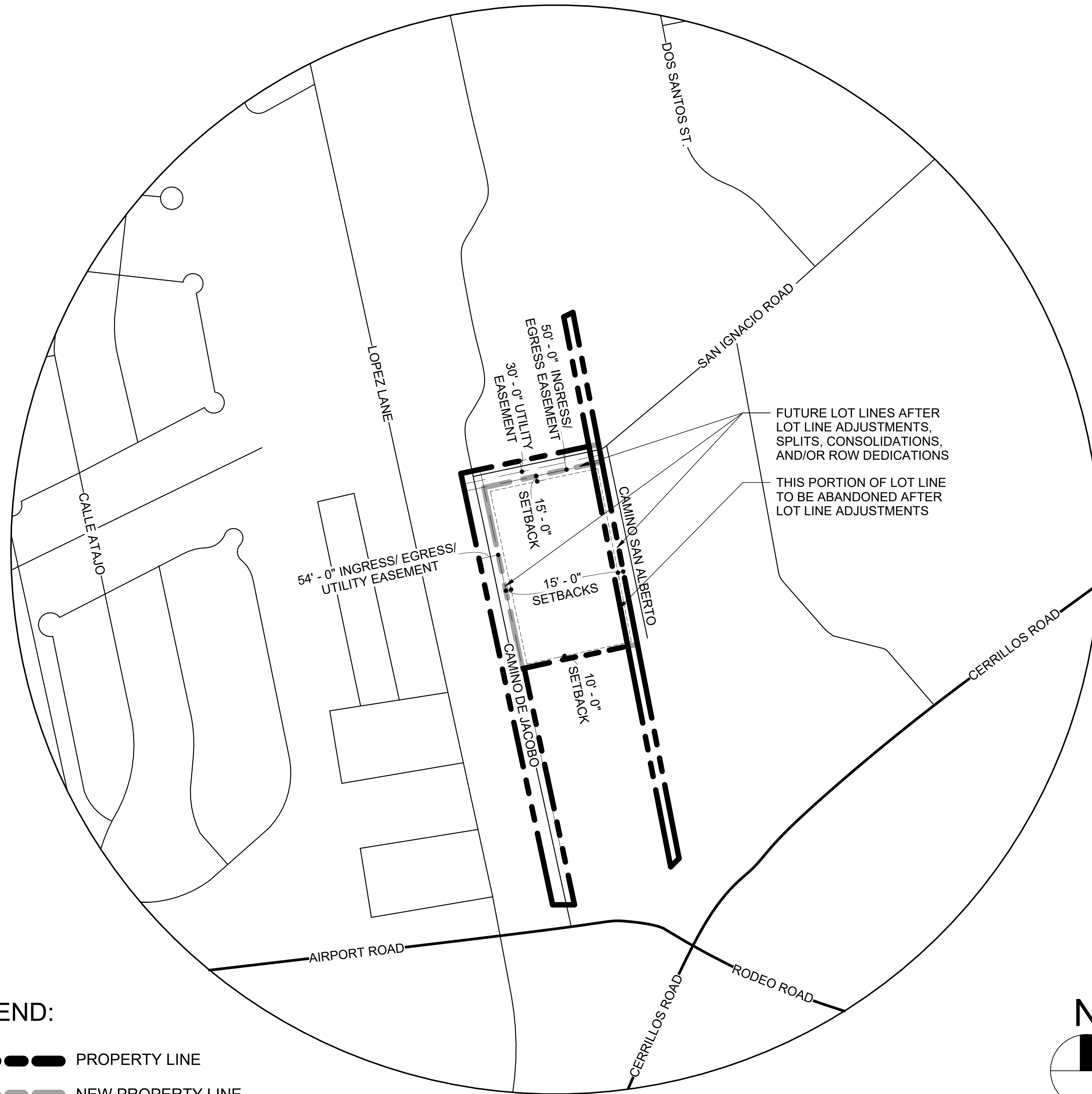


NUEVA ACEQUIA APARTMENTS DEVELOPMENT PLAN

TRACT B-1 & LOT 1 LYING AND BEING SITUATED
WITHIN SECTION 5 & 6. T. 16N., R. 9E., N.M.P.M.,
CITY & COUNTY OF SANTA FE, NEW MEXICO

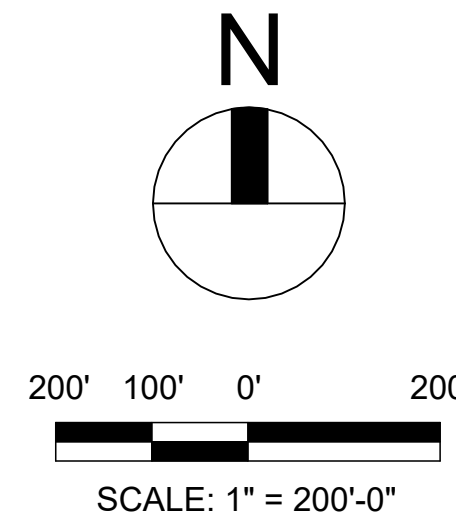
CASE # 2025-11625



LEGEND:

- PROPERTY LINE
- NEW PROPERTY LINE
- EASEMENT
- SETBACK

VICINITY MAP
(WITHIN 1500-FT RADIUS)



4/10/2026 4:34:28 PM

CITY OF SANTA FE APPROVALS:

APPROVED BY SANTA FE PLANNING COMMISSION AT THEIR MEETING ON _____, 20____, AS CASE NO. _____

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

PLANNING COMMISSION SECRETARY _____ DATE _____

APPROVED BY THE CITY OF SANTA FE LAND USE DEPARTMENT:

CITY PLANNER _____ DATE _____

CITY ENGINEER OF LAND USE _____ DATE _____

OWNER'S AFFIDAVIT:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S).

OWNER'S SIGNATURE _____ DATE _____

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY _____ THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

RECORDATION:

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____, AND WAS DULY RECORDED IN BOOK _____ PAGE _____ OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
KATHARINE E. CLARK
COUNTY CLERK, SANTA FE COUNTY

DEPUTY _____ DATE _____

PROJECT TEAM:

DEVELOPER:
TWG DEVELOPMENT, LLC
1301 East Washington Street,
Suite 100
Indianapolis, IN 46202
(619) 889-3085

LANDSCAPE ARCHITECT:
DESIGN OFFICE
1300 Luisa Street,
Suite 24
Santa Fe, NM 87505
(505) 983-1415

OWNER:
NUEVA ACEQUIA 4, LLLP
52 Camino de Jacobo
Santa Fe, NM 87507
(505) 986-6264

STRUCTURAL ENGINEER:
CHAVEZ-GRIEVES
CONSULTING ENGINEERS
4700 Lincoln Road NE,
Suite 102
Albuquerque, NM 87109
(505) 344-4080

ARCHITECT:
AUTOTROPH
222 East Marcy Street,
Suite 19
Santa Fe, NM 87501
(505) 216-7555

**MECHANICAL, ELECTRICAL,
& PLUMBING ENGINEERS:**
BRIDGERS & PAXTON
CONSULTING ENGINEERS
4600-C Montgomery Blvd. NE
Albuquerque, NM 87109
(505) 883-4111

CIVIL ENGINEER:
SANTA FE ENGINEERING
CONSULTANTS
1599 St. Francis Drive,
Suite B
Santa Fe, NM 87505

STORMWATER AGREEMENT:

THE PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS ARE ON PRIVATE PROPERTY AND WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER(S) AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING:

- (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS;
 - (2) IN THE EVENT OF DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER(S), TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS; AND,
 - (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK.
- BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

OWNER'S PRINTED NAME _____

OWNER'S SIGNATURE _____ DATE _____

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY _____ THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

CITY OF SANTA FE DRAINAGE:

1. NO DRAINAGE VARIANCES ARE APPROVED FOR THIS DEVELOPMENT PLAN. THE ENTIRETY OF THE CITY CODE AND APPLICATION CHAPTERS CONCERNING DRAINAGE SHALL GOVERN AND APPLY TO THIS DEVELOPMENT PLAN.
2. CITY OF SANTA FE DRAINAGE:
 - a. SUBJECT TO THE APPROVAL OF THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - b. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THE EASEMENT AND DRAINAGE FACILITIES AT THE DISCRETION OF PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHTS.

SHEET INDEX:

- DP-100 DEVELOPMENT PLAN COVERSHEET & INDEX
- DP-101 DEVELOPMENT PLAN CONDITIONS & NOTES
- DP-102 EXISTING CONDITIONS PLAN - OVERALL
- DP-103 PROPOSED PHASING PLAN
- DP-104 PROPOSED SITE PLAN - OVERALL
- DP-105 PROPOSED SITE PLAN - ENLARGED
- DP-106 PROPOSED SITE PLAN - PROJECT DATA

SHEET NAME:

**DEVELOPMENT PLAN
COVERSHEET &
INDEX**

DATE:
04.08.2026

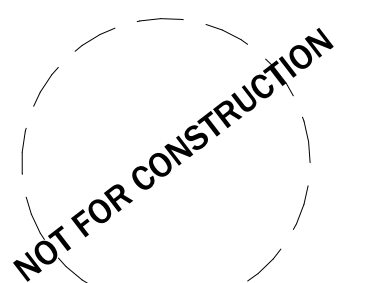
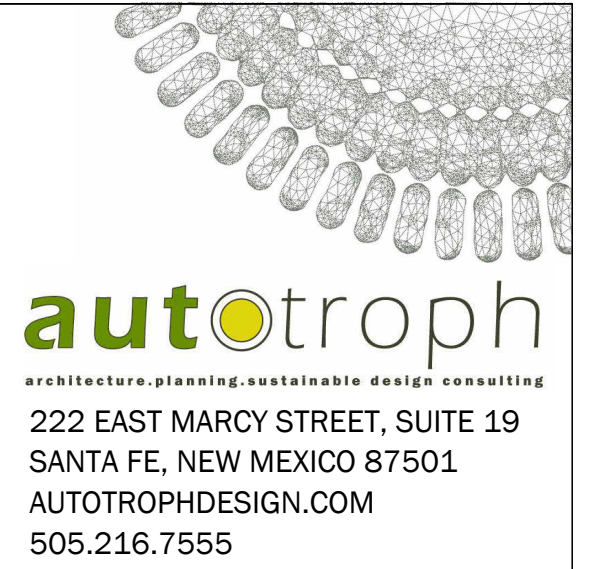
CASE #:
2025-11625

SHEET #:

DP-100

SHEET #:
1 OF 7

**NUEVA ACEQUIA APARTMENTS
DEVELOPMENT PLAN**
1335 CAMINO DE JACOBO, SANTA FE, NEW MEXICO 87507



CONDITIONS OF APPROVAL:

WATER DIVISION:

MPO:

TERRAIN MANAGEMENT:

WASTE WATER:

FIRE PROTECTION:

LAND USE DEPARTMENT:

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATE FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY, (NMGCO) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. LUMEN TECHNOLOGIES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. XFINITY AND/OR LUMEN TECHNOLOGIES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
- E. CITY OF SANTA FE (PUBLIC WATER AND PRIVATE SEWER) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF LIES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICES TO PUBLIC UTILITY EASEMENTS.

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 EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTEE FOR THE PURPOSE 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 ELECTRIC 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.

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

- A. QWEST CORP, 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 PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL 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 DEVELOPMENT.

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

CITY OF SANTA FE NOTES:

1. COMPLIANCE WITH GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
2. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
3. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
4. EACH LOT SHALL BE SERVED THROUGH A SEPARATE SEWER AND WATER SERVICE.
5. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE LAND USE DEPARTMENT.
6. COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
7. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
8. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
9. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENT.
11. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
12. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8 4(F) (5), "PLANT MATERIAL STANDARDS", WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
13. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC14-19.1
14. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 14-12.1.
15. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED.
16. ALL IMPROVEMENTS NOT MAINTAINED AND OPERATED BY PUBLIC UTILITIES OR GOVERNMENTAL BODIES WHICH AFFECT THE GENERAL WELL BEING OF THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
17. THIS PARCEL LIES WITHIN ZONE "X" AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# _____ DATED _____.
18. FURTHER SUBDIVISION OF LOTS IS PROHIBITED.
19. THE LOTS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR _____ HOMEOWNERS' ASSOCIATION, INC. RECORDED IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO ON THE _____ DAY OF _____ 2025 AS INSTRUMENT # _____.
20. THIS DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA).

DRAINAGE FACILITIES DESIGN:

ALL STORM WATER DETENTION / RETENTION AREAS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8.2(D)(4)(c)(i)

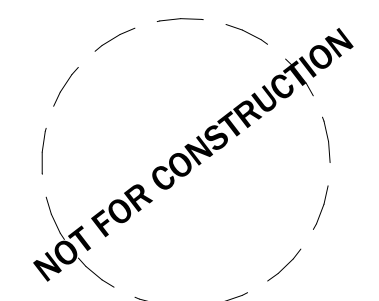
DUST CONTROL:

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES. ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPS) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS. A PLAN, OR STORMWATER PREVENTION PLAN (SWPP) WHEN APPLICABLE, LISTING 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.



**NUEVA ACEQUIA APARTMENTS
DEVELOPMENT PLAN**

1335 CAMINO DE JACOBO, SANTA FE, NEW MEXICO 87507



DATE:
04.08.2026

CASE #:
2025-11625

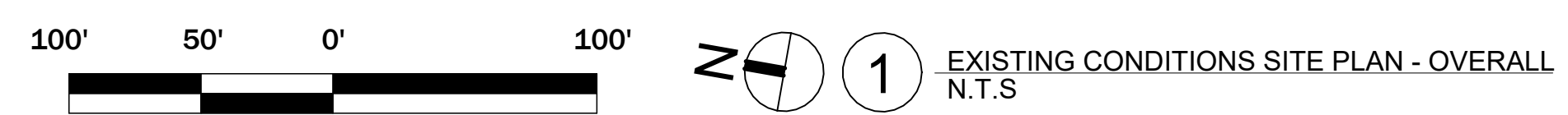
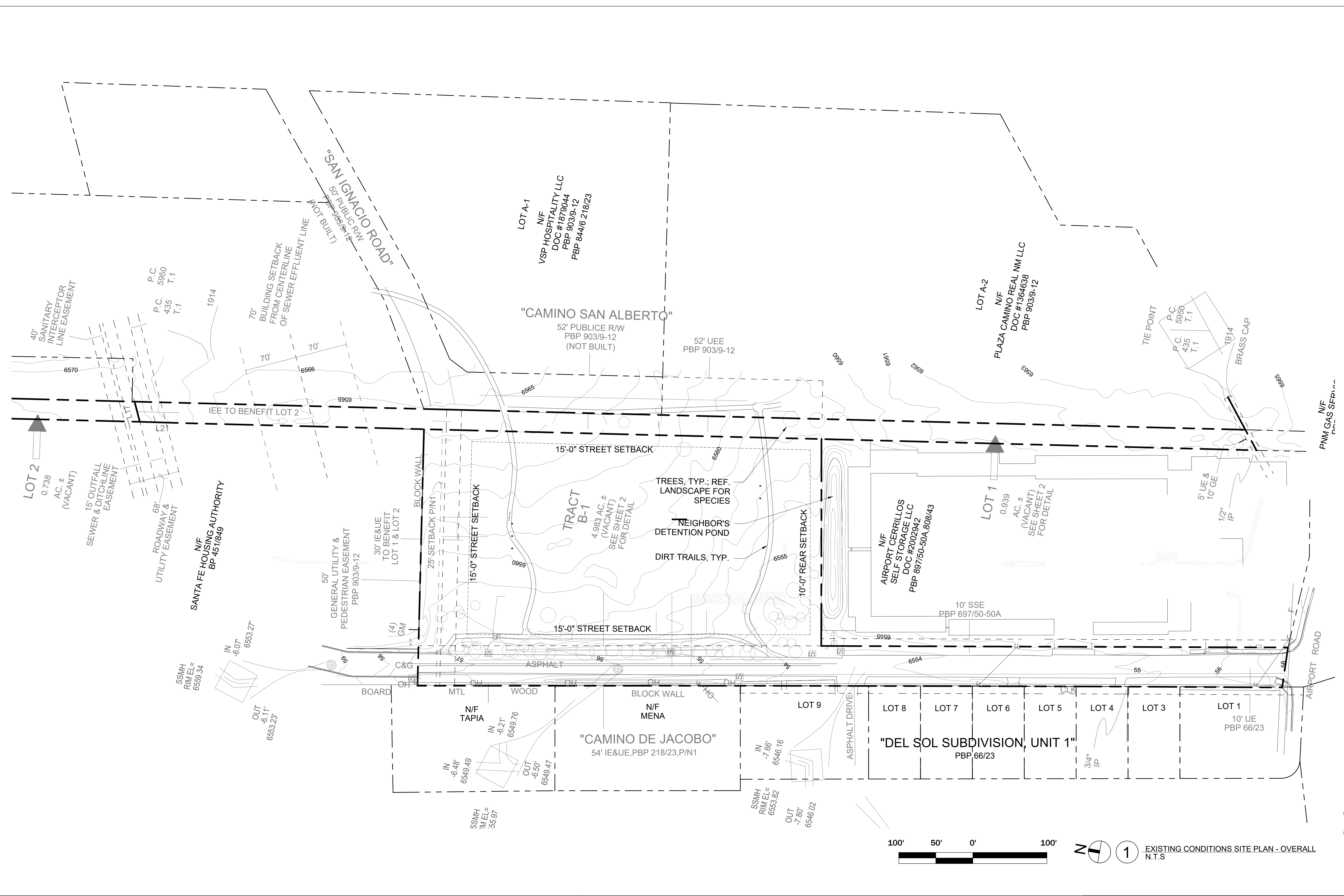
SHEET NAME:
**DEVELOPMENT PLAN
CONDITIONS & NOTES**

SHEET #:
DP-101

SHEET #:
2 OF 7

NUEVA ACEQUIA APARTMENTS DEVELOPMENT PLAN

1335 CAMINO DE JACOBO, SANTA FE, NEW MEXICO 87507



NOT FOR CONSTRUCTION

DATE:
04.08.2026

CASE #:
2025-11625

SHEET #:

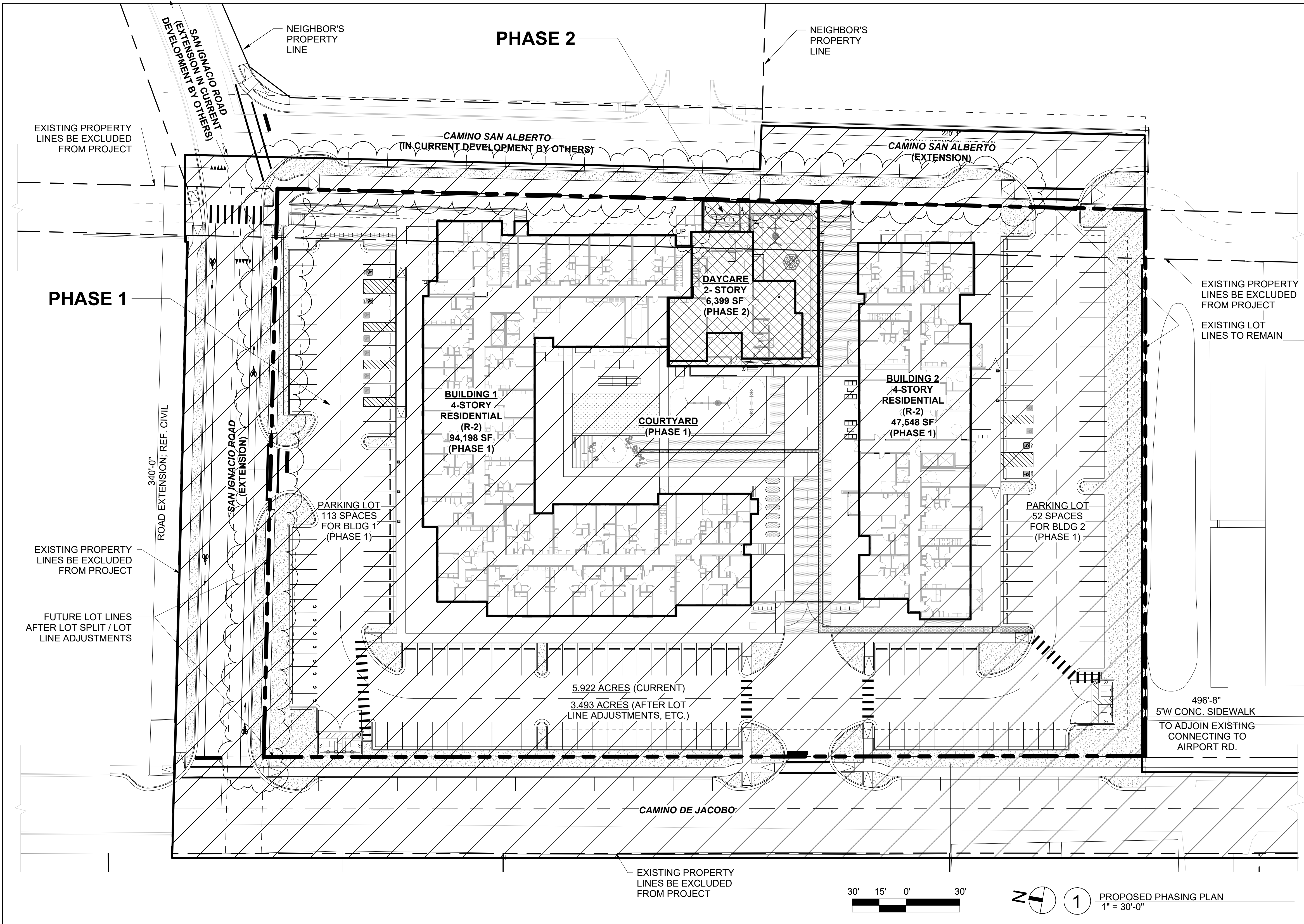
EXISTING CONDITIONS PROPERTY INFORMATION:		
ZONING DISTRICT C2 - GENERAL COMMERCIAL	EXISTING UTILITIES WATER SANITARY SEWER GAS ELECTRICAL	HISTORICAL STATUS / NATIONAL REGISTRY # NONE / NA
OVERLAYS SUBURBAN ARCHEOLOGICAL REVIEW DISTRICT; FUTURE LAND USE (TRANSITIONAL MIXED USE)	LOT AREA 5.922 ± ACRES (258,136.56 SF) CURRENT 3.53 ± ACRES (153,766.80 SF) AFTER LOT LINE ADJUSTMENTS, ETC.	FLOOD ZONE NONE
EXISTING STRUCTURES SQ. FT. NONE - 0 SF	LEGAL LOT DESCRIPTION TRACT B-1 & LOT 1 LYING AND BEING SITUATED WITHIN SECTION 5 & 6. T. 16 N., R. 9 E., N.M.P.M., CITY & COUNTY OF SANTA FE, NEW MEXICO.	

LEGEND OF EXISTING SITE ELEMENTS:			
	PROPERTY LINE		SEWER MANHOLE
	EASEMENT		GAS METER
	SETBACK (FUTURE)		TREE
	OVERHEAD LINES		
	DIRT TRAIL		

SHEET NAME:
**EXISTING
 CONDITIONS PLAN -
 OVERALL**

DP-102

SHEET #:
3 OF 7



CITY OF SANTA FE APPROVALS:

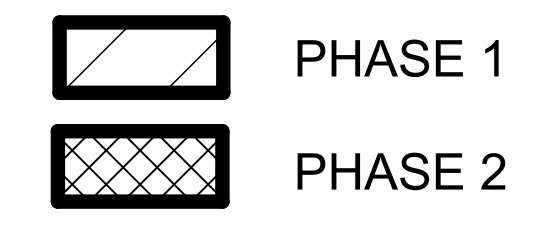
APPROVED BY THE CITY OF SANTA FE LAND USE DEPARTMENT:

CITY PLANNER _____ DATE _____

CITY ENGINEER OF LAND USE _____ DATE _____



PHASING LEGEND:



PROJECT DATA BY PHASE:

LOT COVERAGE:
 LOT COVERAGE ALLOWED 60% MAX. (PER TABLE 14-7.3-1; C-2)
 GROUND COVERAGE PROVIDED BY BUILDING (ROOF AREA, INCLUDING AWNINGS, ETC., PROJECTED DOWN TO THE GROUND)

PHASE 1:

BLDG. 1 (R-2, 4-STORY)	25,047 SF
BLDG. 2 (R-2, 4-STORY)	12,361 SF
TOTAL PHASE 1	37,408 SF

37,408-SF BLDG. COVERAGE / 153,766.8 SF LOT AREA = 24.3% LOT COVERAGE

PHASE 2:

DAYCARE (2-STORY)	3,831 SF
TOTAL PHASE 2	3,831 SF

3,831-SF BLDG. COVERAGE / 153,766.8 SF LOT AREA = 2.5% LOT COVERAGE

BUILDINGS BY PHASE:
 UNIT COUNTS & GROSS AREA PROVIDED:
 (CONDITIONED AREA MEASURED FROM OUTSIDE FACE OF STUDS, INCLUDING ALL FLOOR LEVELS)

PHASE 1:

BLDG. 1 (R-2, 4-STORY)	106 UNITS	94,198 SF
BLDG. 2 (R-2, 4-STORY)	53 UNITS	47,548 SF
TOTAL	159 UNITS	141,746 SF

PHASE 2:

DAYCARE (2-STORY)	0 UNITS	6,399 SF
TOTAL BOTH PHASES	159 UNITS	148,145 SF

OPEN SPACE REQUIRED:
 REQUIREMENT AS PERCENTAGE OF LOT AREA:
 (PER CITY OF SANTA FE LAND DEV. CODE SECTIONS 14-7.5 (D)(5) AND 14-7.5 (D)(6)(a) "NONRESIDENTIAL AND MIXED USE OPEN SPACE STANDARDS"):

"The open space requirement for development that incorporates a passive water harvesting concept that is a primary component of stormwater management is twenty (20) percent of the total lot area."
 FINAL LOT SIZE AFTER LOT SPLITS / LOT LINE ADJUSTMENTS = 3.53 ACRES = 153,766.8 SF
 OPEN SPACE AREA REQUIRED: 153,766.8 SF x 20% = 30,753 SF

ADDITIONAL REQUIREMENT FOR MULTIFAMILY:
 (PER CITY OF SANTA FE LAND DEV. CODE SECTION 14-7.5 (D)(8)(c) "OPEN SPACE STANDARDS"):

"Additional Requirements: Open space is required for each ground-floor dwelling unit at a minimum of two hundred fifty (250) square feet. Dwelling units located above the ground floor are not required to provide open space."

BUILDING 1:
 GROUND LEVEL DWELLING UNITS x 250 SF = 23 x 250 = 5,750 SF

BUILDING 2:
 GROUND LEVEL DWELLING UNITS x 250 SF = 10 x 250 = 2,500 SF

SUBTOTAL FOR MUTIFAMILY = 8,250 SF

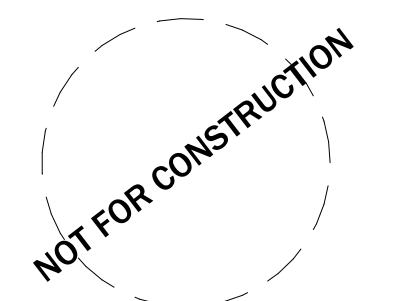
COMBINED TOTAL OF OPEN SPACE REQUIRED:
 20% OF LOT AREA 30,753 SF
 ADDITIONAL SF FOR MULTIFAMILY 8,250 SF
TOTAL OPEN SPACE REQUIRED FOR SITE 39,003 SF
OPEN SPACE PROVIDED: 52,439 SF

SHEET NAME:

PROPOSED PHASING PLAN

SHEET #:
 4 OF 7

NUEVA ACEQUIA APARTMENTS DEVELOPMENT PLAN
 1335 CAMINO DE JACOB, SANTA FE, NEW MEXICO 87507



DATE:
 04.08.2026

CASE #:
 2025-11625

SHEET #:

DP-103

OFF-STREET PARKING BY PHASE:

PHASE 1 RESIDENTIAL PARKING REQUIRED:
 (CITY OF SANTA FE CODE 14-8.6-1 "HOUSEHOLD LIVING")

QTY	TYPE	HEATED SF	PRKG. RATE	SPACES
34	0 BR	433 SF	1.25 / UNIT	42.50
82	1 BR	657 SF	1.25 / UNIT	102.50
7	1 BR C	711 SF	1.25 / UNIT	8.75
8	2 BR / 1 BA	899 SF	1.50 / UNIT	12.00
16	2 BR / 2 BA	965 SF	1.50 / UNIT	24.00
10	3 BR	1,162 SF	1.50 / UNIT	15.00
2	4 BR	1,342 SF	2.00 / UNIT	4.00

PHASE 1 TOTAL SPACES REQUIRED: 208.75 (209)
 PHASE 1 TOTAL SPACES PROVIDED: 166

PER RECENT LAND USE CODE AMENDMENT, PROJECT QUALIFIES FOR AN AFFORDABLE HOUSING & SENIOR HOUSING 25% REDUCTION TO THE BASE CODE PARKING REQUIREMENTS:

TOTAL RESIDENTIAL SPACES REQUIRED AFTER 25% REDUCTION: 208.75 x 0.75 = 156.56

PHASE 2: COMMERCIAL PARKING REQUIRED:
 70-CHILD DAYCARE
 2 SPACES + 1 PER 10 CHILDREN REQUIRED: 9
 TOTAL COMMERCIAL PARKING PROVIDED: 9

TOTAL OFF-STREET PARKING REQUIRED: 165.56
 TOTAL OFF-STREET PARKING PROVIDED: 165*

*INCLUDES (8) COMPACT SPACES (5% OF TOTAL PARKING; 20% ALLOWED)

NEW STREET PARKING SPACES EFFECTIVELY CREATED BY THIS PROJECT: 0

TOTAL REQUIRED: 0
 TOTAL PROVIDED: 30

ACCESSIBLE PARKING BY PHASE:

PHASE 1
 1 ACCESSIBLE PARKING SPACES PER EACH ADA TYPE A UNIT.

BUILDING 1
 ACCESSIBLE PARKING REQUIRED: 6
 ACCESSIBLE PARKING PROVIDED: 7

BUILDING 2
 ACCESSIBLE PARKING REQUIRED: 3
 ACCESSIBLE PARKING PROVIDED: 3

PHASE 2
 ACCESSIBLE PARKING REQUIRED: 1
 ACCESSIBLE PARKING PROVIDED: 1

TOTAL REQUIRED BOTH PHASES: 10
 TOTAL PROVIDED BOTH PHASES: 11

EV PARKING BY PHASE:

PER 14.7.9 NMAC, SECTION C405.13.1 QUANTITY & TABLE C405.13.1 REQUIRED EV POWER TRANSFER INFRASTRUCTURE
 5% OF NUMBER OF DWELLING UNITS TO BE EVSE SPACES
 15% OF NUMBER OF DWELLING UNITS TO BE EV-CAPABLE SPACES

PHASE 1

BUILDING 1:
 EVSE PARKING SPACES REQUIRED: 5.3
 EVSE PARKING SPACES PROVIDED: 6
 EV-CAPABLE PARKING SPACES REQUIRED: 15.9
 EV-CAPABLE PARKING SPACES PROVIDED: 16

BUILDING 2:
 EVSE PARKING SPACES REQUIRED: 2.65
 EVSE PARKING SPACES PROVIDED: 3
 EV-CAPABLE PARKING SPACES REQUIRED: 7.95
 EV-CAPABLE PARKING SPACES PROVIDED: 8

PHASE 2
 PER C405.13.1 QUANTITY EXCEPTION: PARKING SERVING OCCUPANCIES OTHER THAN R-2 WITH FEWER THAN 10 PARKING SPACES.
 DAYCARE:
 REQUIRED & PROVIDED: 0

BICYCLE PARKING BY PHASE:

PHASE 1
 (PER MORTGAGE FINANCE AUTHORITY 2024 MANDATORY DESIGN STANDARDS FOR MULTIFAMILY HOUSING B-4.)
 5 BICYCLE PARKING SPACES PER UNIT
 .25 BICYCLE PARKING SPACES PER SENIOR UNIT

BUILDING 1
 BICYCLE PARKING REQUIRED: 53
 BICYCLE PARKING PROVIDED: 54

BUILDING 2
 BICYCLE PARKING REQUIRED: 13.25
 BICYCLE PARKING PROVIDED: 14

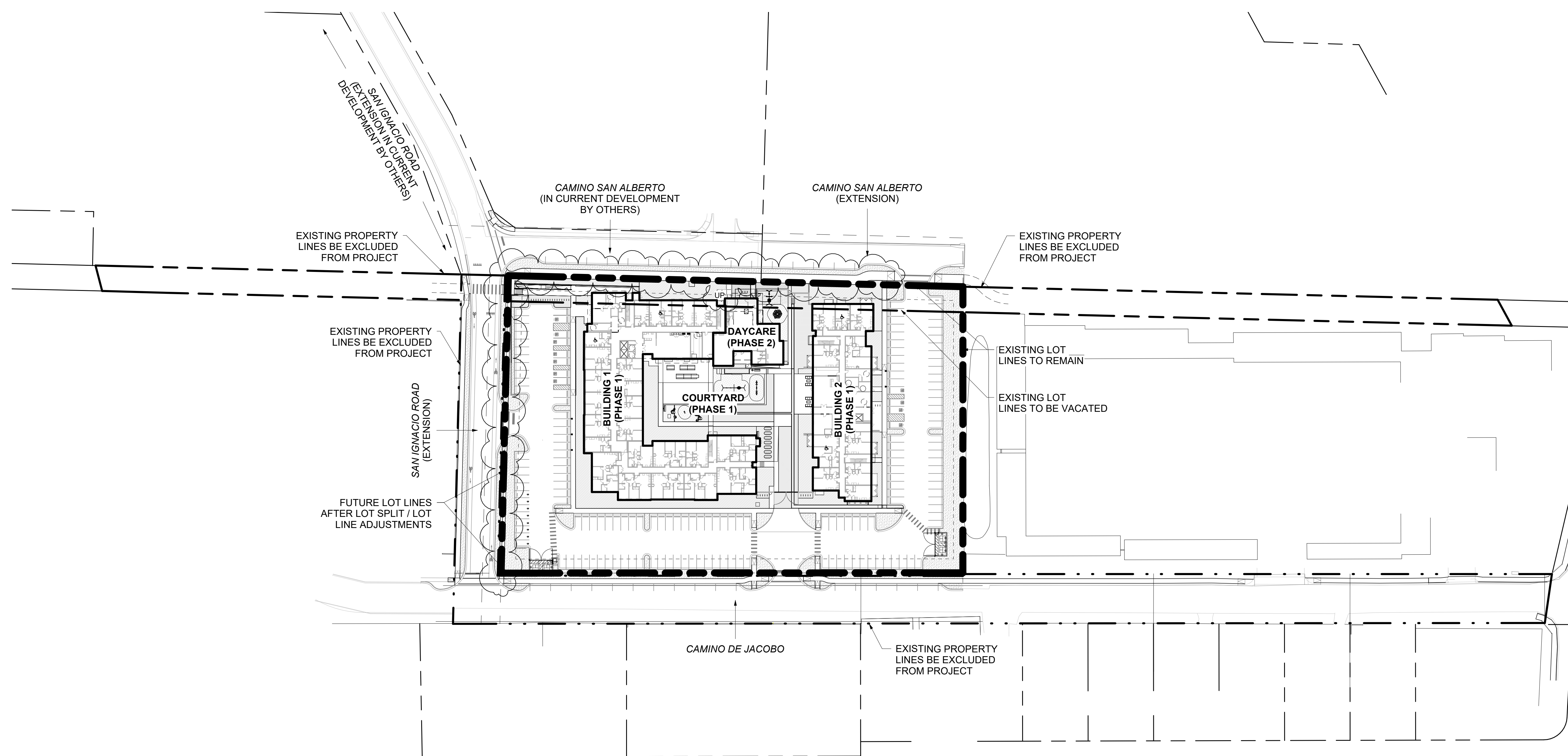
PHASE 2
 (PER CITY OF SANTA FE LAND DEV. CODE TABLE 14-8.6-5: SCHOOL OFF-STREET BICYCLE PARKING)
 1.5 BICYCLE PARKING SPACES PER 20 CHILDREN

DAYCARE:
 BICYCLE PARKING REQUIRED: 4.25
 BICYCLE PARKING PROVIDED: 6

TOTAL BICYCLE PARKING REQUIRED: 70.25
 TOTAL BICYCLE PARKING PROVIDED: 74

NUEVA ACEQUIA APARTMENTS DEVELOPMENT PLAN

1335 CAMINO DE JACOBO, SANTA FE, NEW MEXICO 87507



NOT FOR CONSTRUCTION

DATE:
04.08.2026

CASE #:
2025-11625

SHEET #:
DP-104

SHEET #:
5 OF 7

PROPOSED CONDITIONS PROPERTY INFORMATION:

LEGAL LOT DESCRIPTION:
 TRACT B-1 & LOT 1 LYING AND BEING SITUATED WITHIN SECTION 5 & 6. T. 16 N., R. 9 E., N.M.P.M., CITY & COUNTY OF SANTA FE, NEW MEXICO.

LOT AREA
 5.922 ± ACRES (258,136.56 SF) CURRENT
 3.53 ± ACRES (153,766.80 SF) AFTER LOT LINE ADJUSTMENTS, ETC.

ZONING DISTRICT
 C2 - GENERAL COMMERCIAL

OVERLAYS
 SUBURBAN ARCHEOLOGICAL REVIEW DISTRICT, FUTURE LAND USE (TRANSITIONAL MIXED USE)

PROPOSED STRUCTURES:
 (GROUND FLOOR FOOTPRINT SQ. FT.)

BUILDING 1:	25,047 SF
BUILDING 2:	12,361 SF
DAYCARE:	3,831 SF
TOTAL:	41,239 SF

EXISTING UTILITIES:
 WATER
 SANITARY SEWER
 GAS
 ELECTRICAL

FLOOD ZONE:
 NONE

HISTORICAL STATUS:
 NONE

HISTORICAL NATIONAL REGISTRY #
 NONE

LEGEND:

- FUTURE PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY TO BE EXCLUDED FROM PROJECT (CURRENT TRACT B-1)
- EXISTING PROPERTY BOUNDARY TO BE EXCLUDED FROM PROJECT (CURRENT LOT 1)
- NEIGHBORING PROPERTY LINES

SHEET NAME:
PROPOSED SITE PLAN - OVERALL

NUEVA ACEQUIA APARTMENTS DEVELOPMENT PLAN

1335 CAMINO DE JACOBO, SANTA FE, NEW MEXICO 87507

NOT FOR CONSTRUCTION

DATE:
04.08.2026

CASE #:
2025-11625

SHEET #:

DP-105

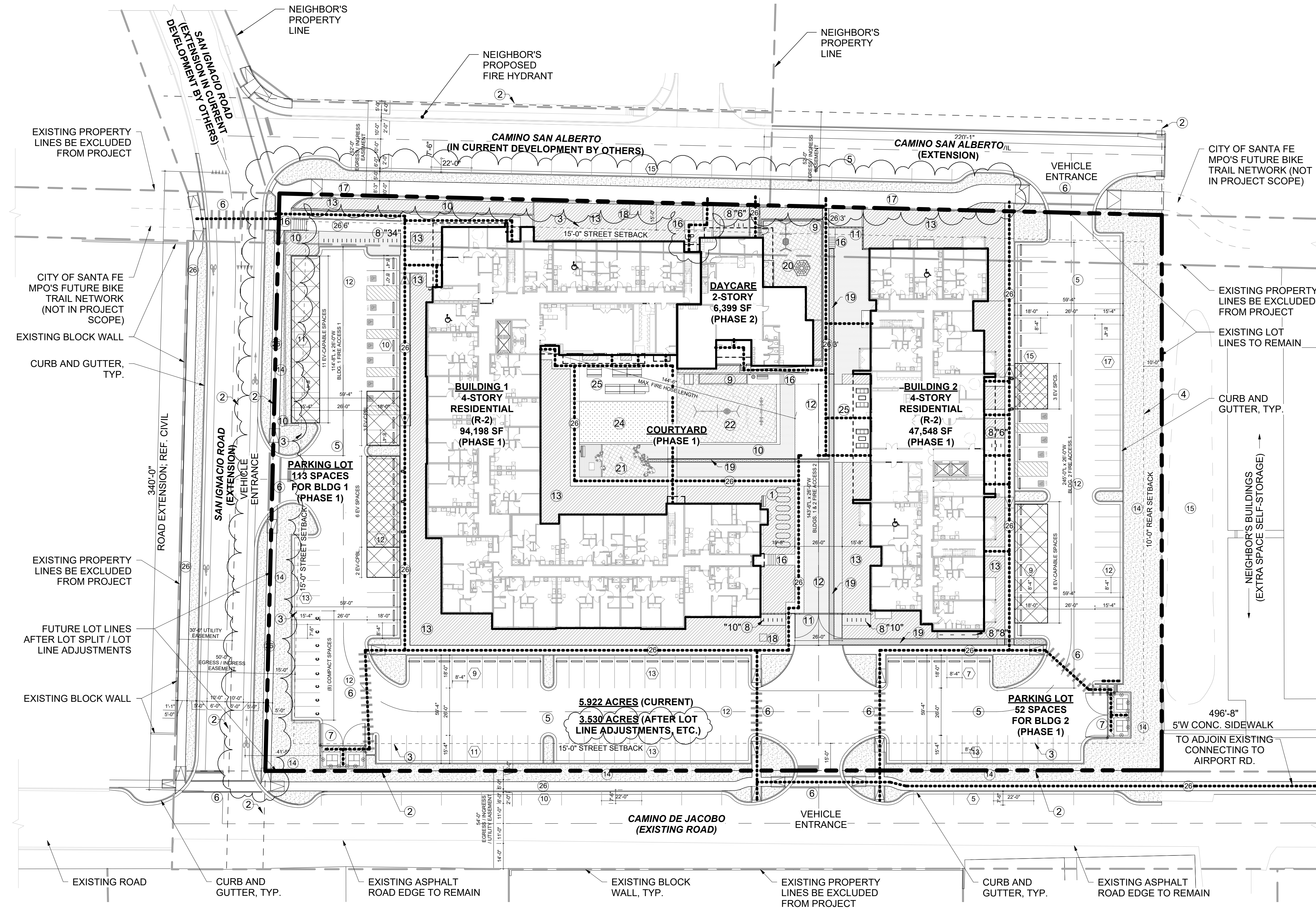
SHEET #:
6 OF 7

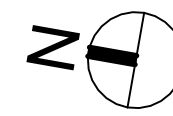
GENERAL NOTES

- SOLID WASTE COLLECTION TO BE BY THE CITY OF SANTA FE.
- EXTERIOR LUMINARIES SHALL COMPLY WITH CHAPTER 14-8.9 SFCC.
- THE SITE SHALL COMPLY WITH 2021 INTERNATIONAL FIRE CODE (IFC).
- THE FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20' AND 26' AROUND THE RESIDENTIAL BUILDING.
- THE SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIRE FLOW AND HAVE A DISTANCE TO THE NEAREST HYDRANT REQUIREMENTS.
- ALL FIRE DEPARTMENT ACCESS SHALL HAVE A 10% GRADE OR LESS.
- FIRE LANE SURFACE SHALL BE ALL WEATHER AND SUPPORT 75,000 LBS.
- BUILDING PLANS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE. IF BUILDING FOOTPRINTS MATERIALLY CHANGE, THE DEVELOPMENT PLAN SHALL BE AMENDED ACCORDING TO THE PROVISIONS OF 14-3.8 (C).
- ALL PROPOSED CHANGES TO THE APPROVED PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE'S PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
- LOT AREA, METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY, AND ACCESS RIGHT-OF-WAYS AND/OR EASEMENTS ARE DESCRIBED ON THE PLAT AND ARE AS INCLUDED HEREIN.
- ALL BUILDING UNITS SHALL CONFORM TO THE INTENT OF THE DEVELOPMENT PLAN WITH ACTUAL SIZE AND SHAPE OF EACH STRUCTURE BUILDING ENVELOPES, INCLUDING YARD WALLS AND FENCES ARE SUBJECT TO APPLICABLE BUILDING PERMIT REQUIREMENTS.
- THIS DEVELOPMENT DOES NOT LIE WITHIN AN HISTORIC DISTRICT OR RIVER AND TRAILS ARCHEOLOGICAL REVIEW DISTRICT.
- LIGHTING SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 1000 FOOT LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.
- THE DEVELOPMENT OF THE PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION NO. 2002-55 AT THE TIME OF PERMIT OR WATER HOOKUP REQUEST.
- AN ADA INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
- OPEN SPACE INCLUDES ALL PLANTER BEDS, SIDEWALKS, GATHERING AREAS, PARKING ISLANDS, AND PONDING AREAS INTERIOR TO ALL PROPERTY EASEMENTS & PROPERTY BOUNDARIES.

KEY NOTES

- RAISED BED GARDENING PLANTERS
- INGRESS / EGRESS AND/OR UTILITY EASEMENT
- 15'-0" STREET SETBACK
- 10'-0" REAR SETBACK
- ASPHALT PAVED PARKING WITH PAINTED STRIPING
- PEDESTRIAN CROSSING WITH PAINTED STRIPING
- DUMPSTER ENCLOSURE
- BIKE RACKS (INVERTED U); "4" = # OF BIKE PARKING SPACES
- 8'H x 8'W CMU & STUCCO YARDWALL
- MIN. HT. ALLOWABLE 8'W CMU & STUCCO RETAINING WALL
- 8'H METAL FENCING & GATE(S)
- 26'W FIRE APPARATUS ACCESS ROAD
- MULCH PLANTING AREA
- STORMWATER DETENTION AREA
- NEIGHBOR'S STORMWATER DETENTION POND
- CONCRETE STEPS OR RAMPS, AS SHOWN
- 10'W CONCRETE BIKE & PEDESTRIAN SIDEWALK
- ELECTRICAL TRANSFORMER PROPOSED LOCATION
- ACEQUIA FEATURE (REF. LANDSCAPE)
- DAYCARE PLAYGROUND
- PLAYGROUND FOR AGES 0-4
- PLAYGROUND FOR AGES 5-12
- CONGREGATION AREA FOR AGES 12+
- ARTIFICIAL TURF LAWN
- COMMUNAL GATHERING AREA
- CONCRETE SIDEWALK, 5'-0"W U.N.O.






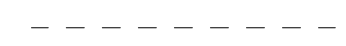


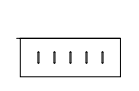



30' 15' 0' 30'  1 PROPOSED SITE PLAN - ENLARGED
1" = 30'-0"

PROJECT DATA: (PARTIAL - SEE PROJECT DATA SHEET)

SITE:	5.922 ± ACRES (258,136.56 SF) CURRENT 3.530 ± ACRES (153,766.80 SF) AFTER LOT LINE ADJUSTMENTS, ETC.	LOT COVERAGE: (ALLOWED PER TABLE 14-7.3-1 FOR C-2) 60% MAX.
FLOOD PLAN:	N/A	PROVIDED LOT COVERAGE (BUILDING ROOF AREA INCLUDING AWNINGS, ETC., PROJECTED TO THE GROUND):
ZONING:	C2 - COMMERCIAL	BLDG. 1 (R-2, 4-STORY) 25,047 SF
OVERLAYS:	SUBURBAN ARCHEOLOGICAL	BLDG. 2 (R-2, 4-STORY) 12,361 SF
SETBACKS:	STREET 15-FT REAR 10-FT SIDE 0-FT	DAYCARE (2 STORY) 3,831 SF
		TOTAL 41,239 SF
		41,239 SF BLDG. COVERAGE / 153,766.80 SF LOT AREA = 26.8% LOT COVERAGE PROVIDED
		PORTALS IN RIGHT OF WAY: NONE
		LANDSCAPE: PER ALL CITY RQMTS.

LEGEND:

-  FUTURE LOT LINES
-  EXISTING PROPERTY LINES
-  EASEMENT
-  SETBACK
-  ADA ACCESSIBLE ROUTE
-  EV PARKING SPACES
-  EV-CAPABLE PARKING SPACES
-  ACCESSIBLE ELEMENT (TYPE 'A' ACCESSIBLE APARTMENT, ADA PARKING SPACE, ETC.)
-  BIKE RACK ("#" INDICATES BIKE PARKING SPACES)
-  PARKING COUNT (# INDICATES SPACES IN PARKING TRAY)

SHEET NAME:

PROPOSED SITE
PLAN - ENLARGED

BUILDING INFORMATION:

UNIT (S.F) CALCULATIONS - RESIDENTIAL				
UNIT TYPE	UNIT TYPE	GROSS AREA	NUMBER OF UNITS	TOTAL GSF
STUDIO	0BR/ 1 BA	433 SF	34	14,722 SF
1 BEDROOM	1BR/ 1 BA	657 SF	82	53,874 SF
1 BEDROOM-CORNER	1BR/ 1 BA	711 SF	7	4,977 SF
2 BEDROOM	2BR/ 1 BA	899 SF	8	7,192 SF
2 BEDROOM	2BR/ 2 BA	965 SF	16	15,440 SF
3 BEDROOM	3BR/ 2 BA	1,162 SF	10	11,620 SF
4 BEDROOM	4BR/ 2 BA	1,342 SF	2	2,684 SF
RESIDENTIAL TOTALS			159	110,509 SF

UNIT (S.F) CALCULATIONS - COMMERCIAL				
UNIT TYPE	UNIT TYPE	GROSS AREA	NUMBER OF UNITS	TOTAL GSF
COMMERCIAL	DAYCARE	6,399 SF	1	6,399 SF
COMMERCIAL TOTALS			1	6,399 SF

RESIDENTIAL BUILDING ANALYSIS				
UNIT TYPE	BUILDING TYPE	1	2	TOTAL UNIT BY TYPE
	NUMBER OF STORIES	4	4	
	QUANTITY OF BUILDING TYPE	1	1	
STUDIO	0BR/ 1 BA	27	7	34
1 BEDROOM	1BR/ 1 BA	44	38	82
1 BEDROOM - CORNER	1BR/ 1 BA	7	0	7
2 BEDROOM	2BR/ 1 BA	0	8	8
2 BEDROOM	2BR/ 2 BA	16	0	16
3 BEDROOM	3BR/ 2 BA	10	0	10
4 BEDROOM	4BR/ 2 BA	2	0	2
TOTAL RESIDENTIAL UNITS		106	53	159
GROSS RESIDENTIAL AREA PER BLDG.		75,320 SF	35,189 SF	110,509 SF

COMMERCIAL BUILDING ANALYSIS			
BUILDING TYPE	BUILDING TYPE	3	TOTAL UNIT BY TYPE
	NUMBER OF STORIES	2	
	QUANTITY OF BUILDING TYPE	1	
COMMERCIAL	DAYCARE	1	1
TOTAL COMMERCIAL UNITS		1	1
GROSS RESIDENTIAL AREA PER BLDG.		6,399 SF	6,399 SF

ACCESSIBILITY

(3) STUDIO
 (3) 1 BEDROOM
 (1) 2 BEDROOM/ 1BATH
 (1) 2 BEDROOM/ 2 BATH
 (1) 3 BEDROOM
 (1) 4 BEDROOM
 WILL BE CONSTRUCTED WITH FEATURES THAT FULLY COMPLY WITH TYPE 'A' ACCESSIBILITY REQUIREMENTS PER THE NEW MEXICO COMMERCIAL BUILDING CODE.

GROUND FLOOR ACCESSIBLE APARTMENTS ARE INDICATED ON THE SITE PLAN. ALL ACCESSIBLE APARTMENTS ARE LOCATED ON BUILDING PLANS.

BUILDING AREA:

(CONDITIONED GROSS AREAS ONLY MEASURED FROM OUTSIDE FACE OF STUDS, INCLUDING ALL FLOOR LEVELS.)		
BLDG. 1 (R-2, 4-STORY)	106 UNITS	94,198 SF
BLDG. 2 (R-2, 4-STORY)	53 UNITS	47,548 SF
DAYCARE (DAYCARE, 2-STORY)	0 UNITS	6,399 SF
TOTAL	159 UNITS	148,145 SF

BUILDING HEIGHTS:

BUILDING HEIGHT:
 (ALLOWED PER TABLE 14-7.3.1 FOR C2)

45'-0" MAXIMUM

BUILDING HEIGHTS PROVIDED:
 BLDG. 1 45'-0" (R-2, 4-STORY)
 BLDG. 2 45'-0" (R-2, 4-STORY)
 DAYCARE 21'-0" (DAYCARE, 2-STORY)

HEIGHT OF WALLS & FENCES:
 (REQUIRED & PROVIDED PER 14-8.5)

RETAINING WALLS: 6'-0" OR LESS
 YARD WALLS & FENCES: 8'-0" OR LESS

OPEN SPACE:

OPEN SPACE REQUIRED:
 REQUIREMENT AS PERCENTAGE OF LOT AREA:
 (PER CITY OF SANTA FE LAND DEV. CODE SECTIONS 14-7.5 (D)(5) AND 14-7.5 (D)(6)(a) "NONRESIDENTIAL AND MIXED USE OPEN SPACE STANDARDS"):

"The open space requirement for development that incorporates a passive water harvesting concept that is a primary component of stormwater management is twenty (20) percent of the total lot area."

FINAL LOT SIZE AFTER LOT SPLITS / LOT LINE ADJUSTMENTS = 3.53 ACRES = 153,766.8 SF
 OPEN SPACE AREA REQUIRED: 153,766.8 SF x 20% = 30,753.36 SF

ADDITIONAL REQUIREMENT FOR MULTIFAMILY:
 (PER CITY OF SANTA FE LAND DEV. CODE SECTION 14-7.5 (D)(8)(c) "OPEN SPACE STANDARDS"):

"Additional Requirements: Open space is required for each ground-floor dwelling unit at a minimum of two hundred fifty (250) square feet. Dwelling units located above the ground floor are not required to provide open space."

BUILDING 1:
 GROUND LEVEL DWELLING UNITS x 250 SF = 23 x 250 = 5,750 SF

BUILDING 2:
 GROUND LEVEL DWELLING UNITS x 250 SF = 10 x 250 = 2,500 SF

SUBTOTAL FOR MUTIFAMILY = 8,250 SF

COMBINED TOTAL OF OPEN SPACE REQUIRED:
 20% OF LOT AREA 30,753 SF
 ADDITIONAL SF FOR MULTIFAMILY 8,250 SF
 TOTAL OPEN SPACE REQUIRED FOR SITE 39,003 SF

OPEN SPACE PROVIDED: 53,591 SF*
 (*SEE A-3 OPEN SPACE PLAN)

EV PARKING:

(PER 14.7.9 NMAC, SECTION C405.13.1 & TABLE C405.13.1, 5% OF TOTAL DWELLING UNITS ARE TO BE EVSE SPACES & 15% OF TOTAL NUMBER OF DWELLING UNITS ARE TO BE EV-CAPABLE SPACES)

BUILDING 1:
 EVSE PARKING SPACES REQUIRED: 5.3
 EVSE PARKING SPACES PROVIDED: 6
 EV-CAPABLE PARKING SPACES REQUIRED: 15.9
 EV-CAPABLE PARKING SPACES PROVIDED: 16

BUILDING 2:
 EVSE PARKING SPACES REQUIRED: 2.65
 EVSE PARKING SPACES PROVIDED: 3
 EV-CAPABLE PARKING SPACES REQUIRED: 7.95
 EV-CAPABLE PARKING SPACES PROVIDED: 8

DAYCARE:
 REQUIRED & PROVIDED: 0
 (PER C405.13.1 QUANTITY EXCEPTION: PARKING SERVING OCCUPANCIES OTHER THAN R-2 WITH FEWER THAN 10 PARKING SPACES.)

OFF-STREET PARKING:

(PER CITY OF SANTA FE LAND DEV. CODE 14-8.6-1 "HOUSEHOLD LIVING")

BUILDING 1: RESIDENTIAL PARKING REQUIRED:					
QTY	TYPE	HEATED SF	PRKG. RATE	SPACES	
27	0 BR	433 SF	1.25 / UNIT	33.75	
44	1 BR	657 SF	1.25 / UNIT	55.00	
7	1 BR C	711 SF	1.25 / UNIT	8.75	
16	2 BR/ 2 BA	965 SF	1.50 / UNIT	24.00	
10	3 BR	1,162 SF	1.50 / UNIT	15.00	
2	4 BR	1,342 SF	2.00 / UNIT	4.00	

BUILDING 2: RESIDENTIAL PARKING REQUIRED:					
QTY	TYPE	HEATED SF	PRKG. RATE	SPACES	
7	0 BR	433 SF	1.25 / UNIT	8.75	
38	1 BR	657 SF	1.25 / UNIT	47.50	
8	2 BR/ 1BA	899 SF	1.50 / UNIT	12.00	

TOTAL RESIDENTIAL PARKING REQUIRED: 208.75
 TOTAL RESIDENTIAL PARKING PROVIDED: 156

PER RECENT LAND USE CODE AMENDMENT, PROJECT QUALIFIES FOR AN AFFORDABLE HOUSING & SENIOR HOUSING 25% REDUCTION TO THE BASE CODE PARKING REQUIREMENTS:

TOTAL RESIDENTIAL SPACES REQUIRED AFTER 25% REDUCTION: 208.75 x 0.75 = 156.56

DAYCARE: COMMERCIAL PARKING REQUIRED:
 70-CHILD DAYCARE
 2 SPACES + 1 PER 10 CHILDREN REQUIRED: 9
 TOTAL COMMERCIAL PARKING PROVIDED: 9

TOTAL OFF-STREET PARKING REQUIRED: 165.56
 TOTAL OFF-STREET PARKING PROVIDED: 165*

*INCLUDES (8) COMPACT SPACES (5% OF TOTAL PARKING; 20% ALLOWED)

ACCESSIBLE PARKING: (PER NM MORTGAGE FINANCE AUTH.)
 1 ACCESSIBLE PARKING SPACE PER EACH ADA TYPE A UNIT.

BUILDING 1:
 ACCESSIBLE PARKING REQUIRED: 6
 ACCESSIBLE PARKING PROVIDED: 7

BUILDING 2:
 ACCESSIBLE PARKING REQUIRED: 3
 ACCESSIBLE PARKING PROVIDED: 3

DAYCARE:
 ACCESSIBLE PARKING REQUIRED: 1
 ACCESSIBLE PARKING PROVIDED: 1

TOTAL ACCESSIBLE PARKING REQUIRED: 10
 TOTAL ACCESSIBLE PARKING PROVIDED: 11

STREET PARKING:

NEW STREET PARKING SPACES ELECTIVELY CREATED BY THIS PROJECT:

TOTAL REQUIRED: 0
 TOTAL PROVIDED: 30

BICYCLE PARKING:

(PER MORTGAGE FINANCE AUTHORITY 2024 MANDATORY DESIGN STANDARDS FOR MULTIFAMILY HOUSING, WHICH EXCEEDS CITY REQUIREMENTS.)

.5 BICYCLE PARKING SPACES PER UNIT
 .25 BICYCLE PARKING SPACES PER SENIOR UNIT
 (PER CITY OF SANTA FE LAND DEV. CODE TABLE 14-8.6-5: SCHOOL OFF-STREET BICYCLE PARKING)
 1.5 BICYCLE PARKING SPACES PER 20 CHILDREN

BUILDING 1:
 BICYCLE PARKING REQUIRED: 53
 BICYCLE PARKING PROVIDED: 54

BUILDING 2:
 BICYCLE PARKING REQUIRED: 13.25
 BICYCLE PARKING PROVIDED: 14

DAYCARE:
 BICYCLE PARKING REQUIRED: (70/20)x1.5= 6.25
 BICYCLE PARKING PROVIDED: 6

TOTAL BICYCLE PARKING REQUIRED: 70.25
 TOTAL BICYCLE PARKING PROVIDED: 74

SHEET NAME:

PROPOSED SITE PLAN - PROJECT DATA

NUEVA ACEQUIA APARTMENTS DEVELOPMENT PLAN
 1335 CAMINO DE JACOBO, SANTA FE, NEW MEXICO 87507

DATE: 04.08.2026

CASE #: 2025-11625

SHEET #:

DP-106

SHEET #: 7 OF 7

