY	
	(Subtract water demand for SFHP lots or units from total) - <u>(23.32)</u>	
	Total Irrigation Water Demand <u>0.72</u> AFY	
	(attach calculations and assumptions)	
	9.8% Contingency Fee <u>0.45</u> AFY	
	TOTAL PROJECT WATER DEMAND <u>5.07</u> AFY	

City of Santa Fe, New Mexico

OWNER: TWG Development, LLC Mailing Address: 1301 E Washington St., Suite 100 Indianapolis, IN 46202 Phone Number: 619-889-3085 Mobile Number: n/a	*Only If Applicable AGENT: Alexander Dzurec, Autotroph Title: Architect Mailing Address: 222 E. Marcy St., Ste. 19, Santa Fe, NM 87501 Phone Number: 505-216-7555 Mobile Number: 505-982-6605
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Information Provided By: Check one: Owner Agent

Signature: _____ **Date:** 04.09.2026

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

UTILITY SERVICE APPLICATION

COMMENTS: _____

APPLICANTS, PLEASE NOTE:

- **Ordinance 2008-53, prohibits new connections outside the Presumptive City limits unless specific conditions are met. Applications for service outside the Presumptive City limits must include documentation showing these conditions are met or the application will be rejected.**

For applications from outside the presumptive city limits, please provide the following:

- **Cover letter stating which Section of Ordinance 2008-53 is applicable.**
- **Provide supporting documentation for request.**
- **Applicant is responsible for complying with all the provisions and requirements of City of Santa Fe Ordinance No. 2002-29, "Annual Water Budget Ordinance".**

NUEVA ACEQUIA APARTMENTS | DEVELOPMENT PLAN - Landscape Water Budget Calculations

YEAR 1 (establishment period)

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Raised Garden Beds		155	155	100%	155
Planting Area A (low density shrubs)		12225	440	100%	440
Planting Area B (shrubs, perennials, grasses)		26170	9160	100%	9160
Trees (new)	134		2144	100%	2144

YEAR 2 + 3

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Raised Garden Beds		155	155	100%	155
Planting Area A (low density shrubs)		12225	440	85%	374
Planting Area B (shrubs, grasses, pem)		26170	9160	85%	7786
Trees (new)	134		2144	100%	2144

YEAR 4 and beyond

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Raised Garden Beds		155	155	100%	155
Planting Area A (low density shrubs)		12225	440	70%	308
Planting Area B (shrubs, grasses, pem)		26170	9160	70%	6412
Trees (new)	134		2144	100%	2144

Plant Area

Raised Garden Beds 155
 Planting Low Density (shrubs) 12,225
 Planting Medium Density (shrubs, perennials, grasses) 26,170
 38,550 SF landscape area (not including trees)
 0.88 Acres

Plant Density Assumptions

Planting Low Density (shrubs) 0.009 plants per sf (9 plants /1000sf)
 Planting Medium Density (shrubs, perennials, grasses) 0.075 plants per sf (75 plants/1000sf)

Planting Area Demand Assumptions / Six (6) month irrigation period

Planting Low Density 0.04 gallons per week per square foot (4 gallons per week per shrub)
 Planting Medium Density 0.35 gallons per week per square foot (typical condition)
 Trees (new) 16.00 gallons per week: 8 -1gal / hr emitters per tree run 1 hour twice a week
 Raised Garden Beds 1.00 gallons per week per square foot

Reduction Factor

Reduction factor assumes a reduction in water use for drought tolerant plants once they have been established.

Monthly Water Allotment

Percent water allocated to plants based on climate and average needs.

Notes:

* Recommend providing a minimum of one watering for each plant type for these winter months when irrigation system is winterized if there is low / no precipitation
 Water budgeting is approximate and depends numerous factors, including: irrigation efficiency, maintenance, water frequency / timing adjustments, rainfall, planter bed microclimate, etc.

YEAR 1 - water budget

	January	February	March	April	May	June	July	August	September	October	November	December	Total
	0%	0%	15%	38%	75%	100%	80%	80%	60%	35%	20%	0%	
	0.0	0.0	0	0	500	667	533	533	400	0	0	0.0	2,633
	0.0	0.0	284	719	1,419	1,892	1,514	1,514	1,135	662	378	0.0	9,519
	0.0	0.0	5,908	14,967	29,539	39,386	31,509	31,509	23,632	13,785	7,877	0.0	198,111
	0.0	0.0	1,383	3,503	6,914	9,219	7,375	7,375	5,532	3,227	1,844	0.0	46,373
Monthly demand	0	0	7,575	19,189	38,373	51,164	40,931	40,931	30,698	17,674	10,099	0	
Year 1 - Demand													256,635 gal./yr 0.79 ac-ft/yr

YEAR 2 and 3 - water budget

	January	February	March	April	May	June	July	August	September	October	November	December	Total
	0%	0%	15%	38%	75%	100%	80%	80%	60%	35%	20%	0%	
	0.0	0.0	100	253	500	667	533	533	400	233	133	0.0	3,352
	0.0	0.0	241	611	1,206	1,609	1,287	1,287	965	563	322	0.0	8,091
	0.0	0.0	5,022	12,722	25,108	33,478	26,782	26,782	20,087	11,717	6,696	0.0	168,394
	0.0	0.0	1,383	3,503	6,914	9,219	7,375	7,375	5,532	3,227	1,844	0.0	46,373
Monthly demand	0	0	6,746	17,089	33,729	44,972	35,978	35,978	26,983	15,740	8,994	0	
Year 2 / 3 - Demand													226,210 gal./yr 0.69 ac-ft/yr

YEAR 4 and beyond - water budget

	January	February	March	April	May	June	July	August	September	October	November	December	Total
	0%	0%	15%	38%	75%	100%	80%	80%	60%	35%	20%	0%	
	0.0	0.0	100	253	500	667	533	533	400	233	133	0.0	3,352
	0.0	0.0	199	503	994	1,325	1,060	1,060	795	464	265	0.0	6,663
	0.0	0.0	4,136	10,477	20,678	27,570	22,056	22,056	16,542	9,650	5,514	0.0	138,678
	0.0	0.0	1,383	3,503	6,914	9,219	7,375	7,375	5,532	3,227	1,844	0.0	46,373
Monthly demand	0	0	5,817	14,737	29,085	38,780	31,024	31,024	23,268	13,573	7,756	0	
Year 3 - Demand													195,066 gal./yr 0.60 ac-ft/yr